

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

**ORDINARY
COUNCIL MEETING**

Tuesday 20th September 2005

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
20th September 2005

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Development Application – Multiple Dwellings – Lots 9 & 12 Earl Street, Albany
[Agenda Item 11.1.1 refers] [Pages 7-10]
- 1.1.2 Local Law – Adoption of Health (Eating Houses and Itinerant Vendors) Local Laws 2005
[Agenda Item 11.2.1 refers] [Pages 11-15]
- 1.1.3 Local Law - Adoption of Amendment To City Of Albany Prevention And Abatement Of Sand Drift Local Law
[Agenda Item 11.2.2 refers] [Page 16]
- 1.1.4 Draft Policy- City of Albany Aboriginal Heritage Survey
[Agenda Item 11.3.1 refers] [Pages 17-23]
- 1.1.5 Scheme Policy – Request to Adopt – Final Town Planning Scheme Policy - Defining Central Albany
[Agenda Item 11.3.3 refers] [Pages 24-44]
- 1.1.6 Scheme Amendment Request – Increase in Residential Density from R20 to R30 - Lots 1, 2, 3, 554, 555 & Pt 72 Cockburn Road, Mira Mar
[Agenda Item 11.3.5 refers] [Pages 45-57]
- 1.1.7 Scheme Amendment Request – Lot 3 Golflinks Road, Middleton Beach
[Agenda Item 11.3.6 refers] [Pages 58-66]
- 1.1.8 Scheme Amendment Request – Special Residential - Pt Lot 1 Nananup Road, Lower King
[Agenda Item 11.3.7 refers] [Pages 67-76]
- 1.1.9 Initiate Scheme Amendment – Lots 116, 118 & 119 Minor Road, Orana and Lots 8 & 9 Flemington Street, Orana
[Agenda Item 11.3.8 refers] [Pages 77-85]
- 1.1.10 Initiate Scheme Amendment – Lots 19 & 20 Bottlebrush Road and Lots 8, 10 & 87 Moortown Road, Gledhow
[Agenda Item 11.3.9 refers] [Pages 86-99]
- 1.1.11 Initiate Scheme Amendment – Lots 26-31, 121 & 122 and 301 Federal Street, McKail
[Agenda Item 11.3.10 refers] [Pages 100-134]
- 1.1.12 Initiate Scheme Amendment – Lot 56 Havoc Road, Warrenup
[Agenda Item 11.3.11 refers] [Pages 135-156]
- 1.1.13 Initiate Scheme Amendment – Lots 1551 & 1553 Middleton Road/Fox Way, Mt Clarence
[Agenda Item 11.3.12 refers] [Pages 157-169]

- 1.1.14 Initiate Scheme Amendment – Pt Lot 376 La Perouse Road, Goode Beach
[Agenda Item 11.3.13 refers] [Pages 170-184]
- 1.1.15 Final Approval For Scheme Amendment – Lot 1013 Albany Highway, Mount Melville
[Agenda Item 11.3.14 refers] [Pages 185-201]
- 1.1.16 Minutes of Mt Martin Regional Botanic Park Advisory Committee
[Agenda Item 11.5.1. refers] [Pages 202-203]

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment
[Agenda Item 12.1.1 refers] [Pages 205-225]
- 1.2.2 City of Albany Code of Conduct
[Agenda Item 12.2.5 refers] [Pages 226-233]
- 1.2.3 Albany Arts Advisory Committee meeting minutes – 10th August 2005
[Agenda Item 12.7.1 refers] [Pages 234-238]
- 1.2.4 Albany Town Hall Theatre Advisory Committee meeting minutes – 10th August 2005
[Agenda Item 12.7.2 refers] [Pages 239-243]
- 1.2.5 Seniors Advisory Committee meeting minutes – 21st July 2005
[Agenda Item 12.7.3 refers] [Pages 244-254]

1.3 Works and Services

- 1.3.1 Albany Streetscape Committee Minutes – 11th August 2005
[Agenda Item 13.6.1 refers] [Pages 256-258]

1.4 General Management Services

- 1.4.1 Albany Tourism Marketing Committee meeting minutes – 11th August 2005
[Agenda Item 14.4.1 refers] [Pages 260-267]
- 1.4.2 Albany Waterfront Development Committee meeting minutes – 15th August 2005
[Agenda Item 14.4.2 refers] [Pages 268-269]
- 1.4.3 Albany Waterfront Development Committee meeting minutes – 22nd August 2005
[Agenda Item 14.4.3 refers] [Pages 270-272]

2.0 MINUTES OF ADVISORY & OTHER COMMITTEES OF COUNCIL

Nil.

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

- 3.1.1 Planning Scheme Consents October 2000 – January 2001
[Pages 274-277]
- 3.1.2 Building Activity Report – August 2005
[Pages 278-289]
- 3.1.3 Scheme Amendment Requests Report – August 2005
[Pages 290-293]

3.2 Corporate & Community Services

3.2.1 Common Seals

- 3.2.1.1 Deed of Surrender
City of Albany & Rainbow Coast Toy Library
OCM 19/04/05 – Item 12.2.3
- 3.2.1.2 Contract C05002 – Supply & Delivery
City of Albany & Jardine Lloyd Thompson Aust Pty Ltd
OCM 21/06/05 – Item 12.2.2
- 3.2.1.3 Ancillary Accommodation Restrictive Covenant
City of Albany & S & A Kittow
OCM 19/04/05 – Item 12.2.4
- 3.2.1.4 New Lease – Napier Hall
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- 3.2.1.5 Contract C04032 – Supply & delivery of 4WD Mower
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City of Albany & Walker Paddon Real Estate & Laughton
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City of Albany & Edenborn Pty Ltd
OCM 21/06/05 – Item 13.3.3
- 3.2.1.8 Surf Life Saving Patrols
City of Albany & Surf Lifesaving WA
OCM 20/08/02 – Item 12.2.7
- 3.2.1.9 Access Easement
City of Albany & Minister for Lands
OCM 19/04/05 – Item 12.2.4
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OCM 19/04/05 – Item 12.2.3
- 3.2.1.11 Morgan Place, MdKail
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OCM 19/04/05 – Item 12.2.4
- 3.2.1.12 Amendment 240
City of Albany & WA Planning Commission
OCM 16/03/04 – Item 11.3.2
- 3.2.1.13 Lease – Baxteri Road
City of Albany & William Ovens & GN and AM Thomas
OCM 19/04/05 – Item 12.2.4
- 3.2.1.14 Contract C05010 – Rural Operations Training
City of Albany & DNR Group Pty Ltd
OCM 19/07/05 – Item 13.3.1
- 3.2.1.15 Scheme Amendment
City of Albany & WAPC
OCM 19/07/05 – Item 11.3.7
- 3.2.1.16 Loan Agreement
City of Albany & Lower Great Southern Hockey Association Inc.
OCM 16/11/04 – Item 12.6.2
- 3.2.1.17 Restrictive Covenants – Hillview
City of Albany & Hofrad Pty Ltd
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- 3.2.1.18 Removal of Caveat
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3.2.2 Other

3.2.2.1 Financial Activity Statement
[Pages 295-296]

3.2.2.2 Delegated Authority – Leases
[Pages 297-298]

3.3 Works & Services

Nil.

3.4 General Management Services

3.4.1 Incoming correspondence to City of Albany

- Dean Kinnear;
- Ashlin McKenna;
- Woodbury Boston Primary School;
- Keep Albany Beautiful;
- Mayor of Nichinan City, Japan.

[Pages 299-306 refers]

4.0 STAFF MEMBERS

4.1 Disclosure To Engage In Private Works
Nil.

4.2 New Appointments

Brown, Lisa	Planning Officer
Robinson, Allie	PA/Secretary to EDWS
Guille, Krysta	Tourism Development Officer
Ciprian, Di	Interim Manager Albany Visitor Centre
Catherall, Tanya	Administration Officer (Rangers)
Hensel, Rob	Strategic Planner
Ayres, Gary	Carpenter
Borcz, Myron	Mechanic
Walker, Deborah	Ranger
Hill, Peter	Building Surveyor
Catherall, Tanya	Administration Officer (City Services)
Thill, Eileen	Administration Officer (City Works)
Williams, Nicolette	Records Officer
Heberle, Andrew	IT Help Desk Officer
Koster, Dennis	Building Inspection Officer

Agenda Item Attachments

DEVELOPMENT SERVICES SECTION

175 MAIN STREET
OSBORNE PARK
TELEPHONE: 344 5622
FACSIMILE: 344 5609

POSTAL ADDRESS:
P.O. BOX No. 2 OSBORNE PARK

CITY OF ALBANY RECORDS	
FILE:	A140658
FILE:	
01 SEP 2005	
DOC:	JORSO.11.331
OFFICE:	SP 1
ATTACH:	

31st August, 2005

Mr John Devereux
Senior Planning Officer
City of Albany
PO Box 484
ALBANY. WA 6330

RE: Earl Street Apartments on lots 9 and 12 Earl Street Albany for Ridgicity Holdings Pty Ltd.

Dear John,

As discussed by telephone this morning, my justifications for the Boundary Setbacks and Building Heights are as follows.

1.

The western wall has been measured from the corner of the bathroom wall in unit type "E" to the southern bedroom No. 1 wall of unit type "A" which is 30m long. The bedroom windows along this wall will have opening sashes i.e. highlights 1.65m above the floor and a fixed opaque glass panel under it for privacy, being adjacent to the access way. Because of the window treatment I have considered this wall as a "wall without major openings", which is 14.87m high at the southern wall on the fourth floor of unit type "A" and 16.37m high at southern wall on the fifth floor of unit type "H".

Based on fig. 3 of the R. Codes the wall should be 8.0m from the boundary, the drawings scale 9.2m. The access way is an extension of the wall and not part of the wall mass which I believe is the intent of the R. Codes performance criteria 3.3.1.

The southern wall of unit type "A" is 13.5m long, including an opaque glazed screen 1.65m above floor level and 14.87m high at the southern wall of bedroom No. 1 on the fourth floor. This wall projects 3.5m from the main 30.0m long wall and according to the codes it can be regarded as a separate wall (without major opening) and should be set back 3.5m from the western boundary, the drawings show 4.0m.

2.

The southern wall of unit type "A" is 12.0m long including the balcony and 14.8m high above the natural ground level and according to the R. Codes should be 9.0m set back from the boundary. The drawings show a 6.5m setback including the R.O.W.

/2

This wall overlooks the car park and turning area of a two storey office development at No 68 Frederic Street and is setback 14.0m from the same boundary. My design is basically "U" shape in form, minimises the bulk impact and provides for adequate direct sunlight to the office building where privacy and over looking is not as severe as a residential building.

I hope that the above explanation for item No 2 above complies with the performance criteria 3.3.1 of the residential design codes.

Regarding the difficulty to comply with design guidelines and density code, as stated in my last letter I have made significant amendments to the first application to address the height bulk and streetscape which was the main concern at our last meeting for me to maintain my clients right to develop the land to its present density zoning of R.160 and address the street scape. It must be noted that this proposal is at the fringe of the city with a streetscape which is subject to change because of its present zoning of R.30, R.160 and Central Area.

As shown on the north elevation, RL 20.917 at the top of the eastern wall is only .083m higher than an acceptable building height under the council's "Urban Design and Streetscape Guidelines for infill Development".

The western corner wall of the lift well on the same elevation is set back 8.0m from the boundary and the top of the wall at the rear unit type "A" would be an acceptable height under the Councils preferred four storey height limit.

I believe that this proposal sits well, given the present streetscape and surrounding buildings to the rear and the fringe of the city area.

I have spoken to my clients regarding the formal agreement for the R.O.W. It is with their solicitor and should be completed within two weeks and forwarded to you. My apology, I believed my clients handed you the formal agreement.

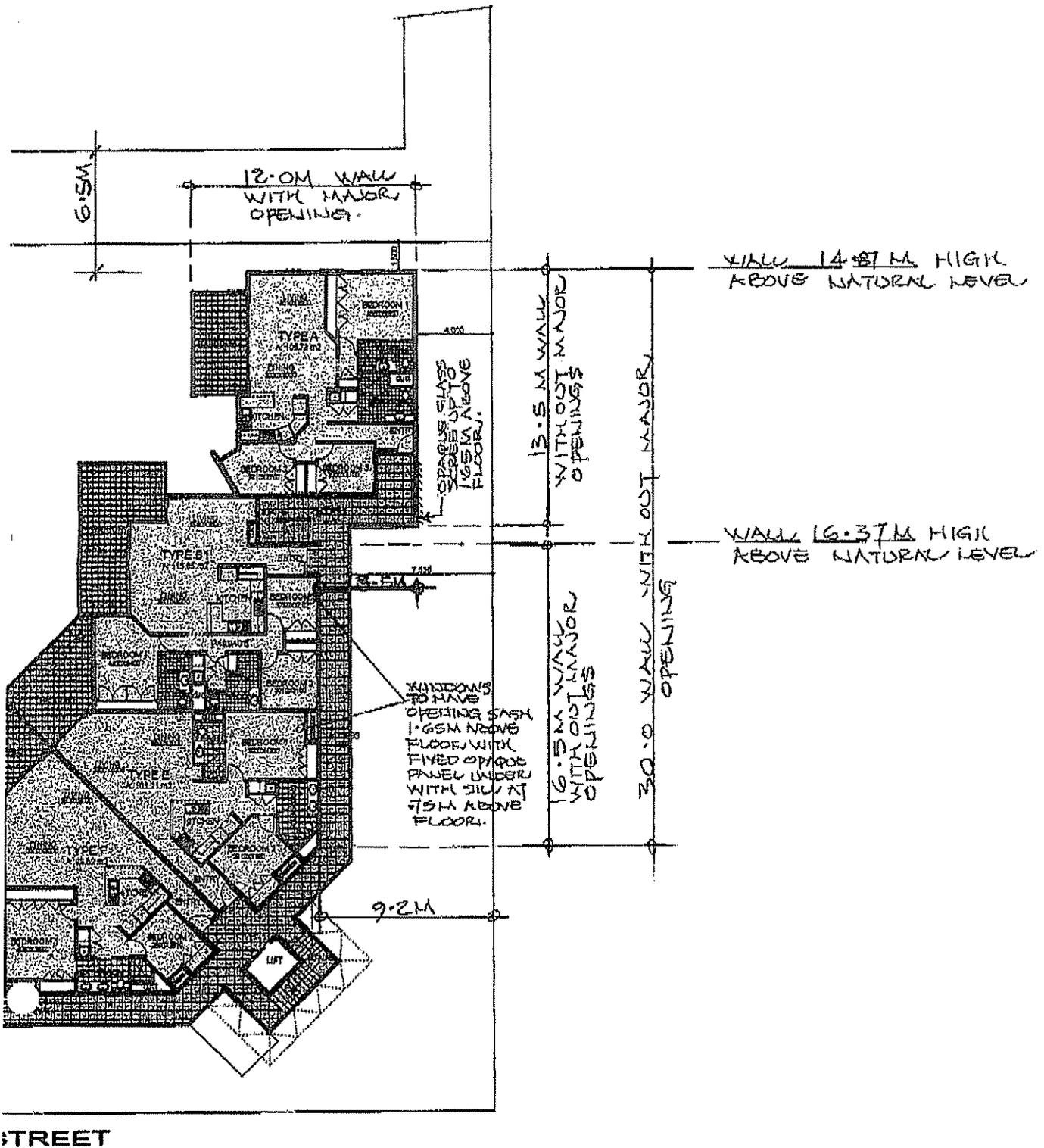
I will fax you an estimated cost of the proposal as soon as I receive it from a quantity surveyor.

I hope that the above information will help with your assessment.

Yours sincerely,



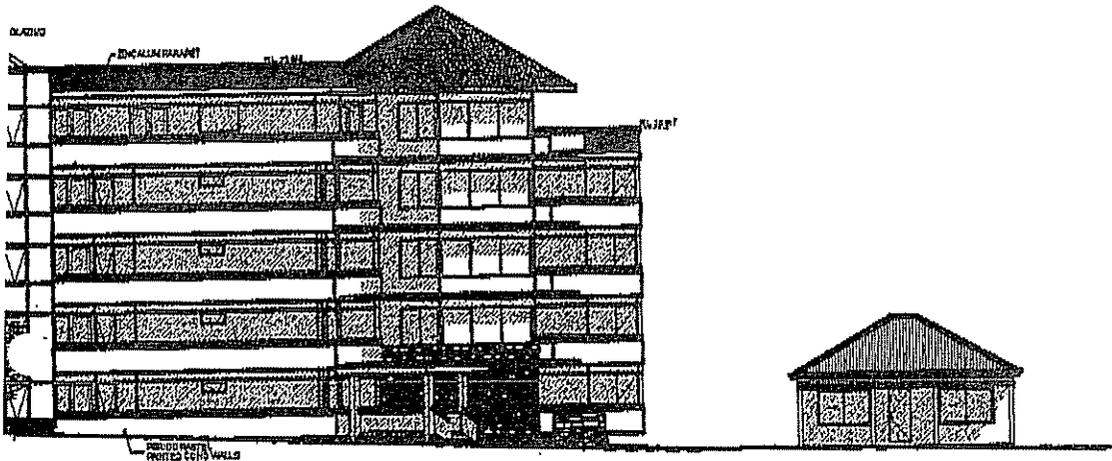
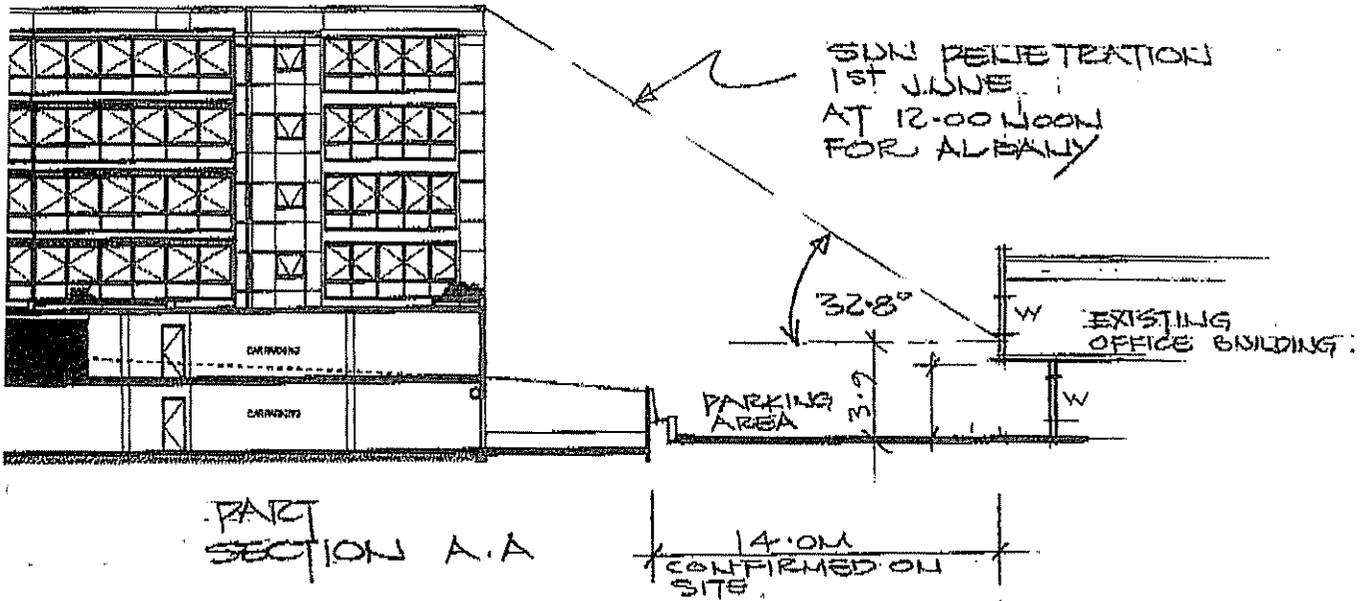
LOU MARCHESANI



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

JOB No

DATE: 31/08/2005
 SCALE: AS SHOWN
 DRAWN: E.CAVALLARO



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DESIGNERS & DRAFTERS
175 MAIN STREET
OSBORNE PARK TEL 9344 5622

JOB No

DATE: 31/08/2005
SCALE: AS SHOWN
DRAWN: E.CAVALLARO

HEALTH ACT 1911

CITY OF ALBANY

HEALTH (EATING-HOUSES AND ITINERANT FOOD VENDORS) LOCAL LAW 2005

Made by the Council of the City of Albany under section 342 of the *Health Act 1911* in accordance with subdivision 2 of Division 2 of Part 3 of the *Local Government Act 1995*.

Citation

1. This local law may be cited as the *City of Albany Health (Eating-Houses and Itinerant Food Vendors) Local Law 2005*

Repeal

2. The Health Local Laws of the City of Albany described as "*Health (Eating-Houses and Itinerant Food Vendors) Local Laws 2001*" made by the City of Albany and published in the *Government Gazette* on 17 April 2002 are repealed.

Interpretation

3. In this local laws, unless the context otherwise requires -
"Act" means the *Health Act 1911 (as amended)*.
"Certificate of Registration" means a registration certificate issued pursuant to the provisions of these local laws by Council.
"Council" means the Council of the City of Albany.
"CEO" means the Chief Executive Officer of the City of Albany and includes the Acting Chief Executive Officer;
"Eating-House" means an eating-house as defined in Division 3, Section 160, of the *Health Act 1911 (as amended)*.
"Environmental Health Officer" means an Environmental Health Officer appointed under the Act, and includes any acting or assistant environmental health officer.
"Itinerant food vendor" means a person who sells food from his vehicle parked temporarily on the road to customers who stop him or come to him while he is so parked
"Licence" means a licence to conduct an eating-house granted pursuant to the provisions of these local laws by Council.
"Proprietor" means the person having the management or control of premises.
"Registered premises" means any premises that are registered as an eating-house under these local laws.

Requirement for Registration and Licensing

4. No person shall occupy or use any premises as an eating-house unless -
 - (a) The premises are registered under these local laws as an eating-house;
 - (b) The proprietor of the said premises is the holder of a licence issued by Council authorising him to conduct on the premises the business of an eating-house; and
 - (c) The premises and the operations conducted within the premises comply with the requirements of the *Health (Food Hygiene) Regulations 1993*.

Registration of an Eating House

5. (1) An application for registration of an eating-house made to Council shall be accompanied by -
 - (i) payment of an eating-house registration fee as fixed from time to time by Council under Section 344C of the Act;
 - (ii) detailed plans and specifications of the eating-house which shall include the following details -
 - (a) The use of each room;
 - (b) The structural finish of each wall, floor and ceiling;
 - (c) The position and type of each fitting and fixture;
 - (d) All sanitary conveniences, changerooms, ventilating systems, drains, grease traps and provisions for waste disposal; and
 - (e) The proposed number of persons, including the proprietor or proprietors, expected to be engaged in the preparation, manufacture, processing, cooking or serving of meals.
- (2) The provisions of Clause 5(1)(ii) shall not apply to currently registered eating-houses or to eating-houses that were established before these local laws were made.
- (3) Council may approve an application for registration of an eating-house subject to any conditions as it deems necessary to ensure compliance with the requirements of the Act.
- (4) Upon approval of an application for registration of an eating-house, Council shall provide the applicant with a Certificate of Registration.

Prescribed Date

6. (1) For the purposes of Section 162 of the Act, the prescribed date is fixed as the 1 July 1998.
- (2) For the purpose of Section 163 of the Act, the 30th day of June in each year is prescribed as the date on or before which the annual application for registration of an eating-house and licence for the proprietor of an eating-house shall be made.

Licence to Conduct an Eating-House

7. Before any licence to conduct an eating-house is issued to any proprietor by Council under these local laws, the proprietor shall make an application in writing and shall -
 - (i) include the full name and address of the applicant;
 - (ii) specify the location for which the licence is sought;
 - (iii) specify the nature of the proposed foods and services;
 - (iv) include details of any previous experience in the operations of eating-houses.

The applicant shall forward the application, together with the fee as may be fixed from time to time by Council under Section 344C of the Act, to Council and if the application is approved, Council shall issue to the proprietor a licence.

Register of Registrations and Licences

8. Every certificate of registration of premises registered as an eating-house and every licence issued to a proprietor shall be entered in a register maintained by Council for that purpose.

Certificates of Registration and Licences

9. Every proprietor of registered premises shall keep the certificates of registration and the licence on the registered premises in a position visible to the general public and shall, when requested to do so by an Environmental Health Officer, produce the certificate of registration and the licence issued to the proprietor in respect of such premises.

Period of Registration and Licence

10. Every certificate of registration and every licence shall be in force from the day of issue to the next 30th day of June, inclusive, unless the same is cancelled in the meantime in accordance with the provisions of the Act.

Renewal Applications

11. Applications for renewal of certificates of registration and licences shall be made annually during the month of June.

Fees

12. The fees payable to Council on the registration of premises, the issue of a licence and on the renewal of any registration or licence shall be the fee as fixed from time to time by Council under Section 344C of the Act.

Change of Address

13. Whenever any person identified as the proprietor on a certificate of registration and/or a licence issued pursuant to these local laws changes his place of abode he shall, within seven days of such a change, give notice in writing to Council specifying his new place of abode and he shall, at the same time, produce such certificate of registration and/or licence to Council, and the amendment shall be endorsed thereon.

Licence Personal to Holder

14. Any licence issued under the provisions of these local laws to any proprietor to conduct an eating-house shall not be transferable to any other person except as specified in Section 168 Subsection 2 of the Act.

New Proprietors to Apply for Licence

15. If the licensed proprietor of any premises registered as an eating-house ceases to be the proprietor as defined under these local laws then any person wishing to become the proprietor of such premises must make application to Council for a licence to conduct an eating-house as required by Clause 7 of these local laws

Power to Grant or Refuse an Application or Cancel a Registration or Licence

16. Where application is made to Council either for -
- (a) The registration of an eating-house; or
 - (b) The licensing of an eating-house proprietor, then -
 - (i) such application may be granted or refused subject to Sections 165 and 166 of the Act,
 - (ii) any such registration or licence, if granted, may be cancelled at any time for any one of the reasons described in Subsections 165(3) and 166(3) of the Act.

Itinerant Food Vendor's Licence

17. (1) An itinerant food vendor shall not offer for sale or sell food unless he or she -
- (a) Is the holder of an itinerant food vendor's licence issued by Council under this clause; and
 - (b) Complies with any condition to which the itinerant food vendor's licence is subject.
- (2) An application for an itinerant food vendor's licence shall be -
- (a) Made by the proprietor or, where there is more than one proprietor, by each proprietor in writing; and
 - (b) Forwarded to Council together with the fee as may be fixed from time to time by Council under Section 344C of the Act.
- (3) An application for a itinerant food vendor's licence under this clause shall be determined by Council which may -
- (a) Approve the application, with or without conditions; or
 - (b) Reject the application.
- (4) A food vendor's licence issued under this clause shall be valid until 30 June next following the date of issue of the food vendor's licence by Council.

Offences and Penalties

18. Any person who commits a breach of any of the provisions of these local laws shall be guilty of an offence and upon conviction shall be liable to a fine that is not more than \$2,500 and not less than -
- (i) in the case of a first offence \$250;
 - (ii) in the case of a second offence \$500;

- (iii) in the case of a third or subsequent offence \$1,250; and if that offence is a continuing offence, a daily penalty which is not more than \$250 and not less than \$125.

Made at a meeting of the Council of the City of Albany held on.....2005.

The Common Seal of the City of Albany was placed here in the presence of —

ALISON GOODE, JP, Mayor.

ANDREW HAMMOND, Chief Executive Officer.

On this day of 2005

Consented to—

....., delegate of Executive Director, Public Health.

Dated this day of 2005.

Local Government Act 1995

CITY OF ALBANY

PREVENTION AND ABATEMENT OF SAND DRIFT (AMENDMENT) LOCAL LAW

Under the powers conferred by the *Local Government Act 1995* and by all other powers, the Council of the City Of Albany resolved onto make the following amendment to the *City of Albany Prevention and Abatement of Sand Drift Local Law* published in the *Government Gazette* on 5 December 2000.

Title

1. This local law may be cited as the *City of Albany Prevention and Abatement of Sand Drift (Amendment) Local Law*.

Operation

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

Principal Local Law

3. In this local law, the *City of Albany Prevention and Abatement of Sand Drift Local Law* made under the *Local Government Act 1995* and published in the *Government Gazette* on 5 December 2000 is referred to as the principal local law.

Principal Local Law Amendment

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

- **Clause 8(c)**

Clause 8(c) is deleted.

- **Clause 12**

The number "12." is to be inserted immediately before the words "(a) A person who –" in the third line of Clause 11 to create Clause 12.

Dated this day of 2005

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

ANDREW HAMMOND
CHIEF EXECUTIVE OFFICER

ALISON GOODE, JP
MAYOR

KINJARLING THE PLACE OF RAIN, THE CITY OF ALBANY &
DEPARTMENT OF INDIGENOUS AFFAIRS ABORIGINAL HERITAGE SURVEY

EXECUTIVE SUMMARY

The City of Albany and the Department of Indigenous Affairs (DIA) have jointly commissioned a regional study of areas Aboriginal Heritage in order to identify sites of cultural significance that are likely to be registered under Section 5 of the Aboriginal Heritage Act (1972) and that may be affected by future development planning within the region. The purpose of this survey is to make recommendations to the City of Albany in order for them to be able to consider Aboriginal Heritage issues within the City's strategic land use planning document and to make recommendations to the DIA in order for improvements to be made to the existing management processes for Aboriginal Heritage sites within the Albany region.

In order to achieve this objective the survey first assembled research pertaining to the Albany region from published academic sources and unpublished sources held within the archives at the DIA, the Albany Local Studies History Collection, the University of Western Australia, the State Records Office and the Batty Library in Perth, Western Australia. These sources were used to assemble an overview of the prehistoric and historic Aboriginal land use patterns for the region in order to build a predictive model of site location that could then be used to assist planning staff within the City of Albany's town planning department in addressing Aboriginal Heritage issues within their regional strategic land use planning document. Following this, extensive consultations were conducted with members of the Albany Aboriginal Corporation (AAC), the Southern Aboriginal Corporation (SAC) and non-aligned Aboriginal community members in order to identify sites of traditional, historic and contemporary significance not previously recorded and to identify other heritage issues that would affect town planning and projected development planning within the region.

A search of the DIA Sites Register on 1st June, 2004 identified that there is 50 previously recorded Aboriginal Heritage sites located within the Albany local government region. Of these 50 sites, 40 sites are archaeological (Table 1) and 10 sites are ethnographic (Table 4). Details of these sites have been included within the archival section of this report in order that the City's planners can be informed of the details of the nature and extent of these sites in order that the City of Albany can meet their obligations with regards to these places under the terms of the Aboriginal Heritage Act (1972).

Resulting from previous archaeological research Harris has developed a predictive model of site location based upon past land use practices, environment types and vegetation zones, as classified by Beard (1981). This model has been used within this survey in order to inform the City of Albany of areas of likely future archaeological concern should development proposals be identified to impact upon these areas. This land use model suggests that while Aboriginal people used the whole of the biosphere, they however preferred certain zones. Areas such as woodlands, the coastline, rivers, estuaries and lakes were preferred locations that were frequently visited and where major camp sites were located. Areas such as forests were only intermittently used. Access to all regional areas was achieved along established tracks along riverbanks, across river fords, ridges and hill passes. Movement was undertaken from water source to water source constantly to camps of short duration leaving a sparse archaeological imprint. At the intersection of tracks or where focal resources were present, prime camp sites were located. This model is confirmed by similar research conducted by Dortch (1987) for an area east of Albany within the Jerramungup district. Here Dortch suggested that the focus of Aboriginal prehistoric activity and its accompanying archaeological signature would be concentrated around freshwater lakes, river channels and estuarine environments in and around the coast.

Information from the ethnohistorical literature and early ethnographic accounts from the regions first explorers such as Barker (1831), Nind (1832), and Collie (1834) have confirmed

this pattern of traditional life. The regions Aboriginal land use activities were focused on hunting, gathering and particularly fishing which occurred largely around the coastal areas, inlets, rivers and lakes. The focus of this activity occurred within warmer months of the year, throughout the spring and summer where large groups of Menang people gathered at King George Sound and Oyster Harbour areas to harvest the rich resources within the region and to conduct ceremonies and social business. In the winter months, while the coastal areas around the margins of these large water bodies were still occupied intermittently, people tended to break up into smaller family units and disperse into the hinterland to the open woodlands in order to hunt game such as kangaroos, wallabies and possums. This dispersal into the hinterland was focused upon the use of the King and particularly the Kalgan Rivers, and other rivers within the region as traditional paths that facilitated this pattern of migration. This pattern of traditional land use coupled with the religious belief in the spirit of the Marchant made the regions waterways places of high significance. Other areas of high significance that have been recorded in mythological stories about the creation of features of the landscape within the region include prominent mountain ranges such as Mt Melville, Mt Willyung, Mt Many Peaks, Waitchinicup, the Porongurups and the Stirlings.

This pattern of land use was carried into the early historical period towards the late 18th century when European expansion that cleared the land for agriculture finally disrupted this pattern of traditional life. Following this disruption of traditional life and repressive government legislation within the 19th century that governed the lives of the regions Aboriginals, camps on farming properties, fringe camps in areas of remnant bush land and town reserves became the predominant places of residence and significance for the regions Aboriginal population. The Aboriginal population maintained a lifestyle that followed the seasonal demands of the agricultural economy and was highly mobile throughout the region within these times. In times of downturn in the rural economy Aboriginal people maintained themselves in these camps from harvesting some bush resources and accessing welfare and services from the towns. This lifestyle continued to the late 1960's when the Assimilation policy ended and people became integrated into the broader society by being given access to housing in large regional areas such as Albany. Following this integration, the regions Aboriginal population which are now Albany's Aboriginal Elders have fond memories of these camps and reserves and as such these places are of historical and sentimental importance.

As a result of the community consultation process, 42 new Aboriginal Heritage sites were recorded during this survey. Fifteen of these sites were archaeological and were sites mostly located within coastal regions near sources of fresh potable water or riverside and estuarine situations where marine resources were plentiful. The occurrence of archaeological sites such as stone structures upon granite caps along the coast largely featured within these new recordings. The recording of these new sites confirm the land use model as established by Harris in Section 1 of this report. Another 32 of these new sites were ethnographic. The most frequently recorded site types, were historical camps on farms, camps on the fringes of urban areas and gazetted town reserves. A number of traditional mythological sites were also recorded. The recording of these sites confirm the shift in the notion of significance brought about by cultural changes by the integration of the Aboriginal population into the rural agricultural economy as discussed within the ethnohistorical section of this report (Section 2). As a result of this shift in focus in Aboriginal lifestyle, traditional land use patterns have seemed to become less important in being able to identify areas of significance within the region. Attachment to places of historical and sentimental significance with regards to agricultural areas and within urban Albany, for example Mt Melville, has now become paramount in the minds of the Aboriginal population with the regards to the identification of places of significance in the region.

With regards to all sites identified and discuss in this survey and specific recommendations for their management, each site report within each section of this survey has recommendations

made in order to manage and protect each site. These recommendations are specific to each site and will not be repeated here. The reader is directed to each recommendation attached to each site report within the relevant section of the report. With regards to recommendations that involve broad management issues that pertain to heritage sites in the region in general, their identification, protection and management, the following recommendations are made:

In regards to archaeological sites:

Research data suggests that archaeological sites are most likely to occur around lakes, riverside and estuarine systems and also in coastal areas within sand dune systems, in particular where granite caps occur. It is therefore recommended that the City of Albany's Planning Department encourage developers who plan works in these areas to undertake archaeological surveys before any development applications are submitted for consideration.

It must be noted that artefact scatters that frequently occur around lakes and in mobile sand dunes along the coast are subject to the effects of natural processes such as erosion and rain, and that the assemblages contained within these sites constantly undergoes concealment and exposure over time. As a consequence it is recommended that a periodic archaeological survey should be conducted by officers of the DIA in different seasons and conditions in order to monitor environmental effects on recorded sites and their potential to shift in locations over time.

To overcome the low visibility factor identified as a constraint on systematically identifying archaeological sites within the Albany region, Proponents who provide for the commissioning of archaeological surveys should commission such surveys when conditions are best suited to site discovery. It is therefore recommended that proponents be advised that surveys should be commissioned in agricultural land and woodland areas, in summer or early autumn when there is a minimum of grass cover and leaf litter upon the ground. In grasslands and woodlands, the optimum time for surveys to be conducted is in the months following fires when grasses and some undergrowth has been burnt. Surveys of woodlands and forested areas need to be coordinated with the controlled burning regime of the Department of Conservation and Land Management or done opportunistically after accidental bush fires.

Research has identified that there is still a large probability of many more fish traps occurring within the rivers and estuarine systems within the region. Grinding patches are also likely to occur all along the rocky coastline. These site locations are highly vulnerable and are subject to erosion and inundation, particularly with climate change and a rise in sea level. It is therefore unlikely that any management procedures can prevent the eventual destruction of these sites. In the meantime, it is recommended that regular maintenance, monitoring and recording of these site types should be conducted by officers from the DIA in association with members of the Aboriginal community.

Few engraving sites have been previously recorded in the area. It is therefore recommended that the two engraving sites that have been located should be periodically monitored by officers of the DIA in order to record the effects of natural and cultural elements over time. Any graffiti noted within the vicinity of these sites should be removed swiftly.

As there is a putative burial ground in the Gledhow area, any development involving earth moving that is proposed in the vicinity of Gledhow should be closely surveyed or monitored by an Aboriginal custodian and/or archaeological consultant prior to or during earthworks taking place. In other locations where there are sandy dunal deposits of sediment similar to the Gledhow area there may be potential for further burial locations to be unearthed. Caution needs to be taken when major earthworks occur in coastal dunal areas as there is a high probability that burial sites may be disturbed. It is therefore recommended that private developers be informed of the likelihood of Aboriginal burials being contained in coastal dunal

areas and that upon submission of a development application, that developers should be encouraged to conduct a monitoring program by an Aboriginal custodian and/or archaeological consultant during earthworks.

It is also recommended that all the previously recorded archaeological sites that have dubious locations, provenance and boundaries should be revisited and described by an archaeological consultant.

As a result of the prominence of archaeological sites recorded during the ethnographic field work and the concerns raised by the Noongar community about the existence of many unrecorded archaeological sites and fish traps in the region, it is recommended that a comprehensive archaeological survey be conducted at Quaraup, Mt Melville, and along the shoreline's of Princess Royal Harbor, Oyster Harbor, and the King and Kalgan rivers.

With regards to a significant archaeological site recorded during this survey, located upon private property in a housing estate at Lower King, at the intersect of Windermere and Cumberland streets, it is recommended that the DIA assist the Albany Aboriginal Corporation (AAC) to apply for a heritage grant in order for a salvage excavation to be conducted prior to any development taking place.

There may be other sites of this nature that are also under threat and would warrant a salvage program, as such, it is finally recommended that discussions should take place between the DIA and the Albany Heritage Reference Committee as to the identification and subsequent excavation of such places in order to document the provenance and age of such places. This will greatly contribute to a better understanding of the region's pre-historic land use by Aboriginal groups.

In regards to ethnographic sites and precincts identified in this report:

The Mt Melville site complex area is recognized by the City of Albany's planning department as an area of high significance to the contemporary Aboriginal community. As a feature of this recognition it is recommended that the City of Albany, the DIA and the Aboriginal community (through the Albany Heritage reference committee) enter into negotiations in order to formulate a heritage management plan for the Mt Melville site complex area. This heritage management plan should make provision for: the protection and recognition of the identified sites and the implementation of each specific site management recommendation as contained within each site report in this document. This plan should also make provision for the City of Albany's planning staff to undergo training with regards to the processes and obligations set out in the Aboriginal Heritage Act (1972).

This heritage management plan should also seek to reach an agreement between the Aboriginal community and the City of Albany upon the conduct of maintenance works within Weelara Park, the Mt Melville City reserve, particularly with regards to recreational planning needs for the public, and the protection of the community from the danger of the old quarry site.

This heritage management plan should also discuss the Albany Aboriginal corporations (AAC) ambitions to construct a Noongar cultural center and a Noongar heritage walk trail upon community and public land within the Mt Melville reserve. This idea presents a unique opportunity for the City of Albany to become involved in a project that can bring large benefits to the cultural and economic life of the region. If the AAC is to progress this idea they would need to integrate their plans with the strategic plans for Mt Melville's management with the City's and would also require assistance from all agencies that have an interest in development of Mt Melville.

It is recommended that the DIA and the Aboriginal Lands Trust (ALT) conduct discussions with AAC in order to assist this group to fulfill their ambitions with regards to developing a Noongar Cultural center and heritage walk trail on Aboriginal land at Mt Melville.

During this survey the Quaranup area was identified to be a place where a large amount of pre-historic archaeological sites were located and that they had been subject to some interference from the general public. As a result the Aboriginal community has requested that the DIA formulate a heritage management plan for the area.

It is therefore recommended that in consultation with the Albany Aboriginal Heritage Reference committee that the DIA formulate a management plan for the area. This plan should make provision for a program of on going recording of the archaeological material present in the area and for on going monitoring of the sites recorded. An Aboriginal community member could also be trained and appointed as a heritage Warden to manage this monitoring. In order to prevent the general public from accessing the sites in the area it is recommended that the access track to the reserve be closed to vehicles and that appropriate signage be erected at the entrance to the track outlining the areas Aboriginal significance and the obligations with regards to these sites protection under the Aboriginal Heritage Act (1972).

The Albany Aboriginal community has identified the regions waterways to be of special significance for religious and for domestic or mundane reasons. In terms of spiritual beliefs the regions waterways are believed to be the home of the Marchant a water serpent deity that both created these places and whose essence currently resides within them. There are also mythological stories that describe acts of creation with regards to certain waterways in the region. The regions water ways were of special significance as paths of seasonal migration and as places to camp, hunt, and most importantly to fish. The many fish traps already recorded in Oyster Harbor and the Kalgan River attest to the traditional importance of fishing to the regions Noongar's. Contemporary fishing sites recorded attest to this on going association with this important aspect of their traditional cultural life. As result of this significance a number of recommendations with regards to the waterways have been made:

With regards to the Kalgan River it is recommended that the DIA in consultation with the Aboriginal community formulate a heritage management plan in order to protect the integrity of the heritage values of the river and the identified sites along this waterway. This heritage management plan would also discuss means by which the specific management recommendations contained within this documents site reports section can be implemented.

This heritage management plan would also discuss strategies that can be used for the management and preservation of the many fish traps and scar trees identified along the Kalgan River. This heritage management plan would address issues of concern from the Aboriginal community regarding the pollution of this waterway and erosion of the embankments from powerboat wash, the depletion of fish stocks and management of fish stocks which is an important cultural resource.

With regards to all the waterways in the region, it is recommended that the DIA make contact with other agencies that are tasked with management of the waterways and make them aware of the significance of these places to the Aboriginal community and their obligations of site protection and the processes involved in this protection under the terms of the Aboriginal Heritage Act (1972).

It is also recommended that the DIA advise all stakeholder groups (such as Landcare Groups) of the status of the regions waterways with the view to involving the Aboriginal community in the decision making processes that affects them. This could take the form of representatives of

the Aboriginal community being involved on an advisory committee with these agencies that are concerned with management of the waterways in the region

In terms of site boundaries for waterways in the region, at present there is no clear delineation of distance from the shoreline. In other regions an accepted buffer is between 30 and 50 metres. In a recent survey by Greenfield (2005) for the Willyung Brook, the Aboriginal community decided 50 metres to be an acceptable site boundary. It is recommended that DIA conduct further ethnographic consultations with the Albany Heritage Reference Committee to resolve this issue.

With regards to the Mt Many Peaks site complex, the Aboriginal community has some serious concerns with regards to site disturbances that have occurred in the area from rock quarrying. As a result, the Aboriginal community has requested that a site heritage management plan be drawn up in consultation with the land owners in order to protect the remaining cultural values of the sites in the area.

It is recommended that a heritage management plan be formulated by the DIA in consultation with the Albany Heritage Reference Committee in order to protect the integrity of the sites in the Mt Many Peaks area. As a part of this heritage management plan, the DIA should consider declaring Site ID 5116 ‘Lake Pleasant View’ a protected area under Section 19 of the Aboriginal Heritage Act (1972). The DIA should also consult with the Aboriginal Lands Trust (ALT) with the view to the ALT purchasing the land from the landowner which contains this site and others, and vesting it with the Albany Aboriginal Corporation who will manage it under the terms of the agreed heritage management plan.

In regards to the three mythological sites recorded during this survey:

It is recommended that the DIA protect the places described as the sites essential elements under the terms of the Aboriginal Heritage Act (1972). Should these places be affected by development plans then it is further recommended that clearance under Section 18 of the Aboriginal Heritage Act (1972) be sought.

With regards to the path that these mythological stories take across the landscape it is further recommended that these paths be recognised as areas of high cultural value where further consultations with the Aboriginal community would be needed if development proposals are put forward that would affect these areas. With regards to the areas of cultural value, it is recommended that the DIA facilitate further fieldwork with the informants who reported these sites in order to more accurately define the nature of these values and the extents covered by these areas.

In regards to sites identified that affect private landowners within the Albany area:

It is recommended that the City of Albany jointly with the DIA contact these landowners and inform them of the areas significance to the Aboriginal community and their obligations with regards to site protection under the terms of the Aboriginal Heritage Act (1972). Should conflicts arise between the landowners and their obligations with regards to the Heritage Act, it is recommended that the DIA consult with these landowners and the Albany Heritage Reference Committee in order that a negotiated outcome can be agreed upon that will respect the interests of both parties.

In regards to other heritage issues identified in this report, a number of recommendations are made:

It is recommended that the City of Albany in consultation with the Albany Heritage Reference Committee adopt a policy upon the use of Aboriginal names and the renaming of places that may be offensive to the Aboriginal community within the region.

It is recommended that the DIA and the City of Albany both recognise and support the formation and the legitimacy of the Albany Heritage Reference Committee as the primary local body tasked with making decisions with regards to Aboriginal heritage matters on behalf of Aboriginal families within the region. This support should take the form of the DIA providing administrative assistance and heritage training in order for this group to be able to adequately address the issues placed upon their agenda. The DIA should also provide this group with assistance to form an incorporated body in order that they can access the funding and resources needed to act as an independent authority. The City of Albany should also have a role in providing support to this group. It is recommended that the City of Albany provide the expertise of a planning officer who can provide training and expertise to the committee on the nature of planning and development processes in order that the committee can feel comfortable in dealing with these issues.

With regards to the structure of the Albany Heritage Reference Committee, the Aboriginal community have made a number of recommendations to the DIA:

- 1 The Heritage Reference group remains autonomous and is not 'owned/managed' by other agencies
- 2 Heritage issues are referred to this group via the Aboriginal Liaison Officer of the City of Albany or Department of Indigenous Affairs and the South West Aboriginal Land and Sea Council.
- 3 Department of Indigenous Affairs (DIA) become more involved in local Heritage issues – whether that be heritage training, administration support, registration of sites or general support and research.
- 4 The registration/verification of sites continues to be managed via ongoing research grants or other financial support from DIA and that the DIA assists the Heritage committee with accessing these grants.
5. That the City of Albany town planning staff continues its commitment to the research and identification, protection, and management of Aboriginal Heritage sites within the region and continues to consult with the Aboriginal community with regards to this heritage on an ongoing basis



Department for Planning and Infrastructure
Government of Western Australia

Great Southern Region

Your ref: STR128/LT504454
Our ref: 801/5/21/6
Enquiries: S Petersen

15 August 2005

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

STR128

ICR5010614
SPL01

ATTENTION: Phil Shephard - Strategic Planning Officer

Dear Phil

DEFINING CENTRAL ALBANY STRATEGY

Thank you for a copy of the above strategy.

As you are aware the Department for Planning and Infrastructure is currently assessing the *Albany Retail Strategy* and we would prefer to provide comment on the *Defining Central Albany Strategy* document following assessment of the *Retail Strategy* to ensure the two are compatible.

Yours faithfully

STEPHEN PETERSEN
REGIONAL MANAGER
GREAT SOUTHERN REGION
STATUTORY PLANNING DIVISION

Phil Shephard

From: Severin Crisp [sevcrisp@westnet.com.au]
Sent: Tuesday, 16 August 2005 4:44 PM
To: Phil Shephard
Subject: Defining Central Albany

Phil

NewArts has no further useful comment to make on the Defining Central Albany Strategy at this stage. The area of our particular concern (York, Grey, Collie, Serpentine block) has evolved beyond the detail of the strategy in the meantime - there is no Entertainment Centre for example! However, the statements of principle are still appropriate to this area. We have not looked in detail at the rest of the precincts.

Thank you for the CD and the opportunity to look through the document in comfort and at my own pace.

I have put the CD at the disposal of the Frederickstown Progress Association for any input they may care to make.

Best wishes

Severin Crisp

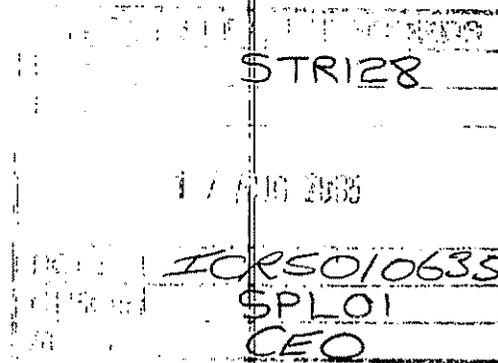
Assoc Professor R Severin Crisp, FIP, CPhys, FAIP
15 Thomas St, Mount Clarence, Albany, 6330, Western Australia.
Phone (08) 9842 1950 (Int'l +61 8 9842 1950)
email <mailto:SevCrisp@westnet.com.au>
Web pages <http://www.JennyCrisp.com.au>
& <http://members.westnet.com.au/Crisp>

16 August 2005



WESTERN AUSTRALIA

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



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GPO Box X2261
PERTH WA 6847
info@westernaustralia.com
Tel: 08 9262 1700
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westernaustralia.com

Dear Andrew

DEFINING CENTRAL ALBANY STRATEGY – DRAFT

Thank you for your correspondence dated 3 August 2005 and for the opportunity to provide comment on the "Defining Central Albany Strategy" draft document.

The document is one that will help provide direction for future strategic growth within the City centre. Of particular note is the reference made in section 7.3.32 that recommends the development of a Tourism Development Strategy that focuses on the provision of tourism infrastructure and accommodation in the City centre and Foreshore development area.

Tourism Western Australia (Tourism WA) is aware that this document has now been developed and that the document contains a number of strategies that have a strong synergy with objectives in Tourism WA's Destination Development Strategy. That is, the development of tourism product and investment within tourism icon and iconic experience areas.

The key action of 'engaging a consultant to undertake analysis of tourism development land in the City and establish a database of available land and recommend actions required for sites currently constrained by inappropriate zoning or land tenure' shows great foresight in identifying strategies to meet growing tourism demand and providing for planning certainty for investors in Albany.

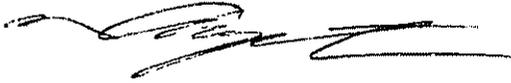
These types of strategies also help ensure that systems are in place to cater for long term tourism growth and help build Albany's reputation as a world class tourism destination.

It is also pleasing to note that both the Albany Tourism Strategy and Defining Central Albany Strategy acknowledge the importance of Albany's unique natural and cultural heritage and identifies the need to protect these attributes from any future development.

On behalf of Tourism WA, I would like to take this opportunity to offer my support in helping to progress these and any other City of Albany tourism related matters.

Once again thank you for the opportunity to provide comment and please call me on 9841 8599 if required.

Yours Sincerely

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

Neil Augustson
Great Southern & Southern Forests Regional Manager
Tourism Western Australia

Phil Shephard

From: Brad Williamson - Albany Port Authority [brad@albanyport.com.au]
Sent: Wednesday, 17 August 2005 2:14 PM
To: Phil Shephard
Subject: Draft Defining Albany Strategy

Phil

Thanks you for the opportunity to comment on the above strategy.

I would appreciate if point 1 of 5.22.3 on page 106 could be clarified. I understand that the reference to "ex-Hunt's Cannery" in the first line refers to the property near the old gas works site. Sometimes people refer to the Vital Foods site as the Hunts Cannery site – naturally the port is totally opposed to converting the Vital Foods site to residential housing, as could be misinterpreted by 5.22.3.

Regards,

Brad Williamson
Chief Executive Officer
Albany Port Authority

ph. (08) 9892 9000
fax. (08) 9841 7566
Mob. 0418 922 968

Please note the office phone number has changed to 9892 9000.

4

Phil Shephard

From: Alison Carpenter [acarpenter@gfdc.wa.gov.au]
Sent: Wednesday, 17 August 2005 4:34 PM
To: Phil Shephard
Subject: Draft Defining Central Albany Strategy

Phil

Thank you for speaking with me today. I have spoken with Maynard and the area within the document that he is concentrating on is the interaction between the foreshore and the CBD. Although the submission will not be lodged by the 18/08/05, we will aim to deliver our comments by 25/8/05.

If you need any further information with regard to the above please contact either Maynard or myself.

Regards

Alison Carpenter
Executive Assistant
Great Southern Development Commission
110 Serpentine Road ALBANY WA 6330
Tel: 08 9842 4888 Fax: 08 9842 4828
www.gfdc.wa.gov.au
acarpenter@www.gfdc.wa.gov.au

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5



**GREAT SOUTHERN
DEVELOPMENT COMMISSION**

Our Ref: U1:0010
Enquiries: Penelope Fewson

26 August 2005

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

Dear Andrew

COMMENT ON THE DRAFT DEFINING CENTRAL ALBANY STRATEGY

The Great Southern Development Commission thanks you for the opportunity to comment on the Draft Defining Central Albany (DCA) Strategy.

The Strategy clearly identifies a need to maintain residential sites and build a stronger CBD, with distinct areas. This will effectively utilise existing business development and enhance retail opportunities specifically in the northern sector.

Although the Albany Boat Harbour is outside the Brief for the DCA, the creation of a distinct Tourism Precinct and establishment of appropriate connections from the CBD to the Albany Waterfront are influential components for pedestrian access and future developments along the foreshore.

The Strategy appears to indicate that the Waterfront development will be primarily a Tourism Precinct. However, it will also incorporate diverse mixed-use zones including industrial, parkland, business, short-term accommodation and a marina development.

The Strategy additionally states that the Albany Convention Centre will be located on the former Albany Council site. GSDC notes that the proposed location has been changed to the Albany Waterfront.

Further issues pertaining to building height restrictions to maintain vistas and heritage building components will need to be clarified as building development proposals are put forward.

5



Working together for regional prosperity

Albany Pyrmont House, 110 Serpentine Road, PO Box 280, Albany WA 6331, Phone: (08) 9842 4888 Fax: (08) 9842 4828 Email: gfdc@gsdc.wa.gov.au
Katanning 10 Dare Street, PO Box 729, Katanning WA-6317 Phone: (08) 9821 3211 Fax: (08) 9821 3336 Email: rpritchard@gsdc.wa.gov.au
Web site: www.gfdc.wa.gov.au

GSDC commends the preparation of the DCA document in relation to balancing the existing social lifestyle in Albany with the increasing economic demand and needs associated with the Great Southern Region.

Thank you.

Yours faithfully



BRUCE W MANNING
CHIEF EXECUTIVE OFFICER



⑤

TOTAL P.03

Phil Shephard

From: Sally Malone [malone@westnet.com.au]

Sent: Tuesday, 23 August 2005 9:09 AM

To: Phil Shephard

Phil,
please find a copy of my submission for the Central Albany Strategy attached. I'm sure there is nothing new in there, but thank you for the opportunity to comment. I will drop off a hard copy at the front desk today, but I thought it would get to you a bit faster this way as I know you want to wrap things up today.

Regards and good luck with the report.

SallyM

Attention Mr Andrew Hammond
CEO
City of Albany

Submission on the Draft Defining Central Albany Strategy,

Strategy Supported.

The Document is well set out with a logical structure that allows an understanding of the rationale behind recommendations. There is a good mix of immediate and practical recommendations, and more long term conceptual suggestions, and the consideration of walkability is especially welcomed. When 'translated' into a form that will support the Scheme, the Strategy should provide a good base for decisions and will support the City in being pro-active in decision making, rather than reactive.

I have three areas of concern, however, which the City may like to consider;

- **R160 Zoning.** While acknowledging the rationale behind leaving the zoning in the CBD at R160, I would caution that aggressive developers target such zonings with little regard for other aspects of the urban fabric. Their aim is generally high profit, quick turnover and the City may be making the task of assessing/rejecting inappropriate development more difficult than it would be at a lower zoning. An option may be to lower the zoning but allow applications for a higher density on merit, where advantages for the community and streetscape can be clearly shown.
- **Preserving the 'Saddle'.** The way that Albany's centre flows down the hillsides to the low point at York St is one of its strongest features. Care needs to be taken in height allowances not to 'flatten' out this topography.
- **Consulting room spread.** There is a risk that the gradual conversion of residences at the fringe of the CBD into consulting rooms, will result in a dead zone, abandoned after 5pm and on weekends, and white-anted with car parking and paved over gardens. While mixed-use areas are supported, this trend needs to be managed so as not to reduce the amenity and vitality of the city centre, as has happened in other towns.

Thank you for the opportunity to comment on the Strategy.

Sally Malone
Urban & Landscape Designer
M (Phil) Urban Studies, BA (Design) Hons
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Albany
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CITY OF ALBANY RECORDS	
FILE:	
FILE:	STR128
Albany Ratepayers and Residents Association Inc. AUG 2005	
DOC:	ICR5010940
OFFICE:	SPL01
ATTACH:	

ABN 97 974 906 601

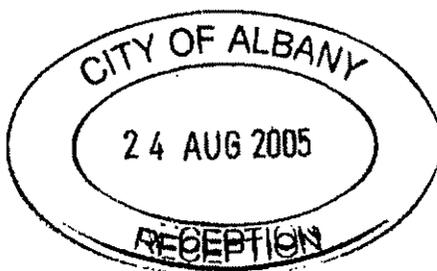
Submission for Defining Central Albany

August 2005

On behalf of Albany Ratepayers and Residents Association inc.

Defining Central Albany

Draft Strategy



The scale of the built form, which has not been compromised by high rise development, creates a friendly and intimate environment which is readily accessible from surrounding residential areas. As a regional centre for the great southern region, the city centre supports a variety of civic administrative, cultural, professional, commercial and tourist activities which combine to create a varied and vibrant centre. It is important that these unique features are conserved for future generations.

This strategy provides an opportunity to provide a range of clear guidelines, provisions and policies based on the city centre precincts to facilitate the protection and enhancement of Albany's unique qualities.

With reference to 6.1 Key Themes

Dot point one and two - agreed

Dot point three - with the exception of traffic lights

Dot point four - do not agree that it is appropriate for tourist accommodation to be included as there is ample under utilised accommodation

Dot points five, six and seven - agreed

Dot point eight - would like to know what alteration would need to be done to accommodate an art gallery?

Dot point nine- agree with use. There should be no residential/tourist accommodation or retail use allowed

Dot point ten - agree

Dot point eleven - this is too broad a statement and should be more defined

Dot point twelve - it is imperative that the Retail and Defining Central Albany strategy work together

Dot point thirteen and fourteen - should only be allowed if it compliments the existing buildings and should be no higher with a **maximum** of 2-3 storeys depending on the topography

Dot point fifteen - nothing should be allowed to interfere with the view corridor

Dot point sixteen, seventeen, eighteen and nineteen - agree with all these dot points and support a city clipper or similar

Dot point twenty - Do not agree that there should be a link with Collie Street and Albany Hwy

Dot point twenty one - have supported this since 1997

Dot point twenty two and twenty three - the parking strategy that was prepared in 1997 is a good document that addresses the parking issues

Dot point twenty four - do not agree as it is already diverse enough

Dot point twenty five - agree that the heritage value should be reinstated by bringing back the verandahs and council should help by creating incentives

Dot point twenty six - it is important that consideration is given to future planning as Albany is growing too big for the central area to provide all services required by the community

Dot point twenty seven - should only be supported if tasteful and depicts the character of Albany that everyone can understand

Strategy Recommendations

7.3.2 Heritage There can not be enough emphasis on retaining the heritage and uniqueness of Albany at all cost. There is also the ownership of the area by the people of Albany. Decisions should not be made to please only a small section of the community.

7.3.3.2 Parking There has always been support for a better transport system (a free clipper service could help). It is also important to include seniors parking and more consideration needs to be given to bicycle parking as we try to encourage alternative transport into the area.

7.3.3.3. Cash in lieu In the past this has created a lot of the problems we are faced with now. Perhaps Cash in lieu should go toward the provision of a free clipper service.

7.3.5 Heights There should be a **maximum** height restriction of 3 storey or less depending on the topography.

7.3.6 Density Coding This should be changed so as not to allow future high rise in the city centre as it will take away the heritage and uniqueness of the area.

7.3.11 Lighting There has been a need for lighting upgrades for many years

7.3.12 Proposed Mall There should be more public consultation regarding a mall for part of York Street in the mean time there should be some trial periods set up as this could benefit the traders that opened.

7.3.13 CATS bus system This is a great idea except for the service to the foreshore due to the flow of traffic to the port. There should be a link established between the shopping centres and the city centre.

7.3.14 Convention and Entertainment Centre This should be deleted in its current format as it is not longer relevant.

7.3.15 Pedestrian connections It is important that people feel secure walking in these areas

7.3.17 Vehicle speeds. It is no good reducing the speed if it isn't going to be monitored.

7.3.20 Streetscape, 7.3.21 Landscaping and 7.3.22. Entry statements should be relevant, tasteful and complimentary to reflect Albany

7.3.23 Retention of trees This is essential as it is part of the beauty of the area. This includes retaining the trees at Alison Hartman Gardens

7.3.24 Precinct Guidelines and 7.3.25 Retaining Walls Would have like more information before commenting on these

7.3.25 Telstra Where else would Telstra go and what affect would it have ?

7.3.28 Commercial Centres Strategy Not relevant as Council have taken ownership

7.3.29 Local Housing Strategy All the strategies should be considered and so should public opinion

7.3.30 Boat Harbour There should be no residential short term or permanent in this area. It should be passive recreation.

7.3.31 Public Amenities There should be an overhaul of all the public amenities and they should be available on weekends as well.

7.3.32 Tourism While tourism is important so are the people who live here.

It is important that too much congestion in the CBD doesn't end up causing its demise. People should feel safe and comfortable strolling down the street taking time to stop and look around.

There has been concerns raised regarding air quality monitoring. It would be suitable to follow through with the monitoring that has been promised for some considerable time now by the State Government as part of the strategy as results could help with transport issues.

Thank you for allowing us the opportunity to comment on the strategy and we would like to receive any future information regarding this and other planning matters.

Yours Sincerely,

A handwritten signature in cursive script, appearing to read "Kim Stanton".

Kim Stanton
Acting President.

Phil Shephard

From: wendy freeman [freejrw@bigpond.com]
Sent: Monday, 29 August 2005 2:53 PM
To: Phil Shephard
Subject: Fw: B14 Albany City Strategy 001



B14 Albany City
Strategy.pdf

Dear Phil ,

After the Urban Design Forum meeting I sent my copy of the Strategy to the Perth office of Syrinx Environmental for comment . The e-mail from Debbie Kuh (designer of the Peace Park concept) is attached for your information and input . Obviously it has been necessary to get these comments in to the City in a fairly rushed way . I hope they are not too late and are of some use in progressing the strategy .

Regards Richard

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

From: "Debbie Kuh" <dkih@syrinx.net.au>
To: "Richard Freeman (E-mail)" <freejrw@bigpond.com>
Sent: Sunday, August 28, 2005 6:30 PM
Subject: B14 Albany City Strategy 001

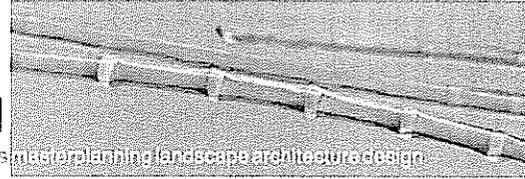
> Dear Richard,
>
> Comments as attached.
> The disc and hardcopy of the report is in the mail.
> I trust Patrick de Villiers will essentially be doing what this Study was
> supposed to have completed | proposed.
> Cheers.
>
> Debbie Kuh
> Project Manager
> Design Director
> Syrinx Environmental PL
> P : +618 9227 9355 F : +618 9227 5033 M : +61 [0]411 69 55 14
> W : www.syrinx.net.au
>
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MEMORANDUM

To	RICHARD FREEMAN	cc	
From	DEBBIE KUH	Number of Pages	
Project	DEFINING CENTRAL ALBANY STRATEGY	Date	16.08.05
Subject	COMMENTS ON REPORT	SYR Subject Code	B14

Dear Richard,

Please find below comments from two brief readings of the Study. I admire the ambitious nature of this project, but found critical issues with the Study including :

- Lack of detail;
- Lack of a masterplan | urban framework;
- Lack of cross-referencing;
- Structural incongruity with the Study Report.

In brief, without the strength of the above, the report does not have the 'teeth' to further develop or guide the City in a productive manner as further studies will be required when, in my opinion, could have been negated or at least reduced, by the provision of the above.

1.0 INTRODUCTION + PURPOSE OF REPORT

- This heading seems more relevant as 'Purpose of Report' only.

2.0 STUDY APPRECIATION

- This heading might be better served if retitled to be the 'Introduction'.
- 3rd paragraph. Better served in a section titled 'Background'. This also relates to the 2nd paragraph in 2.1 'Study Aims'. The background to this report is an important component of the study as it sets the platform | environment by which this study was commissioned. By stating a background, it would have clearly delineated a process before, and a proposed process after for further action.
- 4th paragraph. The relationship between the first and second sentence is not entirely clear. The paragraph seems to allude to a certain sense of blindness when taking something for granted. However, the educational value of a city strategy could extend beyond local understanding for local enjoyment | value, and into a local understanding with a focus towards non-local [tourism + trade] inputs and drivers. By presenting the possibilities of looking beyond the local community in



the Study Appreciation | Introduction, the report can thus set a clear direction as to potential end products | outcomes of implementing a city strategy.

- 5th paragraph. "Broad guidelines will be produced as part of this Study, and more detailed guidelines are likely to be recommended as part of the precinct recommendations". This is slightly unfortunate, as broad guidelines rarely guide or direct future action. In addition, broad guidelines without a broad masterplan or urban strategy | proposal further weakens the intent of these guidelines. The implication of "more detailed guidelines" to be "likely" further undermines the commitment of this Study.
- 6th paragraph. The "qualities of a unique urban village" conflicts later statements, observations and recommendation for Albany to focus on being a significant regional centre.

2.1 STUDY AIMS

This Study was an ambitious venture, with a plethora of previous planning schemes and guidelines that, as the literature review suggested, struggled to relate to one another. However, without clarity as to the Scope of Works | Brief for this Study, the Study Aim does not seem to have been achieved. To "develop a strategic land-use plan that will establish, guide and coordinate the future development and form of the CBD and its surrounds" require a level of detail not apparent in this Study, including masterplan, or clear framework by which more detailed guidelines can be developed.

3.0 PLANNING PROFILE

- This should follow the section titled 'Background'.
- A list of the literature review would have been beneficial.
- A tabulated assessment systematically showing aims | objectives | vision, key points, and relevance would have been very beneficial. This would have clearly showed an 'apples for apples' scenario, thus identifying gaps and requirements.
- The subheadings of 3.2.1 'City of Albany', and 3.2.2 'City of Albany Town Planning Scheme Policies' are confusing. A systematic list of each policy would have served a better purpose if, for nothing else, then as a point of reference.

3.1 KEY ISSUES ARISING FROM LITERATURE REVIEW

- This is significant component of the Study, and it should have provided a critical interrogation of previous study, presenting opportunities and potential directions from which the Study can progress forward. To summate in brief is very unfortunate and undervalues the extent of the literature review.
- Regional Perspective; 2nd point. Cannot find where this came from [refer to above point]. Lack of discussion makes this difficult to assess. Ribbon development in rural communities is a historical feature of that community. To discourage such development requires more explanation of which this Study does not provide. To imply discouragement also implies a level of erasure of history; a significant planning, urban, heritage and community shift for any community.



- Regional Perspective; 3rd point. This point seem to have either omitted or assumed Albany's regional significance without the rural | country context. There is a significant difference between a rural regional centre, and an urban regional centre. Throughout the Study, this point seems to flicker between one and the other. This lack of clarity is problematic. Context and regionalism is a structural issue that must be clarified in order for any strategic planning to progress.
- Urban Design + Heritage; 4th point. This point does not go anywhere and does not establish a relationship back to the rest of the CBD.
- Urban Design + Heritage; 7th point. This point does not go anywhere, as the purpose of this Study is to, amongst other things, identify planning strategies to mitigate these risks. This point has no further reference and misses the opportunity to cite examples from other cities where residential zoning has been accommodated quite successfully within heritage buildings located on larger lots [ref : London].
- Urban Design + Heritage; 8th + 9th points. No further reference | developments of these points can be found in the Study which, given the strategic nature of these points, is unfortunate.
- Transport + Planning. This section is quite comprehensive and addressed relatively well throughout the Study.

4.0 CONTEXT ANALYSIS

- Overall, this section is comprehensive. The Heritage and Transport [Parking + Access] sections in particular, are well researched and discussed
- 4.3.3 Commercial Development. It seems the bulk of this section has been placed in 4.3.1 'Broad Land Use Overview and Key Issues'. This split has fragmented and undermined the strength of this vital component of study.
- 4.3 Vegetation. Omits discussion relating to exotic | endemic species ratio and | or significance as a strategic exercise. Also fails to discuss streetscape and relationship to public ope spaces.
- 4.8.3.3 Footpaths. An important analysis and raise very clear issues to be addressed. A proposal either within this section, or later in the Study for a Pedestrian Plan as part of the City Strategy would have been highly beneficial.

5.0 PRECINCT PLANS

- The introduction of this section lacks a lot of information. From the text provided, it is not apparent that this section is the proposal of the City Strategy. It does not explain why precinct planning has been used as a model, how the precincts were formed, what drove the determination of the boundaries or the qualitative criteria defining each precinct. In consequence to this lack of information | quantification of process, this entire section has been undermined and struggles to provide the direction needed for a comprehensive City strategy.
- As a result of the above, I cannot comment on each Precinct or Sub-precinct. The information provided is too general, and there is no framework | set values to quantify each Precinct or Sub-



precinct. Also, the fragmentation into these categories is both baffling and dangerous. It is baffling as it fragments and contradicts the very objectives of this Study. It is dangerous as the fragments imply detail without sound references back into the Study; or any other examples; or to a masterplan or framework. This reduces each schematic to a series of very generic gestures not specific to Albany, the study area.

- Another point of concern with the generality of this section is its lack of application to specific issues as identified earlier in the Study. Without establishing this relationship, this section has minimal strategic value. Again, a tabulated, qualitative and systematic assessment will be highly beneficial to this Study.



TO PHIL STEPHARD FROM L. CUTIBERT 1/2

Hi Phil,
SOME BRIEF POINTS ON DFN CENTRAL ALBANY.

1. TOWN SQUARE SITE BETWEEN TOWNHALL + LIBRARY. COMMERCIAL/RESIDENTIAL AT REAR. INTENSIVE UTILISATION OF THIS BLOCK RECOMMENDED TO INCLUDE COMMERCIAL/RETAIL/RESIDENTIAL/COU. CREATE HUB AROUND TOWNHALL + LIBRARY FACILITIES WITH COMPLIMENTARY DEVELOPMENTS. THIS SITE IS THE CITY HEART. FOCUS ON EDUCATION + RECREATION e.g. INTIMATE PERFORMANCE CENTRE IN TOWNHALL

2. R CODES. PERHAPS REEXAMINE TO SEE IF THERE IS A BETTER WAY OF ACHIEVING A MORE CO-HESIVE HIGHER RESIDENTIAL DENSITY IN CENTRAL ALBANY. ie R160 SHOULD NOT ABOUT R30 DEVELOPMENTS NEED TO BLEND IN TO NEIGHBOURING PROPERTIES. PERHAPS GUIDELINES FOR EACH CITY BLOCK PERTAINING TO HEIGHT, SCALE + STYLE (SUBURB R CODE AUTHORITY STYLE)

3. PRECINCTS. NEED TO BE CAREFUL THE CITY DOES NOT CONSTRAIN LANDUSE TO PARTICULAR RULES. e.g. ENTERTAINMENT PRECINCT SHOULD PURSUE THEM USE AS MUCH AS POSSIBLE. I SUPPORT LIMITING RETAIL SPRAWL NORTH ALONG LEICESTER AVE.

2/2

4. BUILDING CONTROLS

I THINK WE DO NEED TO DETERMINE A HEIGHT POLICY, BUT ON A CITY BLOCK BASIS. HEIGHT IS DIRECTLY RELATED TO SCALE e.g. MIXED HEIGHT IS MORE HUMAN IN SCALE THAN A BOX BUILDING OF ONE HEIGHT.

HUMAN SCALE + RESPECT FOR EXISTING BUILT ENVIRONMENT NEED TO BE THE OVER ALL AIMS!

5. PRECINCT IF.

I THINK PLAZA BETWEEN TOWNHALL + LIBRARY IS A MUCH BETTER SITE FOR MARICOTT'S HIGHER VISIBILITY, BETTER ACCESS + FOCUSES BACK INTO MAIN STREET AREA. NOT TO SAY THE REMNANT OF SHOP AREA DOESN'T NEED A REWORK IT DOES!

6. PROVISION OF CYCLING FACILITIES.

DEDICATED CYCLING Lanes ON ALL CBD STREETS, PROVISION OF BIKE RACKS + SOME TRADE OFFS TO DEVELOPERS IN LIEU OF CAR PARKING SPACES

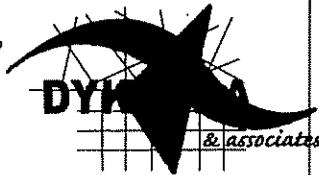
TRAFFIC CALM YORK ST BETWEEN GREY + SCARLETT

OVER ALL I AM GENERALLY SUPPORTIVE OF THE DRAFT + THE LEVEL OF DETAIL, COMMENDATIONS TO COUNCIL FOR INITIATING THE DOCUMENT. I LOOK FORWARD TO MORE OPPORTUNITIES TO BE INVOLVED AS THE POLICY EVOLVES.

SORRY IT'S SO BRIEF + DISORGANISED PHIL, THANKS FOR THE TIME EXTENSION. CHEERS, LAWRENCE

CITY OF ALBANY RECORDS	
FILE:	A 138760 A
FILE:	
05 JUL 2005	
DOC:	ICR508607
OFFICE:	MPR
ATTACH:	

With our
compliments



Attn: Graeme Bride

Please find revised report *attached*, as discussed.

Cheers,
Henry

Dykstra Planning...
*Our focus is to achieve positive results
for your project through 'innovation'
and a proactive approach with government.
As Town Planners located within your
local region, we'll provide you with
convenience and responsiveness. Our
working knowledge of the
local environment will be a significant
advantage to the success of your project.*

City of Albany

**Scheme Amendment Request
Lots 1, 2, 3, 554, 555 and Pt Lot 72 Cockburn Road,
Albany**

Report Prepared for:

Segal Pty Ltd

Report Prepared By:

Dykstra Planning

Unit 6/2954 Albany Highway

KELMSCOTT WA 6111

Phone: (08) 9495 1947

Fax: (08) 9495 1946

Email: dykstrah@ozemail.com.au

Our Ref: 01/139

Date: May 2005

Checked:

Disclaimer:

This report has been exclusively drafted. No express or implied warranties are made by Dykstra Planning regarding the research findings and data contained in this report. All of the information details included in this report are based upon the existent land area conditions, research provided and obtained at the time, Dykstra Planning conducted its analysis. Dykstra Planning will not be responsible for the application of its recommended strategies by the Client.

Please note that these strategies devised in this report may not be directly applicable towards another Client. We would also warn against adapting this report's strategies/contents to another land area which has not been researched and analysed by Dykstra Planning. Otherwise, Dykstra Planning accepts no liability whatsoever for a third party's use of, or reliance upon, this specific report

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1.0 Introduction

1.1 Purpose of Report

This proposal represents a Scheme Amendment request, prepared by Dykstra Planning on behalf of the landowner of Lots 1, 2, 3, 554, 555, and Pt Lot 72 Cockburn Road, Albany. This request asks Council to consider the recoding of the above mentioned lands to a higher residential coding of R30 to reflect the potential of the subject lands superb location for this proposed density of development.

This submission highlights the strategic intentions in respect of the subject land and provides rationale for its inclusion under a higher residential coding, and in doing so provides some positive contributions towards the preparation and finalisation of the Albany Local Planning Strategy.

1.2 Background

In July 2001 Dykstra Planning prepared a submission to Council requesting the lands, subject of this proposal, be considered for a higher residential coding, and subsequently be reflected in the Draft Local Planning Strategy. On advice from Council the proponents agreed to wait until the Local Planning Strategy had been finalised. However, since that time, the Planning Strategy has still not been finalised and the Residential Planning Codes have been revised with the previous opportunity under the R20 coding remaining unchanged. Accordingly, this proposal seeks a higher density coding over the subject land to R30, which is more reflective of current day opportunities for this superb site.

2.0 Site Details

2.1 Location

Lots 1, 2, 3, 554, 555, and Part Sub Lot 72 Cockburn Road, Albany are strategically positioned between Cockburn Road and Knight Street Albany, located approximately 1km north-east of the Albany City Centre. A District Location Plan is included at **Figure 1**. The lots are accessed from, and have frontage to Cockburn Road. A Local Location Plan showing lot dimensions is included at **Figure 2**.

2.2 Physical Description of the Land

The subject land has a combined area of 1.8955 ha, and is flat and predominantly clear of vegetation. The land is currently vacant.

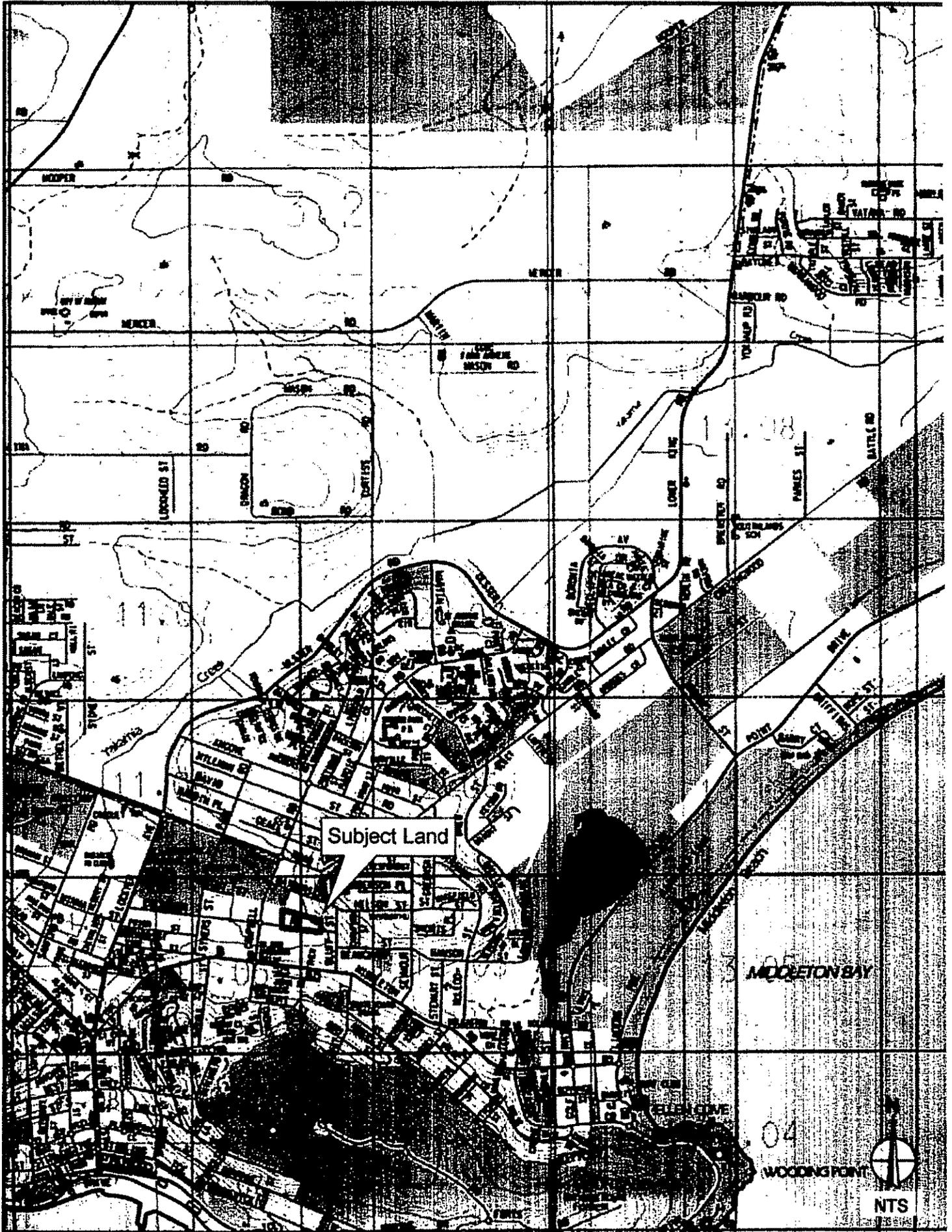
2.3 Zoning

Land to the east and west of the subject site is zoned "Residential" and coded to a density of R20. A portion of land directly north has been earmarked for grouped housing whilst the north east corner abuts land set aside as parks and recreation. Directly south on the other side of Cockburn Road land is zoned "Industrial". However, given the surrounding land uses Council has acknowledged this land to be more appropriate for either commercial or mixed use type development.

2.4 Draft Local Planning Strategy

The subject land is situated within Princess Royal Precinct 6. This proposal accords with the intention of this precinct in respect to the following:

- i) encouragement of infill development that is sensitive to the character of the existing urban fabric within the surrounding urban areas;
- ii) providing high levels of public accessibility to the CBD; and

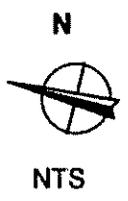
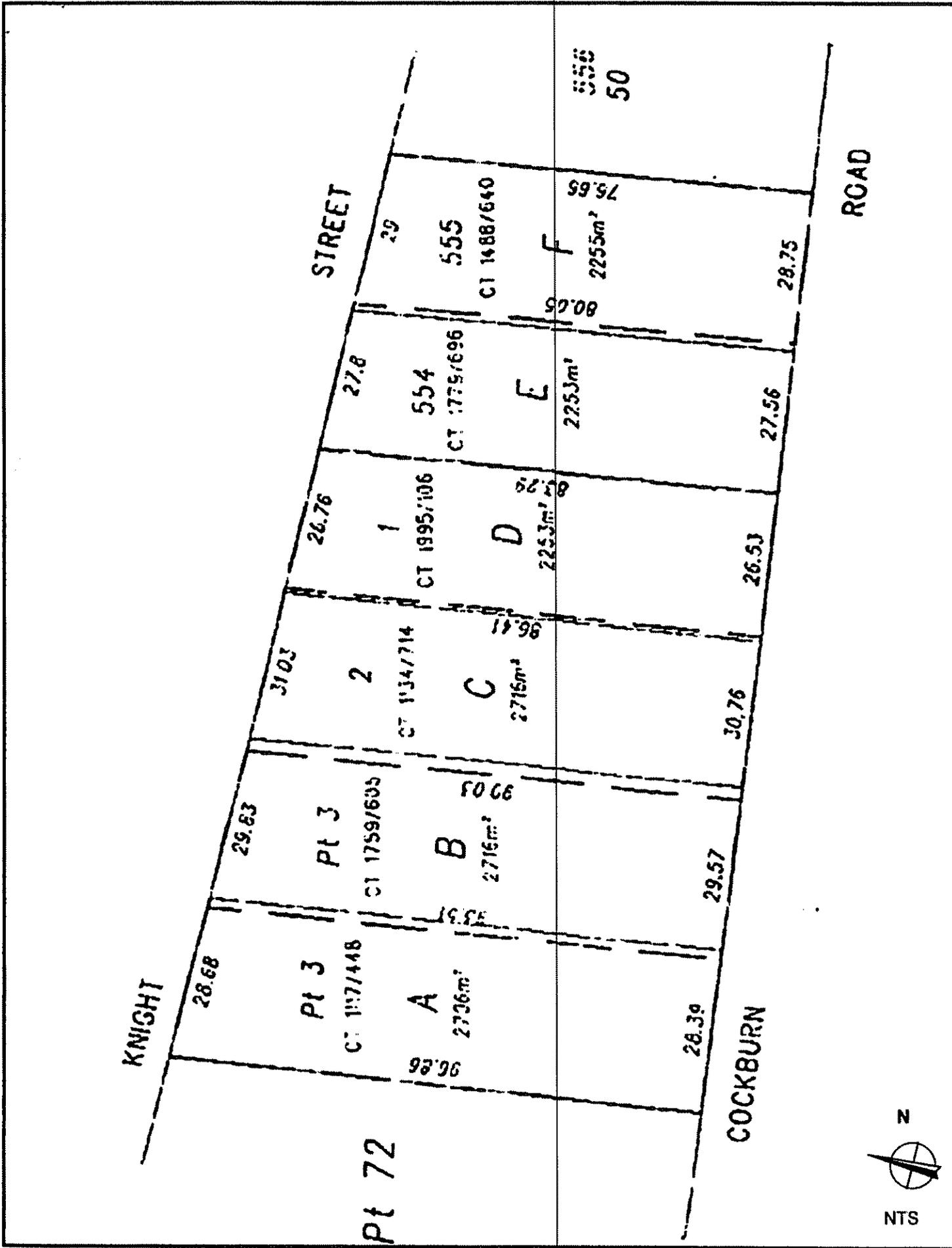


District Location Plan

Cockburn Road,
Albany

CLIENT Pagano
 REF 01/139/01
 FIGURE 1
 DATE 25 May 2005





Local Location Plan

Cockburn Road,
Albany

CLIENT Pagano
REF 01/139/02
FIGURE 2
DATE 25 May 2005



iii) allowing for medium density infill housing on the CBD fringe.

The subject land is arguably a prime location, providing the opportunity for couples or singles to reside in an area which is less than 1km, or walking distance from the CBD. This accords with many of the ideologies presented in the Draft Strategy and Liveable Neighbourhoods, such as:-

- Need to reduce car dependency, and planning for alternative transport modes such as walking, thereby reducing the number of trips taken by private vehicles through infill programmes, and increasing residential densities;
- Improved access to services such as shops, health, education, and recreation, and the idea of “walkable catchments”; and
- Addressing the trend towards smaller houses (a decrease in average household size to 2.5 people) as well as changing job types which attracts a younger demographic.

2.5 Servicing

The subject land is advantaged by street frontages along the northern and southern perimeters of the lots, which are both of a sealed standard. Access can be derived from either Knight Street to the north or Cockburn Road to the south, depending on which is the most appropriate.

Scheme water, reticulated sewer, power and telecommunications are available from Cockburn Road.

3.0 The Proposal

3.1 Summary of Request

Given the strategic location and serviceability of the subject lands, an increased coding to R30 is sought. This will broaden the development opportunities for this superb location and provide the necessary flexibility to deliver quality housing in keeping with current demand.

3.2 Design Codes

The proposed form of development could either be that of residential subdivision, grouped housing development, multiple dwellings or a combination.

Residential subdivision would be based upon a simple grid pattern road structure between Knight Street and Cockburn Road, with an emphasis on larger lots and setbacks fronting Cockburn Road. Grouped or multiple housing design would take the form of a private complex with frontages to the existing roads, and compliance with the Residential Design Codes in terms of setbacks, car parking, open space, court yards, stormwater (etc).

3.3 Servicing

Both Knight Street and Cockburn Road are well constructed roads providing excellent frontage and access to the subject lands.

Reticulated waste, sewer, power and telecommunications are all immediately available to the site.

Any subdivision or development proposal will incorporate a stormwater and drainage management plan, which will include a combination of on-site and off-site management.

4.0 Planning Reasons Supporting this Request

The proposal outlined in the Scheme Amendment Request has been carefully prepared on the basis of the physical and strategic attributes relative to the subject land. Support for this proposal could be based on the following rationale:-

- This proposal still reflects the intent of the current residential landuse over the subject land and only requests a marginal increase in density in keeping with current demand.
- The request for a higher density coding over the subject land is appropriate due to the fact that it is in keeping with many of the themes and objectives within the Draft Local Strategy.
- Many of the themes and objectives within the Draft Local Strategy are similar to those within Liveable Neighbourhoods, which incorporates community focussed planning philosophy with the intent of enhancing community living lifestyles.
- Strategically, the subject land is an ideal location for medium density housing, given its close proximity to community services and facilities, public transport and Public Open Space.
- In addition, the subject lands are ideally located in relation to their position within a walkable catchment encompassing the CBD, as well as the fact that they are ideal for couples and singles wishing to reside close to the City, essentially providing a variety in choice of housing and living lifestyles.
- The land represents a sizeable parcel in one ownership that has been undeveloped for many years. This marginal improvement in the density will enable development to commence in a timely manner for this location.

- Historically, the area has been difficult to develop due to its low lying location and the cost of filling the site. Therefore, the site has never been developed to its full potential as it has not been considered feasible. By opening up the potential market of the development, the costs associated with developing the land will be considered more feasible.
- Given that the density increase requested in this proposal is marginal, this proposal is not expected to significantly affect the amenity of the surrounding landholdings, but rather provide the necessary flexibility to produce quality development complementary to the surrounds.
- Servicing is available to the subject land in relation to power, telecommunications, sewer, scheme water, drainage and sealed road construction, and the capacity of such services is expected to be more than adequate.

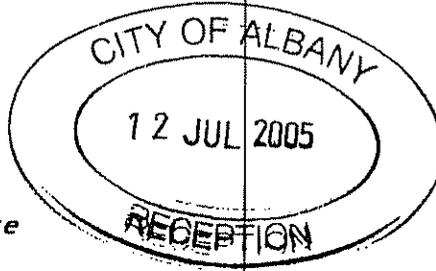
5.0 Summary Conclusion

This Scheme Amendment Request Report demonstrates with the assistance of some strategic contextual planning and evaluation that the proposal to recode Lots 1, 2, 3, 554, 555 and Pt Lot 72 Cockburn Road, Albany, from R20 to R30, is consistent with the opportunities applicable to the land, and is closely affiliated with good planning philosophy.

In consideration of the details and rationale outlined through this submission, it is respectfully requested that Council consider initiating the rezoning in the first instance, or provide preliminary feedback confirming general acceptance of the planning philosophy and an indication of the key outstanding issues that require addressing prior to formal resolution to initiate the rezoning. It may also be possible to address some of these issues during the rezoning process.



Directors
▲ Rod Hedderwick
▲ Mike Sauzier
▲ Sebastian Bolhuls



Please reply to Albany Office

Our Ref: 12951/RJH

12 July 2005

Mr Robert Fenn
Executive Director Development Services
City of Albany
PO Box 484
ALBANY WA 6331

SEARCHED	INDEXED
SERIALIZED	FILED
A86292	
JUL 12 2005	
ICR508960	
EDDS	

Dear Mr Fenn

RE: PROPOSED REZONING (SAR) OF LOT 3 GOLF LINKS ROAD, ALBANY

Attached is a Scheme Amendment Request (SAR) for the subject land.

The proposal is to rezone Lot 3 from 'Service Station' to the 'Tourist Residential' R30 in the City of Albany's Town Planning Scheme No. 1A (TPS No 1A). The decommissioning of the Shell service station provides an opportunity to rezone the land to a use more compatible with the high quality surrounding residential and tourist developments.

The \$600 SAR fee is also enclosed.

If you have any questions on the SAR Report or any other matters relating to this project please contact Rob Hensel on 9841 7333.or Email robh@harley group.com.au

Your early attention to this progressing this matter would be appreciated

Yours faithfully

Rob Hensel
Development Manager
Harley Survey Group Pty Ltd

Email: hsgalb@harleygroup.com.au

Enc.
CC Mr Henderson

RECEIPT DETAILS	
AMOUNT	\$600 —
DATE	12/7/05
RECEIPT NO	215003
PROCESSED BY	

X:\12951 Henderson\12951 Correspondence\Letters\Out\CL 120705.doc

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Email hsgalb@harleygroup.com.au

www.harleygroup.com.au

21 Clifton St (PO Box 778)
BUNBURY WA 6231
Ph 08 9792 6000 Fax 08 9721 9611
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LAND DEVELOPMENT CONSULTANTS

8 Fairbairn Rd (PO Box 121)
BUSSELTON WA 6280
Ph 08 9752 4400 Fax 08 9754 1678
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Harley Survey Group Pty Ltd
A/TF Harley Survey Group Unit Trust



58

ABN 77 503 764 248
ACN 009 101 786

CITY OF ALBANY

SCHEME AMENDMENT REQUEST

**LOT 3 GOLF LINKS ROAD,
MIDDLETON BEACH, ALBANY**

**HARLEY SURVEY GROUP
PLANNING CONSULTANTS**

116 Serpentine Road.
ALBANY WA 6330
Ph: 9841 7333

July 2005

Lot 3 Golf Links Road Road, Middleton Beach, Albany

1.0 INTRODUCTION

The Scheme Amendment Request is in relation to Lot 3 Golf Links Road, Middleton Beach, Albany.

The proposal is to rezone Lot 3 from the 'Service Station' zone to the 'Tourist Residential' R30 zone in the City of Albany's Town Planning Scheme No.1A (TPS No1A). The decommissioning of the Shell service station provides an opportunity to rezone the land to a use more compatible with the high quality surrounding residential uses.

2.0 LOCATION AND SITE

Lot 3 has an area of 995 m² and frontage to both Golf Links Road and Middleton Road and approximately 3 kilometres east of the CBD. For details refer to Maps 1 and 2.

The subject land contains a service station, a workshop and offices.

The recent rationalization of the service station industry has impacted upon many sites in Albany. This site is one of those affected and a change of use is the economically viable alternative to utilize the land more effectively.

The removal of the service station will not affect customers as there are still similar facilities offered at the Emu Point Caravan Park, and two service stations along Middleton Road, one opposite Suffolk Street and the other located on the corner of Campbell Road.

Surrounding the subject land are residential uses, predominantly single dwellings and small unit developments, consistent with the R30 density, and tourist uses are located nearby.

3.0 ZONING

The current zoning for Lot 3 under the City of Albany's Town Planning Scheme (TPS) No.1A is 'Service Station', thus providing only limited range of uses for the subject land. Under this proposal, the subject land would be rezoned from 'Service Station' to 'Tourist Residential' with a density of R30. This would provide the opportunity for the land to be used for either tourism or residential purposes, in common with other surrounding uses within the proposed zone.

The proposal is consistent with the existing zoning in the Middleton Beach locality, and will allow for the economically viable use of the subject land optimizing its prime position in the Middleton Beach locality.

4.0 PLANNING STRATEGIES

4.1 Draft Albany Local Planning Strategy

A Draft Albany Local Planning Strategy (ALPS) was prepared for the City of Albany in 2001. The consultant report identifies a number of precincts within the City, including King George Precinct 7, which contains Lot 3. It recommends that land in the Middleton Beach locality be rezoned for medium density tourist and residential uses, to reflect its purpose as a high use tourist and residential node for the City of Albany. The proposed amendment is consistent with this strategy as it allows the land to be used for both tourism and residential purposes, and will allow for a higher medium density development that will be incorporated into the existing urban environment.

4.2 Draft Housing Strategy

The City of Albany is preparing a Housing Strategy that is currently at the Draft Stage. Lot 3 is part of the Middleton Beach Sub Precinct, identified under the strategy document (Issue Paper 7), and is defined by Middleton Beach, Hare and Sussex Streets and Wollaston Road boundaries. This document states that Middleton Beach 'should be promoted as a more dense... tourism and residential zone'. It is also suggested that there should be a consistency in zoning of residential densities, with higher densities next to or within easy access of Middleton Beach (R60-R80) and consistent R30 and R20 densities of 'Tourist Residential' and 'Residential' zoned land throughout the rest of the Sub Precinct.

4.3 Residential Expansion Strategy

Lot 3 is not included in the 1994 Residential Expansion Strategy.

5.0 INFRASTRUCTURE

5.1 Roads and Access

Access to the site will continue to be from either Middleton Road or Golf Links Road, as either of these are at a suitable standard and can accommodate traffic generated from the site under the proposed zoning. These roads are both fully formed bitumen surfaces and provide direct access to the CBD.

5.2 Services

Reticulated water, power, gas, deep sewer and telecommunications are currently on site and can be utilised for development resulting from the proposed amendment.

5.3 Drainage

At present the site is serviced by adequate drainage. The proposed rezoning and subsequent development of the subject land can be accommodated by the existing drainage system.

5.4 Landscaping, Character and Amenity

The proposed amendment will improve the amenity of the area, as it will enable the site to be redeveloped with new buildings and landscaping. At present the location of the service station does not improve character or amenity as it has associated pollution and detrimental uses, such as noise, air pollution and visual pollution. The proposed rezoning of Lot 3 will add to the character of the precinct with new dwellings of high standard consistent with the high land values reflecting the demand for the coastal lifestyle housing or tourist accommodation in Middleton Beach.

5.5 Retail and Other Facilities

The local shopping and café strip, are facilities such as a local deli, well known Eyre Park, and the popular Middleton Beach foreshore are all within walking distance of the subject land. The site is also within 5 minutes drive of the Albany CBD, the largest retail area in the South Coast region. The Albany Primary and Senior High Schools are within 2 kilometres of the subject land

6.0 ENVIRONMENT

The land will be capable and suitable for the type of developments associated proposed amendment, following the sites environmental cleanup.

The Shell service station is currently going through the decommissioning process.

The site will have to meet the strict standards of the Department of Environment's Contaminated Sites Act 2003 (WA) prior to it being developed for residential or tourist purposes.

7.0 AMENDMENT PROPOSAL

The proposal is to rezone Lot 3, Golf Links Road from the 'Service Station' zone to the 'Tourist Residential' zone with a density coding of R30, under the City of Albany's Town Planning Scheme No. 1A. The incorporation of this zone into the area will be consistent with the surrounding land uses.

The 'Tourist Residential' zoning will enable the subject land to be used for a higher and better use, to reflect increasing land values. The service station is being decommissioned, due to the recent rationalisation of the service station industry. The removal of this service station will not pose any major inconvenience to customers buying petroleum as existing facilities are found at Emu Point, Middleton Road and the CBD.

The proposed zoning will provide the option for three residential lots to be created under the density coding of R30 with an average lot size of 300sqm. The creation of additional residential lots would satisfy the growing demand for quality housing sites in the Middleton Beach locality, as the subject land is within easy walking distance of the foreshore. The

Lot 3 Golf Links Road Road, Middleton Beach, Albany

creation of a subdivision, under the 'Tourist Residential' zone, would enable Lot 3 to blend in or suit the surrounding high quality tourist residential land uses, adding to the character of the Middleton Beach locality.

Under the proposal the subject land could also be used for tourism purposes, as it is ideally situated in an area of high tourist exposure. This would also be consistent with the Middleton Beach locality as it is a well established but growing tourist node in the City of Albany.

The change of use will generate less traffic than the current 'Service Station' zone with access options from both Golf Links and Middleton Roads. These transport routes have direct accessibility to areas such as Middleton Beach, the CBD of Albany, Emu Point, and Albany's many other attractions.

Drainage is currently provided on and off site. However, in the case of the proposed amendment and any future development the surface run-off will be have to be contained on site.

All services are currently available to the subject land and future developments can be facilitated from these existing services.

Facilities such a local shops, cafes, recreational areas and schools are within easy access from the subject land.

Any environmental issues caused by the service station use will be addressed separately to meet with the standards of the Department of Environment requirements.

8.0 CONCLUSIONS

This report has demonstrated that the proposal to rezone Lot 3, Golf Links Road, Middleton Beach, from 'Service Station' to 'Tourist Residential' with a density of R30, is consistent with surrounding zoning. This development will allow for additional land to meet the high demand for permanent residential accommodation and/or holiday accommodation within the popular Middleton Beach locality.

The proposed amendment will not have any adverse effect on the service station industry in the City of Albany and not cause a major inconvenience to customers as there are similar facilities nearby and in the CBD.

Strict EPA standards will be met in the clean up of the service station site.

The redevelopment of the subject land site will provide for additional residential or tourist in response to a high demand for quality sites in Middleton Beach..

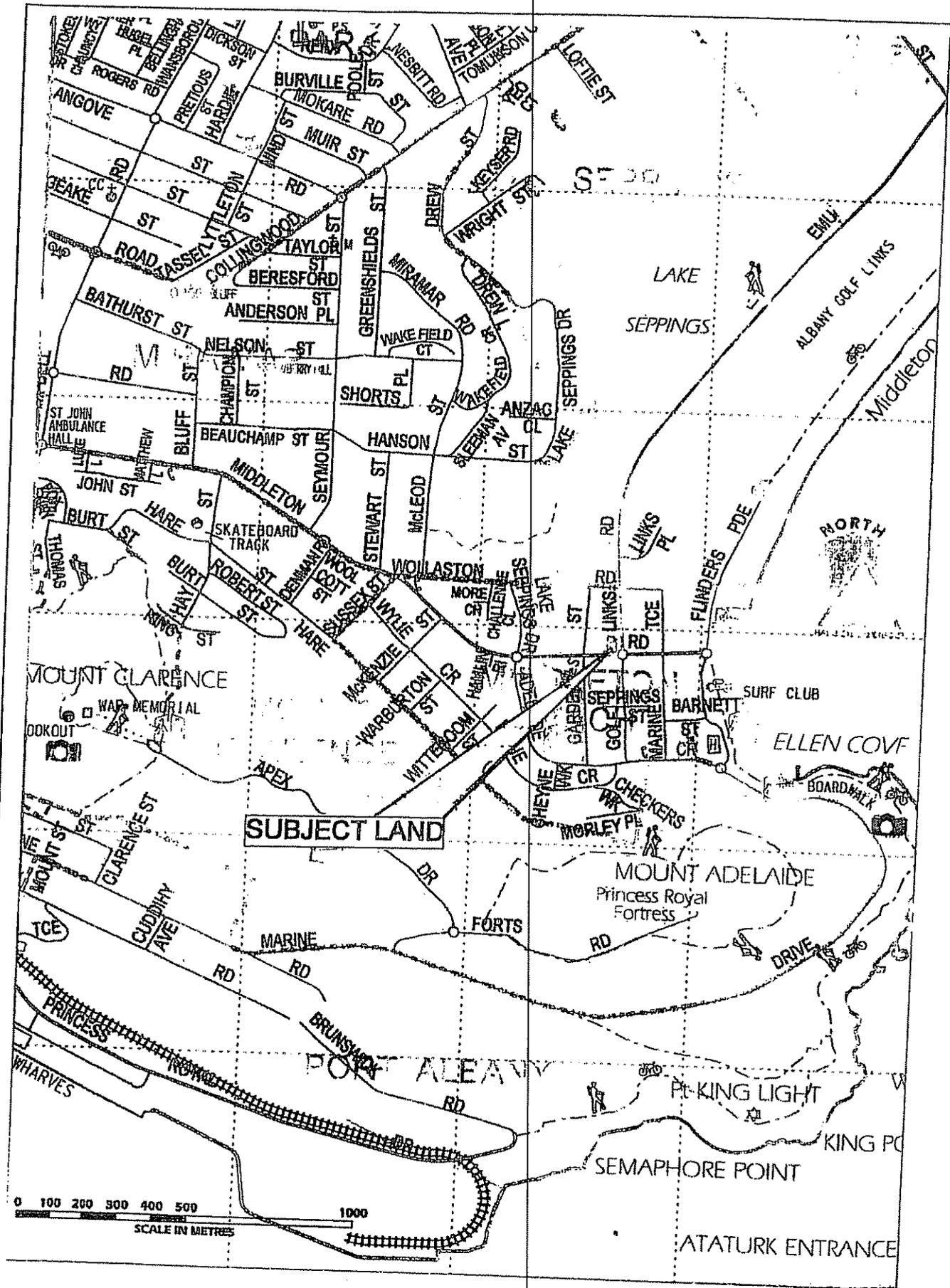
All required services are currently provided or can easily be extended to the subject land

Lot 3 Golf Links Road Road, Middleton Beach, Albany

MAPS

Map 1
Location Plan for Lot 3, Middleton Beach

Map 2
Lot Plan for the lots surrounding Lot 3, Middleton Beach



**LOCATION PLAN
LOT 3, MIDDLETON BEACH**

Drawn

**HARLEY SURVEY GROUP PTY LTD
PLANNING CONSULTANTS**

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ALBANY 77 803 704 248
A.C.N. 008 101 789



MAP 1

CITY OF ALBANY

SCHEME AMENDMENT REQUEST

**Pt.LOT 1 MORILLA ROAD,
KALGIN HEIGHTS,LOWER KING**

**HARLEY SURVEY GROUP
PLANNING CONSULTANTS
116 Serpentine Road.
ALBANY WA 6330
Ph: 9841 7333**

June 2005

1.0 INTRODUCTION

The Scheme Amendment Request is in relation to Lot 1 Morilla Road, Kalgin Heights

The proposal is to rezone part Lot 1 from the 'Rural' zone to the 'Special Residential' zone in the City of Albany's Town Planning Scheme No.3 (TPS No3). The land subject to the Amendment Request comprises 7 lots ranging in size from 2,800m² to 4,000m² along Morilla Drive. This proposal represents an extension of the existing Kalgin Heights (Special Residential Area No.5) development by having regard to environmental constraints, land capability and utilizing existing infrastructure.

2.0 LOCATION AND SITE

Lot 1 has a total area of 28.6 ha and is bounded by Nanarup and Morilla Roads and located approximately 15 klms. from the Albany CBD. However, the land comprising the proposed Amendment is 2.10 ha. Refer to Map 1 for details.

The site is currently cleared and undeveloped and used for horse adjustment. The site slopes to the south east.

The Great Southern Grammar School is to the east of the subject land. Land to the west on the other side of Morilla Road comprises the Kalgin Heights special residential housing estate. The land to the north and south is currently used for rural activities. Refer to Map 2 for details.

3.0 ZONING

The subject land's current zoning is 'Rural' in the City of Albany's T P S No.3.

The land adjoining the proposed 'Special Residential' zone to the east is zoned 'Rural' and borders the Great Southern Grammar School. Land to the west on the other side of Morilla Road is the Kalgin Heights 'Special Residential' zone Area No.5. The land to the north (on the other side of Nanarup Road) and that to the south is zoned 'Rural' Refer to Map 2 for details.

It is proposed to extend the 'Special Residential' zone Area No.5 to the proposed development.

4.0 PLANNING STRATEGIES

4.1 Residential Expansion Strategy

The subject land does not fall within the 1994 Residential Strategy.

4.2 Local Rural Strategy

Lot 1 is not included in the current City of Albany's Local Rural Strategy. However, the adjoining land to the north, on the other side of Nanarup Road, is within the Oyster Harbour Precinct No 12 is shown as having potential for Rural Residential development as is the land already developed (Kalgan Heights) to the east in Oyster Harbour Precinct No.13

The current Draft Local Rural Strategy indicates the subject land to be 'Longer Term Residential'

This proposal represents a logical extension of special residential development is consistent with the Policy Statement for Oyster Harbour Precincts Nos 11& 13.

5.0 INFRASTRUCTURE

5.1 Roads and Access

Road access to the proposed amendment is via Nanarup Road and Morilla Road, both fully formed 6 metre bitumen sealed roads. However, access to the proposed special residential development and the balance of the rural land will only be from Morilla Road as any additional access from Nanarup Road between Morilla Drive and Mead Road is not desirable due to design, safety and site distance issues.

5.2 Services

Reticulated water is currently available on the eastern side of Morilla Road as are power and telecommunication facilities.

Deep sewer is not available and is unlikely to be available in the near to medium term future. Therefore, suitable on site effluent disposal systems will be required.

5.3 Drainage

A storm water drain currently flows into the Kalgan Heights development and compensating basin in the POS has an overflow in an easterly direction under Morilla Road and through the subject land. It is proposed that the current location can easily be diverted in a southerly direction and then back into the rural area to facilitate the proposed development without any adverse impact on any storm water overflow. The new location will be designed to facilitate current overflows and having regard to effluent disposal requirements. There are other rural drainage channels to the east of the proposed amendment that will have no impact on the proposed development.

6.0 ENVIRONMENT

6.1 Vegetation

The City of Albany's 'Vegetation Survey of the Albany Hintedland' indicates that only the vegetation in the proposed area to be rezoned is identified as 'poor'. The only other remnant vegetation comprises stands of trees in the Morilla Road Reserve.

6.2 Landform and Soils

The subject land gently falls in an south – easterly direction from Morilla Drive from 10 metres AHD to 5 metres AHD. The land comprises yellow solonetzic duplex soils (Bwo).

7.0 CAPABILITY AND SUITABILITY

7.1 General

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

The site is within the Swampy Terrain Unit (BWo) which is a narrow swampy plain mantled by fluvial sediments and with yellow duplex solonetzic soils.

The land quality assessment from the Shire of Albany Local Rural Strategy – 'Physical Assessment and Hazards' publication produced by AGC Woodward – Clyde indicate the BWo Unit has a low capability to support on site effluent disposal.

A winter lot assessment was undertaken by the City of Albany's Health Department in September and October 2004. This was based on a subdivision concept plan for 11 lots. However, only 7 of these lots proved suitable for on site effluent disposal with the type and location of effluent disposal systems to address site conditions. Those sites not suitable were in the lower lying areas to the east of the proposed development. Based on the test results, contour levels and existing developments on Barrameda Road there are a number of potential sites for a dwelling to be suitably located on the adjoining rural land.

8.0 AMENDMENT PROPOSAL

The proposal is to rezone Part Lot 1, Morilla Road from the 'Rural' zone to the 'Special Residential' zone under the City of Albany's Town Planning Scheme No.3 creating 7 lots comprising a total area of 2.1 hectares with lot sizes ranging from 2,000m² to 4,000m² with all fronting onto Morilla Road. This zone will be an extension of the existing Kalgan Heights 'Special Residential' zone Area No.5.

The Subdivision Guide Plan and Scheme Provisions will establish the framework for developing the subject land. Refer to Map 3 for a proposed subdivision concept.

This 'Special Residential' rezoning proposal is consistent with and an extension of the existing Kalgan Heights special residential housing development that has similar lot sizes to those proposed. The rezoning and scheme provisions will integrate with those of the adjoining development.

The proposed 'Special Residential' lots will contain building envelopes to ensure that dwellings and associated outbuildings are located on the higher and most suitable land for development.

The existing Public Open Space (POS) on the other side of Morilla Road and opposite the subject land is ideally located and of sufficient area to support the proposed development.

The extent of intrusion of development will be minimised and visual amenity enhanced through the retention of existing stands of trees along Morilla Road and additional plantings along with building location and controls on height and use of appropriate materials and colours to blend into the environment.

Deep sewer is not available and is unlikely to be available in the near to medium term future. Therefore, alternative treatment units for on site effluent disposal will be necessary. The appropriate location and type of system has already been identified in the City of Albany's Health Department's winter lot assessment. These sites will be incorporated into the defined building envelopes. There are also suitable sites for a single dwelling on the balance of the 'Rural' zoned land.

Access to the subject land is already available from Morilla Road, and is at an appropriate standard to service the additional lots and rural land and not have a detrimental impact on the existing traffic flow. Additional access points from Nanarup Road are not suitable due to design and visual constraints.

Reticulated water is currently available on the eastern side of Morilla Road as are power and telecommunication facilities.

A storm water overflow drain that currently flows through the subject land will need to be diverted to facilitate the proposed development and be located and designed not to have any adverse impact on the current storm water flow, allow for access to the existing rural land and accord with on site effluent disposal requirements

9.0 CONCLUSIONS

This report has demonstrated that the proposal to rezone Part Lot 1, Morilla Road Kalgan Heights from 'Rural' to Special Residential' is consistent with adjoining existing special residential housing development, will satisfy a demand in the market place for this type of development and is ideally located next to the rapidly growing Great Southern Grammar School.

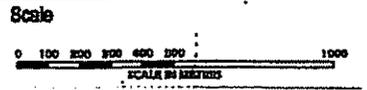
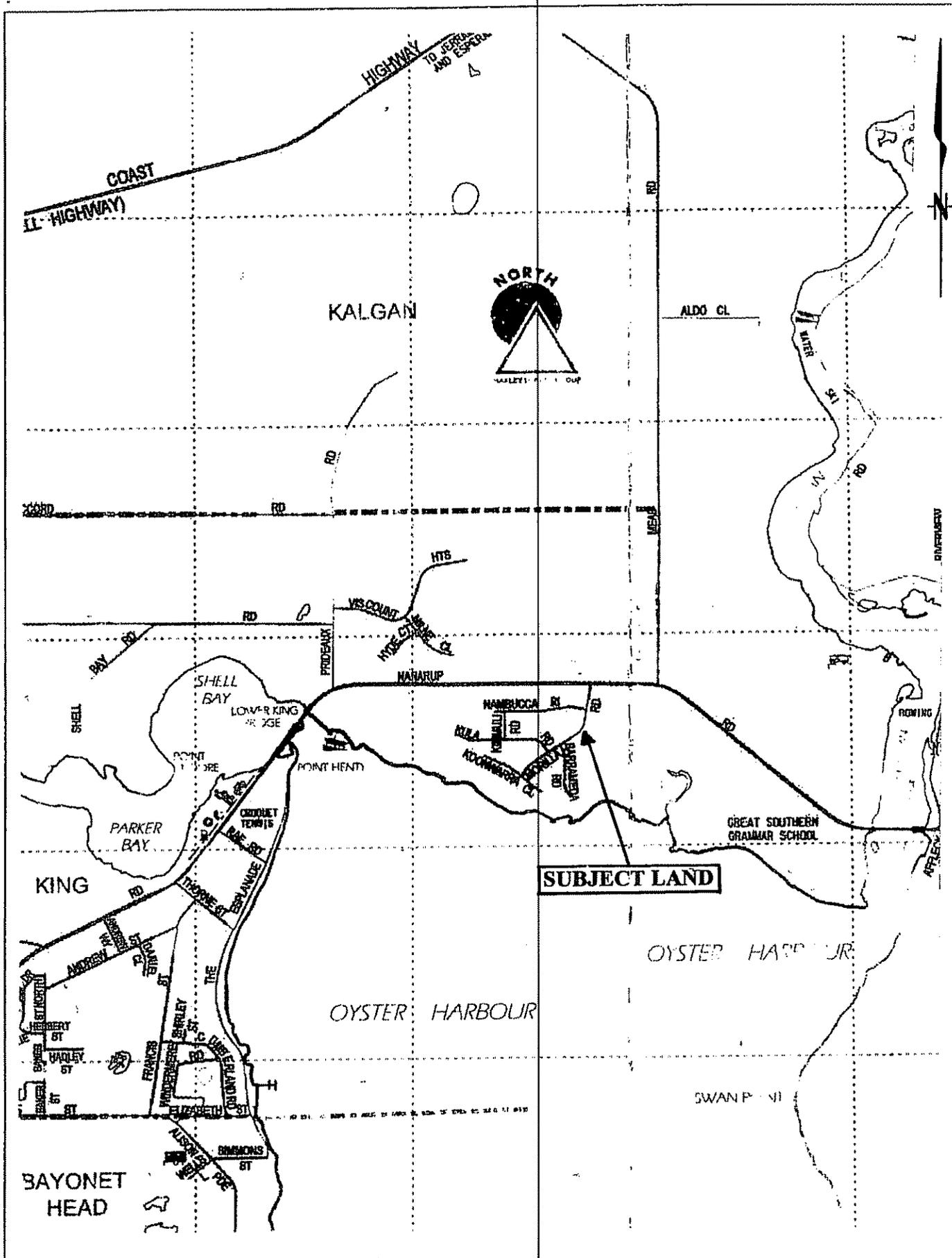
All the required services are currently available can easily be upgraded to facilitate the development. There is sufficient current open space to meet the required development standards along with existing access to the Oyster Harbour Foreshore Reserve.

The proposed amendment will also enable appropriate controls in place on maintaining and enhancing the visual amenity through the appropriate location, design and construction of buildings, retaining existing trees and planting additional trees to improve the environment and screen structures.

Therefore, it is respectfully requested that Council support the preparation of a formal Amendment to Town Planning Scheme No.3 to rezone Part Lot 1, Morilla Road Kalgan Heights from the 'Rural' to Special Residential' zone.

Lot 1 Morilla Drive, Kalgan Heights, Lower King

MAPS

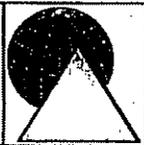


LOCATION PLAN
Pt. LOT 1, MORILLA DRIVE, KALGAN HEIGHTS
LOWER KING

Drawn **R.R.H**
16/03/05

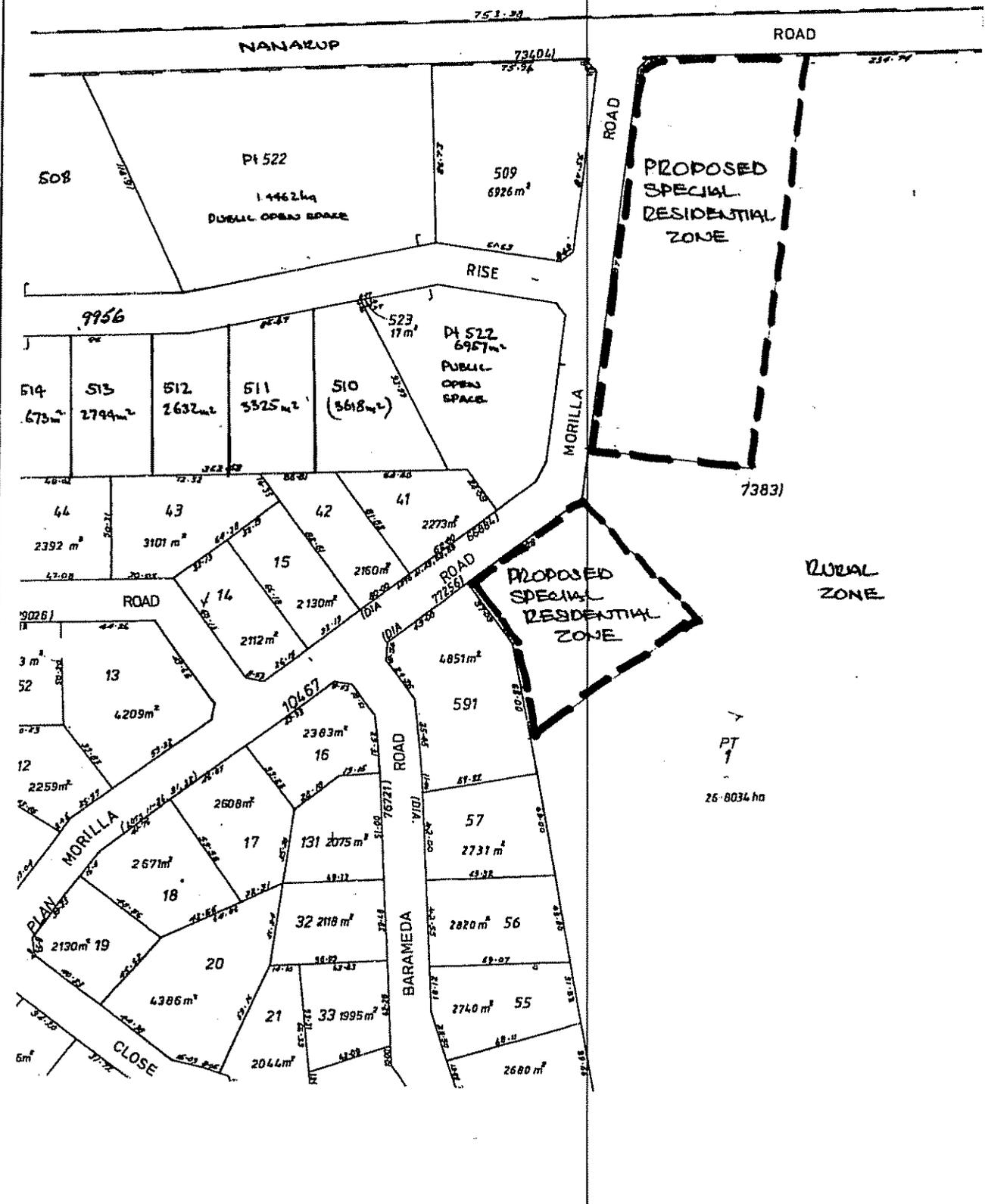
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 ALBANY W.A. Phone (08) 9841 7333

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 A.B.N. 77 603 784 248
 A.C.N. 009 101 788



MAP 1

RURAL ZONE



Scale 1:300

ZONING PLAN
Pt. LOT 1, MORILLA DRIVE, KALGAN HEIGHTS
LOWER KING

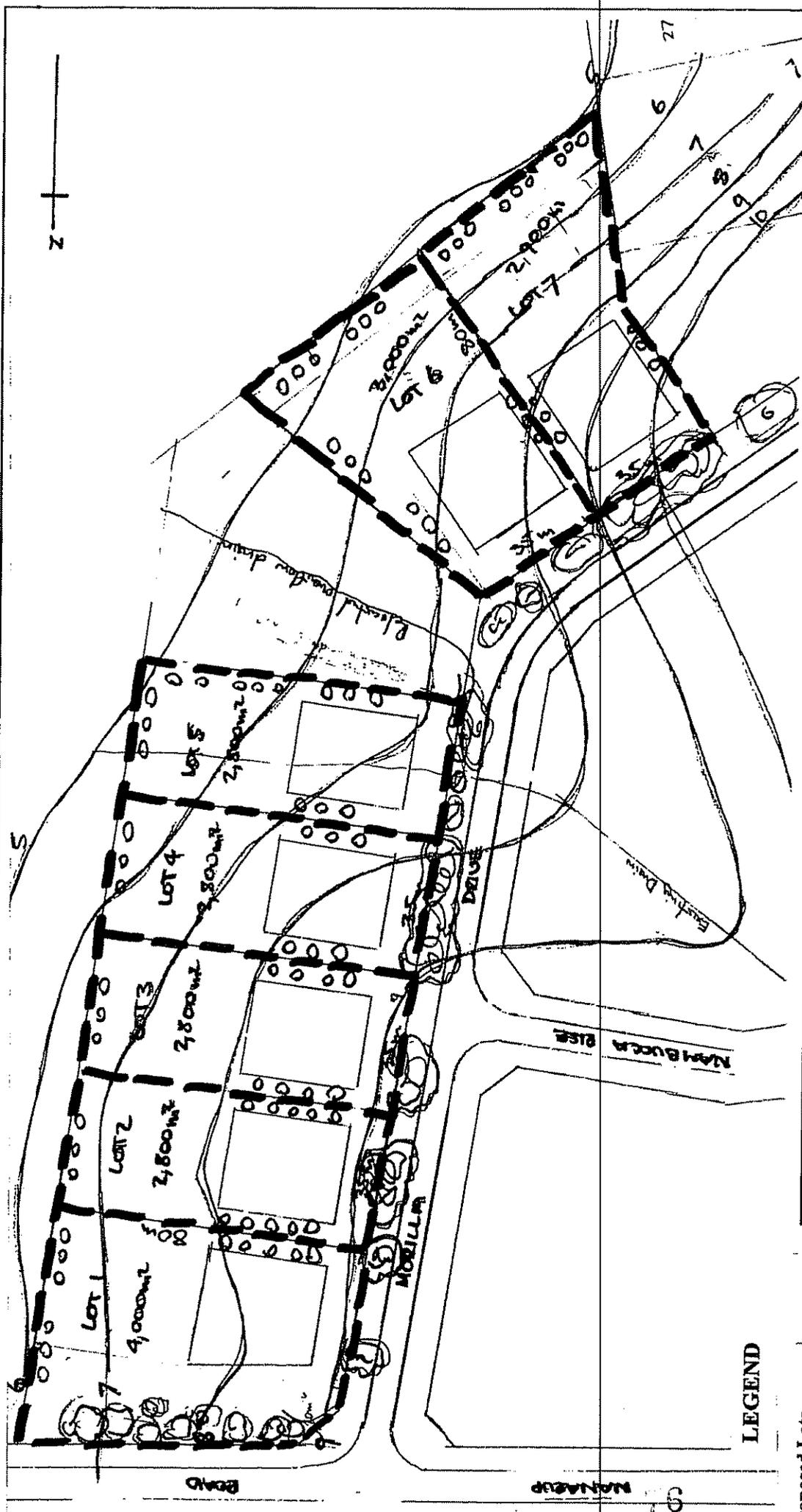
Drawn
RRH
 16/03/05

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AB.N. 77 803 784 248
 A.C.N. 009 101 788



MAP 2



LEGEND

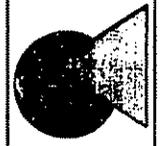
- Proposed Lots
- Proposed Building Envelopes
- Existing Vegetation
- Revegetation Area

Scale 1:700

Drawn R.R.H. 16/03/05

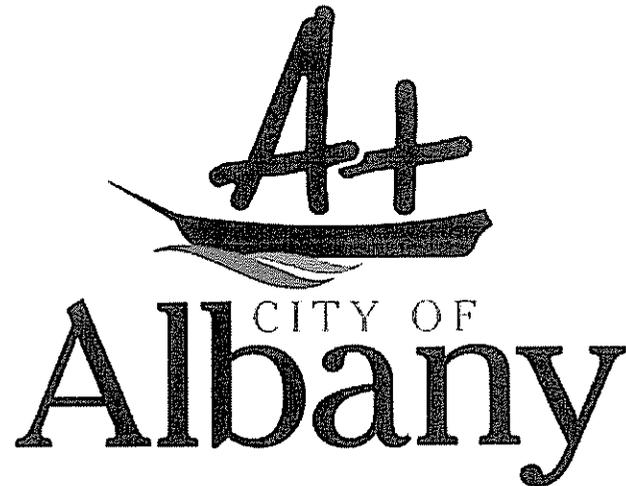
SUBDIVISION CONCEPT
Pt. LOT 1, MORILLA DRIVE, KALGAN HEIGHTS
LOWER KING

HARLEY SURVEY GROUP PTY LTD
CONSULTING PLANNERS
 P.O. BOX 8207
 118 BERPERTURE ROAD
 ALBANY W.A. Phone (08) 9841 7333

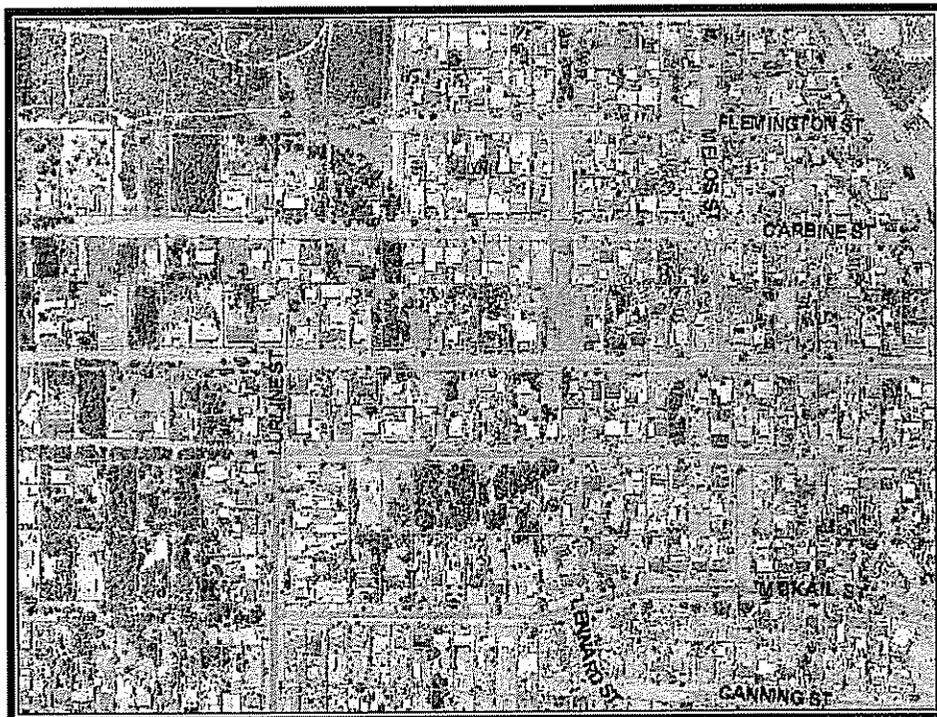


MAP 3

ALB. 77 603 784 248
 A.C.N. 008 101 788



CITY OF ALBANY
TOWN PLANNING SCHEME NO. 1A
AMENDMENT NO. 150



Prepared by the City of Albany

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL GOVERNMENT	City of Albany
DESCRIPTION OF TOWN PLANNING SCHEME	Town Planning Scheme No. 1A
TYPE OF SCHEME	Zoning Scheme
SERIAL NO. OF AMENDMENT	150
PROPOSAL	<p>THAT Council, pursuant to Section 7 of the Town Planning and Development Act 1928 (as amended) resolve to amend the City of Albany's Town Planning Scheme 1A by:</p> <ul style="list-style-type: none">i. Removing the reservation for Park and Recreation purposes from Lot 116, Lot 118 and Lot 119 Minor Road, Orana and zoning the land Residential.ii. Removing the reservation for Local Road purposes classification from Lot 167 Minor Road, Orana and Lot 168 McKail Street and to rezone the land to Residential.iii. Removing the reservation for Parks and Recreation purposes from Lot 8 and Lot 9 Flemington Street, Orana and rezoning the land to Residential, andiv. Amend the scheme maps accordingly.

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)
RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 150

Resolved that the local government, in pursuance of Section 7 of the Town Planning and Development Act, 1928 (as amended), amend the above Town Planning Scheme by:

- i. Removing the reservation for Park and Recreation purposes from Lot 116, Lot 118 and Lot 119 Minor Road, Orana and to rezone the land to Residential.
- ii. Removing the reservation for Local Road purposes classification from Lot 167 Minor Road, Orana and Lot 168 McKail Street, Orana and to rezone the land to Residential.
- iii. Removing the reservation for Parks and Recreation purposes from Lot 8 and Lot 9 Flemington Street, Orana and to rezone the land to Residential; and
- iv. Amend the scheme maps accordingly.

Dated this day of 2005

.....
CHIEF EXECUTIVE OFFICER

Scheme Amendment Report

Introduction

A review of land assets held by the City of Albany revealed that some land is superfluous to requirements and can be rationalised. This Scheme Amendment is to rezone some of these portions of land to a more suitable zoning prior to the disposal of the land at auction.

Proposal

It is proposed to rezone portions of land that are described in the City of Albany Town Planning Scheme No 1A (hereafter referred to as Scheme 1A) as follows:

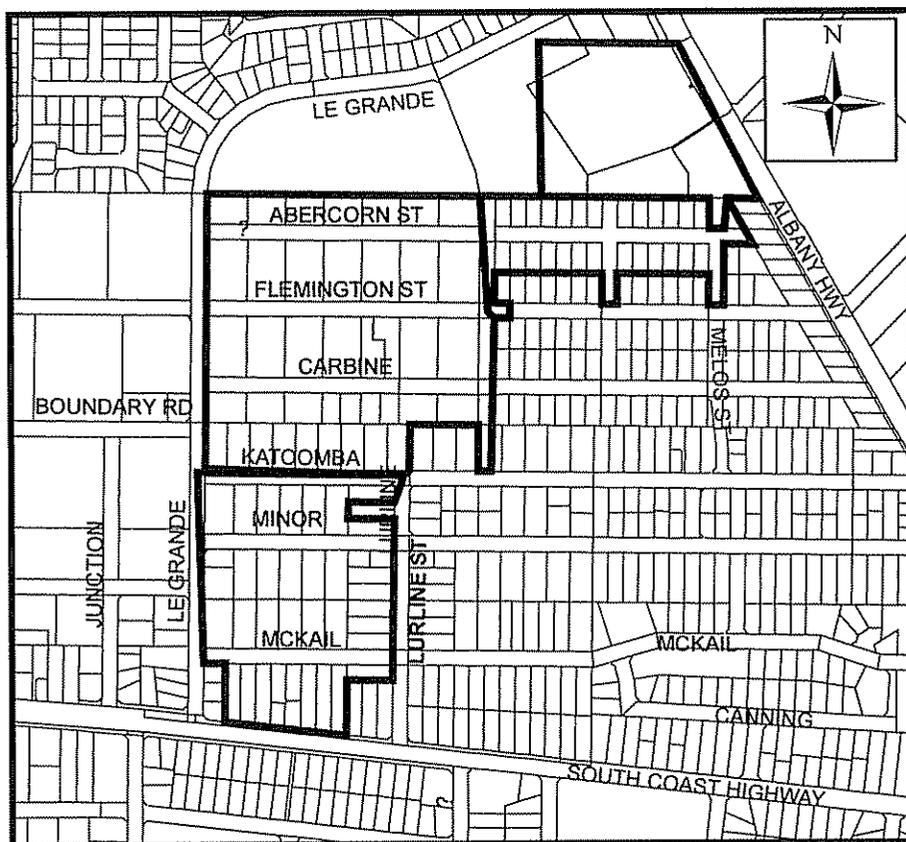
Table 1 - Parcels of Land to be Rezoned

Land Parcel	Current Zoning	Current Use	Proposed Zoning	Comment
Lot 9 Flemington Street, Orana	Reserved for <i>Parks and Recreation</i>	Vacant land currently occupied by vegetation and fire control access tracks, services by a Gravel Road.	Residential	Within the R- 20 density coding area
Lot 8 Flemington Street, Orana	Reserved for <i>Parks and Recreation.</i>	Vacant land currently occupied by vegetation and fire control access tracks, services by a Gravel Road.	Residential	Within the R- 20 density coding area
Lot 119, Minor Road, Orana	Part Reserved for <i>Local Road & Parks and Recreation,</i> and Part Zoned <i>Residential.</i>	Vacant land currently occupied by vegetation and fire control access tracks, services by a Bitumen Road.	Residential	Within the R- 20 density coding area
Lot 118, Minor Road, Orana	Part Reserved for <i>Local Road & Parks and Recreation,</i> and Part Zoned <i>Residential.</i>	Vacant land currently occupied by vegetation and fire control access tracks, services by a Bitumen Road	Residential	Within the R- 20 density coding area
Lot 116, Minor Road, Orana	Part Reserved for <i>Local Road & Parks and Recreation,</i> and Part Zoned <i>Residential.</i>	Vacant land currently occupied by vegetation and fire control access tracks, serviced by a Bitumen Road.	Residential	Within the R- 20 density coding area
Lot 167, Minor Road, Orana	Part Reserved for <i>Local Road,</i> and Part Zoned <i>Residential</i>	Vacant land currently occupied by vegetation and fire control access tracks, serviced by a Bitumen Road.	Residential	Within the R- 20 density coding area
Lot 168, McKail Road, Orana	Part Reserved for <i>Local Road,</i> and Part Zoned <i>Residential</i>	Vacant land currently occupied by vegetation and fire control access tracks, serviced by a Bitumen Road.	Residential	Within the R- 20 density coding area

Justification

The Town of Albany resolved to initiate a Guide Plan for the acquisition and development of a portion of the Orana locality at it's meeting of the 25th of June 1979. This Scheme was then Gazetted on 4 March 1982. This document was described as

Town Planning Scheme No 3 – the 'Le Grande' Scheme (hereafter referred to as the 'Le Grande' Scheme) and it described the subdivision and development of a portion of the Orana locality as generally shown in the diagram below:



Legend

0 140 280 560 Meters

 Former Town Planning Scheme No 3 *The 'Le Grande Scheme'*.

Correspondence on file indicates that following the 5th review of the 'Le Grande' Scheme, Council observed that the development requirements outlined in this document was uneconomic and resolved to revoke the Scheme.

Following this resolution, the formal revocation of the 'Le Grande' Scheme took place on 26 August 1988 by way of a Gazettal notice.

Within the current Town Planning Scheme, some portions of land appear to be zoned in a manner consistent with the intent of the revoked the 'Le Grande' Scheme.

The parcels of land described within Table 1 have been determined to be superfluous to current requirements, and thus suitable for being rezoned and rationalisation under the current plan of land use and development for the locality.

The parcels of land are in freehold estate, are currently undeveloped, and are able to be connected with standard residential services.

Once the land has been rezoned to a Residential status, the land can be developed for residential uses. It is proposed to dispose these parcels of land to the public by way of auction.

No active strategic documents require the land to be maintained in its current form, so the change of these parcels from their current status to a Residential zone will not result in any strategic impacts.

Conclusion

In conclusion it is recommended that this Amendment be supported, as:

- it will facilitate the development of residential land in the area and result in more residential uptake in a portion of the Orana locality that has been slow to develop.
- Will not result in any adverse impacts
- Is the legacy of a planning and development instrument that has since been revoked
- There are no current plans to use the land under it's current zoning.

This rezoning of land prior to disposal of land will assist in Council's capacity to permit more appropriate land uses on these parcels, consistent with land uses in the locality.

TOWN PLANNING AND DEVELOPMENT ACT 1928 (as amended)

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

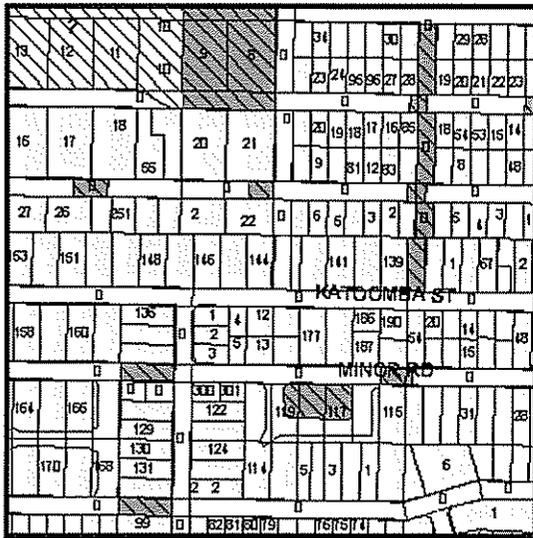
AMENDMENT NO. 150

Resolved that the local government, in pursuance of Section 7 of the Town Planning and Development Act, 1928 (as amended), amend the above Town Planning Scheme by:

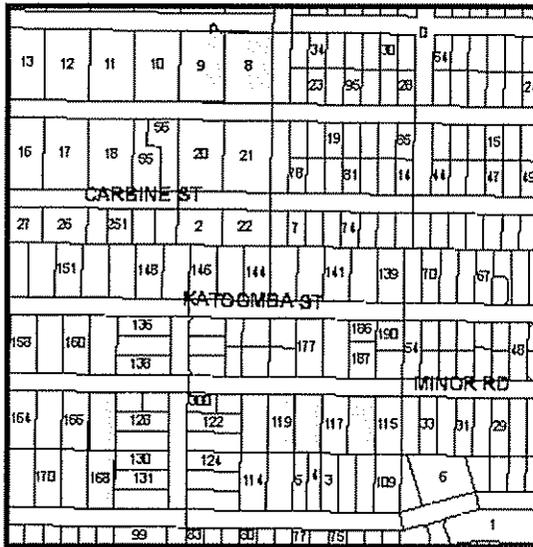
- i. Removing the reservation for Park and Recreation purposes from Lot 116, Lot 118 and Lot 119 Minor Road, Orana and to rezone the land to Residential.
- ii. Removing the reservation for Local Road purposes classification from Lot 167 Minor Road, Orana and Lot 168 McKail Street, Orana and to rezone the land to Residential.
- iii. Removing the reservation for Parks and Recreation purposes from Lot 8 and Lot 9 Flemington Street, Orana and to rezone the land to Residential; and
- iv. Amend the scheme maps accordingly.

City of Albany Town Planning Scheme No 1A

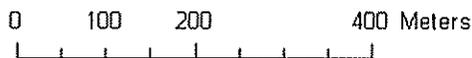
Amendment No 150



Existing Zoning



Proposed Zoning



1 centimeter equals 75 00 meters



Zones and Reserves

NAME

- CENTRAL AREA
- CLUBS AND INSTITUTIONS
- DRAINAGE
- FORESHORE DEVELOPMENT
- FUTURE URBAN
- INDUSTRY
- LICENSED PREMISES
- LOCAL ROADS
- LOCAL SHOPPING
- OTHER COMMERCIAL
- PARKS AND RECREATION
- PORT INDUSTRY
- PUBLIC USE
- RESIDENTIAL
- RURAL
- SERVICE STATION
- SPECIAL INDUSTRY
- TOURIST RESIDENTIAL
- YAKAMIA CREEK

Prepared by City of Albany
PO Box 484, Albany, WA, 6331
Date : 30 August 2005
Drawn : Thomas Sotter

ADOPTION

Adopted by resolution of the local government of the City of Albany at the meeting of the local government held on theday of2005.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

- 1 Adopted for final approval by resolution of the local government of the City of Albany at the meeting of the local government held on the day of 2005 and the Common Seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

- 2 Recommended/Submitted For Final Approval

.....
DELEGATED UNDER S.20 OF THE
WESTERN AUSTRALIAN PLANNING
COMMISSION ACT 1985

.....
DATE

- 3 Final Approval Granted

.....
MINISTER FOR PLANNING
AND INFRASTRUCTURE

.....
DATE

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT No. 252



AYTON TAYLOR BURRELL

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

JULY 2005

TOWN PLANNING SCHEME No. 3

AMENDMENT No. 252

CONTENTS

1. RESOLUTION
2. REPORT
3. EXISTING ZONING
4. PROPOSED ZONING
5. EXECUTION

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

RESOLUTION DECIDING TO AMEND A
TOWN PLANNING SCHEME

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
DISTRICT SCHEME AMENDMENT No. 252

Resolution:

That Council, in pursuance of Section 7 of the Town Planning & Development Act 1928 (as amended) resolves to amend the above Town Planning Scheme by:

*Transferring Lots 9, 10 & 87 Moortown Road and Lots 19 & 20
Bottlebrush Road, Gledhow from the Public Use Reserve to the Rural
Zone.*

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING & INFRASTRUCTURE

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF TOWN PLANNING SCHEME:	TOWN PLANNING SCHEME No. 3
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL No. OF AMENDMENT:	AMENDMENT No. 252
PROPOSAL:	

*Transferring Lots 9, 10 & 87 Moortown Road and Lots 19 & 20
Bottlebrush Road Gledhow, from the Public Use Reserve to the Rural
Zone*

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3

AMENDMENT No. 252

**LOTS 9, 10, 87, 19 & 20 BOTTLEBRUSH &
MOORTOWN ROADS, GLEDHOW**



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

JULY 2005

1.0 INTRODUCTION

This Scheme Amendment relates to five parcels of land in the Gledhow area, all accessing either Bottlebrush Road or Moortown Road.

The land is shown on the following figure and comprises Lot 9 (3.8ha), Lot 10 (3.8ha), Lot 87 (4.0ha), Lot 19 (3.8ha) and 20 (4.0ha) Bottlebrush Road.

2.0 BACKGROUND

All land is currently under the Public Use Reserve with the lots having either a gravel extraction (Lots 9, 10 & 87) or a historic grazing (Lots 10 & 20) use.

The lots are vacant and accommodate cleared and parkland cleared areas as well as degraded bushland. Lots 9, 10 & 87 have historic gravel extraction uses whilst almost all other clearings have been colonised by exotic weed species. By virtue of a continued grazing activity the parkland cleared areas on Lot 20 remain in good condition. Lot 19 retains parkland cleared areas toward the southeast portion of the land. All lots have developed perimeter firebreaks and on lot access tracks. Lot 19 has a significant strategic firebreak clearing on a north south axis in the middle of the block.

Vegetation

The following mapping identifies the vegetation remaining on the site and its condition. It shows considerable disruption/degradation has occurred over time. In 2000, ATA Environmental mapped original vegetation complexes for the City in the study titled Remnant Vegetation Complexes of Albany WA. This study shows:

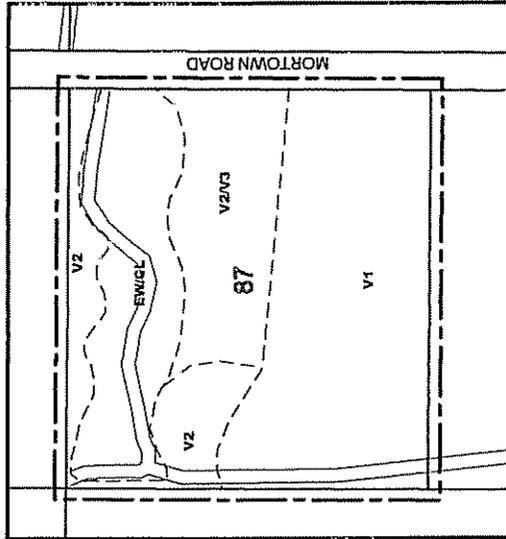
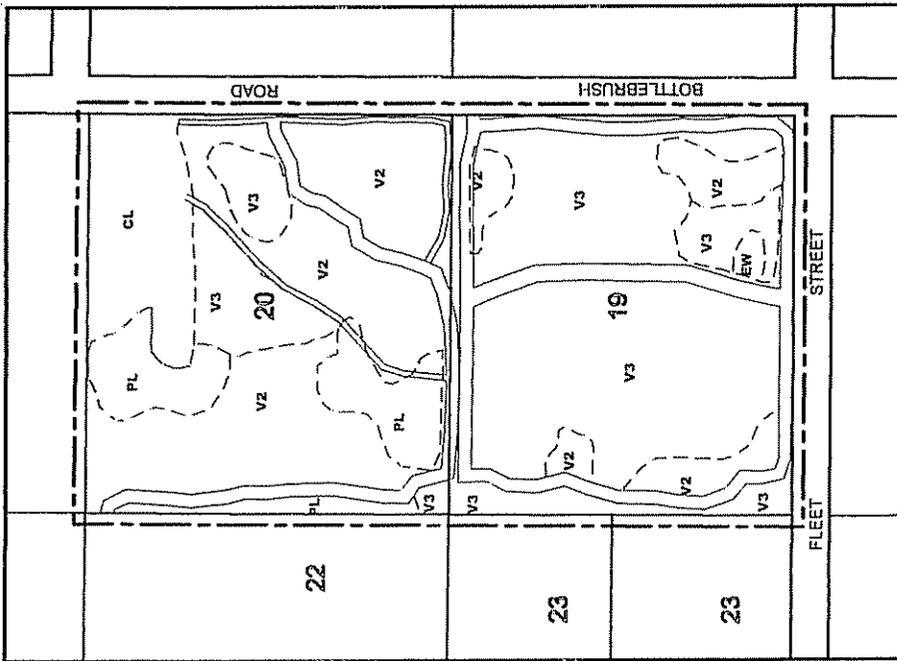
- Lot 20 and the northern portions of Lot 19 would have accommodated a low Sheoak / Jarrah Forest.
- Southern portion of Lot 19 would have accommodated a low Sheoak/Jarrah/Redheart forest.
- Southern portions of Lot 87 would have accommodated a low to medium Jarrah/Marri Forest.

Vegetation remaining on site is in a significantly degraded and/or disturbed state. Each lot has access to areas suitable for dwelling construction without impacting on any significant vegetation.

Soils

In terms of local soil types, Lots 20, 9 and 10 and the northern portions of Lots 87 and 19 accommodate sandy grey topsoil over generally gravelly soils (as evidenced by historical gravel extraction activities on Lots 9, 10 and 87). The southern portion of Lots 87 and 19 accommodate grey sandy topsoil over deep sandy podzols with occasional gravel pebbles. Lower still, soils merge to deep white sands.

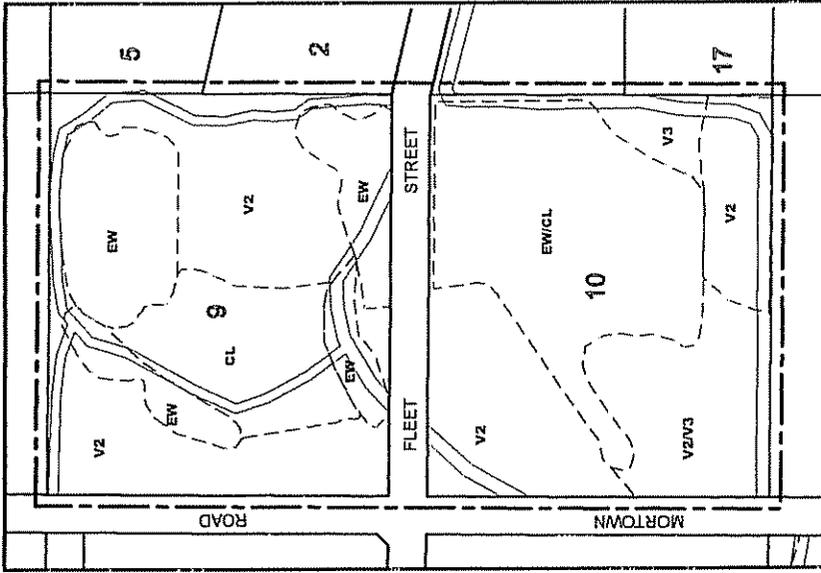
With lot sizes at 3ha to 4 ha and with a choice of possible house sites, these soil types do not pose any unmanageable issues for dwelling construction or onsite effluent disposal. Design, construction and installation will be assessed specifically at the development approval and any necessary measures applied at this time.



Lots 9, 10, 19, 20 & 87 Gledhow, Albany

-  Vegetation
-  Subject Land
-  Tracks

- CL Cleared, includes isolated trees
- PL Parkland Cleared, historically cleared. Generally trees retained to low open woodland levels over pasture / degraded pasture / invasive weeds.
- V1 Historically Cleared Regenerating areas, comprising low woodlands over low shrubs. Generally fair condition, some weed invasion / disturbance.
- V2 Historically cleared regenerating areas comprising low open woodland over low shrubs. Generally poor condition, weed invasion / disturbance common.
- V3 Historically cleared regenerating areas comprising of low shrub land. Lot 19 Generally good condition. Poor condition else were. Weed invasion and disturbance common.
- EW Exposed Working/other clearings. Often either cleared or dominated by exotic weeds. Predominant weeds include Tayonna, Watsonia, some Sydney Wattle



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Zoning

Official searches have revealed that these five freehold lots are not required for public use or reservation. As it is contrary to the Scheme to retail freehold land under a reservation were such land is not required for the reserved use, the lots need to be incorporated within an appropriate zone to enable Council to apply appropriate landuse and development controls under Town Planning Scheme No. 3.

The zoning proposed for the sites is Rural. All land within the greater precinct (South Coast Highway, Balston Road, Cuming Road and Harrogate Road) is under the Rural zone (with the exception of two isolated spot special residential zones).

It is proposed to transfer the sites to the Rural zone. This will meet in with the similar lots in the area.

Options for alternative zoning are limited and are explored below.

Special Rural

The sites could fall within the objective of the Special Rural zone however the lots are under serviced by Special Rural standards. Zoning the lots other than rural exacerbates spot zoning problems and may give the message to future and adjoining landowners that expansion of the zoning and associated subdivision are short term potential options. The absence of a Council adopted outline plan for the area also makes this classification premature.

Special Residential

The Special Residential zone is not appropriate for the land at this time as lot sizes are in excess of those permitted by this zoning. No subdivisional activity is proposed by the landowners, by existing planning or by future strategy. In addition, services available in the locality are significantly sub-standard for this form of development. The absence of a Council adopted outline plan for the area also makes this classification premature.

Residential Development

As this is a holding zone for future development, it too is not considered appropriate given its imposition is contingent on a decision making process identifying the land as imminently suitable for residential subdivision and development. This process would also identify a list of development issues to be addressed. At this time neither the decision making process nor the identification of development issues has occurred such that the land is considered suitable in the short, medium or longer term. As a result, this zone is not considered appropriate.

Rural Zone

The only classification that fits the land in its current context, that effectively precludes further subdivision until the preparation and adoption of an overall plan and that provides for Council to appropriately control landuse and development in the mean time is the Rural zone.

The only permitted uses within the Rural zone are Public Recreation, Public Worship, Residential Dwelling House and conventional rural uses. With this noted, all uses are subservient to the need to obtain clearing approval if remnant vegetation is implicated beyond applicable exemptions.

3.0 CONCLUSION

The proposal to transfer Lots 9, 10, 87, 19 & 20 from the Public Purposes reserve to the Rural zone provides greater certainty and control over potential use and activities on the land, it meets with the zoning of adjoining land and it meets the planning objective of only having private land under a reservation where there is no adopted Government plans in place for purchase and use.

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

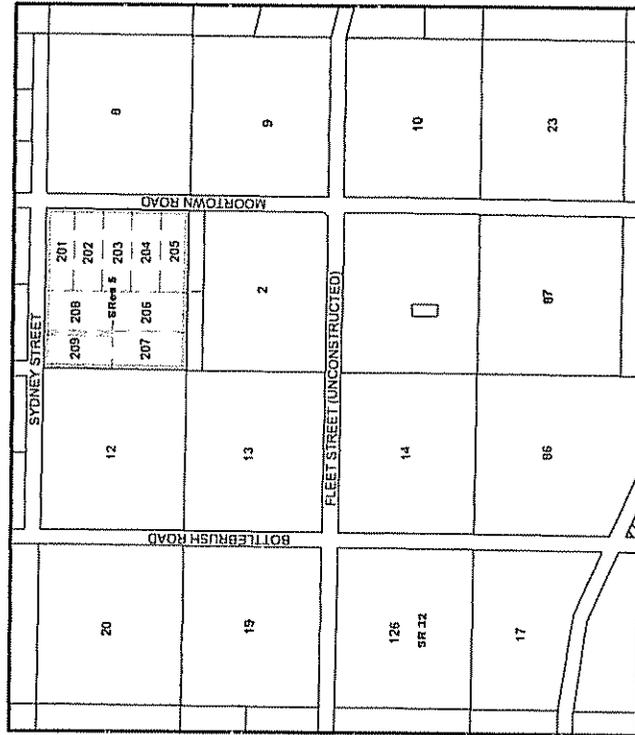
**TOWN PLANNING SCHEME No. 3
AMENDMENT No. 252**

The Albany City Council under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act 1928, (as amended), hereby amends the above Town Planning Scheme by:

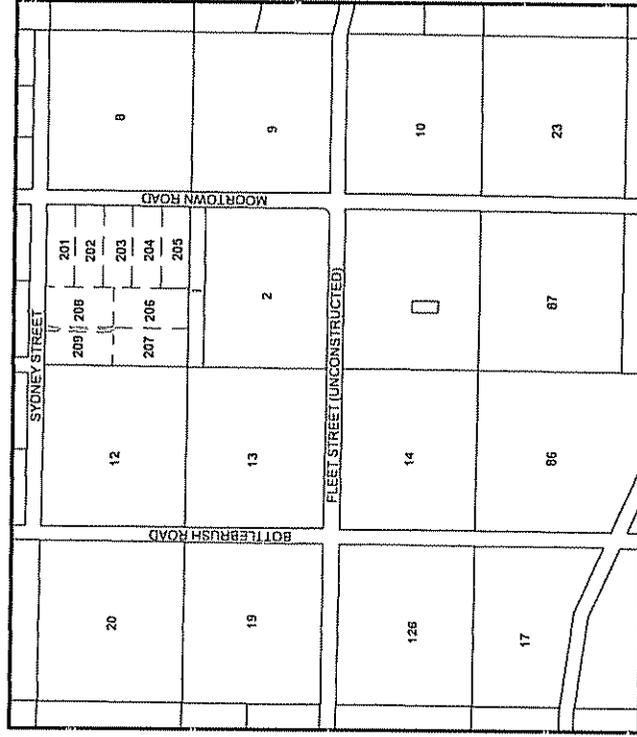
- i. Transferring Lots 9, 10 & 87 Moortown Road and Lots 19 & 20 Bottlebrush Road Gledhow, from the Public Use Reserve to the Rural zone; and
- ii. Amending the Scheme Maps accordingly.

CITY OF ALBANY
 TOWN PLANNING SCHEME No. 3
 AMENDMENT No. 252

EXISTING ZONING



PROPOSED ZONING



-  SPECIAL RESIDENTIAL
-  SPECIAL RURAL
-  RURAL
-  PUBLIC PURPOSES



Ayton Taylor Burrell
 Chartered Surveyors & Engineers
 110 Campbell Street, Albany, Tasmania
 Phone (03) 5252224 Fax (03) 5252133

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 1:10000

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 252

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

Mayor

Chief Executive Officer

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 252

Adopted for final approval by resolution of the City of Albany at the meeting of the

Council held on the _____ day of _____ 200_ and the Common Seal of the municipality was pursuant to that resolution hereunto affixed in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for final approval

Delegated under Section 20
of the WAPC Act 1985

Date

Final Approval Granted

Minister for Planning & Infrastructure

Date

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3

AMENDMENT No. 251



AYTON TAYLOR BURRELL

Consultants in Urban & Regional Planning

11 DUKE STREET, ALBANY WA 6330 Ph: 9842 2304

JUNE 2005

TOWN PLANNING SCHEME No. 3

AMENDMENT No. 251

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1. RESOLUTION
2. REPORT
3. EXISTING ZONING
4. PROPOSED ZONING
5. EXECUTION

04-76-05 WR DOC

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

RESOLUTION DECIDING TO AMEND A
TOWN PLANNING SCHEME

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
DISTRICT SCHEME AMENDMENT No. 251

Resolution:

That Council, in pursuance of Section 7 of the Town Planning & Development Act 1928 (as amended) resolves to amend the above Town Planning Scheme by:

- i. Rezoning Lots 26, 27, 28, 29, 30, 31, 121 & 122 Federal Street, McKail from the Rural Zone to the Special Residential zone.*
- ii. Rezoning Lot 301 Federal Street, McKail from Public Purpose Reserve to the Special Residential zone.*
- iii. Include all of the land within Special Residential Zone No. 9 to control land use and development*
- iv. Amend the face of the Scheme Map accordingly.*

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING & INFRASTRUCTURE

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY: **CITY OF ALBANY**

DESCRIPTION OF TOWN
PLANNING SCHEME: **TOWN PLANNING SCHEME No. 3**

TYPE OF SCHEME: **DISTRICT SCHEME**

SERIAL No. OF AMENDMENT: **AMENDMENT No. 251**

PROPOSAL:

- i. Rezoning Lots 26, 27, 28, 29, 30, 31, 121 & 122 Federal Street, McKail from the Rural Zone to the Special Residential zone*
- ii. Rezoning Lot 301 Federal Street, McKail from Public Purpose Reserve to the Special Residential zone.*
- iii. Include all of the land within Special Residential Zone No. 9 to control land use and development*
- iv. Amend the face of the Scheme Map accordingly.*

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 251

REPORT

04-76-05 WR DOC

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3.0	PLANNING CONTEXT	1
4.0	ZONING PROPOSAL	2
5.0	CONCLUSION	3

1.0 INTRODUCTION

Lot 301 Federal Street has recently been created as a result of the rationalisation of Reserves 23290 & 30551.

Lot 301 comprises surplus freehold land from these former reserves and remains under the Public Purposes reserve. As there are no government requirements for public use of the land, the land needs to be rezoned to facilitate the future sale and development of the land.

Both Council and the Western Australian Planning Commission have considered the rezoning of this site and are of the view that this land and the adjoining small rural parcels north of Federal Street should be included within the special residential zone.

It is therefore proposed to include this land within the existing Special Residential Zone No. 9 as exists on the southern side of Federal Street.

2.0 THE SITE

The Lots are located some 8kms from the Albany town centre. The land has primary frontage to Federal Street.

The land is flat with a very slight fall to Albany Highway and is at an elevation of 52m AHD.

The site has access to urban services including electrical power, telecommunications, reticulated water and sealed road access.

With the exception of Lot 301 and Lot 27, all land is developed with a single residence and associated outbuilding(s). Lot 27 accommodates a shed located in its north-west corner while Lot 301 is vacant.

Lot sizes range in size from Lot 301 at 9993m² and Lot 31 at 8400m² to Lots 121 and 122 at around 2000m².

Given the level of existing development, small lot sizes, historical clearing, weed invasion and fragmented nature of the bushland, the remaining vegetation is not significant or of any quantifiable conservation significance although it provides for local amenity and as such should be retained where possible.

3.0 PLANNING CONTEXT

To the south along Federal Street is the established Special Residential Zone No. 9. This zone has a minimum lot size of 4000m².

To the north is the old Town & Suburban Tennis Club buildings and courts which are now utilised by the Albany Country Music Club.

The present zoning includes a Rural zoning for the land north of Federal Street surrounding the subject land, a Special Residential zoning for the lots south of Federal Street and a Public Use and Parks & Recreation reservation for the reserve to the north.

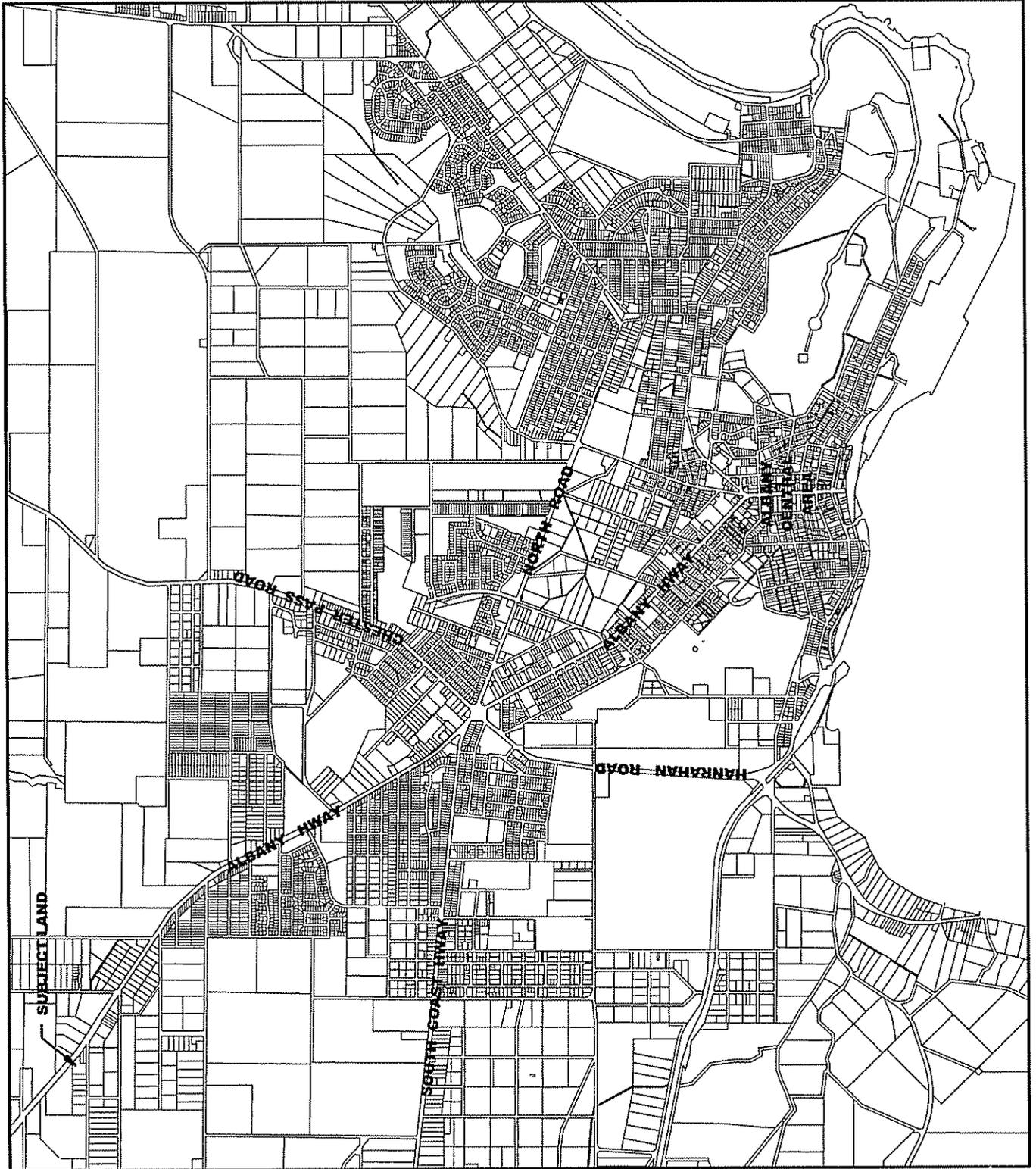
The Lots 121 and 301 are located adjacent to Albany Highway which is noted as a Major Highway within the Scheme. As a result it is likely Council and Main Roads WA will require specific setbacks and crossover/access control for any new development on the Lots.

Location

Lots 26-31, 121, 122 & 301
Federal Street McKail
City of Albany

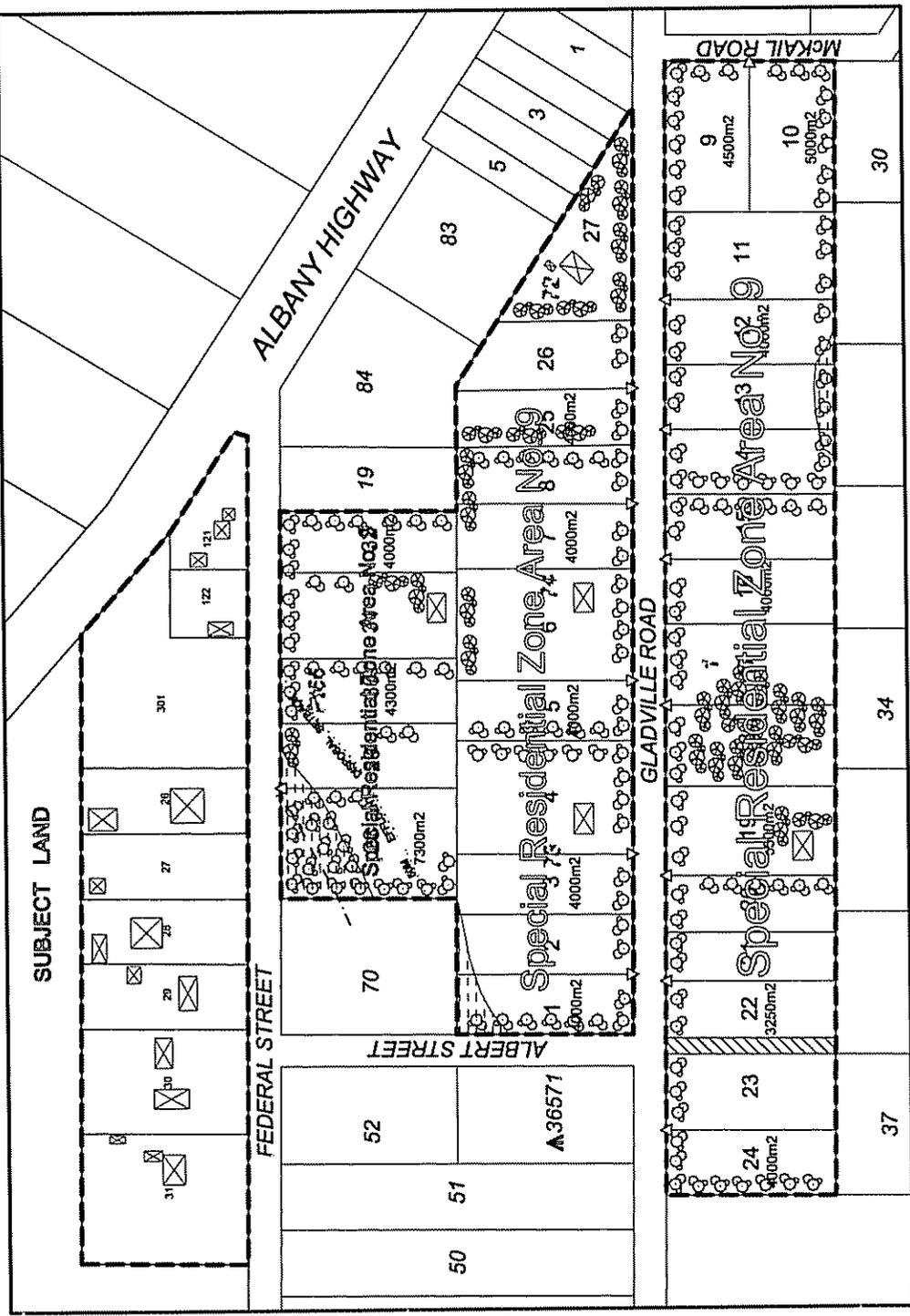
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04-76-02.ATB

Ayton Taylor Burrell
1100 West 4th Street, Suite 100
Albany, Oregon 97310
Phone: 503-545-1314 Fax: 503-545-1315



ALL AREAS, LOCATIONS & DIMENSIONS SUBJECT TO SURVEY

-  Subject Land
-  Existing Vegetation
-  Tree/Shrub Planting
-  Shared Crossovers
-  Sporadic Drainage Line
-  PAW (10m wide)
-  Building Exclusion Area
-  Existing Buildings



CONTEXT

Lots 26-31, 121, 122 & 301
Federal Street McKail

 Ayton Taylor Burrell
Geotechnical, Urban & Regional Planning
11 Duval St., Albany, Western Australia 6170
Phone: (08) 9422 1300 Fax: (08) 9422 1320

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The land is implicated by the Attwell Park Speedway and possible spill over noise and light when the facility is in operation. Council has a policy on development within the vicinity of the speedway which covers issues as dwelling location, screening and design. As Council will be applying this policy to all new development in the area it is prudent that prospective purchasers are made aware of its existence during the notification phase of any future lot transfers.

The land is located outside of the Albany Airport Noise Buffer Policy and as such does not require special planning mechanisms to account for the Airport.

A Western Power substation is located immediately west of Lot 31. Western Power has a responsibility to manage its site such that any offsite impacts fall within statutory limits and pose no health/safety concerns. If subdivision is proposed at some time in the future, the existing approval process ensures that Western Power can review comment and if necessary propose subdivision conditions as appropriate.

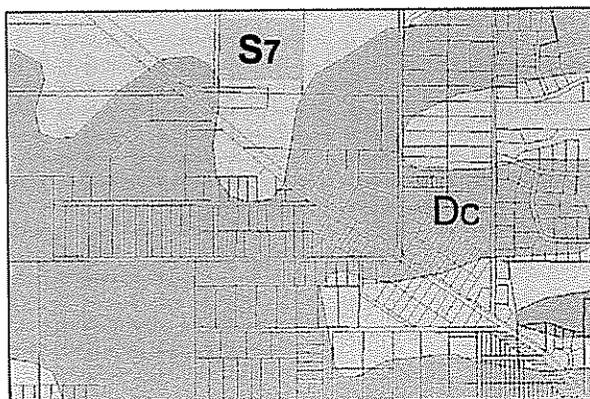
Land Capability Assessment

The site is characterised by 2 landform/soil units, the Dempster (Dc) and Minor Valley (S7) map units. These are described in the City of Albany Local Rural Strategy (AGC Woodward-Clyde 1992) as follows:

- Dempster (DC) being broad convex crests of spurs and ridges with gravely yellow duplex soils and some lateritic boulders. This unit is widespread throughout the City in association with the deeper dissected drainage courses.
- Minor Valley (S7) being broad concave valleys incised in sedimentary rocks. The soils are deep leached sands and podzols on the slopes. This unit is widespread within all major drainage systems in the City.

Land Capability Map

The following landform/soil unit map is derived from the City's Local Rural Strategy:



Source: City of Albany LRS (AGC Woodward-Clyde 1992)

Land Capability Table

The following land capability assessment table is taken from the City's Local Rural Strategy:

LAND QUALITIES	LANDFORM/SOIL UNIT	
	Dempster (Dc)	Minor Valley (S7)
Water Erosion Risk	Very low	Moderate
Wind Erosion Risk	Moderate	Low
Microbial Purification Ability	Low	Very low
Water Pollution Risk (overland flow)	Moderate	Very high
	Low	High
(subsurface drainage)	Low	High
Ease of Excavation	Low	Moderate
Inundation	Medium high	Medium high
Flood Risk	Nil	High
Foundation Soundness	Fair	Good
Slope Instability	Nil	Nil
Soil Absorption Ability	Very low	Low
Subsoil Water Retention	High	Low
Soil Workability	Poor	Good
Nutrient Availability	Low	Low
Nutrient Retention Ability	Medium-high	Low
Topsoil Nutrient Retention	Moderate	Very low
Moisture Availability	Moderate	Medium low
Rooting Condition	Moderate	Easy
Salinity Risk	Not susceptible	Non susceptible
Exposure Factor	Low	Very low
Wind Erodibility	High	Moderate
Water Erodibility	Moderate	Moderate
Soil Resistance	Moderate	Low
Rain Acceptance	Moderate	High

Source: City of Albany LRS (AGC Woodward-Clyde 1992)

Land Capability Summary

The Dempster (Dc) landform/soil unit has an overall capability rating of 3 (moderate) for on-site effluent disposal and 2 (high) for housing construction. The limitations relate to the site's ability to treat effluent on-site. The Minor Valley (S7) landform/soil unit has an overall capability rating of 4 (low) for both on-site effluent disposal and housing construction. The limitations relate to potential flood risk.

Due to the overall land capability analysis results being moderate, particular responses are required to address the site's limitations. The existence of the sporadic seasonal drainage line through Lot 301 and the use of on-site effluent disposal systems (due to the lack of deep sewer infrastructure being available) requires that larger lot sizes (4,000m²) are provided and the imposition of a 50 metre setback from the existing drainage line (through Lot 301) to any proposed on-site effluent disposal system, consistent with that already applying within the existing Special Residential zoned area.

These measures will:

- ensure that lot sizes reflect the recommended density of housing using on-site effluent disposal in the area;
- provide an appropriate development setback to the sporadic creek to minimise potential for effluent leaching from subsequent housing development; and
- require the use of an approved ATU's (Aerobic Treatment Units) to dispose of effluent for new housing development due to the site's moderate capability.

4.0 ZONING PROPOSAL

Council's Local Rural Strategy earmarks the land for future zoning to the Special Residential zone and possibly, subject to future study, future subdivision.

This zoning proposal however, simply seeks to apply the zone to the land. This zoning proposal does not support or propose further subdivision. With this noted however, it is prudent to set the framework for any possible future Special Residential subdivision of suitable lots subject to further study and specific application.

As noted above, the land in the precinct is under the Rural one except Lot 301. As this is freehold land and as there are no plans for Purchase or Public Use, this reservation is an anomaly and needs to be replaced with the most appropriate zoning.

Alternative zoning options for the precinct include either Rural or Special Residential/Rural. Residential zoning is clearly inappropriate given servicing available and the distance from the urban front. Other specific classifications such as a Special Site or Use zone could only be considered if special activities and developments were proposed. However none are at this stage.

Given the proposals of the Local Rural Strategy and the existence of a Special Residential Zone in the immediate locality Council considers the most suitable alternate zoning for the precinct is Special Residential; included within Zone No. 9.

As Special Residential Zone No. 9 has a 4000m² minimum lot size requirement, it is only lots 31 and 301 which could possibly support any further subdivision.

Similar to Special Rural Zone No. 21, it is proposed to include a provision within Zone No. 9 requiring that for any subdivision proposals to be supported, the Council and the Commission need to be satisfied that:

1. The design of any proposed subdivision complies with minimum lot size requirements as well as the objectives, intent and requirements of the zone.
2. The proposed subdivision is suitable having regard to the physical characteristics of the site, land capability & suitability (including on site effluent disposal), adjoining development, fire safety requirements, proximity to the speedway and Western Power Substation and the need to preclude direct lot access to Albany Highway
3. The proposed subdivision can be adequately serviced.

This approach ensures that whilst there are no subdivision proposals at this time, the requirements for subdivision will be suitably addressed.

With regards all other future development and landuse, the existing zone controls allow Council to appropriately control landuse and development.

5.0 CONCLUSION

The proposal to transfer Lot 301 from the Public Purposes reserve and Lots 26-31, 121 and 122 from the Rural zone to the Special Residential zone provides greater certainty and control over potential use and activities on the land, it meets with the zoning of other land in the locality.

APPENDIX I

SPECIAL RESIDENTIAL ZONE No. 9

EXISTING PROVISIONS AND SUBDIVISION GUIDE PLAN

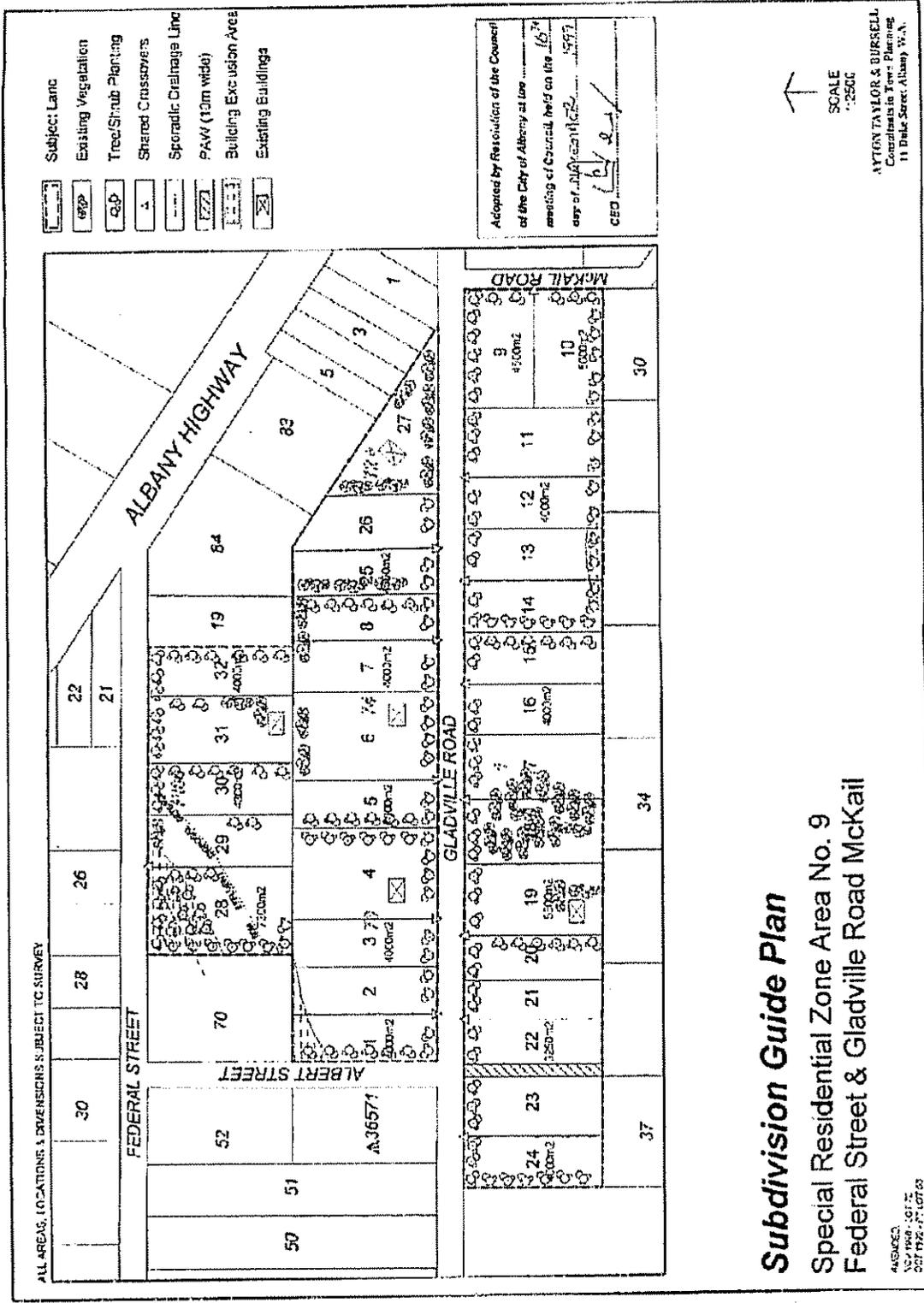
AREA	LOCALITY	LOT(S)	LOCATION	SPECIAL PROVISIONS
9	Gladville Road McKail	73 & 74 1	377 390	<p>1.0 Plan of Subdivision</p> <p>1.1 Subdivision of Special Residential Zone Area 9 shall generally be in accordance with the Subdivision Guide Plan endorsed by the Shire Clerk/CEO.</p> <p>1.2 Council shall recommend against the further breakdown of lots however, minor variations to the subdivision design, if approved by the Western Australian Planning Commission, may be acceptable.</p>
9	Gladville Road	72, 73 & 74	377	<p>2.0 Objective of the Zone</p> <p>The objective of Special Residential Zone Area No. 9 is to create a spacious residential living environment that enhances the visual amenity of the locality whilst providing a transition or buffer zone between rural pursuits and adjacent residential areas.</p>
9	Federal Street McKail	1 Pt 66	390 377	<p>3.0 Landuse</p> <p>3.1 Within Special Residential Zone Area 9 the following uses are permitted:</p> <ul style="list-style-type: none"> * Residential Dwelling House. <p>3.2 The following uses are not permitted unless the Special Approval of Council is granted:</p> <ul style="list-style-type: none"> * Home Occupation * Public Utility * Cottage Industry * Keeping of Stock, subject to Provision 4.0 * Stable, subject to Provision 4.0 * Education Establishment * Place of Worship * Other incidental or non defined landuses considered appropriate by Council as being consistent with the objective of the zone.
				<p>4.0 Keeping of Livestock/Animals</p> <p>4.1 With the intention of preventing land degradation and practices detrimental to the environmental amenity of the zone, the keeping stock on Lots 17, 18 & 28 as shown on the Subdivision Guide Plan, shall be prohibited whilst the keeping of not more than one heavy beast or two sheep or goats may be permitted on other lots providing these animals are restricted to cleared and fenced area of the lot.</p>

AREA	LOCALITY	LOT(S)	LOCATION	SPECIAL PROVISIONS
9	Gladville Road McKail	73 & 74 1	377 390	<p>4.2 Where, in the opinion of Council the continued presence of animals on any portion of land is likely to contribute, or is contributing to the degradation of revegetation and/or residential amenity, dust pollution and/or soil degradation then notice may be served on the owner of the said land, requiring immediate removal of those animals specified in the notice for a period specified in the notice.</p> <p>When notice has been serviced on a landowner in accordance with this clause, the Council may also require the land to be fully rehabilitated within 3 months of serving the notice.</p> <p>In the event that such action is not undertaken, Council may carry out such works as are deemed necessary, with all costs being borne by the landowner.</p>
9	Gladville Road	72, 73 & 74	377	
9	Federal Street McKail (Continued)	1 Pt 66	390 377	<p>5.0 Location of Buildings and Structures</p> <p>5.1 No building may be erected closer to the boundary of a lot than:</p> <p>(i) from the frontage of a lot - 12m</p> <p>(ii) from the side or rear boundary of a lot 5m</p> <p>Council shall show its preference for rear boundary setbacks of 20m so as to provide adequate low fuel areas.</p> <p>5.2 Notwithstanding 5.1 above, Council may approve a lesser distance when Council is of the opinion that the topography or shape of the lot or vegetation on the lot makes it desirable to vary this provision.</p>
				<p>6.0 Building Design, Materials and Colour</p> <p>6.1 Dwelling houses and all outbuildings shall not exceed 7.5m in height which is measured vertically from the finished ground level.</p> <p>6.2 No boundary fencing shall be constructed of fibre cement, metal sheeting or wooden picket. Where boundary fencing is utilised, it is to be of rural construction such as post and strand, post and rail (or similar) to the satisfaction of Council.</p> <p>6.3 Dwellings and outbuildings shall be designed and constructed of materials which allow them to blend into the landscape of the site. Council shall refuse to approve walls and roofs constructed of reflective materials such as unpainted zincalume and off-white colours. Council will be supportive of walls and roofs with green, brown or red tonings in keeping with the amenity of the area.</p>

AREA	LOCALITY	LOT(S)	LOCATION	SPECIAL PROVISIONS
9	Gladville Road McKail	73 & 74 1	377 390	6.4 Buildings, tanks and structures shall not be permitted within the Building Exclusion Areas designated on the Subdivision guide Plan.
9	Gladville Road	72, 73 & 74	377	7.0 Vegetation and Revegetation Protection
9	Federal Street McKail (Continued)	1 P66	390 377	7.1 No clearing of vegetation on Lot 17 or 18, as shown on the Subdivision Guide Plan, shall occur except for: (a) clearing as may reasonably be required to construct any approved building and curtilage; (b) trees that are dead, diseased or dangerous; (c) clearing to gain vehicular access to an approved dwelling or any other clearing which may be approved by the Council. 7.2 Council may request the Commission to impose a condition at the time of subdivision for tree/shrub planting in the areas shown on the Subdivision Guide Plan. Such planting shall comprise native species approved by Council. 7.3 The clearing of tree/shrub planting implemented subject to Provision 7.2 & 7.4 shall be prohibited. 7.4 Additional tree/shrub planting may be required as a condition of development approval.
				8.0 Water Supply
				8.1 Council may request the Commission to impose a condition at the time of subdivision for the provision of a reticulated water supply to all lots. 8.2 The construction of bores and the abstraction of groundwater shall require the consent of Council and the Water & Rivers Commission in consultation with the Department of Minerals & Energy.
				9.0 Effluent Disposal
				9.1 On site effluent disposal shall be the responsibility of individual landowners. 9.2 With the exception of Lots 28-32 as shown on the Subdivision Guide Plan, all lots shall utilise amended soil or aerobic type effluent disposal systems approved by Council and the Health Department of WA unless it is demonstrated, via a professional analysis, that the proposed method of effluent disposal will not cause adverse environmental or health impacts.

AREA	LOCALITY	LOT(S)	LOCATION	SPECIAL PROVISIONS
9	Gladville Road McKail	73 & 74 1	377 390	<p>9.3 No more than one effluent disposal system will be permitted per lot.</p> <p>9.4 For lots 28 – 32 as shown on the Subdivision Guide Plan, effluent disposal shall be undertaken with an approved aerobic effluent disposal device (i.e. Aquarius, Biomax, Clearwater, etc) to the satisfaction of Council and the Health Department of WA.</p>
9	Gladville Road McKail	72, 73 & 74 1	377 390 377	<p>10.0 Fire Management</p> <p>10.1 Individual lots shall be maintained in a low fuel condition to the satisfaction of Council. Individual landowners shall be responsible for implementing and maintaining such low fuel areas.</p> <p>10.2 Access shall be available to the rear of each dwelling curtilage.</p> <p>10.3 Council may request the Commission to impose a condition at the time of subdivision for a monetary contribution to Council toward fire protection requirements and equipment.</p> <p>10.4 Council may request the Commission to impose a condition at the time of subdivision requiring that street fire hydrants be installed at intervals of no more than 200m on subdivisional water mains.</p>
9	Federal Street McKail (Continued)	Pt 66		<p>11.0 Roads & Access</p> <p>11.1 Council may request the Commission to impose a condition at the time of subdivision for the provision of shared crossovers as shown on the Subdivision Guide Plan.</p> <p>11.2 Council may request the Commission to impose a condition at the time of subdivision for a monetary contribution to the upgrading of Gladville Road and/or McKail Road.</p> <p>11.3 As a component of the construction of the shared crossovers on Federal Street, Council may request the Commission to impose a condition at the time of subdivision requiring the upgrading of road drainage.</p>
				<p>12.0 Public Open Space & Stormwater Management</p> <p>12.1 Council may request the Commission to impose a condition at the time of subdivision for a contribution toward the improvement of local Public Open Space. Any areas required for stormwater disposal shall not be included within public open space contribution calculations.</p> <p>12.2 Council may request the Commission to impose a condition at the time of subdivision for the provision and construction of pedestrian Access Ways as shown on the Subdivision Guide Plan.</p>

AREA	LOCALITY	LOT(S)	LOCATION	SPECIAL PROVISIONS
9	Gladville Road McKail	73 & 74 1	377 390	12.3 Council may request the Commission to impose a condition at the time of subdivision requiring the preparation and implementation of a detailed assessment and comprehensive design for stormwater disposal. Any areas required for stormwater disposal shall not be included within public open space contribution calculations.
9	Gladville Road	72, 73 & 74	377	13.0 Notification of Prospective Owners Provision shall be made to Council's satisfaction to ensure prospective purchasers of land within Special Residential Zone Area No 9 are:
9	Federal Street McKail (Continued)	1 Pt 66	390 377	i) given a copy of these Special Provisions prior to entering into an agreement to acquire any property; and ii) notified that potential clay mining zones exist in the locality and as a result there is also the potential for associated heavy vehicle movements on local roads.
				14.0 Applications for Development Approval 14.1 Within Special Residential Zone Area 9 the construction of buildings including associated works such as filling, excavation, construction of retaining walls and the removal of vegetation, in accordance with Special Provision 7.0, shall require Planning Scheme Consent. 14.2 Applications for Planning Scheme Consent shall require the submission of: (i) a completed 'Application for Grant of Planning Scheme Consent' form; (ii) three copies of a plan showing the precise location and size of all the buildings proposed and the stormwater management and fire protection measures to be adopted; (iii) three scaled elevation plans showing the elevation of the buildings proposed and the materials and colour to be used.



TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

**TOWN PLANNING SCHEME No. 3
AMENDMENT No. 251**

The Albany City Council under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act 1928, (as amended), hereby amends the above Town Planning Scheme by:

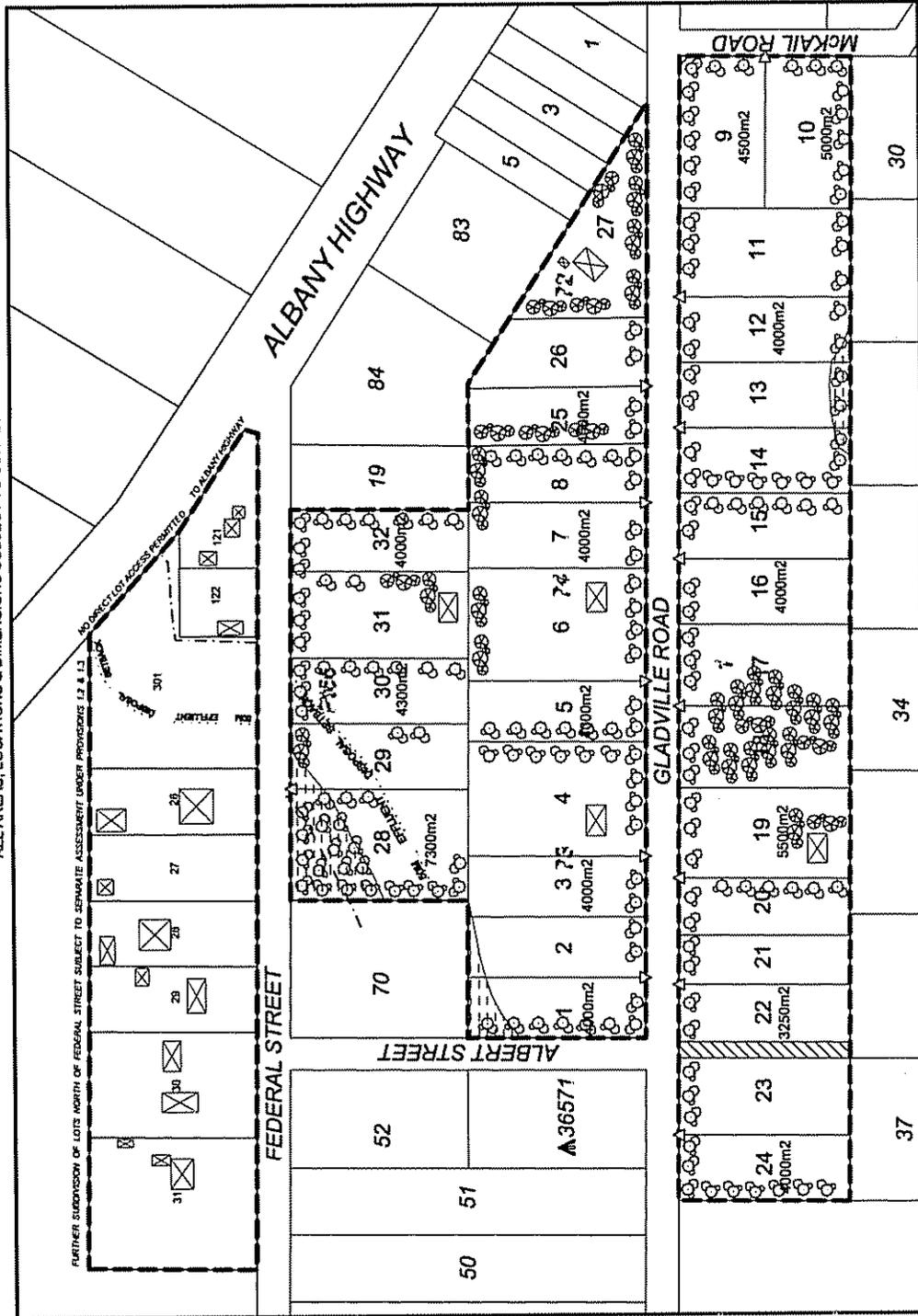
- i) Rezoning Lots 26, 27, 28, 29, 30, 31, 121 and 122 Federal Street from the Rural Zone to the Special Residential Zone
- ii) Transferring Lot 301 Federal Street from the Public Purposes reserve to the Special Residential zone
- iii) Amending the Scheme Maps accordingly.
- iv) Incorporating the subject lots within the Schedule IV Special Residential Zone Area No. 9 as follows:

AREA	LOCALITY	LOT(S)	LOCATION
9	Federal Street McKail	26, 27, 28, 29, 30, 31, 121, 122 & 301	377, 7166 & 5603

- v) Substituting the existing Subdivision Guide Plan for Special Residential Zone Area No. 9 with the following plan (No. 04-76-03.WR).

- vi) Including the following additional provision within Part 1 of the Special Residential Zone Area No. 9 provisions:
 - 1.3 Although the Subdivision Guide Plan does not depict any subdivision for Lots 26, 27, 28, 29, 30, 31, 121, 122 and 301 Federal Street, Council may recommend subdivision approval to the Commission provided that:
 - i. The design of any proposed subdivision complies with a minimum lot size of 4000m² as well as the objectives, intent and requirements of the zone.
 - ii. The proposed subdivision is suitable having regard to the physical characteristics of the site, capability and suitability considerations, adjoining development, onsite effluent disposal, proximity to the speedway and Western Power Substation and the need to preclude direct lot access to Albany Highway.
 - iii. The proposed subdivision can be adequately serviced
- vii) Modifying existing provision 7.1 of Special Residential Zone Area No. 9 to include reference to "Lots 17,18 and 301"
- viii) Modify existing provision 9.4 of Special Residential Zone Area No. 9 to include reference to "Lots 28-32 and 301"
- ix) Including the following additional provision within Part 11 of the Special Residential Zone Area No. 9 provisions:
 - 11.4 Direct lot access to Albany Highway shall be prohibited.
- x) Including the following additional provision with Part 13 of the Special Residential Zone Area No. 9 provisions:
 - iii) Notified of the Speedway Noise Buffer Town Planning Scheme Policy

ALL AREAS, LOCATIONS & DIMENSIONS SUBJECT TO SURVEY



- Subject Land
- Existing Vegetation
- Tree/Shrub Planting
- Shared Crossovers
- Sporadic Drainage Line
- PAW (10m wide)
- Building Exclusion Area
- Existing Buildings

Adopted by Resolution of the Council
of the City of Albany at the
meeting of Council, held on the
day of
CEO

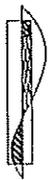
SCALE
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Subdivision Guide Plan

Special Residential Zone Area No. 9

Federal Street & Gladville Road McKail

Plan No. 04-76-03.WR

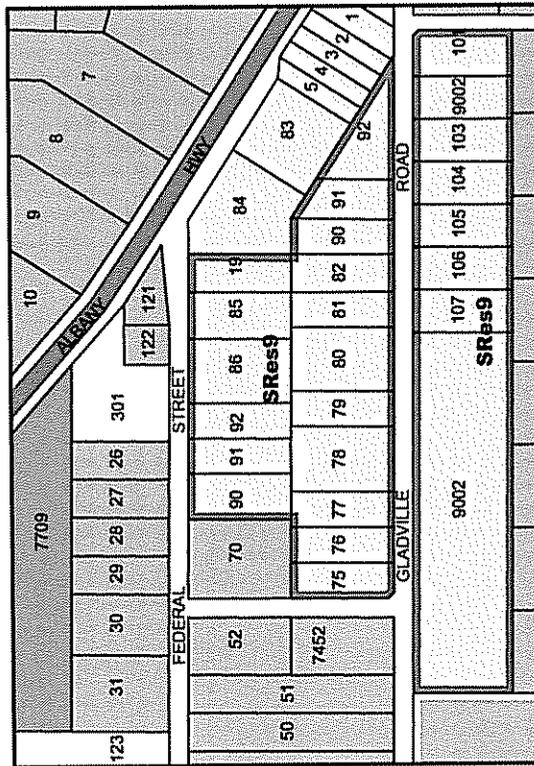


Ayton Taylor Burrell
11 Chesham Street, Albany, Tasmania 6170
Phone: (03) 7522 2354 Fax: (03) 9442 1340

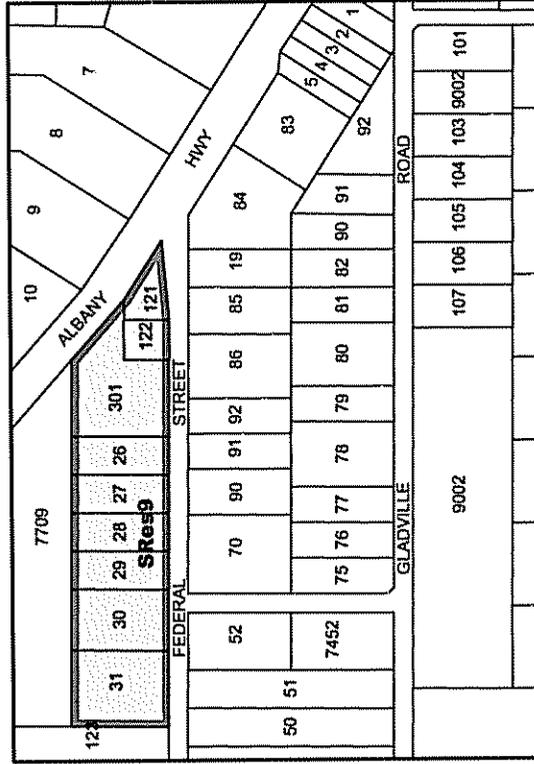
AMENDED:
NOV 1998 - LOT 73
OCT 1999 - FT LOT 69
JUNE 2005 - LOTS 26-31, 121, 122 & 301

CITY OF ALBANY
 TOWN PLANNING SCHEME NO. 3
 AMENDMENT NO. 251

EXISTING ZONING

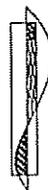


PROPOSED ZONING



-  SPECIAL RESIDENTIAL
-  RURAL
-  PUBLIC PURPOSES

-  SPECIAL RURAL
-  PRIVATE CLUBS AND INSTITUTIONS
-  MAJOR HIGHWAY



Ayton Taylor Burrell
 Chartered Town Planners
 11 Danks Albany Western Australia 6130
 Phone: (08) 9842 7104 Fax: (08) 9842 1340



SCALE
 1:7500

04-76-02.WRL.TCW

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 251

Adopted by resolution of the Council of the City of Albany at the meeting of the Council

held on the _____ day of _____ 200__

Mayor

Chief Executive Officer

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 251

Adopted for final approval by resolution of the City of Albany at the meeting of the

Council held on the _____ day of _____ 200_
and the Common Seal of the municipality was pursuant to that resolution hereunto
affixed in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for final approval

**Delegated under Section 20
of the WAPC Act 1985**

Date

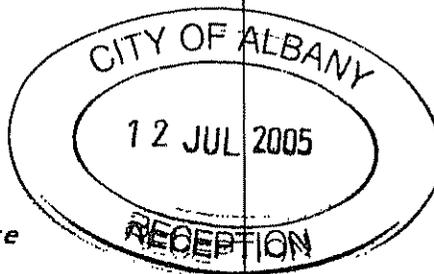
Final Approval Granted

Minister for Planning & Infrastructure

Date

SAR831

Directors
▲ Rod Hedderwick
▲ Mike Sauzier
▲ Sebastian Bolhuis



Please reply to Albany Office

Our Ref: 12951/RIH

12 July 2005

Mr Robert Fenn
Executive Director Development Services
City of Albany
PO Box 484
ALBANY WA 6331

SEARCHED	INDEXED
SERIALIZED	FILED
A86292	
ICR508960	
EDDS	

Dear Mr Fenn

RE: PROPOSED REZONING (SAR) OF LOT 3 GOLF LINKS ROAD, ALBANY

Attached is a Scheme Amendment Request (SAR) for the subject land.

The proposal is to rezone Lot 3 from 'Service Station' to the 'Tourist Residential' R30 in the City of Albany's Town Planning Scheme No. 1A (TPS No 1A). The decommissioning of the Shell service station provides an opportunity to rezone the land to a use more compatible with the high quality surrounding residential and tourist developments.

The \$600 SAR fee is also enclosed.

If you have any questions on the SAR Report or any other matters relating to this project please contact Rob Hensel on 9841 7333. or Email robh@harley group.com.au

Your early attention to this progressing this matter would be appreciated

Yours faithfully

Rob Hensel
Development Manager
Harley Survey Group Pty Ltd

Email: hsgalb@harleygroup.com.au

Enc:
CC Mr Henderson

RECEIPT DETAILS	
AMOUNT	\$600 —
DATE	12/7/05
RECEIPT NO	215003
PROCESSED BY	[Signature]

X:\12951 Henderson\12951 Correspondence\Letters\Out\CL 120705.doc

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LAND DEVELOPMENT CONSULTANTS

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Harley Survey Group Pty Ltd
A/TF Harley Survey Group Unit Trust



ABN 77 503 764 248
ACN 009 101 786

CITY OF ALBANY

SCHEME AMENDMENT REQUEST

**LOT 3 GOLF LINKS ROAD,
MIDDLETON BEACH, ALBANY**

**HARLEY SURVEY GROUP
PLANNING CONSULTANTS
116 Serpentine Road.
ALBANY WA 6330
Ph: 9841 7333**

July 2005

Lot 3 Golf Links Road Road, Middleton Beach, Albany

1.0 INTRODUCTION

The Scheme Amendment Request is in relation to Lot 3 Golf Links Road, Middleton Beach, Albany.

The proposal is to rezone Lot 3 from the 'Service Station' zone to the 'Tourist Residential' R30 zone in the City of Albany's Town Planning Scheme No.1A (TPS No1A). The decommissioning of the Shell service station provides an opportunity to rezone the land to a use more compatible with the high quality surrounding residential uses.

2.0 LOCATION AND SITE

Lot 3 has an area of 995 m² and frontage to both Golf Links Road and Middleton Road and approximately 3 kilometres east of the CBD. For details refer to Maps 1 and 2.

The subject land contains a service station, a workshop and offices.

The recent rationalization of the service station industry has impacted upon many sites in Albany. This site is one of those affected and a change of use is the economically viable alternative to utilize the land more effectively.

The removal of the service station will not affect customers as there are still similar facilities offered at the Emu Point Caravan Park, and two service stations along Middleton Road, one opposite Suffolk Street and the other located on the corner of Campbell Road.

Surrounding the subject land are residential uses, predominantly single dwellings and small unit developments, consistent with the R30 density, and tourist uses are located nearby.

3.0 ZONING

The current zoning for Lot 3 under the City of Albany's Town Planning Scheme (TPS) No.1A is 'Service Station', thus providing only limited range of uses for the subject land. Under this proposal, the subject land would be rezoned from 'Service Station' to 'Tourist Residential' with a density of R30. This would provide the opportunity for the land to be used for either tourism or residential purposes, in common with other surrounding uses within the proposed zone.

The proposal is consistent with the existing zoning in the Middleton Beach locality, and will allow for the economically viable use of the subject land optimizing its prime position in the Middleton Beach locality.

Lot 3 Golf Links Road Road, Middleton Beach, Albany

4.0 PLANNING STRATEGIES

4.1 Draft Albany Local Planning Strategy

A Draft Albany Local Planning Strategy (ALPS) was prepared for the City of Albany in 2001. The consultant report identifies a number of precincts within the City, including King George Precinct 7, which contains Lot 3. It recommends that land in the Middleton Beach locality be rezoned for medium density tourist and residential uses, to reflect its purpose as a high use tourist and residential node for the City of Albany. The proposed amendment is consistent with this strategy as it allows the land to be used for both tourism and residential purposes, and will allow for a higher medium density development that will be incorporated into the existing urban environment.

4.2 Draft Housing Strategy

The City of Albany is preparing a Housing Strategy that is currently at the Draft Stage. Lot 3 is part of the Middleton Beach Sub Precinct, identified under the strategy document (Issue Paper 7), and is defined by Middleton Beach, Hare and Sussex Streets and Wollaston Road boundaries. This document states that Middleton Beach 'should be promoted as a more dense...tourism and residential zone'. It is also suggested that there should be a consistency in zoning of residential densities, with higher densities next to or within easy access of Middleton Beach (R60-R80) and consistent R30 and R20 densities of 'Tourist Residential' and 'Residential' zoned land throughout the rest of the Sub Precinct.

4.3 Residential Expansion Strategy

Lot 3 is not included in the 1994 Residential Expansion Strategy.

5.0 INFRASTRUCTURE

5.1 Roads and Access

Access to the site will continue to be from either Middleton Road or Golf Links Road, as either of these are at a suitable standard and can accommodate traffic generated from the site under the proposed zoning. These roads are both fully formed bitumen surfaces and provide direct access to the CBD.

5.2 Services

Reticulated water, power, gas, deep sewer and telecommunications are currently on site and can be utilised for development resulting from the proposed amendment.

5.3 Drainage

At present the site is serviced by adequate drainage. The proposed rezoning and subsequent development of the subject land can be accommodated by the existing drainage system.

5.4 Landscaping, Character and Amenity

The proposed amendment will improve the amenity of the area, as it will enable the site to be redeveloped with new buildings and landscaping. At present the location of the service station does not improve character or amenity as it has associated pollution and detrimental uses, such as noise, air pollution and visual pollution. The proposed rezoning of Lot 3 will add to the character of the precinct with new dwellings of high standard consistent with the high land values reflecting the demand for the coastal lifestyle housing or tourist accommodation in Middleton Beach.

5.5 Retail and Other Facilities

The local shopping and café strip, are facilities such as a local deli, well known Eyre Park, and the popular Middleton Beach foreshore are all within walking distance of the subject land. The site is also within 5 minutes drive of the Albany CBD, the largest retail area in the South Coast region. The Albany Primary and Senior High Schools are within 2 kilometres of the subject land

6.0 ENVIRONMENT

The land will be capable and suitable for the type of developments associated proposed amendment, following the sites environmental cleanup.

The Shell service station is currently going through the decommissioning process.

The site will have to meet the strict standards of the Department of Environment's Contaminated Sites Act 2003 (WA) prior to it being developed for residential or tourist purposes.

7.0 AMENDMENT PROPOSAL

The proposal is to rezone Lot 3, Golf Links Road from the 'Service Station' zone to the 'Tourist Residential' zone with a density coding of R30, under the City of Albany's Town Planning Scheme No. 1A. The incorporation of this zone into the area will be consistent with the surrounding land uses.

The 'Tourist Residential' zoning will enable the subject land to be used for a higher and better use, to reflect increasing land values. The service station is being decommissioned, due to the recent rationalisation of the service station industry. The removal of this service station will not pose any major inconvenience to customers buying petroleum as existing facilities are found at Emu Point, Middleton Road and the CBD.

The proposed zoning will provide the option for three residential lots to be created under the density coding of R30 with an average lot size of 300sqm. The creation of additional residential lots would satisfy the growing demand for quality housing sites in the Middleton Beach locality, as the subject land is within easy walking distance of the foreshore. The

Lot 3 Golf Links Road Road, Middleton Beach, Albany

creation of a subdivision, under the 'Tourist Residential' zone, would enable Lot 3 to blend in or suit the surrounding high quality tourist residential land uses, adding to the character of the Middleton Beach locality.

Under the proposal the subject land could also be used for tourism purposes, as it is ideally situated in an area of high tourist exposure. This would also be consistent with the Middleton Beach locality as it is a well established but growing tourist node in the City of Albany.

The change of use will generate less traffic than the current 'Service Station' zone with access options from both Golf Links and Middleton Roads. These transport routes have direct accessibility to areas such as Middleton Beach, the CBD of Albany, Emu Point, and Albany's many other attractions.

Drainage is currently provided on and off site. However, in the case of the proposed amendment and any future development the surface run-off will be have to be contained on site.

All services are currently available to the subject land and future developments can be facilitated from these existing services.

Facilities such a local shops, cafes, recreational areas and schools are within easy access from the subject land.

Any environmental issues caused by the service station use will be addressed separately to meet with the standards of the Department of Environment requirements.

8.0 CONCLUSIONS

This report has demonstrated that the proposal to rezone Lot 3, Golf Links Road, Middleton Beach, from 'Service Station' to 'Tourist Residential' with a density of R30, is consistent with surrounding zoning. This development will allow for additional land to meet the high demand for permanent residential accommodation and/or holiday accommodation within the popular Middleton Beach locality.

The proposed amendment will not have any adverse effect on the service station industry in the City of Albany and not cause a major inconvenience to customers as there are similar facilities nearby and in the CBD.

Strict EPA standards will be met in the clean up of the service station site.

The redevelopment of the subject land site will provide for additional residential or tourist in response to a high demand for quality sites in Middleton Beach..

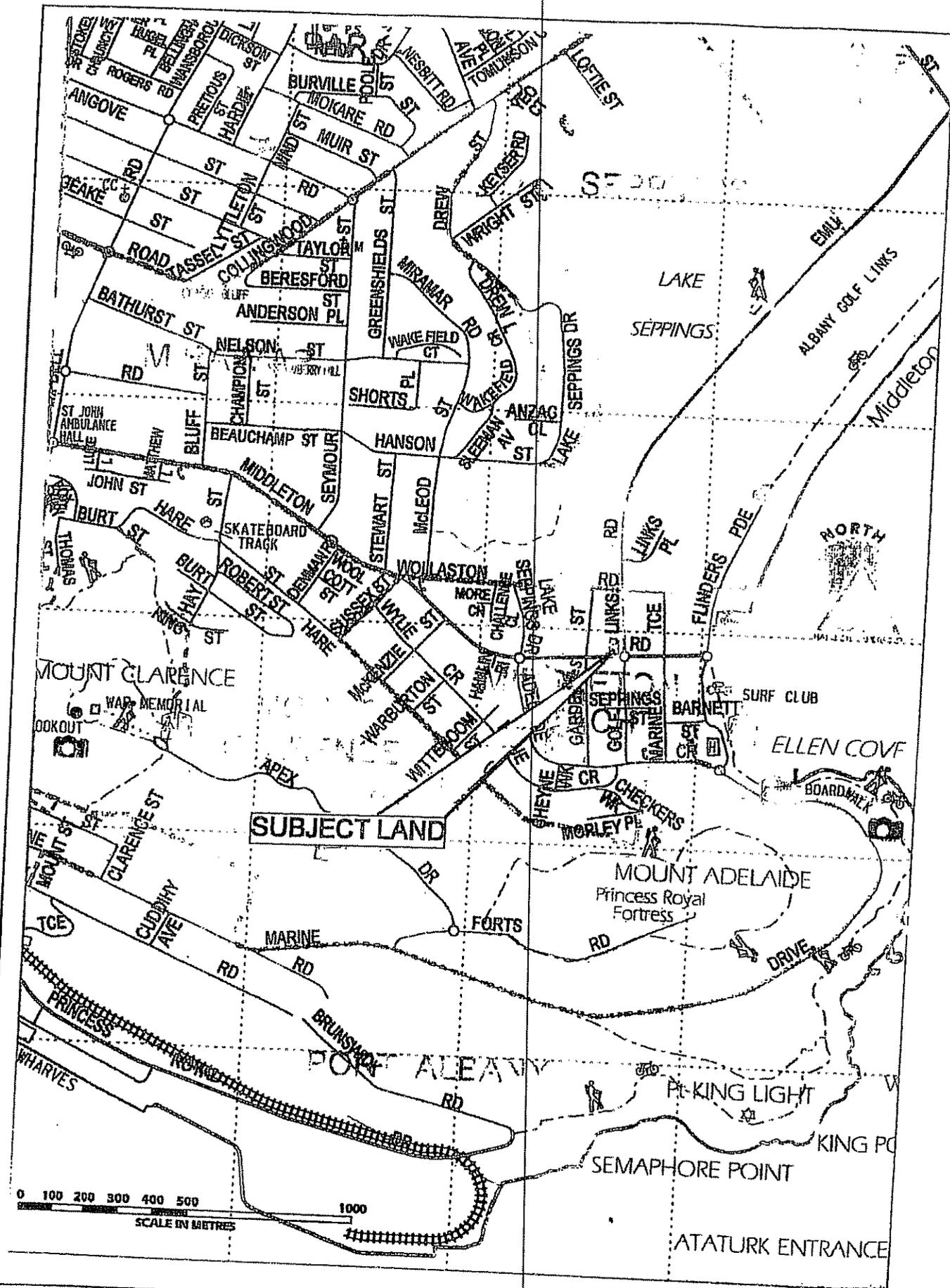
All required services are currently provided or can easily be extended to the subject land

Lot 3 Golf Links Road Road, Middleton Beach, Albany

MAPS

Map 1
Location Plan for Lot 3, Middleton Beach

Map 2
Lot Plan for the lots surrounding Lot 3, Middleton Beach



**LOCATION PLAN
LOT 3, MIDDLETON BEACH**

Drawn

**HARLEY SURVEY GROUP PTY LTD
PLANNING CONSULTANTS**

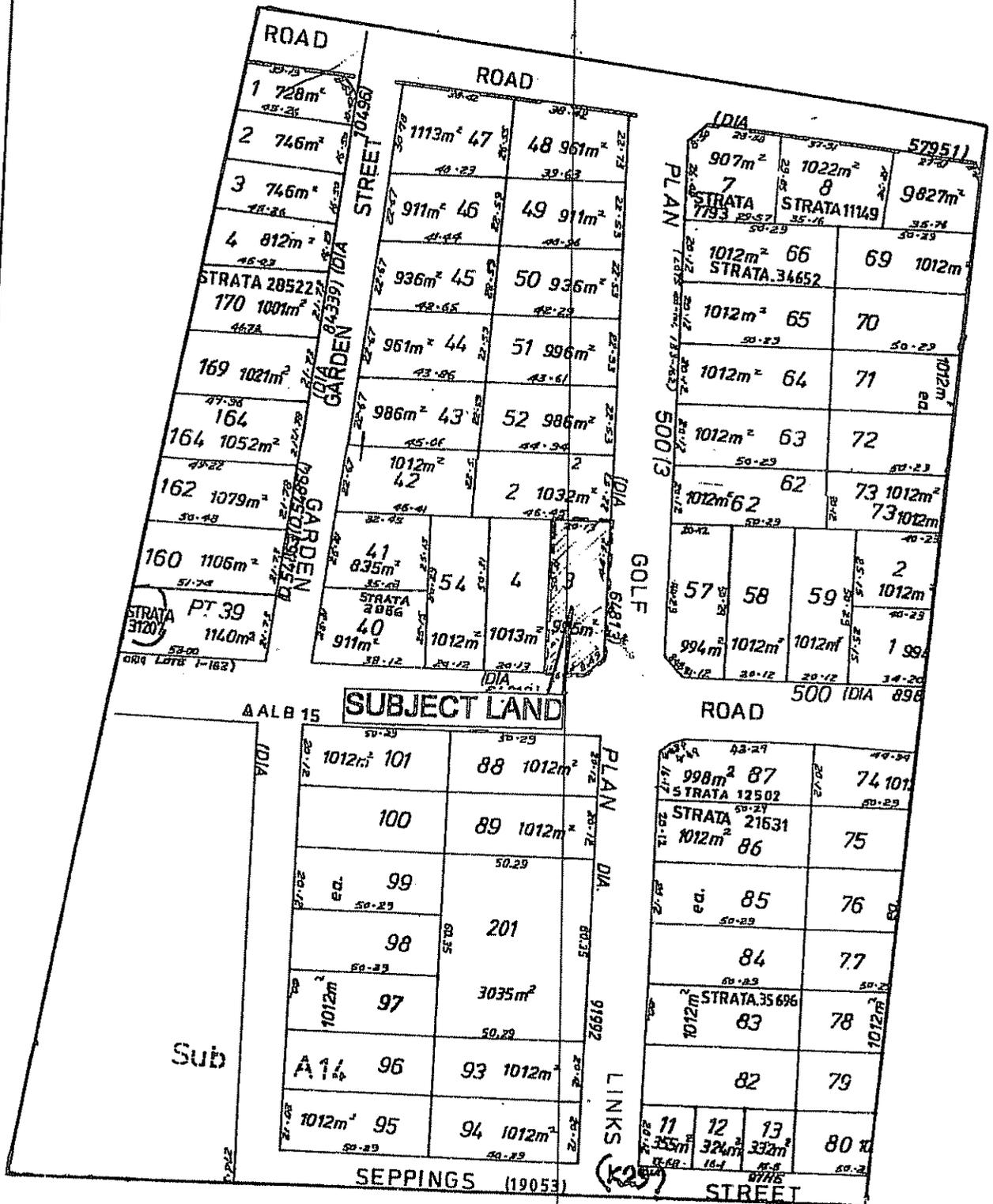
P.O. BOX 1207
110 BERTHELEME ROAD
ALBANY W.A. Phone (08) 0841 7333

333

ABN. 77 603 704 240
A.C.N. 009 101 766



MAP 1



**LOT PLAN
LOT 3, MIDDLETON BEACH**

Drawn

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PLANNING CONSULTANTS**
P.O. BOX 6207
110 GLENVIEW ROAD
ALBANY W.A. Phone (08) 8241 7323

AB.N. 77 603 764 248
A.C.N. 009 101 788



MAP 2

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 248



Prepared by:

Harley Survey Group
Planning Consultants
116 Serpentine Road
Albany 6330
Ph: 9841 7333

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 248

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2. REPORT
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 2. Background
 3. Planning
 4. Amendment Proposal
 5. Conclusion
3. EXISTING – ZONING
4. PROPOSED ZONING
5. EXECUTION

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

**RESOLUTION DECIDING TO AMEND A
TOWN PLANNING SCHEME**

CITY OF ALBANY

**TOWN PLANNING SCHEME NO. 3
DISTRICT SCHEME AMENDMENT NO. 248**

Resolution:

That Council, in pursuance of Section 7 of the Town Planning & Development Act 1928 (as amended) resolves to amend the above Town Planning Scheme by:

1. Rezoning Lot 56 Havoc Road, Warrenup from the 'Rural' Zone to the 'Special Residential' Zone No. 20 and the 'Parks and Recreation' Reserve.
2. Incorporate appropriate Scheme Provisions accordingly.
3. Modify Schedule 2 – Additional Use Sites Code No.2: Holiday Accommodation and associated uses, to Holiday Accommodation and Caretakers Residence.
4. Amending the Scheme Maps accordingly.

Dated this day of 2005

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING & INFRASTRUCTURE

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY: **CITY OF ALBANY**

DESCRIPTION OF TOWN
PLANNING SCHEME: **TOWN PLANNING SCHEME NO. 3**

TYPE OF SCHEME: **DISTRICT SCHEME**

SERIAL NO. OF AMENDMENT: **AMENDMENT NO. 248**

PROPOSAL:

- a) **REZONE LOT 56 HAVOC ROAD, WARRENUP FROM THE 'RURAL' ZONE TO THE 'SPECIAL RESIDENTIAL' ZONE AND THE 'PARKS AND RECREATION' RESERVE, AND INCORPORATE APPROPRIATE SCHEME PROVISIONS TO CONTROL LAND USE AND MANAGEMENT OF THE LAND.**
- b) **MODIFY LOT 56, HAVOC ROAD IN 'SCHEDULE 2 – ADDITIONAL USE SITES CODE NO.2: HOLIDAY ACCOMMODATION AND ASSOCIATED USES TO HOLIDAY ACCOMMODATION AND CARETAKERS RESIDENCE.**

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 248

REPORT

Harley Survey Group
Land Development Consultants

1.0 INTRODUCTION

The proposal is to rezone Lot 56 Havoc Road, Warrenup from the 'Rural' zone to the 'Special Residential' zone and incorporate the tourism and environmental components, including existing dams, as currently reflected as an 'Additional Use Site' in the City of Albany's Town Planning Scheme No.3 (TPS No3). It is also proposed to create a 'Parks and Recreation Reserve' (POS) to incorporate a creek running through the north-western corner of the subject land plus an existing drain running north and south to link with proposed POS.

2.0 BACKGROUND

The subject land has a total area of 4.87 ha and located approximately 2.5 kms from the Albany CBD and 1 km from Albany Highway. Access is from corner of Havoc Road and Henry Street. Refer to Plan 1 for details.

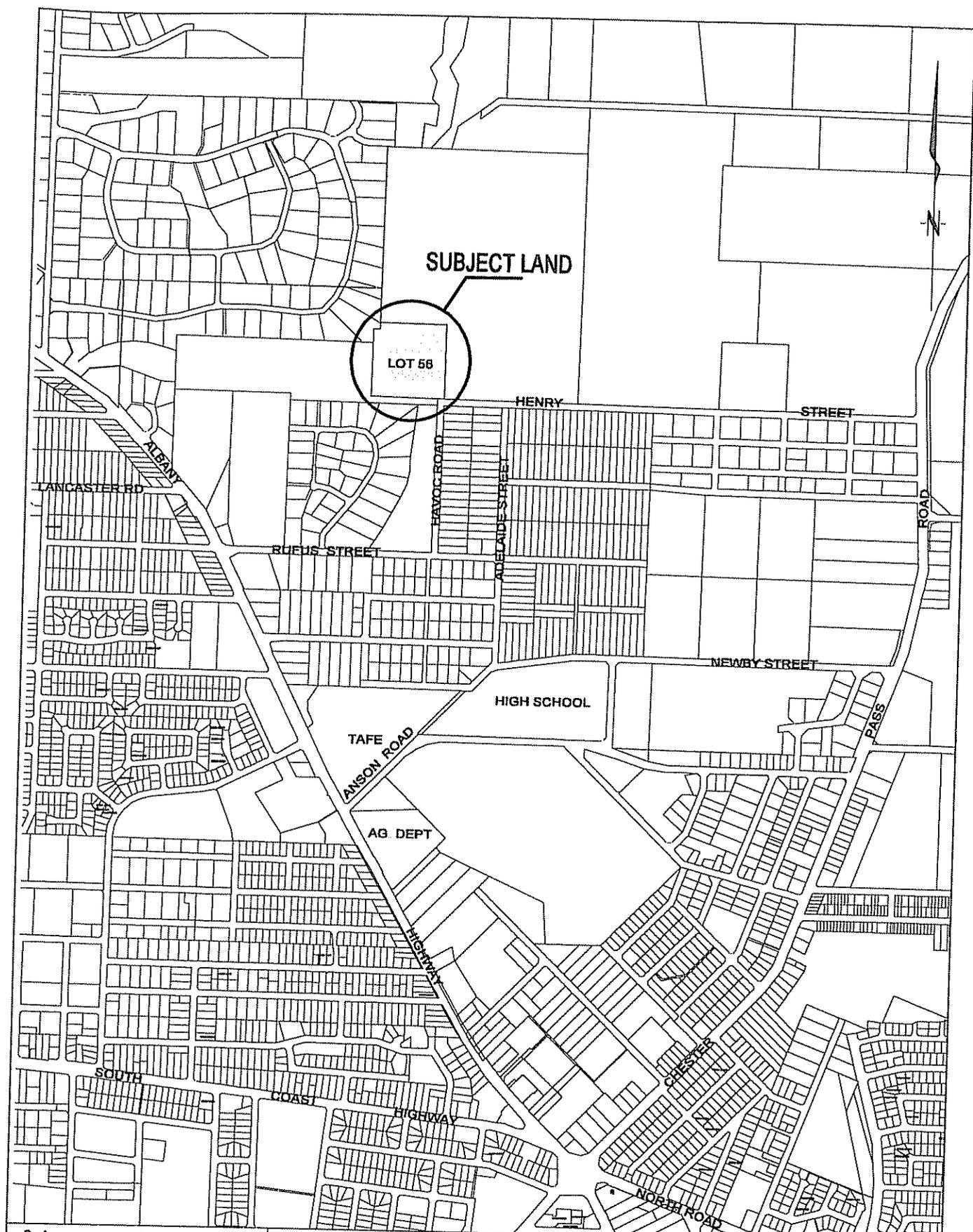
The site is well presented with a substantial family home to the south of the block. The balance of the land consists of a creek and two dams in the north-west corner located within a landscaped environment with a drain running in a south-north direction. The main use being horse agistment and riding activities supported by high quality infrastructure, fencing, etc.

The adjoining land to the south – east is fully developed with large lot housing. The balance of the surrounding land is currently being used for rural activities.

The landowner's intention has been to achieve the retention of the tourism component of the property and subdivide the remainder for large lot residential subdivision to the surrounding properties to the south. A subdivision for two lots of 3.05ha and 1.82 ha was lodged with the Western Australian Planning Commission (WAPC). In February 2002 the application was refused.

A reconsideration of the refusal was requested and in July 2002 it was again refused by the WAPC and the following comments provided:

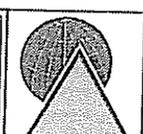
- The proposal does not accord with the Development Guide Plan for the Additional Use Site and there are no provision for the development or subdivision of proposed Lot A in the development conditions.
- It does not comply with WAPC Policy DC3.4 as the proposal does not involve any continuation of the rural use of the land and the existing residence does not constitute a specific rural use that can be excised out.



Scale	1:15000
APPLICABLE TO ORIG. A4 DRAWING	
Survey	COMPILED
Drawn	JBdS 17-05-05
CAD File	12594-01B.dgn
Checked	
Level Datum	N.A.

LOCATION PLAN
LOT 56 ON DP 230436 - HENRY STREET - WARRENUP

HARLEY SURVEY GROUP PTY LTD
 CONSULTING PLANNERS AND LICENSED SURVEYORS
 P.O. BOX 6207
 118 SERPENTINE ROAD
 ALBANY W.A. Phone (08) 9841 7333



PLAN 1

As a result of the WAPC decision it was clear that the T P S No.3's 'Rural zoning and 'Additional Use Site' needed to be modified prior to any further subdivision of Location 56.

3.0 PLANNING

3.1 Town Planning Scheme No. 3

The subject land base zoning is 'Rural' in the City of Albany's T P S No.3. Land to the north-east, south and south-east is zoned 'Special Residential' and 'Residential.'

In November 1992 Lot 56 was also designated as an 'Additional Use' Site for 'Holiday Accommodation (8 bedroom guesthouse) and associated uses' in accordance with the adopted Development Guide Plan. Refer to Map2 for details.

3.2 Residential Expansion Strategy

The 1994 State Planning Commission Residential Expansion Strategy indicates the land surrounding Lot 56 as 'Future Special Rural', 'Special Residential Development' and 'Long Term Residential Development'. However, as these areas are indicative only a broader interpretation could include portions of the subject land within the Strategy.

3.3 Local Rural Strategy

Location 56 is not included in the current City of Albany's Local Rural Strategy. However, the adjoining land to the north and east within the Oyster Harbour Precinct No 4 is shown as 'Future Urban'. The land to the west and south, within the Oyster Harbour Precinct No 3, has been indicated as having the potential for 'Special Residential' or 'Residential' development.

3.4 Roads

Road access to Lot 56 is via Henry Street and Havoc Road, both fully formed 6 metre bitumen sealed roads. There are two existing access points to the subject land, one to the east and the other to the west of the drain. Internal access to Lot 56 is currently via Henry Street on either side of the drain. A new road construction is required to achieve the subdivision of lots 1 to 4 as shown on the Subdivision Guide Plan.

3.5 Services

Reticulated water is available to the existing house, with mains connection to the south-eastern corner of the lot. This is within the subject

land next to the boundary of the Henry Street Road Reserve and can be extended to service the future development of Lot 56.

Power and telecommunication facilities are also available to Lot 56 and can be extended.

Deep sewer is not available and is unlikely to be available in the near to medium term future. Therefore, suitable on site effluent disposal systems will be required to meet Health Department requirements and the Department of Environmental Protection standards for on site effluent setbacks from the creek and drain.

3.6 Drainage

A report in support of the 'Additional Use', for Lot 56 prepared by Gutteridge Haskins & Davey in 1992 referred to a 1 in 20 year flood caused by an unseasonal storm that temporarily interrupted access to the site from Henry Street. In addition it was reported that flooding was also due to a downstream interference to the flow of storm water. The report concluding with the upgrading of the existing crossover traversing the drain to Lot 56 will allow the traversing of conventional passenger vehicles.

Additional investigations into flooding have not been able to establish any further evidence of flood levels.

It is understood that since 1992 Council has undertaken measures to mitigate the periodic flooding in the locality. This included rerouting most of the existing creek system from the east to the west of Havoc Road and east of the subject land to a drain within Lot 56. The removal of invasive vegetation, such as Tallarina and the installation of culverts under Henry Street along with the upgrading of the existing crossovers improved storm water flow in a northerly direction. The current landowner has also removed weed infestations around the lake and dam in the north-east corner of the lot while retaining existing stands of trees, thus creating a park-land setting.

All new dwellings and associated outbuildings will be located with building envelopes on higher ground to minimize flood risk.

It is understood the measures undertaken to mitigate the periodic flooding have proved successful as no flooding has occurred since the improvements. However, ongoing management of the drain to remove invasive vegetation and rubbish is important to facilitating water flow. Any potential flooding impacting on Lot 56 from the southerly water flow from the land to the south-west will also be mitigated with the use of retention basins constructed as part of the subdivision requirements, as shown on the Subdivision Guide Plan for Special Residential Zone on Lot 5 Rufus Street.

3.7 Vegetation

The City of Albany's 'Vegetation Survey of the Albany Hinterland' indicates that only the very north-east corner of Lot 56 has vegetation identified as 'good'. This is associated with an existing creek system. The only other remnant vegetation on the subject land comprises stands of trees, mainly eucalypt and casuarinas.

3.8 Landform and Soils

The subject land is gently undulating, comprising a broad level central area rising to high points in the south-west and north-east.

The landform slopes upwards from the edge of the drain in the central area at 30 metres AHD to the north-east corner of the site at 35 AHD. It is estimated that the winter water level in the dams is approximately 29 AHD. The land within the north-east of Lot 56, comprising a creek and two dams is low lying at 30 AHD. The land also rises from the central area to the south-west corner at 35 AHD.

The land on the western side of the drain is a valley floor landform comprising humus podzols and yellow duplex soils (S7f). The land on the eastern side of the drain is a sloping landform comprising deep leached sands and podzols (S7)

3.9 Capability and Suitability

3.9.1 General

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

The site is within the Minor Valley unit (S7 and S7f) which forms a broad concave valley incised in sedimentary rocks.

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

Land Qualifies	Map Unit S7	Map Unit S7f
Water Erosion Risk	Moderate	Moderate
Wind Erosion Risk	Low	Low
Microbial Purification Ability	Very Low	Very Low
Water Pollution Risk O.F.	Moderate	Very High
Water Pollution Risk S.D.	Very High	High
Ease of Excavation	Moderate	Moderate
Inundation Risk	Low	Mod / High
Flood Risk	Low	Mod / High
Foundation Soundness	Good	Good
Slope Instability	Nil	Nil
Soil Absorption Ability	High	Low
Subsoil Water Retention	Low	Low
Soil Workability	Fair	Good
Nutrient Availability	Low	Low
Nutrient Retention Ability	Very Low	Low
Topsoil Nutrient Retention	Very Low	Very Low
Moisture Availability	Very Low	Mod / Low
Rooting Condition	Easy	Easy
Salinity Risk	NS	NS
Exposure Factor	Very Low	Very Low
Wind Erodibility	High	Moderate
Water Erodibility	Low	Moderate
Soil Resistance	Low	Low
Rain Acceptance	Very High	High

3.9.2 Summary of Results

The land capability ratings indicate the S7 and S7f Units have a low capability to support on site effluent disposal.

However, with appropriate 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 accommodate dwellings. This is supported from existing and proposed developments on the same land units to the south and south –east of the subject land.

3.9.3 On Site Testing

A winter lot assessment was undertaken by the City of Albany's Health Department in September 2004. The testing found that all proposed lots comprised of sand at the top level with loam at the lower levels and no water down to 800mm. The test concluded that all of the proposed lots were suitable for on site effluent disposal systems.

4.0 AMENDMENT PROPOSAL

The proposal is to rezone Lot 56 from the 'Rural' zone to the 'Special Residential' zone and 'Parks and Recreation Reserve' and modifying the current Additional Use Sites Code No 2: 'Holiday Accommodation and associated uses.

The Subdivision Guide Plan, Scheme Provisions and modified Development Guide Plan will establish the framework for developing the subject land. The following are the key elements of the proposal.

- This Special Residential proposal is for 7 lots ranging in size from approximately 2,600m² to 2.5ha. The smaller lots are consistent with existing or proposed developments adjoining the subject land and the larger lots reflect existing and proposed uses.
- Access to Lots 5, 6 & 7 is currently available from Henry Street. Access to proposed Lots 1, 2 3 & 4 can either be from the future extension of Henry Street or, external access from the west of the subject land. The subdivision of proposed Lots 1 to 4 will not take place until legal road frontage is available.
- The proposed Special Residential lots have building envelopes to ensure that all dwellings and associated outbuildings are located on the most suitable land for development, including minimising the potential for any local flooding. Refer to the Subdivision Guide Plan for details.
- The proposed Public Open Space (POS) provides protection for the steam system and associated remnant vegetation running through the north – west corner of the site. The POS provided on either side of the drain links with proposed POS to the north and south of the subject land. The eastern side of this POS link allows for pedestrian access to the north and south.
- It is proposed to create a larger lot (Lot 5) for the existing house to complement the existing 'Additional Use' for tourist accommodation and associated uses such as horse-riding. This lot also contains the existing parkland environment, including both dams, to integrate with the adjoining POS. Building envelopes have been put in place to prohibit development from water courses and low lying areas. The existing Development Guide Plan has been modified by reducing the scale of the original tourist development proposal.
- The intrusion of any new developments is minimised and visual amenity enhanced through the retention of existing stands of trees, the recent planting of 200 trees by the existing owner, and additional plantings along with building envelopes and controls on

height and use of appropriate materials and colours to blend into the environment.

- The use of alternative treatment units for on site effluent disposal will be necessary. Their location will have regard to appropriate setbacks from water courses to minimise any negative environmental impacts. Geotechnical assessments have established that the proposed lots can support on site effluent disposal and determined the most suitable systems.

CONCLUSIONS

This report has demonstrated that the proposal to rezone Lot 56 from 'Rural' to 'Special Residential' and 'Parks and Recreation' will enable the land use and development of Lot 56 to reflect existing land uses, protect the environment, and provide for the continuing demand for larger residential blocks with easy access to Albany CBD.

The proposal is also consistent with adjoining developed land and proposed residential and special residential uses.

Access to proposed lots will be available from existing roads, or can be easily provided by extending the road network, with a requirement that all lots need to have legal road frontage before any subdivision can take place.

The site is ideally located as all services can be easily extended from existing infrastructure, apart from sewerage.

The proposal enables POS to be set aside to protect an existing creek and drainage system and link to a proposed POS system. It also enables appropriate planning mechanisms to be put in place to retain and enhance the area's visual amenity through controlling the location, design and construction of buildings, retaining existing vegetation and providing for additional plantings to improve the environment and screen structures.

TOWN PLANNING AND DEVELOPMENT ACT, 1928 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME No.3

AMENDMENT NO. 248

The City of Albany under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act, 1928 (as amended), hereby amends the above Town Planning Scheme by:

- (a) Rezoning Lot 56 Havoc Road, Warrenup, from the 'Rural' Zone to the 'Special Residential' Zone No. 20 and 'Parks and Recreation' Reserve.
- (b) Inserting into Schedule 4: 'Special Residential' Zone of the Town Planning Scheme, the following:

AREA	LOCALITY	LOT	LOCATION
20	WARRENUP	56	

1.0 PLAN OF SUBDIVISION

- 1.1 Subdivision of Special Residential Zone Area No. 20 shall be generally in accordance with the Subdivision Guide Plan endorsed by the Chief Executive Officer.
- 1.2 Council may recommend that the Western Australian Planning Commission approve minor variations to the Subdivision Guide Plan.

2.0 OBJECTIVES OF THE ZONE

Within the Special Residential Zone Area No 20 the objective is to:

- Create a spacious residential living environment that provides for other small scale uses where considered appropriate; and
- Retention of existing vegetation along with replantings within open space areas, allotments for site beautification, screening and for general environmental benefit.

3.0 LAND USE

3.1 Within Special Residential Zone Area No. 20 the following uses are permitted:

- Single House

3.2 Within Special Residential Zone Area No. 20 the following uses are subject to the approval of Council:

- Home Occupation
- Public Utility
- Cottage Industry
- Other activities considered appropriate by Council which are consistent with the objective of the zone.

4.0 LOCATION OF BUILDINGS AND STRUCTURES

4.1 Dwellings, outbuildings and tanks shall only be constructed within the Building Envelope as designated on the Subdivision Guide Plan.

4.2 Building Envelopes shall be setback a minimum of 10 metres from the lot boundaries abutting public roads and 5 metres from all other lot boundaries. Council may approve a lesser distance when Council is of the opinion that the topography or shape of the lot or vegetation on the lot makes it desirable to vary this provision.

4.3 Where possible, buildings shall be sited to allow a "low fuel buffer" not less than 20 metres wide, which does not encroach into remnant vegetation or areas of tree/shrub planting as designated on the Subdivision Guide Plan.

5.0 BUILDING DESIGN, MATERIALS & COLOUR

5.1 Dwellings and outbuildings shall be designed and constructed of materials, which allow them to blend into the landscape of the site. Council shall refuse to approve walls and roofs constructed of reflective materials such as unpainted zincalume and off-white colours. Council will be supportive of walls and roofs with green, brown or red tonings in keeping with the amenity of the area.

5.2 Dwelling houses shall not exceed 7.5 metres in height, which is measured vertically from the finished ground level. The maximum height of all outbuildings will be at the discretion of Council in order to minimize the visual impacts of such buildings when viewed from within the subdivision.

5.3 No boundary fencing shall be constructed of fibre cement, metal sheeting or wooden picket. If boundary fencing is utilized, it shall be of rural construction such as post and strand to the satisfaction of Council.

- 5.4 Any water tanks shall be coloured an appropriate natural shade of brown or green or suitably screened with vegetation in keeping with the amenity of the area to the satisfaction of Council.

6.0 VEGETATION AND REVEGETATION

- 6.1 No clearing of vegetation shall occur except for:
- (a) clearing to comply with the requirements of the Bush Fires Act 1954 (as amended);
 - (b) clearing as may reasonably be required to construct an approved building and cartilage;
 - (c) trees that are dead, diseased or dangerous;
 - (d) clearing to gain vehicular access to an approved dwelling or any other clearing which may be approved by the Council;
 - (e) clearing required to establish a low fuel zone.
- 6.2 Council may request the Commission to impose a condition at the time of subdivision for tree/shrub planting as shown on the Subdivision Guide Plan. Such tree/shrub planting shall be appropriately maintained for a minimum of 3 years.
- 6.3 Council may request the Commission to impose a condition at the time of subdivision for the fencing of public open space areas.
- 6.4 Council may request the Commission to impose a condition at the time of subdivision for the preparation and implementation of a Landscaping Plan to cover tree/shrub planting, access, fencing and any invasive weed control impacting on public open space areas.
- 6.5 Additional tree planting may be required as a condition of development approval. Council may request the Commission impose a condition, at the time of subdivision, for a bond which will be rebated to future purchasers on completion of satisfactory tree/shrub planting.

7.0 WATER SUPPLY

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

8.0 EFFLUENT DISPOSAL

- 8.1 On-site effluent disposal shall be the responsibility of the individual landowner.
- 8.2 All lots shall utilize an amended soil or similar alternative type of effluent disposal system for the retention of nutrients.

- 8.3 No more than one effluent disposal system will be permitted on each lot.

9.0 BUSHFIRE MANAGEMENT CONTROL

- 9.1 Council may request the Commission to impose a condition at the time of subdivision for the construction of the strategic firebreaks as shown on the Subdivision Guide Plan.
- 9.2 The strategic firebreaks shall be constructed to a standard suitable for all year access by heavy duty fire appliances and two wheel drive vehicles.
- 9.3 Where a lot is traversed by a strategic firebreak as shown on the Subdivision Guide Plan, the owner of the lot shall maintain such firebreak to the satisfaction of Council. Fencing and/or unlocked gates across the strategic firebreak shall only be permitted at the discretion of and to the satisfaction of Council and Fire and Emergency Services.
- 9.4 Low fuel buffers, at least 20 metres wide shall be established and maintained around all buildings.
- 9.5 It shall be the responsibility of individual landowners to maintain free access at all times around buildings for emergency purposes.
- 9.6 Where strategic firebreaks connect with access roads, suitable measures will be taken to ensure non emergency vehicular traffic is precluded.
- 9.7 In cases where only part of the zone is developed, an interim fire break system or strategic fire break system shall be prepared and put in place, to the satisfaction of Council and Fire and Emergency Services.

10.0 ROAD UPGRADING, ACCESS AND DESIGN

- 10.1 Council may request the Commission to impose a condition at the time of subdivision for a contribution to the upgrading of Havoc Road/Henry Street.

11.0 NOTIFICATION OF PROSPECTIVE OWNERS

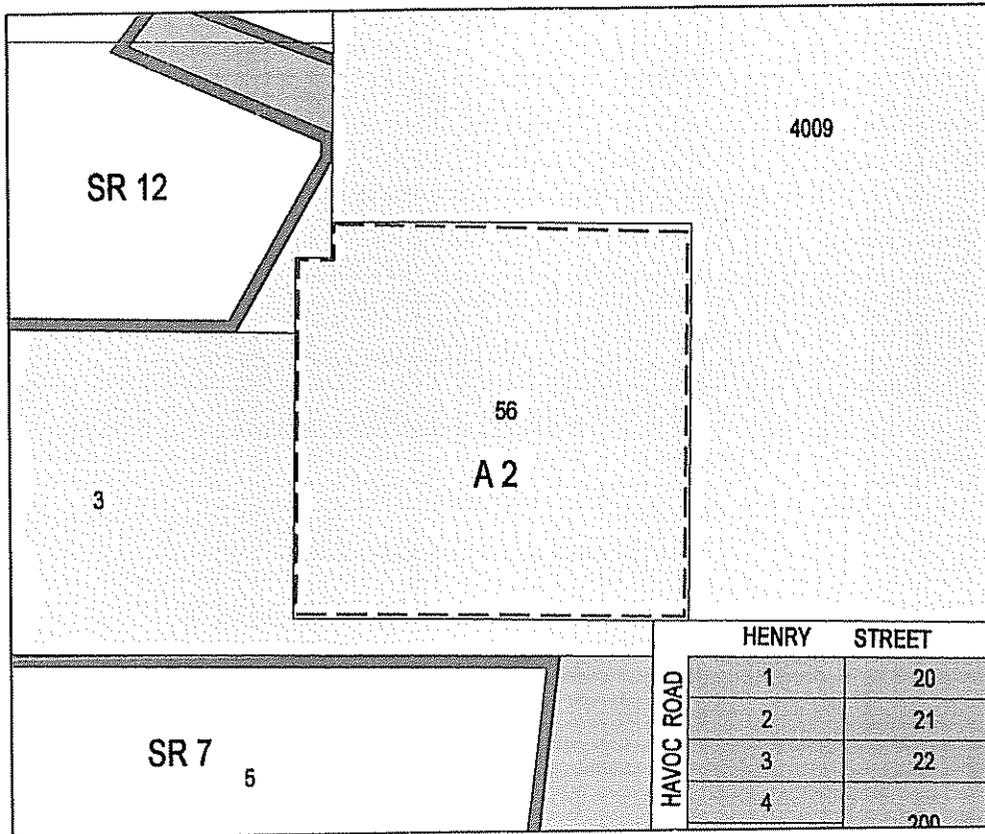
- 11.1 Provision shall be made to Council's satisfaction to ensure prospective purchasers of land within Special Residential Zone Area No 20 are given a copy of these Special Provisions prior to entering into an agreement to acquire any property.

(c) Replace the existing Schedule 2 – Additional Use sites Code No. 2 with the following:

Code No.	Land Particulars	Additional Uses	Special Conditions
2	Lot 56 Henry Street Warrenup, Albany 6330	Holiday Accommodation and caretakers residence	<p>(a) Maximum of 8 guest bedrooms.</p> <p>(b) Development and associated uses shall generally be in accordance with the Development Guide Plan.</p> <p>(c) As a condition of Council's approval to commence development the proponent shall undertake a landscape program and a program to fence remnant vegetation to the satisfaction of Council.</p>

(d) Amending the Scheme Maps accordingly.

CITY OF ALBANY Town Planning Scheme No. 3 Amendment No. 248



RESERVES

Parks & Recreation/ Conservation

ZONES

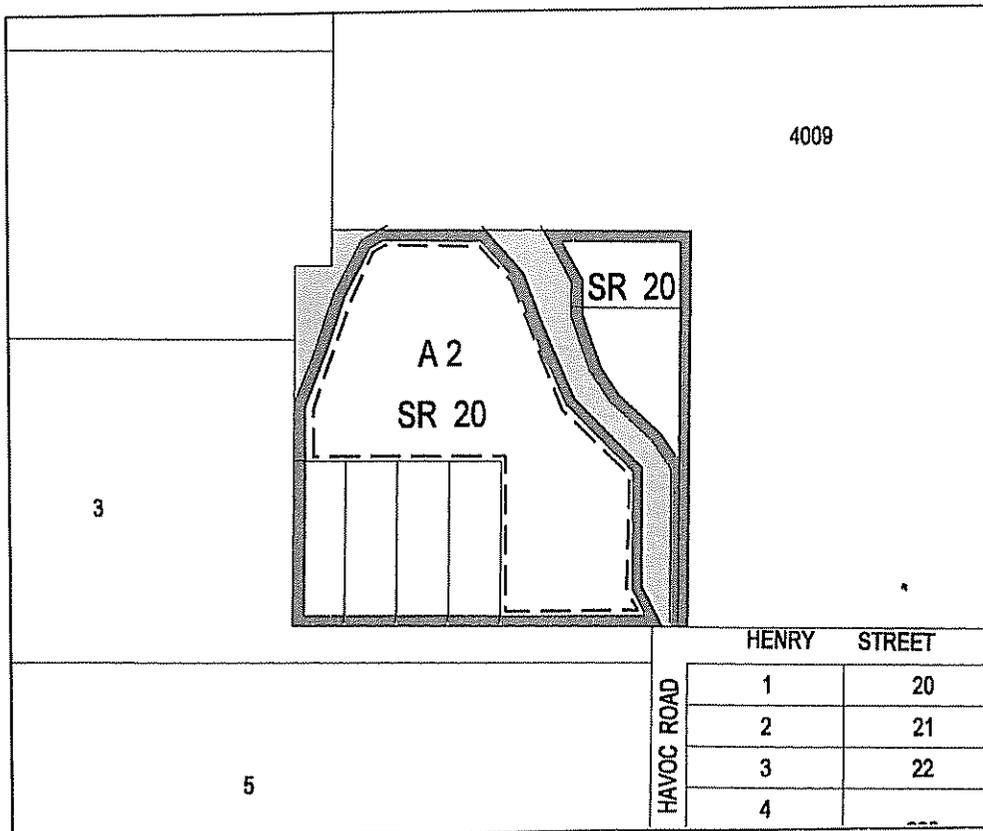
Residential
 Special Residential
 Rural

OTHER

Additional Uses

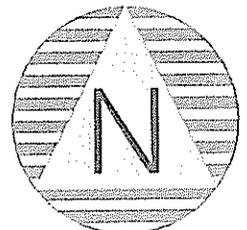
HAVOC ROAD	HENRY STREET
1	20
2	21
3	22
4	200

Existing Zoning



HAVOC ROAD	HENRY STREET
1	20
2	21
3	22
4	200

Proposed Zoning



Version	Details	Date
A	ORIGINAL DRAWING	17/03
B	DELETION OF REAR ACCESS OPTION	21/08
C	ACCESS PROVISIONS AND ENVELOPE CHANGES	04/03

LEGEND

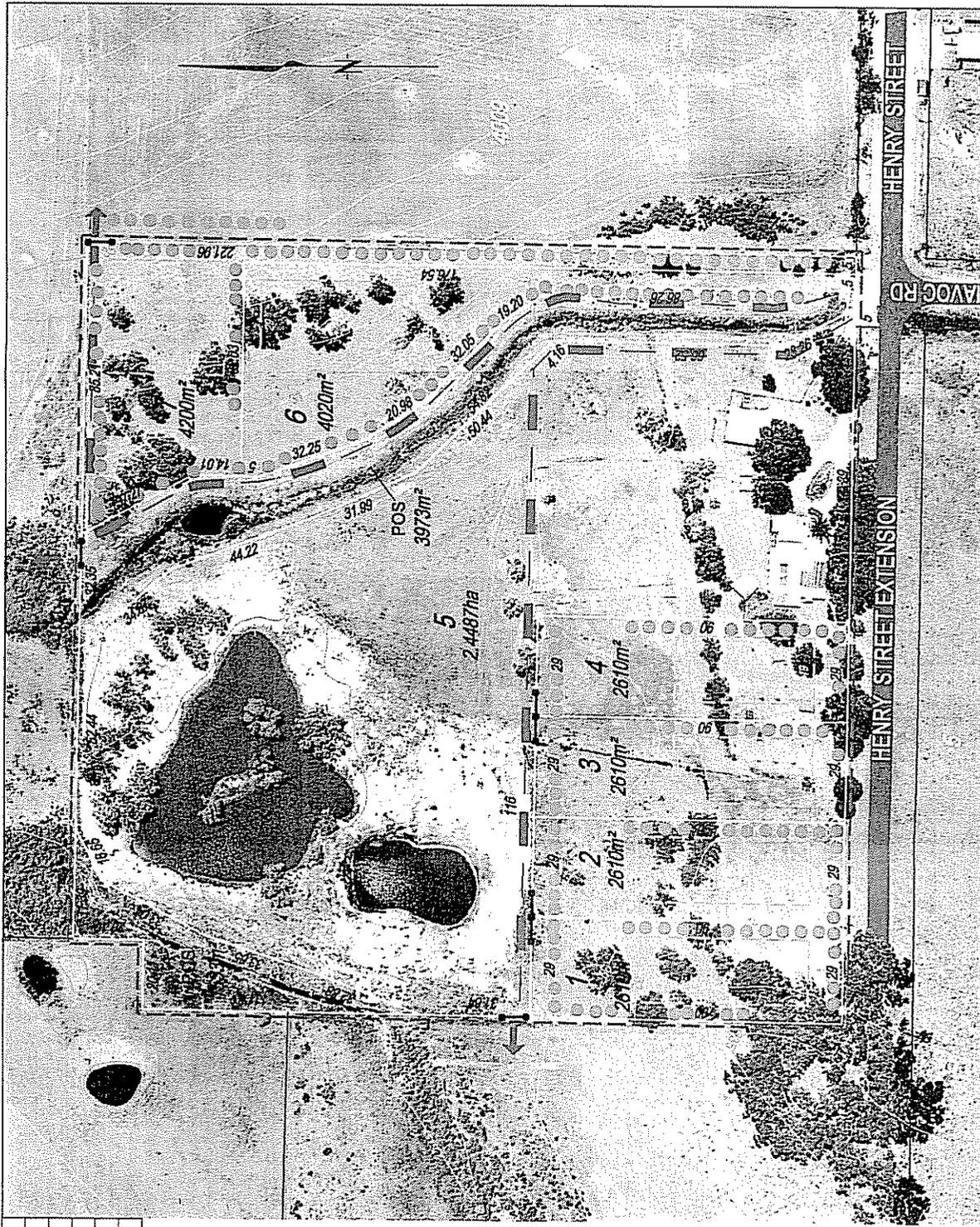
- SUBJECT LAND
- PROPOSED LOTS 1 to 7
- PROPOSED BUILDING ENVELOPES
- PROPOSED STRATEGIC FIREBREAK
- PROPOSED PLANTING
- ACCESS GATE
- PROPOSED CONNECTION

NOTES:

- ALL AREAS AND DIMENSIONS ARE APPROXIMATE AND ARE SUBJECT TO SURVEY
- THE SUBDIVISION OF LOTS 1 TO 4 CANNOT TAKE PLACE UNTIL LEGAL ROAD FRONTAGE IS AVAILABLE.

Adopted by Resolution of the City of Albany
at the Council Meeting held on the
_____ day of _____ 2005

Chief Executive Officer



CAD File Name 12594-02C.dgn	<p>NOTE: THIS DRAWING IS THE PROPERTY OF HARLEY SURVEY GROUP PTY LTD. IT MAY NOT BE COPIED OR ALTERED WITHOUT THE CONSENT OF THE OWNER</p> <p>ORIGINAL DRAWING SIZE IS A3</p>	<p>Scale 1:1250 APPLICABLE TO ORIG. AS DRAWING</p> <p>Survey COMPILED</p> <p>Drawn JBGS 17-05-05</p> <p>Checked</p> <p>Level Datum A.H.D.</p> <p>Horiz Datum M.G.A.</p>
<p>SUBDIVISION GUIDE PLAN</p> <p>LOT 56 ON DP 230463 C/T 504/115A - HENRY STREET - WARRENUP</p>		
<p>HARLEY SURVEY GROUP PTY LTD CONSULTING PLANNERS AND LICENSED SURVEYORS P.O. BOX 6307 118 SERPENTINE ROAD ALBANY WA. Phone (08) 9641 7333 A.B.N. 77 663 104 248 A.C.I.C. 009 101 796</p>		
<p>PLAN 2</p>		

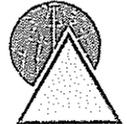


Adopted by Resolution of the City of Albany
 at the Council Meeting held on the
 _____ day of _____ 2005

 Chief Executive Officer

CARETAKERS RESIDENCE
 HOLIDAY ACCOMMODATION

HENRY STREET EXTENSION

Scale	1 : 1250	DEVELOPMENT GUIDE PLAN FOR PROPOSED LOT 5 HENRY STREET - WARRENUP		
APPLICABLE TO ORIG. A4 DRAWING				
Survey	COMPILED	HARLEY SURVEY GROUP PTY LTD CONSULTING PLANNERS AND LICENSED SURVEYORS P.O. BOX 5207 110 SERPENTINE ROAD ALBANY WA. Phone (08) 9641 7333		
Drawn	JBdS 28-04-05			
CAD File	12584-04B.dgn			
Checked				
Level Datum	N.A.	A.B.N. 77 603 794 248 A.C.N. 000 101 700		PLAN 3

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

**TOWN PLANNING SCHEME NO. 3
AMENDMENT NO. 248**

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

Mayor

Chief Executive Officer

Recommended/Submitted for final approval

**Delegated under Section 20
of the WAPC Act 1985**

Date

Final Approval Granted

Minister for Planning & Infrastructure

Date

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A

AMENDMENT No. 147

Prepared
by



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

JUNE 2005

TOWN PLANNING SCHEME No. 1A

AMENDMENT No. 147

CONTENTS

1. RESOLUTION
2. REPORT
3. EXISTING ZONING
4. PROPOSED ZONING
5. EXECUTION

04-77-001-WR

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

**RESOLUTION DECIDING TO AMEND A
TOWN PLANNING SCHEME**

CITY OF ALBANY

**TOWN PLANNING SCHEME No. 1A
DISTRICT SCHEME AMENDMENT No. 147**

Resolution:

That Council, in pursuance of Section 7 of the Town Planning & Development Act 1928 (as amended) resolves to amend the above Town Planning Scheme by:

*Rezoning Lots 1551 and 1553 Middleton Road and Fox Way Mt
Clarence from the Clubs and Institutions zone to the Residential zone
and applying an R30 density code*

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING & INFRASTRUCTURE

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF TOWN PLANNING SCHEME:	TOWN PLANNING SCHEME No. 1A
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL No OF AMENDMENT:	AMENDMENT No. 147
PROPOSAL:	

Rezoning Lots 1551 and 1553 Middleton Road and Fox Way Mt Clarence from the Clubs and Institutions zone to the Residential zone and applying an R30 density code.

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A

AMENDMENT No. 147

PLANNING REPORT

**LOTS 1551 & 1553, MIDDLETON ROAD & FOX WAY MOUNT
CLARENCE**

Contents Page

- 1. INTRODUCTION 1
- 2. THE SITE 1
- 3. PLANNING CONTEXT 1
- 4. ZONING PROPOSAL 2
- 5. CONCLUSION..... 2

1. INTRODUCTION

Lots 1551 & 1553 are located 1.4km from the Albany Town Centre and are adjacent to the Campbell Road & Middleton Road intersection.

The lots have been created as a result of the rationalisation of various landholdings connected with the construction of the new Albany Primary School and the creation of the new road (Fox Way), servicing the school and surrounding areas.

These freehold lots are presently zoned for Clubs & Institutions uses. This zoning is no longer required, as it relates to the previous use and context of the sites. As the sites are vacant, the range of landuses that the current zoning permits is now inappropriate.

2. THE SITE

Lot 1551 is located with frontage to both Middleton Road and Campbell Road of some 40 metres each and occupies some 2786m². The land slopes down to Middleton Road and is therefore provided with a pleasant northern aspect.

Lot 1553 has an 18 metre frontage to Fox Way on its southern boundary and also slopes to the north occupying some 806m².

Both parcels of land have access to the full range of conventional urban services (ie sewer, water, telecommunications etc)

3. PLANNING CONTEXT

The subject lots were created as a part of the rationalisation of the Albany Senior High School site to create Fox Way and the site of the new Albany Primary School.

As a result the land has surrounding uses such as primary school playing fields, the manual arts wing of the High School as well as the Youth Centre Hall. Single and multi unit residential activities also abut. Further south, across Middleton Road land uses include the St John Ambulance Centre and Hall, service station and single and multi unit residential.

Given proximity to the primary school a residential zoning is the most suitable zone to reflect future potential landuses.

4. ZONING PROPOSAL

The current Clubs & Institutions zoning is a legacy from the development of the Albany Senior High School precinct. The precinct has changed such that new roading, lots and a primary school has been developed.

The Clubs & Institutions zone permits uses such as club premises, night club, private recreation, public amusement, tavern, cinema, education establishment, hospital, church, medical clinic nursing home and squash courts which are not particularly suitable in the midst of a primary and secondary education precinct.

The proposed Residential zone appears more appropriate as it provides for low density residential activities to complement the existing residential development on adjoining land.

Given the sites inner urban setting and location amongst a mix of uses, the R30 code would allow for a density of development consistent with the scale and the style to complement that already existing in the locality.

The residential density (R30) also meets with the proposals within Council's New Housing Strategy, which generally argues for a minor increase in density within the existing urban fabric in inner urban and highly serviced area.

The development approval process allows Council to specifically assess site layout and design issues such as access, drainage, parking and amenity. Development of a sensitive use such as residential will need to incorporate a 50metre operating buffer from the existing service station (as recommended by the Department of Environment). This can be achieved for both lots using conventional development setbacks.

5. CONCLUSION

Given the landuse context, the current Clubs & Institutions zoning makes provision for landuses and activities no longer suited to the land and general area.

The proposed residential zoning matches the adjoining residential activities, will have no detrimental impact on the present educational or commercial uses and surrounding residential activities.

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

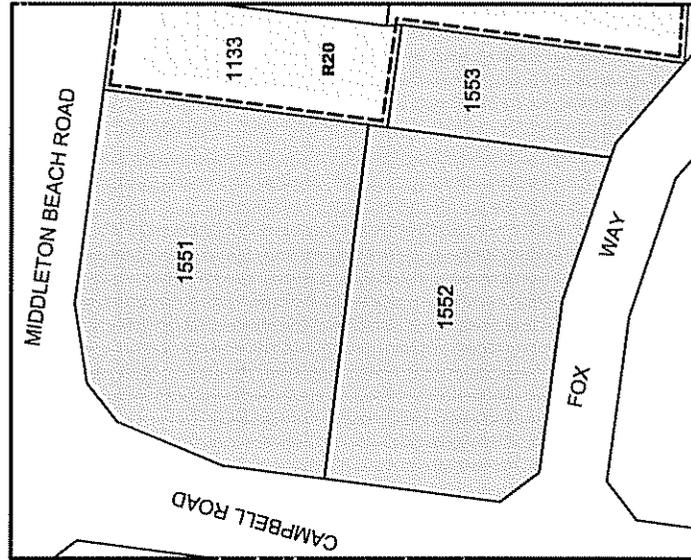
**TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 147**

The Albany City Council under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act 1928, (as amended), hereby amends the above Town Planning Scheme by:

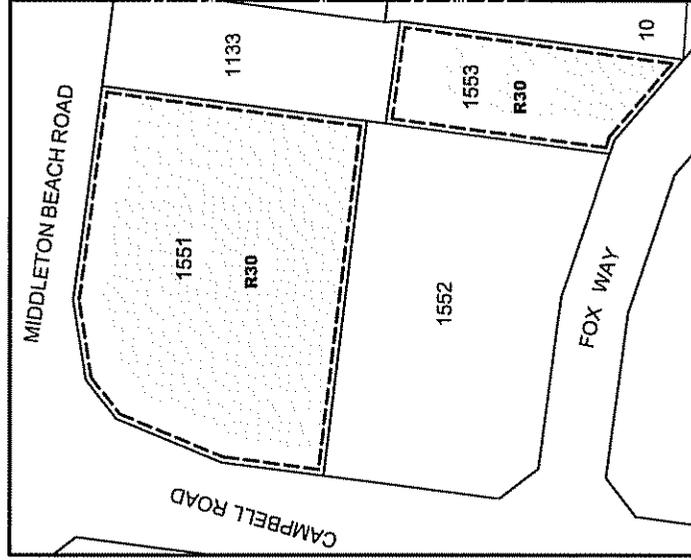
- i) Rezoning Lot 1551 and Lot 1553 Middleton Road and Fox Way Mt Clarence from the Clubs and Institutions zone to the Residential zone;
- ii) Applying an R30 density code to Lot 1551 and Lot 1553 Middleton Road and Fox Way Mt Clarence; and
- iii) Amending the Scheme Maps accordingly.

**CITY OF ALBANY
TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 147**

EXISTING ZONING



PROPOSED ZONING

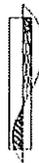


-  PUBLIC USE
-  CLUBS & INSTITUTIONS
-  RESIDENTIAL
-  R CODE



SCALE
1:1250

04-77-ZONE.WR.TCW



Aytton Taylor Burrell
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TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 147

Adopted by resolution of the Council of the City of Albany at the meeting of the Council

held on the _____ day of _____ 200_

Mayor

Chief Executive Officer

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 147

Adopted for final approval by resolution of the City of Albany at the meeting of the

Council held on the _____ day of _____ 200_ and the Common Seal of the municipality was pursuant to that resolution hereunto affixed in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for final approval

Delegated under Section 20
of the WAPC Act 1985

Date

Final Approval Granted

Minister for Planning & Infrastructure

Date

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 250



Prepared by:

Harley Survey Group
Planning Consultants
116 Serpentine Road
Albany 6330
Ph: 9841 7333

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 250

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 4. Amendment Proposal
 5. Conclusion
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5. EXECUTION

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

**RESOLUTION DECIDING TO AMEND A
TOWN PLANNING SCHEME**

CITY OF ALBANY

**TOWN PLANNING SCHEME NO. 3
DISTRICT SCHEME AMENDMENT NO. 250**

Resolution:

That Council, in pursuance of Section 7 of the Town Planning & Development Act 1928 (as amended) resolves to amend the above Town Planning Scheme by:

1. Deleting the additional use and conditions for "Schedule II- Additional Use Sites Code No. 11".
2. Incorporating new additional uses and conditions for "Schedule II- Additional Use Sites Code No.11 for "Residential R12.5" and "Shop".
3. Amending the Scheme Maps accordingly.

Dated this day of 200.....

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING & INFRASTRUCTURE

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF TOWN PLANNING SCHEME:	TOWN PLANNING SCHEME NO. 3
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL NO. OF AMENDMENT:	AMENDMENT NO. 250
PROPOSAL:	MODIFY PART LOT 376, LA PEROUSE ROAD IN 'SCHEDULE 2 – ADDITIONAL USE SITES CODE No. 11: BY REPLACING 'SHOP' AND 'RESIDENTIAL R 10' WITH 'SHOP' AND 'RESIDENTIAL 12.5'

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 250

REPORT

**Harley Survey Group
Planning Consultants**

1.0 INTRODUCTION

This Scheme Amendment Report gives the background to and support for a proposal for Part Lot 376, La Perouse Road, Goode Beach, to change the existing 'Additional Use' in Schedule 2 of the City of Albany's Town Planning Scheme No.3 from a Residential R 10 coding and a Shop use, located in the south-east corner of the block, to a Residential R 12.5 coding and a shop use.

The Goode Beach locality provides for a variety of lifestyle and housing choices ranging from larger special rural and special residential lots to smaller residential lots averaging 800m². The residents of Goode Beach have existing local shopping facilities at Little Grove and a shop at Frenchman Bay Tea Rooms also supported by a caravan park and passing traffic to local tourist destinations, such as Whale World. Refer to the Location Plan for details.

The purpose of this proposal is to provide for three residential lots on the subject land that complement existing surrounding residential development and the amenity of the locality and support existing local shopping facilities.

2.0 BACKGROUND

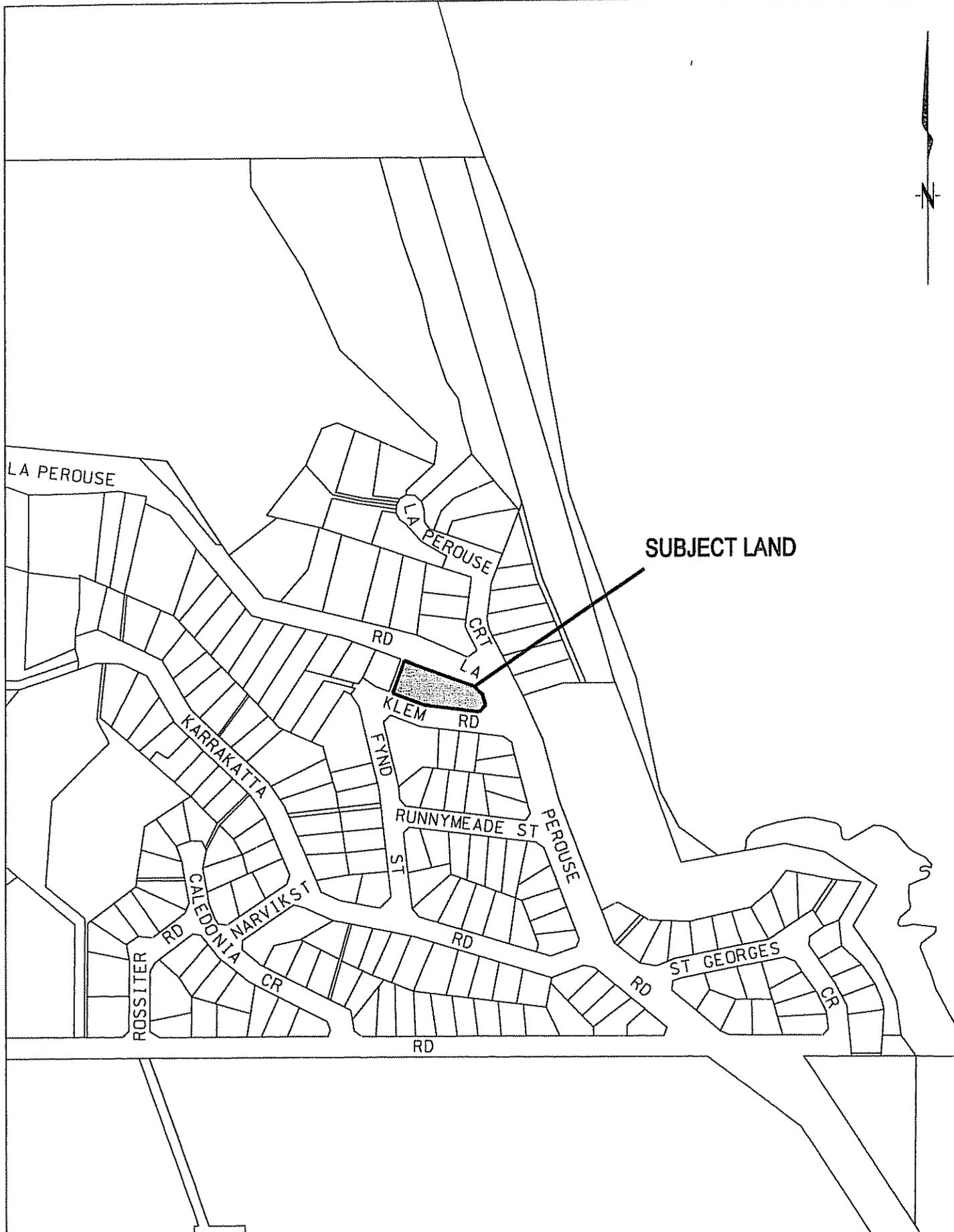
Part Lot 376 has an area of 2,598m² and is in the locality of Goode Beach. The lot has dual road frontage to both La Perouse Road and Klem Road with a narrow pedestrian access way running down its western boundary.

The subject site is cleared, with some large trees remaining and contains no development. The site is bounded by 'Residential' zoned lots to the north, south and west, with an access way separating the western boundary from Lot 226. Residential development has occurred to the north, south, east and west of the subject site.

The Goode Beach locality is surrounded by Parks and Recreation Reserves to the north and south, Frenchman Bay to the east, and 'Special Rural' Zones and 'Public Purposes Reserves' to the west.

Recognising the low retail catchment of Goode Beach and constraints to further residential development that could not support a local shopping facility, Council at its meeting dated 17 December 2002 granted final approval to rezone adjoining Lot 226 from the 'Local Shopping' Zone to 'Residential' Zone.

Following consideration of a subsequent amendment on Part Lot 376 Council at its meeting of 20 April 2004 granted final approval to an amendment to rezone Pt Lot 376 from 'Local Shopping' to Residential R12.5 (3 residential lots) on the grounds that the commercial strategy does not support the need for an additional local shop as the occasional daily needs of residents can be met by the nearby Frenchman Bay Tearooms. As part of the advertising process it was established that the community did not support a shop due to an increase in traffic and visual impact of the shop and associated car park in an existing quiet residential area. However, Council's recommendation was not supported by the Hon. Minister for Planning and Infrastructure. The Minister approved the replacement of the 'Local Shopping'



Scale **1 : 5000**

APPLICABLE TO ORIG. A4 DRAWING

Survey

Drawn **JBdS 18 JUNE 2003**

CAD File **12686-05a.dgn**

Checked

Level Datum **N. A.**

**LOCATION PLAN
PART LOT 376 LA PEROUSE ROAD
GOODE BEACH**

HARLEY SURVEY GROUP PTY LTD
CONSULTING LICENSED SURVEYORS

P.O. BOX 6207
118 SERPENTINE ROAD
ALBANY WA. Phone (08) 0841 7333

216

A.B.N. 77 503 784 216
A.C.N. 009 101 768



DRAWING No

12686-05

VER'N **A**

Zone with a 'Residential R 10' Zone comprising a 'Shop' as an 'Additional Use' on the corner lot.

The current zoning of the Goode Beach precinct, along with land use and servicing constraints has capped the future population of this locality, which is insufficient in number and catchment area to support an additional shop. Therefore, it is proposed to further limit the Shop as an 'Additional Use' on a smaller portion of Part Lot 376 La Perouse Road and modify the existing 'Residential' Zone to a R12.5 coding so as to be consistent with the lot sizes found in the surrounding area.

3.0 PLANNING

3.1 Town Planning Scheme No.3

The subject land's base zoning is currently 'Residential' with an Additional Use of 'Shop' and R 10 in the *City of Albany's Town Planning Scheme No.3*

3.2 Albany Regional Strategy

The *1994 Albany Regional Strategy* defined Little Grove as a settlement and Goode Beach as a recreational node.

3.2 Local Rural Strategy

The *Local Rural Strategy*, as Amended in 2002, only allows for possible environmental protection zones in an area to the north of the subject land near Goode Beach. Such developments will be of a low density thus have little impact on the population growth to justify additional services, such as shop on the subject land.

3.4 Commercial / Retail Strategies

The *1994 Albany Regional Planning Study – Commercial Strategy for Albany* did not define Part Lot 376 for any retail purposes or a centre. The nearest identified centre was at Little Grove and it was designated as a Local Centre in the *Strategy*.

Both the *1994 Albany Commercial Centre Strategy* and the *Albany 2000 Commercial Strategy Review* identified Little Grove as the nearest retail centre.

The most recent *March 2004 Retail Development Strategy* prepared for the City of Albany and adopted by Council for referral and advertising reinforces the findings of previous studies by designating Little Grove as the Local Centre with no reference to an additional shop or retailing in Goode Beach.

3.5 Sewerage Policy

The proposal complies with Section 5.1 of the '*Draft Country Sewerage Policy*' as it creates less than four additional lots that infill the existing housing development completing the existing subdivision pattern. As the average lot size for the 'Residential' Zone in this locality is approximately 800 m² the proposal for three large residential lots complies with the

Policy's requirement in lot numbers as well as new lot sizes that are consistent with the existing subdivision pattern.

3.6 Liveable Neighbourhoods

Liveable Neighbourhoods 2004 sets the standard for local neighbourhood centres, including a retail component. These standards are based on a minimum Residential R 20 coding with a population catchment within a walking distance of 400 – 450 metres plus a public transport stop. With a residential density of R12.5 and no public transport to Goode Beach these standards do not apply to Goode Beach. The existing occasional daily needs of residents in Goode Beach are met by the nearby Frenchman Bay Tearooms that include a shop and the local centre at Little Grove.

3.7 Viability of a Local Shop

A valuation of the subject land was undertaken in mid-2000. The study concluded that there is a limited future for the land being used for local shopping because of the following:

- The existing general purpose store at Little Grove provides for local shopping as well as a petrol and liquor outlet. It is also easily accessible to passing traffic whereas the subject land is not on a major traffic route. Access and egress to the site for external traffic from Frenchman Bay Road is only from Vancouver Road;
- The limited population catchment of the Frenchman Bay area has seen little demand for a local shopping as most residents tend to shop in Albany as the regional centre or Little Grove for emergencies; and
- The elongated nature of the site is not suitable for the design and construction of local shopping facilities.

Currently there are a total of 220 residential, special residential and special rural lots in Goode Beach with a total population capacity of approximately 550 people. There is currently a population of approximately 360 persons. Due to land use, catchment and servicing constraints a population potential of 550 to 600 people would not be sufficient to economically sustain a local shop in Goode Beach.

3.8 Residential R 12.5

The *2002 Residential Design Codes* general site requirements for an R 12.5 density are a minimum lot size of 700 m² and an average of 800m². As the proposed three residential lots will be over 800m² they comply with the *Design Codes*. The proposed lots can also accommodate a single dwelling within the R12.5 code setback requirements

The City of Albany's *Our Place Our Future* also supports an R10/12.5 density at Goode Beach as well as the current *Draft Housing Strategy*.

3.9 Land Capability

The sites capability for development is based on The Commonwealth Scientific Investigation Research Organisation (CSIRO) land form/soil mapping units, (Churchwood & McArthur).

The subject land is within the Gs Unit. The land capability ratings indicate that the Gs Unit has high soil absorption ability and high capability for on site effluent disposal. It also rates the land quality as having good foundation soundness and fair capability for housing development.

It is concluded that the soil, with normal compaction will provide a sound foundation for building construction and effluent disposal systems can be installed to ensure the appropriate level of water treatment is provided.

In August 2004 the Environmental Health section of the City of Albany undertook site testing on the subject land for the three residential lots. The tests results found no signs of ground water nor movement of groundwater through the subject land and that based on the results all three proposed lots were suitable for on site effluent disposal.

3.10 Roads and Access

La Perouse Road is a 7.4 metre sealed and kerbed road, designed to cater for traffic accessing the Goode Beach locality from Vancouver Road and Frenchman Bay Road. Klem Road is a 4 metre sealed road and designed to accommodate local traffic. It is proposed that access to the subject land be from either La Perouse or Klem Roads. The increase in traffic generation from these lots can be accommodated by the local road system.

3.11 Services and Drainage

Reticulated water, power and telecommunications currently run past the subject land. There are no future plans to provide reticulated sewer to Goode Beach. The nearest locality for proposed sewer is Little Grove some 7 kilometres away. The site is currently served by adequate drainage. However, it would be anticipated that storm water run off from the subject land would be mainly contained on site.

3.12 Public Opinion

As a result of the advertising for comment on the previous Amendment No.228 in 1994 there was general local community support for the proposed 'Residential' zoning but not for the 'Additional Use' shop due to the lack of need, increased local traffic and amenity factors, such as additional noise, lighting and safety issues related to access to the site and the standard of local roads to support the additional traffic generated from the use.

Further to the City's consideration of the submissions a meeting of the Frenchman Bay Progress Association voted 16 to 1 against the proposed shop.

4.0 AMENDMENT PROPOSAL

The proposal for Part Lot 376, Klem and La Perouse Road, Goode Beach, involves changing the existing 'Additional Use' in Schedule 2 of the City of Albany's Town Planning Scheme No.3 from a 'Residential' R 10 to a R 12.5 coding, supported by the Development Guide Plan and further limiting the 'Additional Use'-Shop to proposed lot "C" as depicted on the development guide plan.

This proposal will enable three large residential lots with an R 12.5 coding to be created consistent with existing lot sizes surrounding the subject land and in accordance with WAPC and the City of Albany strategies and policies.

The residential land has access to all necessary services apart from reticulated sewerage with no current plans to extend the sewer to Goode Beach.

Goode Beach residents have shopping facilities in Albany, Little Grove and a local shop at the nearby Frenchman Bay Tea Rooms. WAPC and the City of Albany commercial and retail strategies and policies support Little Grove as the local centre for the Goode Beach locality. It is clearly evident there is not a need for an additional shop on the subject land due to its lack of economic viability, due to existing retailing in the locality, a small local population catchment and being located some 1.5 kilometres away from major through roads, however the potential remains for a dedicated shop to be developed in the future should circumstances change.

6.0 CONCLUSION

This Amendment will modify the zoning of Part Lot 376 La Perouse Road, Goode Beach, to reflect the subject land's potential for housing through a 'Residential' R12.5 zoning consistent with adjoining lot sizes, and limit the 'Additional Use' Shop to a smaller lot area. This proposal is also supported by the local residents and progress association.

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

**TOWN PLANNING SCHEME NO. 3
AMENDMENT NO. 250**

The Albany City Council under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act 1928 (as amended), hereby amends the above Town Planning Scheme by:

1. Deleting the additional uses and conditions for Part Lot 376, La Perouse Road, Goode Beach, Albany, in 'Schedule II – Additional Use Sites Code No. 11'.
2. Incorporating the additional uses and conditions for Part Lot 376, La Perouse Road, Goode Beach, Albany, in 'Schedule II – Additional Use Sites Code No.11 as shown below.

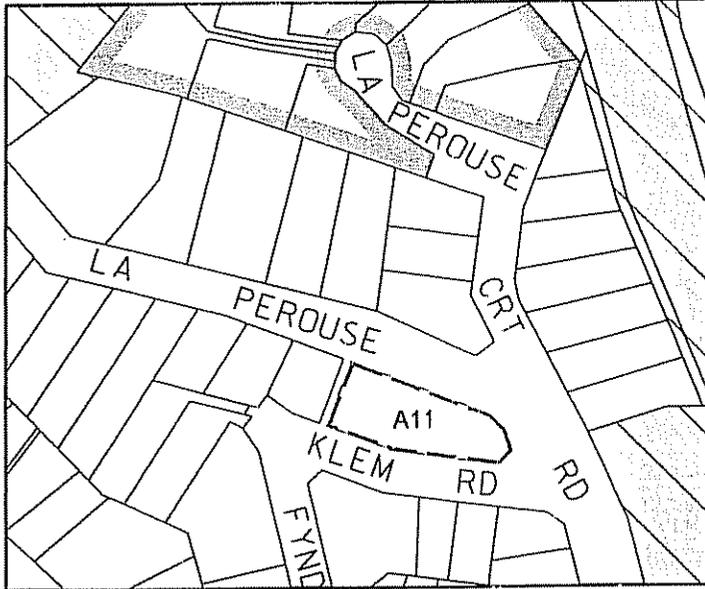
Code No.	Particulars of Land	Additional Use	Conditions
11	Part Lot 376, La Perouse Road, Goode Beach, Albany	<ul style="list-style-type: none">▪ Residential (R 12.5) ▪ Shop	<ol style="list-style-type: none">1. All development shall be generally in accordance with the Development Guide Plan (Drawing No.12686-04 Version D) endorsed by the Chief Executive Officer.2. All storm water is to be contained on-site and disposed of to Council's satisfaction.3. The shop use is to be confined to proposed Lot C as depicted on the endorsed Development Guide Plan.4. Car parking for the shop use shall be in accordance with the requirements of Table 4 of Town Planning Scheme No 3.5. The residential development of the land shall be in accordance with the primary and secondary setback distances specified within Clause 5.5A b) of the Scheme for land zoned R-20.6. All other residential development requirements shall be in accordance with the R12.5 coding of land within Residential Planning Codes of Western Australia.

- 3 Amending the Scheme Maps accordingly.

CITY OF ALBANY

Town Planning Scheme No. 3

Amendment No. 250



Existing Zoning

RESERVES



Parks & Recreation

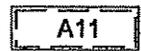
ZONES



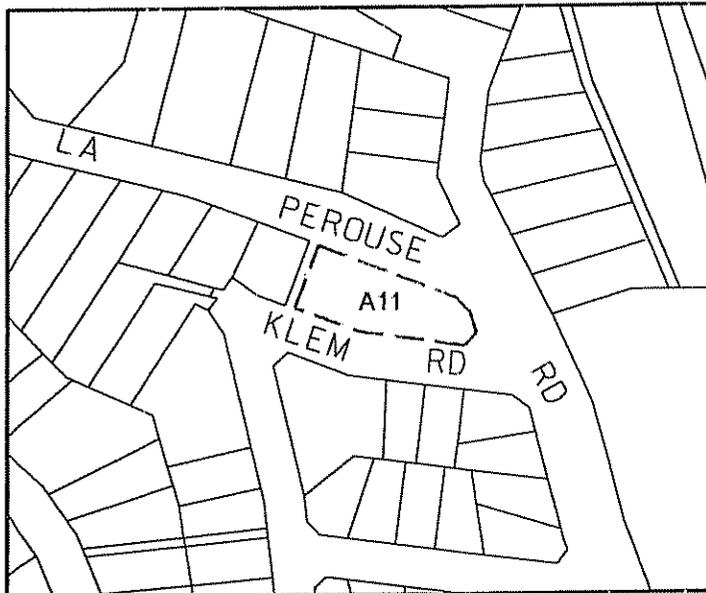
Residential



Special Residential

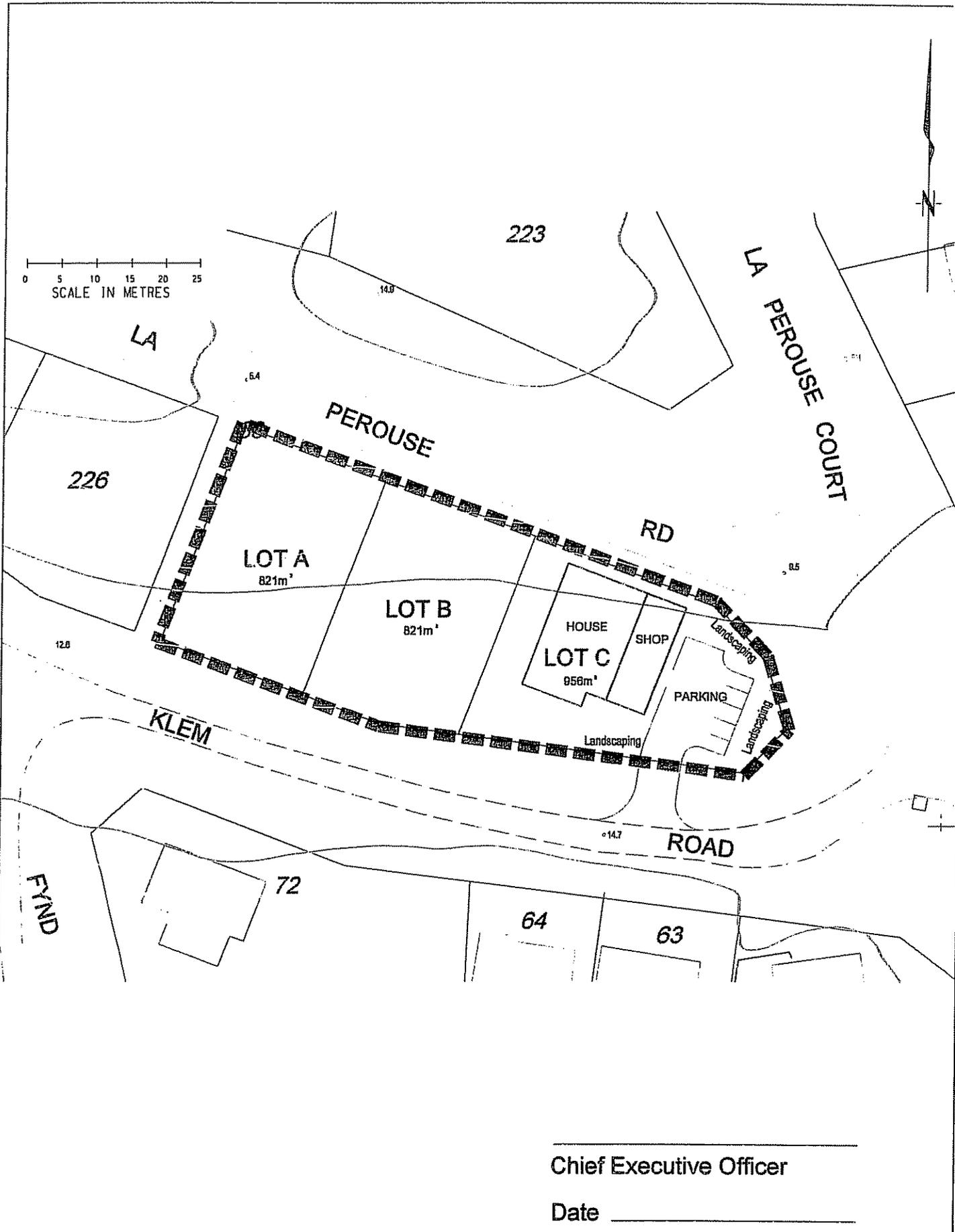
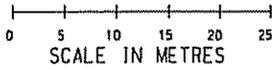


Additional Use



Proposed Zoning





Chief Executive Officer

Date _____

Scale	1 : 750
APPLICABLE TO ORIG. A4 DRAWING	
Survey	
Drawn	JBdS 18-06-03
CAD File	12686-04Bdgn
Checked	
Level Datum	N.A.

**DEVELOPMENT GUIDE PLAN OVER Pt LOT 376
LA PEROUSE ROAD - GOODE BEACH**

<p>HARLEY SURVEY GROUP PTY LTD CONSULTING LICENSED SURVEYORS P.O. BOX 5207 116 SERPENTINE ROAD ALBANY W.A. Phone (08) 9841 7333</p>	<p>3 A.B.N. 77 503 764 248 A.C.N. 009 101 786</p>		<p>DRAWING No 12686-04 VER'N B</p>
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TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

**TOWN PLANNING SCHEME NO. 3
AMENDMENT NO. 250**

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

Mayor

Chief Executive Officer

Recommended/Submitted for final approval

**Delegated under Section 20
of the WAPC Act 1985**

Date

Final Approval Granted

Minister for Planning & Infrastructure

Date



Department of Health
 Government of Western Australia

[Agenda Item 1.1.3.14 refers]
 [Bulletin Item 1.1.15 refers]

Your ref: A85466A/PA11264/AMD146(1A)
 Our ref: 06679/02
 Enquiries: Allen Tan (9388 4938)

MUNICIPALITY RECORDS	
A85466A	
08 JUL 2005	
ICR508786	
MPR	

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

Dear Sir/Madam

**TOWN PLANNING SCHEME NO. 1A – AMENDMENT NO. 146
 PROPOSAL TO REZONE LOT 1013 ALBANY HIGHWAY, MOUNT
 MELVILLE FROM THE ‘CLUBS AND INSTITUTIONS’ ZONE TO ‘SPECIAL
 SITE’ WITH A BASE ZONE OF ‘RESIDENTIAL R30’**

Thank you for your letter of 20 June 2005 inviting the Department of Health's comment on the above.

The Department of Health has no objection to the rezoning proposal subject to the proposed development being connected to sewer in order to comply with the Country Sewerage Policy.

Thank you for the opportunity to comment.

Yours faithfully



Neil McGuinness
MANAGER
WASTEWATER MANAGEMENT

4 July 2005

S:\EHB\Waste\Typing\DOCUM\2005\5704ta1.doc

Environmental Health

All Correspondence: PO Box 8172 Perth Business Centre Western Australia 6849

205

Your Ref A85466A/PA11264/AMD146(1A)
Our Ref AL1200200366
Enquiries Len Wignall
Direct Tel 9842 4240

CITY OF ALBANY
PO BOX 484
ALBANY WA 6331

4 July 2005

ATT: Graeme Bride



ABN 28 003 434 917

Great Southern Regional Office

www.watercorporation.com.au

215 Lower Stirling Terrace
Albany WA 6330

PO Box 915
ALBANY WA 6331

Tel (08) 9842 4211
Fax (08) 9842 4255

STIRLING VALLEY RECORDS	
FILE:	A85466A
FILE:	
06 JUL 2005	
DOB:	ICR508662
OFFICER:	MPR
RECEIVED:	

Dear Sir/Madam

RE: PROPOSAL TO REZONE LOT 1013 ALBANY HIGHWAY MOUNT MELVILLE FROM THE "CLUBS AND INSTITUTIONS" ZONE TO "SPECIAL SITE" WITH A BASE ZONE OF "RESIDENTIAL R30"

Your correspondence of 20th June 2005 refers.

The Water Corporation has no objections to the above rezoning.

Should you have any queries do not hesitate to contact us.

Yours truly,

Len Wignall
Land Development Officer
Great Southern Region

National Gold
Award Winner





Government of
Western
Australia

Enquiries: Murray Flett on 9892 0549
Our Ref: 04/13069 - A05 # 904
Your Ref: A85466A/PA11264/AMD146(1A)

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

ATTENTION: GRAEME BRIDE



MAIN ROADS
Western Australia

ABN: 50 860 676 021

25 July 2005

CITY OF ALBANY RECORDS	
FILE:	A85466A
FILE:	
28 JUL 2005	
DOC:	20R509713
OFFICE:	MPR
ATTACH:	

Dear Sir

PROPOSAL TO REZONE LOT 1013 ALBANY HIGHWAY, MOUNT MELVILLE FROM THE 'CLUBS AND INSTITUTIONS' ZONE TO 'SPECIAL SITE' WITH A BASE ZONE OF 'RESIDENTIAL R30'.

I refer to your letter dated 20 June 2005 regarding the rezoning of the above location.

Main Roads raises no objection to the proposed rezoning of this location as this section of Albany Highway is under the jurisdiction of the City of Albany.

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

Yours faithfully

ARJ Duffield

REGIONAL MANAGER

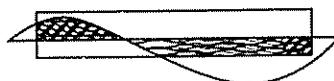


CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 146

Prepared
by



AYTON TAYLOR BURRELL

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

JANUARY 2005

TOWN PLANNING SCHEME No. 1A

AMENDMENT No. 146

CONTENTS

1. RESOLUTION
2. REPORT
3. EXISTING ZONING
4. PROPOSED ZONING
5. EXECUTION

04-68-001-REC

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

RESOLUTION DECIDING TO AMEND A
TOWN PLANNING SCHEME

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A
DISTRICT SCHEME AMENDMENT No. 146

Resolution:

That Council, in pursuance of Section 7 of the Town Planning & Development Act 1928 (as amended) resolves to amend the above Town Planning Scheme by:

Rezoning Lot 1013 Albany Highway, Mount Melville from the 'Clubs & Institution' zone to 'Special Site' with a Residential (R30) base zone and additional permitted uses, medical clinic and professional offices.

Dated this 19th day of APRIL 2005


CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING & INFRASTRUCTURE

PROPOSAL TO AMEND A TOWN PLANNING SCHEME

LOCAL AUTHORITY:

CITY OF ALBANY

DESCRIPTION OF TOWN
PLANNING SCHEME:

TOWN PLANNING SCHEME No. 1A

TYPE OF SCHEME:

DISTRICT SCHEME

SERIAL No. OF AMENDMENT:

AMENDMENT No. 146

PROPOSAL:

To rezone Lot 1013 Albany Highway, Mount Melville from 'Clubs & Institution' to 'Special Site' with a Residential (R30) base zone and additional permitted uses, medical clinic and professional offices.

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 146

PLANNING REPORT

Contents Page

1. INTRODUCTION	1
2. LOCATION, SURROUNDING LANDUSE & ZONING.....	1
3. PLANNING CONTEXT	1
4. PROPOSED REZONING	2
5. CONCLUSION	2

1. INTRODUCTION

The purpose of this report is to provide background information and justification in support of the proposal to rezone Lot 1013 Albany Highway, Mount Melville from the 'Clubs & Institution' zone to Special Site with a base zoning of Residential (R30) and the additional permitted uses of medical centre and professional office.

2. LOCATION, SURROUNDING LANDUSE & ZONING

The property is located on the south side of Albany Highway opposite the McDonalds restaurant and close to the central area (refer Figure 1).

A pathology centre is located to the southeast and Special Sites with an additional permitted use, of 'Professional Office' located adjacent the north west boundary. To the rear land is zoned 'Residential' R30.

The lot is currently zoned Clubs & Institutions under the provisions of Council's Town Planning Scheme No. 1A. In June 2002 approval was granted for the existing building to be refurbished and extended as a medical centre. This approval has since lapsed.

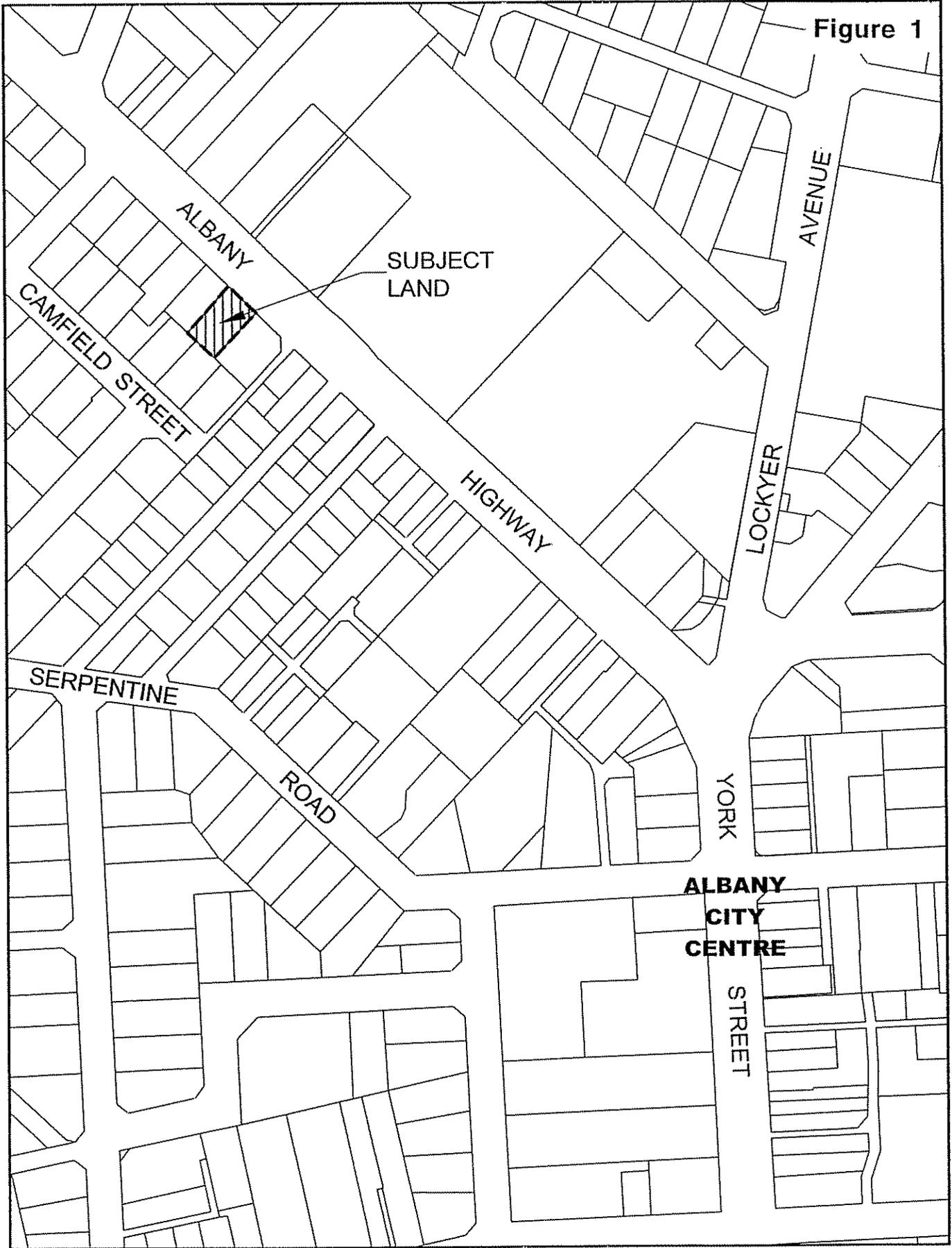
3. PLANNING CONTEXT

The existing Town Planning Scheme No. 1A and the current study 'Defining Central Albany', which forms part of Council's proposed new Town Planning Scheme are the most relevant planning documents relating to this site.

While 'Defining Central Albany' has yet to be formally advertised the building on Lot 1013 has been identified as a landmark element within sub Precinct 1C. The building has not been included in Council's Municipal Heritage Inventory, however, Council noted in its report responding to the request to rezone the property (Council Meeting of 19 October 2004 Agenda - Item 11.3.1) that heritage aspects of the building's Albany Highway frontage should be maintained.

Preliminary advice from the Department for Planning & Infrastructure indicated support for the adaptive re-use of the building, subject to the heritage elements of the building being retained.

Figure 1



Location Plan

Lot 1031
 Albany Highway
 City of Albany



SCALE
 1:3000

Orig A4



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

4. PROPOSED REZONING

While the current zoning of 'Clubs & Institutions' allows for a medical clinic to be developed on the site, professional offices are not a permitted use. In order to provide more flexibility and effectively bring the site into conformity with the predominant zoning and landuse on the south side of Albany Highway, it is proposed to designate the site as a Special Site with the additional permitted uses, medical clinic and professional offices. A base zone of Residential R30 is proposed which will also confirm with surrounding zoning.

Capacity exists on site for approximately 300m² of gross floor space which will allow for the provision of eight car parking bays. Existing driveways will be retained which will provide a one way in/out means of access.

Any future refurbishment proposal would need to retain the existing scale and details of the windows fronting Albany Highway in order to retain the character of the building.

5. CONCLUSION

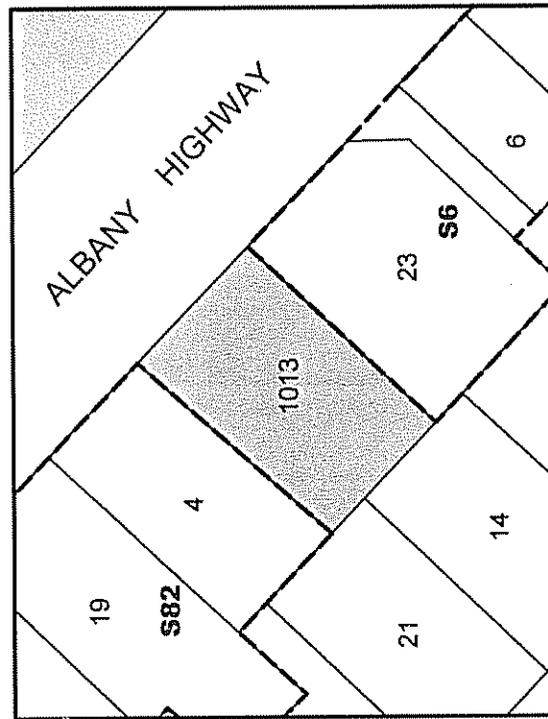
Rezoning Lot 1013 Albany Highway to Special Site with the additional permitted uses Medical Clinic and Professional Office will bring the site into conformity with surrounding zoning and landuse on the south side of Albany Highway.

This zoning will help to facilitate the refurbishment and use of the building which will contribute to the character of the streetscape along this section of Albany Highway.

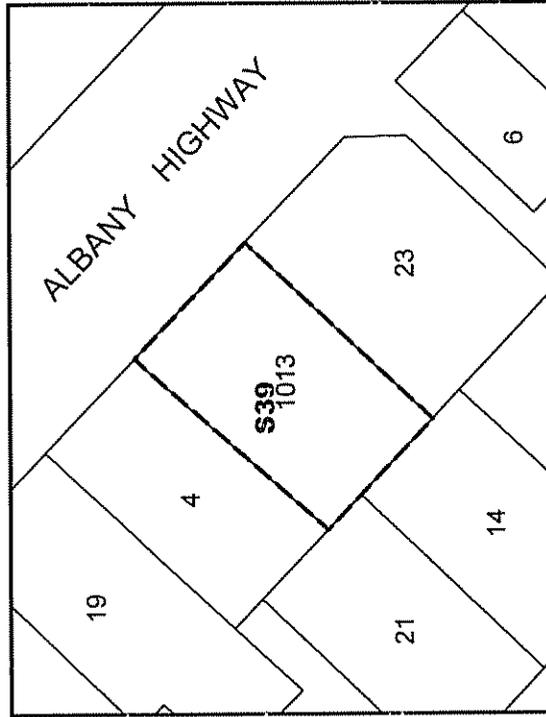
CITY OF ALBANY
TOWN PLANNING SCHEME No. 1A

AMENDMENT No. 146

EXISTING ZONING



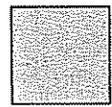
PROPOSED ZONING



RESIDENTIAL



OTHER COMMERCIAL



CLUBS & INSTITUTIONS



SPECIAL SITES



SCALE
1:1000

1A 146.ATB.CAD



Ayton Taylor Burrell
Consultants in Urban & Regional Planning
11 Bloor Street West, Toronto, Ontario
Phone: (416) 964-2304 Fax: (416) 964-1340

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 146

The Albany City Council under and by virtue of the powers conferred upon it in that behalf by the Town Planning and Development Act 1928, (as amended), hereby amends the above Town Planning Scheme by:

- i) Rezoning Lot 1013 Albany Highway, Mount Melville from the 'Clubs & Institution zone to Special Site with a Residential (R30) base zone;
- ii) Incorporating the proposal within Appendix II of the Town Planning Scheme text in the following manner:

Code No.	Particulars of Land	Base Zone	Additional Use	Conditions
39	Lot 1013 Albany Highway, Mount Melville	Residential R30	Medical Clinic Professional Offices	<ol style="list-style-type: none">1. Refurbishment of the façade of the building fronting Albany Highway to retain window details, scale and character of the original building.2. On-site car parking to be provided in accordance with Council's car parking requirements.

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 146

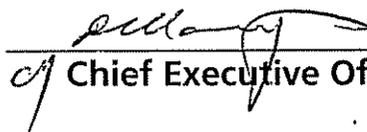
Adopted by resolution of the Council of the City of Albany at the meeting of the Council

held on the 19th day of APRIL 2005





Mayor



Chief Executive Officer

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A
AMENDMENT No. 146

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

Mayor

Chief Executive Officer

Recommended/Submitted for final approval

Delegated under Section 20
of the WAPC Act 1985

Date

Final Approval Granted

Minister for Planning & Infrastructure

Date



MINUTES

Mt Martin Regional Botanic Park Committee Wednesday 24th August 2005 at 10am.

1.0 **PRESENT:** Merryn Bojcun (Chairman)
Dennis Greeve
Teresa Greeve
Pat Johns
Margaret Nash
Sonya Day (minutes secretary)

2.0 **APOLOGIES:** Hazel Mitchell, Barb Green, Dr John Watson

3.0 **CONFIRMATION OF PREVIOUS MEETING MINUTES**

THAT the minutes of the 13th July 2005 be confirmed.

MOVED: Dennis Greeve
SECONDED: Pat Johns
CARRIED

4.0 **BUSINESS ARISING FROM PREVIOUS MEETING**

4.1 **Nominations for Committee**

MOTION:

THAT Margaret Nash be appointed as a Mt Martin Regional Botanic Park Committee Member.

Letter to be sent to Joan Howard advising of next meeting date and invitation to become a member.

4.2 **Progress of Discussion Paper**

Merryn Bojcun reported to the Committee that the Discussion Paper had been approved by Council at the 16th August 2005 OCM. The paper is now available for public comment.

Copies of the Discussion Paper had been circulated. Copies were also made available for Committee members.

4.3 **Guided Spring Walk**

Date: Saturday 3rd September 2005 at 10am sharp.

- Posters have been distributed and Council were invited to attend walk;
- Mt Martin map to be handed out to walkers on the day;
Action Officer: Sonya Day (Cncl copies of maps)
Action Officer: Pat Johns (copies of maps)
- Was suggested that this walk be a enjoyable walk, with not promotion of agencies;

- Walk Guides (Dennis, Ray and Pat elected to be walk guides). Guides are to meet in car park at 9.45am for brief prior to walk commencing.
- 1st Aid – identify any walkers qualified in 1st aid. 4 small portable first aid kits to be available on the day. Bottles of detol to be included in 1st aid kit;
Action Officer: Sonya Day (2 car kits from Cncl cars)
- Water – was suggested that contact with Albany Water Corporation be made for the donation of small sealed water bottles for walkers;
Action Officer: Merryn Bojcun (make contact with Water Corp)
- Boot cleaning station – 2-3 more cleaning brushes required for boot cleaning station. Boot cleaning station seat need repairs;
Action Officer: Sonya Day (purchase brushes & arrange for seat to be fixed)
- Media contact – Steve Pontin to contact Merryn Bojcun. Follow up on media release and attracting media story.
- Any queries should be directed to Merryn.

5.0 NEW BUSINESS

Nil.

6.0 NEXT MEETING

Wednesday 12th October at 10am in the Margaret Coates Board Room, North Road Council Office.

Next meeting to discuss the Walk De-brief and any Discussion Paper Submissions received.

7.0 CLOSURE

10.55am

General Report Items

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Planning Scheme Consents – August 2005
Date : 1 September 2005

1. The attached report shows what Planning Scheme Consents that have been issued under delegation by a planning officer for the month of August 2005.
2. Within the period there was a total of forty-four (44) decisions made on active Planning Scheme Consents these being:
 - Forty-two (42) Planning Scheme Consents were approved under delegated authority;
 - Two (2) Planning Scheme Consents were cancelled.



Glenda Gray
Administration Officer – Development

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2005

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
255224	26/05/2005	PPB Ashton Road	Proudlove Parade	Albany	Holiday Accommodation	Delegate Approved	9/08/2005	John Devereux
255346	16/08/2005	Vrban Homes	Maskill Place	Albany	Single House (Design Codes Relaxation) - Setback Relaxation (Privacy)	Delegate Approved	26/08/2005	Lisa Brown
255364	26/08/2005	Outdoor World	Cliff Street	Albany	Outbuilding - Front Setback Relaxation & Overheight	Delegate Approved	30/08/2005	Lisa Brown
255320	28/07/2005	A P & C Wiegale	Green Island Crescent	Bayonet Head	Single House (Design Codes Relaxation) - Retaining Wall and Overlooking	Delegate Approved	4/08/2005	Lisa Brown
255322	29/07/2005	J K Nash	Albatross Drive	Bayonet Head	Single House (Design Codes Relaxation) - Retaining Wall	Delegate Approved	4/08/2005	Lisa Brown
255290	12/07/2005	A-Z Commercial Steel	Sanford Road	Centennial Park	Showroom	Delegate Approved	16/08/2005	John Devereux
255348	16/08/2005	Kosters Steel Construction	Manley Crescent	Collingwood Heights	Single House (Design Codes Relaxation) - Side Setback Relaxation	Delegate Approved	26/08/2005	Lisa Brown
255226	27/05/2005	R F Blagrove	Down Road	Drome	General Industry - Depot for Stock Feed	Delegate Approved	11/08/2005	John Devereux
255235	3/06/2005	Jaxon Construction Pty Ltd	Regent Street	Gledhow	Grouped Dwelling	Cancelled	11/08/2005	Thomas Sounness
255273	27/06/2005	R & J E Tschabotar	Moortown Road	Gledhow	Rural Industry and Shop (Honey Products)	Delegate Approved	30/08/2005	John Devereux
255332	8/08/2005	N H A Stoney	Chillinup Road	Gnowellen	Grouped Dwelling	Delegate Approved	10/08/2005	John Devereux
255251	14/06/2005	L Wright	Kuch Road	Gnowellen	Extractive Industry (Gravel)	Delegate Approved	24/08/2005	John Devereux
255281	28/06/2005	L Wright	Chillinup Road	Gnowellen	Extractive Industry - Gravel	Delegate Approved	24/08/2005	John Devereux
255275	28/06/2005	New Horizon Homes (WA) Pty Ltd	Karrakatta Road	Goode Beach	Single House - Design Codes Relaxation	Delegate Approved	18/08/2005	Thomas Sounness
255291	12/07/2005	Kosters Steel Construction	Greatrex Road	King River	Single House - Outbuilding (Policy Relaxation)	Delegate Approved	12/08/2005	John Devereux
255157	18/04/2005	L Wright	Kojaneerup Sprg Road	Kojaneerup South	Extractive Industry (Gravel)	Delegate Approved	24/08/2005	John Devereux

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
255299	19/07/2005	Chesters Constructions	Barrass Road	Little Grove	Single House (Outbuilding) and Stables	Cancelled	5/08/2005	John Devereux
255304	21/07/2005	WA Country Builders	Grove St West	Little Grove	Single House - Setback Relaxation (Overlooking)	Delegate Approved	12/08/2005	Thomas Sounness
255336	11/08/2005	G M Butler	Gordon Street	Little Grove	Retaining Wall (Design Codes Relaxation) - Overheight	Delegate Approved	15/08/2005	Lisa Brown
255351	18/08/2005	V Upton	Gordon Street	Little Grove	Single House - Design Codes Relaxation in relation to setbacks privacy	Delegate Approved	22/08/2005	Lisa Brown
255355	19/08/2005	T L Crabb	Grove St East	Little Grove	Single House - Design Codes Relaxation - Retaining Wall	Delegate Approved	23/08/2005	Lisa Brown
255354	19/08/2005	C N R Roberts	Cuming Road	Lockyer	Single House - Relocated Dwelling	Delegate Approved	24/08/2005	Lisa Brown
255221	26/05/2005	G Richards	King River Drive	Lower King	Single House - Setback Relaxation	Delegate Approved	1/08/2005	Thomas Sounness
255329	5/08/2005	R J Stokes	Shepherd Street	Lower King	Retaining Wall - Design Codes Relaxation - Overheight	Delegate Approved	11/08/2005	Lisa Brown
255353	18/08/2005	B A Buckley	Mckenzie Drive	Lower King	Single House - Design Codes Relaxation in relation to retaining wall overheight	Delegate Approved	22/08/2005	Lisa Brown
255357	23/08/2005	R G Davies	Shepherd Street	Lower King	Outbuilding (Oversize and Secondary Street Relaxation)	Delegate Approved	25/08/2005	Lisa Brown
255246	14/06/2005	J G & M K Coultts	Morgan Place	McKail	Ancillary Accommodation	Delegate Approved	1/08/2005	Thomas Sounness
255342	15/08/2005	Outdoor World	Kitcher Parade	McKail	Outbuilding - Oversize	Delegate Approved	18/08/2005	Lisa Brown
255181	5/05/2005	South Coast Country Music Club Inc	Albany Highway	McKail	Sign (Pylon) and Ablution Block	Delegate Approved	29/08/2005	John Devereux
255204	19/05/2005	S Van Kooten	Golf Links Road	Middleton Beach	Holiday Accommodation	Delegate Approved	5/08/2005	Thomas Sounness
255193	16/05/2005	S Kiffow	Douglas Drive	Millbrook	Ancillary Accommodation	Delegate Approved	1/08/2005	John Devereux
255310	22/07/2005	J De Giambattista	Cockburn Road	Mira Mar	Warehouse Addition	Delegate Approved	16/08/2005	John Devereux
255324	29/07/2005	Kosters Steel Construction	Wellington Street	Mt Melville	Single House (Design Codes Relaxation) - Overlooking	Delegate Approved	4/08/2005	Lisa Brown
255276	28/06/2005	Jakerleir Pty Ltd	Princess Royal Drive	Mt Melville	Continuation of Non-Conforming Use - Bulky Goods Outlet	Delegate Approved	9/08/2005	John Devereux

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
255358	23/08/2005	G L & B M Gawned	Durman Place	Mt Melville	Single House - Design Codes Relaxation - Setback Relaxation and Privacy	Delegate Approved	30/08/2005	Lisa Brown
255301	19/07/2005	Timbercorp	Chester Pass Road	Napier	Silviculture (Blue Gum Plantation - 198ha)	Delegate Approved	15/08/2005	John Devereux
255333	8/08/2005	G W H Bohun	Keyser Road	Seppings	Single House - Outbuilding (Oversize)	Delegate Approved	11/08/2005	Lisa Brown
255295	15/07/2005	R J Stokes	Premier Circle	Spencer Park	Single House - Design Codes Relaxation - Retaining wall and filling by more than 500ml in front 3 metres	Delegate Approved	1/08/2005	Thomas Sounness
255335	9/08/2005	M R Jongedyk	Angove Road	Spencer Park	Single House - Design Codes Relaxation - Retaining Wall (Overheight)	Delegate Approved	11/08/2005	Lisa Brown
255314	22/07/2005	WA Country Builders	Chauncy Way	Spencer Park	Single House - Design Codes Relaxation - Side Setback and Retaining Wall	Delegate Approved	16/08/2005	Thomas Sounness
255337	12/08/2005	WA Country Builders	Camm Crescent	Spencer Park	Single House (Design Codes Relaxation) - Setback Relaxation and Retaining Wall	Delegate Approved	22/08/2005	Lisa Brown
255247	10/06/2005	L Wright	Basil Road	Wellstead	Extractive Industry - Gravel	Delegate Approved	24/08/2005	John Devereux
255330	5/08/2005	L J Stephens	Pinaster Road	Willyung	Single House - Outbuilding (Oversize)	Delegate Approved	12/08/2005	John Devereux
255294	14/07/2005	Outdoor World	Butts Road	Yakamia	Single House - Carport - Front Setback Relaxation	Delegate Approved	10/08/2005	Thomas Sounness

CITY OF ALBANY
REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – August 2005
Date : 1 September 2005

1. In August, 2005 one hundred and twenty seven (127) building licences were issued for building activity worth \$9 012 174, four (4) demolition licences and three (3) sign licences. It should be noted that one building licence for a dwelling at Eden Road Youngs totalling \$1 600 200 was included in the above figure.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for August 2005, the 2nd month of activity in the City of Albany for the financial year 2005/2006.



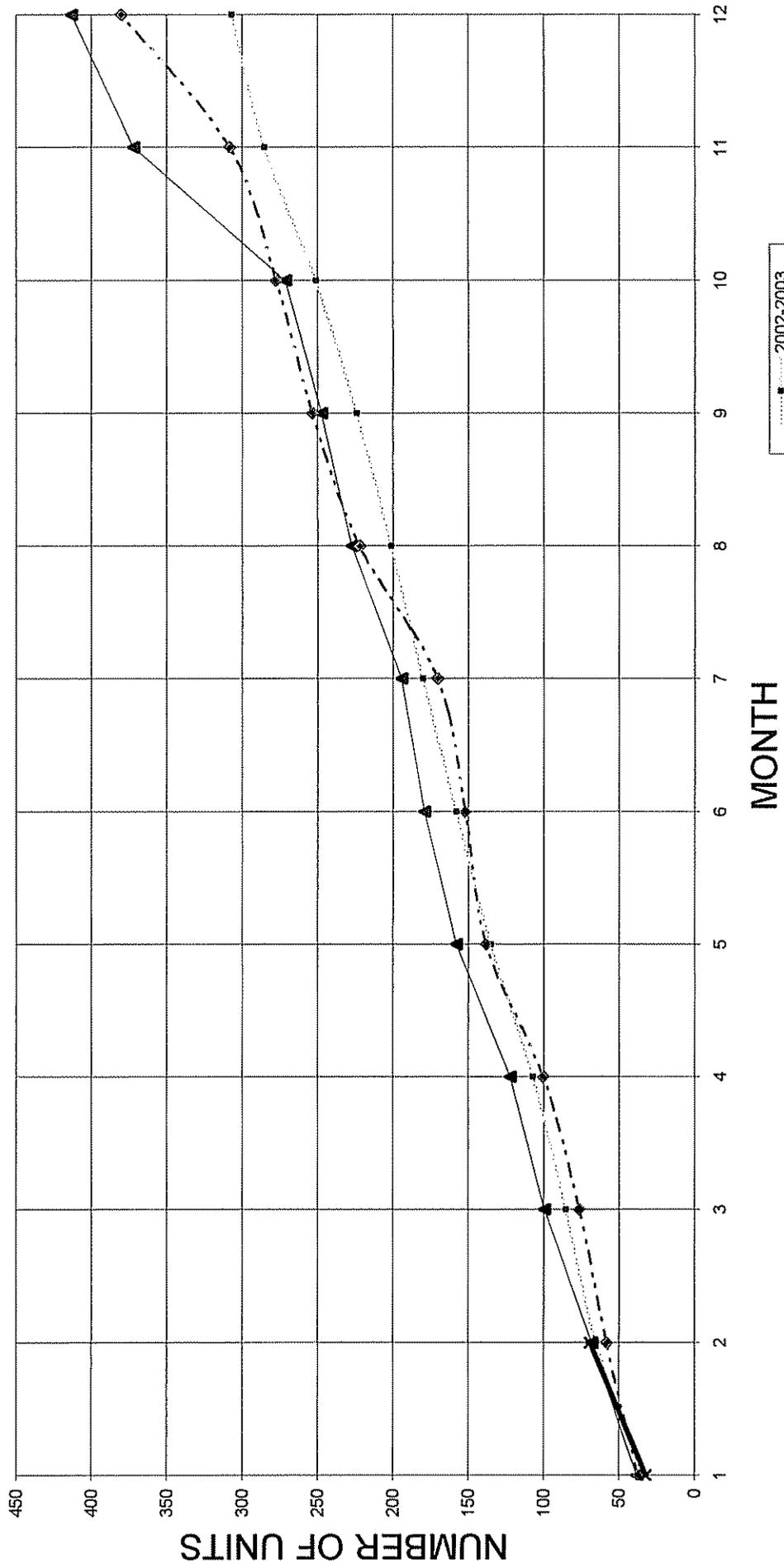
Olia Hewer
Administration Officer – Development

CITY OF ALBANY

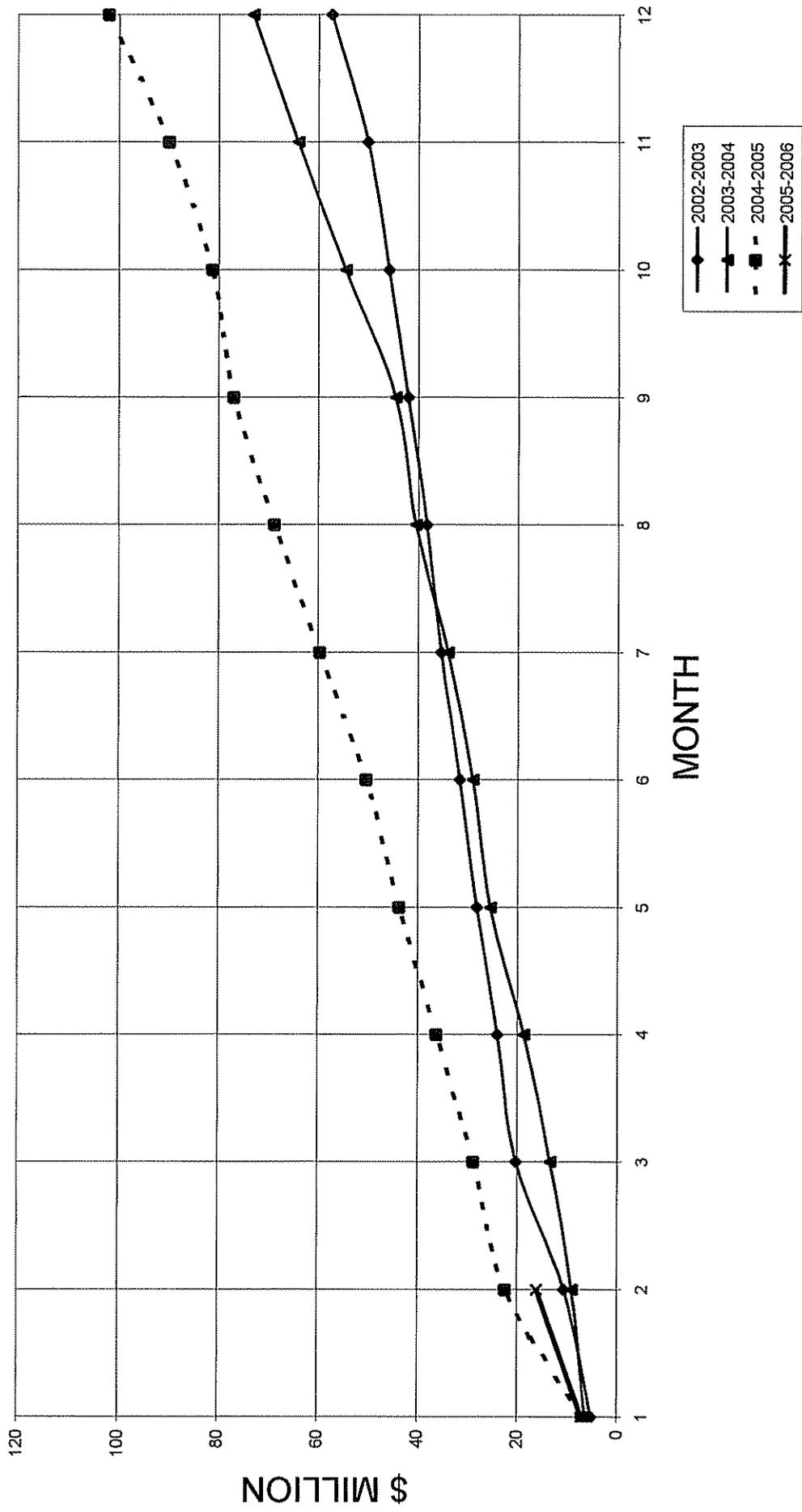
BUILDING CONSTRUCTION STATISTICS FOR 2005-2006

2005	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE		
	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value			
JULY	23	4,712,326	9	993,169	32	229,564	36	568,166	0	0	4	279,485	7	255,277	8	66,900	7,104,887
AUGUST	28	5,736,018	9	1,025,765	37	327,153	44	812,910	0	0	4	475,000	3	485,000	11	150,328	9,012,174
SEPTEMBER					0												0
OCTOBER					0												0
NOVEMBER					0												0
DECEMBER					0												0
2006					0												0
JANUARY					0												0
FEBRUARY					0												0
MARCH					0												0
APRIL					0												0
MAY					0												0
JUNE					0												0
TOTALS TO DATE		10,448,344	18	2,018,934	69	556,717	80	1,381,076	0	0	8	754,485	10	740,277	19	217,228	16,117,061

DWELLING UNITS



BUILDING ACTIVITY
\$M Value



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2005

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
250581	JR GOMM	AA ANDERSON & SW BARKER	DWELLING	30a	Location ATL 334 Lot 12	FREDERICK STREET	ALBANY
250794	AD CONTRACTORS PTY LTD	Owners Name & Address not shown at their request	DEMOLITION DWELLING	37	Location AT131 Lot 12	SERPENTINE ROAD	ALBANY
250881	OWNER BUILDER	A & M SOUMELIDIS	DWELLING ADDITIONS BATHROOM	9	Location ATL 338 Lot 3	EARL STREET	ALBANY
250899	AIKEN PTY LTD	Owners Name & Address not shown at their request	RETAINING WALL	46	Location ATL 491 Lot 9	MELVILLE STREET	ALBANY
250939	OUTDOOR WORLD	Owners Name & Address not shown at their request	GARAGE	34B	Location 476 Lot 151	CLIFF STREET	ALBANY
250631	OWNER BUILDER	Owners Name & Address not shown at their request	SHED AND PATIO	16	Location 283 Lot 846	SIBBALD ROAD	BAYONET HEAD
250790	GL & AM LEEDER	LP & TL MCCARTIN	DWELLING	7	Location 280 Lot 1	OYSTER HEIGHTS	BAYONET HEAD
250674	GL & AM LEEDER	Owners Name & Address not shown at their request	DWELLING ADDITIONS AND RETAINING WALL	74	Location 282 Lot 31	GREEN ISLAND CRESCENT	BAYONET HEAD
250666	AIKEN PTY LTD	GT & LJ PETERS	DWELLING	6	Location 4635 Lot 103	FREEMAN CLOSE	BAYONET HEAD
250657	WA COUNTRY BUILDERS PTY LTD	JD & KM RIEDYK	DWELLING	13	Location 284 Lot 958	ANCHORAGE VISTA	BAYONET HEAD
250792	OWNER BUILDER	Owners Name & Address not shown at their request	RETAINING WALL	11	Location 284 Lot 40	ALBATROSS DRIVE	BAYONET HEAD
250889	D WERNHAM	SEGAL ENTERPRISES PTY LTD	ENTRY STATEMENT	Location 3040 Lot 401	Lot PAUL TERRY DRIVE		BAYONET HEAD
250861	OWNER BUILDER	JD & KM RIEDYK	RETAINING WALL	13	Location 284 Lot 958	ANCHORAGE VISTA	BAYONET HEAD
250926	G PULS	Owners Name & Address not shown at their request	PATIO	13	Location 283 Lot 824	WARTHUYKE COURT	BAYONET HEAD
250737	FLEETWOOD CORPORATION LTD	PANORAMA (WA) PTY LTD	PARK HOME	Site 35 of	Location 106 Lot 71 18	PANORAMA ROAD	BIG GROVE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
250922	G DAVIES	Owners Name & Address not shown at their request	CARPORT FOR PARKHOME	Site 33 of Location 106 Lot 71 18	Lot	PANORAMA ROAD	BIG GROVE
250923	G DAVIES	Owners Name & Address not shown at their request	CARPORT FOR PARKHOME	Site 37 of Location 106 Lot 71 18	Lot	PANORAMA ROAD	BIG GROVE
250744	METROWEST CONSTRUCTION PTY LTD	ROYAL AUTOMOBILE CLUB OF W.A.	OFFICE FITOUT RAC	108-114 Location SL28 Lot 16		ALBANY HIGHWAY	CENTENNIAL PARK
250785	CHESTERS CONSTRUCTIONS	SH BAILEY	UNAPPROVED STRUCTURE PATIO	50-56 Location SL 1426 Lot 4		PIONEER ROAD	CENTENNIAL PARK
250793	OUTDOOR WORLD	S MICIC	PATIO	30-48 Lot 5		PIONEER ROAD	CENTENNIAL PARK
250617	KE MCGONNELL	HK & DM & TR & ME MCGONNELL	GROUPED DWELLING X 2	Units 3 & Location SP04 Lot 4 of 15 3		PIONEER ROAD	CENTENNIAL PARK
250722	RG GLIOSCA	MT & C J ROTH	FACTORY	15 Location ASL 17 Lot 100		BARKER ROAD	CENTENNIAL PARK
250784	M & J WAUTERS NOMINEES PTY LTD	D & N MCAULIFFE & M & M JOH	UNAPPROVED STRUCTURE SIGN X 1	39-43 Location SL 129 Lot 65		PRIOR STREET	CENTENNIAL PARK
250686	OWNER BUILDER	T & T ANDERSON	HORIZONTAL SIGNS X 5	37 Location SL08 Lot 6		SANFORD ROAD	CENTENNIAL PARK
250743	D & A HOLLAND	Owners Name & Address not shown at their request	OFFICE ALTERATION AND ADDITIONS	290 Location ASL 69 Lot 52		MIDDLETON ROAD	CENTENNIAL PARK
250888	OWNER BUILDER	Owners Name & Address not shown at their request	RETAINING WALL	96 Location ASL 08 Lot 61		STEAD ROAD	CENTENNIAL PARK
250807	G PULS	Owners Name & Address not shown at their request	PATIO	12 Location 43 Lot 85		ECLIPSE DRIVE	COLLINGWOOD HEIGHTS
250868	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	322 Location 43 Lot 117		ULSTER ROAD	COLLINGWOOD HEIGHTS
250821	KOSTERS STEEL CONSTRUCTION	NK MCMURRICH & SJ REID	PATIO	38 Location 43 Lot 61		MANLEY CRESCENT	COLLINGWOOD HEIGHTS
250898	METROOF ALBANY	Owners Name & Address not shown at their request	GARAGE	307 Location 2735		ELLEKER-GRASMERE ROAD	ELLEKER
250741	OWNER BUILDER	Owners Name & Address not shown at their request	DWELLING ADDITIONS ENSUITE AND VERANDAH	3 Location ALB TOWN Lot 909		SWARBRICK STREET	EMU POINT

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
250803	E O'NEILL & L MACPHERSON	Owners Name & Address <i>not shown at their request</i>	DEMOLITION OF DWELLING	47	Location ALB TOWN Lot 1044	BEDWELL STREET	EMU POINT
250046	HI LITE SIGNS PTY	Owners Name & Address <i>not shown at their request</i>	PYLON SIGN X 1	35	Location RES PT Lot 22698 127	ROE PARADE	EMU POINT
250740	AJ ROLPH	SM BENNETT NG & AJ ROLPH	DWELLING AND SHED	59	Location CROWN LAND Lot 24 Harrogate	HARROGATE ROAD	GLEDHOW
250781	OWNER BUILDER	S DAVIS	GARAGE	34	Location 1497 1498 Lot 102	CHURCHLANE ROAD	KALGAN
250531	R & A CHARLES [ATF SERENITY	Owners Name & Address <i>not shown at their request</i>	DWELLING ADDITIONS	133	Location 771	MT BOYLE ROAD	KALGAN
250734	KOSTERS STEEL CONSTRUCTION	DF & C WARREN	SHED		Location 566 Lot 111	GREATREX ROAD	KING RIVER
250797	G HOLMES	Owners Name & Address <i>not shown at their request</i>	SHED	4	Location TAA 33 Lot 5	COOMBES ROAD	KRONKUP
250661	ALBERT SMITH GROUP	Owners Name & Address <i>not shown at their request</i>	SIGN PYLON X 1	140-144	Location 391 Lot 37	CHESTER PASS ROAD	LANGE
250833	KOSTERS STEEL CONSTRUCTION	CL & SA HORNSBY	SHED	69	Location 24 Lot 125	DIAMOND STREET	LITTLE GROVE
250808	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	RETAINING WALL	61	Location 24 Lot 11	GORDON STREET	LITTLE GROVE
250500	OWNER BUILDER	IR & MM BOOTH	DWELLING ALTERATIONS GAMES ROOM	181	Location 24 Lot 2	BAY VIEW DRIVE	LITTLE GROVE
250654	VT UPTON	SL BAIRSTOW & PP BROWN	DECKING	32	Location 24 Lot 55	GORDON STREET	LITTLE GROVE
250909	OWNER BUILDER	TL CRABB	RETAINING WALL	3	Location 24 Lot 7	GROVE ST EAST	LITTLE GROVE
250462	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	PATIO	9	Location PL236 Lot 455	VIVIAN CRESCENT	LOCKYER
250823	KOSTERS STEEL CONSTRUCTION	LR KOWALSKI & S OPRAY	PATIO	4	Location 236 Lot 489	SCOTT CLOSE	LOCKYER
250817	GS SUTTON	CA WARE & DM GARDINER	DEMOLITION DWELLING	38	Location 50 Lot 201	BUSHBY ROAD	LOWER KING
250822	KOSTERS STEEL CONSTRUCTION	RB & JC SEPKUS	SHED	18	Location 1077 Lot 90	VISCOUNT HEIGHTS	LOWER KING

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
250728	R. STOKES	Owners Name & Address not shown at their request	RETAINING WALL	15	Location 520 Lot 43	SHEPHERD STREET	LOWER KING
250858	KOSTERS STEEL CONSTRUCTION	JJ JOHNSON & LR KNOX	PATIO AND DECK	447	Location 520 Lot 34	LOWER KING ROAD	LOWER KING
250819	WA Country Builders Pty Ltd	L. KELLY	DWELLING	7	Location 520 Lot 303	MCKENZIE DRIVE	LOWER KING
250895	OUTDOOR WORLD	Owners Name & Address not shown at their request	CARPORT	512	Location 520 Lot 20	LOWER KING ROAD	LOWER KING
250663	NEW HORIZON HOMES	Owners Name & Address not shown at their request	CATERY	172	Location 50 Lot 10	BUSHBY ROAD	LOWER KING
250894	G HOLMES	Owners Name & Address not shown at their request	GARAGE/SHED	59	Location 50 Lot 23	SHELL BAY ROAD	LOWER KING
250831	STALLION CONTRACTING	MV & G PIKE	SHED	542	Location 401 Lot 17	CUMING ROAD	MARBELUP
250760	OWNER BUILDER	Owners Name & Address not shown at their request	SHED	3	Location 492 Lot 65	AURORA RISE	MCKAIL
250809	OUTDOOR WORLD	JP PEARCE & LJ COOPER	GARAGE	9	Location 492 Lot 68	AURORA RISE	MCKAIL
250810	OUTDOOR WORLD	Owners Name & Address not shown at their request	GARAGE AND PATIO	10	Location 488 Lot 105	RADIATA DRIVE	MCKAIL
250825	KOSTERS STEEL CONSTRUCTION	NL BOLE & CS UDECZ	PATIO	87	Location 399 Lot 507	GREGORY DRIVE	MCKAIL
250824	KOSTERS STEEL CONSTRUCTION	A & P GENOVESE	SHED	47790	Location 5490 Lot 2	SOUTH COAST HIGHWAY	MCKAIL
250879	OUTDOOR WORLD	Owners Name & Address not shown at their request	CARPORT	15	Location 381 Lot 28	ALFRED STREET	MCKAIL
250756	AIKEN PTY LTD	Owners Name & Address not shown at their request	DWELLING	16	Location 399 Lot 503	VERNON LANE	MCKAIL
250811	OUTDOOR WORLD	Owners Name & Address not shown at their request	GARAGE EXTENSION	3	Location 80 Lot 638	KITCHER PARADE	MCKAIL
250897	OWNER BUILDER	J MURCUTT & K ELSBY	PATIO	69	Location 80 Lot 545	DROME ROAD	MCKAIL
250814	G S IRONMONGER	NH & HA TYSOE	DWELLING	85	Location 399 Lot 509	GREGORY DRIVE	MCKAIL

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250820	KOSTERS STEEL CONSTRUCTION	SJ & RP MCKINVEN	PATIO	14	Location 80 Lot 566	BRADY CORNER	MCKAIL
250759	AP MAY	Owners Name & Address not shown at their request	DWELLING	2A	Location ASL A12 Lot 90	SUSSEX STREET	MIDDLETON BEACH
250880	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	4A	Location ASL A6 Lot 103	WITTENOOM STREET	MIDDLETON BEACH
250771	G DAVIES	S & MJ KITTOV	VERANDAH	66	Location 750 Lot 306	DOUGLAS DRIVE	MILLBROOK
250772	S & MJ KITTOV	S & MJ KITTOV	UNAPPROVED STRUCTURE DWELLING	66	Location 750 Lot 306	DOUGLAS DRIVE	MILLBROOK
250717	WALSON (WA) PTY LTD.	Owners Name & Address not shown at their request	SHED	44-48	Location 251 Lot 250	GILL STREET	MILPARA
250778	G PULS	Owners Name & Address not shown at their request	CARPOT TO PARK HOME	Site 5 of Location 418	Lot 550 4	ALBANY HIGHWAY	MILPARA
250779	G PULS	Owners Name & Address not shown at their request	CARPOT FOR PARKHOME	Site 74 of Location 418	Lot 550 4	ALBANY HIGHWAY	MILPARA
250780	G PULS	Owners Name & Address not shown at their request	CARPOT FOR PARK HOME	Site 78 of Location 418	Lot 550 4	ALBANY HIGHWAY	MILPARA
250804	METROOF ALBANY	YSF JOLIDON	PATIO	33	Location 240 Lot 40	COOGEE STREET	MILPARA
250816	G PULS	Owners Name & Address not shown at their request	PATIO	91	Location 368 Lot 53	HENRY STREET	MILPARA
250706	FLEETWOOD CORPORATION	Owners Name & Address not shown at their request	PARK HOME X 1	Site 74 of Location 418	Lot of 550 4	ALBANY HIGHWAY	MILPARA
250707	FLEETWOOD CORPORATION	Owners Name & Address not shown at their request	PARK HOME x 1	Site 78 of Location 418	Lot 550 4	ALBANY HIGHWAY	MILPARA
250708	FLEETWOOD CORPORATION	Owners Name & Address not shown at their request	PARK HOME x 1	Site 5 of Location 418	Lot 550 4	ALBANY HIGHWAY	MILPARA
250241	GG LITTLE	R & KM CASEY	SHED	12	Location 368 Lot 14	HAVOC ROAD	MILPARA
250585	OWNER BUILDER	Owners Name & Address not shown at their request	GARAGE EXTENSION	14	Location PL45 Lot 43	STEWART STREET	MIRA MAR
250800	OWNER BUILDER	JM & BJ QUICK	VERANDAH	8	Location SL366/369 Lot 89	MIRA MAR ROAD	MIRA MAR

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
250466	WA COUNTRY BUILDERS PTY LTD	L & J BAIRSTOW	DWELLING	33	Location PL44 Lot 300	NELSON STREET	MIRA MAR
250577	R & A CHARLES [ATF SERENITY]	Owners Name & Address not shown at their request	CARPORT	6	Location ASL B4 Lot 102	SLEEMAN AVENUE	MIRA MAR
250577	KOSTERS STEEL CONSTRUCTION	AG & WJ WOODS	SHED AND PATIO	6	Location ATL 308 Lot 11	SYMERS STREET	MIRA MAR
250577	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	238-240	Location AT300 Lot 110	MIDDLETON ROAD	MIRA MAR
250577	Parkzone Pty Ltd	DEPARTMENT OF HOUSING & WORKS	GROUPED DWELLING X 3	20	Location SL117 SP28 Lot 282.0	MAWSON STREET	MT MELVILLE
250577	PN & E NEWMAN	K & S SMITH PTY LTD	RETAINING WALL	221-223	Location ALBAN T Lot 502	GREY STREET	MT MELVILLE
250577	OWNER BUILDER	Owners Name & Address not shown at their request	DWELLING ADDITIONS BEDROOM AND ENSUITE	70	Location ALBAN T Lot 638	FESTING STREET	MT MELVILLE
250577	NYL PTY LTD (ATF THE HENDERSON F/TRUST)	RP & S WHEATCROFT	DWELLING	225	Location ASL 128 Lot 1	SERPENTINE ROAD	MT MELVILLE
250577	METROOF ALBANY	Owners Name & Address not shown at their request	PATIO	20	Location 222 Lot 230	SALVADO ROAD	ORANA
250577	WALSON (WA) PTY LTD	S & NG MCINERNEY	EARLY CHILDHOOD CENTRE	78	Location 229 Lot 157	MINOR ROAD	ORANA
250577	M & J WAUTERS NOMINEES PTY LTD	Owners Name & Address not shown at their request	HISTORICAL AND MARITIME DISPLAY		Location RES40635 Lot 1370	PRINCESS ROYAL DRIVE	PORT ALBANY
250577	C. SUTHERLAND	C SUTHERLAND	DWELLING		Location 7292	MARBELUP ROAD	REDMOND
250577	KOSTERS STEEL CONSTRUCTION	MGIUNTOLI & CV TRAINOR	SHED	39	Location 387 Lot 13	BRAMWELL ROAD	ROBINSON
250577	FORMATION HOMES	Owners Name & Address not shown at their request	DWELLING	54	Location 33 Lot 300	ROWNEY ROAD	ROBINSON
250577	OWNER BUILDER	WE MANLEY & MIL CAGNANA	SHED	54	Location 4419 Lot 113	RANDELL CRESCENT	RENEUP
250577	OWNER BUILDER	DG & GJ WOLFE	GARAGE	54	Location 4119 Lot 145	DELORAINE DRIVE	RENEUP
250577	KOSTERS STEEL CONSTRUCTION	BS & JJ ABBOTT	SHED EXTENSION	95-105	Location 385 Lot 300	KOOYONG AVENUE	RENEUP
250577	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	636	Location 385 Lot 5	ALBANY HIGHWAY	RENEUP
250577	OUTDOOR WORLD	GW BOHUN & NG BYRNE	PATIO	37	Location ASL 383 Lot 1000	KEYSER ROAD	SEPPINGS
250577	OWNER BUILDER	G BOHUN	SHED	37	Location ASL 383 Lot 1000	KEYSER ROAD	SEPPINGS

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
250577	WISHART HOMES PTY LTD	EE & EG NORTON	DWELLING ALTERATION AND ADDITIONS	99	Location PL43 Lot 168	Lot COLLINGWOOD ROAD	SPENCER PARK
250577	ALBANY DEMOLITIONS	Owners Name & Address <i>not shown at their request</i>	DEMOLITION DWELLING	16	Location PL42 Lot 28	MUIR STREET	SPENCER PARK
250577	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	PATIO	12	Location PL42 Lot 47	NORTH ROAD	SPENCER PARK
250577	PARKZONE PTY LTD.	DEPARTMENT OF HOUSING & WORKS	GROUPED DWELLING X 2	4	Location PL42 Lot 109	POOLE STREET	SPENCER PARK
250577	PARKZONE PTY LTD.	DEPARTMENT OF HOUSING & WORKS	DWELLING	16	Location PL42 Lot 28	MUIR STREET	SPENCER PARK
250577	AR & DA DOCKING	Owners Name & Address <i>not shown at their request</i>	DWELLING	180	Location 42 Lot 100	ULSTER ROAD	SPENCER PARK
250577	R. STOKES	DR & RF POWELL	RETAINING WALL	28	Location 42 Lot 33	PREMIER CIRCLE	SPENCER PARK
250577	JL CANDY	B & JL CANDY	DWELLING AND GARAGE	48	Location PL43 Lot 2	RYCRAFT DRIVE	SPENCER PARK
250577	RA GRAY	NW BARRATT(DEC'D) & BH BARRATT	DWELLING ADDITIONS	60	Location 42 Lot 31	CAMPBELL ROAD	SPENCER PARK
250577	OWNER BUILDER	HE & MR JONGEDYK	RETAINING WALL	114	Location 42 Lot 648	ANGOVE ROAD	SPENCER PARK
250577	WA COUNTRY BUILDERS PTY LTD	NM LYONS	DWELLING	45	Location 42 Lot 528	CHAUNCY WAY	SPENCER PARK
250577	PARKZONE PTY LTD.	DEPARTMENT OF HOUSING & WORKS	DWELLING	14	Location PL43 Lot 130	BURVILLE STREET	SPENCER PARK
250577	PARKZONE PTY LTD.	DEPARTMENT OF HOUSING & WORKS	DWELLING	36	Location PL42 Lot 99	BURVILLE STREET	SPENCER PARK
250577	OUTDOOR WORLD	LF NOSWORTHY & CL RANDOLPH RENTON	SHED	106	Location 43 Lot 32	HARDIE ROAD	SPENCER PARK
250577	KOSTERS STEEL CONSTRUCTION	SH PICKIN	PATIO	15	Location 43 Lot 43	MUDGE RETREAT	SPENCER PARK
250577	OWNER BUILDER	SL WHITTINGTON	PATIO	35	Location 42 Lot 523	CHAUNCY WAY	SPENCER PARK
250577	FORMATION HOMES	MR & HE JONGEDYK	DWELLING	114	Location 42 Lot 648	ANGOVE ROAD	SPENCER PARK
250577	WA COUNTRY BUILDERS PTY LTD	IA & WS JABOURY	DWELLING	1	Location 42 Lot 580	CAMM CRESCENT	SPENCER PARK
250577	L BLACK	Owners Name & Address <i>not shown at their request</i>	SHED	Location RES 22998	VCL RES 229	TORBAY INLET ROAD	TORBAY
250577	OWNER BUILDER	DG READ	SHED	522	Location TORBAY Lot 233	HUNWICK SOUTH ROAD	TORBAY

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
250577	GE WATTS	HL & J TEN HAAF	RELOCATED PARK HOME	Site 6 of 795 4	Location 245 Lot	CHESTER PASS ROAD	WILLYUNG
250577	CHESTERS CONSTRUCTIONS	Owners Name & Address <i>not shown at their request</i>	SHED	421	Location 618 Lot	GREENWOOD DRIVE	WILLYUNG
250577	METROOF ALBANY	JP & LJ STEPHENS	CARPORT	53	Location 441 Lot	PINASTER ROAD	WILLYUNG
250577	CHESTERS CONSTRUCTIONS	Owners Name & Address <i>not shown at their request</i>	SHED	64	Location 618 Lot	KELTY VIEW	WILLYUNG
250577	CHESTERS CONSTRUCTIONS	Owners Name & Address <i>not shown at their request</i>	GARAGE	28	Location 441 Lot	PINASTER ROAD	WILLYUNG
250577	METROOF ALBANY	Owners Name & Address <i>not shown at their request</i>	SHED	315	Location 618 Lot	GREENWOOD DRIVE	WILLYUNG
250577	SCOTT PARK HOMES PTY LTD	MD KINNEN	DWELLING	44	Location 356 Lot	BUTTS ROAD	YAKAMIA
250577	G PULS	Owners Name & Address <i>not shown at their request</i>	CARPORT	51	Location PL176 & PL474 Lot 17	MARCONI ROAD	YAKAMIA
250577	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	CARPORT	10	Location 356 Lot	BUTTS ROAD	YAKAMIA
250577	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	MULTI UNIT RESIDENTIAL (X2)	H75 & H76 of	Location 42 Lot 9	ULSTER ROAD	YAKAMIA
250577	R & C RYDE	Owners Name & Address <i>not shown at their request</i>	DWELLING	127	Location 1991 Lot	EDEN ROAD	YOUNGS
250577	CHESTERS CONSTRUCTIONS	Owners Name & Address <i>not shown at their request</i>	SHED	11	Location	YOUNGS STATION STREET	YOUNGS SIDING
				Lot 30			

**DEVELOPMENT SERVICES
SCHEME AMENDMENT REQUESTS REPORT – 15 August 2005**

Scheme Amendment Requests (SARS) in progress						
Amendment No. (File)	Property	Proponent	Owner	Description	Current Status	
SAR71 (A185769A)	Lot 660 La Perouse Court, Goode Beach	Dykstra Planning	Nildra Pty Ltd	'Rural' to 'Special Use'	SAR declined	
SAR72 (A81585A)	Lot 1454 Festing Street, Albany	Thompson McRobert Edgeloe	Western Australian Government Railways	'Parks and Recreation' to 'Special Use'	SAR refused	
SAR74	Pt Lot 1 Nanarup Road (Morilla Drive), Kalgan Heights	Harley Survey Group	J Manley	"Rural" to "Special Residential"	SAR being reviewed	
SAR76 (A186329A)	Lot 40 and 101 Chester Pass Road, Lange	Taylor Burrell Barnett	KingOpen Pty Ltd	Extension of Additional Use Area No. 9 to facilitate discount department store.	SAR withdrawn	
SAR79	Kalgan Townsite	Ayton Taylor Burrell	Various	Rezone to "Rural Townsite"	Meeting 18 May with proponents. Referred to DoE, Water Corp, DPI and Main Roads for comments.	
SAR81	Lot 1,2,3,554,555 and pt lot 72 Cockburn Road, Albany	Dykstra & Associates	Segal Enterprises Pty Ltd	Industry to Residential R30	SAR referred to DoE/WAPC for comment	
SAR82	Lots 27, 28 Hardie Road & Lots 29, 30 Pretious St, Spencer Park	Dept Housing & Works	Dept of Housing & Works	Changing R Code designation from R20 to R40	Waiting on amendment documents from consultant	
SAR83 (A86292)	Lot 3 Golflinks Road, Albany	Harley Survey Group	M Henderson	'Service Station' to 'Tourist Residential' R30	SAR to Council Meeting in September 2005	
SAR84	Lot 17, Aldo Close, Lots 18, 19, 20, 21, 22, 27, 28 & 29 Mead Road and Lot 30 Nanarup Road.	Harley Survey Group	Various	modify Special Rural Area No 4A's Scheme Provisions and Subdivision Guide Plan	SAR being reviewed	

**DEVELOPMENT SERVICES
SCHEME AMENDMENT REPORT – 15 August 2005**

TPS No. 3 – Amendments in Progress

Amendment No. (File)	Property	Proponent	Owner	Description	Current Status
179 (A5258A)	Lot 7 Loc 5118 Link Rd, Drome	Ayton Taylor Burrell	BF Gomm	'Rural' to 'Special Rural'	Being prepared for advertising to commence.
208 (A67187A)	Lot 24 Link Road	Last enquiry by: Ayton Taylor Burrell	H & JP Vermeulen	'Rural' to 'Special Rural'	Council to seek final approval in August 2005.
218	Lot 5 Rocky Crossing Road,	Ayton Taylor Burrell	M V Noble	Rural to Special Rural	Consultant has reactivated amendment. Consultant to provide details on outstanding issues before going to Council for initiation.
232 (A36459A)	Pt Loc 109 Frenchman Bay Road	Ayton Taylor Burrell	Various – including D Buchannon	'Rural' to 'Special Rural'	Council sought final approval June 2005. Referred to DPI WAPC July 2005
233 (SAR53) (A66969A)	Lot 6 Pt Loc 53 Nananup Road	Ayton Taylor Burrell	B Armstrong	'Rural' to 'Special Residential' and 'Special Site'	With DoE. Waiting for consent to advertise. OCM 19/7/2005 11.3.3
237 (A3434A1)	Lot 21 Two Peoples Bay Road	Dykstra & Associates	JR & LF Boon	'Rural' to 'Special Use'	Report to August Council Meeting for final approval.
238 (SAR58) (A171237A)	Lots 100,102 & 103 Down Road	Allerding Burgess	LandCorp	'Rural' to 'Special Use'	Report to August Council Meeting.
239 (SAR63) (A5744A)	Lot 1879 Davies Road	Ayton Taylor Burrell	M & B O'Dea	'Rural' to 'Special Rural'	Waiting on amendment documents from consultant
240 (SAR62) (A181432A)	Pt Lots 101 & 102 Chester Pass & Greatrex Roads	Ayton Taylor Burrell	KJ & SM McIntyre	'Rural' to 'Special Rural Zone No. 17'	EPA have advised not willing to support without further justification. Proponent notified.
242 (A31102A)	Pt Lot 1 Yatana Rd & Lot 476 Sibbald Rd, Bayonet Head	Chappell and Lambert	EM & MB Cameron, The State Housing Commission	'Rural' to 'Residential Development'	Referred to EPA. Response requires additional information. Copy to consultants for action.

**DEVELOPMENT SERVICES
SCHEME AMENDMENT REPORT – 15 August 2005**

TPS No. 3 – Amendments in Progress (continued)

Amendment No. (File)	Property	Proponent	Owner	Description	Current Status
243 (A63602A)	Lots 22 & 23 Lancaster Road	Gray & Lewis		'Rural' to 'Special Rural'	Council to seek final approval July 2005
244 (A67290A)	Pt Lot 39 Catalina Rd	Taylor Burrell Barnett	KingOpen Pty Ltd	'Rural' to 'Residential Development'	Awaiting EPA approval to advertise
245 (STR202)	Omnibus Amendment	City of Albany	Various	Permissibility of 'Single House' in 'Rural' zone, deletion of additional 'AA' advertising provisions and modification of use not listed provisions	OCM 19/7/2005 11.3.7 Documents to be signed and sent to Minister.
246 (A68783A) (SAR68)	Lots 5, 6 & 7 Boolgana Court, Torndirrup	Harley Survey Group	Paunich	'Rural' to 'Special Rural'	Waiting on consultant to lodge amendment documents
247 (A7333A) (SAR57)	Nullaki Peninsula	Ayton Taylor Burrell	Various	Modification to various clauses including the provisions for caretakers dwellings	Documents to be signed and then referred to EPA
248 (A20103A)	Lot 56 Havoc Rd	Harley Survey Group	Prior Nominees	'Rural' and 'Additional Use' to 'Special Residential' and 'Additional Use'	EDDS withdrew item due to road issues
249 (A185935A) (SAR69)	Lots 3 & 4 Roberts and Racecourse Roads, Robinson	Harley Survey Group	AH Davis	'Rural' to 'Special Rural'	Awaiting draft documents from consultant
250	Part Lot 376 La Perouse Road, Goode Beach	Harley Survey Group	E Harley	Shop & Residential R10 to Residential R12.5	Report to September Council Meeting for initiation.
251 (A173803A) (SAR75)	Lot 301 Federal Street, McKail	Ayton Taylor Burrell	Crown	'Public Purposes' to 'Rural'	SAR supported March 2005.
252 (SAR78)	Lots 9, 10, 87, 19 & 20 Bottlebrush & Moortown Rds Gledhow	Ayton Taylor Burrell	Crown	'Public Purpose' to 'Rural'	Report to go to November Council meeting for initiation.

**DEVELOPMENT SERVICES
SCHEME AMENDMENT REPORT – 15 August 2005**

TPS No. 1A – Amendments in Progress

Amendment No. (File)	Property	Proponent	Owner	Description	Current Status
140 (A168739A)	Albany Woollen Mills	Ayton Taylor Burrell	Nobel Investments Pty Ltd	'Industry' to 'Residential R30' and 'Special Site'	Awaiting advice from consultant on DoE issues.
142 (A131108A)	Lot 60 Albany Hwy and Lot 40 Stead Road	Greg Rowe and Associates	AJ & CE Barnesby	'Other Commercial' to 'Special Site'	Draft RDS adopted. Waiting WAPC / Minister for consent to advertise
143 (A87834A) (SAR67)	Lot 1 (317) Albany Highway	Ayton Taylor Burrell	Ampol	Rezone from 'Service Station' to 'Other Commercial'	DoE seeking additional advice (April 2005) with consultants
145 (A176390A) (SAR65)	Lot 8 & 9 Princess Royal Drive, Albany	Ayton Taylor Burrell	AW & KW Bell	'Parks and Recreation Reserve' to 'Tourist Residential'	Amended draft documents received.
146 (A85466A)	Lot 1013 Albany Highway, Mount Melville	Ayton Taylor Burrell	Kingspath Pty Ltd	Rezone from 'Clubs and Institution' to 'Special Site'	Comes off advertising August 4 2005. Report to September 2005 Council Meeting for final approval.
147 (A78069A) (SAR77)	Lots 1551 & 1553 Middleton Road and Fox Way, Mt Clarence	Ayton Taylor Burrell	Crown	'Clubs and Institutions' to 'Residential'	Draft documents returned to consultant. Report to September Council Meeting to initiate.
148 (A120244A) (SAR66)	Lots 1 & 2 Chester Pass Road	Ayton Taylor Burrell	CP & CA Remaj	'Service Station' and 'Industry' to 'Other Commercial'	Awaiting draft documents from consultant
149	R39283 and Lots 1,4,12,13 Abercorn & Flemington Sts	SJB Town Planning	Department of Education and Training	Public Purpose to Residential R20 to R30	Awaiting comment from DPI prior to responding to applicant's draft proposal.

General Report Items

CORPORATE & COMMUNITY SERVICES SECTION

FINANCIAL ACTIVITY STATEMENT

31-Aug-05

	Actual Year to Date 31-Aug-05	Budget Year to Date 31-Aug-05	Budget Variance
OPERATING INCOME			
Rates	15,595,790	15,454,722	141,068
Grants & Subsidies	764,796	758,539	6,257
Contributions, Reimb & Donations	69,438	75,070	(5,632)
Fees & Charges	3,067,090	3,053,103	13,987
Interest Earned	55,540	46,022	9,518
Other Revenue / Income	103,958	107,664	(3,706)
Net Controlled Trust Revenue	79,000		
	19,735,612	19,495,120	161,492
OPERATING EXPENDITURE (excluding depreciation)			
Employee Costs	(1,781,999)	(1,521,515)	(260,484)
Utilities	(99,010)	(145,859)	46,849
Interest Expenses	40,103	(20,813)	60,916
Contracts & materials	(623,130)	(937,452)	314,322
Insurance expenses	(246,707)	(246,173)	(534)
Other Expenses	(781,093)	(696,321)	(84,772)
	(3,491,835)	(3,568,133)	76,298
CAPITAL INCOME			
Grants & Subsidies	0	127,606	(127,606)
Contributions, Reimb & Donations, Other	36,900	7,748	29,152
Proceeds from sale of assets	220,685	169,820	50,865
	257,585	305,174	(47,589)
CAPITAL EXPENDITURE			
Asset Masterplans	(167,809)	(612,532)	444,723
ALAC Redevelopment	0	0	-
Plant Replacement	(267,971)	(267,854)	(117)
Developers Subdivisions	0	0	-
Other Capital	(101,469)	(374,013)	272,544
	(537,249)	(1,254,399)	717,150
CASH FLOWS FROM FINANCING ACTIVITIES			
Loan Principal Repayment	(10,103)	(10,276)	173
Proceeds from Self Supporting Loans	2,750	2,750	-
Proceeds from new loans	0	0	-
	(7,353)	(7,526)	173
OTHER BALANCE SHEET ITEMS			
Change in stock position	150,789		
Change in Debtors	(15,126,225)		
Change in Creditors	(63,468)		
	(15,038,905)		
NET CASH FLOW	917,854		
Opening Cash balance	13,045,744		
NET CASH AT BALANCE DATE	13,963,598		

Explanation of Variances on Financial Activity Statement Report - August

Interest Earned

Greater than expected interest is being earned, as the delay to our capital works program caused by the April floods has allowed our cash position to remain strong.

Employee Costs

Workers Compensation insurance of \$101,000 paid in July, expected in October. Cessation of employment of two long-term employees is funded by reserves. And significant maintenance works being done due to the April storms.

Utilities

Due to the accrual process, July utilities accounts will generally be less than the average monthly figure. This will be corrected in the 06/07 budget.

Interest Expenses

The reversal of loan interest accruals in 05/06 appear as a positive amount in the expense item, these accruals will balance as the interest payments are made.

Contracts and Materials

Less than expected contracts and materials have been purchased in July and August due to significant work continuing on the repair of flood damage. This work is being performed using City of Albany staff and plant with minor costs for contracts and materials. Due to the efforts to repair flood damage expected maintenance and construction work has been delayed. Every effort is being made to ensure that the delay to the commencement of 05/06 capital expenditure projects be made up prior to year end.

Other Expenses

Community Financial Assistance paid out earlier than expected.

Grants and Subsidies

It is difficult to predict when grants & subsidies will be received. This is only a timing difference and there is no reason to believe there will be any significant ongoing variation from the annual budget.

Contributions, Reimbursements and Donations

A contribution of \$30,000 has been received from the Department of Housing and Works for the upgrade of Stirling Terrace verge in front of the new Albany Police and Justice Complex.

Proceeds from Sale of Assets

The changeover timing of major plant items is difficult to ascertain when creating the budget. In this year assets have been changed over earlier than expected.

Asset Masterplans

please refer to #6 above

Other Capital

please refer to #6 above

CITY OF ALBANY FILE: PRO310



DELEGATED AUTHORITY

Leases

In accordance with the provisions of section 5.42 of the Local Government Act, Council agrees to delegate to the Chief Executive Officer, the power to exercise the following powers or duties:-

Process requests related to leases –

- (a) Current Lessee or sub-lessee requests to take up an option, subject to there being no variation to the lease and all accounts being paid in full.
- (b) Lessee or sub-lessee requests Council to renegotiate rental, subject to the figures being within the independent sworn valuation.
- (c) Current Lessee or sub-lessee requests approval to assign lease, subject to there being no variations to the current lease conditions.
- (d) Application for a sublease to be processed, where there is a current lease in place.

Delegation Adopted: OCM 29.02.00 Item 13.2.6
Amended:
Reviewed: OCM 07.11.00 Item 12.2.2
 OCM 20.11.01 Item 12.2.2
 OCM 20.08.02 Item 12.2.7
 OCM 20.01.04 Item 12.2.2
 OCM 19.04.05 Item 12.2.4

Local Government Act, Section 3.58

Report Requirement: to Elected Members Report/Information Bulletin

In accordance with the above delegation (part a) I now wish to exercise this right by the following action:

An application has been received from Albany Real Estate (City of Albany's Commercial Property Manager) on behalf the current lessee Lisa Scanlon of the Forts Restaurant—known as Carlyles on Reserve 38226 Lot 1347.

The current specifics of the lease are:



CURRENT TERM 5 years
FROM: 01.07.2000 TO: 30.06.2005

DATE OF OPTION: 5 years from 01.07.2010

It must be noted that all costs associated with the extension of lease are to be payable by the lessee.

I have received confirmation from our Commercial Property Manager, Albany Real Estate that the rental has been paid in full up to 31 August 2005. Council Rate Officers have checked the accounts for the land rates for this property and found them to be up to date as at 30 June 2005.

The Extension documents are to be organised by the City's Commercial Property Manager.

Signed

A handwritten signature in cursive script, appearing to read 'A. Wiseman', is written over a horizontal line.

Andrea Wiseman
Corporate Services Officer

Dated 11 August 2005

General Report Items

GENERAL MANAGEMENT SERVICES SECTION

Dean Kinnear
122 Douglas Dr
Millbrook 6330

1/August/05

Mr. Milton Evans
Chairman of city of Albany
Financial Assistance Committee
c/o city of Albany
North Rd Albany 6330

Dear Mr. Evans,

I would like to thank your committee for the generous financial assistance which will enable myself and other violin students to attend the 14th Suzuki World Violin Convention in Italy next April.

The experience will be of great benefit to us in our music studies and future.

Yours Sincerely
Dean Kinnear



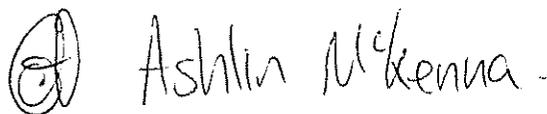
Dear Milton Evans and the Councillors of Albany,

I was extremely excited and also very grateful on hearing that you accepted our application for funding. As you know it is very hard to bring dreams to reality, especially when they seem so impossibly out of reach. However through fundraising and the help you have given us, this dream is now reachable. Our hard work will be rewarded with this magnificent experience to taste the fruits of many renowned musical artists. Music, namely violin, is something that is going to play a major role in the lives of us five, and many other students of Albany. The skills of many talented teachers from all over the world will be passed onto us at this conference in Italy and brought back to Albany to not only be used by us (the people who went), but also the youth living here. I personally am planning to start my teacher-training course after finishing year 12. As part of this training I am required to start teaching students (Albany students). This, eventually, will qualify me as a fully trained Suzuki teacher. At the same time (this is possible) I also intend to start university in the second year of my teacher training to study a course relating to health and diet. Thank you sincerely for your time and effort it is much appreciated.

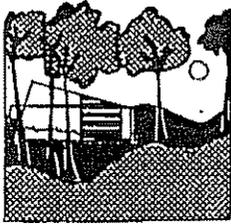
Respectfully,

SOUTHERN SUZUKI STRINGS

Ashlin Mckenna

A handwritten signature in black ink that reads "Ashlin Mckenna". The signature is written in a cursive style with a large, stylized initial "A" on the left.

PO box 1778,
Albany 6331



WOODBURY BOSTON PRIMARY SCHOOL

Shelley Beach Road, Torbay Hill, Kronup WA 6330
Postal Address: P.O. Box 657, Albany WA 6331
Telephone: (08) 9845 1185
Facsimile: (08) 9845 1272
Email: forrest@woodburyboston.wa.edu.au
Web: www.woodburyboston.wa.edu.au

2 August 2005

Ms Alison Goode
Mayor
City of Albany
PO Box 484
Albany WA 6331

CITY OF ALBANY RECORDS	
FILE:	REL122
FILE:	
04 AUG 2005	
DOC:	ICR5010002
OFFICE:	MAYOR
ATTACH:	

Dear Alison,

The staff, students and parents at Woodbury Boston Primary School would like to thank the City of Albany for its support of our Tree Planting Day on Tuesday 26th July.

Thank you firstly for providing the 40 trees that are now planted around the school grounds. Each tree was carefully and lovingly planted by the students working in pairs, and each student now has their own tree to care for

Thank you also for facilitating the attendance of Councillor Steve Marshall and Karen White. Steve made himself available to all the students during the day, and actively participated in the tree planting activities. Steve's warm and heart-felt speech at the Peace Tree planting ceremony was truly appreciated by all who were present. Thank you so much Steve and Karen for helping make the day so special for all of us

I have enclosed a couple of photos taken during the day

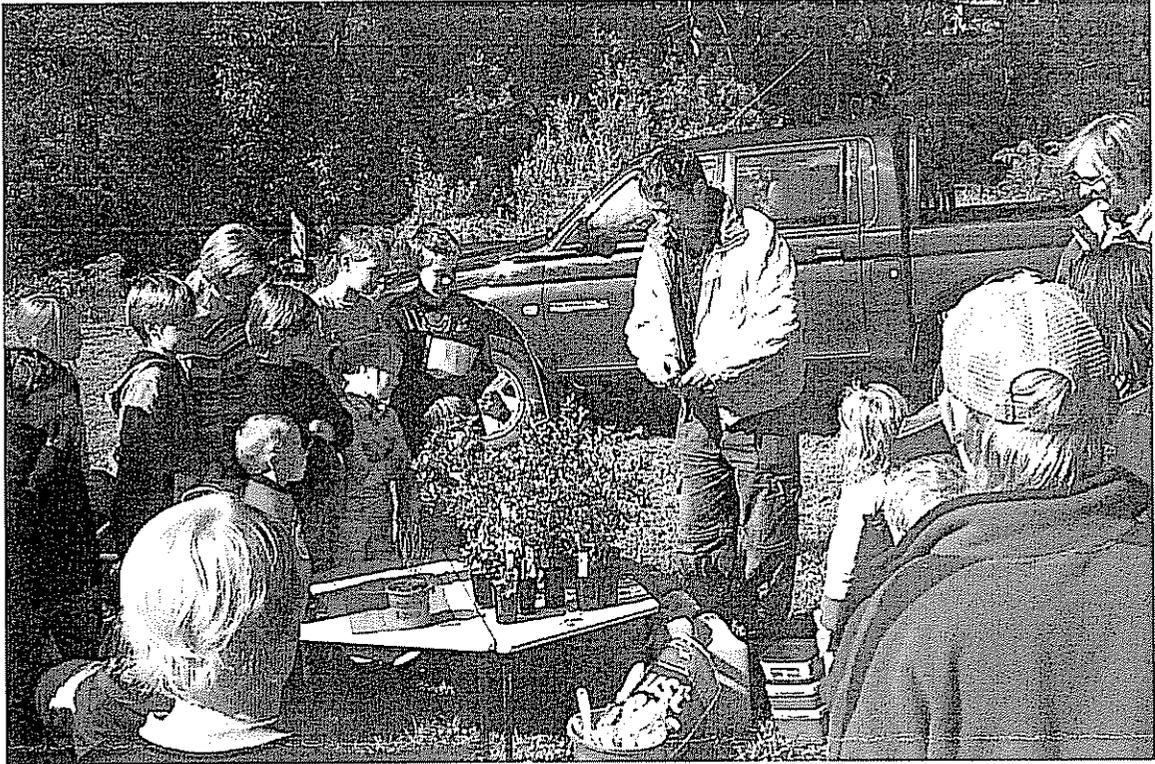
The tree planting day was such a success we look forward to making it an annual event at Woodbury Boston Primary School

Yours sincerely

Sarah Thomas

Sarah Thomas
For the WBPS team

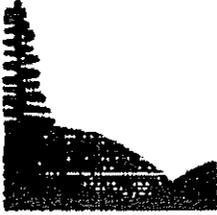
Cc: Councillor Steve Marshall



Above: Rex Davies (Teacher in Charge) and Woodbury Boston Primary School students prepare for planting.



Left: City of Albany Councillor, Steve Marshall helps Jasper Lehman and Alex Pearce plant their tree.



Keep Albany Beautiful

Please address all correspondence to the Secretary
173 Collingwood Road
ALBANY WA 6330
(08) 9844 8364

August 4th 2005

Mayor Alison Goode
City of Albany
PO Box 484
ALBANY WA 6331

RECEIVED	ALBANY
FILE	REL122
FILE	
05 AUG 2005	
INDEX	ICRS010066
OFFICE	MAYOR PR
ATTN	

Dear Alison,

On behalf of Keep Albany Beautiful, I would like to thank you for attending the Schools Annual Day of Trees at Emu Point. Despite less than favourable weather, the children enjoyed their outing, and more importantly, valuable rehabilitation is now in place for the sand dunes at Emu Point.

I would also like to commend the Parks & Reserves team for all their hard work before and on the day.

Thank you once again for your efforts!

Yours sincerely,

Tracy Blaszkow
Secretary



Keep Albany Beautiful

*Please address all correspondence to the Secretary
173 Collingwood Road
ALBANY WA 6330
(08) 9844 8364*

August 4th 2005

*Mr Mike Richardson
City of Albany
PO Box 484
ALBANY WA 6331*

Dear Mike,

On behalf of Keep Albany Beautiful, I would like to thank you and your team for organising the Schools Annual Day of Trees at Emu Point. In particular, I would like to thank Gary Cooper for his help on the day.

Despite less than favourable weather, the children enjoyed their outing, and more importantly, valuable rehabilitation is now in place for the sand dunes at Emu Point.

Thank you once again for your efforts!

Yours sincerely,

*Tracy Blaszkow
Secretary*

Mayor Alison Goode, JP
Albany, WA
Australia

CITY OF ALBANY RECORDS	
FILE:	REL035
FILE:	
29 JUL 2005	
DOC:	ICR509834
OFFICE:	Mayor
ATTACH:	

25 July 2005

Honourable Mayor Goode,

I extend to you, my sincere wishes for your health and prosperity.

Based on the synergetic agreement signed between Albany Port and Aburatsu Port in February 2000, Nichinan and Albany cities have been promoting various colourful international exchange and cooperation activities.

The year that the synergetic agreement was signed marked the 50th anniversary of Nichinan City's incorporation. It was also the 50th anniversary of the foundation of Albany Port and was a major turning point for both of our cities. The opportunity to form a synergetic agreement was the beginning of various trade, educational and cultural exchanges that will be marked down in the history of our cities.

In particular, the student exchange is an incredibly significant project that allows the students to perceive educational and cultural differences first hand through a homestay.

Also, the Eucalyptus woodchips produced in Albany are making a contribution to industry and internationalisation in the region since first being imported to Aburatsu Port in April 2002 and used by the Oji paper manufacturing company's Nichinan mill.

So when I learnt that a delegation from Nichinan was planning the 3rd homestay visit to Albany and would be seeing yourself, Honourable Mayor Goode, I entrusted this letter with the delegation leader.

We have asked the Nichinan UNESCO Association to take care of the programme this time. It is their aim to use this homestay to promote friendship, educational and cultural exchange and to contribute to international relations in both our cities.

I offer my gratitude for the special care you've taken to look after the Nichinan delegation. It is my dearest wish that the friendship between our cities deepens and the international exchange and cooperation activities continue to prosper.

In closing, I offer my prayers for development of Albany city, and the good health of Honourable Mayor Goode, the host families and all Albany City residents.



Yoshiyuki Taniguchi

Mayor of Nichinan City, Miyazaki Prefecture, Japan.

Agenda Item Attachments

CORPORATE & COMMUNITY SERVICES SECTION

CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
20985	28/07/2005	COLONIAL ON ELIZABETH	ACCOMMODATION D WOLFE FOR NATIONAL RDS & TRANSPORT CONGRESS	1,187.00
20986	28/07/2005	DEPT FOR PLANNING & INFRASTRUCTURE	LEASE RENT FOR 6 MONTHS	412.50
20987	28/07/2005	HACIENDA PHARMACY	FLUVAX SYRINGE	221.00
20988	28/07/2005	WASTE & RECYCLE 2005 CONFERENCE	REGISTRATION & ACCOMMODATION S MARSHALL AT THE WASTE & RECYCLE 2005 CONFERENCE	1,213.00
20989	28/07/2005	MAD SCIENCE AUSTRALIA	SPECIAL EFFECTS MAKE-UP 'FINDING MY PLACE'	300.00
20990	28/07/2005	PETTY CASH - ALBANY PUBLIC LIBRARY	CATERING SUPPLIES	138.00
20991	28/07/2005	THE ROYAL AUTOMOBILE CLUB OF WA (INC)	BUSINESSWISE ASSIST COVER	67.50
20992	28/07/2005	ALBANY SPORTS CENTRE	UMPIRES/PETTY CASH MONIES	1,650.75
20993	28/07/2005	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	32.49
20994	28/07/2005	WESTERN POWER	Relocate Pole Western Power Reference: SP019977	6,868.00
20995	28/07/2005	WESTERN POWER	Install street light - Albert Street	830.00
20996	29/07/2005	GILLIAN WOODS	VAC RECEPTION & OTHER DUTIES	902.50
20997	01/08/2005	MR PETER NELSON	REIMBURSE PENSIONER REBATE	457.64
20998	04/08/2005	JAMES HOPKINS	LOCK UP FORTS	232.50
20999	05/08/2005	CARTRIDGE WORLD	INK REFILLS	292.00
21000	05/08/2005	CENTRAL SPRAYPAINTERS	PAINTS REPAIRS	1,072.50
21001	05/08/2005	DEPARTMENT OF LAND INFORMATION	REMOVAL OF CAVEAT	80.00
21002	05/08/2005	HISTORY COUNCIL OF WA INC	MEMBERSHIP 2005-2006	100.00
21003	05/08/2005	PETER MADIGAN	HALF YEARLY PHONE ALLOWANCE	375.00
21004	05/08/2005	NATIONAL CHILDCARE ACCREDITATION	ANNUAL REGISTRATION FEE	151.28
21005	05/08/2005	PETTY CASH - DEPOT	GOODS FOR MANAGERS MEETING	134.35
21006	05/08/2005	PETTY CASH - DAY CARE CENTRE	CATERING SUPPLIES	186.50
21007	05/08/2005	PETTY CASH - CITY OF ALBANY	REIMBURSE STAFF EXPENSES AND DRYCLEANERS	345.60
21008	05/08/2005	PETTY CASH - ALBANY VOLUNTEER CENTRE	REIMBURSE PETTY CASH	107.85
21009	05/08/2005	TORBAY VOLUNTEER BUSHFIRE BRIGADE	50% ESL FUNDING	1,045.00
21010	05/08/2005	WA PLANNING COMMISSION	TOWN PLANNING SCHEME MAPS	275.00
21011	05/08/2005	YOUNG HOUSE ALBANY YOUTH SUPPORT ASSOCIATION INC	CRANK SOUND STUDIO GRANT	14,300.00
21012	05/08/2005	KENT D HOLLAND	REIMBURSE PSC	50.00
21013	05/08/2005	GEOFFREY HOLMES	REIMBURSE PSC	200.00
21014	05/08/2005	MAURICE ORO	REIMBURSE PSC	50.00
21015	05/08/2005	WELLSTEAD PLAYGROUP	SUNDRY DONATION	200.00
21016	05/08/2005	M BATES	XOVER, 22 TOWNSEND ST	208.60
21017	05/08/2005	S & M KITTOU	BL250772	234.70
21018	05/08/2005	E SZYDLOWSKI	D1960765, MAGIC SHOW	50.00
21019	05/08/2005	CRAIG HUME	BL250723	180.00
21020	05/08/2005	INDIA ASHBOTH	DONATION	200.00
21021	11/08/2005	ALBANY PLAYGROUP ASSOCIATION	GRANT, PLAYGROUND RENOVATION	5,825.00
21022	11/08/2005	ALBANY COMMUNITY RADIO INC.	GRANT - REMOTE RADIO BROADCAST STUDIO IN YOUTH CENTRE	8,800.00
21023	11/08/2005	ALBANY PUBLIC LIBRARY	STAFF TEA MONEY	56.00
21024	11/08/2005	ALBANY MUSIC EISTEDDFOD	GRANT, EISTEDDFOD COSTS	2,000.00

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

UNY	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
21025	11/08/2005	CHESTERS CONSTRUCTIONS	REIMBURSE PSC	100.00
21026	11/08/2005	CITY OF ALBANY BAND	GRANT-OPERATIONAL & OVERHEAD COSTS	6,153.00
21027	11/08/2005	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	192.45
21028	11/08/2005	GIBSON RAISON SETTLEMENTS	Rates refund for assessment A164975	471.63
21029	11/08/2005	GREAT SOUTHERN AGRICULTURAL SOCIETIES	GRANT, ROYAL SHOW DISPLAY	1,500.00
21030	11/08/2005	HOOFBEAT PUBLICATIONS	SUBSCRIPTION	34.90
21031	11/08/2005	JAMES HOPKINS	LOCK UP FORTS	210.00
21032	11/08/2005	JOHN RYAN REMOVALS	Council contribution, relocation expenses-W Butler, Manager City Works	3,000.00
21033	11/08/2005	KERRICK INDUSTRIAL EQUIPMENT	FLOOR TOOL DUAL 36MM	38.89
21034	11/08/2005	LOWER KING COMMUNITY ASSOCIATION INC	GRANT-HALL RENOVATIONS/CARPET	1,311.00
21035	11/08/2005	MARSHA ASHWELL	GALLERY ASSISTANCE	262.50
21036	11/08/2005	MOORE JOINERY & CABINET MAKERS	DISPLAY UNITS	6,342.60
21037	11/08/2005	NATIONAL GEOGRAPHIC SOCIETY	2006 MEMBERSHIP RENEWAL	57.50
21038	11/08/2005	NATALIE RADIVOJEVIC	SETTING UP EXHIBITION FROM ART ON THE MOVE	112.50
21039	11/08/2005	PETTY CASH - ALBANY PUBLIC LIBRARY	VARIOUS EXPENSES	174.70
21040	11/08/2005	PORCELAIN ART GROUP	GRANT, ART CAMP EXPENSES	2,000.00
21041	11/08/2005	RAINBOW COAST TOY LIBRARY	GRANT - TOY LIBRARY OPERATING COSTS	1,000.00
21042	11/08/2005	SOUTHERN SUZUKI STRINGS	GRANT-WORLD SUZUKI CONVENTION	2,000.00
21043	11/08/2005	TEAM GREAT SOUTHERN	GRANT - TASTING AUSTRALIA COMPETITION ENTRY	8,900.00
21044	11/08/2005	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	462.90
21045	11/08/2005	THOMPSON LEGAL PTY LTD	Rates refund for assessment A91352	396.17
21046	11/08/2005	TIME MAGAZINE	SUBSCRIPTION	107.64
21047	11/08/2005	YOUNGS SIDING PROGRESS ASSOCIATION	GRANT-COMPOSTING TOILET CONTRUCTION	5,282.00
21048	11/08/2005	MICHAEL ROBERTS ARCHITECT	ATTENDANCE FEE, URBAN DESIGN POLICY WORKSHOP	330.00
21049	18/08/2005	ALBANY VINTAGE & CLASSIC MOTORCYCLE CLUB INC.	SPONSORSHIP FOR ALBANY VINTAGE & CLASSIC MOTORCYCLE WEEKEND	2,000.00
21050	18/08/2005	ROTARY CLUB OF ALBANY EAST INC	SPONSORSHIP ANNUAL CONFERENCE	5,500.00
21051	18/08/2005	APPLEYARDS OF ALBANY	CATERING EQUIPMENT	105.00
21052	18/08/2005	AUST INST OF ENVIRONMENTAL HEALTH	SUPPLY FOUR FOODSAFE TRAINING PROGRAMS	1,039.50
21053	18/08/2005	HARVEST BAKERY	CATERING SUPPLIES	40.00
21054	18/08/2005	CHESTERS CONSTRUCTIONS	REIMBURSE PSC LOT 421 GREENWOOD DRIVE	100.00
21055	18/08/2005	COCKLES PTY LTD	ELECTRICITY CHARGE	32.32
21056	18/08/2005	DEPT OF INDUSTRY & RESOURCES	FIREWORKS PERMIT	160.00
21057	18/08/2005	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	132.55
21058	18/08/2005	EAGLE BOYS PIZZA	CATERING FOR LIBRARY	40.00
21059	18/08/2005	GIARDINIS DELI	CATERING SUPPLIES	63.70
21060	18/08/2005	GREAT SOUTHERN OLIVE ASSOCIATION	COMMUNITY EVENTS FINANCIAL ASSISTANCE	2,130.00
21061	18/08/2005	MICHAELS MUSICAL SERVICES	VAC LUNCHTIME MUSIC	100.00
21062	18/08/2005	MIDLAND RUBBER STAMPS	2 x blue self inking stamps 1 x red self inking date stamps	105.35
21063	18/08/2005	NEAT N' TRIM UNIFORMS PTY LTD	UNIFORMS	150.30
21064	18/08/2005	PETTY CASH - WORKS & SERVICES	BATTERIES, REFRESHMENTS, CAR WASH	89.45
21065	18/08/2005	ALBANY SPORTS CENTRE	UMPIRES/PETTY CASH MONIES	1,619.05
21066	18/08/2005	ST JOSEPH'S COLLEGE - ALBANY	BOX OFFICE INCOME LESS EXPENSES JUNGLE FANTASY	4,365.34

UHU	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
21068	18/08/2005	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	14,792.31
21069	18/08/2005	WA COUNCIL OF SOCIAL SERVICE INC	MEMBERSHIP RENEWAL FORM 2005/2006	50.00
21070	18/08/2005	WA SAFETY TAPE & MESH	only LADDERMATE	69.95
21071	18/08/2005	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	132.55
21072	18/08/2005	JAMES HOPKINS	LOCK UP FORTS	330.00
21073	25/08/2005	ALBANY BARGAIN BARN	PURCHASE OF BED PAN FOR FORTS	89.00
21074	25/08/2005	ALINTA	GAS USAGE CHARGES	4,862.40
21075	25/08/2005	PH & HW ARNOLD	Rates refund for assessment A159126	35.09
21076	25/08/2005	AUST INSTITUTE OF BUILDING SURVEYORS	MEMBER JOURNAL SUBSCRIPTION	44.00
21077	25/08/2005	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	407.85
21078	25/08/2005	PETTY CASH - WORKS & SERVICES	PETTY CASH INCREASE	178.35
21079	25/08/2005	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	140.83
21080	25/08/2005	A RONDONI	REFUND BUILDING PLAN SEARCH 132-134 BURGUYNE ROAD	25.00
21081	25/08/2005	C BELTRAMA & T ROSS	REFUND BL 250887	74.00
21082	25/08/2005	SQUID SHACK	REFUND BL 250886	42.57
21083	25/08/2005	MERRIFIELD PARK TENNIS CLUB IN	GRANT FOR RESURFACING COURTS 3 & 4	11,000.00
21084	25/08/2005	RAINBOW RAMBLERS	GRANT FOR CMCA MOTOR HOME RALLY	5,000.00
21085	25/08/2005	MRS S PULS	REIMBURSE FOR BLUE 140LTR MGB	81.99
21086	25/08/2005	ANDREW PATTERSON	REIMBURSE TRAVEL EXPENSES	95.60
21087	25/08/2005	VAUGHAN & JANE HANBURY	REFUND SEARCH FEE FOR 318 FRENCHMAN BAY ROAD	25.00
21088	25/08/2005	JACK DAWSON	DONATION TRAVEL COSTS	200.00
21089	26/08/2005	JAMES HOPKINS	LOCK UP FORTS	352.50
21090	26/08/2005	TEXTILE TRADERS	fabric as selected (Children's Book Week)	29.94
21091	26/08/2005	WORKSAFE WESTERN AUSTRALIA	CERTIFICATE OF COMPETENCY - GARY AYRES	66.00
21092	31/08/2005	JAMES HOPKINS	LOCK UP FORTS	392.50
21093	01/09/2005	ALBANY BUSINESS CENTRE	COMMUNITY FINANCIAL ASSISTANCE GRANT	3,300.00
21094	01/09/2005	ALBANY BOATING & OFFSHORE FISHING CLUB	GRANT CLUBHOUSE CONSTRUCTION & LANDSCAPING	3,500.00
21095	01/09/2005	ALBANY SEA RESCUE SQUAD (INC)	FINANCIAL ASSISTANCE - SQUAD HALL REPAIRS/IMPROVEMENTS	3,877.50
21096	01/09/2005	RJ & PL BARR	ROYALTY PAYMENT FOR GRAVEL	3,287.03
21097	01/09/2005	BF WILSON	REPLACEMENT, DELIVERY & FITTING OF WASHING MACHINE	200.00
21098	01/09/2005	BROADWATER PAGODA HOTEL	ACCOMODATION I WEST (WA WEED COMMITTEE)	127.00
21099	01/09/2005	CORPORATE EXPRESS	1 x Book- Members registration (CODE: 86830266)	27.81
21100	01/09/2005	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	132.55
21101	01/09/2005	FINES ENFORCEMENT REGISTRY	PARKING - LEGAL FEES	1,053.00
21102	01/09/2005	INTERLINK COMMERCIAL INTERIORS WA	Standard configuration 900mm wide tambour unit	1,639.00
21103	01/09/2005	KMART ALBANY	Interview Attire (Finding My Place)	110.97
21104	01/09/2005	LIQUORLAND AUSTRALIA PTY LTD	Wine & Drinks for Author Event - John Harman	176.47
21105	01/09/2005	MONTEFIORE, COLIN	ARTWORK	250.00
21106	01/09/2005	MTD-MAKING THE DIFFERENCE	WORKSHOP	308.00
21107	01/09/2005	RICHARDSON, MIKE	REIMBURSE EXPENSES	60.40
21108	01/09/2005	SCHIZOPHRENIA FELLOWSHIP	FINANCIAL ASSISTANCE GRANT	1,100.00
21109	01/09/2005	SUBASIO DOWNS PTY LTD	Charges for rehabilitation of gravel pit areas	9,477.00
21110	01/09/2005	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	72.06

INVOICE DETAILS
 Fabric as selected for Children's Book Week
 WATER CONSUMPTION
 art/crat supplies ch'n equip

	AMOUNT
-	105.17
-	1,333.65
-	41.85

TOTAL

- 177,942.11

UHQ	DATE	CREDITOR
21111	01/09/2005	TEXTILE TRADERS
21112	01/09/2005	WATER CORPORATION
21113	01/09/2005	WINDMILL SHOP

INVOICE DETAILS

	AMOUNT
-	1,056.70
-	377.00
-	323.46
-	646.92
-	598.52
-	401.58
-	2,546.40
-	2,449.00
-	299.26
-	299.26
-	2,481.30

INVOICE DETAILS

C/CARDS	DATE	CREDITOR
	01/07/2005	IKEA
	06/07/2005	MESSAGE MATE
	13/07/2005	SKYWEST
	28/07/2005	SKYWEST
	29/07/2005	SKYWEST
	11/07/2005	BUDGET RENT A CAR
	26/07/2005	DELL AUSTRALIA
	15/07/2005	HARVEY NORMAN
	04/07/2005	SKYWEST
	22/07/2005	SKYWEST
		VARIOUS

TOTAL

- 11,479.40

PAYROLL

TOTAL

1,052,239.58

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24404	28/07/2005	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	2,440.30
EFT24405	28/07/2005	ALBANY FARM TREE NURSERY	PLANTS	29.08
EFT24406	28/07/2005	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	21.07
EFT24407	28/07/2005	ALBANY STATIONERS	STATIONERY SUPPLIES	57.40
EFT24408	28/07/2005	ALBANY INDOOR PLANT HIRE	INDOOR PLANT HIRE	516.92
EFT24409	28/07/2005	ALBANY CHAMBER OF COMMERCE	SPONSORSHIP 2005 ACCI BUSINESS AWARDS	2,750.00
EFT24410	28/07/2005	ALBANY CAR STEREO	FIT UHF PLUS SPEAKER TO FIRE TRUCK	158.00
EFT24411	28/07/2005	HOME TIMBER & HARDWARE	HARDWARE SUPPLIES	26.92
EFT24412	28/07/2005	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	4,651.37
EFT24413	28/07/2005	AUSSIE DRAWCARDS PTY LTD	Distribution Service for Discover Albany Brochure for July 2005	980.00
EFT24414	28/07/2005	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS	2,129.25
EFT24415	28/07/2005	BARNESBY FORD	VEHICLE PARTS/REPAIRS	231.00
EFT24416	28/07/2005	BAREFOOT CLOTHING MANUFACTURERS	EMBROIDERY	2,410.10
EFT24417	28/07/2005	ALBANY BETTA ELECTRICAL	STACK OF 50 TDK DVD'S	39.95
EFT24418	28/07/2005	BEVANS (WA) PTY LTD	BAGS ICE	24.00
EFT24419	28/07/2005	BLACK SWAN THEATRE CO	ROYALTIES RE THE LIGHTKEEPER TOUR	1,530.79
EFT24420	28/07/2005	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	48.05
EFT24421	28/07/2005	BRAINSTORM TECHNOLOGY	WIRELESS OPTICAL DESKTOP ELITE-RETA, NIMH AA	135.00
EFT24422	28/07/2005	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	71.31
EFT24423	28/07/2005	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	511.60
EFT24424	28/07/2005	CAMPBELL CONTRACTORS	Construct concrete footpath on Chester Pass road between Albany hwy & Beaven st Labour hire to prune trees. Repair bitumen drives.Crain hire to remove sign.	45,265.15
EFT24425	28/07/2005	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	115.29
EFT24426	28/07/2005	CATIONS, NICOLA	Provide layout design for 2005/06 budget brochure and early bird payment flyer	297.00
EFT24427	28/07/2005	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	1,660.16
EFT24428	28/07/2005	COLES SUPERMARKETS AUST P/LTD	DAYCARE GOODS	435.68
EFT24429	28/07/2005	CONSTRUCTION EQUIPMENT AUSTRALIA	TUBE DIPSTICK, DIPSTICK ASSY	108.35
EFT24430	28/07/2005	COUNTRY CARRIERS	FREIGHT CHARGES	31.44
EFT24431	28/07/2005	AL CURNOW HYDRAULICS	HYDRULIC SUPPLIES	109.88
EFT24432	28/07/2005	DARREN HUTCHENS - DAZART GRAPHICS	Hrly rate Concept Sketch - Junior Skate facility	195.00
EFT24433	28/07/2005	ECO HEALTH HOLDINGS PTY LTD	ENVIRONMENTAL HEALTH SERVICES	5,743.10
EFT24434	28/07/2005	ALBANY ENGINEERING CO	MAINTENANCE VEHICLES	1,611.12
EFT24435	28/07/2005	GALLERY 500	ANZAC FLEET PHOTO	198.75
EFT24436	28/07/2005	GEOTASK (AUSTRALIA)	ALPS MAPPING	2,323.20
EFT24437	28/07/2005	GNU SOLUTIONS	IT SUPPORT	1,012.00
EFT24438	28/07/2005	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	3,566.68
EFT24439	28/07/2005	GREAT SOUTHERN PACKAGING SUPPLIES	JUMBO TT, H/TOWELS	207.24
EFT24440	28/07/2005	CHRIS GROGAN	REIMBURSE STUDY FEES	1,130.00
EFT24441	28/07/2005	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	9.00
EFT24442	28/07/2005	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,403.47

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24443	28/07/2005	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	1,182.50
EFT24444	28/07/2005	HAWKINS, JO	STAFF TRAVEL EXPENSES	359.32
EFT24445	28/07/2005	HAYNES ROBINSON	LEGAL FEES	409.00
EFT24446	28/07/2005	JOHN KINNEAR AND ASSOCIATES	SURVEY SERVICES	1,993.75
EFT24447	28/07/2005	KELYN TRAINING SERVICES	Basic Worksite Traffic Management Training Course for Maintenance Team	2,646.00
EFT24448	28/07/2005	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	61.88
EFT24449	28/07/2005	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	2,490.46
EFT24450	28/07/2005	R.J. KRATOCHVILL EARTHMOVING	hours hire excavator drain cleaning (reserve) Bottlebrush rd	495.00
EFT24451	28/07/2005	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	2,084.21
EFT24452	28/07/2005	ALBANY LIQUID WASTE	PUMP HOLDING TANK	324.50
EFT24453	28/07/2005	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	147.70
EFT24454	28/07/2005	MACDONALD JOHNSTON	VEHICLE PARTS	826.34
EFT24455	28/07/2005	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	5,383.27
EFT24456	28/07/2005	MARSHALL MOWERS	MINI DIGGER HIRE	150.00
EFT24457	28/07/2005	MEETING MASTERS	REGISTRATION FOR 2005 REGIONAL TOURISM CONVENTION - BUSSELTON S MARSHALL	715.00
EFT24458	28/07/2005	METROOF ALBANY	100 X 100 X 2.00 BOX SECTION 8000 MM	691.02
EFT24459	28/07/2005	MOUNTAIN DESIGNS	VERTICAL GYM HARNESS	133.20
EFT24460	28/07/2005	MUNICIPAL WORKCARE SCHEME	INSURANCES	111,712.00
EFT24461	28/07/2005	MUNICIPAL PROPERTY SCHEME	INSURANCES-1ST INSTALLMENT	60,938.98
EFT24462	28/07/2005	MUNICIPAL LIABILITY SCHEME	FIDELITY GUARANTEE	2,203.92
EFT24463	28/07/2005	MYTEC	A1 PLAN SCAN, CONVERT TO PDF/JPG, EMAIL & POSTAGE	98.70
EFT24464	28/07/2005	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	109.00
EFT24465	28/07/2005	PALMER & RAYNER EARTHMOVING PTY LTD	Crush stockpile of concrete rubble at hanrahan rd waste site to be used on roads at bakers junction landfill site to 100 minus remove 98% of steel reinforcing as per quote equ038-2005.3	23,210.00
EFT24466	28/07/2005	PRESTIGE PROPERTY SERVICES PTY LTD	NORTH ROAD ADMIN BUILDING CLEANING	9,691.91
EFT24467	28/07/2005	PALACE HOTEL RAVENSTHORPE	ACCOMMODATION J WALKER	123.00
EFT24468	28/07/2005	RECHARGE-IT	CLEAN, REFILL & TEST CANON	44.00
EFT24469	28/07/2005	REGAL APARTMENTS	2 Nights Apartment Accommodation for Jenni Flottmann	204.00
EFT24470	28/07/2005	THE ROYAL LIFE SAVING SOCIETY AUSTRALIA	CERT.11&12 & MANUALS	746.50
EFT24471	28/07/2005	SIGNS PLUS	Name badges for visitors	123.20
EFT24472	28/07/2005	SKILLHIRE	CASUAL STAFF	2,147.73
EFT24473	28/07/2005	D A SLEE & CO	VEHICLE PARTS	251.00
EFT24474	28/07/2005	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	1,925.52
EFT24475	28/07/2005	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	280.72
EFT24476	28/07/2005	ALBANY SPECIALISED TRANSPORT PTY LTD	375 RRJ RC PIPES CLASS 2	6,159.68
EFT24477	28/07/2005	STANDARDS AUST INTERNATIONAL GLOBAL LTD	pdf copy of Australian Standard and Handbook on Risk Management AS4360	74.55
EFT24478	28/07/2005	STIRLING CONFECTIONERY PLUS	WATER	408.72
EFT24479	28/07/2005	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	49.24
EFT24480	28/07/2005	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	97.35

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24481	28/07/2005	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	1,437.69
EFT24482	28/07/2005	THE HUB	Professional Services for Albany Destination Brand Development	6,000.50
EFT24483	28/07/2005	THRIFTY CAR RENTAL	VEHICLE HIRE	46.72
EFT24484	28/07/2005	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	88.00
EFT24485	28/07/2005	WESTERN POWER	ELECTRICITY SUPPLIES	30,090.40
EFT24486	28/07/2005	WORMALD FIRE SYSTEMS	REPAIR FAULTY BELL	324.50
EFT24487	01/08/2005	AEROTECH MANAGEMENT SERVICES	AIRPORT:CONT	5,373.59
EFT24488	04/08/2005	ALBANY ADVERTISER	ADVERTISING	2,375.00
EFT24489	04/08/2005	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	620.45
EFT24490	04/08/2005	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	275.00
EFT24491	04/08/2005	ALBANY TRAVEL TOWER	HIRE OF CHERRY PICKER	7,650.00
EFT24492	04/08/2005	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	862.14
EFT24493	04/08/2005	ALBANY STATIONERS	STATIONERY SUPPLIES	294.00
EFT24494	04/08/2005	ALBANY VISITOR CENTRE	FUNDING FOR VISITOR CENTRE AUGUST 2005	11,000.00
EFT24495	04/08/2005	ALBANY INTERIORS	Hemming two rugs	68.00
EFT24496	04/08/2005	ALBANY RACING CLUB	COMMUNITY EVENT FINANCIAL ASSISTANCE	2,200.00
EFT24497	04/08/2005	ALBANY MINI EXCAVATIONS	digging trench alb hwy	110.00
EFT24498	04/08/2005	ALBANY SCREENPRINTERS & SIGNWRITERS	SUPPLY 30 X 2 TONE RED/BLACK JB SHIRTS	379.50
EFT24499	04/08/2005	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	95.27
EFT24500	04/08/2005	ALGAR BURNS	Symantec Anti-Virus Enterprise Edition v10 Gold Maintenance 1 Yr	4,065.44
EFT24501	04/08/2005	ALL EVENTS PROSOUND HIRE	Renewal GOVT Band A Prod Num - 10413619-AP	66.00
EFT24502	04/08/2005	ALLFLOW INDUSTRIAL	REF: OPEN AND CLOSE	165.00
EFT24503	04/08/2005	AMITY CRAFTS	QUARTERLY SERVICE OF OIL/WATER SEPARATOR LOCATED AT DEPOT	400.00
EFT24504	04/08/2005	ART ON THE MOVE	Co-ordination & Hanging of CoA Artwork in the new North Rd Admin Building and Civic Centre	110.00
EFT24505	04/08/2005	ATC RECRUITMENT & LABOUR HIRE	MEMBERSHIP RENEWAL	5,668.61
EFT24506	04/08/2005	AUSTRALIAN INSTITUTE OF MANAGEMENT	CASUAL STAFF	4,772.21
EFT24507	04/08/2005	ALBANY AUTOSPARK-12 VOLT WORLD	4 GSDC employees places on Effective Facilitation Skills Training	2,000.00
EFT24508	04/08/2005	AV TRUCK SERVICES PTY LTD	VEHICLE REPAIRS/PARTS	1,601.27
EFT24509	04/08/2005	BERTOLA HIRE SERVICE	VEHICLE PARTS	49.70
EFT24510	04/08/2005	BEST OFFICE SYSTEMS	EQUIPMENT HIRE	152.00
EFT24511	04/08/2005	ALBANY BETTA ELECTRICAL	PHOTOCOPIER CHARGES	145.00
EFT24512	04/08/2005	BOC GASES AUSTRALIA LIMITED	purchase of one (1) heater North Road Admin Section Picked up	84.08
EFT24513	04/08/2005	BORNHOLM VOLUNTEER BUSHFIRE BRIGADE	CONTAINER SERVICE RENTAL	1,284.25
EFT24514	04/08/2005	BROCKS	25% ESL FUNDING	57.00
EFT24515	04/08/2005	LISA BROWN	MANCHESTER SUPPLIES	75.00
EFT24516	04/08/2005	BUNNINGS BUILDING SUPPLIES PTY LTD	STAFF TRAVEL EXPENSES	13.55
EFT24517	04/08/2005	BUSBY INVESTMENTS PTY LTD	HARDWARE/TOOL SUPPLIES	151.80
EFT24518	04/08/2005	BUSSELTON MOWER WORLD	VEHICLE HIRE	987.00
EFT24519	04/08/2005	J & S CASTLEHOW	PLEASE SUPPLY 12 BLADES FOR LASER XP ZRT MOWER	12,452.00
EFT24520	04/08/2005	CASTROL AUSTRALIA PTY. LIMITED	ELECTRICAL REPAIRS/MAINTENANCE OIL SUPPLIES	580.91

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24521	04/08/2005	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	138.52
EFT24522	04/08/2005	COLES SUPERMARKETS AUST P/LTD	DAYCARE CONSUMABLES	551.89
EFT24523	04/08/2005	THE CONSTABLE CARE SAFETY PROJECT	SPONSORSHIP	1,023.00
EFT24524	04/08/2005	COURIER AUSTRALIA	FREIGHT CHARGES	636.61
EFT24525	04/08/2005	COUNTRY CARRIERS	FREIGHT CHARGES	18.71
EFT24526	04/08/2005	COVENTRYS	VEHICLE PARTS	569.34
EFT24527	04/08/2005	CROWNE PLAZA PERTH	ACCOMODATION, D WELLINGTON (SEACHANGE TASKFORCE)	300.00
EFT24528	04/08/2005	EMOLEUM	SUPPLY COLDMIX	785.92
EFT24529	04/08/2005	CULLITY TIMBERS	100/2.4 150 X 50 GSJ 240m	3,688.19
EFT24530	04/08/2005	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	218.90
EFT24531	04/08/2005	DRIVE IN TIMBER & SALVAGE	METAL PLATE FOR FORTS WORK FOR DOLE PROGRAM	80.00
EFT24532	04/08/2005	EATCHA HEART OUT CAFE	CATERING ALBANY TOURISM MARKETING ADVISORY COMMITTEE MEETING	116.60
EFT24533	04/08/2005	ECO HEALTH HOLDINGS PTY LTD	ENVIRONMENTAL HEALTH SERVICES	3,845.60
EFT24534	04/08/2005	ELLEKER VOLUNTEER BUSH FIRE BRIGADE	ESL FUNDING FOR 05/06 LESS 04/05 ADJUSTMENT	632.00
EFT24535	04/08/2005	ELLEKER PROGRESS & SPORTING ASSOC.	SUPPLY WATER, MAINTENANCE OF PUMP & ULTRAVIOLET FILTER SYSTEM	200.00
EFT24536	04/08/2005	ROBERT FENN	HALF YEARLY PHONE ALLOWANCE	375.00
EFT24537	04/08/2005	GNOWELLEN VOLUNTEER BUSHFIRE BRIGADE	25% ESL FUNDING	682.50
EFT24538	04/08/2005	GORDON WALMSLEY PTY LTD	Lay 38m of concrete kerbing.	703.00
EFT24539	04/08/2005	GRACE REMOVALS GROUP	REMOVAL FEE	116.88
EFT24540	04/08/2005	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	4,020.67
EFT24541	04/08/2005	GREENRANGE BUSH FIRE BRIGADE	ESL FUNDING FOR 05/06 LESS 04/05 ADJUSTMENT	400.00
EFT24542	04/08/2005	GREAT SOUTHERN TAFE	COMPULSORY PINS TRAINING FOR OHS REPRESENTATIVES	500.00
EFT24543	04/08/2005	GREAT SOUTHERN PACKAGING SUPPLIES	PACKAGING SUPPLIES	273.35
EFT24544	04/08/2005	ANDREW HAMMOND	1ST QUARTER PHONE ALLOWANCE	500.00
EFT24545	04/08/2005	HARLEY SURVEY GROUP PTY.LTD.	CONSULTANCY WORK ON ALPS	11,055.00
EFT24546	04/08/2005	HAYNES ROBINSON	LEGAL FEES	495.00
EFT24547	04/08/2005	LES HEWER	HALF YEARLY PHONE ALLOWANCE	375.00
EFT24548	04/08/2005	HIGHWAY FIRE BRIGADE	25% ESL FUNDING	1,195.00
EFT24549	04/08/2005	HOTEL RENDEZVOUS	ACCOMODATION A HAMMOND (MAYOR & PRESIDENTS FORUM)	192.15
EFT24550	04/08/2005	HR SETTLEMENTS	Rates refund for assessment A127608	162.01
EFT24551	04/08/2005	JAMMAS CAFE-SANDY TOWIE	STAFF CATERING	217.00
EFT24552	04/08/2005	JUDY SMITH	CATERING SUPPLIES	1,282.60
EFT24553	04/08/2005	KALGAN BUSHFIRE BRIGADE	25% ESL FUNDING	1,250.00
EFT24554	04/08/2005	KANDOO WINDSCREENS	REPLACE WINDSCREEN IN COMMODORE EXECUTIVE A53327	230.00
EFT24555	04/08/2005	KING RIVER BUSHFIRE BRIGADE	25% ESL FUNDING	1,096.50
EFT24556	04/08/2005	KLB SYSTEMS	VS-132 Aten 2 Port Video Splitter	440.00
EFT24557	04/08/2005	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	633.88
EFT24558	04/08/2005	KOJANEERUP BUSHFIRE BRIGADE	25% ESL FUNDING	1,234.75
EFT24559	04/08/2005	LANDMARK ENGINEERING & DESIGN	Composting Unit Only. Ecowise Toilet.	3,927.00

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EFT24560	04/08/2005	LAWRENCE & HANSON	RIGGER GLOVES XL	258.28
EFT24561	04/08/2005	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	312.40
EFT24562	04/08/2005	BELLS LIQUOR MERCHANTS	CATERING SUPPLIES	538.02
EFT24563	04/08/2005	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	976.20
EFT24564	04/08/2005	ALBANY PARTY HIRE & TEMPTATIONS CATERING	HIRE EQUIPMENT	514.00
EFT24565	04/08/2005	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	1,100.40
EFT24566	04/08/2005	MANYPEAKS BUSHFIRE BRIGADE	ESL FUNDING FOR 05/06 LESS 04/05 ADJUSTMENT	353.00
EFT24567	04/08/2005	MEGAN ANDERSON	SPRUNG WRITERS FESTIVAL CO ORDINATORS FEE	1,500.00
EFT24568	04/08/2005	MEN'S RESOURCE CENTRE (INC)	COMMUNITY FINANCIAL ASSISTANCE GRANT	2,500.00
EFT24569	04/08/2005	METROOF ALBANY	200 stitching tex	24.32
EFT24570	04/08/2005	MONETS A BALNEAIRE	CATERING SUPPLIES	70.00
EFT24571	04/08/2005	NAPIER FIRE BRIGADE	25% ESL FUNDING	921.25
EFT24572	04/08/2005	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	1,455.48
EFT24573	04/08/2005	PN & ER NEWMAN QUALITY CONCRETE	900 DIA LID ,HINGED GALVANISED CENTRE GRATE.	495.00
EFT24574	04/08/2005	NORTH ROAD PHARMACY	FIRST AID SUPPLIES	79.73
EFT24575	04/08/2005	NORMAN VENUS MANAGEMENT	Library Team's participation in Workload Review Program	5,050.00
EFT24576	04/08/2005	PLASTICS PLUS	BLUE STORPAK 240	1,015.11
EFT24577	04/08/2005	PRESTIGE PROPERTY SERVICES PTY LTD	VAC CLEANING	43.71
EFT24578	04/08/2005	PROGRESSIVE CREATIVE SOLUTIONS PTY LTD	McAfee Virus Scan & Firewall Desktop Bundle with 1 year license with priority support - Emergency Ops	55.00
EFT24579	04/08/2005	RECORDS MANAGEMENT ASSOC OF AUST	RECORDS SEMINAR - EXPANDING HORIZONS 11-14 SEPT 2005	990.00
EFT24580	04/08/2005	REDMOND VOLUNTEER BUSHFIRE BRIGADE	25% ESL FUNDING	770.00
EFT24581	04/08/2005	WP REID	Prepare and pave 158m2 of footpath plus materials.	5,626.00
EFT24582	04/08/2005	LISA SCANLON (CARLYLES)	CATERING	788.00
EFT24583	04/08/2005	G & L SHEETMETAL	PRIME COAT COLORBOND FLASHINGS	140.80
EFT24584	04/08/2005	SHIRE OF KALAMUNDA	DAMAGED MATERIALS	7.50
EFT24585	04/08/2005	SIGNS PLUS	Name badge for Allie Robinson	8.80
EFT24586	04/08/2005	SKILLHIRE	CASUAL STAFF	356.95
EFT24587	04/08/2005	SKYWEST AIRLINES PTY LTD	FLIGHT FOR IAN WEST (WA WEED COMMITTEE)	1,320.18
EFT24588	04/08/2005	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	1,785.92
EFT24589	04/08/2005	SOUTH COAST VOLUNTEER BUSHFIRE BRIGADE	25% ESL FUNDING	1,925.00
EFT24590	04/08/2005	SOUTH STIRLING VOLUNTEER BUSHFIRE BRIGADE	50% ESL FUNDING	765.00
EFT24591	04/08/2005	SPEEDO AUSTRALIA PTY LTD	SUNSHINE STRIPE BACK PACK	13.75
EFT24592	04/08/2005	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	165.00
EFT24593	04/08/2005	STIRLING CONFECTIONERY PLUS	KIOSK SUPPLIES	258.70
EFT24594	04/08/2005	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	2,725.86
EFT24595	04/08/2005	SUNNY SIGN COMPANY	SIGN PURCHASES	269.00
EFT24596	04/08/2005	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	524.77
EFT24597	04/08/2005	THOMAS, BRUCE	Development of Concept Planning	4,400.00
EFT24598	04/08/2005	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	1,698.00

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EFT24599	04/08/2005	WELLSTEAD FIRE BRIGADE	25% ESL FUNDING	949.25
EFT24600	04/08/2005	WESTERN POWER	ELECTRICITY SUPPLIES	23,304.05
EFT24601	04/08/2005	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	22,740.30
EFT24602	04/08/2005	WIGNALLS WINES	CATERING SUPPLIES	1,333.80
EFT24603	04/08/2005	WORMALD FIRE SYSTEMS	ROUTINE INSPECTION & TESTING	616.94
EFT24604	04/08/2005	YOUNGS BUSHFIRE BRIGADE	25% ESL FUNDING	1,042.25
EFT24605	04/08/2005	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	22.55
EFT24606	05/08/2005	JETSET ALBANY	FLIGHT A HAMMOND (LOCAL GOVERNMENT WEEK)	378.26
EFT24607	11/08/2005	3CT INTERNATIONAL	DEPOSIT FEE	5,148.71
EFT24608	11/08/2005	A-Z COMMERCIAL STEEL CONST	REIMBURSE PSC	50.00
EFT24609	11/08/2005	ALBANY ADVERTISER	ADVERTISING	2,114.88
EFT24610	11/08/2005	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	13,142.90
EFT24611	11/08/2005	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	17.82
EFT24612	11/08/2005	ALBANY INDUSTRIAL SERVICES	Hours grader hire Western round rds	981.75
EFT24613	11/08/2005	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	1,925.00
EFT24614	11/08/2005	ALBANY SIGNS	SIGN PURCHASES	21.18
EFT24615	11/08/2005	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	158.18
EFT24616	11/08/2005	ALBANY STATIONERS	STATIONERY SUPPLIES	285.10
EFT24617	11/08/2005	ALBANY HISTORICAL SOCIETY INC	MEMBERSHIP 2005-2006	50.00
EFT24618	11/08/2005	ALBANY MOBILE WELDING	WELDING SERVICES	997.70
EFT24619	11/08/2005	ALBANY LANDSCAPE SUPPLIES	buckets mulch	172.00
EFT24620	11/08/2005	ALBANY FINE MUSIC SOCIETY	GRANT	2,500.00
EFT24621	11/08/2005	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	390.85
EFT24622	11/08/2005	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	17.80
EFT24623	11/08/2005	ALBANY AIR CHARTERS	Flying over storm damaged areas in eastern region	495.00
EFT24624	11/08/2005	ALBANY PROSTATE CANCER SUPPORT GROUP	GRANT - OPERATING COSTS	500.00
EFT24625	11/08/2005	ALBANY GIRL GUIDE SUPPORT GROUP	GRANT, BUILDING REMOVATIONS	1,652.00
EFT24626	11/08/2005	AMITY CRAFTS	WORK ASSOCIATED WITH ALBANY ART PRIZE	270.88
EFT24627	11/08/2005	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	5,250.11
EFT24628	11/08/2005	AUSTRALIA POST	POSTAGE -	93.21
EFT24629	11/08/2005	ALBANY AUTOSPARK-12 VOLT WORLD	VEHICLE REPAIRS/PARTS	44.25
EFT24630	11/08/2005	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	465.30
EFT24631	11/08/2005	BENARA NURSERIES	NURSERY SUPPLIES	1,045.00
EFT24632	11/08/2005	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	98.00
EFT24633	11/08/2005	BLACKWOODS ATKINS	PURCHASE OF LIGHT BULBS FOR FORTS	142.60
EFT24634	11/08/2005	ALBANY BOBCAT SERVICES	remove tree loppings	1,232.00
EFT24635	11/08/2005	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	129.79
EFT24636	11/08/2005	BROCKS	GROUT, SEAL TRADEMAN TRIM	77.09
EFT24637	11/08/2005	LISA BROWN	TRAVEL EXPENSES	163.10
EFT24638	11/08/2005	BUILDING AND CONSTRUCTION IND TRAINING FUND	TRAINING LEVY -	9,385.80
EFT24639	11/08/2005	BUILDERS REGISTRATION BOARD	BRB LEVY -	2,423.50

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EFT24640	11/08/2005	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	450.42
EFT24641	11/08/2005	BUSSELTON MOWER WORLD	supply blades for laser zp zrt	180.00
EFT24642	11/08/2005	WAYNE BUTLER	REIMBURSE RELOCATION EXPENSES	500.00
EFT24643	11/08/2005	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	1,108.00
EFT24644	11/08/2005	CAMPBELL CONTRACTORS	Construct foundation blocks for footbridge, fitting of handrails,backhoe hire ,labour costs,repair hotmix driveway,lays 30metres of footpath.	4,591.00
EFT24645	11/08/2005	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	952.57
EFT24646	11/08/2005	CH & SK CAMERON	PAYMENT ON GRAVEL REMOVED AT GNOWELLEN PIT	5,557.10
EFT24647	11/08/2005	COLES SUPERMARKETS AUST P/LTD	DAY CARE CONSUMABLES	746.92
EFT24648	11/08/2005	CONTACT METAL INDUSTRIES	REPAIR DRAW BAR ON PUMP TRAILER	264.00
EFT24649	11/08/2005	C.J. GILBERT & ASSOCIATES	QUARTERLY BORE SAMPLING	2,313.30
EFT24650	11/08/2005	COUNTRY ARTS WA	PERFORMANCE FEE FOR GRANNY IS AN ALIEN TOUR	2,430.00
EFT24651	11/08/2005	COUNTRYWIDE SIGNS	SIGNS FOR DOG POUND	88.00
EFT24652	11/08/2005	COVENTRYS	VEHICLE PARTS	124.78
EFT24653	11/08/2005	READYMIX HOLDINGS PTY LTD	CONSTRUCTION MATERIALS	726.00
EFT24654	11/08/2005	CULLITY TIMBERS	please supply 90 x 90 c.c.a. pine 6 /3.6 2 / 3.0 8 / galvanised post stirrups	480.62
EFT24655	11/08/2005	DATATRAX PTY.LTD	SLIDE SHOW & AUDIO ADVERTISEMENT	220.00
EFT24656	11/08/2005	35 DEGREES SOUTH	survey work , Drainage set out Ulster rd.	290.95
EFT24657	11/08/2005	DELRON CLEANING ALBANY	CLEANING	436.48
EFT24658	11/08/2005	DENMARK BULLETIN & MEDIA SERVICES	LIBRARY EXPENSES	66.00
EFT24659	11/08/2005	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	28.40
EFT24660	11/08/2005	DIAMOND COMMUNICATIONS	Replace telstra box and conduit.	2,216.50
EFT24661	11/08/2005	DIRECT LIGHTING	LIGHTING SUPPLIES	29.10
EFT24662	11/08/2005	EATCHA HEART OUT CAFE	CATERING SUPPLIES	95.60
EFT24663	11/08/2005	ELLEKER PROGRESS & SPORTING ASSOC.	GRANT - PURCHASE OF LAWN MOWER	9,445.00
EFT24664	11/08/2005	ESRI AUSTRALIA	ArcView 9.1 Single Use, (inc 12 months maintenance)	4,174.50
EFT24665	11/08/2005	EVERTRANS	VEHICLE REPAIRS	951.50
EFT24666	11/08/2005	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	2,746.50
EFT24667	11/08/2005	FRANEY & THOMPSON	TIMBER SUPPLIES	239.63
EFT24668	11/08/2005	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	12.38
EFT24669	11/08/2005	GNU SOLUTIONS	IT SUPPORT	1,738.00
EFT24670	11/08/2005	GORMAN & SONS PTY LTD	2/3 SHARE OF PROFIT IN 04/05	10,130.23
EFT24671	11/08/2005	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	3,983.97
EFT24672	11/08/2005	IMAGE QUEST	Scanning & production of CDs of historical images	2,000.00
EFT24673	11/08/2005	JAMMAS CAFE-SANDY TOWIE	STAFF EXPENSES	98.50
EFT24674	11/08/2005	WHALEWORLD	ENTRY FEE PAID SKYWEST SHOWCASE 2005	154.00
EFT24675	11/08/2005	KIPLING CUTLER & ASSOCIATES	COUNSELLING EAP	99.00
EFT24676	11/08/2005	KLB SYSTEMS	IBM S51 SFF P4,3.2,512,440.CD/DVD,XPP Item ... 817221M	17,369.00
EFT24677	11/08/2005	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	4,768.75
EFT24678	11/08/2005	LAWRENCE & HANSON	PAIRS OF SAFETY GLASSES MSA ARTIC SMOKE LENS	480.82
EFT24679	11/08/2005	LEO BAKX	Database conversion project - progress payment	968.00

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EFT24680	11/08/2005	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	246.25
EFT24681	11/08/2005	MERCURE HOTEL	ACCOMMODATION J HAWKINS CHECK	509.50
EFT24682	11/08/2005	METROOF ALBANY	SUPPLY GALVANISED PIPES EXTRA LIGHT 50NB 7.2M LOCAL	968.37
EFT24683	11/08/2005	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	34.89
EFT24684	11/08/2005	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	329.82
EFT24685	11/08/2005	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	1,958.00
EFT24686	11/08/2005	BEST ELECTRICAL	ELECTRICAL REPAIRS	75.00
EFT24687	11/08/2005	MUNICIPAL PROPERTY SCHEME	INSURANCES	275.00
EFT24688	11/08/2005	NATIONAL LIBRARY OF AUST	SEARCH TRANSACTION	98.99
EFT24689	11/08/2005	BROADCAST AUSTRALIA PTY LTD	POWER RECOVERY	61.30
EFT24690	11/08/2005	IAN NEIL	REIMBURSE TRAVEL EXPENSES	215.00
EFT24691	11/08/2005	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	286.58
EFT24692	11/08/2005	PN & ER NEWMAN QUALITY CONCRETE	SUPPLY BULLNOSE COVERS FOR MANHOLES	1,320.00
EFT24693	11/08/2005	SANDRA O'DOHERTY	SET UP EXHIBITIONS	675.00
EFT24694	11/08/2005	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	17.83
EFT24695	11/08/2005	OPUS INTERNATIONAL CONSULTANTS	Investigate crash data, identify priority sites, prepare concept design, cost estimate and submission for 2006/2007 Black Spot Programme.	18,823.20
EFT24696	11/08/2005	OUTDOOR WORLD ALBANY	REIMBURSE PSC	50.00
EFT24697	11/08/2005	PLASTICS PLUS	tube tread	192.94
EFT24698	11/08/2005	PRIDDLE, JENNIFER	TRAINING EXPENSES	65.00
EFT24699	11/08/2005	QMW INDUSTRIES	SLAMLOCK LH SLAMLOCK RH STRIKER PINS FEMALE DOOR STOP SCREW PART MALE DOOR STOP	1,029.73
EFT24700	11/08/2005	RAY'S CLEANING SERVICE	Clean Library windows on East side	93.50
EFT24701	11/08/2005	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	1,915.36
EFT24702	11/08/2005	ALBANY TRAFFIC CONTROL	Traffic control	1,033.45
EFT24703	11/08/2005	PREMIER HOTEL	KIOSK SUPPLIES	222.49
EFT24704	11/08/2005	CAFE SAILS	CATERING SUPPLIES	45.00
EFT24705	11/08/2005	LISA SCANLON (CARLYLES)	CATERING	561.50
EFT24706	11/08/2005	SKILLHIRE	CASUAL STAFF	970.06
EFT24707	11/08/2005	ALBANY CARPET COURT	3 X 2.5 M OF WOOD LOOK VINYL	120.00
EFT24708	11/08/2005	SOUTHERN STATIONERY	STATIONERY SUPPLIES	123.15
EFT24709	11/08/2005	SOUTHERN BUILDING SURVEYS	CONTRACT BUILDING SURVEY WORK	742.50
EFT24710	11/08/2005	SOUTHWAY PETROLEUM SERVICES	DIESEL	201.57
EFT24711	11/08/2005	ALBANY VOLUNTEER SES	ESL CONTRIBUTION 1ST QTR 2005/2006	11,797.23
EFT24712	11/08/2005	STIRLING FREIGHT EXPRESS	FREIGHT CHARGES	270.55
EFT24713	11/08/2005	ST JOHN AMBULANCE AUSTRALIA	SNR FIRST AID - MAY-JUNE + BKS	907.50
EFT24714	11/08/2005	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	18,324.79
EFT24715	11/08/2005	SUNNY SIGN COMPANY	SIGN PURCHASES	1,489.00
EFT24716	11/08/2005	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	185.30
EFT24717	11/08/2005	DEWSONS	CATERING SUPPLIES	477.07
EFT24718	11/08/2005	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	316.69
EFT24719	11/08/2005	THRIFTY CAR RENTAL	VEHICLE HIRE	62.15

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24720	11/08/2005	TICKETS.COM	DATABOX SUPPORT	91.78
EFT24721	11/08/2005	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	308.67
EFT24722	11/08/2005	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	1,645.00
EFT24723	11/08/2005	URBAN STONE	400 X 400 X 60MM URBAN STONE PAVER MIX 1813 SHOT BLAST - FINISH FOR UPGRADE OF VERGE ON STIRLING TERRACE IN FRONT OF POLICE & JUSTICE COMPLEX	11,594.88
EFT24724	11/08/2005	UWA PERTH INTERNATIONAL ARTS FESTIVAL	SPONSORSHIP FUNDING	11,000.00
EFT24725	11/08/2005	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	611.00
EFT24726	11/08/2005	WESTERBERG PANEL BEATERS	TOWING OF ABOUNDED VEHICLE FROM NORTH ROAD ROUNDABOUT	60.50
EFT24727	11/08/2005	WESTERN POWER	ELECTRICITY SUPPLIES	453.45
EFT24728	11/08/2005	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	6,404.53
EFT24729	11/08/2005	WESTSHRED DOCUMENT DISPOSAL	Two 1.4 lockable sharps cabinets	430.32
EFT24730	11/08/2005	WILSON & GILKES PTY LTD	Delivery of a 2TVT" Tv & VCR Trolley	468.60
EFT24731	11/08/2005	WURTH AUSTRALIA PTY LTD	LYNCH PINS, HOSE CLAMPS, BATTERY TERMINAL SPRAY	133.08
EFT24732	11/08/2005	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	14.10
EFT24733	11/08/2005	ZETTA FLORENCE AUST PTY LTD	MYLA3-A Mylar A3 Enclosures (25 pack)	818.36
EFT24734	11/08/2005	DAVID HEAVER ARCHITECTS P/L	VAC-ARCHITECTURAL SERVICES DOC-THE MORGUE	330.00
EFT24735	11/08/2005	HOBBS SMITH & HOLMES PTY LTD	ATTENDANCE FEE, URBAN DESIGN POLICY WORKSHOP	330.00
EFT24736	11/08/2005	SCOTT GARDINER ARCHITECT	ATTENDANCE FEE, URBAN DESIGN POLICY WORKSHOP	330.00
EFT24737	12/08/2005	DEPARTMENT OF EDUCATION & TRAINING	2 TICKETS	198.00
EFT24738	12/08/2005	SHELLEY PEPPER	TRAVEL EXPENSES	150.00
EFT24739	18/08/2005	ABA SECURITY	SECURITY SERVICES	803.00
EFT24740	18/08/2005	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	37,864.75
EFT24741	18/08/2005	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	5,146.95
EFT24742	18/08/2005	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	50.26
EFT24743	18/08/2005	ALBANY STATIONERS	STATIONERY SUPPLIES	272.50
EFT24744	18/08/2005	ALBANY COMMUNITY HOSPICE	EMPLOYEE DEDUCTIONS	14.00
EFT24745	18/08/2005	ALBANY FIBREGLASS	4ltrs ISO RESIN, 60ML CATALYST	92.84
EFT24746	18/08/2005	ALBANY AGRICULTURAL SOCIETY INC	GRANT FOR 2005 ALBANY SHOW	8,800.00
EFT24747	18/08/2005	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	46.26
EFT24748	18/08/2005	ALBANY CAR RENTALS	Hire of Nissan ute for tip operations July 2005	825.00
EFT24749	18/08/2005	ALL EVENTS PROSOUND HIRE	BOX OFFICE RELIEF	55.60
EFT24750	18/08/2005	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	4,742.01
EFT24751	18/08/2005	AUSTRALIA POST	POSTAGE -	2,983.44
EFT24752	18/08/2005	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	4,942.16
EFT24753	18/08/2005	ALBANY BETTA ELECTRICAL	LG V8824W Video / DVD Player	220.00
EFT24754	18/08/2005	BFP CONSULTANTS PTY LTD	SAMPLE NO P05/974, PARTICLE SIZE DISTRIBUTION & PLASTICITY INDEX	229.90
EFT24755	18/08/2005	TRISSET BOSS BUSINESS FORMS	2000 cheques, numbering from 021001 for our muni fund	552.00
EFT24756	18/08/2005	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	638.70
EFT24757	18/08/2005	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	895.48
EFT24758	18/08/2005	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	515.79

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24759	18/08/2005	CADBURY SCHWEPPE PTY LTD	KIOSK STOCK	65.95
EFT24760	18/08/2005	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	646.80
EFT24761	18/08/2005	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	66.00
EFT24762	18/08/2005	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	580.91
EFT24763	18/08/2005	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	401.35
EFT24764	18/08/2005	CLEANAWAY	RUBBISH REMOVAL CONTRACT	715.78
EFT24765	18/08/2005	COATES HIRE	PLASTIC BARRIER BLOCKS	327.42
EFT24766	18/08/2005	COLES SUPERMARKETS AUST P/LTD	DAYCARE CONSUMABLES	549.43
EFT24767	18/08/2005	COURIER AUSTRALIA	FREIGHT CHARGES	176.60
EFT24768	18/08/2005	COVENTRYS	VEHICLE PARTS	171.28
EFT24769	18/08/2005	READYMIX HOLDINGS PTY LTD	CONSTRUCTION MATERIALS	542.56
EFT24770	18/08/2005	DATATRAX PTY.LTD	FULL MOTION VIDEO ADVERTISEMENT, ALBANY REGION, QUARTERLY PAYMENT FOR PERIOD 07/08/05 TO 07/11/05 ArcView 9.1 Concurrent Use, (inc 12 months maintenance)	517.00
EFT24771	18/08/2005	ESRI AUSTRALIA	VEHICLE REPAIRS	6,809.00
EFT24772	18/08/2005	EVERTRANS	Supply Nikon D50 twin lens kit and 512 Mb card	1,729.20
EFT24773	18/08/2005	FAST PHOTOS	TRAVEL EXPENSES	1,948.00
EFT24774	18/08/2005	FLOTTMANN, JENNI	RICOH PHOTOCOPIERS	245.40
EFT24775	18/08/2005	FOCUS CAPITAL GROUP	SOURCE DATA FROM DLI, INTEGRATE EXTERNAL DATA DROM	2,227.96
EFT24776	18/08/2005	GEOTASK (AUSTRALIA)	COA, PREPARE GIS SHAPEFILES & REPORTS, COPY TO CD	267.30
EFT24777	18/08/2005	GNU SOLUTIONS	IT SUPPORT	572.00
EFT24778	18/08/2005	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	1,481.59
EFT24779	18/08/2005	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	63.00
EFT24780	18/08/2005	HAYNES ROBINSON	LEGAL FEES	892.00
EFT24781	18/08/2005	HIT PRODUCTIONS	ACCOMMODATION COSTS FOR TOURING PARTY	316.00
EFT24782	18/08/2005	HOWARD & ASSOC. ARCHITECTS	URBAN DESIGN WORKSHOP	330.00
EFT24783	18/08/2005	HUDSON HENNING & GOODMAN	Rates refund for assessment A183369	240.11
EFT24784	18/08/2005	IAN S. HAINES	Catering for the Regional Library Seminar	440.00
EFT24785	18/08/2005	JAXON CONSTRUCTIONS	REIMBURSE PSC 3 REGENT ST	100.00
EFT24786	18/08/2005	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	2,205.85
EFT24787	18/08/2005	LAMB PRINT PTY LTD	PRINTING, DOUBLE FOLDING, BOXING & DELIVERY OF 15300 FIREBREAK NOTICES	1,265.00
EFT24788	18/08/2005	LAWRENCE & HANSON	SAFETY EQUIPMENT	616.00
EFT24789	18/08/2005	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	67.40
EFT24790	18/08/2005	LINCOLNS	PERFORMING ARTS ACCESS GRANT ACQUITTAL	990.00
EFT24791	18/08/2005	LINK ENERGY PTY LTD	FUEL PURCHASES	78,248.76
EFT24792	18/08/2005	LOADTEK AUST	SPRIAL GUARD WRAPS	24.84
EFT24793	18/08/2005	LOCAL GOVERNMENT MANAGERS AUSTRALIA	MEMBERSHIP SUBSCRIPTION	330.00
EFT24794	18/08/2005	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	1,870.60
EFT24795	18/08/2005	LOWER KING LIQUOR & GENERAL STORE	FUEL SUPPLIES BRIGADE	141.96
EFT24796	18/08/2005	MACDONALD JOHNSTON	VEHICLE PARTS	5.02
EFT24797	18/08/2005	MACLEOD PARTNERS	AUDIT STATEMENT OF INCOME & EXPENDITURE ALBANY BOAT - HARBOUR IMPLEMENTATION PLAN	880.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24798	18/08/2005	MERLE-ANNE FLORISTS	FLORAL ARRANGEMENT	55.00
EFT24799	18/08/2005	METROOF ALBANY	CLASSIC CREAM STICHING TEX 500	60.80
EFT24800	18/08/2005	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	152.40
EFT24801	18/08/2005	WA RANGERS ASSOCIATION INC	REGISTRATION FOR WA RANGERS ASSOCIATION 2005 ANNUAL TRAINING CONFERENCE	700.00
EFT24802	18/08/2005	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	1,342.00
EFT24803	18/08/2005	MOUNTAIN DESIGNS	VERTICAL GYM HARNESS	133.90
EFT24804	18/08/2005	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	109.00
EFT24805	18/08/2005	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	269.85
EFT24806	18/08/2005	STAR TRACK EXPRESS PTY LTD	COURIER/FREIGHT SERVICE	47.90
EFT24807	18/08/2005	NORTH ROAD PHARMACY	Resus Mask Disposable	45.83
EFT24808	18/08/2005	NOT-FOR-PROFIT-NETWORK PTY LTD	SUBSCRIBER PLUS	220.00
EFT24809	18/08/2005	OPUS INTERNATIONAL CONSULTANTS	Detailed design for the reinstatement of Hill Street following Water Corporation works	15,382.51
EFT24810	18/08/2005	PALMER & RAYNER EARTHMOVING PTY LTD	Hours hire of 32 tonn excavator storm damage fish track rd	5,698.00
EFT24811	18/08/2005	PERTH INTERNATIONAL ARTS FESTIVAL	SPONSORSHIP FUNDING	11,000.00
EFT24812	18/08/2005	PLASTICS PLUS	PLASTIC MATERIALS AND SUPPLIES	31.93
EFT24813	18/08/2005	A1 RADIATOR SERVICE	Repair radiator as required.	1,529.00
EFT24814	18/08/2005	RAECO INTERNATIONAL PTY LTD	26428 Duraseal 60 micron 280mm	322.07
EFT24815	18/08/2005	RAY WHITE ALBANY	REFUND BUILDING PLANS SEARCH, FREDERICK HOUSE	25.00
EFT24816	18/08/2005	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	107.70
EFT24817	18/08/2005	REGAL APARTMENTS	One Apartment for 2 nights for Jenni Flottmann & Jennifer Priddle	204.00
EFT24818	18/08/2005	ALBANY ALUMINIUM FABRICATION	U" Aluminium Powder Coated (White) Galley Track per metre"	2,000.00
EFT24819	18/08/2005	THE ROYAL LIFE SAVING SOCIETY AUSTRALIA	ENROLMENT BRONZE MEDALLIONS	47.30
EFT24820	18/08/2005	CAFE SAILS	CATERING SUPPLIES	165.00
EFT24821	18/08/2005	SERENITY PARK	DISPOSAL OF DOGS	425.00
EFT24822	18/08/2005	SHARON WEBB	FORTS CURATOR	805.75
EFT24823	18/08/2005	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	120.00
EFT24824	18/08/2005	SLATER-GARTRELL SPORTS	SPORTING EQUIPMENT	165.00
EFT24825	18/08/2005	D A SLEE & CO	VEHICLE PARTS	64.41
EFT24826	18/08/2005	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	851.40
EFT24827	18/08/2005	SOUTHERN STATIONERY	STATIONERY SUPPLIES	38.15
EFT24828	18/08/2005	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	8,457.69
EFT24829	18/08/2005	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	81.82
EFT24830	18/08/2005	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	5,280.98
EFT24831	18/08/2005	SOUTHDOWN CONSTRUCTION CO PTY LTD	INVOICE NO. 314/6	8,734.50
EFT24832	18/08/2005	ALBANY SPECIALISED TRANSPORT PTY LTD	300 MM CLASS 2 RRJ RC PIPES	10,850.34
EFT24833	18/08/2005	BURGESS RAWSON (WA) PTY LTD	LAND RENTAL	176.17
EFT24834	18/08/2005	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	167.19
EFT24835	18/08/2005	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	23.60
EFT24836	18/08/2005	DEWSONS	CATERING VAC	138.91
EFT24837	18/08/2005	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	922.54
EFT24838	18/08/2005	TIGERTURF AUSTRALIA PTY LTD	HOCKEY INSTALLATION	5,500.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24839	18/08/2005	TRAILBLAZERS	MED TOOL BAGS	57.65
EFT24840	18/08/2005	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	187.00
EFT24841	18/08/2005	TRUCKLINE	VEHICLE PARTS	9.90
EFT24842	18/08/2005	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	200.00
EFT24843	18/08/2005	URBAN STONE	400 X 400 X 60MM URBAN STONE PAVER MIX 1813 SHOT BLAST - FINISH FOR UPGRADE OF VERGE ON STIRLING TERRACE IN FRONT OF POLICE & JUSTICE COMPLEX	7,536.67
EFT24844	18/08/2005	WATERCRAFT MARINE	STAINLESS STEEL CABLE AND FITTINGS	51.60
EFT24845	18/08/2005	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	85.40
EFT24846	18/08/2005	WESTCARE INDUSTRIES	LB0029A Albany Public Library Outgoing Address Labels	59.84
EFT24847	18/08/2005	LANDMARK LIMITED	MEDIUM GRIPPLE WIRE JOINER PACK OF 20	39.60
EFT24848	18/08/2005	IAN WEST	COUNCILLOR ALLOWANCE	25.00
EFT24849	19/08/2005	SOUTHERN BUILDING SURVEYS	CONTRACT BUILDING SURVEY WORK	1,080.00
EFT24850	25/08/2005	AB VIDEO	Repair LG Video Cassette Recorder	82.50
EFT24851	25/08/2005	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	3,840.00
EFT24852	25/08/2005	ALBANY ADVERTISER	ADVERTISING	158.40
EFT24853	25/08/2005	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	11,150.95
EFT24854	25/08/2005	ALBANY INDUSTRIAL SERVICES	hire backhoe to dig test holes on Mettler Lake Rd	544.50
EFT24855	25/08/2005	ALBANY PRINTERS	30 x ORDER BOOKS.	600.00
EFT24856	25/08/2005	ALBANY STATIONERS	STATIONERY SUPPLIES	103.90
EFT24857	25/08/2005	ALBANY CHORAL SOCIETY	FINANCIAL ASSISTANCE FOR ALBANY PROMS	2,000.00
EFT24858	25/08/2005	ALBANY SKIPS AND WASTE SERVICES	SKIP BINS WEEKLY RENT	660.00
EFT24859	25/08/2005	ALL EVENTS PROSOUND HIRE	1 day hire of data projector Delivery	165.00
EFT24860	25/08/2005	ALMOS FESA DIRECT BRIGADE ALARMS	ANNUAL FIRE ALARM MONITORING FEE 2005/2006	1,848.00
EFT24861	25/08/2005	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS	641.72
EFT24862	25/08/2005	MA & ES & GA BAIL	metres COMPACTION SAND	850.00
EFT24863	25/08/2005	VIVIANA BELL	REVIEW DOCUMENTS & REPORT PREPARATION	600.00
EFT24864	25/08/2005	ALBANY BETTA ELECTRICAL	PAPER BAGS	19.00
EFT24865	25/08/2005	ALBANY BOBCAT SERVICES	remove tree loppings	635.25
EFT24866	25/08/2005	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	104.96
EFT24867	25/08/2005	LAUREN BUTLER	PROJECT ANALYSIS	330.00
EFT24868	25/08/2005	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	290.00
EFT24869	25/08/2005	CARRANYA GARDEN CENTRE	rose bushes	567.00
EFT24870	25/08/2005	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	2,377.30
EFT24871	25/08/2005	COMMANDER AUSTRALIA LIMITED	CONTRACT - TOWN HALL	150.02
EFT24872	25/08/2005	CONSTRUCTION EQUIPMENT AUSTRALIA	FAN	202.65
EFT24873	25/08/2005	EMOLEUM	SUPPLY COLDMIX	1,020.26
EFT24874	25/08/2005	DARREN HUTCHENS - DAZART GRAPHICS	CO-ORDINATION OF AEROSOL ART WORKSHOP	175.00
EFT24875	25/08/2005	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	1,292.25
EFT24876	25/08/2005	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	3,081.44
EFT24877	25/08/2005	ESRI AUSTRALIA	Maintenance on ArcGIS, 3 single user licence	2,763.48
EFT24878	25/08/2005	GNU SOLUTIONS	IT SUPPORT	616.00
EFT24879	25/08/2005	MATTHEW GOULDTHORP	TRAVEL EXPENSES	102.40

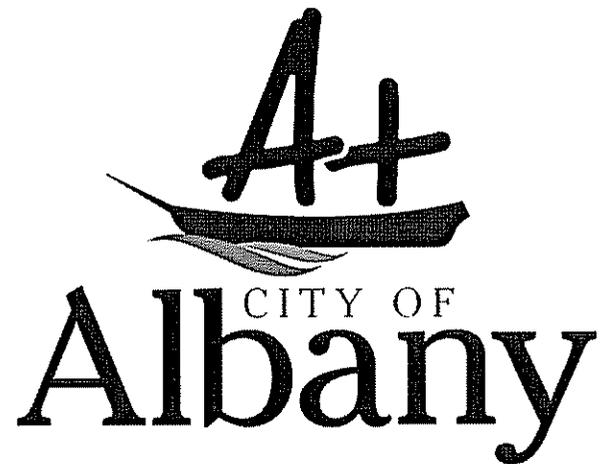
EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24880	25/08/2005	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	821.79
EFT24881	25/08/2005	GREAT SOUTHERN SAND & LANDSCAPING	metres win, crush & stockpile 50mm minus gravel	5,918.40
EFT24882	25/08/2005	HART'S CLEANING SERVICE	WINDOW CLEANING	308.00
EFT24883	25/08/2005	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	5,265.00
EFT24884	25/08/2005	HUDSON HENNING & GOODMAN	Rates refund for assessment A8795	338.79
EFT24885	25/08/2005	TOLL IPEC PTY LTD	FREIGHT	40.43
EFT24886	25/08/2005	JETSET ALBANY	FLIGHT FOR A HAMMOND (SEACHANGE CONFERENCE TASMANIA)	3,307.70
EFT24887	25/08/2005	JUST A CALL DELIVERIES	INTERNAL MAIL	653.40
EFT24888	25/08/2005	KEN STONE MOTOR TRIMMERS	VINYL & NUTS	85.25
EFT24889	25/08/2005	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	369.98
EFT24890	25/08/2005	LAWRENCE & HANSON	SAFETY EQUIPMENT	77.00
EFT24891	25/08/2005	LINCOLNS	PROFESSIONAL SERVICES	605.00
EFT24892	25/08/2005	LOADTEK AUST	SPIRAL GUARD WRAP SUIT	62.70
EFT24893	25/08/2005	LONG B	Rates refund for assessment A99849	205.43
EFT24894	25/08/2005	JANELLE MCFADDEN	PROJECT ANALYSIS	330.00
EFT24895	25/08/2005	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	47.99
EFT24896	25/08/2005	MINTER ELLISON LAWYERS	LEGAL COSTS	10,243.91
EFT24897	25/08/2005	PN & ER NEWMAN QUALITY CONCRETE	1200ML ROUND MANHOLE COVERS WITH INSERTS	495.00
EFT24898	25/08/2005	NIKANA CONTRACTING PTY LTD	REMOVAL OF RUBBISH BOAT HARBOUR SKIP BINS	462.00
EFT24899	25/08/2005	SHELLEY PEPPER	TRAVEL EXPENSES	170.48
EFT24900	25/08/2005	PERTH AMBASSADOR HOTEL	ACCOMMODATION FOR J DEVEREUX (DEALING WITH DIFFICULT PEOPLE TRAINING)	120.50
EFT24901	25/08/2005	PEVAMIKI	BATTERY PURCHASES	139.00
EFT24902	25/08/2005	PLASTICS PLUS	PLASTIC SUPPLIES	17.60
EFT24903	25/08/2005	A1 RADIATOR SERVICE	Radiator to suit JCB backhoe	2,376.00
EFT24904	25/08/2005	ALBANY TRAFFIC CONTROL	Hours traffic control Frenchmans bay rd	4,732.47
EFT24905	25/08/2005	THE ROYAL LIFE SAVING SOCIETY AUSTRALIA	ANNUAL REGISTRATION FEE	155.00
EFT24906	25/08/2005	RULES HAULAGE	pack of commons	195.00
EFT24907	25/08/2005	CAFE SAILS	CATERING	447.95
EFT24908	25/08/2005	G & L SHEETMETAL	STAINLESS FLASHINGS	631.40
EFT24909	25/08/2005	SKYWEST AIRLINES PTY LTD	FLIGHT A HAMMOND (WATERFRONT/VISITORS CENTRE)	435.66
EFT24910	25/08/2005	D A SLEE & CO	VEHICLE PARTS	2,080.25
EFT24911	25/08/2005	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	2,147.75
EFT24912	25/08/2005	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	913.34
EFT24913	25/08/2005	SOUTHERN EDGE ARTS	COMMUNITY FINANCIAL ASSISTANCE GRANT	5,229.40
EFT24914	25/08/2005	ALBANY SPECIALISED TRANSPORT PTY LTD	375ml conc rj pipes	930.24
EFT24915	25/08/2005	STATEWIDE BEARINGS	VEHICLE PARTS	49.57
EFT24916	25/08/2005	STIRLING ELECTRONICS	4 X LED	8.00
EFT24917	25/08/2005	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	27.00
EFT24918	25/08/2005	SUNNY SIGN COMPANY	SIGN PURCHASES	1,134.00
EFT24919	25/08/2005	DEWSONS	CATERING TOWN HALL	92.31
EFT24920	25/08/2005	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	534.46

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24921	25/08/2005	TRAILBLAZERS	UNIFORMS	893.65
EFT24922	25/08/2005	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	3,149.30
EFT24923	25/08/2005	VALUER GENERAL'S OFFICE	GRV INTERIM VALS	1,867.91
EFT24924	25/08/2005	ALBANY & GREAT STH WEEKENDER	ADVERTISING	280.60
EFT24925	25/08/2005	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	569.86
EFT24926	25/08/2005	LANDMARK LIMITED	supply oc-40 spray jet for spray unit	74.00
EFT24927	25/08/2005	WESTSHRED DOCUMENT DISPOSAL	SUPPLY, SERVICE & SHRED	203.50
EFT24928	25/08/2005	WOLFER, DIANNE	YA titles 2 x Choices"; 3 x "Borderline"; 5 x Dolphin Song (Horse Mad launch)"	104.60
EFT24929	25/08/2005	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	19.01
EFT24930	26/08/2005	ARAGON & ASSOCIATES	John Devereux's place on Dealing with Difficult Clients training.	330.00
EFT24931	26/08/2005	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	5,318.25
EFT24932	26/08/2005	AUSSIE DRAWCARDS PTY LTD	Distribution Service for Discover Albany Brochure for August 2005	265.00
EFT24933	26/08/2005	BENDIGO BANK LIMITED	PREPARATION OF AUDIT CONFIRMATION	15.00
EFT24934	26/08/2005	KAREN BRYANT	TRAVEL EXPENSES	113.35
EFT24936	26/08/2005	COLES SUPERMARKETS AUST P/LTD	DAYCARE GOODS	533.06
EFT24937	26/08/2005	AEROTECH MANAGEMENT SERVICES	AIRPORT:CONT	5,373.59
EFT24938	26/08/2005	GREAT SOUTHERN ALARMS	SECURITY SERVICES	2,189.38
EFT24939	26/08/2005	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	5,081.88
EFT24940	26/08/2005	GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT	20.44
EFT24941	26/08/2005	KEN STONE MOTOR TRIMMERS	WELDED PLASTIC LINER FOR MEETING TABLE	110.00
EFT24942	26/08/2005	PN & ER NEWMAN QUALITY CONCRETE	REFUND BL 250885 PAID TWICE	1,014.40
EFT24943	26/08/2005	LISA SCANLON (CARLYLES)	CATERING	2,074.00
EFT24944	26/08/2005	SKILLHIRE	CASUAL STAFF	2,152.92
EFT24945	26/08/2005	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	7,117.00
EFT24946	26/08/2005	VISUAL ECHO	HOME SUPPORT LINE	150.00
EFT24947	26/08/2005	WATERCRAFT MARINE	HARDWARE FOR HMAS PERTH MAST	211.45
EFT24948	26/08/2005	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	9,938.50
EFT24949	26/08/2005	YOUNGS SIDING GENERAL STORE	FUEL SUPPLIES FIRE BRIGADE	846.30
EFT24950	01/09/2005	ALAC SOCIAL CLUB	Payroll deductions	12.00
EFT24951	01/09/2005	AUST. MANUFACTURING WORKERS UNION	Payroll deductions	14.90
EFT24952	01/09/2005	AUSTRALIAN SERVICES UNION	EMPLOYEE DEDUCTIONS	1,076.20
EFT24953	01/09/2005	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	158.02
EFT24954	01/09/2005	HBF OF WA	EMPLOYEE DEDUCTIONS	647.65
EFT24955	01/09/2005	WALGSP	SUPERANNUATION CONTRIBUTIONS	40,291.92
EFT24956	01/09/2005	ALAC SOCIAL CLUB	Payroll deductions	15.00
EFT24957	01/09/2005	ALBANY COMMUNITY HOSPICE	EMPLOYEE DEDUCTIONS	28.00
EFT24958	01/09/2005	AUST. MANUFACTURING WORKERS UNION	Payroll deductions	29.80
EFT24959	01/09/2005	AUSTRALIAN SERVICES UNION	EMPLOYEE DEDUCTIONS	2,086.40
EFT24960	01/09/2005	AUSTRALIAN SERVICES UNION	EMPLOYEE DEDUCTIONS	316.04
EFT24961	01/09/2005	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	1,295.30
EFT24962	01/09/2005	HBF OF WA	EMPLOYEE DEDUCTIONS	78,774.91
EFT24962	01/09/2005	WALGSP	SUPERANNUATION CONTRIBUTIONS	243.50
EFT24963	01/09/2005	ABA SECURITY	SECURITY SERVICES	

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT24964	01/09/2005	ALBANY ADVERTISER	ADVERTISING	3,483.17
EFT24965	01/09/2005	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	330.33
EFT24966	01/09/2005	ALBANY INDUSTRIAL SERVICES	hours hire of grader for maintenance grading 27/08/2005	3,459.50
EFT24967	01/09/2005	ALBANY FARM TREE NURSERY	shrubs as selected for hull pk	275.83
EFT24968	01/09/2005	ALBANY SWEEP CLEAN	SWEEPING OF CYCLEWAYS	385.00
EFT24969	01/09/2005	ALBANY STATIONERS	STATIONERY SUPPLIES	233.40
EFT24970	01/09/2005	ALBANY VISITOR CENTRE	MONTHLY FUNDS SEPT 05	11,000.00
EFT24971	01/09/2005	ALBANY INDOOR PLANT HIRE	INDOOR PLANT HIRE	568.30
EFT24972	01/09/2005	ALBANY REFRIGERATION	PLEASE INSTALL THE SPLIT REVERSE CYCLE SYSTEM ON TO THE TRAINING ROOM AT THE MERCER RD DEPOT	573.70
EFT24973	01/09/2005	ALBANY AUSSI MASTERS SWIMMING CLUB	GRANT FOR CITY OF ALBANY HARBOUR SWIM	1,100.00
EFT24974	01/09/2005	HOME TIMBER & HARDWARE	HARDWARE SUPPLIES	36.91
EFT24975	01/09/2005	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	64.92
EFT24976	01/09/2005	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	4,896.53
EFT24977	01/09/2005	AUSRECORD PTY LTD	1278w Tubecups x 10 boxes	617.10
EFT24978	01/09/2005	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS	48.02
EFT24979	01/09/2005	BARNESBY FORD	VEHICLE PARTS/REPAIRS	60.00
EFT24980	01/09/2005	BAREFOOT CLOTHING MANUFACTURERS	TRACK PANTS	30.00
EFT24981	01/09/2005	BLACKWOODS ATKINS	9V BATTERIES	52.54
EFT24982	01/09/2005	BLISS BALLOONS	100 Black Balloons, 10 Silver Balloons (Children's Book Week)	38.50
EFT24983	01/09/2005	BORNHOLM VOLUNTEER BUSHFIRE BRIGADE	FINANCIAL ASSISTANCE GRANT - ABLUTION BLOCK EXTENSION AT BORNHOLM FIRE STATION	10,450.00
EFT24984	01/09/2005	BROCKS	BOX LANKA GLOSS WHITE	42.53
EFT24985	01/09/2005	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	384.54
EFT24986	01/09/2005	CADBURY SCHWEPPE PTY LTD	BEVERAGES - TOWN HALL	151.98
EFT24987	01/09/2005	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	769.60
EFT24988	01/09/2005	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	224.40
EFT24989	01/09/2005	CAT STERILISATION SOCIETY INC.	GRANT	1,650.00
EFT24990	01/09/2005	CIRCUITWEST INC.	MEMBERSHIP FEE 2005/2006	200.00
EFT24991	01/09/2005	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	297.33
EFT24992	01/09/2005	CLEANAWAY	RUBBISH REMOVAL CONTRACT	136,658.37
EFT24993	01/09/2005	COURIER AUSTRALIA	FREIGHT CHARGES	92.33
EFT24994	01/09/2005	COUNTRY ARTS WA	PERFORMANCE FEE FOR BEAT CAKE	3,000.00
EFT24995	01/09/2005	COVENTRYS	VEHICLE PARTS	313.47
EFT24996	01/09/2005	CROWNE PLAZA PERTH	ACCOMDATION A HAMMOND (LOCAL GOVERNMENT WEEK)	450.00
EFT24997	01/09/2005	CULLITY TIMBERS	300 x 45 LVLS 2/3.0 2/1.8	241.99
EFT24998	01/09/2005	DA & AM HOLLAND	ALBANY WINDFARM INFRASTRUCTURE Bench seat below Wind Turbine Flat bench seat overlooking turbine 1 Bench seat & decking	14,114.03
EFT24999	01/09/2005	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	96.00
EFT25000	01/09/2005	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	ANNUAL JETTY LICENCE - TOWN JETTY, PRINCESS ROYAL HARBOUR	980.00
EFT25001	01/09/2005	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	5,238.40

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT25002	01/09/2005	GNU SOLUTIONS	IT SUPPORT	352.00
EFT25003	01/09/2005	GORDON WALMSLEY PTY LTD	Lay 1400m2 of asphalt to Bayview Drive footpath	20,116.00
EFT25004	01/09/2005	GREAT SOUTHERN TAPE	Murry Bracknell, Ian flett, Daryl McGlade and Construction Coordinator's place on FMI Program	13,218.00
EFT25005	01/09/2005	GREAT SOUTHERN TRACTORS	lid for spray unit	79.88
EFT25006	01/09/2005	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,403.47
EFT25007	01/09/2005	KLB SYSTEMS	IBM SS x206 p4-3.05/512/73.4GB scsi tower Item ... 8482IDS	3,729.00
EFT25008	01/09/2005	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	800.93
EFT25009	01/09/2005	LAMP REPLACEMENTS AUST PTY LTD	LAMP REPLACEMENTS	127.60
EFT25010	01/09/2005	LAMB PRINT PTY LTD	Print 15,000 each of budget flyer and payment flyer as per files supplied, on A4 folded to DL, four colour on 130gsm matt	1,980.00
EFT25011	01/09/2005	LAWRENCE & HANSON	DISPOSABLE OVERALLS - SIZE L	630.96
EFT25012	01/09/2005	LEO'S COUNTRY RANGE MEATS	CATERING SUPPLIES	71.00
EFT25013	01/09/2005	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	100.80
EFT25014	01/09/2005	BELLS LIQUOR MERCHANTS	LIQUOR SUPPLIES	156.60
EFT25015	01/09/2005	LOCAL GOVT SUPERVISORS ASSOC OF WA	W A works and parks conference 2005	660.00
EFT25016	01/09/2005	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	1,073.80
EFT25017	01/09/2005	MAJOR LOCKYER PROCLAMATION SOCIETY	GRANT	1,000.00
EFT25018	01/09/2005	SALLY MALONE	STREETSCAPE DESIGN OF THE YORK ST / GREY ST ROUNDABOUT	1,650.00
EFT25019	01/09/2005	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	2,619.69
EFT25020	01/09/2005	WA RANGERS ASSOCIATION INC	4 Senior Ranger badgers 12 Ranger badgers	120.00
EFT25021	01/09/2005	MOMAR AUSTRALIA PTY LTD	CLEANING PRODUCTS	339.90
EFT25022	01/09/2005	MY PLACE COLONIAL ACCOMMODATION	2 nights accommodation for author John Harman.	170.00
EFT25023	01/09/2005	PN & ER NEWMAN QUALITY CONCRETE	Supply concrete surround for manhole, as per sketch.	3,371.50
EFT25024	01/09/2005	NORMAN VENUS MANAGEMENT	Inspection Team's participation in Workload Review Program	4,010.00
EFT25025	01/09/2005	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION M EVANS (LOCAL GOVERNMENT WEEK)	2,759.06
EFT25026	01/09/2005	OIL FILTER RECOVERY SERVICE	OIL FILTERS	107.25
EFT25027	01/09/2005	PERTH AMBASSADOR HOTEL	ACCOMMODATION L BROWN, HERITAGE COURSE	115.00
EFT25028	01/09/2005	PEVAMIKI	BATTERY PURCHASES	110.00
EFT25029	01/09/2005	PRESTIGE PROPERTY SERVICES PTY LTD	Contract Cleaning Albany Public Library August 2005	4,577.60
EFT25030	01/09/2005	PROTECTOR ALSAFE	04268656 - Pole strap 2.5m Harley Adjust	166.10
EFT25031	01/09/2005	ALBANY ALUMINIUM FABRICATION	WELDING REPAIR	35.00
EFT25032	01/09/2005	ALBANY TRAFFIC CONTROL	Hours hire two controllers vehicle and signs Frenchman Bay Rd	1,577.47
EFT25033	01/09/2005	UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	91.15
EFT25034	01/09/2005	LISA SCANLON (CARLYLES)	CATERING	410.00
EFT25035	01/09/2005	SCHWANKE CONSULTING	CONDUCT A PEER REVIEW OF FIRE SAFETY ENGINEERING REPORT - TARGET STORE	1,650.00
EFT25036	01/09/2005	SIGNS PLUS	Name badges for Lauren Butler and Janelle McFadden	70.40
EFT25037	01/09/2005	SKYWEST AIRLINES PTY LTD	Perth AAA Conference Air fares	339.96
EFT25038	01/09/2005	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	1,764.84
EFT25039	01/09/2005	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	109.66
EFT25040	01/09/2005	SOUTHERN EDGE ARTS	BOX OFFICE INCOME LESS COMMISSIONS BEATCAKE	134.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT25041	01/09/2005	STANDARDS AUST INTERNATIONAL GLOBAL	ONE COPY OF AS 1428.1 & AS 2870	136.62
EFT25042	01/09/2005	STIRLING ELECTRONICS	COMPONENTS - TOWN HALL	46.90
EFT25043	01/09/2005	STIRLING CONFECTIONERY PLUS	CONFECTIONERY FOR TOWN HALL	291.14
EFT25044	01/09/2005	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	169.94
EFT25045	01/09/2005	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	152.00
EFT25046	01/09/2005	DEWSONS	GROCERIES	143.28
EFT25047	01/09/2005	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	284.36
EFT25048	01/09/2005	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	5,440.00
EFT25049	01/09/2005	VERVE ST DESIGN	SPRUNG WRITERS FESTIVAL 2005	1,000.00
EFT25050	01/09/2005	VIEWPOINT INC	GRANT FOR EXHIBITION SYNAESTHESIA	2,000.00
EFT25051	01/09/2005	WALLACE ENGINEERING	MANUFACTURE PIVOT BASE FOR MAST ON PERTH	2,225.30
EFT25052	01/09/2005	WEST COAST HI-FI	Bose 2015B Speakers	1,069.00
EFT25053	01/09/2005	WESTERBERG PANEL BEATERS	TOWING ABANDONED VEHICLE THE LINK MIDDLETON LOOP	60.50
EFT25054	01/09/2005	WESTERN POWER	ELECTRICITY SUPPLIES	966.65
EFT25055	01/09/2005	WEST AUST ELECTORAL COMMISSION	FINAL COSTS OF ELECTION HELD 07/05/05	25,982.97
EFT25056	01/09/2005	NICOLETTE WILLIAMS	UNIFORM REIMBURSEMENT	141.00
EFT25057	01/09/2005	WOOD & GRIEVE PTY LTD	ALBANY BOAT HARBOUR & WATERFRONT DEVELOPMENT	5,951.00
EFT25058	01/09/2005	ZIPFORM	PROFESSIONAL CONSULTING ENGINEERING SERVICES	16,547.92
			TOTAL	1,674,304.37



CITY OF ALBANY

CODE OF CONDUCT FOR ELECTED MEMBERS AND STAFF

Adopted – 17th July 2001

PREAMBLE

The Code of Conduct provides elected members and staff in the City of Albany with consistent guidelines for an acceptable standard of professional conduct. The Code addresses in a concise manner the broader issue of ethical responsibility and encourages greater transparency and accountability in individual Local Governments.

The Code is complementary to the principles adopted in the Local Government Act and regulations, which incorporates four fundamental aims to result in:

1. better decision-making by local governments;
2. greater community participation in the decisions and affairs of local governments;
3. greater accountability of local governments to their communities; and
4. more efficient and effective local government.

The Code provides a guide and a basis of expectations for elected members and staff. It encourages a commitment to ethical and professional behaviour and outlines principles in which individual and collective Local Government responsibilities may be based.

ROLE OF ELECTED MEMBERS

An Councillor's primary role is to represent the community and the effective translation of the community's needs and aspirations into a direction and future for the Local Government will be the focus of the elected member's public life.

A Councillor is part of the team in which the community has placed its trust to make decisions on its behalf and the community is, therefore, entitled to expect high standards of conduct from its elected representatives.

In fulfilling the various roles, elected members' activities will focus on:

- ◆ achieving a balance in the diversity of community views to develop an overall strategy for the future of the community;
- ◆ achieving sound financial management and accountability in relation to the City's finances;
- ◆ ensuring that appropriate mechanisms are in place to deal with the prompt handling of residents' concerns;
- ◆ working with other governments and organisations to achieve benefits for the community at both a local and regional level;
- ◆ having an awareness of the statutory obligations imposed on Councillors and on Local Governments.

1 CONFLICT AND DISCLOSURE OF INTEREST

1.1 Conflict of Interest

- a) Members and staff will ensure there is no actual (or perceived) conflict of interest between their personal interests and the impartial fulfillment of their professional duties.
- b) Staff will not engage in private work with or for any person or body with an interest in a proposed or current contract with the City of Albany, without first making disclosure to the Chief Executive Officer. In this respect, it does not matter whether advantage is in fact obtained, as any appearance that private dealings could conflict with performance of duties must be scrupulously avoided.
- c) Members and staff will lodge written notice with the Chief Executive Officer describing an intention to undertake a dealing in land within the municipality or which may otherwise be in conflict with the Council's functions (other than purchasing the principal place of residence).
- d) Members and staff who exercise a recruitment or other discretionary function will make disclosure before dealing with relatives or close friends and will disqualify themselves from dealing with those persons.
- e) Staff will refrain from partisan political activities which could cast doubt on their neutrality and impartiality in acting in their professional capacity.

An individual's rights to maintain their own political convictions are not impinged upon by this clause. It is recognised that such convictions cannot be a basis for discrimination and this is supported by anti discriminatory legislation.

1.2 Financial Interest

Members and staff will adopt the principles of disclosure of financial interest as contained within the Local Government Act.

1.3 Disclosure of Interest

- a) In addition to disclosure of financial interests, members and staff, including persons under a contract for services –
 - Attending a council or committee meeting; or
 - Giving advice to a council or committee meeting;are required to disclose any interest they have in a matter to be discussed at the meeting that would give rise to a reasonable belief that the impartiality of the person having the interest would be adversely affected.
- b) where an interest must be disclosed under (a) above, the disclosure is to be made at the meeting immediately before the matter is discussed or at the time the advice is given, and is to be recorded in the minutes of the meeting.

2 PERSONAL BENEFIT

2.1 Use of Confidential Information

Members and staff will not use confidential information to gain improper advantage for themselves or for any other person or body, in ways which are inconsistent with their obligation to act impartially, or to improperly cause harm or detriment to any person or organisation

2.2 Intellectual Property

The title to Intellectual Property in all duties relating to contracts of employment will be assigned to the City of Albany upon its creation unless otherwise agreed by separate contract.

2.3 Improper or Undue Influence

Members and staff will not take advantage of their position to improperly influence other members or staff in the performance of their duties or functions, in order to gain undue or improper (direct or indirect) advantage or gain for themselves or for any other person or body.

2.4 Gifts

- a) Members and staff are not to accept a gift, other than a gift of or below \$200.00 from a person who is undertaking, or is likely to undertake business-
 - that requires the person to obtain any authorisation from the local government;
 - by way of contract between the person and the local government; or
 - by way of providing any service to the local government.
- b) Members and staff who accept a gift of or below \$200.00 from a person referred to in (a) above are to record in a register of token gifts-
 - the names of the persons who gave and received the gift;
 - the date of receipt of the gifts; and
 - a description, and the estimated value of the gift.
- c) Members and staff who accept a gift by way of hospitality of any nature, below \$100.00 do not need to record such hospitality in a register of token gifts.
NB: In respect to hospitality between \$100.00 and \$200.00 the provision of clause a) and b) above apply.
- d) This clause does not apply to gifts received from a relative (as defined in section 5.74(1) of the Local Government Act) or an electoral gift (to which other disclosure provisions apply).

3. CONDUCT OF MEMBERS AND STAFF

3.1 Personal Behaviour

- a) Members and staff will:
- i) act, and be seen to act, properly and in accordance with the requirements of the law and the terms of this Code;
 - ii) perform their duties impartially and in the best interests of the City uninfluenced by fear or favour;
 - iii) act in good faith (ie., honestly, for the proper purpose, and without exceeding their powers) in the interests of the City and the community;
 - iv) make no allegations which are improper or derogatory (unless true and in public interest) and refrain from any form of conduct, in the performance of their official or professional duties, which may cause any reasonable person unwarranted offence or embarrassment;
 - v) always act in accordance with their obligation of fidelity to the City; and
 - vi) abide and be directed by the vision mission and values of the City of Albany Strategic Plan.
- b) Members will represent and promote the interests of the City while recognising their special duty to their own constituents.

3.2 Honesty and Integrity

Members and staff will:

- a) observe the highest standards of honesty and integrity and avoid conduct which might suggest any departure from these standards;
- b) bring to the notice of the Mayor any dishonesty or possible dishonesty on the part of any other members, and in the case of an employee to the Chief Executive Officer.
- c) be frank and honest in their official dealings with each other.

3.3 Performance of Duties

- i) While on duty, staff will give their whole time and attention to the City's business and ensure that their work is carried out efficiently, economically and effectively and that their standard of work reflects favourably both on them and on the City.
- ii) Members will, at all times, exercise reasonable care and diligence in the performance of their duties, being consistent in their decision making but treating all matters on individual merits. Members will be as informed as possible about the functions of the Council, and treat all members of the community honestly and fairly.

3.4 Compliance and Lawful Orders

- a) Members and staff will comply with any lawful order given by any person having authority to make or give such an order, with any doubts as to the propriety of any such order being taken up with the superior of the person who gave the order and, if resolution cannot be achieved, with the Chief Executive Officer.
- b) Members and staff will give effect to the lawful policies of the City, whether or not they agree with or approve of them.

3.5 Administrative and Management Practices

Members and staff will ensure compliance with proper and reasonable administrative practices and conduct, and professional and responsible management practices.

3.6 Corporate Obligations

- a) Standard of Dress
Staff are expected to comply with neat and responsible dress standards at all times. Management reserves the right to raise the issue of dress with individual staff.
- b) Communication and Public Relations
 - i) All aspects of communication by staff (including verbal, written or personal), involving the City's activities should reflect the status and objectives of the City. Communications should be accurate, polite and professional.
 - ii) As a representative of the community, members need to be not only responsive to community views, but to adequately communicate the attitudes and decisions of the Council. In doing so, members should acknowledge that:
 - as a member of the Council there is respect for the decision making processes of the Council which are based on a decision of the majority of the Council;
 - information of a confidential nature shall not be communicated until it is no longer treated as confidential;
 - information relating to decisions of the Council on approvals, permits and so on ought only be communicated in an official capacity by a designated officer of the Council;
 - information concerning adopted policies, procedures and decisions of the Council is conveyed accurately;
 - when communicating in public forums on Council Policy issues, all statements should be prefaced with a general '*this is my personal opinion*' qualification.

3.7 Relationships between Members and Staff

An effective Councillor will work as part of the Council team with the Chief Executive Officer and other members of staff. That teamwork will only occur if members and staff have a mutual respect and co-operate with each other to achieve the Council's corporate goals and implement the Council's strategies. To achieve that position members need to:

- accept that their role is a leadership, not of management or administrative one
- acknowledge that they have no capacity to individually direct members of staff to carry out particular functions;
- refrain from publicly criticising staff in a way that casts aspersions on their professional competence and credibility.

3.8 Appointments to Committees

As part of their representative role, members are often asked to represent the Council on external organisations. It is important that members:

- ◆ clearly understand the basis of their appointment; and
- ◆ provide regular reports on the activities of the organisation.

4. DEALING WITH COUNCIL PROPERTY

4.1 Use of Local Government Resources

Members and staff will:

- a) be scrupulously honest in their use of the City's resources and shall not misuse them or permit their misuse (or the appearance of misuse) by any other person or body;
- b) use the City's resources entrusted to them effectively and economically in the course of their duties; and
- c) not use City's resources (including the services of Council staff) for private purposes (other than when supplied as part of a contract or employment) unless properly authorised to do so, and appropriate payments are made (as determined by the Chief Executive Officer).

4.2 Travelling and Sustenance Expenses

Members and staff will only claim or accept travelling and sustenance expenses arising out of travel related matters which have a direct bearing on the services, policies or business of the City in accordance with City policy and the provisions of the Local Government Act.

4.3 Access to Information

- i) Staff will ensure that members are given access to all information necessary for them to properly perform their functions and comply with their responsibilities as members
- ii) Members will ensure that information provided will be used properly and to assist in the process of making reasonable and informed decisions on matters before the Council.

I agree to comply with Council's Code of Conduct policy:

Signed by:
Name Position

Date:

Please return to Council's Human Resources Officer for filing.

MINUTES

Albany Arts Advisory Committee

Minutes of the Meeting held on Wednesday 10th August 2005 at 4.00pm.

1. **PRESENT:** I Bennion (Chairman)
A North
D Hutchens
M O'Doherty (from 4.20pm)
R Mordy

Council Officers

P Madigan – EDCCS
T Butko – Arts Project Officer

OBSERVERS: JM Campbell
J Crisp

APOLOGIES: Cllr J Waterman
F McNish
S Codee

2. **DISCLOSURE OF INTEREST** Nil.

Due to the absence of the Chairman, I Bennion was elected to preside.

3. **CONFIRMATION OF PREVIOUS MINUTES**

RECOMMENDATION

THAT the minutes of the Albany Arts Advisory Committee meeting held on Wednesday 13th July 2005 be confirmed as true and accurate.

MOVED: D Mordy
SECONDED: D Hutchens
CARRIED

[M O'Doherty arrived.]

4. **MATTERS ARISING FROM PREVIOUS MINUTES**

4.1 **Albany Art Alliance**
No response had been received.

4.2 **Edinburgh Art Exchange**
M O'Doherty reported C Pelussy had indicated that this body was prepared to provide a letter of support for the Mary Thomson House refurbishment.

5. **CORRESPONDENCE RECEIVED**

5.1 **M Parker**
Complimentary on the Albany Art Expo

5.2 F McNish

Concerns in relation to the possible future direction of the Albany Art Prize (item 6.6 refers)

6. BUSINESS ITEMS

**6.1 Co-ordinator / Arts Project Officers Report
RECOMMENDATION**

THAT the Co-ordinators report be accepted.

**MOVED: M O'Doherty
SECONDED: D Hutchens
CARRIED**

**6.2 EXPO
RECOMMENDATION**

THAT this project runs for a period of up to three more years to raise the profile of arts in the Great Southern ensuring the success is sustainable.

**MOVED: I Bennion
SECONDED: M O'Doherty
CARRIED**

6.3 Artists Supporting Artists (9x5 program)

The Committee agreed to support the continuation of the 9 x 5 program in the promotion of emerging and local artists as part of the Artists Supporting Artists program.

6.4 Refund Policy

Deferred to next meeting.

6.5 Health Policy

The Committee agreed to request Healthway to review the proposed policy to determine whether it met Healthway requirements.

6.6 Albany Art Prize

Reporting Officer: Executive Director Corporate & Community Services

Through the Special Meeting of the Arts Advisory Committee held on 20th July 2005, the Committee recommended:-

"THAT

- i) two separate events be held at different times during the year, one as the traditional Albany Art Prize and the other as an invitational exhibition;*
- ii) the number of acquisitive prizes in the Albany Art Prize be limited to the overall winner;*
- iii) a sub-committee consisting of A North, F McNish, JM Campbell, I Bennion and A Grant be formed to determine the level of prize money and categories; and*
- iv) sponsors be offered a package including a sponsors night incorporating a preview of the competition and first option to purchase, commission being waived and naming rights for a particular category in lieu of acquisition of works."*

The Committee also supported an open prize of \$6,000 which would be the only acquisitive work.

The working group met on 3rd August 2005, and although the group did not address the level of prize money and categories as requested by the Committee, it has submitted the following recommendations:-

"THAT an Indigenous and Youth category be included subject to Healthways funding outcomes.

THAT the

- i) prize money for the acquisitive Albany Local art prize be \$5,000 (Centennial Hall); and
- ii) Invitation Art Prize be held concurrent and be part of the Albany Art Prize as an acquisitive prize."

Taking all these points into consideration, the following Officer Recommendation has been framed.

RECOMMENDATION

THAT for the 2006 Albany Art Prize;

- i) the categories and prize money be as follows:-

Category	Prize
Open Prize – all works entered automatically; any medium, any subject	\$6,000 Acquisitive
Local Artist – any medium, any subject	\$500 (non-acquisitive)
Best Oil or Acrylic – any subject	\$500 (non-acquisitive)
Best Watercolour – any subject	\$500 (non-acquisitive)
Best Pastel – any subject	\$500 (non-acquisitive)
Best Print – any subject	\$500 (non-acquisitive)
Best 3D – any medium, any subject	\$500 (non-acquisitive)
Best Drawing – Ink, Charcoal etc, any subject	\$500 (non-acquisitive)
Best Photograph – any subject	\$500 (non-acquisitive)
Best in any other media not listed above – any subject	\$500 (non-acquisitive)

- ii) an Indigenous and Youth Category be included, subject to Healthway Funding;
- iii) with the exception of the Open and Local Artist prizes, entries be restricted to one category only; and
- iv) detailed planning and funding for an acquisitive Invitation Art Prize to be held concurrently and being part of the Albany Art Prize be further investigated, with a view to introducing this segment in 2007.

MOVED: M O'Doherty
SECONDED: I Bennion
CARRIED

7. OTHER BUSINESS

7.1 Viewpoint Exhibition

It was noted that Viewpoint may be interested in conducting their annual aware in conjunction with the Albany Art Prize, and resulting in an Albany Arts Festival.

8. MEETING CLOSED

5.10pm.

9. NEXT MEETING

14TH September 2005 at 4pm.

Report for the AAAC – August 2005

Arts Project Officer

Exhibition / Gallery

- Current Exhibition: Veudplatz July 28th till August 28th 2005
- Next Exhibition: Dog Show 1st till 15th September

Off the Wall Gallery (OTWG)

- Current Exhibition: Spirit Vessel Workshop highlights
- Next Exhibition: Dog Show

Unhiding

Unhiding is currently taking in new enrolments for the next programmed activity.

SPRUNG

Program will be out next week.

VACzine

Next issue due by the end of September.

VAC History Project- I remember when...

On the 7th August the Centre had an afternoon of sharing stories so to collect the history of the Centre.

This is the beginning of our history project to ascertain what stories can be used in future VAC history projects. This project links to the City of Albany library's project about the history of the hospital.

It was a very successful event with 13 histories captured. Crispin Travers is currently reviewing the information and will be making further recommendations about the continuation of the project.

VAC PAC

Advertising in the local papers for new art workers has got minimal feedback. Though it has brought in a few new artists to use for the Centres projects.

Tanja Colby is currently organising the next VAC PAC program that promises to be creative and fun for the participants.

CREATIVE NETWORKS EXPO 2005

Please see outlined report

PROGRAM FOR 2005

The Vancouver Arts Centre ensures an eclectic program encompassing a broad age range and variety of art mediums for the community. The program runs from January to December and the list is outlined below. Currently as it is February all projects are either beginning or are currently in progress.

The program list for 2005 includes:

Program List	Dates of commencement
Smokefree WA - Recipe for Jam – Music Residential	Auditions September 9 th and 10 th
Concert Series 2005	TBC
Dog Show	1 – 15 September
VACzine	First issue out now Next issue due out in September
Black and White	Project begins in October
Seat Yourself	Waiting on further funding
Creative Networks Expo	Completed
Inhouse – Artist Supporting Artists	13 th October to the 8 th of November
Community Workshop Series	Next workshop TBC
VACpac	26 th Sept – 30 th Sept
Sprung Writers Festival	16 – 23 rd September
Unhiding	Currently being implemented
Exhibition Program	See below
Artist in Residence Program	Vacant
Off the Wall Gallery – Community Program	Spirit Vessel highlights

EXHIBITION	INSTALL	EXHIBITION	DISMANTLE	CONTACT	PHONE	TYPE
GALLERY CLOSED		1 - 9 Jan				
GALLERY FREE		10 - 20 Jan				
Isolate		21 Jan - 30 Jan		Valeska Wood	9843 3318	Local
Liminal (PIAF)		2 Feb - 28 Feb		Shaaron Du bignon	9842 9446	PIAF
Pojagi and Beyond	Arrives 2 March	5 March - 3 April	Depart 6 April	ATOM	9227 7505	ATOM
Barbara Madden		8 - 17 April		Barbara Madden	9841 4139	Local
Playmakers		18 April - 1 May		Rodney Vervest	0438 392 126	Local
Allowah Grove	TBC	23 May - 12 June		ATOM	9227 7505	ATOM
Lower great Southern Noongar Artists		6 - 23 July		Trina Butko	9841 9265	VAC
GALLERY FREE		28 June - 20 July				
Creative Networks Expo		22 July		Trina Butko	9841 9265	VAC
Veudplatz (fakeology)	Arrives 22 July	28 July - 28 Aug	Depart 31 Aug	ATOM	9227 7505	ATOM
The Dog Show	Shaggy Dog Stories	1 - 15 Sep		Michael Odoherly	9842 9032	VAC
Sprung		16 - 23 Sep		Megan Anderson	0412 174 019	VAC
Albany Art Group		24 Sep - 2 Oct		Rosemary Terren	9841 7891	Local
Kay Embelton		5 - 12 Oct		9841 2432	0427 412 432	Local
VAC 9 x 5 Exhibition		13 Oct - 8 Nov		Trina Butko	9841 9265	VAC
ECU		9 - 17 Nov		Beth Kirkland	9892 8764	Local
Seven Sisters	Arrives 14 Nov	18 Nov - 14 Dec		ATOM	9227 7505	ATOM
VAC Black & White		15 - 24 Dec		Trina Butko	9841 9265	VAC

- MINUTES-

ALBANY TOWN HALL THEATRE ADVISORY COMMITTEE

**10:00am on Wednesday 10th August 2005 at
The Albany Town Hall Theatre, Meeting Room**

1. PRESENT

Committee Members:

J Williams	-	City Councillor
C Lovitt	-	Community Representative
P Fairborn	-	Community Representative

Executive:

P Madigan	-	Executive Director Corporate & Community Services
S Gartland	-	Town Hall Theatre Manager

APOLOGIES

R Paver

2. PUBLIC QUESTION TIME

Nil

3. DISCLOSURE OF INTEREST

Nil

5. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Town Hall Advisory Committee meeting held on Wednesday 1st June 2005 be confirmed as a true and accurate record of the meeting.

**MOVED: P Fairborn
SECONDED: J Williams
CARRIED**

6. MATTERS ARISING FROM PREVIOUS MINUTES

Nil

7. BUSINESS ITEMS

7.1 Town Hall Manager's Report

RECOMMENDATION

THAT the Town Hall Manager's Report be received.

**MOVED: C Lovitt
SECONDED: P Fairborn
CARRIED**

7.2 Forthcoming Productions Report
 City of Albany presentations in Italics.

Name of Performance	Date	Touring Company/Promoter
Jungle Fantasy	29 & 30 Jul, 5 & 6 Aug	St Josephs College
<i>Beatcake</i>	<i>25th August 2005</i>	<i>Buzz Dance Company</i>
NASHS Dance concert	6 th & 7 th September	NASHS
Comedy Knockout	Fri 9 & Sat 10 Sept	Comedy Knockout Inc
<i>Deckchairs</i>	<i>Tues 13 Sept</i>	<i>Hit Productions</i>
Sprung author talks	17 th & 18 th Sept	Sprung Writers Festival
Surf Movie Night	Fri 30 th September	Nathan Grose
<i>Imperial Chinese Acrobats</i>	<i>Mon 3rd October</i>	<i>3CT International</i>
Elvis to the Max	Tues 11 th October	Musical Projects Aust PL
John Williamson	Fri 21 & Sat 22 Oct	Fair Dinkum Road Company
President Wilson in Paris	Thurs 10 Nov	Hit Productions
Dancemoves Concert	Fri 25 & 26 Nov	Dancemoves Dance Company
Australian String Quartet	12 th March 2006	Australian String Quartet

RECOMMENDATION

THAT the Forthcoming Productions Report be received.

MOVED: J Williams
SECONDED: P Fairborn
CARRIED

7.3 Results of Previous Productions

7.3.1 Agelink Reminiscence Theatre – ‘Quartet’, 8:00pm Friday 3rd and 2:00pm & 8:00pm Saturday 4th June 2005.

This was an excellent performance, however, it failed to attract the anticipated audience numbers. The TV advert was very poor quality and one of the original cast highlights, Max Kay was not in the touring cast.

7.3.2 Hit Productions – ‘Barmaids’, 8:00pm Monday 13th June 2005.

Another excellent production with disappointing audience numbers. See attached reconciliation.

7.3.3 Coathanger Productions – ‘Ross Ryan in Concert’, 8:00pm Wednesday 15th June 2005.

Ross Ryan, composer of the 70's hit classic "I Am Pegasus" is a former Albany resident. Despite not being particularly well known in other areas, he successfully managed to draw a considerable audience of old fans for his concert.

7.3.4 Craig Russell – Science Lecture – ‘UFOS and Aliens’, 7:00pm Friday 17th June 2005.

This was a successful community lecture on the existence of UFO's and Aliens.

7.3.5 Albany Sinfonia – ‘One Night Only’, 8:00pm Saturday 18th June 2005.

The Sinfonia played a range of challenging pieces and were ably assisted by two other local ensembles to provide an entertaining night of music.

7.3.6 Dancemoves Dance Academy – ‘Mid Year Concert’, 2:00pm Saturday 25th June 2005.

Dancemoves continues to be one of the most active dance schools in Albany. This mid year concert once again played to a full house.

7.3.7 A-List Entertainment – ‘GUD with Paul McDermott’, 8:00pm Friday 1st July 2005.

This show was an interesting mix of black humour and, at times, quite lovely music featuring the star of Strictly Dancing, Paul McDermott.

7.3.8 Dept of Conservation and Land Management, Science Division – ‘Mammals Conference’, Monday 4th – Friday 8th July 2005.

This was a highly successful conference with more than 40 speakers over four days. The Theatre received several commendations as an excellent and intimate conference venue.

7.3.9 Star Communications – ‘Jade Hurley, Rockin’ in the Motor Home Tour’, 8:00pm Saturday 16th July 2005.

Once again, Jade Hurley proved that Rock & Roll has no age limit, and played to a full house.

RECOMMENDATION

THAT the Production Report be received.

**MOVED: J Williams
SECONDED: C Lovitt
CARRIED**

7.4 Proposed Shows.

7.4.1 ‘The Shneedles – LalaLuna’, 8:00pm Wednesday 31st May 2006.

The Shneedles last visit was in May 2004 and they received a very warm reception for their contemporary vaudevillian style of performance. This latest show looks good and could be very well received. See attached reconciliation from last visit.

RECOMMENDATION

THAT the Theatre Manager contact The Scheedles and inform them that the City of Albany will underwrite and present one performance of LalaLuna in May 2006.

**MOVED: P Fairborn
SECONDED: C Lovitt
CARRIED**

7.4.2 Promac Productions – HMS Pinafore, 8:00pm Tuesday 20th and Wednesday 21st February 2006.

This would be the fourth visit of this company and their G&S productions in the last four years. Having done the three main shows of G&S in recent years, this would be the second time that HMS Pinafore would be presented. See reconciliation from last visit attached.

RECOMMENDATION

THAT the Theatre Manager inform the company that the City of Albany does not wish to underwrite the production but that the company is welcome to hire the venue to present the performance.

**MOVED: P Fairborn
SECONDED: C Lovitt
CARRIED**

7.4.3 Raz Musis - Saffire Guitar Quartet, 9th Oct 2006. Saffire Guitar Quartet.

The quartet visited the Theatre in late 2004 and were very well received by a large audience. Since then, Slava Grigoryan's highly regarded brother Leonard Grigoryan has replaced one of the other players in the quartet, further improving this outstanding ensemble.

RECOMMENDATION

THAT the Theatre Manager contact Raz Music and inform them that the City of Albany will present one performance of Saffire in October 2006.

**MOVED: P Fairborn
SECONDED: C Lovitt
CARRIED**

7.4.4 Melbourne International Comedy Festival 2006, 8:00pm 27th May 2006.

The Melbourne International Comedy Festival has been touring to WA for several years and is usually a success in most regional venues. See reconciliation from most recent visit attached.

RECOMMENDATION

THAT the Theatre Manager inform the company that the City of Albany is not prepared to underwrite the production but that the company is welcome to hire the venue to present the performances.

**MOVED: P Fairborn
SECONDED: C Lovitt
CARRIED**

7.4.5 Hit Productions – The Times of My Life, Friday 14th October 2005.

This show is a recent offering from Hit Productions, a company we have presented twice this year, although both shows have failed to break even. This is a musical revue presentation starring Toni Lamond.

RECOMMENDATION

THAT the theatre manager inform Hit Productions that the City does not wish to pursue a presentation of The Times Of My Life in October 2005.

**MOVED: P Fairborn
SECONDED: C Lovitt
CARRIED**

7.5 Other Business

7.5.1 Town Hall Conservation Plan.

In 2003 The City of Albany commissioned a Conservation Plan for the Town Hall, which is now nearing completion. The Conservation Plan has been delayed by the planning process for the proposed Conference and Entertainment Centre. Now that the site for this project has been finalised, it is hoped that the plan can briefly touch on future uses of the Town Hall. Local architect David Heaver will come to the meeting and briefly address possible future uses for the committee.

RECOMMENDATION

THAT the committee thank Architect David Heaver for coming to the meeting and addressing the committee regarding the conservation plan.

7.5.2 Refunds Policy.

The Theatre has been working through a workload review and our refunds policy has been discussed because of the requirements to alter so much information when making a refund. The Theatre would like to introduce the current adopted Best Practice model of refunds, which has recently been developed by the Australian Entertainment Industry Association. A copy of the policy is attached.

RECOMMENDATION

THAT the refunds policy of the Australian Entertainment Industry Association be adopted for use in the Albany Town Hall Theatre.

**MOVED: C Lovitt
SECONDED: P Fairborn
CARRIED**

7.5.3 Annual Report.

Attached is a copy of the Theatre's annual report.

RECOMMENDATION

THAT the Annual Report be received.

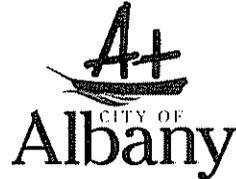
**MOVED: J Williams
SECONDED: C Lovitt
CARRIED**

8. NEXT MEETING

10:00am, Wednesday, 12th October 2005 – Town Hall Meeting Room.

9. CLOSURE

11:16am



**Minutes of a meeting of the Seniors Advisory Committee held in the
Margaret Coates Boardroom, 102 North Road, Albany
on Thursday 21st July 2005.**

1.0 Meeting commenced at 10.05am.

Attendance: Mayor Alison Goode, Chairperson
City of Albany - Rob Shanhun
Assn of Independent Retirees – Janet St Jack
Albany Sub Branch RSL – Digger Cleak
General Community - Jennie Grieve
COTA National Seniors Assn – Cyril Skinner

Meals on Wheels/Senior Citizens Assn – Nancy Millard
Breaksea Ladies Probus Club – June Spouse
Seniors Community - Middy Dumper
Seniors Community - John Beamon
Seniors Community - Heather Gillmore

Guests of Committee:

City of Albany Works & Services Representative - Graham Edwards
Monash University Representatives – Jim Langford; Jude Charlton;
Dept of Planning & Infrastructure Representatives - Jim Styles; Geoff Findlay
Dept of Community Development Seniors Project Officer – Kath Penton

2.0 Apologies: General Community - Kim Butfield
Over 50's Recreation Assn – Ray Crocker
Seniors Community – Hope Sharp

3.0 DISCLOSURE OF INTEREST
Nil

4.0 CONFIRMATION OF MINUTES

Recommendation:

That the minutes of the meeting held on 16th June 2005 be confirmed as a true and accurate record of proceedings.

**Moved: Digger Cleak
Seconded: Nancy Millard
CARRIED**

5.0 BUSINESS ARISING

5.1 Surgery Limitations at Albany Regional Hospital

Keith Symes had been invited to the meeting to discuss this issue of surgery limitations, but was unable to attend due to other commitments.

5.2 Albany Seniors Driver Re-Assessment Project

Representatives from Monash University and the Department of Planning & Infrastructure attended the meeting and made a PowerPoint presentation to the Committee in relation to the proposed new model for older driver reassessment and in relation to how a trial of the new model would be conducted in Albany. They also discussed the project with the Committee and answered members' questions.

6 CORRESPONDENCE

6.1 Life Ball – Positive Ageing Foundation

Correspondence received from the Positive Ageing Foundation of Australia regarding the commencement of Life Ball in Albany, Denmark and Mt Barker was tabled for the Committee's information.

6.2 WA Seniors Awards 2005

Correspondence received from the Office of Seniors Interests calling for nominations for the 2005 Seniors Awards was tabled for the Committee's information.

6.3 Community Bank

Digger Cleak tabled and discussed information regarding the proposed Albany Community Bank, which would be a branch of Bendigo Bank, and invited members to a public meeting on 26th July. Both Digger and John Beamon discussed the proposal and answered members' questions.

6.4 Seniors Week 2005

A planning Guide & Event Registration Form for the 2005 Seniors Week Event was received from the Office of Seniors Interests. Ray Crocker had earlier indicated that the Over 50's Recreation Association would not be conducting their Seniors Have a Go Day this year. They would however be doing one in 2006.

7 GENERAL BUSINESS

7.2 Albany Traffic Management Issues

Graham Edwards, Manager City Assets attended the meeting to discuss relevant issues of roads, traffic management and parking. Committee members raised a number of issues, including improved landscaping of roundabouts; poor delineation of traffic islands, which were difficult to see at night and during wet weather; poor drainage on Bayonet Head Road and poor drainage on Melville Street.

Graham advised the delineation of traffic islands would be discussed with consultants when they were engaged to look at "black spots" and visibility issues. He also indicated that a drainage strategy would be developed for the Melville Street area.

7.2 Inter-generational Project

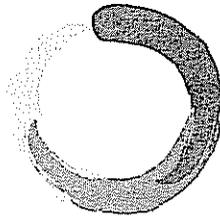
Kath Penton advised the Committee that she had been appointed as a project officer by the Department of Community Development to conduct an inter-generational pilot project involving seniors and youth. The project was aimed at keeping seniors active and involved in activities and events involving children and youth. The project would also provide younger people with an opportunity to interact with seniors who could provide them with advice, guidance and the benefit of their experience. Kath indicated she would keep the Committee informed and would seek to involve the seniors organisations they represented.

8.0 NEXT MEETING

Thursday 25th August 2005

9.0 CLOSURE

With no further business to discuss the meeting closed at 11.50am.



POSITIVE AGEING
FOUNDATION OF AUSTRALIA (INC.)
ABN 74 897 181 527

Thursday 09 June 2005

Andrew Hammond
CEO
City Of Albany
P O Box 484
ALBANY WA 6331

LIFEBALL – A Physical Activity Program for Older Adults

Please find enclosed a brochure regarding Lifeball, a walking team game designed especially to meet the recreational needs of older Australians.

In partnership with Healthway, Lifeball is being developed by the Positive Ageing Foundation of Australia (Inc) in the Great Southern Region over 2005. Healthway have funded the establishment of three new clubs in the region: Albany, Denmark and Mt Barker. The program is also sponsored by the National Heart Foundation.

In order to successfully deliver this into the community, we are contacting you to gain your assistance with promoting the program to your members or any interested parties you may come into contact with.

Various events have been planned including Come and Try days, Training Clinics and Interclub carnivals.

I will be contacting you in the very near future to discuss your potential involvement in this. If you have any queries please do not hesitate to contact me on 08 9286 5613 or by email on annieh@positiveageing.com.au.

Regards,

Annie Holt
LIFEBALL PROJECT MANAGER
Positive Ageing Foundation of Australia (Inc)

Developing LIFEBALL Across Australia



The game you play for life!



FUN **SIMPLE** **SOCIAL** **WALKING**
FITNESS **TEAM SPIRIT**
SAFE **EVERYONE**

What is Lifeball?

Lifeball is a walking ball game.
 Lifeball is a fun team game suitable for all ages.
 Lifeball is played on a flat surface like a netball or basketball court.

A Lifeball team is a group of up to six players whose aim is to advance the ball down the court to their goal end, by walking and passing or throwing the ball to a teammate.

Why Play Lifeball?

Lifeball is a thinking game designed for skill, fun and fitness.
 Lifeball improves balance, coordination, flexibility and mobility.
 Lifeball encourages social interaction by creating a team spirit.

Principles of Lifeball

- Walking pace
- Simple skills
- Adaptable for all fitness levels
- Utilizes community venues
- Maximum enjoyment for all
- Safe for all players
- Minimum equipment

Program Development

The Lifeball National Steering Committee has designed and developed the game and is introducing Lifeball across Australia. Lifeball was developed to

- Increase physical activity
- Decrease obesity
- Reduce the risk of falls injury
- Decrease the effects of chronic disease
- Decrease social isolation

Community consultation and participation has significantly supported the development of Lifeball.

Establishing Lifeball

Professional training programs and resources have been established along with a simple quality assurance process that ensures the game adheres to its principles of fun and safety.

Contact
Lifeball Australia
 Positive Ageing Foundation
 9286 5600



Lifeball National Steering Committee

Lifeball has been developed by the Lifeball National Steering Committee consisting of:

- Positive Ageing Foundation Australia Inc.
- NSW Department of Tourism, Sport and Recreation
- Healthy Lifestyle Health Promotion Services
- Greater Murray Area Health Service, Health Promotion Unit

Resources

The following Lifeball equipment and resources for purchase from Lifeball Australia:

- Goal posts
- Training manual
- Video
- Poster
- Brochures
- Rule Book

The following equipment required to play Lifeball can be purchased from local sport stores:

- Bibs
- Size 4 netball
- Whistle

Getting Started

The Lifeball National Steering Committee has developed a three-step process to establishing Lifeball to ensure the game adheres to its principles of fun and safety.

1. Establishing Lifeball Workshop

This essential workshop includes everything you need to know about establishing and maintaining a Lifeball group, such as administration, insurance and standards. It also includes a practical session to better understand the game and a planning session specific to your area.

2. Come and Try Day

Conducted by our qualified trainers, a "Come and Try" day includes an overview of the game, how it is played, understanding the rules, the philosophy of Lifeball and plenty of fun playing the game.

3. Coach and Umpire Training

Imperative for safety and insurance purposes, our qualified trainers offer coach and umpire training sessions.

All training is provided by Lifeball Australia
Fees are cost recovery

Testimonials

- Dorothy (89yrs) "I feel better when I do the exercise because Lifeball improves my fitness"
- Theresa (69yrs) "I like it, it's not expensive and I get to meet a lot of new people."
- Brian (58yrs) "It's mildly competitive and mentally stimulating."
- John (31yrs) "Good exercise, but not too physically demanding."
- Georgina (11yrs) "It's great fun and the score doesn't matter."
- Matt (40yrs) "The size of the team is just right for team tactics."
- Lee (40yrs) "It's a pleasure to play and see everyone smiling."



2005
WA Seniors
Awards

Office for
Seniors Interests and Volunteering

BankWest

21 June 2005



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

Dear Mr Hammond

2005 WA SENIORS AWARDS

Western Australian seniors donate their time knowledge and experience to many very worthy causes and organisations. It is this commitment, dedication and enthusiasm that are recognised through the 2005 WA Seniors Awards.

Seniors 60 years and older can be acknowledged for the breadth of their service in the categories of community achievement, art and culture, sport and recreation, and workforce participation. For the first time, the WA Seniors Awards will also acknowledge and recognise excellence, leadership and achievements of Western Australia's Indigenous peoples through the new Aboriginal and Torres Strait Islander Leadership Award.

This year has also seen the introduction of another new category, the Active Ageing Innovations Award. Open to individuals and agencies, this award reflects the need to recognise the comprehensive planning and delivering of programs being undertaken across government and non-government to meet the rising demands of our ageing population.

So, if you know a senior who should be recognised or know of an individual or organisation who is planning and delivering programs for our ageing population, complete a nomination today. Nominations close on Friday, 29 July 2005.

For more information on the WA Seniors Awards program contact the WA Seniors Awards Coordinator, Office for Seniors Interests and Volunteering on (08) 9220 1141 or visit www.community.wa.gov.au/seniors.

Yours sincerely

Judy Hogben
Executive Director

Supporting sponsors



The Fresh Food People
woolworths



Have a Go
The People's Choice

Contributing sponsors

The West Australian

Media sponsors



Community sponsor



“Come to our meeting about getting our bank.”

**Public Meeting Tuesday, 26 July
at 7:15pm for a 7:30pm Start.
PCYC 77 on Sanford Road Albany.
Find out how we can have our own
Community Bank[®] branch in Albany.**

Enquiries to:

**Yvonne Parkin – 9842 2111
Marlene Wallace – 9841 4326
Digger Cleak – 9841 4904**

Albany

Community Bank[®] Project  Bendigo Bank

BankWest 

Seniors Week
Celebrating life 

SUNDAY 23 - SUNDAY 30 OCTOBER 2005

Planning Guide and Event Registration

BankWest Seniors Week 2005 is an opportunity for Western Australians to acknowledge and say thank you to seniors for their ongoing commitment and contributions to communities and families.

In celebration of the Week, communities and organisations throughout the State will be actively involved by planning and running hundreds of events. Many of these will showcase the countless talents of our seniors.

To assist, the Office for Seniors Interests and Volunteering has developed this planning guide to provide some helpful tools and tips to make an event successful. Communities and organisations are encouraged to develop events and activities which reflect our diversity of cultures and embrace the concept of BankWest Seniors Week and the theme 'Celebrating Life'.

It is important to register any event or activity with the Office for Seniors Interests and Volunteering as it will be included in a state-wide program of events.

Let us together celebrate the important roles seniors have played and continue to play in shaping Western Australia.

Major Events for 2005

HAVE A GO DAY:

The Seniors Recreation Council's free Seniors 'Be Active' Have A Go Day at Burswood Park will be a fun day for all WA seniors. Participate in a range of different activities or receive valuable information. It is a day for everyone.

AUSTRALIAN PENSIONERS INSURANCE AGENCY SENIORS CONCERT:

Showcasing some of WA's finest multicultural performers, seniors will be taken on a trip around the world.

SENIORS CARD CITY TRAILS - PERTH / FREMANTLE:

The Seniors Card City Trails offer an opportunity to explore Perth or Fremantle through a series of activities along the Red and Blue CAT bus routes in Perth and the CAT route in Fremantle.

PEEL REGION SENIORS EXPO:

Mandurah City Senior Citizens Centre will hold its bi-annual Peel Region Seniors Expo 2005 at the Mandurah Performing Arts Centre. This two day event will be an opportunity to participate, learn and enjoy with entertainment, exhibits and hands on activities.

WA SENIORS AWARDS 2005:

The WA Seniors Awards Gala Ceremony on Sunday 30 October will be the platform to wrap-up BankWest Seniors Week 2005. The Ceremony will announce the winners in several categories and the prestigious BankWest Senior of the Year.

Planning and Promoting Events

Sometimes knowing where to start and then planning an event can be difficult. This information is provided to help get the creative juices flowing. It can also be used as a checklist.

1. WHO SHOULD GET INVOLVED?

The Office for Seniors Interests and Volunteering encourages individuals, seniors' organisations, recreational and sporting clubs, schools, churches, government and businesses to be involved. Just about anyone who can organise an event should consider the opportunities

Groups are encouraged to work together to create an event or activity that will attract a wider audience. Involving as many people from the community as possible will enhance the flow of ideas and resources to draw upon

2. WHAT EVENT/ACTIVITY?

BankWest Seniors Week is a time to 'Celebrate Life' by holding an enjoyable event or activity in your community that involves seniors, individuals, families and friends

Consider holding an event that:

- provides opportunities for seniors to participate
- involves all older people in the community, including the frail aged, Indigenous people and people from culturally and linguistically diverse backgrounds
- offers older people volunteering opportunities
- involves the wider community or even a neighbouring district or town
- promotes positive images of being older to the community
- encourages positive interaction across the generations
- initiates positive outcome such as a change in attitudes or the release / launch of a product or service
- simply says 'thank you for your contribution to our community'

Event examples:

Community Events

- Seniors Week kick-off
- A seniors parade
- Ethnic food festival
- Neighbourhood get-together
- Operation tidy-up – an intergenerational clean-up at the local playground
- Profile the past display

- "Oldest event" – oldest person, house or car
- Seniors art display
- Specialty fashion show
- Volunteer appreciation lunch

Intergenerational Events

- Cook book of the generations
- Intergenerational exchange of stories
- Hands on learning sessions
- Heritage book – writing stories of seniors' (grandparent or others) history to create a book.
- Heritage map – a world map where seniors (grandparent or others) can show children where they were born
- Celebrate disappearing arts – pioneer skills

Life-Long Learning Events

- Computer fun
- Information fair
- Learning Day – provide lectures on a range of topics
- Retirement planning seminars
- Safety seminars
- Quiz day
- Art and Craft days
- Demonstrations – cooking, gardening
- Take up a hobby day

Sporting/Exercise Events

- 'Come and try' day
- Dance classes
- Bush walking or walking for fitness and fun
- Visiting places of interest like museums, libraries, historical sites, parks and gardens
- Community walk
- Wacky Olympics
- Trail ride

Concert/Musical/Dance Events

- Sing-a-longs
- Variety concerts
- Country music
- Rock and roll or jazz

3. PLANNING AN EVENT

A successful event is yours for the making. It just needs to be well planned and actively promoted. You need to decide on:

- type of event you will hold, including its purpose and size
- who your participants are likely to be, keep in mind the variety of interests, skills and backgrounds of seniors
- time and date
- an appropriate venue e.g. near public transport, on site facilities
- funding required and where you may be able to source extra funds (see funding information)
- what other resources are available e.g. public speakers
- who will be taking the role of organiser e.g. an individual or committee
- other aspects, such as catering, invitations, first aid facilities, seating and public address system
- how the event will be promoted, talk up the event to seniors, organisations and individuals
- whether the event will need public liability insurance.

4. PROMOTING AN EVENT

There are many ways to promote your event. It is particularly important to consider the communications tools your audience has access to (email, television, radio, internet, newspapers) when promoting your event.

Consider targeting:

- community newsletters including organisation and industry specific magazines
- local organisation meetings – Lions, Rotary, local commerce and trade
- local media – radio and newspapers are often very willing to support local groups' events/activities
- local businesses with websites

Consider developing eye-catching flyers or posters and place:

- at the library
- on notice boards or shop windows
- at retirement villages/senior citizen centres
- at sporting and recreational centres

Ensure that all the organisers talk about the event. Word of mouth is one of the greatest promotional tools – and it is free.

Event Registration

Once your group or organisation has decided on an event and the planning has commenced it is time to register it as a BankWest Seniors Week event. Complete the Event Registration Form (page 4) and ensure it reaches the Office for Seniors Interests and Volunteering before the closing date, **Friday 12 August 2005**.

Event Registration Forms received before the closing date will be included in the Program of Events which is published in *The West Australian*. The complete Program of Events is also distributed to local libraries, key regional Woolworths stores, BankWest branches and seniors organisations across WA.

The Office endeavours to include all events, but in case of limited space, the Office reserves the right to publish events held specifically within BankWest Seniors Week, events which have the broadest appeal, and/or innovative events.

Funding Information

You can choose from several funding options including sponsorship, donations, grants or your own fund raising efforts.

Ask local businesses or organisations to sponsor your event, and in return you could offer recognition or acknowledgment in promotional material you produce. You could also offer individuals or businesses speaking opportunities or offer to display their signage at your event in return for donations or prizes.

A special Lotterywest Community Grants program is available through Council on the Ageing (COTA WA) for events held during BankWest Seniors Week 2005 (23–30 October 2005). Grants of up to \$500 each are being offered. COTA (WA) can be contacted on (08) 9321 2133 or email: admin@cotawa.asn.au

BankWest 

Seniors Week
Celebrating life 

SUNDAY 23 - SUNDAY 30 OCTOBER 2005

Planning Guide and Event Registration

BankWest Seniors Week 2005 is an opportunity for Western Australians to acknowledge and say thank you to seniors for their ongoing commitment and contributions to communities and families.

In celebration of the Week, communities and organisations throughout the State will be actively involved by planning and running hundreds of events. Many of these will showcase the countless talents of our seniors.

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Office for Seniors Interests
and Volunteering
Government of Western Australia

BankWest 

Agenda Item Attachments

WORKS & SERVICES SECTION

MINUTES

MINUTES OF THE STREETScape COMMITTEE MEETING HELD AT THE NORTH ROAD OFFICE AT 7:30 AM ON THURSDAY 08 AUGUST 2005.

1.0 PRESENT

Committee Members Cr Paul Lionetti
 Cr John Walker
 Cr Dennis Wellington

Executive Support Graham Edwards

Observer Les Hewer

2.0 MEETING OPENED

In the absence of Cr Waterman, Cr Walker assumed the role of chairman for the meeting. The meeting was opened at 7:40 am.

3.0 APOLOGIES

Cr Jan Waterman Chairman

4.0 DISCLOSURE OF INTEREST

Nil

5.0 CONFIRMATION OF PREVIOUS MINUTES

MOVED: Councillor Wellington
SECONDED: Councillor Lionetti

THAT the minutes of the Streetscape Committee meeting held on Thursday 14th July 2005 be confirmed as true and accurate.

CARRIED 3 / 0

6.0 CORRESPONDENCE

Nil

7.0 BUSINESS ARISING FROM PREVIOUS MINUTES

7.1 Streetscape Theme

7.1.1 Workshops and discussion in Committee has resulted in "Earth, Wind and Water" interpreted to reflect the local landscape, with its

diverse natural and altered states, emerging as the favoured primary theme for City of Albany streetscape projects.

A specific "Signature" can be developed for a particular project, utilising the "Earth, Wind and Water" theme. Elements of the local landscape, which may be considered, are numerous. Those currently identified for consideration include:

- Mountains, islands and granite forms;
- Ocean, coastal cliffs and protected bays;
- Natural wetlands, forest, wildflowers and fauna;
- Abundant water, panoramic outlook and tones of grey;
- Farmland, orchards, ports and nautical themes;
- A history of settlement, indigenous culture and heritage.

Endorsement of the "Earth, Wind and Water" by the Council is necessary before streetscape projects can be commenced with confidence. Confirmation of the theme is therefore sought, from the Committee, prior to presentation for adoption by the Council.

MOVED: Councillor Wellington
SECONDED: Councillor Lionetti

That with input by an appropriate variety of stakeholders for a particular project, "Earth, Wind and Water" interpreted to reflect the diverse natural and altered local landscape, be adopted as the primary theme for streetscape within the City of Albany.

CARRIED 3 / 0

8.0 GENERAL BUSINESS

8.1 Street Bins

8.1.1 The 2004/2005 Adopted Budget contains an allocation of \$40,000 for the replacement of existing and installation of new street bins. The Manager City Services has requested a recommendation by the Streetscape Committee for the style of street bin to be used as standard in Albany. A brochure of bin styles is attached with the Minutes of 14th July 2005.

8.1.2 For operational reasons the bin must functional and:

- Accommodate a standard 120 litre wheelie bin;
- Allow easy access for rubbish removal to keep collection costs to a minimum;
- Be low maintenance and readily available if replacement is required.

8.1.3 The bin, on the attached brochure, which is recommended by City Services, is Wheelie Bin Surround Cat. No 88190.

MOVED: Councillor Wellington
CARRIED: Councillor Leonetti

That:

- 8.1.4 Within the Central Business District, the stainless steel top and top opening, Wheelie Bin Surround catalogue number 88190 as attached, be adopted as standard;**
- 8.1.5 Where required beyond the Central Business District, the front opening, Wheelie Bin Security Surround, catalogue number 392 / 120 as attached, be adopted as standard;**
- 8.1.6 Samples of the bins, in a variety of available colours, be obtained for inspection by the Streetscape Committee.**

9.0 NEXT MEETING

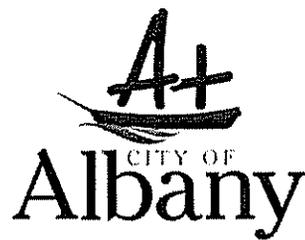
7:30 AM Thursday 8th September 2005

10.0 MEETING CLOSED

The meeting closed at 8:10 am.

Agenda Item Attachments

GENERAL MANAGEMENT SERVICES SECTION



Meeting No. 07/05
File Ref: STR208

ALBANY TOURISM MARKETING ADVISORY COMMITTEE

MINUTES

Held at City of Albany North Road Office
Margaret Coates Board Room
Thursday 11 August 2005

Distribution

Members

Cr Denis Wellington - Chairman
Cr John Jamieson – Deputy Chairman
Ms Johanna Ramsay
Mr Warrick Welsh
Mr Ian Brayshaw
Cr Paul Lionetti

Executive

Ms Krysta Guille – Tourism Development Officer
Mr Jon Berry – Manager Economic Development

Invited Guests

Nicolle Jenkins – The Hub

1. DECLARATION OF OPENING

The Chairman opened the meeting at 1.10pm

2. RECORD OF ATTENDANCE

Apologies

Mr Warrick Welsh
Mr Ian Brayshaw
Ms Johanna Ramsay

3. CONFIRMATION OF PREVIOUS COMMITTEE MINUTES

Moved: Cr Wellington
Seconded: Cr Lionetti

THAT the minutes of the Albany Tourism Marketing Advisory Committee meeting held on 20 July 2005 be confirmed as a true and accurate record of the meeting.

CARRIED

4. DISCLOSURE OF FINANCIAL INTEREST

Nil

5. BUSINESS ITEMS

5.1 WIN Television Proposal

Members discussed the merits of an advertising proposal presented to the Committee by WIN TV at the 20 July 2005 meeting. The Committee agreed that the proposal had merit however it would require industry and government support to raise the necessary finance and would be better undertaken as a campaign within the proposed marketing plan rather than a stand alone activity.

It was resolved to advise WIN TV that the proposal would be considered as part of the formal marketing and branding plan currently being developed by the City of Albany. A formal decision would be made toward the end of 2005 after a formal assessment of the proposal's strategic fit within the promotions mix.

5.2 Update on Market Research and Branding Process

Nicolle Jenkins tabled the market research surveys that will be commenced this week:-

Visitor perceptions

- 800 self-completion questionnaires to be administered on Transwa coaches departing Albany, Skywest aircraft and at the Albany Visitor Centre
- 2 focus groups in Perth
- Internet survey accompanied by prize and advertising (sponsored by Mt Romance)

Industry perceptions

- 16 one-on-one interviews with tourism, hospitality and leisure providers
- 4 local industry focus groups with 8-10 people in each group

The results of the research will be available by early September and will be used to build the Albany brand for use by the City and industry in co-operative marketing campaigns. Valuable industry feedback will also be used to address other dimensions of tourism development.

5.3 Skywest Offer – A Case Study on Broome Tourism – visit by Ron Johnson

The Executive Officer reported that Skywest CEO Johanna Ramsay had offered to support a case study on Broome's tourism development by sponsoring industry leader Mr Ron Johnston to visit Albany and discuss the Broome tourism development experience. Mr Johnston had agreed to offer his time free of charge. Members agreed this would be a good opportunity and it should be scheduled into a future meeting.

6. OTHER BUSINESS

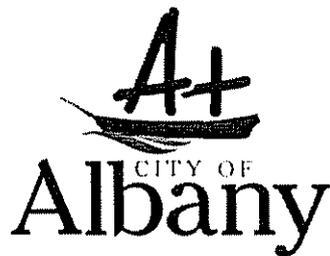
6.1 Meeting schedules

It was agreed that future meetings be held regularly **every second Thursday from 1.30pm to 3.00pm**. Other occasional meetings may be held as required.

7. MEETING CLOSE

The Chairman closed the meeting at 1.55pm

**** ** ***



Complete this survey and return it to the staff at the Albany Visitor's Centre and you could win a weekend away for two people in Albany flying Skywest, staying at The Beachhouse at Bayside and receive an exclusive gift from Mt Romance!

The City of Albany is asking a sample of their visitors for feedback on the destination of Albany. The aim is to understand the perceptions and needs of visitors. This information will help Albany to improve its services to you and future visitors. The survey should only take approximately 15 minutes to complete.

Your honest open feedback is appreciated and we thank you in advance for helping the City of Albany. Your personal details are not listed on this survey to ensure it remains anonymous.

This survey is being collected and analysed by an independent marketing firm called The Hub. Your individual responses are confidential and only the collective responses of all visitors will be used.

The Prize Draw!

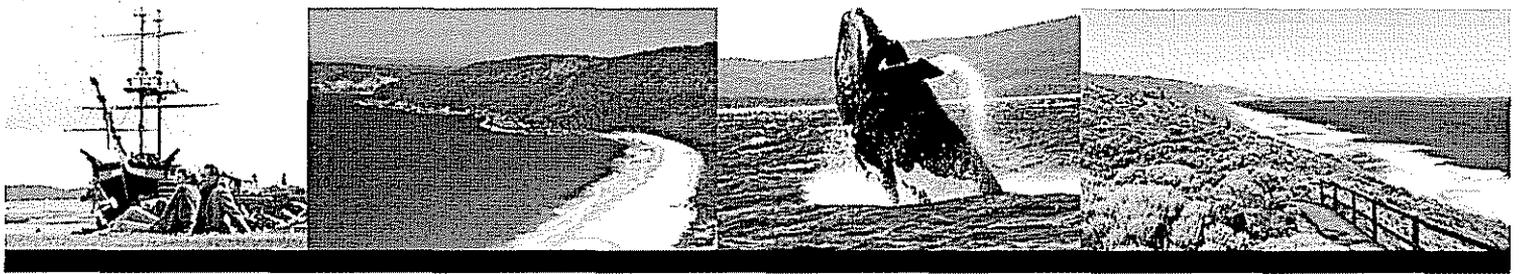
By completing this survey you will automatically go in the draw for a weekend away for two people (two nights) flying Skywest and staying at The Beachhouse at Bayside at beautiful Middleton Beach. You will also receive a gift from Mt Romance. The winners will be notified by email and/or post by 31 August 2005.

If you have any queries about this survey please contact The Hub, Nicolle Jenkins on 9336 2752 or at nicolle@thehub.net.au. Thank you for your help!

Regards

Andrew Hammond
Chief Executive Officer
City of Albany

Thank you!



On this trip, I am visiting Albany as a: business traveler holiday traveler

(please tick one option)

Q1. What is the first word that comes to mind when you think of Albany?

Q2. When I visit/holiday in Albany it makes me feel:

Q3. Visiting Albany is considered
(Please tick one option)

A close place to visit

A place of reasonable distance to visit

A place a fair distance away to visit

Q4. Visiting Albany is considered
(Please tick one option)

A weekend get-away holiday

A long weekend get-away holiday

A week long get-away holiday

Q5. Where is your favourite Western Australian holiday?

Q6. What does your favourite WA holiday encompass?

Facilities for water sports

Shopping facilities

Facilities for golf/tennis

Variety of food

Historical & cultural interests

Availability of entertainment

Scenic beauty

Availability of accommodation

Friendliness of people

Transport costs (distance)

Opportunity to rest and relax

Q7. Indicate which attributes Albany has as a holiday destination?

Facilities for water sports

Shopping facilities

Facilities for golf/tennis

Variety of food

Historical & cultural interests

Availability of entertainment

Scenic beauty

Availability of accommodation

Friendliness of people

Transport costs (distance)

Opportunity to rest and relax

Q8. What attractions/activities did you do/visit while on holiday in Albany?

1. _____ 3. _____
 2. _____ 4. _____

Q9. The following is a set of statements relating your feelings about Albany.

To what extent do you agree or disagree with these statements about Albany. (Please tick one option for each statement.)

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree
The overall quality of service and value of Albany as a holiday destination was a positive experience.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I would recommend Albany as a must do holiday to friends.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I intend to come back to holiday in Albany.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
As a holiday destination, Albany did not meet my expectations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Albany is visually attractive.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
When comparing to other Western Australian places, Albany is of high value.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I would expect that most people visiting Albany would be satisfied.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Albany has a pleasant atmosphere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Albany is too far away to visit	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q10. In your opinion, what is Albany best known for?

Q11. If Albany could change two things to make your holiday even better, what would you like them to do?

1. _____
 2. _____

Q12. Why did you choose to visit Albany? (Please tick the main reason/s)

- The activities fit with what I wanted to do/see.
- A co-worker/friend recommended them.
- They were the most value for money.
- They were the most cost effective holiday.
- I've been before.
- I've never been before.
- The visitor centre encouraged me to visit.
- Albany has a great reputation.
- The photos I've seen of Albany look great.
- It looked like a unique holiday.
- Other _____

Q13. Initially, how did you find out about Albany as a holiday destination? (Please tick one option)

- | | |
|--|---|
| <input type="checkbox"/> Website | <input type="checkbox"/> From someone who had visited |
| <input type="checkbox"/> Brochure | <input type="checkbox"/> From a family member |
| <input type="checkbox"/> Advertisement (Where: _____) | <input type="checkbox"/> Television program (Which _____) |
| <input type="checkbox"/> From a friend/co-worker | <input type="checkbox"/> Exhibition (Which: _____) |
| <input type="checkbox"/> The West Australian travel insert | <input type="checkbox"/> Other _____ |

Q14. To what extent do you agree or disagree with these statements about Albany. (Please tick one option for each statement.)

	Strongly Agree	Agree	Neither Agree Nor Disagree	Disagree	Strongly Disagree
Albany is a convenient place to visit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I always experience good customer service in Albany.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Albany is widely known to be a popular destination.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The quality of accommodation is below average when compared to other WA destinations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The restaurants and cafes in Albany are of high quality.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
There is not a wide variety of places to eat while in Albany.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The people of Albany are consistently courteous.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The people of Albany are welcoming and friendly.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Albany is not an expensive place to visit.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q15. Compare the following services and rank them according to the most important to least important. (Most important 1 – least important 7, see the example provided, use numbers only once.)

	Your Rating	Example Only
Good quality cafes and restaurants		4
Good image and reputation of the destination		3
Friendly quality customer service		1
A wide range of unique things to see and do		2
Good atmosphere/ambience of the destination		5
Value for money		6
Good quality accommodation		7

Q16. Which region of WA does Albany feature in? _____ (insert region name)

or not sure

Please turn over...

Q17. What were the top two things you enjoyed about your visit to Albany?

1. _____

2. _____

Your age

(Please tick one option)

- Less than 20 years old
- 20 - 29 years old
- 30 - 39 years old
- 40 - 49 years
- 50 - 59 years
- 60 + years

Your income

(Please tick one option)

- Less than \$20,000
- \$20,000 - \$40,000 per annum
- \$40,000 - \$60,000 per annum
- \$60,000 - \$80,000 per annum
- \$80,000 - \$100,000 per annum
- \$100,000 + per annum

Your gender

- Male
- Female

Number of children/dependents

Marital status

(Please tick one option)

- single
- defacto
- single parent
- Married with children
- Married no children

When we/l holiday in Western Australia, we/l more likely travel by:

(Please tick one option)

- car
- plane
- rail
- bus
- plane

Number of times you've holidayed in Albany

(Please tick one option)

- this is my first visit
- 1 - 2 visits
- 3 - 5 visits
- 5 + visits

Type of accommodation used while in Albany

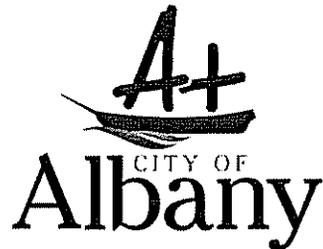
(Please tick one option)

- Hotel
- Bed & Breakfast
- Self Serviced Apartment
- Rent a holiday house
- Caravan Park
- Stay with family/friends
- Other _____

Place of Residence

_____ *(City/town name)*

Please check to make sure that you have not skipped any questions. All questions must be answered for entry into the prize draw. Return the survey with the attached card to be entered!



ALBANY WATERFRONT DEVELOPMENT COMMITTEE

MINUTES

Held at City of Albany North Road Office
Margaret Coates Board Room

Monday 15 August 2005

1. DECLARATION OF OPENING

The Chairman declared the meeting open at 5.35pm and welcomed members and guests from Landcorp.

2. RECORD OF ATTENDANCE

Present

Mayor Cr Alison Goode
Deputy Mayor Cr Denis Wellington
Cr Judith Williams
Cr John Walker
Cr Daniel Wiseman
Cr Des Wolfe

Apologies

Cr Bob Emery

Executive

Mr Andrew Hammond Chief Executive Officer
Mr Jon Berry Manager, Economic Development

Invited Guests

Mr Mike Maloney – General Manager Operations (Landcorp)
Ms Tracey McKay – Senior Project Manager (Landcorp)
Mr Chris Carmen – Consultant Project Director (Landcorp)
Mr Phil Slater- Business Development Manager (Landcorp)
Mr Jon Bettink – Albany Project Manager (Landcorp)

3. CONFIRMATION OF PREVIOUS MINUTES

Daniel Wiseman's name to be included within the record of attendance at the previous meeting.

MOVED: CR JOHN WALKER
SECONDED: CR JUDITH WILLIAMS

THAT the minutes of the Albany Waterfront Development Committee meeting (as amended) conducted on 13 June 2005 be received and confirmed as a true record of proceedings

4. DISCLOSURE OF FINANCIAL INTEREST

Nil

5. BUSINESS ITEMS

5.1 Memorandum of Agreement between City of Albany and WA Government

Landcorp officers presented a draft Memorandum of Agreement between the State of Western Australia and the City of Albany to demarcate roles and responsibilities in planning, funding, constructing and managing the Albany Waterfront Project.

Landcorp officers left the meeting at 6.30pm.

The Committee discussed the draft document and agreed that the City of Albany would formally submit detailed comments on the draft document to Landcorp.

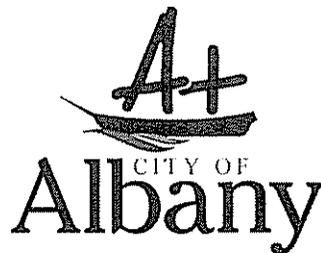
On completion of a mutually acceptable draft document it was agreed that a Special Council meeting be held on 30 August 2005 to have the document presented to full council and ratified prior to signing by Her Worship the Mayor (on behalf of the City of Albany) and the Premier (on behalf of the State Government) during the Cabinet meeting on 5-6 September 2005.

6. NEXT MEETING

The Chairman advised the next meeting would be held at 5.30pm on 22 August 2005 at the City of Albany North Road Office

7. CLOSE

The Chairman closed the meeting at 7.05pm



ALBANY WATERFRONT DEVELOPMENT COMMITTEE

MINUTES

Held at City of Albany North Road Office
Margaret Coates Board Room
Monday 22 August 2005

1. DECLARATION OF OPENING

In the absence of the Chairman the CEO called for nominations for the office of Deputy Chairman.

Move: Cr Williams

Seconded: Cr Wolfe

THAT Cr John Walker be appointed as Deputy Chairman of the Albany Waterfront Development Committee

CARRIED 5-0

Cr Walker declared the meeting open at 5.40pm

Cr Wellington (Chairman) arrived at 5.45pm and took the Chair.

2. RECORD OF ATTENDANCE

Present

Deputy Mayor Cr Dennis Wellington (Chair)

Cr Judith Williams

Cr John Walker

Cr Daniel Wiseman

Cr Des Wolfe

Cr Bob Emery

Apologies

Her Worship the Mayor Alison Goode

Executive

Mr Andrew Hammond Chief Executive Officer

Mr Jon Berry Manager, Economic Development

3. CONFIRMATION OF PREVIOUS COMMITTEE MINUTES

Moved: Cr Wellington

Seconded: Cr Wolfe

THAT the minutes of the Albany Waterfront Development Committee meeting (as amended) conducted on 15 August 2005 be received and confirmed as a true record of proceedings

CARRIED 5-0

4. DISCLOSURE OF FINANCIAL INTEREST

Nil

5. BUSINESS ITEMS

5.1 Draft Memorandum of Agreement

The CEO reported that staff had reviewed the draft memorandum of agreement prepared by Landcorp. Modifications centre upon a need to identify and adopt underlying principles of development of the project within the framework of the agreement. Those principles as set out in the document are:-

- Acknowledgement and respect of a 24 hour per day/7 day per week heavy haulage access to the Port of Albany.
- Prohibition of residential activity.
- Unfettered community access to the foreshore.
- Maintenance of the iconic Princess Royal Harbour vista as seen from the York Street commercial precinct

Other changes ensure that Council's role as a planning authority is not compromised by any inference within the document that planning processes could be afforded special treatment by virtue of the agreement.

Some concern has been expressed that the current agreement, if adopted, could be inconsistent with previous decisions of Council(s) and therefore some form of rescission process is required prior to consideration of new motions.

The CEO reported that he had sought advice on the matter which provides in summary that :-

- the present Council is not prohibited from making decisions that would be inconsistent with a decision made by a previous Council. However, such a decision must, on the relevant circumstances at the time of making the decision, be for the good government of persons in the City's district;

- the validity of a decision of the Council would not be affected by a previous inconsistent decision of the Council;
- where a decision made by the Council would, in effect, revoke, or be substantially different, to a previous decision of the Council, the Council must comply with the requirements in regulation 10 of the *Local Government (Administration) Regulations 1996* in making that decision; and
- it would be better if a motion revoking a previous decision specifically referred to the relevant decision. However, a general motion to revoke all previous substantially different decisions could be used. Such motions must comply with regulation 10 of the *Local Government (Administration) Regulations*,

Whilst the advice provides that the validity of new decisions are not affected by previous inconsistent decisions, Council does have a responsibility to comply with regulations relating to rescissions and revocations.

The advice provides that Council could consider a general motion that served to “wipe the slate clean” which in the circumstances, could be the most practical and effective way of dealing with the issue.

Decisions relating to this project have made been since the early 1980’s and it is obviously impractical and unreasonable to research every decision that has been made to determine its possible inconsistency with what is proposed.

The Committee discussed the need for independent development feasibility and valuation advice on the City’s York street land holdings before finalising the section of the Memorandum of Agreement relating to future land transactions. The Committee agreed the CEO should obtain this advice as soon as possible before the Committee could finalise the draft Memorandum of Agreement and make a formal recommendation to Council on revocation of past inconsistent decisions and adoption of the Memorandum of Agreement.

6. NEXT MEETING

5.30pm on Monday 29 August 2005 in the Margaret Coates Boardroom

7. CLOSE

The Chairman closed the meeting at 6.20pm

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