



ATTACHMENTS

Ordinary Meeting of Council

Tuesday 22 March 2016

6.00pm

City of Albany Council Chambers

ORDINARY COUNCIL MEETING
ATTACHMENTS – 22/03/2016

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clipperroundtheworld.com



GLOBAL YACHT RACE VISITS ALBANY



FLEET DISPLAY OPEN DAILY FROM 22 NOVEMBER - 01 DECEMBER

ALBANY FREE EVENTS PROGRAM

Sunday 22-26 November	
Wednesday 25 November	6.30pm - 8.00pm
Wednesday 25 November	6.00pm - 10.00pm
Thursday 26 November	2.00pm - 5.00pm
Friday 27 November	10.00am - 4.00pm
Saturday 28 November	10.00am - 4.00pm
Sunday 29 November	10.00am - 4.00pm
	10.00am - late
Monday 30 November	2.00pm - 7.00pm
Monday 30 November	6.00pm & 7.00pm
Tuesday 1 December	Noon
	1.00pm
	3.00pm

Expected arrival of Clipper Race fleet at Albany Waterfront Marina
Touch rugby match. Albany Lions v's Clipper Race crew
Meet the Crew night, at the White Star Hotel
Row Off with Olympic rower Bill Lucas, Race Crew on *GREAT Britain*, at Albany Rowing Club, Kalgan River
Clipper 70 Yachts open for school group visits
Clipper 70 Yachts open to the public
Clipper 70 Yachts open to the public
Albany Boat Shed Markets & Sundowner Event
Twilight Markets at Albany Town Square
Clipper Race Movie showing at Albany Town Hall
Clipper Race Departure Ceremony Event at Albany Waterfront Marina
Parade of Sail in Princess Royal Harbour
Race Start in King George Sound

Experience the atmosphere and get amongst the action as crew from around the world take on the race of their lives in the world's longest yacht race.



CITY OF ALBANY LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 16

SCHEDULE OF SUBMISSIONS AND MODIFICATIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
1	Environmental Protection Authority Locked Bag 33 Cloisters Square PERTH WA 6850	The Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the <i>Environmental Protection Act 1986</i> (EP Act) and that it is not necessary to provide any advice or recommendations.	Nil.	The submission of no recommendation necessary is noted.
2	Telstra Locked Bag 2525 PERTH WA 6001	Telstra has no objection.	Nil.	The submission of no objection is noted.
3	Water Corporation PO Box 100 LEEDERVILLE WA 6902	The Water Corporation has no objection.	Nil.	The submission of support is noted.
4		The proposed amendment looks to include 'Park Home Park' as a land use with 'D' permissibility, allowing Boronia Gardens Village to operate under this use. I support this amendment as I see it as a benefit to the wider community. The amendment will enable a superior management structure that will undertake consistent, quality landscaping and maintenance. This benefits residents as it allows them to 'lock and leave' their home, whilst having surety that their home and garden will be maintained by management. The 'Park Home Park' land use will also allow for greater provision of communal facilities for residents.	Nil.	The submission of support is noted.

CITY OF ALBANY LOCAL PLANNING SCHEME No. 16 REPORT ITEM PD117 REFERS

AMENDMENT No. 16

SCHEDULE OF SUBMISSIONS AND MODIFICATIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		This development and the associated amendment provides the ageing community of Albany with an affordable, high-quality living option that has not been addressed in the area. On the basis that this amendment has no significant environmental, social or economic impacts, I wholeheartedly support Council's recommendation to administer this amendment.		
5	Portstyle Enterprises Pty Ltd (J Richards) PO Box 235 NORTH PERTH WA 6906	<p>The proposed amendment looks to include 'Park Home Park' as a land use with 'D' permissibility, allowing Boronia Gardens Village to operate under this use. I support this amendment as I see it as a benefit to the wider community. The amendment will enable a superior management structure that will undertake consistent, quality landscaping and maintenance. This benefits residents as it allows them to 'lock and leave' their home, whilst having surety that their home and garden will be maintained by management. The 'Park Home Park' land use will also allow for greater provision of communal facilities for residents.</p> <p>This development and the associated amendment provides the ageing community of Albany with an affordable, high-quality living option that has not been addressed in the area. On the basis that this amendment has no significant environmental, social or</p>	Nil.	The submission of support is noted.

CITY OF ALBANY LOCAL PLANNING SCHEME No. 16 REPORT ITEM PD117 REFERS

AMENDMENT No. 16

SCHEDULE OF SUBMISSIONS AND MODIFICATIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		economic impacts, I wholeheartedly support Council's recommendation to administer this amendment.		
6	Western Corporate Project Managers and Consultants (R Dixon) PO Box 235 NORTH PERTH WA 6906	<p>The proposed amendment looks to include 'Park Home Park' as a land use with 'D' permissibility, allowing Boronia Gardens Village to operate under this use. I support this amendment as I see it as a benefit to the wider community. The amendment will enable a superior management structure that will undertake consistent, quality landscaping and maintenance. This benefits residents as it allows them to 'lock and leave' their home, whilst having surety that their home and garden will be maintained by management. The 'Park Home Park' land use will also allow for greater provision of communal facilities for residents.</p> <p>This development and the associated amendment provides the ageing community of Albany with an affordable, high-quality living option that has not been addressed in the area. On the basis that this amendment has no significant environmental, social or economic impacts, I wholeheartedly support Council's recommendation to administer this amendment.</p>	Nil.	The submission of support is noted.



Harley Dykstra

PLANNING & SURVEY SOLUTIONS

Amendment No.16

City of Albany Local Planning Scheme No.1

Lot 734 (No.33) Barker Road, Centennial Park

Special Use Site No.17

Prepared by Harley Dykstra Pty Ltd for Portstyle Enterprises Pty Ltd

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Planning and Development Act 2005

**RESOLUTION TO ADOPT AMENDMENT TO
LOCAL PLANNING SCHEME**

CITY OF ALBANY LOCAL PLANNING SCHEME No. 1, SCHEME AMENDMENT No. 16

Resolved that the local government pursuant to section 75 of the Planning and Development Act 2005, amend the above Local Planning Scheme by:

- (1) *Modifying Schedule 4 – Special Use Zones No. SU17, Condition 1 to include ‘Park Home Park’ as a land use with ‘D’ permissibility; and*
- (2) *Modifying Schedule 4 – Special Use Zones No. SU17, to insert a new Condition 6 stating ‘The development of the Park Home Park use will be subject to demonstrating compliance of proposed park homes with the Residential Design Codes as well as the Caravan Parks and Camping Grounds Regulations 1997’.*

The Amendment is standard under the provisions of the Planning and Development (Local Planning Schemes) Regulations 2015 for the following reason(s):

- *The amendment is consistent with the objective identified in the scheme for the zone, which is to provide for residential or tourist residential uses;*
- *The amendment is consistent with the Albany Local Planning Strategy, which identifies the site as part of the ‘City Centre’ area and sets a strategic objective to support urban infill development based on compatibility of land uses and infrastructure capacity; and*
- *The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.*

Dated this.....day of.....20.....

..... (Chief Executive Officer)

DOCUMENT CONTROL

Control Version	DATE	Status	Distribution	Comment
A	28.05.15	Draft	Client	Draft for Comment and Approval
B	24.09.2015	Final	City of Albany	Lodged with CoA for Approval
C	25.09.2015	Final	City of Albany	Resolution page revised per CoA request

Prepared for: Portstyle Enterprises Pty Ltd

Prepared by: DC

Reviewed by: HD

Date: 23.09.2015

Job No & Name: 14456 Portstyle

Version: C

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This document has been exclusively drafted. No express or implied warranties are made by the Consultant 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 and research provided and obtained at the time the Consultant conducted its analysis.

Please note that the information in this report may not be directly applicable towards another client. The Consultant warns against adapting this report's strategies/contents to another land area which has not been researched and analysed by the Consultant. Otherwise, the Consultant accepts no liability whatsoever for a third party's use of, or reliance upon, this specific document.

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1 INTRODUCTION & PROPOSAL

This Scheme Amendment is in relation to Lot 734 (No.33) Barker Road, Centennial Park (herein referred to as the 'subject site'). It establishes the strategic suitability of amending the conditions guiding development on Special Use Site No.17, contained in Schedule 4 of the City of Albany Local Planning Scheme No.1.

The purpose of the proposed amendment to the City of Albany Local Planning Scheme No.1 is to insert 'Park Home Park' as a discretionary ('D') use on the subject site. The purpose of this is not to change the form of the development that will eventuate on the subject site, rather the management of the subject site. This is outlined in further detail throughout this report.

1.1 Purpose and Benefits of the Proposal

The proposal to amend the Special Conditions applicable to Special Use Site No.17 seeks to include 'Park Home Park' as a discretionary use on the subject site, benefitting the management of the development. It will have the following benefits:

- Provide a good quality built form demanded by the aging population of Albany;
- Provide a highly demanded model of home ownership and management in close proximity to the central area and other high quality amenities of the City of Albany;
- Provide a management structure that ensures a high standard of landscaping and maintenance is undertaken consistently, resulting in a complex with high amenity in the long term; and
- Provide low maintenance, medium density housing.

Initial consultation with the City of Albany indicated that their main concern regarding the proposal was that it would reduce the quality of the development on the subject site. However, consideration should be given to the fact that the grouped dwelling development granted Planning Scheme Consent by the City of Albany will not change to accommodate the proposed additional land use. This grouped dwelling application showed a layout and housing design that would be synonymous with a 'Park Home Park'. Therefore, the form and quality of development will not change, with the proposal purely required to allow the management and ownership of the dwellings to be undertaken under the *Caravan Parks and Camping Grounds Regulations 1997*. This allows for more flexible leasing and management arrangements for a form of housing that is highly desired by the over 50 demographic.

With the inclusion of the 'Park Home Park' as a discretionary use within Special Use Site No.17, we would anticipate the City of Albany would require a condition applicable to 'Park Home Park', requiring that if a 'Park Home Park' was approved, the residential buildings would still have to comply with the Residential Design Codes. This therefore resolves the notion that type of development will be somewhat modified by the proposal to amend the scheme.

2 SITE DETAILS

2.1 Site Overview

The subject site is located on Barker Road, approximately 1km from the Albany CBD and contains an area of approximately 2.7ha. A location plan is included in Figure 1 below.



Figure 1: Location Plan

[Source: Google Earth]

Surrounding land uses include:

- The Albany Leisure and Aquatic Centre (north);
- Hercules Crescent 'Regional Centre Mixed Business' zoned land (south);
- Albany Garden Holiday Resort zoned 'Caravan and Camping' (west);
- Park Home Park zoned 'Tourist Residential R30/50' (west); and
- Centennial Park 'Light Industry' zoned land (east).

The surrounding area is made up of a mix of land uses typical with this area. It is important to note that the question concerning this application is not that the site will be developed for residential uses, it is the strategic question of the site being used for 'Park Home Park'. This does not differ greatly from the previously approved grouped dwelling proposed. It should also be considered that adjoining the subject site is an existing 'Park Home Park' which provides a good quality of accommodation and is appropriate for the area.

The subject site is flat and currently being constructed in accordance with City of Albany Planning Scheme Consent P2130535. All necessary services and infrastructure are being developed on the site in accordance with this approval.

2.2 Planning History

Planning Scheme Consents have been issued by the City of Albany for the subject site for the development of grouped dwellings (P2130535 & P2150050). These approvals apply to the development of the first stage of Grouped Dwellings (x 21) and second and third stages of Grouped Dwellings (x 50). A copy of the approved Development Plans are included in **Appendix A**.

This approval applied to the layout of the subject grouped dwelling development. However, the development of the grouped dwellings themselves was subject to further refinement, with any additional design required to be provided to the City of Albany to be added to the Planning Scheme Consents, subject to compliance with the Residential Design Codes and other applicable planning framework (Condition A2 of Planning Scheme Consent P2130535 and Condition A5 of Planning Scheme Consent P2150050).

The reason for this process was to give flexibility to the final design of dwellings to be placed on the grouped dwelling sites, so long as they were fully compliant with the necessary requirements, thus voiding the necessity for separate planning applications and approvals to be undertaken and issued for each grouped dwelling if varying designs were progressed.

3 PLANNING REQUIREMENTS

3.1 City of Albany Local Planning Scheme No.1

The purpose of the proposed amendment is to amend the discretionary uses allowed on Special Use Site No.17 of the City of Albany Local Planning Scheme No.1 (LPS 1) to include 'Park Home Park'. The definition of 'Park Home Park' is listed within the *Caravan Parks and Camping Grounds Regulations 1997*, as follows:

"means a caravan park at which park homes, but not any other caravans or camps, are situated for habitation;"

The above definition specifically precludes the site being used for a caravan park or camping ground and must be used for permanent park home accommodation.

As outlined above, the subject site is identified as Special Use Site No.17 by LPS 1. This Special Use Site identifies the types of uses that are allowable, one of which is a 'Grouped Dwelling' which has been approved and is being constructed on the subject site. Other conditions of Special Site No.17 relate to noise attenuation and treatment/setback to Yakamia Creek.

The proposed amendment to LPS 1 will result in 'Park Home Park' being added as a discretionary ('D') use on Special Use Site No.17. The proposed amendment is to be judged on merit only and will have no implications for other sites across the City of Albany.

3.2 Albany Local Planning Strategy

The Albany Local Planning Strategy (ALPS) classifies the subject site as *City Centre*. This use applies to a broad area and mix of uses that are contained within the centre of Albany, including residential, mixed business, recreation and industry.

The main purpose of identifying the *City Centre* classification is to preserve the integrity of the centre of Albany as the main retail, economic and social hub of the City. The proposal to identify *Park Home Park* as a discretionary use within Special Use Site No.17 will not compromise the use of the land. It will still be used for residential uses, as per the approval applicable to the land. However, the management of the subject site will then be able to be altered to a model compliant with the *Caravan Parks and Camping Grounds Regulations 1997*. Therefore, the use and form of development on the subject site for permanent residential will not change, only the model of management and tenure applicable to it, should the proposed discretionary use be supported.

Further to the above, ALPS highlights that medium density urban infill should be promoted in the Albany City Centre, as is approved/proposed on the subject site. As the proposed amendment is not changing the form of the approved uses on the subject site (only the management) and it will still constitute medium density urban infill - it is deemed consistent with the requirements of the Albany Local Planning Strategy.

3.3 Caravan Parks and Camping Grounds Regulations 1997

3.3.1 Introduction

The *Caravan Parks and Camping Grounds Regulations 1997* guide the development of caravan parks and camping grounds in Western Australia, but more importantly, apply to the development, management and tenure of park home parks. In some circumstances park home parks are established within existing caravan parks, but this does not always occur, particularly the neighbouring site which is zoned 'Tourist Residential' by LPS 1.

3.3.2 Land Use

Should the proposal to include *Park Home Park* as a discretionary use on Special Use Site No.17 be permitted by the City of Albany, the use on the subject site would then require approval of the City of Albany as an Application for Grant of Planning Scheme Consent. The purpose of this section of the report is to demonstrate that the approved grouped dwelling on the subject site will not need to change form, layout or proposed house design to comply with the requirements of the *Caravan Parks and Camping Grounds Regulations 1997*.

As shown on the attached Development Site Plans (**Appendix A**), which are approved by the City of Albany in separate Planning Scheme Consents as 'Grouped Dwellings', the following design parameters were applicable to the proposed development:

- 6m wide internal roads, with a 1.2m portion of the road surface (excepting entry) allocated as a pedestrian footpath, allowing vehicles to pass one-another, but also allowing a contained road environment. The *Caravan Parks and Camping Grounds Regulations 1997* requires a 6m minimum separation between sites for the provision of a road;
- Provision of 19 bays for visitors parking;
- Provision of courtyards for each unit, in excess of 20m², with most having a dimension greater than 4m;
- Setbacks between dwellings that are compliant with the Residential Design Codes. The minimum setback between units in the *Caravan Parks and Camping Grounds Regulations 1997* is 3m, which is achieved in all circumstances; and
- Provision of a 754m² landscaped Communal Open Space central and accessible within the development.

When considering the proposal, it should be considered by the City of Albany that the approved grouped dwelling has been designed to comply with the requirements of a Park Home Park. Therefore, the proposal to allow a change to the use of the land will not lead to a change in the use implemented on the site. The primary purpose of the amendment is to implement a change of management structure and tenure that would not be permitted for a grouped dwelling development.

Should it be required to ensure that the quality of the development is maintained, the inclusion of a condition applicable to development within Special Use Site No.17 could state that:

“The development of the Park Home Park use will be subject to demonstrating compliance of proposed park homes with the Residential Design Codes as well as the Caravan Parks and Camping Grounds Regulations 1997”

The above clause recognises that the use of the subject site must be permanent residential by nature and will result in a good quality of housing that complies with the Residential Design Codes. However, if approved as a *Park Home Park*, this will permit the management and tenure of the subject site in accordance with the requirements of the *Caravan Parks and Camping Grounds Regulations 1997*. This form of tenure that is more flexible and more desirable for the desired target market of the subject site which is seniors. This is also a form of development which results in good management and maintenance of landscaping and infrastructure, which is provided for under the park home park management structure.

3.3.3 Tenure and Management

The purpose of the proposal is to simplify the management of the subject site in the long term and not to modify the form of development that will eventuate. In simple terms, the difference between a grouped dwelling and park home park is summarised in the following:

- Within a park home park, the owner of the park home will pay for ownership of the park home, with a lease being paid to the manager for upkeep of common areas and facilities as well as the use of the site. It is then the manager's responsibility to organise park home park maintenance.
- Within a grouped dwelling, each of the dwellings can either be leased and remain under a single ownership, or should a survey-strata subdivision be completed, each of the individual units can be owned as a separate entity. An annual payment to the body corporate for upkeep and maintenance of the facility.

The predominant benefit of a park home park is that it is a lock and leave facility. In most cases, all gardens and common areas are managed separate to the owners of the park homes, thus removing responsibility and providing for a well maintained facility in the long run. This type of development is well suited to retirees, as it enables them to have a home at a relatively cheap price whilst allowing them to leave and travel should they wish. In many cases, park home park development results in better management and maintenance of landscaping and infrastructure to ensure that the whole complex maintains a high amenity at all times. This is not always achieved in large grouped housing development with individual strata owners.

Within a survey-strata subdivision the arrangement can be more complicated. These properties are normally managed by a body corporate which is usually composed of owners, who arrange and determine maintenance, manage the budget of spending to be undertaken and other tasks. In a park home park development this is all managed separate to the owners of the dwellings, whilst still allowing them to own and occupy a permanent home.

4 REASON TO REQUIRE CHANGE

‘Park Home Park’ can also be identified as a ‘Lifestyle Village’. Lifestyle Villages generally:

- Offer a different experience for the resident than a traditional grouped dwelling development, or even a retirement village by comparison. They are more formally developed with amenities such as clubhouses and the like. In this instance, the approval to lifestyle village would allow us to establish a village park liaison committee with residents that would better maintain standards for the village, look at the use of any facilities such as the addition of a clubhouse, organise activities for residents and the like.
- Lifestyle villages are dealt with under the Residential Parks (Long-stay tenants) Act 2006, which provides somewhat clearer guidance for both the operator and the tenant in terms of obligations and benefits. While this can be dealt with through normal lease agreements it is beneficial for all parties to operate under the village model. This act also provides more clearly for ‘Park Rules’ to be made for the communal benefit of the village that might address noise, parking, sharing of common areas and the like. Again these can be dealt with through traditional tenancy agreements but the village model deals with these with greater clarity for all parties.
- Importantly the setting of park rules and the obligations to manage home alterations and additions can be clearly managed (controlled) through the lifestyle village model. We do not believe it is this model that provides for a myriad of home extensions, but in fact the operator of a particular village. Good management and village rules can ensure a high amenity development is maintained. There is a clear opportunity to control extensions and/or have requirements in place to be of materials, colours and finishes that match the home. We are happy to have any such approval linked to this, as we ourselves would retain this to ensure continued high standards.
- (Note that Development Approval to Stages 2 & 3 has been obtained, consistent with Stage 1, for all homes and there’s no intention to modify these).
- The park village model can often mean that residents are entitled to Rent Assistance. While this will always relate to an individual persons circumstances, the “El Cabello Lifestyle Village” north of Perth highlights this in their website See: <http://www.eclv.com.au/faq.html> (mid way down page).
- There is no desire in this case to run “short-stay” or caravan / camping style rental. The landowner is seeking to progress the project as a lifestyle village comprising long-stay tenants who own their home, while renting the home site. In this sense they are all “owner occupier” and have a vested interest in the village being maintained and operating well.

Good lifestyle villages can function as important communities for those seeking to downsize, while not wanting to pursue retirement villages with high cost rent / deposit schemes or more general villa developments where there is no opportunity for resident interaction.

Many lifestyle villages are developed remotely from town centres on the basis that “everything’s on site”. In this case we believe that the Centennial Park area offers an opportunity to operate a

high quality lifestyle village in the heart of Albany, with some facilities on site yet easy access to transport, hospitals, shops and the like. The lifestyle village model will provide an opportunity for residents who could not otherwise afford to live in such a location to do so.

5 CONCLUSION

The proposal to include the discretionary ('D') use of 'Park Home Park' on Special Use Site No.17 by amending the City of Albany Local Planning Scheme No.1 has sound planning grounds and is a standard amendment.

The proposal will not result in a reduced quality of development and will essentially mirror that which has been previously approved on the subject site by Planning Scheme Consents P2130535 and P2150050.

The proposal ensures that the use of the subject site for medium density housing can continue, but allows a modified form of ownership and management that is more desirable to the target market (being over 50's housing) in compliance with the *Caravan Parks and Camping Grounds Regulation 1997*. Without the use of 'Park Home Park' being permitted, this ownership and management would not be able to occur on the subject site within the current parameters of Special Use Site No.17.

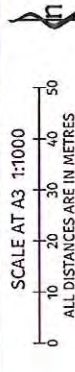
It is respectfully requested that the City of Albany provides its support for the initiation of a Scheme Amendment to the City of Albany Local Planning Scheme No.1 allowing 'Park Home Park' to be added as a discretionary ('D') use within Special Use Site No.17.

APPENDIX A – APPROVED DEVELOPMENT SITE PLANS



Harley Dykstra

PLANNING & SURVEY SOLUTIONS



SCALE AT A3 1:1000
ALL DISTANCES ARE IN METRES

REV	DRAWN	CHECKED	DRAWING NO
A	ABS 17/12/2014	SDP 17/12/2014	14456-12A.dgn
		DESCRIPTION	DATE
		Original Drawing	17/12/2014

LEGEND



OPEN SPACE / LANDSCAPE AREAS



VEGETABLE GARDEN AREA



GAZEBO & BBQ



BILL BRUCE



MASONRY ACOUSTIC WALL



COMMON DRIVEWAY

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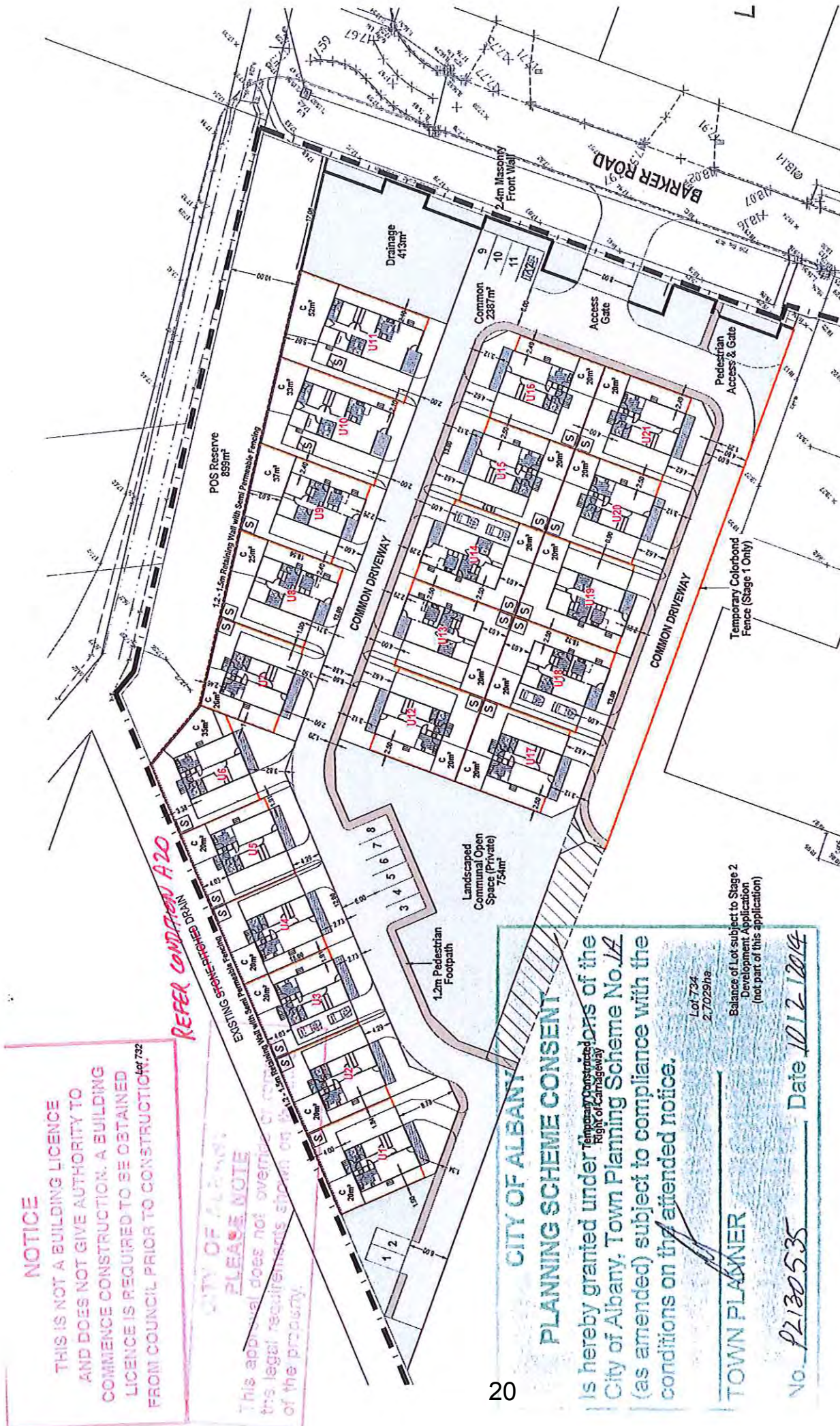


Figure 4

Note: This document may only be used for the purpose for which it was prepared. It is not to be used for any other purpose without the written consent of the author.

The dimensions, areas and survey of this site are subject to a survey of the site and the requirements of the relevant legislation.

27 November 2013

1:500 @ A3

0074-GDP-POL-Page-1311114

PART DEVELOPMENT SITE PLAN

Lot 734 Barker Road

ALBANY

DYKSTRA PLANNING

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Design, Development Planning,
Design, Advisory

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REPORT ITEM PD118 REFERS



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**SUBMISSION TO THE COUNCIL OF THE CITY OF ALBANY REQUESTING MODIFICATIONS
TO THE BIG GROVE OUTLINE DEVELOPMENT PLAN INsofar AS IT RELATES TO LOT 2
[No877] FRENCHMAN BAY ROAD.**

PART A BACKGROUND

1 Introduction

The owner of Lot 2 [No 877] Frenchman Bay Road, Big Grove (the subject land) has commissioned this practice to prepare a submission to the Council of the City of Albany (the Council) requesting modifications to the Big Grove Outline Development Plan (BGODP) with the objective of achieving the outcome of subdividing a portion of the subject land into lots having areas of around 2500m² without the requirement to connect to reticulated sewerage.

2 The Land

The subject land is more particularly described as Lot 2 on Diagram No 32760 within part of Plantagenet Location 111, Certificate of Title Volume No 1940 Folio No 165.

It contains an area of 9.4266 ha and has a frontage to Frenchman Bay Road of 130.43m, a depth of 728.65m, a frontage to the Foreshore Reserve to Princess Royal Harbour of 113.28m and has a general north-north-east to south-south-west orientation.

It is located at the eastern end of the privately held land areas in Big Grove north of Frenchman Bay Road and is adjoined on its eastern boundary by bushland reserves and to its north by a foreshore reserve to Princess Royal Harbour. Properties to the west are held in private ownership and used generally as large rural-residential holdings in common with the subject land itself. Opposite the land in Frenchman Bay Road is part of the extensive Torndirrup National Park.

Lot 2 is identified on a copy of the BGODP Plan at Appendix No 1.

3 Physical Features

Although there is extensive vegetation on the land, much of it comprises a plantation of eucalypt trees extending from an area of natural vegetation approximately 75m deep along the Frenchman Bay Road frontage northwards to a point some 450m distant from that road. Land beyond that point comprises disturbed natural vegetation, planted areas and gardens associated with the established dwelling in the north-east corner of the Lot. The driveway to the dwelling follows the eastern boundary of the Lot.

Topographically, in common with adjoining land areas, the subject land rises from Frenchman Bay Road but thereafter slopes gently down to Princess Royal Harbour with only very minor fluctuations. A Site Topography and Features Map is included within the Aurora Environmental Report attached to this submission.

4 Local Planning Scheme Provisions

The currently operative planning scheme for the City of Albany is Local Planning Scheme No 1 (the Scheme) gazetted on 28th April 2014. Under that Scheme, the subject land together with most of the privately held lots in the Big Grove enclave north of Frenchman Bay Road is classified "Future Urban".

In part, and relevantly, the Objectives of this Zone state the following:-

Provide for structure planning of land within the zone to guide and coordinate land use and infrastructure provision where multiple ownerships or larger parcels of land requiring the staging of development is involved so that:

- (i) Future urban land is not fragmented or developed in such a way as to make urban development more costly or difficult;**
- (ii) Development does not create an unreasonable or uneconomic demand for agencies to provide or extend public infrastructure or services;**
- (iii) There is equitable sharing of the costs of infrastructure between owners and to ensure that cost contributions are only required towards such infrastructure as is reasonably required as a result of the subdivision and development of land; and**
- (iv) Servicing agencies and Local Government can coordinate the timely provision of infrastructure to support the subdivision and development.**

Consistent with this objective, a structure plan, known as the Big Grove Outline Development Plan (copy of plan at Appendix No 1) was prepared in December 2009 and finally adopted as Policy by Council on 26th August 2014. It covers the entire enclave known as Big Grove being the privately held land north of Frenchman Bay Road.

The preparation of Structure Plans is specifically authorised under the provisions of Clause 5.9 of the Scheme Text which sets the form which such Plans should take and the procedures through which they should pass prior to approval. Further the Scheme provisions also allow certain aspects of a Structure Plan to have force and effect as if enacted as part of the Scheme (although it is understood that this provision will be negated by the operation of the Planning and Development (Local Planning Scheme) Regulations 2015 due to be gazetted within a few weeks with operative effect to be on or around 19th October. After the commencement of the operation of those Regulations, structure plans will become instruments to which "due regard" must be paid in decision making by planning agencies). To the extent that the BGODP has been adopted by Council as Policy it will be more consistent with the position produced by the proposed new Regulations.

5 Provisions of the Big Grove Outline Development Plan (ODP)

It is not the function of this submission to address all of the provisions of this ODP but rather to focus upon those aspects that have relevance to the subject land.

REPORT ITEM PD118 REFERS

There are significant variations from the general norm within the ODP with respect to the way the Lots at the western and eastern (Lot 2) extremes are treated for future subdivision and land use. Insofar as concerns Lot 2, apart from the entire Frenchman Bay Road frontage being shown as an area of Public Open Space to a depth of some 75m, the balance of the holding is shown as being within a residential land use area with, variously, the R 10, R 17.5 and R 40 Density Codes of the Residential Design Codes being applied.

The area allocated to an R 10 density coding occupies some two-thirds of the eastern portion of the lot and has been so designated because of the recommendations of the Fire Management Plan Report (FMP) prepared to complement and justify the ODP. That FMP advocated that the eastern part of the lot should comprise lower density development so that fewer dwellings would be at risk of damage in the event of a fire. With respect to precautions in the event of fire, the ODP also shows a 40m wide building setback area from the eastern boundary which would comprise a 6m wide trafficable accessway for fire fighting vehicles and Building Protection and Fire Hazard separation Zones.

The balance of the holding apart from the Public Open Space and the R 10 coded area is allocated to the R 17.5 Code with the exception of an area of approximately 3500m² in the extreme north-west corner of the lot which is allocated to the R 40 Code and has a common boundary at its northern end with the Foreshore Reserve to Princess Royal Harbour.

Among the other provisions of the ODP that are addressed in the Text to the ODP are statements in Paragraphs 14 and 21 that all new subdivision and development is to be connected to reticulated sewerage infrastructure.

PART B PROPOSED MODIFICATIONS TO BIG GROVE OUTLINE DEVELOPMENT PLAN

6 Proposed subdivision of Lot 2

The owner of Lot 2 proposes to subdivide that portion of his land shown coded R 10 within the BGODP with the intention of creating a homestead lot over the existing dwelling on the land but also a number of other lots having areas of around 2500m² which is quite permissible within the R 10 coding as that represents a maximum density only. However, in practice the subdivision density would be lower than R 5. A schematic sketch of that form of subdivision is shown at Appendix No 3 B.

While the R10 coding selection applied to this portion of the BGODP was predicated on the recommendations of the FMP, that lower density development occur closer to areas of bushland within adjoining reserves, it is submitted that it did not take into account the likely patterns of subdivision of that area as largely dictated by the configuration of the land so coded. As such the R10 coding is considered inappropriate for the following reasons;

- i) Using the diagrammatic road layout for the BGODP area, the R10 density of 1,000 sqm lot size is unachievable as demonstrated by the schematic sketch of subdivision at Appendix 3A showing the minimum lot sizes achievable are 1,520 sqm based on the minimum frontage allowable of 20m and the depth of 76m (as determined by the area

designated R 10 Code - low density). The actual lot size achievable represents an R coding of approximately R6.5.

- ii) In trying to achieve the density of R10 coding, if 1,520m² lots were to be created they would have very poor proportions in terms of their frontage to depth ratio at close to 1:4. Such lots would be most unattractive given that the extra space would not result in greater separation between buildings with improved residential amenity that a low density subdivision might normally be expected to deliver and would result in dwellings being erected in a pattern similar to traditional subdivisions with very little separation distances from one another. This would also not achieve the objective of the FMP as argued in paragraph 4 below.
- iii) Rather than lots of that shape being created, orderly and proper planning suggests a more appropriate ratio of around 1:2. To achieve such a subdivision on the low density land, frontages would need to be approximately 33m with the set depth of 76m, yielding a lot size of around 2,500m² as shown in the schematic subdivisional design at Appendix 3B. This, it is submitted, would be more consistent with an R5 coding; a more appropriate coding than R10.
- iv) It might be expected that the philosophy behind the low density requirement would be that dwellings would have greater separation distances between them; reducing the prospects of fire spreading from one to another and with better access to defend each property in the event of fire. In trying to achieve the density of R10 coding the 1,520m² lots with a 20m frontage would not be likely to achieve that outcome. Creating larger lots according to an R5 coding with frontages of around 33m would provide increased and more practical separation distances between dwellings. This is more than adequately demonstrated by reference to Appendices 3A and 3B; the former showing building envelopes at 17m width and separation distances at 3m, the latter using the same building envelope size showing 16m separation distances between them. It is submitted that the above reasons justify that the most appropriate R coding for the low density land on part of Lot 2 is R5 rather than R10 and as such is more likely to satisfy the objectives of the FMP.

While it is not necessary to amend the provisions of the BGODP to reduce the R Coding from R 10 to R 5,(given that subdivision does not have to occur at the maximum permissible density), it is considered that it would be an appropriate adjustment to make to distinguish the R 10 coded area on part of Lot 2 from other land coded in the same way.

7 Sewerage

As already noted, the BGODP states in two places in the text (Clauses 14 and 21) that all subdivision and development within the ODP area will not be supported unless the proposal concerned is connected to a reticulated sewerage service.

Presently the nearest sewerage service is some 3kms distant from Lot 2 and, economically, it would be impossible to connect the proposed new lots to that service.

REPORT ITEM PD118 REFERS

With subdivision being proposed at a density equivalent to R5 with lots of approximately 2,500m², it is submitted that, based on the arguments set out in the Draft Country Sewerage Policy September 2002, (amended in September 2003), it is not necessary for the subdivision to be connected to reticulated sewerage provided it can be demonstrated that on-site septic effluent disposal can be achieved without off-site implications of any consequence.

One of the objectives of that Draft Policy is that it should:-

“provide flexibility in the control of subdivisions or density developments for which reticulated sewerage is unlikely to be available for some time.”

Further, in respect of “Large Lots” that Draft Policy provides as follows:

Proposals for large lot subdivision or density development can be considered if they do not involve the creation of lots less than 2000m², or density development at a density greater than R5, provided the statutory authority, after considering the advice of consultative authorities, is satisfied that there is no opportunity within the area covered by the proposal for further subdivision without sewerage.

In terms of lot size, it is noted that, under a proposed future Government Sewerage Policy, (advertised for public comment but as yet not promulgated) under the heading “Minimum Lot Sizes for Unsewered Developments and Subdivisions” the Department of Health recommends a minimum lot size for unsewered subdivision of 1000m². This lends even greater credence to the adequacy of the lot sizes proposed in this submission to dispose of septic effluent on-site.

It can also be argued that the land is “Remote and Isolated” for the purposes of the presently operative Draft Country Sewerage Policy further justifying the notion that a low density subdivision of less than 25 lots at a density of R5 or less need not be connected to reticulated sewerage.

As set out below in paragraph 11, it is requested that Council initiate modifications to the BGODP to remove the requirement to connect the low density subdivision of Lot 2 to reticulated sewerage. It is also seen to be appropriate, for the purpose of distinguishing the R 10 coded land on Lot 2 from other land so coded, that the BGODP be modified to reduce the R 10 coding over that portion of Lot 2 to R5.

8 Subdivision Considerations

An Application for Approval to Subdivide could be submitted to the Western Australian Planning Commission (the Commission) to undertake the subdivision as now proposed (i.e. without connection to sewerage) irrespective of the provisions of the BGODP. However, the view is taken that, as the provisions of the BGODP have force and effect as if enacted as part of LPS No 1, (although that will change as a result of shortly-to-be-gazetted Regulations as already noted) there would be significant constraints on both the Commission and the Council to process favourably any such Application in the light of its provisions.

Section 138 of the Planning and Development Act 2005 (as amended) provides, in part, that the Commission shall have **“due regard to the provisions of any local planning scheme that applies to the land under consideration and is not to give an approval that conflicts with the provisions of a local planning scheme”**. (After the new Regulations come into effect, both the Commission and the Council will continue to be required to have “due regard” to the provisions of a local planning scheme (as complemented by any ODP) when making their respective decisions.)

While Section 138 goes on to allow certain actions that are not inconsistent with the intent of the Scheme, it is considered that the provisions of the BGODP should be modified to remove the conflict such that the Commission may not feel constrained to refuse a Subdivision Application because of its very specific sewerage connection provisions.

Similarly, the Council is responsible for implementing the Scheme and as such is duty bound to have due regard to the provisions of its own Scheme when making recommendations to the Commission about how a Subdivision Application should be determined. Modification of the BGODP to provide for unsewered subdivision in the manner proposed in this submission would allow Council to make a favourable recommendation to the Commission. If the BGODP is modified in these ways, both the Commission and the Council would have the opportunity to deal with any such Subdivision Application without being seen to disregard its existing sewerage provisions.

9 Possible Objections to Unsewered Subdivision on Part of Lot 2

a) Potential Impact on Water Quality in Princess Royal Harbour

During the course of enquiries with respect to promoting the present submission, it was indicated that on-site septic effluent disposal would not be acceptable due to potential impacts on water quality in Princess Royal Harbour which has suffered various adverse impacts from time to time from differing sources.

In an endeavour to address this issue by those having appropriate expertise, Aurora Environmental were engaged to advise of possible impacts. Their findings are contained within the attached report (Appendix No 2) which explains the sources of pollution to the waters of the Harbour and demonstrates that urban groundwater and run-off contribute, proportionately, minimal levels of pollution. The report goes on to conclude that “**there is no appreciable risk to water quality in Princess Royal Harbour**” from a subdivision of the subject land if alternative treatment plants (ATUs) are used.

The reader is referred to that document for the detailed justification for reaching that conclusion. (Appendix No 2)

b) Precedent

The present submission for a minor modification to the provisions of BGODP, insofar as they relate to Lot 2, is not inconsistent with the land use and development expectations of the Plan. All of that land will continue to be used for the purposes stated in the Plan and, other than those portions coded R10, all other residential areas are coded R 17.5 or higher as part of the “Future Urban” expectations of LPS No 1.

For the higher density coded areas, sewerage connections would typically be required so the exemption of the portion of Lot 2 within the R 10 code would not change any requirements for sewerage in the balance of the BGODP area. A subdivision as envisaged in this submission with appropriate adjustments to the BGODP would pre-empt any further subdivision of this part of Lot 2.

An area of R 10 Coded land is shown adjacent to the western boundary of the BGODP area for the same reasons as for Lot 2. It forms parts of three existing lots, Lots 10, 11 and 12 Panorama Road, with varying proportions over each. Those proportions in each case are, however, significantly less than the proportion of R 10 coded land over Lot 2. The corollary is that, there will be a greater need for sewerage to be connected to those lots to service the higher density portions of those lots than would be the case for Lot 2. Thus, with proportionately greater lot yields from higher density areas on each of those lots and much closer proximity to the existing/extended sewerage service, there are few similarities between the two areas Coded R 10 and certainly insufficient to suggest that the present proposal relating to part of Lot 2 would constitute some sort of precedent for similar action on the R10 coded land on Lots 10, 11 and 12. The diagrammatic road layout for Lots 10, 11 and 12 is also different and likely to lead to a different pattern of subdivision.

It is asserted, therefore, that there are distinct differences between the planning circumstances appropriate to the subject land and other land areas within the BGODP with the result that identical planning arguments to those now applied cannot be promoted with equivalent relevance to any other land in that Plan area. Consequently, no precedent would be set by permitting subdivision as proposed in this submission.

Even in the event that the foregoing arguments are not fully accepted, precedent must be considered against relevant case law. Precedent, as a planning argument, was considered by the State Administrative Tribunal in the case ***Nicholls and Western Australian Planning Commission*** (2005) WASAT 40; 149 LGERA 117 at (71) – (75). In that case, the Tribunal adopted the following criteria as to the circumstances in which precedent is a relevant consideration in a planning assessment, from ***Goldin v Minister for Transport*** (2002) 121 LGERA 101 as consistent with Western Australian authority;

- 1) That the proposed development or subdivision is not in itself unobjectionable; and
- 2) That there is more than a mere chance or possibility that there may be later undistinguishable applications.

For precedent to be a relevant factor, both tests must be satisfied. It is considered that the first test can be determined in the affirmative and the second in the negative in the sense that there are unlikely to be later undistinguishable applications. As to the first, for reasons discussed earlier, the amendment to the BGODP for the subject low density land to allow subdivision using on-site sewerage disposal is of itself unobjectionable as it conforms with all relevant planning criteria. Secondly, the subject land, for reasons also discussed earlier, is distinguishable from other land in the BGODP. The only other low density coded area in the BGODP with some similarities is a small section on the western boundary, which is considered distinguishable from the subject land in terms of road layout, proportions of land coded R10 and R17.5 and its closer proximity in the BGODP to the Water Corporation's sewerage front.

c) Reduction in Lot Yield

While some argument can be mounted along the lines that the greater the number of lots created from the BGODP the more economical the provision of sewerage will become, it is considered that the proportion of lots to be created from the R10 portion of the subject land compared to the total overall yield from the whole BGODP area is minimal.

Appendix 4 shows a projected lot yield table for the whole BGODP area from a report on the

BGODP for an Ordinary Council Meeting & Briefing Agenda – 14/12/10. The table summarizes the projected lot yield as anticipated by the developer/applicant which prepared the BGODP. This table shows the average lot sizes as projected by the applicant for the R10 coded land at 1,500m². Based on this lot size of 1500m², which, for all practical purposes, is the minimum that can be achieved for the subject land under R10, the proportion of lots created (namely 26 as per Appendix 3A) represents 2.6% of the total BGODP. In terms of the more appropriate size lot of 2,500m² for the subject low density land (16 as per Appendix 3B) as argued in this submission, the proportion of the total BGODP is 1.6%. Impact on the viability of providing reticulated sewerage would, therefore, be barely noticeable and is unlikely to influence whether or not such a service is extended to the area.

Furthermore, in addition to the argument that a smaller number of lots be created over the low density portion of the subject land, its location within the BGODP makes the concept of contributing to the extension of services/infrastructure to the area even more impractical. The subject land is the eastern-most property in the BGODP and, as such, is the furthest from the Water Corporation's existing sewer.

Adjoining the subject land is the major landowner and applicant for the BGODP, Peet Tri State Syndicate Ltd (Peet) which owns some 58% in one contiguous parcel. Advice from the Water Corporation is that the most likely scenario of extending sewer to the area is along the foreshore to a pump station in the most westerly corner of Peet's land.

As it is not feasible to extend the sewer some 3 kms (past all the other properties in the BGODP) to service the subject land by itself due to the argued, more appropriate, lower lot yield from the low density land (which will also respond more favourably to market conditions), the only other option is to wait for Peet to extend the sewer. Peet is the largest landowner creating potentially the greatest number of lots requiring an extension to the sewer. This will inevitably take many years due to the current over-supply of small residential lots in Albany and current low market demand.

When development does occur, Peet will, most likely, extend the sewer to the western corner of their land as indicated by the Water Corporation and develop in stages from the west and work east over the years. The western point of Peet's land is some 1 km from the subject land and the cost extending sewer this distance for the subject land (considering its yield) is not viable. Once Peet has staged development over the years to a point where it is close to the subject property the viability of connection to sewer may become greater but with very low density subdivision it could conceivably still not be economic to connect. With current market conditions and the potential number of lots on Peet's land, it is expected that this time frame will be decades.

As mentioned, some two thirds of the subject land is zoned low density to achieve the objectives of the FMP which, as put forward in this submission, will still not achieve the desired outcome at R10 density. An even lower density is more likely to be more consistent with that outcome. This, combined with approximately 10% of the land being designated POS, limits the number of lots that can be created. These sacrifices in development potential for the subject land along with the extra costs to be borne by the subject property in abiding by the FMP, all in the interests and safety of the overall BGODP area, raises the question of whether it is reasonable to place an even greater impost over the subject land in being required to contribute to the cost of extending the sewer to the locality. This is especially relevant when the proportional number of lots created from the low density area of Lot 2 to the overall number of lots to be created within the BGODP is minimal.

d) Acid Sulphate Soils

Extensive testing has not been undertaken but, from information currently to hand, although there may be some acid sulphate soils along and near the foreshore to Princess Royal Harbour, there is no indication that the land is so affected. More details in this regard can be compiled as and when formal subdivision proposals are put forward.

10 Benefits of Lower Density, Unsewered Subdivision**Provision of New, Atypical Lots to Meet a Particular Need.**

The preparation of the BGODP was undertaken at a time when the expectations of future urban development and residential property take-up were high before the global financial crisis. A far more pragmatic and probably more realistic view of the potential for subdivision and development in this area currently prevails with future subdivision and development as envisaged by the Plan being unlikely for many years.

The sewerage requirement over the whole Plan area with all of its associated costs operates to effectively remove any present potential for subdivision and, therefore, any prospect of lots being provided for those who wish to live in the area.

The proposal to create some additional, larger lots in the locality would not only partially redress this problem but also supply lots not typically created; filling a market niche.

Improved Lot Proportions

As previously argued, subdivision of the R10 Coded area of Lot 2 to its maximum density would result in the creation of exceptionally poorly proportioned lots with a frontage to depth ratio of approximately 1 in 4. The present proposal envisages lots of much improved size and shape with a frontage to depth ratio of 1 in 2. Lots of this shape would be far simpler to develop and provide greater separation between dwellings, thus improving residential amenity.

With fewer dwellings adjoining the Bushland Reserves, the graduation between the natural bushland areas to urban development would be softened.

Improved Compliance with FMP Provisions

The creation of some 17 new lots on the fringe of the BGODP area, as distinct from the much greater number capable of being created at the maximum R 10 density, not only produces lots of significantly improved shape and proportions but also reduces the number of dwellings exposed to the risk of fire from adjoining reserves containing natural bushland. Moreover, with increased space between dwellings, there will be more likelihood that properties can be defended from one another should a fire occur. The objectives of the FMP would be realised to an even greater degree than might have been envisaged when the R 10 code was applied through the ODP.

PART C REQUESTED MODIFICATIONS TO BGODP

11 It is requested that the Council, and by extension the Commission, as the agencies involved in the approval processes for ODPs adopt modifications to the BGODP as provided for in Clause 5.9.1.6 in accordance with or generally along the lines of the following:-

- i) **Proposed Modification to Clause 14 of the Text accompanying the BGOCDP as provided for in Clause 5.9.1.6 of the Scheme Text to LPS No1 to include words in italics and underlined below.**

14) Sewer and Water Infrastructure

All future development and subdivision (except for the creation of retained lots to excise existing dwellings adjacent to the foreshore and South Coast Water Reserve Priority 2 Protection Area and lots created within that part of Lot 2 coded R5 on the ODP Plan) within the ODP area is to be provided with reticulated water and reticulated sewerage infrastructure. Subdivision and development within the ODP area shall not be supported unless the proposal can provide reticulated water and sewerage services.

- ii) **Proposed Modification to Clause 21 of the Text to include words in italics and underlined below.**

Standard conditions expected to be imposed relate to:

- Provision and connection to infrastructure (power, water, sewer (except as provided in Clause 14), telecommunications);

- iii) **Proposed Modification to the BGODP Plan as follows:-**

Amend the legend to the Plan to show a further notation under the Low Density Residential land uses of “Low Density Residential (R5)” with a suitable distinctive annotation on the Plan itself to cover the area of land presently coded R10 within Lot 2.

Gordon G Smith



APPENDIX No 2
REPORT DATED 7TH AUGUST 2015
BY
AURORA ENVIRONMENTAL



7 August 2014

George Vasiliiu
877 Frenchman Bay Road
BIG GROVE WA 6330

Dear George,

**ON SITE EFFLUENT DISPOSAL ASSESSMENT – ANALYSIS – LOT 2 (No. 887) FRENCHMAN BAY ROAD –
BIG GROVE OUTLINE DEVELOPMENT PLAN**

Aurora Environmental has undertaken an assessment of a portion of Lot 2 Frenchman Bay Road in Big Grove (Attachment 1) to determine suitability of the area for on-site effluent disposal.

BACKGROUND

Lot 2 is part of the Big Grove Outline Development Plan (BGODP) area (Attachment 2). The area examined comprises the portion of Lot 2 which is designated 'Low Density Residential – R10' under the BGODP, where lot sizes will be larger than 1000m² (Attachment 2). The landowner wishes to create lots greater than 2000m² to allow for lot widths of at least 34m.

The larger lot sizes of the R10 area has been assigned due to the proximity of Reserve 930 immediately to the east, which comprises native vegetation with a high fire risk. On-site effluent disposal is being considered for this portion of Lot 2 as the provision of a reticulated sewer service is not considered to be a financially feasible option in the short to medium term.

Princess Royal Harbour

The subject land is located approximately 150m south of Princess Royal Harbour. EPA Bulletin 412 (1990) states that concern regarding the water quality of Princess Royal Harbour dates back to the early 1970s when a survey of water quality was undertaken for the Albany Port Authority raised initial concerns. In 1976 the Albany Waterways Management Authority was established to ensure that the water quality of the Albany harbours remained high. Testing in 1978 and 1979 indicated that some areas of the Harbour had high levels of faecal bacteria, but that the overall nutrient status was acceptable. However, in 1983 fish tissue samples indicated relatively high levels of mercury.

An intensive survey of the sediments and biota from the Harbour showed high levels of mercury and lead. Subsequently, the *Albany Harbours Environmental Study* was undertaken (1988 to 1989) and summarised by the Environmental Protection Authority (Bulletin 412; EPA, 1990). The main findings relating to the Harbour included that nutrients and heavy metals entering the Harbour were mostly from point sources, including King Point Wastewater Treatment Plant, Vital Foods, CSBP Wesfarmers Ltd, Princess Royal Seafoods, Metro Meats, Albany Woollen Mills, Albany Wharf and Hanrahan Road landfill (Plate 1). More diffuse sources such as groundwater and rural and urban stormwater runoff also contributed to nutrient loads.

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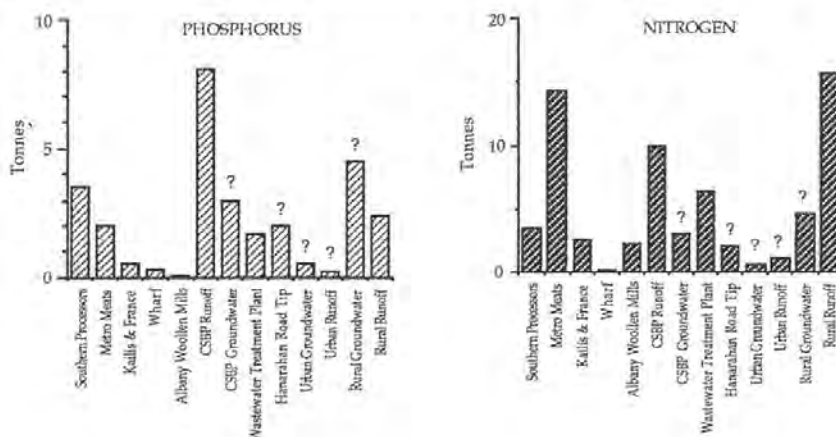
On-site Effluent Disposal Assessment and Analysis – Lot 2 Frenchman Bay Road, Big Grove

Urban groundwater was estimated to contribute less than 0.5 of a tonne of phosphorus per annum compared to the total input of 18.15 tonnes of phosphorus to the Harbour in 1988 (South Coast Rivercare, 2015). The EPA (1990) noted that urban groundwater contaminants originated from a number of sources including Hanrahan Road landfill, CSBP and to a lesser extent garden fertilising and septic tanks. This indicates that only a very small proportion of nutrients in the groundwater could be attributed to septic tanks.

Septic tanks are likely to contribute significant amounts of nitrogen and phosphorus to the soil, but the current load of nutrients entering the harbour from this source is not accurately known. *Princess Royal Harbour Nutrient Audit Tables* (South Coast Rivercare, 2015) estimated that total groundwater input, part of which comprised septic tank effluent, contributed around 0.99 tonnes of phosphorus and 5.8 tonnes of nitrogen per annum between 1988 and 2001, a small fraction of overall nutrient input (Attachment 3).

As of 2001, the annual nutrient input into Princess Royal Harbour was estimated to be 2.66 tonnes of phosphorus (6.8 fold reduction from 1988) and 20.56 tonnes of nitrogen (2.9 fold reduction from 1988) (Attachment 3). The reduction in nutrient inflow to the Harbour is mostly related to addressing nutrient export from point sources, as reticulated sewer was not extended to Little Grove until 2006.

Plate 1: Inputs of Phosphorus and Nitrogen to Princess Royal Harbour in 1988



Note: ? indicates estimate. Source: EPA, 1990 – Bulletin 412

PURPOSE AND SCOPE

The purpose of this investigation was to determine the suitability of the subject land for on-site effluent disposal.

The scope of work undertaken included the following:

- Review existing policy and guidelines to determine if the subject land meets the minimum site requirements for on-site effluent disposal. The relevant policies and guidelines included:
 - Draft Country Sewerage Policy* (Department of Health (DOH), 1999 as amended 2003). This document governs onsite effluent disposal until the Draft Government Sewerage Policy is finalised;

Mr G. Vasilu

On-site Effluent Disposal Assessment and Analysis – Lot 2 Frenchman Bay Road, Big Grove

2. *Government Sewerage Policy – Consultation Draft* which was released by DoH in 2011. When this Policy is finalised, it will replace the *Draft Country Sewerage Policy*; and
 3. *Code of Practice for the Design, Manufacture, Installation and Operation of Aerobic Treatment Units (ATUs)* (DOH 2001).
- Collect the following information for the subject land:
 - ❑ A description of soil profile to a depth of 2.0m;
 - ❑ Soil permeability;
 - ❑ Soil phosphorus retention index;
 - ❑ Groundwater levels;
 - ❑ Site topography and any other constraining features such as rock outcrops, water courses and steep slopes; and
 - ❑ Site observations (e.g. site contamination, proximity to wetlands, water courses, or conflicting land uses (for residential development)).
 - Review the data collected and comment on the type and location of appropriate wastewater treatment systems, comment on the suitability of area for irrigation and determine whether on-site effluent disposal is consistent with policy requirements and guidelines.

POLICY AND GUIDELINES REVIEW

Septic Tanks and ATUs

Modern policies (e.g. *Planning Bulletin 7 Government Sewerage Policy Perth Metropolitan Region WAPC, 1995*) consider that septic tanks in close proximity to waterways are not an appropriate method of waste disposal in the long-term, because as the surrounding soil becomes increasingly saturated with nutrients, less are retained and therefore are likely to migrate to waterways via groundwater. In the instance of Princess Royal Harbour, the reduction of septic tanks is being resolved through the provision of reticulated sewer to Little Grove and surrounding residential areas (where density, cost and accessibility allow).

The development and use of ATUs in Western Australia as an alternative to septic tanks has improved the treatment and disposal of waste water on-site. These units have allowed for larger lots in unsewered areas to be developed.

The Department of Health (DoH) recognises the use of ATU systems for which it provides approval, for single houses, multi-residential and non-residential developments where reticulated sewer cannot be connected (or connection is problematic). ATUs treat waste water to a high standard, removing pathogens and nutrients via biological (bacteria and vegetation in irrigation areas) and chemical processes (adsorption of nutrients, disinfection). The treated waste water is disposed over a dedicated irrigation area to assimilate any remaining nutrients using plants or soil with adsorption potential. Some ATUs are specially designed to remove phosphates through precipitation, irrigation and/or use of amended soils. In Western Australia, all ATUs are required be serviced quarterly to ensure optimal operation.

For these reasons, the use of ATUs in sensitive areas is considered to be a legitimate way to safely treat waste water, as long as the subject land meets criteria outlined in Western Australian on-site waste water treatment policy documents.

WESTERN AUSTRALIAN POLICY REQUIREMENTS

The *Draft Country Sewerage Policy 1999* (as amended 2003) states:

Aurora Environmental
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On-site Effluent Disposal Assessment and Analysis – Lot 2 Frenchman Bay Road, Big Grove

- Section 5.2: Proposals for large lot subdivision or density development can be considered if they do not involve the creation of lots less than 2000m², or development at a density greater than R5 and provided that there is no opportunity within the area covered by the proposal for further subdivision, without reticulated sewerage.
- Section 5.3: Proposals in remote and isolated locations may be supported, depending on the nature of the site and the waste water disposal arrangement chosen, and subject to:
 - the development being a maximum density of R10 and no more than 25 lots or dwelling units in total;
 - the overall objectives of the Policy not being compromised; and
 - the statutory authority being satisfied, after considering the advice of consultative authorities, that the intended wastewater disposal arrangements are acceptable.

Due to the fire risk associated with Reserve 860 adjacent to the subject land and the desire to create lots with a frontage of at least 34m, the proposed lot sizes will be in excess of 2000m². It is unlikely that there will be further subdivision of the proposed lots. Therefore, the proposed subdivision of Lot 2 meets the above requirements of the *Draft Country Sewerage Policy 1999* (as amended 2003).

The *Code of Practice for the Design, Manufacture, Installation and Operation of Aerobic Treatment Units* (ATUs) (DOH, 2001) describes requirements for ATU installation, including allotment requirements, setbacks, assignment of an irrigation area, landscaping, depth to groundwater and consideration of phosphorus retention ability of the soil. These matters are considered below.

DATA ANALYSIS AND COMPLIANCE WITH SITE REQUIREMENTS

Data has been collected to inform the BGODP planning process (Coffey Environments, 2009) and provides information about the subject land and compliance with the *Draft Country Sewerage Policy* (DoH 1999, As Amended 2003) And *Code of Practice for the Design, Manufacture, Installation and Operation of Aerobic Treatment Units* (ATUs) (DoH, 2001).

Lot Size

The *Draft Country Sewerage Policy* (DoH 1999, As Amended 2003) states that proposals for large lot subdivision or density development can be considered if they do not involve the creation of lots less than 2000m². The *Draft Government Sewerage Policy* (DoH, 2011) states that minimum lot sizes could be 1000m² for areas with gravels and sands, sandy loams and loams. The R10 section of Lot 2 will meet these allotment criteria.

Topography and Groundwater

Available topographical data indicates that the highest point of the land occurs in the south eastern corner at 20m AHD and the lowest point 5mAHD adjacent to the foreshore reserve boundary in the north (Attachment 1). There are no slopes in the development area that exceed a one in five gradient.

Groundwater level data has been collected from two monitoring bores adjacent to the subject land which are reflective of conditions on the site (MB6 and MB7; Attachment 1). Data collected between 2010 and 2012 (Table 1) indicates that the maximum groundwater level in the southern portion of the subject land (MB7) is 4.51m below ground level (BGL) or 8.95m AHD. Groundwater levels in this area fluctuated by approximately 0.95m annually. The northern portion of the land, adjacent to the Princess Royal Harbour foreshore reserve (MB6) experienced a maximum ground water level of 1.63m BGL or 2.97m AHD. Groundwater levels in this

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On-site Effluent Disposal Assessment and Analysis – Lot 2 Frenchman Bay Road, Big Grove

area fluctuated by approximately 1.1m annually. These groundwater levels indicate that the land is suitable to ensure an adequate distance to groundwater for on-site effluent disposal.

Table 1: Maximum and Minimum Groundwater Elevations and Slopes

Location	Bore Depth (mBGL)	Maximum (mBGL)	Minimum (mBGL)	Surface (mAHD)	Minimum (mAHD)	Maximum (mAHD)	Change (m)
MB6	3.55	2.73	1.63	4.60	1.87	2.97	1.10
MB7	5.45	(>5.45)	4.51	13.45	(<8.00)	8.95	>0.95
Requirement: Draft Country Sewerage Policy (DoH 1999, As Amended 2003)					Compliance:		
At least 0.5m separation between the natural ground surface and the highest known groundwater level. Correctly engineered drainage solutions may be used to increase the clearance between the natural surface and the highest known groundwater level, subject to such drainage works being environmentally acceptable.					The subject land meets this requirement as there is at least 0.5m separation to maximum groundwater levels.		
The natural land slope on which wastewater disposal is to occur shall not exceed a one in five gradient.					The subject land does not contain slopes with a greater than one in five gradient.		

Soil Profile

A review of the *Environmental Geology Series* maps prepared by the Geological Survey of Western Australia was undertaken to determine the geology of the site. The site is located on the Albany Part Sheets 2427 I, 2428 II, 2527 IV and 2528 III (Gozzard, 1989). The geological units that make up the topographical features of the site are described as:

- **L55** – comprises limestone, very pale brownish yellow, fine to medium, sub-rounded quartz and shell debris, generally friable.
- **S14** – comprises sand, white to pale grey, fine to medium, occasionally coarse, angular to sub-angular quartz, little fines, moderately sorted.

The unit L55 is predominant over the site, with the unit S14 only occurring close to Frenchman Bay Road. The soils in the study area are of adequate depth for installation and operation of ATUs, as shown by bore log information in Gozzard (1989) which indicates sandy soils to a depth of 50m BGL. There are no rock outcrops or water courses associated with the subject land.

Requirement: Draft Country Sewerage Policy (DoH 1999, As Amended 2003)	Compliance:
The site is required to have soil characteristics capable of receiving all wastewater likely to be generated on the site without risk to public health or the environment. Sites that have shallow or no permeable topsoils, underlain by rock or low permeability soils (e.g. clays, etc.) are less able to receive wastewater.	The subject land meets this requirement as there are friable loamy lime sands (L55) and a small portion of friable white to grey sands (S14) close to Frenchman Bay Road.

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Soil Permeability

Infiltration tests have been undertaken at MB6 and MB7 to determine the general permeability of the soil at the site. The K_{SAT} results summarised in Table 2.

Table 2: Calculated Ksat Values and Drainage Classification

Location	K_{SAT} (m/Day)	Permeability
MB6	0.576	Low permeability
MB7	10.736	Medium permeability

* Soil Category as per Standards Australia 1547:2012.

Based on infiltration testing results, the calculated K_{SAT} values are 0.576m/day at MB6 which equates to 'low permeability' and 10.736m/day at MB7 which equates to medium permeability. Based on this permeability, the soils at MB6 fall into category 4, a loam with low permeability and MB7 a sandy loam with medium permeability (Standards Australia, 2012). These permeability rating are considered to be adequate for on-site effluent disposal and irrigation (Standards Australia, 2012).

Phosphorus Retention Index

Soil samples have been tested from locations MB6 and MB7. The PRI for the soil samples taken at MB6 is 83.1 and 0 at MB7 (Attachment 1). As noted in *Water Quality Protection Note 22: Irrigation with Nutrient Rich Wastewater* (DoW, July 2006), soils with Phosphorus Retention Index (PRI) ratings higher than 10 have a reduced risk of leaching nutrients through the soil profile and into the groundwater. The DoH published *Code of Practice for the Design, Manufacture, Installation and Operation of Aerobic Treatment Units* (DoH, 2001) specifies that surface irrigation disposal areas need to contain soils with PRI values greater than 20. If soil PRI is less than 20, then high-PRI amended soil are recommended for the site. The LS5 sands have an adequate PRI for on-site effluent disposal. For areas which contain the S14 soil type, it is recommended that amended soil be used for irrigation areas.

Sensitive Receiving Bodies

The *Draft Country Sewerage Policy* (1999; as amended 2003) provides buffer distance requirements to environmentally sensitive areas. The buffers that apply to the subject land for ATUs are:

- All water features – 100m. The development area is not within 100m of a water feature (Princess Royal Harbour is 150m north of development area).
- Estuaries, watercourses and marine environment - 30m. The development area is more than 30m from an estuary/ marine environment (Princess Royal Harbour is 150m north of development area).

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Setbacks

Table 3 summarises the site conditions in relation to *Code of Practice for the Design, Manufacture, Installation and Operation of Aerobic Treatment Units (ATUs)* (DOH, 2001).

Table 3: Summary Table

Requirement	Site Condition	Comment
Irrigation Area – Disposal minimum area 150m ² .	An area of at least 300m ² would be available for irrigation. An additional 100m ² would still be available for recreation and social activities.	The subject land and proposed lot configuration can meet the disposal area requirement.
Setbacks for irrigation area: Fencing: 1.8m Buildings: 1.8m Paved surfaces: 1.8m Wells, bores dams, water courses used for human consumption or proclaimed water catchment area: 30m	The site is yet to have detailed planning for these elements. However, there is enough space to allow for this requirement. There are no water features within 30m of the subject land.	The subject land and proposed lot configuration can meet the disposal area requirement.
Setbacks for ATU: Boundaries or buildings: 1.2m surface irrigation disposal area: 1.8m Wells, bores dams, water courses used for human consumption or proclaimed water catchment area: 6m	The proposed lots will provide enough space to allow for these requirements. There are no water features within 6m of the proposed lots.	The subject land and proposed lot configuration can meet the disposal area requirement.
Phosphorus Retention Index: Values lower than 20 require use of amended soils.	The PRI values are 83.1 (MB6) and 0 (MB7).	Soils comprising LS5 are suitable for general ATU systems. S14 soil types require the use of amended soils to retain phosphorus.
Depth to groundwater: 500mm from upper irrigation area to highest known water table.	The maximum ground water level occurs in the norther portion of the subject land (MB6) which has been recorded at 1.63mBGL.	The subject land and proposed lot configuration can meet the disposal area requirement.

Source: Requirements from *Code of Practice for the Design, Manufacture, Installation and Operation of Aerobic Treatment Units (ATUs)* (DOH 2001).

CONCLUSIONS

Aurora Environmental has conducted a review of the available information for Lot 2 to determine whether on-site waste water treatment and disposal is suitable for the subject land. Based upon a review of the relevant Policies, Guidelines and available site data, Aurora Environmental considers the subject land meets the criteria for on-site effluent disposal and is suitable the use of systems, including ATUs. The use of ATUs

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(particularly phosphate removing systems) will ensure that there is no appreciable risk to the water quality in Princess Royal Harbour.

If you would like to discuss this assessment, please contact the undersigned on 0447 446 343 or melanie.price@auroraenvironmental.com.au.

Yours sincerely



Melanie Price

Associate Environmental Scientist
Director – Aurora Environmental Albany

Attachments

- Attachment 1: Site Maps
- Attachment 2: Big Grove Outline Development Plan
- Attachment 3: Nutrient Input – Princess Royal Harbour

References

- Coffey Environments (2009)** Local Water Management Strategy – Big Grove Outline Development Plan Area, Albany.
- DoH, Department of Health (1999, as amended 2003)** Draft Country Sewerage Policy.
- DoH, Department of Health (2001)** Code of Practice for the Design, Manufacture, Installation and Operation of Aerobic Treatment Units (ATUs)
- DoW, Department of Water (2006)** Water Quality Protection Note 22: Irrigation with Nutrient Rich Wastewater.
- EPA, Environmental Protection Authority (1990)** Albany Harbours Environmental Study. Bulletin 412.
- Gozzard, J.R. (1989)** Albany 1:50,000 Environmental Geology Series, Part Sheets 2427 I, 2428 II, 2527 IV, & 2528 III. Geological Survey of Western Australia, Perth, WA.
- South Coast Rivercare (2015)** Sourced on 4 August 2015 from: <http://www.rivercare.southcoastwa.org.au/infodata/albanyc/princessh/tables.html>
- Standards Australia (2012)** Australian/ New Zealand Standard – On-site Domestic Wastewater Management AS/NZS 1547:2012

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On-site Effluent Disposal Assessment and Analysis – Lot 2 Frenchman Bay Road, Big Grove

Attachment 1: Lot 2 Frenchman Bay Road, Big Grove

Air photo, cadastre and testing locations



Source: Google Maps, 2015

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Site Details



Site Topography and Features



Source: Landgate Map Viewer (2015)

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Attachment 2: Big Grove Outline Development Plan

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Attachment 3: Nutrient Input – Princess Royal Harbour

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South coast rivercare: Princess Royal Harbour nutrient audit tables



Princess Royal Harbour nutrient audit tables

Table 1. Total Phosphorus (tonnes) Entering Princess Royal Harbour 1988-2001

Source	1988	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	EPA Target
Vital Food ¹	3.50	5.60	3.40	2.98	0.35	0.60	0.48	0.46	0.46	0.69	2.71	0.58	0.66
Metro Meat ²	2.00	2.10	1.70	1.77	0	0	0	0	0	0	0	0	0.43
Wesfarmers-CSBP ³	8.10	2.10	0.26	0.02	0.04	0.01	0.05	0.02	0.01	0.03	0.06	0.07	0.80
Princess Royal Seafoods ⁴	0.50	0.50	0.10	0.30	0	0.14	0.06	0.06	0.10	0.28	0.23	0.08	0.10
Albany Spinning Mills ⁵	0.10	0.10	0.10	0.03	0.02	0.04	0.01	0.02	0.02	0.01	0	0	0.15
Total Industry	14.20	10.40	5.56	5.10	0.41	0.79	0.60	0.56	0.59	1.01	3.00	0.73	2.14
Albany Drainage District ⁶	1.10	0.70	1.80	1.00	0.90	0.66	1.31	0.75	0.65	0.98	0.61	0.68	4.60
WAWA Treatment Plant ⁷	1.60	1.60	1.60	1.60	1.60	0	0	0	0	0	0	0	0
Urban Surface Water ⁸	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.30
Total Groundwater ⁹	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	0.99	-
Total Other Sources	3.95	3.55	4.65	3.85	3.75	1.91	2.56	2.00	1.90	2.23	1.86	1.93	5.00
Total All Sources ¹⁰	18.15	13.95	10.21	8.95	4.16	2.70	3.16	2.56	2.49	3.24	4.86	2.66	7.14

Table 2. Total Nitrogen (tonnes) Entering Princess Royal Harbour 1988-2001

Source	1988	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	EPA Target
Vital Food ¹	3.40	7.70	7.80	10.00	1.93	2.84	2.86	3.11	1.50	1.66	2.89	1.46	2.19
Metro Meat ²	14.3	8.40	11.20	10.30	0	0	0	0	0	0	0	0	1.42
Wesfarmers-CSBP ³	10.00	6.00	2.40	2.24	1.71	2.02	2.13	2.55	1.37	1.47	3.29	1.92	3.35
Princess Royal Seafoods ⁴	2.50	2.50	0.40	0.30	0	1.22	1.02	0.85	0.77	0.54	1.64	0.84	0.34
Albany Spinning Mills ⁵	2.30	1.00	0.70	0.67	0.57	0.55	0.12	0.24	0.24	0.12	0	0	0.78
Total Industry	32.5	25.60	22.50	23.51	4.21	6.63	6.13	6.75	3.88	3.79	7.82	4.22	5.98
Albany Drainage District ⁶	10.00	8.50	11.50	9.50	9.50	8.03	9.35	10.58	6.49	9.04	10.14	5.24	13.50
WAWA Treatment Plant ⁷	6.40	6.40	6.40	6.40	6.40	0	0	0	0	0	0	0	0
Urban Surface Water ⁸	5.30	5.30	5.30	5.30	5.30	5.30	5.30	5.30	5.30	5.30	5.30	5.30	0.06
Total Groundwater ⁹	5.80	5.80	5.80	5.80	5.80	5.80	5.80	5.80	5.80	5.80	5.80	5.80	-
Total Other Sources	27.50	26.00	29.00	27.00	27.00	19.13	20.45	21.68	17.59	20.14	21.24	16.34	14.10
Total All Sources ¹⁰	60.00	51.60	51.50	50.51	31.21	25.76	26.58	28.43	21.47	23.93	29.06	20.56	20.10

Notes

1. Formerly Southern Processors. Reports of overflows into harbour received during year, and it is likely monitored discharge underestimates true discharge.
2. Metro Meat ceased operations in April 1993.
3. CSBP discharge into Munster Hill drain. See 6 below.
4. Formerly Kailis and France. No processing in 1994, restarted in June 1995. Connected to sewer May 2001. No discharge information for January-May 2001. Austral Fisheries took over late 2001.
5. Formerly Albany Woollen Mills. Connected to sewer mid 1999. 1999 figures estimated at half 1998 figures, as not licenced and no information available. Company ceased operating 2000.
6. Data infrequent or absent for years 1988-1994. 1995 to 2001 figures considered reliable. Includes both Robinson Road and Munster Hill Drains.
7. WAWA Treatment Plant ceased discharge into harbours from Point King outfall in February 1995.
8. Figures based on initial study by Town of Albany. Estimated 1993 figures used for each year, and no annual monitoring.
9. Figures based on Albany groundwater study (Yu and Williamson, WRC 1998). Figures replaced earlier estimates.
10. Does not include spillage at Port, which has been impractical to measure. The number of fertiliser shipments vary from year to year. Also does not include Woolstores Drain, the catchment of which includes Hanrahan Road Landfill Site. Monitoring in 2001 suggests it exported 9,759 kg of TN. 9 kg of TP into drain.

Table 3. Foreshore Industry Nutrient Discharge (tonnes) to Princess Royal Harbour 2001

Industry	Total Phosphorus	EPA Target Phosphorus	Total Nitrogen	EPA Target Nitrogen
Vital Food	0.58	0.66	1.46	2.19
Wesfarmers-CSBP	0.07	0.80	1.92	3.35
Princess Royal Seafoods	0.08	0.10	0.84	0.34
Albany Spinning Mills	Nil	0.15	Nil	0.78

<http://www.rivercare.southcoastwa.org.au/info/data/albany/princeofsh/totals.html>

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South coast river care: Princess Royal Harbour nutrient audit tables

Metro Meats	Nil	0.43	Nil	1.42
Industry Total	0.73	2.14	4.22	5.98

* assumes discharge in 2001 same as same period for 2000, as no monitoring undertaken.

Table 4. Foreshore Industry Parameter Variations 2001

Parameter	Vital Food	Wesfarmers-CSBP	Princess Royal Seafoods [*]	EPA Guidelines
TSS (mg/L)	31 - 580	1 - 20	17 - 3100	80 mg/L
BOD (mg/L)	400 - 2100	N/A	210 - 2600	100 mg/L
TN (mg/L)	9 - 150	3.5 - 80	16 - 145	10 mg/L
TP (mg/L)	2 - 12	0.4 - 2.4	1.1 - 50	3 mg/L
O&G (mg/L)	N/A	N/A	7 - 780	30 mg/L

* assumes discharge in 2001 same as in same period for 2000, as no monitoring undertaken.

Table 5. Foreshore Industry Discharge Load and Parameter Compliance 2001

Industry	Phosphorus		Nitrogen	
	Load	Concentrations	Load	Concentrations
Vital Food	3	8	3	8
Wesfarmers-CSBP	3	3	3	8
Princess Royal Seafoods [*]	3	8	8	8

* assumes discharge in 2001 same as in same period for 2000, as no monitoring undertaken.

3 = Compliance with EPA recommendations

8 = Non-compliance with EPA recommendations

[Home](#)

APPENDICES Nos 3A & 3 B

**SCHEMATIC SKETCHES OF SUBDIVISION
OF
LOT 2, FRENCHMAN BAY ROAD,
BIG GROVE,
ALBANY**

Appendix 3A

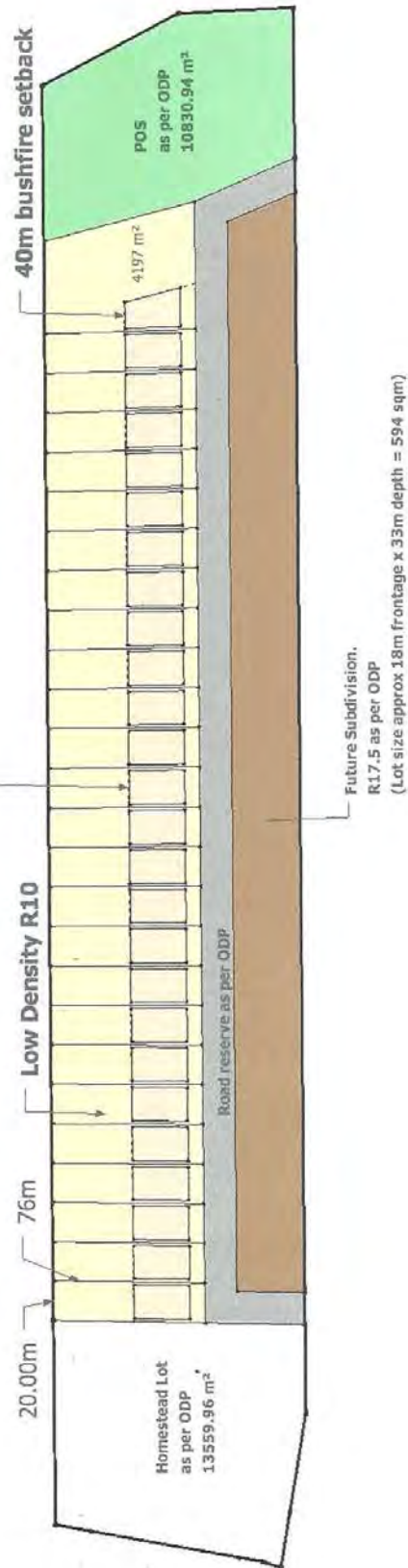
Schematic sketch of subdivision of low density land coded R10 as per ODP

Showing minimum lot sizes achievable

(20m min. frontage x 76m depth = 1520 sqm)

Maximum building envelope.

17m wide at minimum side boundary setback
of 1.5m. 3m separation between envelopes

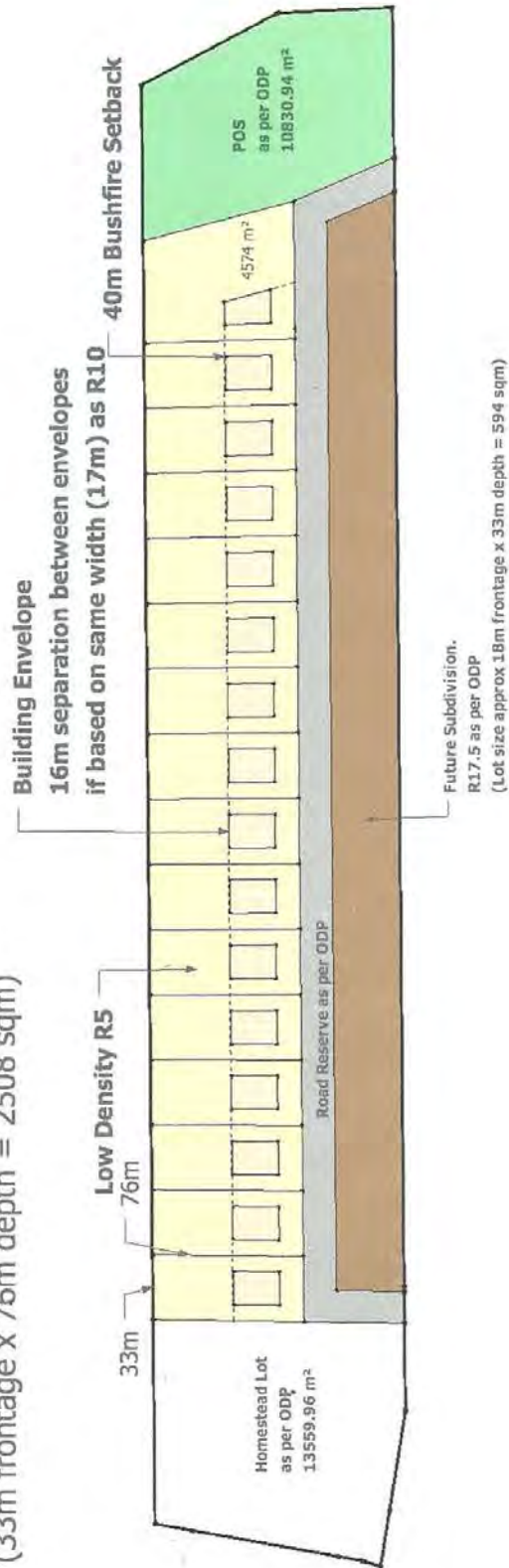


Appendix 3B

Schematic sketch of subdivision of low density land if coded R5

Showing improved shape and size lots

(33m frontage x 76m depth = 2508 sqm)



APPENDIX No 4

**LOT YIELD SCHEDULE FOR
BIG GROVE OUTLINE DEVELOPMENT PLAN**

18. The table below summarises the 'projected' lot yield as anticipated by the developer(s) based on market demand for larger lots, and the potential maximum yield permissible under the Codes.

Lot type	Net Residential Area (hectares)	Average Lot size in m ² (applicant projection)	Total yield (applicant projection)	Average Lot size (as per R Codes)	Total yield (based on R Codes)
R10	5.33ha	1500	35	1000	53
R20	48.5ha	670	721	500	967
R30	5.97ha	400	149	300	199
R40	2.48ha	300	82	220	112
Rural Residential	3.29ha	N/A	4	N/A	4
Total			991	Total	1335

Table 1 – Potential lot yields

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors

From : Administration Officer - Planning

Subject : Planning Scheme Consents – February 2016

Date : 1 March 2016

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of February 2016.
2. Within this period 64 Planning Scheme Consent applications were determined, of these;
 - 60 Planning Scheme Consent applications were approved under delegated authority;
 - 1 Planning Scheme Consent application was approved by Council;
 - 2 Planning Scheme Consent application was cancelled; and
 - 1 Planning Scheme Consent applications were withdrawn.



Kandi Smith
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for February 2016

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2150436	24/08/2015	Earl Street	Albany	Multiple Dwellings (x2)	Delegate Approved	1/02/2016	Alex Bott
P2150609	26/11/2015	Rowley Street	Albany	Single House - Design Codes Assessment	Delegate Approved	5/02/2016	Alex Bott
P2150623	2/12/2015	Duke Street	Albany	Single House - Additions & Alterations (Design Codes assessment)	Delegate Approved	5/02/2016	Alex Bott
P2140139	11/04/2014	Stirling Terrace	Albany	Tavern/Hotel - Additions and Alterations	Cancelled	23/02/2016	Taylor Gunn
P2160014	13/01/2016	Grey Street West	Albany	Outbuilding (Carport)	Delegate Approved	8/02/2016	Jessica Anderson
P2160037	1/02/2016	Hill Street	Albany	Development - Earthworks in excess of 600mm (Retaining Walls)	Delegate Approved	5/02/2016	Taylor Gunn
P2160048	5/02/2016	Grey Street West	Albany	Single House - Additions (Patio and Balcony)	Delegate Approved	10/02/2016	Taylor Gunn
P2160056	10/02/2016	Parade Street	Albany	Development - Brick Fence on boundary of Easement granted to 21 Parade Street Albany	Delegate Approved	16/02/2016	Jessica Anderson
P2160067	17/02/2016	Lower Stirling Tce	Albany	Change of Use	Withdrawn	26/02/2016	Deb Delury
P2160040	3/02/2016	Houghton Boulevard	Bayonet Head	Single Dwelling	Delegate Approved	5/02/2016	Taylor Gunn
P2160051	8/02/2016	Alison Parade	Bayonet Head	Caravan Park - Maintenance Outbuilding	Delegate Approved	18/02/2016	Alex Bott
P2160062	15/02/2016	Grenfell Drive	Bayonet Head	Single house	Delegate Approved	19/02/2016	Alex Bott
P2160069	17/02/2016	Meananger Crescent	Bayonet Head	Singe house - Design Codes Assessment	Delegate Approved	22/02/2016	Taylor Gunn
P2160084	22/02/2016	Dyer Court	Bayonet Head	Single House - Design Codes Assessment (Earthworks in excess of 600mm - Stepping)	Delegate Approved	26/02/2016	Alex Bott
P2160022	21/01/2016	Shephers Lagoon Road	Bornholm	Farm Workers Accommodation and Rural Pursuit (Wayside Stall)	Delegate Approved	12/02/2016	Alex Bott
P2160034	1/02/2016	Lockyer Avenue	Centennial Park	Change of Use - Light Industry - Service (Signwriting)	Delegate Approved	11/02/2016	Jessica Anderson

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2150659	24/12/2015	Little Oxford Street	Gledhow	Single House - Outbuilding & Retaining Walls	Delegate Approved	2/02/2016	Jessica Anderson
P2160055	9/02/2016	Little Oxford Street	Gledhow	Single House (Lot No. 681 Greyhound Circle) Design Codes Assessment	Delegate Approved	16/02/2016	Alex Bott
P2150579	11/11/2015	Henty Road	Kalgan	Single House - Additions	Delegate Approved	2/02/2016	Alex Bott
P2160033	1/02/2016	Mead Road	Kalgan	Single House - Additions (Patio x2)	Delegate Approved	4/02/2016	Taylor Gunn
P2160045	4/02/2016	Walford Road	Kalgan	Single house	Delegate Approved	25/02/2016	Jessica Anderson
P2160074	18/02/2016	Myola Drive	Kalgan	Single House	Delegate Approved	23/02/2016	Alex Bott
P2160041	3/02/2016	Norwood Road	King River	Single House - Outbuilding (Domestic Storage)	Delegate Approved	9/02/2016	Alex Bott
P2150619	2/12/2015	Mailma Road	Kronkup	Single House - Detached Guest Room & Outbuilding	Delegate Approved	5/02/2016	Alex Bott
P2160038	2/02/2016	Levardia Road	Kronkup	Home Occupation - Chocolaterie	Delegate Approved	10/02/2016	Taylor Gunn
P2160029	29/01/2016	Kyanorup Rise	Lange	Development - Earthworks in Excess of 600mm (Retaining Walls to Multiple Lots)	Delegate Approved	16/02/2016	Alex Bott
P2160061	12/02/2016	Isongerup Street	Lange	Single house	Delegate Approved	19/02/2016	Taylor Gunn
P2160032	1/02/2016	Lorikeet Way	Little Grove	Single House & Earthworks In Excess Of 600mm (Retaining Walls)	Delegate Approved	17/02/2016	Taylor Gunn
P2160078	19/02/2016	Hillview Rise	Lower King	Single House - Outbuilding	Delegate Approved	25/02/2016	Taylor Gunn
P2160089	24/02/2016	Boulton Lane	Lower King	Single House - Ancillary Accommodation 2x Outbuildings & Gazebo	Delegate Approved	29/02/2016	Jessica Anderson
P2160035	1/02/2016	Barfleur Place	Marbelup	Single House - Seacontainer (Storage)	Delegate Approved	15/02/2016	Jessica Anderson
P2160075	18/02/2016	Ajana Drive	Marbelup	Single House	Delegate Approved	26/02/2016	Alex Bott
P2160077	19/02/2016	Ajana Drive	Marbelup	Single House	Delegate Approved	24/02/2016	Alex Bott

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2160079	19/02/2016	Lowanna Drive	Marbelup	Single House & Outbuilding	Delegate Approved	23/02/2016	Taylor Gunn
P2160081	19/02/2016	Ajana Drive	Marbelup	Single House	Delegate Approved	25/02/2016	Taylor Gunn
P2160096	26/02/2016	Ajana Drive	Marbelup	Single House & Water Tank	Delegate Approved	29/02/2016	Adrian Nicoll
P2160013	13/01/2016	Gregory Drive	McKail	Single House - Addition (Carport)	Delegate Approved	3/02/2016	Taylor Gunn
P2160039	2/02/2016	Albany Highway	McKail	Sevice Station - Additions (Fuel Tank Installation & Bitumizing Carpark)	Delegate Approved	16/02/2016	Alex Bott
P2160047	5/02/2016	Marine Terrace	Middleton Beach	Holiday Accommodation	Delegate Approved	16/02/2016	Alex Bott
P2160053	9/02/2016	Hereford Way	Milpara	Single House & Outbuilding	Delegate Approved	12/02/2016	Taylor Gunn
P2160091	24/02/2016	Hereford Way	Milpara	Single House & Outbuilding	Delegate Approved	25/02/2016	Alex Bott
P2160049	5/02/2016	Wakefield Crescent	Mira Mar	Development - Earthworks in excess of 600mm (retaining walls)	Delegate Approved	12/02/2016	Taylor Gunn
P2160027	28/01/2016	Middleton Road	Mount Clarence	Development - Earthworks in excess of 600mm (Retaining Walls)	Delegate Approved	15/02/2016	Jessica Anderson
P2160063	16/02/2016	John Street	Mount Clarence	Single house - retaining wall on boundary (design codes assessment)	Delegate Approved	22/02/2016	Jessica Anderson
P2160070	17/02/2016	John Street	Mount Clarence	Single House - Design Code Assessment	Delegate Approved	23/02/2016	Alex Bott
P285379	26/11/2008	Frenchman Bay Road	Mount Elphinstone	Caravan Park	Cancelled	22/02/2016	Tom Wenbourne
P2160036	1/02/2016	Jeffries Street	Mount Melville	Development - Earthworks in excess of 600mm (Retaining Wall)	Delegate Approved	5/02/2016	Taylor Gunn
P2160044	4/02/2016	Albany Highway	Mount Melville	Change of Use - Shop to Office	Delegate	16/02/2016	Jessica Anderson
P2160054	9/02/2016	Crossman Street	Mount Melville	Single House - Design Codes Assessment	Delegate Approved	24/02/2016	Alex Bott
P2160064	16/02/2016	Halifax Street	Mount Melville	Single House - Additions (Garage) (Design Codes Assessment)	Delegate Approved	23/02/2016	Taylor Gunn

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2160052	9/02/2016	Nanarup Road	Nanarup	Change of Use - Holiday Accommodation	Delegate Approved	18/02/2016	Taylor Gunn
P2160031	1/02/2016	Simpson Road	Napier	Development - Outbuilding (Club Storage)	Delegate Approved	19/02/2016	Alex Bott
P2160005	8/01/2016	Albany Highway	Orana	Showroom - Additions	Delegate Approved	2/02/2016	Alex Bott
P2160030	29/01/2016	Albany Highway	Orana	Non Conforming Use - Club Premises - Additions (Access Ramp)	Delegate Approved	10/02/2016	Taylor Gunn
P2160086	23/02/2016	Albany Highway	Orana	Liquor Store (External & Internal Fitout)	Approved	25/02/2016	Adrian Nicoll
P2150448	31/08/2015	Home Road	Robinson	Industry - Cottage (Art Studio)	Delegate Approved	11/02/2016	Alex Bott
P2150643	14/12/2015	Frenchman Bay Road	Robinson	Development - Earthworks in excess of 600mm	Delegate Approved	12/02/2016	Taylor Gunn
P2160042	3/02/2016	Princess Avenue	Robinson	Single House - Outbuilding (Domestic Storage)	Delegate Approved	17/02/2016	Taylor Gunn
P2160060	11/02/2016	Seawolf Road	Robinson	Single House Additions - Patio	Delegate Approved	18/02/2016	Taylor Gunn
P2160072	17/02/2016	Frenchman Bay Road	Robinson	Single House and Outbuilding - Design Codes Assessment	Delegate Approved	23/02/2016	Alex Bott
P2160092	25/02/2016	Discovery Drive	Spencer Park	Single House - Retaining Wall on Boundary	Delegate Approved	26/02/2016	Adrian Nicoll
P2160050	8/02/2016	Norton Road	Torbay	Single house - additions (verandah)	Delegate Approved	10/02/2016	Alex Bott
P2160068	17/02/2016	Randell Crescent	Warrenup	Single house - addition (patio)	Delegate Approved	19/02/2016	Alex Bott
P2160065	16/02/2016	Neville Rise	Willyung	Home Occupation - Preserves Production	Delegate Approved	29/02/2016	Jessica Anderson

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Information Officer - Development Services
Subject : Building Activity – February 2016
Date : 2 March 2016

1. In February 2016, eighty nine (89) building permits were issued for building activity worth \$16,224,994, including three (3) demolition licences.

It is brought to Council's attention that these figures include building licences:
160040: New two Storey Dwelling, Retaining Walls & Swimming Pool –
Estimated Value \$ 1,550,000.

160075: Centennial Park Eastern Precinct Football Stadium –
Estimated Value \$6,464,392.

2. The two (2) attached graphs compare the current City activity with the past five (5) 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 permits issued for February, the 8th month of activity in the City of Albany for the financial year 2015/16.



Jasmin Corcoran
Information Officer – Development Services

No.	SINGLE DWELLING	GROUP DWELLING	DOMESTIC/ OUTBUILDINGS	ADDITIONS/ DWELLINGS	HOTEL/ MOTEL	NEW COMMERCIAL	ADDITIONS/ COMMERCIAL	OTHER
1	\$ 238,080	\$ 25,000	\$ 19,200	\$ 3,000		\$ 414,813	\$ 5,000	\$ 5,000
2	\$ 120,000	\$ 158,000	\$ 100	\$ 12,000		\$ 6,464,392	\$ 6,000	\$ 5,100
3	\$ 178,023	\$ 450,000	\$ 7,000	\$ 20,000			\$ 92,389	\$ 9,600
4	\$ 190,000		\$ 8,000	\$ 60,000			\$ 110,000	\$ 15,400
5	\$ 200,000		\$ 8,000	\$ 136,000			\$ 120,000	\$ 18,000
6	\$ 202,894		\$ 10,000	\$ 146,861			\$ 55,000	\$ 10,000
7	\$ 205,000		\$ 13,000	\$ 351,343				\$ 42,800
8	\$ 216,406		\$ 15,000	\$ 8,000				\$ 61,500
9	\$ 252,336		\$ 18,815	\$ 12,000				
10	\$ 252,851		\$ 23,800	\$ 15,000				
11	\$ 255,601		\$ 27,120	\$ 15,000				
12	\$ 280,000		\$ 35,700	\$ 35,000				
13	\$ 317,713		\$ 84,745	\$ 4,000				
14	\$ 334,619			\$ 6,200				
15	\$ 355,000			\$ 7,500				
16	\$ 355,002			\$ 17,700				
17	\$ 401,001			\$ 2,200				
18	\$ 405,205			\$ 2,400				
19	\$ 500,000			\$ 5,000				
20	\$ 1,550,000			\$ 6,800				
21				\$ 6,822				
22				\$ 7,172				
23				\$ 7,800				
24				\$ 8,400				
25				\$ 13,000				
26				\$ 14,500				
27				\$ 15,782				
28				\$ 16,659				
29				\$ 100,000				
30				\$ 400				
31				\$ 6,200				
32				\$ 14,000				
Total	\$ 6,809,731	\$ 633,000	\$ 270,480	\$ 1,076,739	\$ -	\$ 6,879,205	\$ 388,389	\$ 167,400

Grand Total \$ 16,224,944

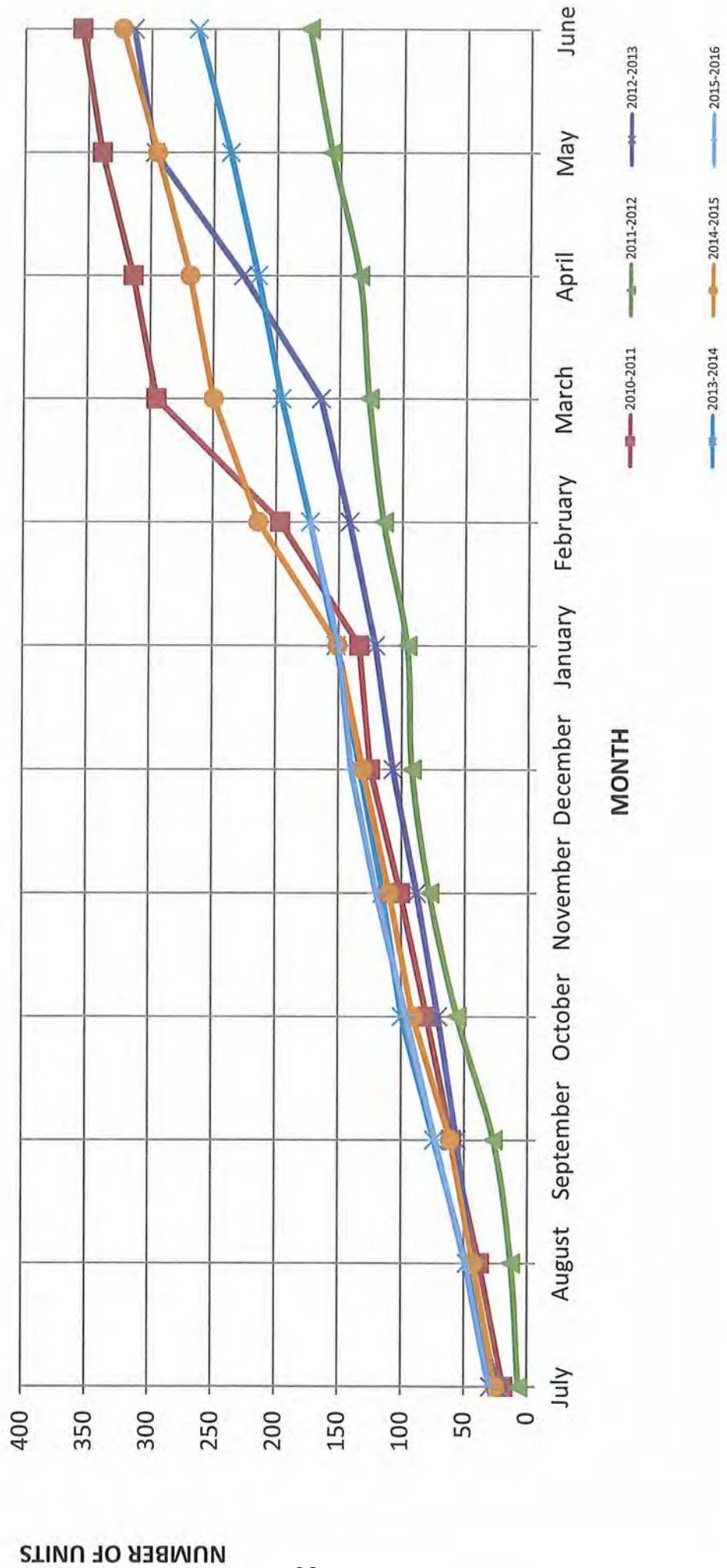
N.B Red font denotes Park Home Licence

CITY OF ALBANY

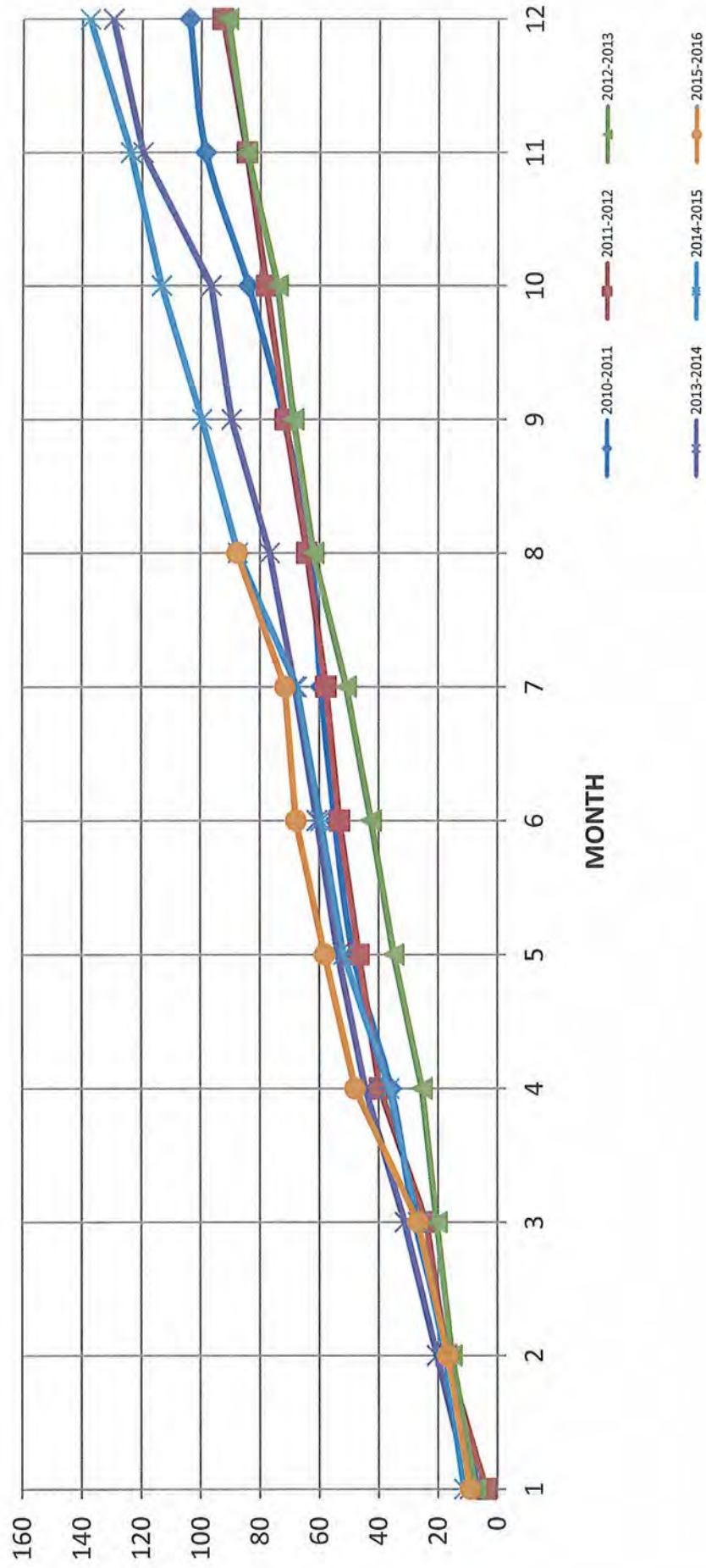
BUILDING CONSTRUCTION STATISTICS FOR 2015 - 2016

2015-2016	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE	
	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value		
JULY	28	7,117,017	2	225,000	30	16	254,515	32	977,600	1	300,000		1	96,690	13	118,559	9,089,381	
AUGUST	17	4,441,634	2	547,778	19	18	350,537	26	1,846,383			1	75,000	3	258,500	10	157,970	7,677,802
SEPTEMBER	24	7,374,036	2	794,000	26	21	340,781	21	601,808	1	200,000		1	45,650	4	510,200	14	182,550
OCTOBER	23	6,013,165	0		23	23	379,547	30	572,822	0		2	13,408,604	3	672,000	6	78,668	21,124,806
NOVEMBER	23	6,208,747	1	288,000	24	14	195,300	27	734,539	0		6	2,721,392	1	5,000	10	132,050	10,285,028
DECEMBER	17	4,513,970	3	328,131	20	22	472,300	20	1,067,267	1	2,500	7	3,079,300	3	158,426	6	75,700	9,697,594
JANUARY	10	2,536,883	0		10	8	153,095	12	224,436	0		0		3	189,755	4	506,371	3,710,540
FEBRUARY	20	6,809,731	3	633,000	23	13	270,480	32	1,076,739	0		2	6,879,205	6	388,389	8	187,400	16,224,944
MARCH																		
APRIL																		
MAY																		
JUNE																		
TOTALS TO DATE	162	45,115,183	13	2,815,909	175	135	2,416,555	200	7,101,594	3	502,500	19	26,209,151	24	2,278,960	71	1,419,268	87,859,120

DWELLING UNITS



BUILDING ACTIVITY \$M Value



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for February 2016

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
160127	MICHAEL CLEMENTS	BRICK PIER WALL/FENCE			PARADE STREET	ALBANY
160108	DOWN UNDER CONTRACTING	RETAINING WALL - UNCERTIFIED			HILL STREET	ALBANY
160082	IRANBUILD GREAT SOUTHERN	CARPORT - UNCERTIFIED			GREY STREET WEST	ALBANY
160055	DOWNWRITE	DEMOLITION DWELLING - UNCERTIFIED			BURGOYNE ROAD	ALBANY
160093	DEMOLITION JONG NYONG	SHOP INTERNAL FITOUT - SHOP 26 - CERTIFIED			ALBANY HIGHWAY	ALBANY
160045	IRONMONGER BUILDING COMPANY	ALTERATIONS & ADDITIONS TO EXISTING TWO STOREY			CLIFF STREET	ALBANY
160121	PTY LTD OWNER BUILDER	RESIDENTIAL D PATIO - UNCERTIFIED			LAMONT GRANGE	BAYONET HEAD
160056	OWNER BUILDER	PATIO ENCLOSURE - UNCERTIFIED			ALLWOOD PARADE	BAYONET HEAD
160140	KIM MATSON	PATIO - UNCERTIFIED			BERLINER STREET	BAYONET HEAD
160039	OWNER BUILDER	DOMESTIC SHED - UNCERTIFIED			KURANNUP ROAD	BAYONET HEAD
160086	RYDE BUILDING	SINGLE STOREY RESIDENTIAL DWELLING - UNCERTIFIED			GRENFELL DRIVE	BAYONET HEAD
160021	COMPANY PTY LTD IWA COUNTRY	SINGLE STOREY RESIDENTIAL DWELLING - UNCERTIFIED			DYER COURT	BAYONET HEAD
160098	BUILDERS PTY LTD IWA COUNTRY	SINGLE STOREY RESIDENTIAL DWELLING - UNCERTIFIED			HOUGHTON BOULEVARD	BAYONET HEAD
160071	BUILDERS PTY LTD OWNER BUILDER	SWIMMING POOL - UNCERTIFIED			HUMPHREY ROAD	BIG GROVE

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
160065	CERTIFICATE OF	REMEDIAL/REPAIR WORKS TO EXISTING BUILDING - CERTIFICATE SINGLE STOREY			SANFORD ROAD	CENTENNIAL
160094	DESIGN COMPLIANCE AUSCO BUILDING	DWELLING - SITE 11 - UNCERTIFIED CENTENNIAL PARK EASTERN PRECINCT			BARKER ROAD	PARK CENTENNIAL
160075	SYSTEMS PTY LTD BAROVEN PTY LTD	FOOTBALL STADIUM - CARPORT - UNCERTIFIED			LOCKYER AVENUE	PARK CENTENNIAL
160084	M WARBURTON	ALTERATIONS / ADDITIONS TO EXISTING SINGLE STOREY RESIDENTIAL PATIO - UNCERTIFIED			KUMARINE STREET	PARK COLLINGWOOD
160078	THOMAS JOHN & WENDY ELIZABETH	RETAINING WALL - UNCERTIFIED			MANLEY CRESCENT	HEIGHTS COLLINGWOOD
160103	BRAD EOWNER BUILDER	RETAINING WALL - UNCERTIFIED			BALSTON ROAD	HEIGHTS GLEDHOW
160069	OWNER BUILDER	RETAINING WALL - UNCERTIFIED			FREDERICK STREET	GLEDHOW
160119	BUILDING APPROVAL	CERTIFICATE - CARPORT & PATIO SHED - UNCERTIFIED			MCBRIDE ROAD	GOODE BEACH
160113	CERTIFICATE TECTONICS CONSTRUCTIONS	UNAPPROVED VARIATIONS ON EXPIRED BUILDING LICENCE			WARRIUP ROAD	GREEN RANGE
160068	GROUP PTY LTD BUILDING APPROVAL	PATIO X2 - UNCERTIFIED			HENTY ROAD	KALGAN
160106	CERTIFICATE OUTDOOR WORLD ALBANY	SINGLE STOREY RESIDENTIAL DWELLING & RAINWATER TANK - FULL DEMOLITION OF DWELLING SHED - UNCERTIFIED			MEAD ROAD	KALGAN
160044	RYDE BUILDING				MEAD ROAD	KALGAN
160110	COMPANY PTY LTD OWNER BUILDER				HUNTON ROAD	KALGAN
160104	KOSTER'S OUTDOOR PTY LTD				NORWOOD ROAD	KING RIVER

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
160116	MCB CONSTRUCTION PTY LTD	SHED - UNCERTIFIED			KOOLBARDI COURT	KRONKUP
160062	WA COUNTRY	SINGLE STOREY RESIDENTIAL DWELLING - UNCERTIFIED			VAUGHAN VISTA	LANGE
160030	BUILDERS PTY LTD PLUNKETT HOMES	SINGLE STOREY RESIDENTIAL DWELLING - UNCERTIFIED			ISONGERUP STREET	LANGE
160038	(1903) PTY LTD RYDE BUILDING	SINGLE STOREY RESIDENTIAL DWELLING - UNCERTIFIED			STIRLING VIEW DRIVE	LANGE
160048	COMPANY PTY LTD NEW HORIZON HOMES	GROUPED DWELLING X 2 - UNCERTIFIED			BLACKSWAN COURT	LITTLE GROVE
160122	(WA) PTY LTD JEFFREY GOMM	AMENDMENT TO BUILDING PERMIT # 141757 - UNCERTIFIED RE ROOF - UNCERTIFIED			STUBBS ROAD	LITTLE GROVE
160070	OWNER BUILDER	FULL DEMOLITION OF DWELLING - BEING RELOCATED SEE			FRENCHMAN BAY ROAD	LITTLE GROVE
160063	ANNISON DAMON MARK & BLAIR	SINGLE STOREY RESIDENTIAL DWELLING & CARPORT - CERTIFIED			SYMERS STREET	LITTLE GROVE
160132	NEW HORIZON HOMES	ALTERATIONS & ADDITION TO EXISTING			CHIPANA DRIVE	LITTLE GROVE
160091	(WA) PTY LTD HENKE BERTHOLD &	AMENDMENT TO BP #141775 (REVERSING			CULL ROAD	LOCKYER
160137	MARIANNE GERTRUD OWNER BUILDER	PRIVACY SCREENING ON EXISTING RETAINING WALL - UNCERTIFIED			GIFFORD STREET	LOCKYER
160095	ROBERT WILLIAMS	PATIO - UNCERTIFIED			PLAYNE STREET	LOCKYER
160052	COLAB CONSTRUCTION PTY LTD	ALTERATIONS & ADDITIONS TO EXISTING SINGLE STOREY RESIDENTIAL			HUMPHREYS STREET	LOCKYER
160050	ANESSA HELEN	ANCILLARY ACCOMMODATION - CERTIFIED			ELIZABETH STREET	LOWER KING
160137	FLOYD					

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
160088	WEST END	CARPORT - UNCERTIFIED			GREGORY DRIVE	MCKAIL
160079	FABRICATORS OWNER BUILDER	PATIO/CARPORT - UNCERTIFIED			ALBANY HIGHWAY	MCKAIL
160135	OUTDOOR WORLD ALBANY	PATIO - UNCERTIFIED			LAKE SIDE DRIVE	MCKAIL
160060	PAUL LENEGAN	PATIO - UNCERTIFIED			LITTLEHEART PLACE	MCKAIL
160115	OWNER BUILDER	PATIO - UNCERTIFIED			LANCASTER ROAD	MCKAIL
160131	RANBUILD GREAT	SHED - UNCERTIFIED			LITTLEHEART PLACE	MCKAIL
160037	SOUTHERN FOSTIGH ANN	RELOCATED DWELLING & REPOSITIONING OF EXISTING DWELLING			SALISBURY ROAD	MCKAIL
160125	MARGARET & LUCAS PAUL EDWAR STEPHEN MCKINVEN	NOW DWELLING - CERTIFIED			CENTAURUS TERRACE	MCKAIL
160064	PLUNKETT HOMES	SINGLE STOREY RESIDENTIAL DWELLING -			RADIATA DRIVE	MCKAIL
160117	(1903) PTY LTD DELIAN GABRIEL	UNCERTIFIED SINGLE STOREY RESIDENTIAL DWELLING			PEGASUS BOULEVARD	MCKAIL
160023	BOULESCU PLUNKETT HOMES	GARAGE & RETAINING NEW DWELLING -			ETHEREAL DRIVE	MCKAIL
160057	(1903) PTY LTD POCOCK BUILDING	UNCERTIFIED SINGLE STOREY RESIDENTIAL DWELLING & RAINWATER TANK -			LANCASTER ROAD	MCKAIL
160123	COMPANY PTY LTD BUILDING APPROVAL CERTIFICATE -	UNCERT BUILDING APPROVAL			WEBB STREET	MCKAIL
160077	STRATA OWNER BUILDER	CERTIFICATE - STRATA DECK ADDITION -			HARE STREET	MIDDLETON BEACH
160136	BUILDING APPROVAL	UNCERTIFIED BUILDING APPROVAL			MARINE TERRACE	MIDDLETON
	CERTIFICATE	CERTIFICATE - 10A TO 1B				BEACH

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
160040	GREGORY LEEDER	NEW TWO STOREY DWELLING RETAINING WALLS & SWIMMING RETAINING WALL -			WITTENOOM STREET	MIDDLETON
160022	LIMESCAPE CREATIONS (RYAN DURELL)	UNCERTIFIED BUILDING APPROVAL			MIDDLETON ROAD	BEACH MOUNT
160118	BUILDING APPROVAL CERTIFICATE	CERTIFICATE - RE ROOF TWO STOREY			SUFFOLK STREET	CLARENCE MOUNT
160073	HOME GROUP WA	RESIDENTIAL DWELLING -			BURT STREET	CLARENCE MOUNT
160087	GREAT SOUTHERN PTY LTD	UNCERTIFIED PATIO TO COVER SWIMMING POOL -			FRENCHMAN BAY ROAD	CLARENCE MOUNT
160089	ALBANY KOSTER'S OUTDOOR PTY LTD	UNCERTIFIED SHED - UNCERTIFIED			WARE ROAD	ELPHINSTONE MOUNT
160074	OWNER BUILDER	CHANGE CLASSIFICATION - 10A TO 1A - UNCERTIFIED SHED - UNCERTIFIED			ALICIA STREET	ELPHINSTONE MOUNT
160067	MICHAEL MCLEISH	DOMESTIC SHED - UNCERTIFIED REMEDIAL STRUCTURAL WORK TO UNAUTHORISED RECYCLING SHED & TO NEW DWELLING -			FESTING STREET	MELVILLE MOUNT
160072	MCB CONSTRUCTION PTY LTD	UNCERTIFIED			BURGOYNE ROAD	MELVILLE MOUNT
160090	KOSTER'S STEEL CONSTRUCTION PTY LTD	UNCERTIFIED			CUMING ROAD	MELVILLE MOUNT
160012	GREAT SOUTHERN LTD	UNCERTIFIED			BURGOYNE ROAD	MELVILLE MOUNT
142077	PROJECTS PTY LT RYDE BUILDING	UNCERTIFIED DISABLED ACCESS RAMP			ALBANY HIGHWAY	MELVILLE ORANA
160134	COMPANY PTY LTD OUTDOOR WORLD	UNCERTIFIED PATIO - UNCERTIFIED			SEAWOLF ROAD	ROBINSON
160100	ALBANY OUTDOOR WORLD	PATIOS X 2 -			WANSBROUGH STREET	SPENCER PARK
160097	ALBANY OWNER BUILDER	UNCERTIFIED SHED - UNCERTIFIED			HILLMAN STREET	SPENCER PARK

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
160076	WREN (WA) PTY LTD	OFFICE ROOMS -			HARDIE ROAD	SPENCER PARK
160026	OWNER BUILDER	CERTIFIED SHED - UNCERTIFIED BUILDING APPROVAL			MEANWOOD ROAD	TORBAY
160114	BUILDING APPROVAL	CERTIFICATE - REAR VERANDAH			NORTON ROAD	TORBAY
160099	CERTIFICATE OWNER BUILDER	VERANDAH VERANDAH PERGOLA AND DECKING -			NEWBOLD ROAD	TORBAY
160112	OCCUPANCY PERMIT	UNCERTIFIED OCCUPANCY PERMIT - MEAT PROCESSING FACILITY			THOMAS ROAD	TORBAY
160133	KIM MATSON	PATIO - UNCERTIFIED			RANDELL CRESCENT	WARRENUP
160031	PLUNKETT HOMES	NEW DWELLING -			DELORAIN DRIVE	WARRENUP
160042	(1903) PTY LTD	UNCERTIFIED GARAGE - UNCERTIFIED			GREENWOOD DRIVE	WILLYYUNG
142006	OCCUPANCY PERMIT	OCCUPANCY PERMIT - FACTORY			COPAL ROAD	WILLYYUNG
160066	BUILDING APPROVAL	UNAUTHORISED TIMBER DECK EXTENSION - BUILDING APPROVAL			ERINDALE COURT	YAKAMIA
160061	CERTIFICATE ROBERT JACKSON	RELOCATED TRANSPORTABLE			ULSTER ROAD	YAKAMIA
160085	KDS BUILDING	CLASSROOM - CERTIFIED ANCILLARY			KAMPONG ROAD	YAKAMIA
160092	SERVICES PTY LTD WAUTERS	ACCOMMODATION - CERTIFIED SINGLE STOREY			HALL RISE	YAKAMIA
160111	ENTERPRISES PTY LTD	RESIDENTIAL DWELLING X2 & RETAINING WALL X3			GALLE STREET	YAKAMIA
160111	POCOCK BUILDING	SINGLE STOREY RESIDENTIAL DWELLING - UNCERTIFIED				
	COMPANY PTY LTD					

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
160124	OCCUPANCY PERMIT	OCCUPANCY PERMIT - ALTERATIONS/ADDITIONS TO COOKING ROOM SHED & GARAGE -			BETHEL WAY	YAKAMIA
160058	OWNER BUILDER	UNCERTIFIED SINGLE STOREY RESIDENTIAL DWELLING (FARM WORKERS' ACCOMMODAT			FREEBOROUGH ROAD	YOUNGS SIDING
160034	LEE CHRISTOPHER PETER & MADDOCK LEITH				LOWER DENMARK ROAD	YOUNGS SIDING

City of Albany
MONTHLY FINANCIAL REPORT
For the Period Ended 31st January 2016

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Statement of Financial Activity

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Note 2 Net Current Funding Position

Note 3 Cash and Investments

Note 3A Cash and Investments- Graphical Representation

Note 4 Receivables

Note 5 Capital Acquisitions

City of Albany
Compilation Report
For the Period Ended 31st January 2016

Report Purpose

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34 .

Overview

No matters of significance are noted.

Statement of Financial Activity by reporting nature or type

Is presented on page 3 and shows a surplus For the Period Ended 31st January 2016 of \$22,081,443.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

Preparation

Prepared by: S Beech
Reviewed by: D Olde
Date prepared: 17/02/2016

City of Albany
STATEMENT OF FINANCIAL ACTIVITY
(Nature or Type)
For the Period Ended 31st January 2016

	Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(b)	
Operating Revenues								
Rate Revenue		32 446 624	32 446 624	32 212 898	32 296 405	83 507	0.3%	▲
Grants & Subsidies		2 861 525	2 861 525	1 482 979	1 526 917	43 938	2.9%	
Contributions, Donations & Reimbursements		503 577	531 077	370 354	402 676	32 322	8.0%	
Profit on Asset Disposal		778 817	778 817	629 933	672 039	42 106	6.3%	
Fees and Charges		16 773 408	16 773 408	12 056 149	12 539 345	483 196	3.9%	▲
Interest Earnings		1 067 515	1 067 515	720 798	770 458	49 660	6.4%	
Other Revenue		367 000	367 000	213 997	352 584	138 587	39.3%	▲
Total		54 798 466	54 825 966	47 687 108	48 560 423	789 808		
Operating Expense								
Employee Costs		(24 064 424)	(24 064 424)	(13 565 117)	(13 275 205)	289 912	2.2%	▼
Materials and Contracts		(18 217 273)	(18 498 785)	(9 649 686)	(8 030 345)	1 619 341	20.2%	▼
Utilities Charges		(1 880 911)	(1 880 911)	(1 034 357)	(752 905)	281 452	37.4%	▼
Depreciation (Non-Current Assets)		(15 906 098)	(15 906 098)	(9 274 881)	(10 428 478)	(1 153 597)	(11.1%)	▲
Interest Expenses		(1 031 072)	(1 031 072)	(495 760)	(494 560)	1 200	0.2%	
Insurance Expenses		(807 919)	(807 919)	(807 919)	(807 929)	(10)	(0.0%)	
Loss on Asset Disposal		(2 801)	(2 801)	0	(153 816)	(153 816)	(100.0%)	▲
Other Expenditure		(2 438 340)	(2 438 340)	(1 651 953)	(1 603 428)	48 525	3.0%	
Less Allocated to Infrastructure		864 475	864 475	505 218	787 798	282 580	35.9%	▲
Total		(63 484 363)	(63 765 875)	(35 974 455)	(34 758 867)	1 215 588		
Contributions for the Development of Assets								
Grants & Subsidies		20 498 747	21 673 027	2 302 511	2 337 279	34 768	1.5%	
Contributions, Donations & Reimbursements		613 000	629 969	56 969	34 586	(22 383)	(64.7%)	
Net Operating Result		12 425 850	13 363 087	14 072 133	16 173 421	2 040 165		
Funding Balance Adjustment								
Add Back Depreciation		15 906 098	15 906 098	9 274 881	10 428 478	1 153 597	11.1%	▲
Adjust (Profit)/Loss on Asset Disposal		(776 016)	(776 016)	(629 933)	(518 223)	(111 710)	(21.6%)	▼
Funds Demanded From Operations		27 555 932	28 493 169	22 717 081	26 083 676	3 366 595		
Capital Revenues								
Proceeds from Disposal of Assets		1 528 590	1 528 590	970 382	954 617	(15 765)	(1.7%)	
Total		1 528 590	1 528 590	970 382	954 617	(15 765)		
Acquisition of Fixed Assets								
Land and Buildings	5	(5 475 609)	(5 478 603)	(1 478 582)	(1 181 524)	297 058	25.1%	▼
Plant and Equipment	5	(5 082 613)	(5 105 004)	(2 263 029)	(2 042 425)	220 604	10.8%	▼
Furniture and Equipment	5	(801 493)	(801 493)	(128 926)	(81 052)	47 874	59.1%	
Infrastructure Assets - Roads	5	(5 163 717)	(6 092 760)	(1 675 416)	(1 658 880)	16 536	1.0%	
Infrastructure Assets - Other	5	(23 044 151)	(23 347 802)	(6 057 490)	(4 947 659)	1 109 831	22.4%	▼
Total		(39 567 583)	(40 825 662)	(11 603 443)	(9 911 540)	1 691 903		
Financing/Borrowing								
Debt Redemption		(1 819 703)	(1 819 703)	(929 737)	(937 690)	(7 953)	(0.8%)	
Loan Drawn Down		600 000	600 000	0	0	0		
Total		(1 219 703)	(1 219 703)	(929 737)	(937 690)	(7 953)		
Demand for Resources		(11 702 764)	(12 023 606)	11 154 283	16 189 062	5 034 779		
Restricted Funding Movements								
Opening Funding Surplus(Deficit)		3 149 428	3 304 772	3 304 772	3 183 417	(121 355)	(3.8%)	▲
Restricted Cash Utilised		2 712 556	2 712 556	2 708 963	2 708 963	0	0.0%	
Transfer to Reserves		(12 688 843)	(12 688 843)	0	0	0		
Transfer from Reserves		18 529 625	18 888 725	0	0	0		
Closing Funding Surplus(Deficit)	2	0	193 602	17 168 018	22 081 443	4 913 424		

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st January 2016

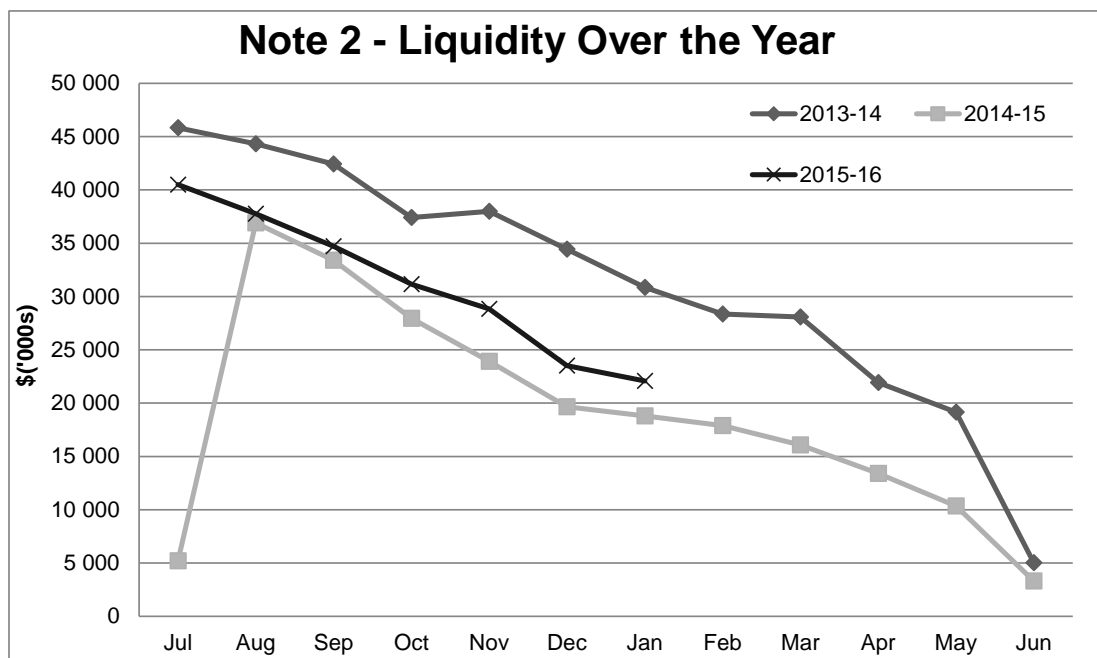
Note 1: EXPLANATION OF MATERIAL VARIANCES IN EXCESS OF \$50,000

	Var.	Var.	Timing/ Permanent	Explanation of Variance
	\$			
1.1 Operating Revenues				
Rate Revenue	83 507	▲	Timing	Higher than expected interim rates. To be addressed in the March budget review.
Grants & Subsidies	43 938			No material variance.
Contributions, Donations & Reimbursements	32 322			No material variance.
Profit on Asset Disposal	42 106			No material variance.
Fees and Charges	483 196	▲	Timing	Higher than forecasted revenue taken at several business units including NAC and refuse sites.
Interest Earnings	49 660			No material variance.
Other Revenue	138 587	▲	Timing	Receipt of Lehman Australia Liquidator Interim Dividends of \$143,196 offset by associated expenses of \$115,275. To be addressed in March budget review.
1.2 Operating Expense				
Employee Costs	289 912	▼	Timing	A number of positions budgeted for and as yet not filled. No material variances at the end of year are expected.
Materials and Contracts	1 619 341	▼	Timing	No single variance. A number of projects yet to commence, expected to be closer to budget as projects commence.
Utilities Charges	281 452	▼	Timing	Timing of receipt of invoices. No material variances at the end of year are expected.
Depreciation (Non-Current Assets)	(1 153 597)	▲	Timing	Increase in the value of infrastructure assets due to change in valuation method from historical cost to fair value. To be amended in March budget review as a non cash item.
Interest Expenses	1 200			No material variance.
Insurance Expenses	(10)			No material variance.
Loss on Asset Disposal	(153 816)	▲	Permanent	Land sale \$10k, held at higher value based on square meterage - land found to be too narrow to develop, wouldn't meet residential design codes and no reticulated sewer. Only option to sell to adjoining neighbour. Non cash item.
Other Expenditure	48 525			No material variance.
Less Allocated to Infrastructure	282 580	▲	Timing	Increased allocation of works to capital works.
1.3 Contributions for the Development of Assets				
Grants & Subsidies	34 768			No material variance.
Contributions, Donations & Reimbursements	(22 383)			No material variance.
1.4 Funding Balance Adjustment				
Add Back Depreciation	1 153 597	▲	Timing	Increase in the value of infrastructure assets due to change in valuation method from historical cost to fair value. To be amended in March budget review as a non cash item.
Adjust (Profit)/Loss on Asset Disposal	(111 710)	▼	Timing	Land sale \$10k, held at higher value based on square meterage - land found to be too narrow to develop, wouldn't meet residential design codes and no reticulated sewer. Only option to sell to adjoining neighbour. Non cash item.
1.5 Capital Revenues				
Proceeds from Disposal of Assets	(15 765)			No material variance.
1.6 Acquisition of Fixed Assets				
Land and Buildings	297 058	▼	Timing	Timing issue between budgeted commencement of projects and actual commencement of projects.
Plant and Equipment	220 604	▼	Timing	Timing of plant replacement. \$1.1million committed in purchase orders.
Furniture and Equipment	47 874			No material variance.
Infrastructure Assets - Roads	16 536			No material variance.
Infrastructure Assets - Other	1 109 831	▼	Timing	Timing issue between budgeted commencement of projects and actual commencement of projects.
1.7 Financing/Borrowing				
Debt Redemption	(7 953)			No material variance.
Loan Drawn Down	0			No material variance.
1.8 Restricted Funding Movements				
Opening Funding Surplus(Deficit)	(121 355)	▲	Timing	30th June 2015 Financial Year End adjustments. To be amended in March budget review.
Restricted Cash Utilised - Loan	0			No material variance.
Transfer to Reserves	0			No material variance.
Transfer from Reserves	0			No material variance.

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st January 2016

Note 2: NET CURRENT FUNDING POSITION

Positive=Surplus (Negative=Deficit)			
2015-16			
Note	This Period	Last Period	Same Period Last Year
	\$	\$	\$
Current Assets			
Cash Unrestricted	18 862 107	17 239 435	15 898 498
Cash Restricted	16 904 254	16 901 720	13 249 957
Receivable - Rates and Rubbish	5 545 865	9 131 819	5 516 676
Receivables - Other	1 883 213	1 318 300	3 575 276
Investments - LG Unit Trust Shares	205 605	205 605	232 551
Accrued Income	197 358	148 019	257 940
Prepaid Expenses	21 895	21 895	9 012
Investment Land	303 950	303 950	502 954
Stock on Hand	794 058	665 411	745 860
	44 718 306	45 936 154	39 988 724
Less: Current Liabilities			
Payables	(2 400 789)	(2 111 249)	(2 102 450)
Income in advance	(83 002)	(84 341)	(38 337)
Provisions	(3 693 244)	(3 766 133)	(3 332 133)
Retentions	(199 952)	(217 268)	(305 409)
	(6 376 987)	(6 178 991)	(5 778 329)
Add Back: Loans	920 037	940 551	751 904
Less: Cash Restricted	(16 670 358)	(16 670 358)	(13 108 475)
Unutilised - Loan	0	0	(2 320 630)
Investment land	(303 950)	(303 950)	(502 954)
Investments - LG Unit Trust Shares	(205 605)	(205 605)	(232 551)
Net Current Funding Position	22 081 443	23 517 801	18 797 689



Comments - Net Current Funding Position

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st January 2016

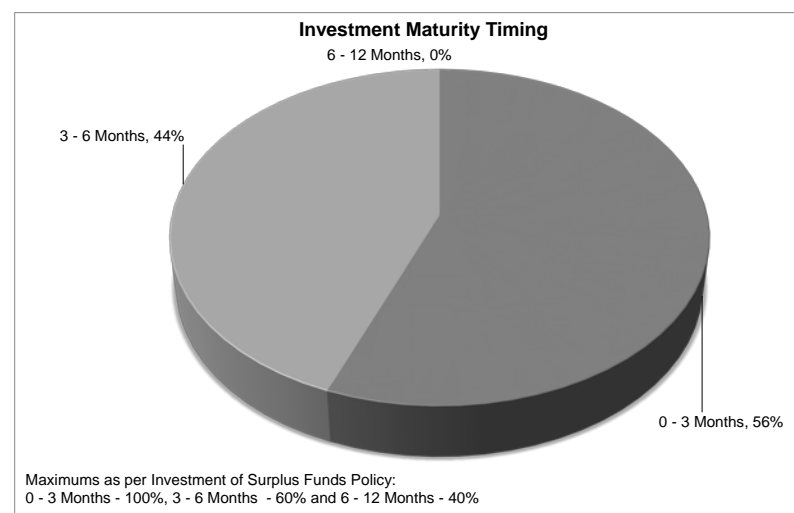
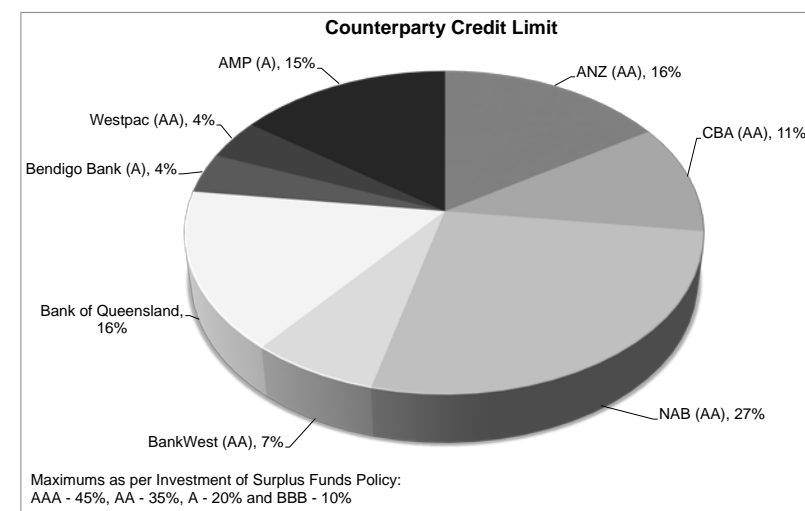
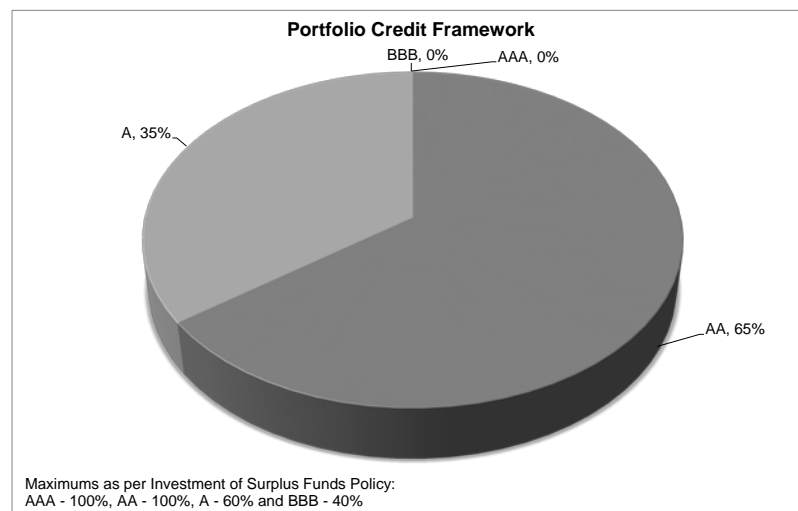
Note 3: CASH INVESTMENTS

Deposit Ref	Institution	Rating	Deposit Date	Term (Days)	Invested Interest rates	Amount Invested	Expected Interest	Amount Invested (Days)			Comparative rate		Budget v Actual		
								0 - 3 Months	3 - 6 Months	6 - 12 Months	Prior Month Interest Rate	Interest Rate at time of Report	Year to Date Budget	Year to Date Actual	Var.\$
General Municipal															
B33822504	CBA	AA	07/12/2015	91	2.88%	1 000 000	7 180	1 000 000			2.88%	2.88%			
398387	Westpac	AA	23/12/2015	91	3.00%	1 000 000	7 479	1 000 000			3.00%	3.00%			
10284420	NAB	AA	22/12/2015	91	2.97%	1 000 000	7 405	1 000 000			2.97%	2.97%			
974906476	ANZ	AA	25/01/2016	91	2.95%	1 500 000	11 032	1 500 000			3.00%	2.95%			
TD252349709-355329	AMP	A	22/09/2015	181	2.80%	2 000 000	27 770		2 000 000		2.80%	2.80%			
10284421	NAB	AA	22/09/2015	182	3.00%	2 000 000	29 918		2 000 000		3.00%	3.00%			
10286359	NAB	AA	29/09/2015	183	3.00%	2 000 000	30 082		2 000 000		3.00%	3.00%			
370972	Bank of Queensland	A	22/10/2015	123	2.85%	1 000 000	9 604		1 000 000		2.85%	2.85%			
1723357	Bendigo	A	23/11/2015	92	2.50%	1 000 000	6 301	1 000 000			2.20%	2.50%			
Subtotal						12 500 000	136 772	5 500 000	7 000 000	-			390 860	260 933	(129 927)
Restricted															
363475	Bank of Queensland	A	02/12/2015	91	3.00%	2 500 000	18 699	2 500 000			3.00%	3.00%			
4358487	BankWest	AA	02/12/2015	91	2.95%	2 000 000	14 710	2 000 000			2.95%	2.95%			
10299823	NAB	AA	24/11/2015	90	2.86%	2 500 000	17 630	2 500 000			2.86%	2.86%			
69843	ANZ	AA	01/12/2015	91	3.00%	3 000 000	22 438	3 000 000			3.00%	3.00%			
B33822504	CBA	AA	08/09/2015	150	2.83%	2 000 000	23 260		2 000 000		2.83%	2.83%			
TD063649032-354395	AMP	A	09/09/2015	180	2.80%	2 000 000	27 616		2 000 000		2.80%	2.80%			
370969	Bank of Queensland	A	22/10/2015	123	2.85%	1 000 000	9 604		1 000 000		2.85%	2.85%			
Subtotal						15 000 000	133 958	10 000 000	5 000 000	-			116 620	246 360	129 740
Total Funds Invested						27 500 000	270 729	15 500 000	12 000 000	-			507 480	507 293	(187)

Comments/Notes - Cash Investments

City of Albany
Monthly Investment Report
For the Period Ended 31st January 2016

Note 3A: GRAPHICAL REPRESENTATION - CASH INVESTMENTS



City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st January 2016

Note 4: RECEIVABLES**Receivables - Rates and Refuse**

Opening Arrears Previous Years

Rates Levied this year

Refuse Levied

ESL Levied

Other Charges Levied

Less Collections to date

Equals Current Outstanding

Total Rates & Charges Collectable

% Collected

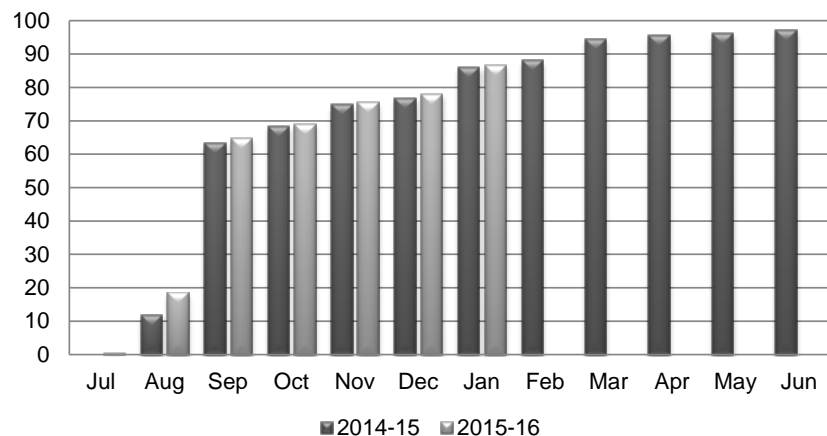
Current 2015-16	Previous 2014-15	Total
\$	\$	\$
	1 068 405	1 068 405
32 296 405		32 296 405
5 595 491		5 595 491
2 488 112		2 488 112
355 287		355 287
(35 542 437)	(715 398)	(36 257 835)
5 192 857	353 007	5 545 865
		5 545 865
		86.73%

Receivables - General

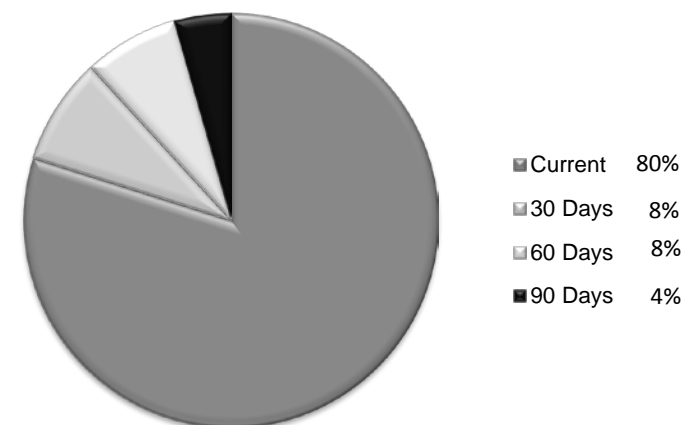
Current	30 Days	60 Days	90 Days
\$	\$	\$	\$
948 018	98 795	88 011	52 118
			1 186 943

Total Outstanding

Amounts shown above include GST (where applicable)

Note 4 - Rates & Refuse % Collected

Comments/Notes - Receivables Rates and Refuse

Note 4 - Accounts Receivable (non-rates)

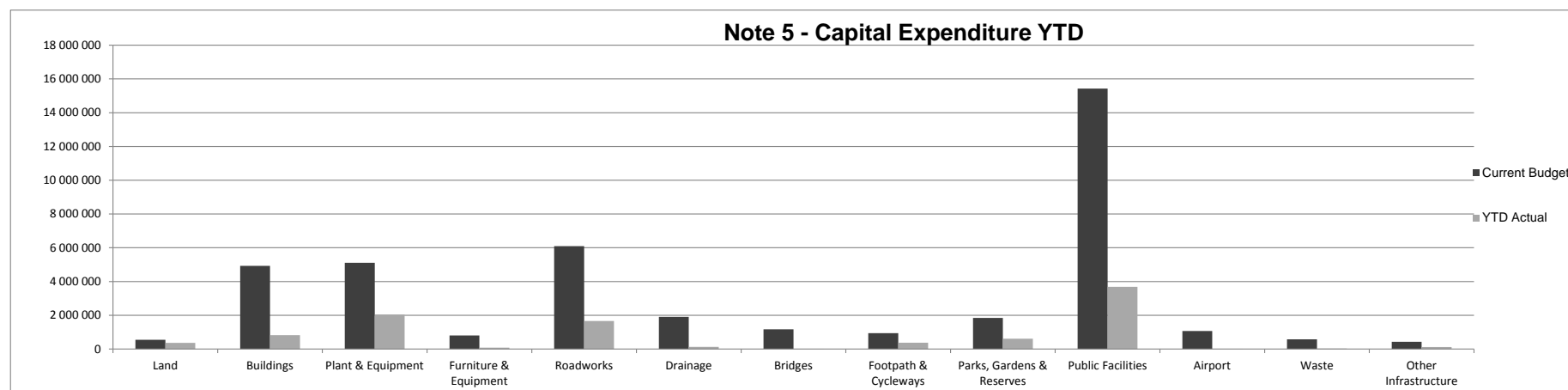
Comments/Notes - Receivables General

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st January 2016

Note 5: CAPITAL ACQUISITIONS

Contributions Information					Summary Acquisitions					
Grants	Reserves	Borrowing	Restricted	Total		Original Budget	Current Budget	YTD Budget	Actual	Variance
\$	\$	\$		\$		\$			\$	\$
0	0	0	0	0	Property, Plant & Equipment					
2 458 000	595 000	0	0	3 053 000	Land	513 516	549 100	359 100	360 635	1 535 ▲
0	1 009 485	0	520 000	1 529 485	Buildings	4 962 093	4 929 503	1 119 482	820 889	(298 593) ▼
0	268 688	0	0	268 688	Plant & Equipment	5 082 613	5 105 004	2 263 029	2 042 425	(220 604) ▼
					Furniture & Equipment	801 493	801 493	128 926	81 052	(47 874) ▼
					Infrastructure					
3 521 492	272 000	0	0	3 793 492	Roadworks	5 163 717	6 092 760	1 675 416	1 658 880	(16 536) ▼
350 000	0	0	0	350 000	Drainage	1 905 071	1 905 071	396 986	130 833	(266 153) ▼
1 140 000	26 331	0	0	1 166 331	Bridges	1 166 331	1 166 331	0	321	321 ▲
246 650	0	0	0	246 650	Footpath & Cycleways	1 031 112	940 140	398 175	371 604	(26 571) ▼
497 798	0	0	0	497 798	Parks, Gardens & Reserves	1 636 208	1 842 659	1 088 335	613 334	(475 001) ▼
12 272 807	50 000	600 000	2 192 556	15 115 363	Public Facilities	15 429 039	15 425 447	3 983 215	3 685 897	(297 318) ▼
575 000	495 000	0	0	1 070 000	Airport	1 070 000	1 070 000	0	1 974	1 974 ▲
0	581 390	0	0	581 390	Waste	581 390	573 154	60 652	25 756	(34 896) ▼
230 000	0	0	0	230 000	Other Infrastructure	225 000	425 000	130 127	117 940	(12 187) ▼
21 291 747	3 297 894	600 000	2 712 556	27 902 197	Totals	39 567 583	40 825 662	11 603 443	9 911 540	(1 691 903)

Comments - Capital Acquisitions



TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

EFT/CHQ	Date	Name	Description	Amount
EFT105784	04/02/2016	ALBANY MENSSED INCORPORATED	Remittance of Community Chest Funds Being Held in Trust	22 000.00
EFT105789	11/02/2016	PEET BAYONET HEAD SYNDICATE LTD	Defect Liability Bond Return	14 441.00
EFT105790	11/02/2016	C TONKINSON & E TAYLOR	Partial Return Of Housing Bond	8 000.00
<u>Total</u>				<u>\$ 44 441.00</u>

MASTERCARD TRANSACTIONS - JANUARY 2016

Date	Payee	Description	Amount
15/01/2016	E-AWARDS - WHYNDAM VALE	Tickets - Australian Tourism Awards	736.00
16/01/2016	QANTAS AIRWAYS LTD	Flights - C Woods - Perth to Melbourne - Australian Tourism Awards	1 204.00
05/01/2016	VARIDSK AUSTRALIA PTY LTD	Ergonomic Office Furniture	1 725.00
13/01/2016	FPA AUSTRALIA	Training - A Bott - Bushfire Attack	2 910.00
14/01/2016	LOCAL GOVERNMENT MANAGERS ASSOCIATION	Training - P Camins - LGMA Executive Management	2 300.00
05/01/2016	SPECTOR SOFT	Software Licence - Log Manager Maintenance Renewal	277.54
12/01/2016	WAYTOOLS LLC	Refund - Way Tools - IT Program	-749.60
14/01/2016	PAYPAL - KGE	iPhone covers	299.25
19/01/2016	REGIONAL EXPRESS AIRLINES	Flights - Training - A Lenz	352.27
15/01/2016	QANTAS AIRWAYS LTD	Flights - D Wellington - Perth to Melbourne - Australian Tourism Awards	602.00
15/01/2016	WOTIF LTD	Accommodation - D Wellington - Melbourne - Australian Tourism Awards	484.00
VARIOUS	SUNDRY < \$ 200.00		1 502.08
<u>Total</u>			<u>\$ 11 642.54</u>

PAYROLL 16/01/2016 - 15/02/2016

Date	Description	
22/01/2016	COA - Salaries	\$ 617 076.21
04/02/2016	COA - Salaries	\$ 580 009.36
<u>Total</u>		<u>\$ 1 197 085.57</u>

REPORT ITEM CSF 225 REFERS

CHQ	DATE	NAME	DESCRIPTION	AMOUNT
30996	21/01/2016	M & N Long	Crossover Subsidy	241.00
30997	21/01/2016	E & M Bond	Crossover Subsidy	249.84
30998	21/01/2016	Down Under Harley Tours	Refund	65.00
30999	21/01/2016	Vikki's Cool Candles	Refund	65.00
31000	21/01/2016	WA Country Builders	Refund	500.26
31001	21/01/2016	Albany Volunteer Fire Brigade	Fire Works Fire Protection On New Years Eve 2015	250.00
31002	21/01/2016	Department Of Transport	Vehicle Registration	305.10
31003	21/01/2016	Global Marine Enclosures Pty Ltd	Shark Exclusion Barrier System Design & Construction	43 934.67
31004	21/01/2016	Petty Cash - Depot	Petty Cash Reimbursements	360.05
31005	21/01/2016	Pivotel Satellite Pty Limited	Satellite Phone Charges	250.00
31006	21/01/2016	Probate Office	Probate Search	36.60
31007	21/01/2016	Telstra Corporation Limited	Telephone Charges	21 996.28
31008	21/01/2016	Vodafone Pty Ltd	SMS Messaging Services	48.99
31009	21/01/2016	Water Corporation	Water Charges Various Locations	19 552.70
31010	28/01/2016	A Etteridge	Crossover Subsidy	155.60
31011	28/01/2016	Airservices Australia - Publications Unit	Civil Aviation Regulations 12 Months	244.10
31012	28/01/2016	Department Of Transport	Vehicle Registration	50.40
31013	28/01/2016	Petty Cash - Vancouver Arts Centre	Petty Cash Period	93.20
31014	28/01/2016	Pivotel Satellite Pty Limited	Satellite Phone Charges	93.00
31015	28/01/2016	Telstra Corporation Limited	Telephone Charges	13 891.47
31016	28/01/2016	Water Corporation	Water Charges Various Locations	82 948.54
31017	04/02/2016	Department Of Agriculture	Penalty	52.61
31018	04/02/2016	S Cook	Crossover Subsidy	185.05
31019	04/02/2016	Department Of Transport	Vehicle Registration	1 198.05
31020	04/02/2016	Manypeaks General Store	Diesel Fuel	33.00
31021	04/02/2016	Sensis Pty Ltd	B1 Business Essentials	42.33
31022	04/02/2016	Petty Cash - Albany Regional Day Care Centre	Petty Cash Reimbursements	183.00
31023	04/02/2016	Petty Cash - National Anzac Centre	Petty Cash Reimbursements	109.20
31024	04/02/2016	Shire Of Peppermint Grove Library	Overdue Library Items	25.15
31025	04/02/2016	Water Corporation	Adjustments	11 562.49
31026	04/02/2016	Westnet Pty Ltd	DNA Hosting	25.00
31027	11/02/2016	Landgate - Property & Valuations	Lodgement Fee	164.00
31028	11/02/2016	Department Of Transport	Vehicle Registration	2 440.80
31029	11/02/2016	A Harrison	Reimbursement	235.18
31030	11/02/2016	Petty Cash - Albany Aquatic And Leisure Centre	Umpires Fees	2 820.00
31031	11/02/2016	Petty Cash - City Of Albany	Petty Cash Reimbursements	340.30
31032	11/02/2016	Petty Cash - Visitors Centre	Petty Cash Reimbursements	157.50
31033	11/02/2016	Pivotel Satellite Pty Limited	Satellite Phone Charges	250.00
31034	11/02/2016	Telstra Corporation Limited	Telephone Charges - Irrigation	189.62
31035	11/02/2016	Water Corporation	Water Charges Various Locations	252.96

Total**\$ 205 598.04**

REPORT ITEM CSF 225 REFERS

EFT	Date	Name	Description	Amount
EFT105372	21/01/2016	ABA SECURITY	Security Services	110.00
EFT105373	21/01/2016	ADVERTISER PRINT	Printing Services	17 889.00
EFT105374	21/01/2016	ALBANY SECURITY SUPPLIES	Supply Of Rollers	24.00
EFT105375	21/01/2016	ALBANY HYDRAULICS	Vehicle Repairs/Parts	106.94
EFT105376	21/01/2016	ALBANY SOIL AND CONCRETE TESTING	Soil Testing & Site Classification	2 206.60
EFT105377	21/01/2016	ALBANY SWEEP CLEAN	Sweeping Of Car Parks, Pathways And Boardwalks	5 273.00
EFT105378	21/01/2016	TRICOAST CIVIL	Emu Point/Golf Links Road Cycle Lanes Retention	19 047.52
EFT105379	21/01/2016	ALBANY SKIPS AND WASTE SERVICES PTY LTD	Skip Bins December 2015	617.50
EFT105380	21/01/2016	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	808.50
EFT105381	21/01/2016	ALBANY QUALITY LAWNMOWING	Lawn Mowing	220.00
EFT105382	21/01/2016	ALBANY MILK DISTRIBUTORS	Milk Deliveries	54.24
EFT105383	21/01/2016	ALBANY SPRAY ON LAWNS	Material Supply - Mulch	2 420.00
EFT105384	21/01/2016	ALBANY MATTRESS CLEANING	Cleaning Services	80.00
EFT105385	21/01/2016	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance	2 827.00
EFT105386	21/01/2016	ANNETTE DAVIS	Research For Bella Kelly Retrospective Exhibition	4 500.00
EFT105387	21/01/2016	A CARMICHAEL	Reimbursement of Material Cost	1 050.52
EFT105388	21/01/2016	APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentice Fees	1 032.24
EFT105389	21/01/2016	ARDESS NURSERY	Nursery Supplies	228.70
EFT105390	21/01/2016	ARTSHUB	Advertising	1 650.00
EFT105391	21/01/2016	ASP ALLOY AND STAINLESS PRODUCTS	Mower Parts	1 145.83
EFT105392	21/01/2016	ATC WORK SMART	Casual Staff/Apprentice Fees	12 419.54
EFT105393	21/01/2016	AUSTRALIA DAY COUNCIL OF WESTERN AUSTRALIA	Certificates For Nominees	46.00
EFT105394	21/01/2016	AUSCOINSWEST	Merchandise Order - NAC	528.00
EFT105395	21/01/2016	BATTERY WORLD	Material Supply - Batteries	70.00
EFT105396	21/01/2016	BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire	3 495.00
EFT105397	21/01/2016	BEST OFFICE SYSTEMS	Photocopier Charges	502.00
EFT105398	21/01/2016	BEWITCHED CLEANING SERVICES	Cleaning Services	231.00
EFT105399	21/01/2016	BIG SKY PUBLISHING	Merchandise Order - NAC	780.74
EFT105400	21/01/2016	BOC GASES AUSTRALIA LIMITED	Container Service Rental	122.71
EFT105401	21/01/2016	BOOEASY AUSTRALIA PTY LTD	Bookeasy Booking Returns Commission/Monthly Fees	2 163.41
EFT105402	21/01/2016	CONSTRUCTION TRAINING FUND	Additional Levy Remittance	65.59
EFT105403	21/01/2016	BUILDING COMMISSION	BSL Levy Collected For The Month Of December 2015	14 535.34
EFT105404	21/01/2016	BUNNINGS GROUP LIMITED	Hardware/Tool Supplies	21.04
EFT105405	21/01/2016	DAMIAN BUTLER SPRAYPAINTING	Painting Services	264.00
EFT105406	21/01/2016	CALTEX AUSTRALIA PETROLEUM PTY LTD	Material Supply - Diesel	25 424.65
EFT105407	21/01/2016	CAMLIN SPRINGS WATER DISTRIBUTORS	Water Container Refills December 2015	384.00
EFT105408	21/01/2016	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Services	169 471.94
EFT105409	21/01/2016	BIS CLEANAWAY LIMITED	Rubbish Removal Contract Period 01/12/15-31/12/15	5 101.47
EFT105410	21/01/2016	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	172.18
EFT105411	21/01/2016	TANJA COLBY DESIGNS	Insurance Excess Payment	100.00
EFT105412	21/01/2016	COMMON GROUND TRAILS PTY LTD	Professional Services - Trails Management Plan	12 485.00
EFT105413	21/01/2016	COURIER AUSTRALIA	Freight Fees	57.59
EFT105414	21/01/2016	COVS PARTS PTY LTD	Vehicle Repairs & Maintenance	277.36
EFT105415	21/01/2016	HOLCIM (AUSTRALIA) PTY LTD	Concrete Supplies	438.68
EFT105416	21/01/2016	D & K ENGINEERING	Engineering Services	231.00
EFT105417	21/01/2016	DATA #3 LIMITED	Major Software Licence	99 000.00
EFT105418	21/01/2016	GRAEME & YVONNE DAVISON	Merchandise Order - AVC	150.00
EFT105419	21/01/2016	CGS QUALITY CLEANING	Contract Cleaning Services	40 317.12
EFT105420	21/01/2016	JANINE DETERMES	Group Fitness Instruction	180.00
EFT105421	21/01/2016	DIGITAL MAPPING SERVICES	Intra Maps Subscription Plan	19 360.00
EFT105422	21/01/2016	DJ & MC DREYER	Rates Refund	911.38
EFT105423	21/01/2016	EASIFLEET MANAGEMENT	Motor Vehicle Lease - Novated Leases	8 232.16

REPORT ITEM CSF 225 REFERS

EFT105424	21/01/2016	ALBANY ENGINEERING COMPANY	Repairs & Maintenance	715.52
EFT105425	21/01/2016	EVERTRANS	Material Supply - Mechanical	423.50
EFT105426	21/01/2016	FIRE & SAFETY WA	Safety Equipment	2 420.00
EFT105427	21/01/2016	TAMMIE FLOWER	Group Fitness Instruction	360.00
EFT105428	21/01/2016	SOUTHERN ELECTRICS	Electrical Repairs/Maintenance	783.96
EFT105429	21/01/2016	GOLD MX & FLY FM	Radio Advertising	588.50
EFT105430	21/01/2016	GREEN SKILLS INCORPORATED	Casual Staff/Apprentice Fees	894.75
EFT105431	21/01/2016	GSP WORKFORCE	Gardening Services	275.00
EFT105432	21/01/2016	GREAT SOUTHERN SUPPLIES	Cleaning Supplies	1 010.26
EFT105433	21/01/2016	GSM AUTO ELECTRICAL	Vehicle Parts/Maintenance	198.00
EFT105434	21/01/2016	GWN GREAT SOUTHERN (PRIME MEDIA GROUP LTD)	Advertising	4 173.40
EFT105435	21/01/2016	THE HOPPING KANGAROO PTY LTD	Merchandise Order - AVC	220.50
EFT105436	21/01/2016	HOT HOUSE FLOWERS	Flowers for Staff	60.00
EFT105437	21/01/2016	RATTEN & SLATER MACHINERY	Vehicle Parts	63.84
EFT105438	21/01/2016	STATEWIDE RACKING & STORAGE SOLUTIONS	Material Supply - Racking	1 237.00
EFT105439	21/01/2016	JIMS TEST AND TAG	Electrical Testing And Tagging	1 035.46
EFT105440	21/01/2016	JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN	Pick Up And Delivery Services	630.63
EFT105441	21/01/2016	JOCK'S COMMERCIAL MOWING	Mowing Contract	8 195.70
EFT105442	21/01/2016	JOHN KINNEAR AND ASSOCIATES	Professional Services	1 925.00
EFT105443	21/01/2016	GEORGIA ROBYN KIDMAN	Group Fitness Instruction	270.00
EFT105444	21/01/2016	KIM ANGELA TOMLINSON	EAP Counselling Services	390.00
EFT105445	21/01/2016	MICHELLE KINNEAR	Group Fitness Instruction	45.00
EFT105446	21/01/2016	LA FREEGARD	Pest Control	2 000.00
EFT105447	21/01/2016	DAVID LEECH	Merchandise Order - NAC	540.00
EFT105448	21/01/2016	CALTEX ENERGY WA	Material Supply - Kerosene	1 148.00
EFT105449	21/01/2016	MARIO LIONETTI	Groceries	168.20
EFT105450	21/01/2016	LOWER KING LIQUOR & GENERAL STORE	Volunteer Fire Brigade Thank You Catering	454.15
EFT105451	21/01/2016	ALBANY CITY MOTORS	Material Supply - Vehicle	54 898.16
EFT105452	21/01/2016	MARKETFORCE LIMITED	Advertising	683.43
EFT105453	21/01/2016	VICKI MICHELLE MARTIN	Group Fitness Instruction	675.00
EFT105454	21/01/2016	TIMBER CREATIONS & SOUTH POLE STRUCTURES	Sculptures	9 600.00
EFT105455	21/01/2016	MERRIFIELD REAL ESTATE	Storage Unit Rental	200.00
EFT105456	21/01/2016	CHERYL NARKLE	Services To Bella Kelly Retrospective Exhibition	300.00
EFT105457	21/01/2016	CAROLINE NARKLE	Services To Bella Kelly Retrospective Exhibition	300.00
EFT105458	21/01/2016	NEVILLES HARDWARE & BUILDING SUPPLIES	Hardware Supplies	74.00
EFT105459	21/01/2016	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	Concrete Products	1 793.55
EFT105460	21/01/2016	NIKANA CONTRACTING PTY LTD	Waste Services	1 562.00
EFT105461	21/01/2016	A NOBLE AND SON LTD	Repairs & Maintenance	1 662.60
EFT105462	21/01/2016	OCS SERVICES PTY LTD	Cleaning Services	639.65
EFT105463	21/01/2016	OFFICEWORKS SUPERSTORES PTY LTD	Office Supplies	124.95
EFT105464	21/01/2016	OKEEFE'S PAINTS	Material Supply - Paint	153.06
EFT105465	21/01/2016	IXOM	Material Supply - Chlorine	393.47
EFT105466	21/01/2016	PALMER EARTHMOVING (AUSTRALIA) PTY LTD	Cubic Metres Compaction Sand	5 101.80
EFT105467	21/01/2016	EDMUND KEITH PASCOE	Royalty Payment For Gravel Extraction	9 230.00
EFT105468	21/01/2016	PAULS PET FOOD	Material Supply - Animal Food	219.20
EFT105469	21/01/2016	PENROSE PROFESSIONAL LAWN CARE	Lawn Mowing Services	264.00
EFT105470	21/01/2016	PFD FOOD SERVICES PTY LTD	Catering Supplies	235.60
EFT105471	21/01/2016	D PIPER	Rates Refund	572.02
EFT105472	21/01/2016	PLASTICS PLUS	Plastic Container	11.99
EFT105473	21/01/2016	@THE POOLSIDE	Catering	250.00
EFT105474	21/01/2016	KRISTIE PORTER	Group Fitness Instruction	540.00
EFT105475	21/01/2016	PROTECTOR ALSAFE INDUSTRIES PTY LTD	Safety Equipment	1 157.31
EFT105476	21/01/2016	RADIOWEST BROADCASTERS PTY LTD	Radio Call To Action For The 2015/16 Financial Year	5 025.90
EFT105477	21/01/2016	RAMPED TECHNOLOGY	Professional Services December 2015	7 500.00

REPORT ITEM CSF 225 REFERS

EFT105478	21/01/2016	REEVES AND COMPANY BUTCHERS PTY LTD	Catering	407.04
EFT105479	21/01/2016	RICOH	Photocopier Charges	22 108.67
EFT105480	21/01/2016	ALBANY TRAFFIC CONTROL	Traffic Control Services	3 114.55
EFT105481	21/01/2016	BG, E AND KE RUSS	Mowing/Gardening Services	1 265.00
EFT105482	21/01/2016	UNITED TOOLS ALBANY	Tools & Hardware Supplies	286.03
EFT105483	21/01/2016	SERENA MCLAUCHLAN	Interactive Giant Weave Reimbursements & Labour	506.88
EFT105484	21/01/2016	SEEK LIMITED	Advertising	55.00
EFT105485	21/01/2016	SEEK LEARNING PTY LTD	Training	3 300.00
EFT105486	21/01/2016	SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	8 527.30
EFT105487	21/01/2016	STATEWIDE BEARINGS	Vehicle Parts	73.57
EFT105488	21/01/2016	STIRLING PRINT	Printing Services	1 390.00
EFT105489	21/01/2016	ALBANY LOCK SERVICE	Lock Supplies/Repairs	34.00
EFT105490	21/01/2016	SYNERGY	Electricity Supplies	59 350.30
EFT105491	21/01/2016	T & C SUPPLIES	Hardware/Tool Supplies	35.62
EFT105492	21/01/2016	THE 12 VOLT WORLD	Material Supply - Batteries	630.00
EFT105493	21/01/2016	THINKWATER ALBANY	Parts And Equipment	8 173.07
EFT105494	21/01/2016	TOMO'S EARTHMOVING CONTRACTORS	Slashing Services	348.10
EFT105495	21/01/2016	CAROLINE ELLEN TOMPKIN	Group Fitness Instruction	135.00
EFT105496	21/01/2016	CAROLYN FRANCIS TRAPNELL	Merchandise Order - NAC	1 140.00
EFT105497	21/01/2016	ALBANY TYREPOWER	Tyre Repairs/Purchases	1 189.00
EFT105498	21/01/2016	VANCOUVER WASTE SERVICES PTY LTD	Material Supply - Sand	406.60
EFT105499	21/01/2016	ALBANY VETERINARY HOSPITAL PTY LTD	Veterinary Services	79.80
EFT105500	21/01/2016	VOEGELER CREATIONS	Merchandise Order - NAC	50.00
EFT105501	21/01/2016	JULIA WARREN	Group Fitness Instruction	270.00
EFT105502	21/01/2016	ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	1 867.32
EFT105503	21/01/2016	WALGA	Training	495.00
EFT105504	21/01/2016	LANDMARK LIMITED	Material Supply - Fertiliser	662.16
EFT105505	21/01/2016	WESTERN POWER CORPORATION	Asset Relocation	16 634.00
EFT105506	21/01/2016	WEST COAST ANALYTICAL SERVICES	Waste Facility Water Monitoring Services	855.80
EFT105507	21/01/2016	WEST AUSTRALIAN NEWSPAPERS LIMITED	Advertising	300.00
EFT105508	21/01/2016	WHITFIELD ESTATE & PICNIC IN THE PADDOCK	Merchandise Order - NAC	71.78
EFT105509	21/01/2016	WOOD AND GRIEVE ENGINEERS	Superintendence Services	610.50
EFT105510	21/01/2016	WORLD MANAGER PTY LTD	World Manager January 2016 2 Suites (Communication & Training)	5 280.00
EFT105511	21/01/2016	WURTH AUSTRALIA PTY LTD	Vehicle Parts	41.78
EFT105512	21/01/2016	ZENITH LAUNDRY	Linen Hire/Services	70.61
EFT105513	21/01/2016	ALBANY COMMUNITY HOSPICE	Payroll Deductions	84.00
EFT105514	21/01/2016	ALBANY COMMUNITY FOUNDATION	Payroll Deductions	10.00
EFT105515	21/01/2016	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance	425.80
EFT105516	21/01/2016	AUSTRALIAN TAXATION OFFICE	Payroll Deductions	340 410.08
EFT105517	21/01/2016	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll Deductions	3 801.00
EFT105518	21/01/2016	BRANDNET PTY LTD T/AS MILITARY SHOP	Forts Merchandise	3 590.97
EFT105519	21/01/2016	CHILD SUPPORT AGENCY	Payroll Deductions	1 080.60
EFT105520	21/01/2016	HBF HEALTH LIMITED	Payroll Deductions	340.90
EFT105521	21/01/2016	PENROSE PROFESSIONAL LAWN CARE	Lawn Mowing Services	264.00
EFT105522	22/01/2016	S AYRE	Rates Refund	801.90
EFT105523	22/01/2016	DAVID HARRISON	Staff Reimbursement	364.53
EFT105524	22/01/2016	LASER CORPS WA	Laser Corps Entertainment	1 600.00
EFT105525	28/01/2016	ACTIVATE LIFE REHAB PROGRAM	Physiology Consult	450.00
EFT105526	28/01/2016	AD CONTRACTORS PTY LTD	Material Supply - Emulsion	603.90
EFT105527	28/01/2016	ADVERTISER PRINT	Printing	192.00
EFT105528	28/01/2016	ALBANY INDUSTRIAL SERVICES PTY LTD	Waste Services	9 123.95
EFT105529	28/01/2016	ALBANY PRINTERS	Printing Services	1 350.00
EFT105530	28/01/2016	ALBANY SWEEP CLEAN	Sweep Carparks, Entrance & Access Roads	346.50
EFT105531	28/01/2016	ALBANY INDOOR PLANT HIRE	Indoor Plant Hire	1 054.02

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EFT105532	28/01/2016	ALBANY RSL SUB BRANCH	Merchandise Order - NAC	2 897.50
EFT105533	28/01/2016	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	352.00
EFT105534	28/01/2016	ALBANY PSYCHOLOGICAL SERVICES	EAP Consultation Fees	880.00
EFT105535	28/01/2016	ALBANY IRRIGATION & DRILLING	Irrigation & Drilling Services	2 046.62
EFT105536	28/01/2016	ALBANY MATTRESS CLEANING	Cleaning Services	80.00
EFT105537	28/01/2016	ALINTA	Gas Usage Charges	235.10
EFT105538	28/01/2016	ALL EVENTS PROSOUND HIRE	Equipment Hire	130.00
EFT105539	28/01/2016	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance	6 158.20
EFT105540	28/01/2016	APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentice Fees	1 092.96
EFT105541	28/01/2016	ARTSOUTHWA INCORPORATED	Sponsorship For Southern Arts & Craft Trail 2016	5 000.00
EFT105542	28/01/2016	ATC WORK SMART	Casual Staff/Apprentice Fees	2 615.71
EFT105543	28/01/2016	AUSTRALIA POST	Postage/Agency Fees	2 788.55
EFT105544	28/01/2016	AUSTRALIAN FINE JEWELLERY PTY LTD	Merchandise Order	643.40
EFT105545	28/01/2016	BENNETTS BATTERIES	Material Supply - Batteries	440.00
EFT105546	28/01/2016	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services	953.48
EFT105547	28/01/2016	BEWITCHED CLEANING SERVICES	Cleaning Services	203.50
EFT105548	28/01/2016	BLOOMIN FLOWERS	Floral Arrangement	77.00
EFT105549	28/01/2016	ALBANY BOBCAT SERVICES	Demolition Services	1 449.25
EFT105550	28/01/2016	BOBS BIKES	Material Supply - Bicycle Components	500.00
EFT105551	28/01/2016	BRANDNET PTY LTD T/AS MILITARY SHOP	Merchandise Order - NAC	14 165.53
EFT105552	28/01/2016	BRIANNA ARIS	Staff Reimbursement	5 223.18
EFT105553	28/01/2016	BUNNINGS GROUP LIMITED	Tools & Hardware Supplies	41.94
EFT105554	28/01/2016	THE BUSH FAIRY	ALAC Open Day - Face Painting	300.00
EFT105555	28/01/2016	CABCHARGE AUSTRALIA LIMITED	Taxi Fares	273.76
EFT105556	28/01/2016	CAMLYN SPRINGS WATER DISTRIBUTORS	Water Container Refills	966.00
EFT105557	28/01/2016	CAPE AGENCIES	Material Supply - Gas Bottles	125.40
EFT105558	28/01/2016	CHADSON ENGINEERING PTY LTD	Material Supply - Pool Testing Equipment	197.23
EFT105559	28/01/2016	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	320.59
EFT105560	28/01/2016	COLLINS DISTRIBUTORS	Merchandise Order - AVC	256.14
EFT105561	28/01/2016	COURIER AUSTRALIA	Freight Charges	135.93
EFT105562	28/01/2016	DATA #3 LIMITED	Major Software Licence	1 027.29
EFT105563	28/01/2016	DEPARTMENT OF PARKS AND WILDLIFE	Fire Station Rental Lease	134.32
EFT105564	28/01/2016	DEPARTMENT OF TRANSPORT	Vehicle Search Fee	117.25
EFT105565	28/01/2016	JANINE DETERMES	Group Fitness Instruction	180.00
EFT105566	28/01/2016	DIGGER PRESS	Merchandise Order - NAC	953.64
EFT105567	28/01/2016	DYLAN'S ON THE TERRACE	Catering	257.60
EFT105568	28/01/2016	EASYDRY AUSTRALIA & NEW ZEALAND	Material Supply - Gym Towel	194.00
EFT105569	28/01/2016	ECONOMIC DEVELOPMENT AUSTRALIA	Professional Membership	400.00
EFT105570	28/01/2016	ELLEKER GENERAL STORE	Fuel Purchases	93.54
EFT105571	28/01/2016	EVERTRANS	Material Supply - Emulsion	83 256.80
EFT105572	28/01/2016	FEDEX	Export Shipment Freight Charges	399.36
EFT105573	28/01/2016	ALBANY FIREBREAK AND SLASHING CO. PTY LTD	Slashing Services	544.50
EFT105574	28/01/2016	TAMMY FLETT	Staff Reimbursement	130.97
EFT105575	28/01/2016	SOUTHERN ELECTRICS	Electrical Repairs/Maintenance	3 022.66
EFT105576	28/01/2016	GIBSON IMPORTING	Forts Merchandise	532.71
EFT105577	28/01/2016	GREAT SOUTHERN GROUP TRAINING	Casual Staff/Apprentice Fees	2 929.34
EFT105578	28/01/2016	GREAT SOUTHERN FUEL SUPPLIES	Diesel Fuel Supplies	1 044.37
EFT105579	28/01/2016	GREAT SOUTHERN SUPPLIES	Cleaning Supplies	402.40
EFT105580	28/01/2016	GREENMAN TRADING COMPANY	Tree Lopping & Removal	1 017.50
EFT105581	28/01/2016	GREAT SOUTHERN LIQUID WASTE	Waste Services	395.00
EFT105582	28/01/2016	GSM AUTO ELECTRICAL	Vehicle Parts/Maintenance	165.00
EFT105583	28/01/2016	STATEWIDE RACKING & STORAGE SOLUTIONS	Material Supply	56.45
EFT105584	28/01/2016	INTANDEM	Merchandise Order - AVC	1 277.56
EFT105585	28/01/2016	JUST SEW EMBROIDERY	Embroidery	228.80

REPORT ITEM CSF 225 REFERS

EFT105586	28/01/2016	LATRO LAWYERS	Professional Services	16 622.75
EFT105587	28/01/2016	A LAWRENCE	Refund	49.12
EFT105588	28/01/2016	J LEMMENS	Rates Refund	3 019.59
EFT105589	28/01/2016	BOOKS AND GIFTS DIRECT	Material Supply - Books	10.00
EFT105590	28/01/2016	MARKETFORCE LIMITED	Advertising	327.14
EFT105591	28/01/2016	MARWICK BROTHERS MEDIA	Photography	700.00
EFT105592	28/01/2016	VICKI MICHELLE MARTIN	Group Fitness Instruction	450.00
EFT105593	28/01/2016	MOUNT ROMANCE AUSTRALIA PTY LTD	Merchandise Order - NAC	2 067.02
EFT105594	28/01/2016	LYNDA MYRA MOYLAN	CBD Events - Group Activities	1 943.00
EFT105595	28/01/2016	ALBANY COMMUNITY PHARMACY	Material Supply - First Aid Equipment	7.28
EFT105596	28/01/2016	PALMER EARTHMOVING (AUSTRALIA) PTY LTD	Material Supply - Sand	2 613.60
EFT105597	28/01/2016	BROOKE DENISE PEARSON	Group Fitness Instruction	495.00
EFT105598	28/01/2016	PETER GRAHAM AND COMPANY LTD	Material Supply - Spraying	113.94
EFT105599	28/01/2016	KRISTIE PORTER	Group Fitness Instruction	540.00
EFT105600	28/01/2016	PRE-EMPTIVE STRIKE PTY LTD	Design Services	1 980.00
EFT105601	28/01/2016	QUANTIFIED TREE RISK ASSESSMENT LTD	Registration Renewal	529.10
EFT105602	28/01/2016	THE ROYAL LIFE SAVING SOCIETY WA INC	December Call Centre Trial Fees	542.63
EFT105603	28/01/2016	RSL WA	Advertising	585.00
EFT105604	28/01/2016	SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	1 301.03
EFT105605	28/01/2016	M SKINNER	Rates Refund	277.48
EFT105606	28/01/2016	ALBANY VOLUNTEER STATE EMERGENCY SERVICE	LGGS Allocation	11 137.50
EFT105607	28/01/2016	STIRLING PRINT	Printing Of Posters And Flyers	132.00
EFT105608	28/01/2016	ST JOHN AMBULANCE ASSOCIATION WA INC	Training - First Aid	165.00
EFT105609	28/01/2016	ALBANY LOCK SERVICE	Security Services	18.00
EFT105610	28/01/2016	SYNERGY	Electricity Supply	16 650.09
EFT105611	28/01/2016	T & C SUPPLIES	Tools & Hardware Supplies	1 112.91
EFT105612	28/01/2016	TECTONICS CONSTRUCTION GROUP PTY LTD	Refurbishment Of North Road Customer Service	7 409.25
EFT105613	28/01/2016	TELSTRA LICENSED SHOP ALBANY	Material Supply - Phone Cases	225.00
EFT105614	28/01/2016	CAROLINE ELLEN TOMPKIN	Group Fitness Instruction	180.00
EFT105615	28/01/2016	ALBANY TYREPOWER	Tyre Repairs/Purchases	724.00
EFT105616	28/01/2016	MOORE STEPHENS PTY LTD	Professional Development - Training	880.00
EFT105617	28/01/2016	VANCOUVER WASTE SERVICES PTY LTD	Green Waste Services	25 839.95
EFT105618	28/01/2016	VOEGELER CREATIONS	Merchandise Order - NAC	657.50
EFT105619	28/01/2016	JULIA WARREN	Group Fitness Instruction	225.00
EFT105620	28/01/2016	WARREN BENNETT HOMES	Demolition Works	67 640.00
EFT105621	28/01/2016	WEST AUSTRALIAN NEWSPAPERS LIMITED	Advertising	4 341.77
EFT105622	28/01/2016	WHITFIELD ESTATE & PICNIC IN THE PADDOCK	Merchandise Order - AVC	533.43
EFT105623	04/02/2016	ABA SECURITY	Security Services	1 200.73
EFT105624	04/02/2016	ACORN TREES AND STUMPS	Slashing Services	4 294.50
EFT105625	04/02/2016	AD CONTRACTORS PTY LTD	Material Supply - Iron Stone	1 543.90
EFT105626	04/02/2016	ADVERTISER PRINT	Printing Services	403.00
EFT105627	04/02/2016	AIRSERVICES AUSTRALIA	LLS/DME Performance Inspection And Maintenance Oct - Dec 2015	47 847.25
EFT105628	04/02/2016	ALBANY HYDRAULICS	Repairs & Maintenance - Fire Truck	112.61
EFT105629	04/02/2016	ALBANY TV SERVICES	Material Supply - Batteries	841.00
EFT105630	04/02/2016	ALBANY CHAMBER OF COMMERCE AND INDUSTRY	ACCI Annual Membership Fees 1/01/16 - 31/12/16	340.00
EFT105631	04/02/2016	ALBANY AGRICULTURAL SOCIETY INCORPORATED	Hall Hire - Clipper Event	3 300.00
EFT105632	04/02/2016	ALBANY REFRIGERATION	Air Conditioner/Refrigeration Repairs & Maintenance	2 768.00
EFT105633	04/02/2016	ALBANY LANDSCAPE SUPPLIES	Material Supply - Cracked Pea Gravel	1 100.00
EFT105634	04/02/2016	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	315.75
EFT105635	04/02/2016	ALBANY MILK DISTRIBUTORS	Milk Deliveries	370.87
EFT105636	04/02/2016	ALBANY IRRIGATION & DRILLING	Irrigation Supplies	534.55
EFT105637	04/02/2016	ALBANY RECORDS MANAGEMENT	Storage Of Archive Boxes	99.00
EFT105638	04/02/2016	ALBANY MOUNTAIN BIKE CLUB INC	Urban Downhill 2016 Sponsorship	20 000.00
EFT105639	04/02/2016	ALBANY MATTRESS CLEANING	Cleaning Services	120.00

REPORT ITEM CSF 225 REFERS

EFT105640	04/02/2016	ALINTA	Gas Service Charges	9.55
EFT105641	04/02/2016	ALL EVENTS PROSOUND HIRE	Equipment Hire	1 116.03
EFT105642	04/02/2016	AMITY PAINTING & DECORATING	Painting Services	1 672.00
EFT105643	04/02/2016	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance	5 799.00
EFT105644	04/02/2016	APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentice Fees	774.18
EFT105645	04/02/2016	ARDESS NURSERY	Plant Supplies	461.15
EFT105646	04/02/2016	ART ALMANAC	Advertising	1 219.99
EFT105647	04/02/2016	ARTSHUB	Advertising	1 650.00
EFT105648	04/02/2016	ASHDENE MANUFACTURING PTY LTD	Merchandise Order - AVC	1 838.38
EFT105649	04/02/2016	ATC WORK SMART	Casual Staff/Apprentice Fees	16 037.60
EFT105650	04/02/2016	AUSSIE DRAWCARDS PTY LTD	Annual Warehousing Fee	1 078.00
EFT105651	04/02/2016	BADGEMATE	Name Badges	95.21
EFT105652	04/02/2016	BAKERS FOOD & FUEL	Diesel Purchases For Bush Fire Brigades	1 999.21
EFT105653	04/02/2016	AE BALL AND COMPANY	Repairs/Maintenance Vehicles	626.00
EFT105654	04/02/2016	BALL BODY BUILDERS	Equipment Hire	330.00
EFT105655	04/02/2016	BT EQUIPMENT PTY LTD (TUTT BRYANT EQUIPMENT)	Vehicle Parts	390.81
EFT105656	04/02/2016	BAREFOOT CLOTHING MANUFACTURERS	Uniforms	522.15
EFT105657	04/02/2016	BARBEQUES GALORE ALBANY	Material Supply - Gas Bottles	59.95
EFT105658	04/02/2016	BEST OFFICE SYSTEMS	Photocopier Charges	1 504.55
EFT105659	04/02/2016	BEWITCHED CLEANING SERVICES	Cleaning	49.50
EFT105660	04/02/2016	ALBANY BITUMEN SPRAYING	Hotmix Repairs	4 944.50
EFT105661	04/02/2016	BLOOMIN FLOWERS	Floral Arrangement	120.00
EFT105662	04/02/2016	ALBANY BOBCAT SERVICES	Bobcat And Truck Hire	233.75
EFT105663	04/02/2016	AIR BP	Refund Airport Hangar Lease	1 414.34
EFT105664	04/02/2016	CONSTRUCTION TRAINING FUND	BCITF Levy For The Month of January 2016 - Less Collection Commission	12 543.90
EFT105665	04/02/2016	BUILDING COMMISSION	BSL Levy Collected For The Month of January 2016 - Less Collection Commission	10 812.79
EFT105666	04/02/2016	BUNNINGS GROUP LIMITED	Hardware/Tool Supplies	35.24
EFT105667	04/02/2016	THE BUSH FAIRY	Face Painting Australia Day	990.00
EFT105668	04/02/2016	CALTEx AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel For Depot	14 945.59
EFT105669	04/02/2016	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Repairs/Maintenance	1 269.73
EFT105670	04/02/2016	CHEYNES BEACH CARAVAN PARK	Fuel Supplies	108.40
EFT105671	04/02/2016	CHILDREN'S BOOK COUNCIL OF AUSTRALIA	CBCA WA Branch Membership Subscription 2016	60.00
EFT105672	04/02/2016	CLAW ENVIRONMENTAL	Material Supply - Plastic & Steel Drums	1 808.18
EFT105673	04/02/2016	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	657.13
EFT105674	04/02/2016	COMMITTEE FOR ECONOMIC DEVELOPMENT	Future Of The Great Southern	2 600.00
EFT105675	04/02/2016	COURIER AUSTRALIA	Freight Fees	203.15
EFT105676	04/02/2016	GREAT SOUTHERN CRANES AND ACCESS PTY LTD	Crane Hire	429.00
EFT105677	04/02/2016	DOWNER EDI WORKS PTY LTD	Material Supply - Hotmix	879.57
EFT105678	04/02/2016	D & K ENGINEERING	Repairs & Maintenance - Hanrahan Road Waste Facility	225.50
EFT105679	04/02/2016	DE LAGE LANDEN PTY LIMITED	Professional Services	7 186.30
EFT105680	04/02/2016	DENMARK CO-OPERATIVE CO LTD	Material Supply - Hypochlorite Drums	548.83
EFT105681	04/02/2016	LANDGATE - PROPERTY & VALUATIONS	Land Enquiries	344.40
EFT105682	04/02/2016	JANINE DETERMES	Group Fitness Instruction	180.00
EFT105683	04/02/2016	G & M DETERGENTS & HYGIENE SERVICES ALBANY	Hygiene Contract	1 824.06
EFT105684	04/02/2016	SET APART DJ SERVICES	Australia Day Entertainment - Music & Activities	1 620.00
EFT105685	04/02/2016	B DONNELL	Rates Refund	536.08
EFT105686	04/02/2016	DORALANE PASTRIES	Catering	60.00
EFT105687	04/02/2016	EASIFLEET MANAGEMENT	Motor Vehicle Lease - Novated Leases	8 232.16
EFT105688	04/02/2016	ALBANY ENGINEERING COMPANY	Repairs & Maintenance - Mini Digger	1 826.19
EFT105689	04/02/2016	SPRINGDALE FELTING	Merchandise Order - NAC	240.00
EFT105690	04/02/2016	ALBANY FENCING COMPANY	Equipment Hire	12 375.00
EFT105691	04/02/2016	THE FIXUPPERY	Window Cleaning	475.99
EFT105692	04/02/2016	FLIPS ELECTRICS	Repairs & Maintenance - Pump	1 260.60
EFT105693	04/02/2016	TAMMIE FLOWER	Group Fitness Instruction	697.50

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EFT105694	04/02/2016	FORREST WINDSCREENS	Supply & Installation - Windscreen	540.00
EFT105695	04/02/2016	FRIDGE AND WASHER CITY	Material Supply - Fridge	1 299.00
EFT105696	04/02/2016	GALLERY 500	Art Supplies	499.45
EFT105697	04/02/2016	GALLERY WORKS	Merchandise Order - NAC	1 665.00
EFT105698	04/02/2016	JEFFREY ALLAN GIBB	Merchandise Order - AVC	612.00
EFT105699	04/02/2016	GOAD RESOURCES PTY LTD	Freight Charges	225.50
EFT105700	04/02/2016	GORDON WALMSLEY PTY LTD	Material Supply - Black Asphalt	85 900.00
EFT105701	04/02/2016	GREAT SOUTHERN GROUP TRAINING	Casual Staff/Apprentice Fees	3 463.55
EFT105702	04/02/2016	GREAT SOUTHERN PEST & WEED CONTROL	Pest Control	220.00
EFT105703	04/02/2016	GREAT SOUTHERN SUPPLIES	Cleaning Supplies	1 214.12
EFT105704	04/02/2016	PROTECTOR FIRE SERVICES PTY LTD	Fire Equipment Maintenance	649.00
EFT105705	04/02/2016	H AND H ARCHITECTS	Design Services	2 475.00
EFT105706	04/02/2016	JACK THE CHIPPER	Truck & Equipment Hire	2 154.52
EFT105707	04/02/2016	ALBANY MAPPING AND SURVEYING SERVICES	Survey Services	3 501.30
EFT105708	04/02/2016	JOHN KINNEAR AND ASSOCIATES	Professional Services	1 008.50
EFT105709	04/02/2016	DEREK JONES	Staff Reimbursement	64.00
EFT105710	04/02/2016	JUST SEW EMBROIDERY	Uniforms	2 908.95
EFT105711	04/02/2016	JUST A CALL DELIVERIES	Internal Mail Deliveries	1 000.67
EFT105712	04/02/2016	KALGAN VOLUNTEER BUSHFIRE BRIGADE	Reimbursement For Voice Pages	913.00
EFT105713	04/02/2016	GEORGIA ROBYN KIDMAN	Group Fitness Instruction	360.00
EFT105714	04/02/2016	KLB SYSTEMS	IT Supplies	143.00
EFT105715	04/02/2016	KIMBERLEY ROSS KRAKOUER	Bumpout Of Great Southern Noongar Exhibition 2016	500.00
EFT105716	04/02/2016	CAMERON LANGRIDGE	Merchandise Order - AVC	262.70
EFT105717	04/02/2016	LEASE CHOICE	Monthly Lease Photocopiers	1 246.83
EFT105718	04/02/2016	MARIO LIONETTI	Groceries	162.51
EFT105719	04/02/2016	LITTLE GROVE GENERAL STORE	Fuel For Bush Fire Brigades	1 848.02
EFT105720	04/02/2016	LORLAINE DISTRIBUTORS PTY LTD	Cleaning Supplies	152.40
EFT105721	04/02/2016	BUCHER MUNICIPAL PTY LTD	Vehicle Parts	50.60
EFT105722	04/02/2016	RL & KJ MACKENZIE (GLENORAN LEATHER)	Merchandise Order - NAC/AVC	470.50
EFT105723	04/02/2016	ALBANY EVENT HIRE	Equipment Hire	1 221.00
EFT105724	04/02/2016	ALBANY CITY MOTORS	Vehicle Parts	156.30
EFT105725	04/02/2016	MAP CREATIVE	Merchandise Order - AVC	636.90
EFT105726	04/02/2016	VICKI MICHELLE MARTIN	Group Fitness Instruction	675.00
EFT105727	04/02/2016	TRUDY ANNE MEHRER	Framed Print Less Commission	45.00
EFT105728	04/02/2016	MICROCHIPS AUSTRALIA	Material Supply - Microchipping	291.70
EFT105729	04/02/2016	MICHELLE LEONG	Staff Reimbursement	300.00
EFT105730	04/02/2016	ROY MINITER	Aboriginal Heritage Monitoring	1 500.00
EFT105731	04/02/2016	MJB INDUSTRIES PTY LTD	Correcting Entry	0.40
EFT105732	04/02/2016	NURRUNGA COMMUNICATIONS	Radio Repairs/Maintenance	172.60
EFT105733	04/02/2016	LYNDA MYRA MOYLAN	Holiday Program - Group Session	100.00
EFT105734	04/02/2016	MSS SECURITY	Security Services	2 754.10
EFT105735	04/02/2016	LGIS INSURANCE BROKING	Insurance - Artwork Transportation	110.00
EFT105736	04/02/2016	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	Material Supply - Soakwells	767.80
EFT105737	04/02/2016	ALBANY NEWS DELIVERY	Paper Deliveries	10.90
EFT105738	04/02/2016	A NOBLE AND SON LTD	Repairs & Maintenance - Lifting Gear	2 391.84
EFT105739	04/02/2016	OCS SERVICES PTY LTD	Cleaning Services	16 420.51
EFT105740	04/02/2016	OLI'S PRESSURE CLEANING	Cleaning Services	476.00
EFT105741	04/02/2016	ORIGIN ENERGY	Bulk Gas Supplies	11 526.05
EFT105742	04/02/2016	PALMER EARTHMOVING (AUSTRALIA) PTY LTD	Progress Payment - Road Widening & Construction	165 528.47
EFT105743	04/02/2016	PETER GRAHAM AND COMPANY LTD	Material Supply - Linseed Oil	2 088.04
EFT105744	04/02/2016	KRISTIE PORTER	Group Fitness Instruction	315.00
EFT105745	04/02/2016	PROTECTOR ALSAFE INDUSTRIES PTY LTD	Safety Equipment	389.79
EFT105746	04/02/2016	RADIOWEST BROADCASTERS PTY LTD	Advertising	1 242.74
EFT105747	04/02/2016	REEF BEATS PRODUCTIONS	Entertainment Services - ALAC	635.00

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EFT105748	04/02/2016	REPLICA MEDALS & RIBBONS PTY LTD	Merchandise Order - NAC	759.96
EFT105749	04/02/2016	REXEL AUSTRALIA	Material Supply - Electrical Tags	114.86
EFT105750	04/02/2016	AUBREY ROBERTS	Entertainment/Painting - Day Care Centre	200.00
EFT105751	04/02/2016	ALBANY TRAFFIC CONTROL	Traffic Control Services	3 351.76
EFT105752	04/02/2016	ROWE GROUP	Professional Services	6 611.06
EFT105753	04/02/2016	THE ROYAL LIFE SAVING SOCIETY WA INC	Material Supplies - Manuals & Certificates	1 226.00
EFT105754	04/02/2016	SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	3 824.76
EFT105755	04/02/2016	SOUTHERN TOOL & FASTENER CO	Hardware Supplies	1 102.72
EFT105756	04/02/2016	SOUTHCOST SECURITY SERVICE	Security Services	400.40
EFT105757	04/02/2016	SOUTHERN EDGE ARTS INC	Heritage Interpretation Theatre	1 000.00
EFT105758	04/02/2016	SOUTH COAST CRANES	Crane Hire	943.25
EFT105759	04/02/2016	GARY OWEN SPENCE	Lawn Mowing Services	115.00
EFT105760	04/02/2016	STAR SALES AND SERVICE	Material Supply - Spraying	420.60
EFT105761	04/02/2016	STIRLING PRINT	Printing Services	162.00
EFT105762	04/02/2016	ST JOHN AMBULANCE ASSOCIATION WA INC	Australia Day - Afternoon Activities Town Square	693.00
EFT105763	04/02/2016	SUNNY SIGN COMPANY	Assorted Signage	2 050.02
EFT105764	04/02/2016	ALBANY LOCK SERVICE	Material Supply - Door	185.80
EFT105765	04/02/2016	SYNERGY	Electricity Supplies	12 434.25
EFT105766	04/02/2016	T & C SUPPLIES	Tools & Hardware Supplies	416.79
EFT105767	04/02/2016	T & C SUPPLIES (RANGERS)	Tools & Hardware Supplies	73.96
EFT105768	04/02/2016	TECTONICS CONSTRUCTION GROUP PTY LTD	Partial Claim - Cricket And Soccer Pavilion Construction	32 437.43
EFT105769	04/02/2016	NAKED BEAN COFFEE ROASTERS	Coffee Supplies	160.00
EFT105770	04/02/2016	THURLBY HERB FARM	Merchandise Order - AVC	572.12
EFT105771	04/02/2016	TOLL FAST	Freight Charges	2 057.48
EFT105772	04/02/2016	VANCOUVER WASTE SERVICES PTY LTD	Material Supply - Sand	1 080.00
EFT105773	04/02/2016	VARIDESK LLC	Office Furniture	655.00
EFT105774	04/02/2016	VOEGELER CREATIONS	Merchandise Order - AVC	210.00
EFT105775	04/02/2016	WA NATURALLY PUBLICATIONS	Trail Maps	144.00
EFT105776	04/02/2016	JUDITH WANT	Refund	100.00
EFT105777	04/02/2016	JULIA WARREN	Group Fitness Instruction	225.00
EFT105778	04/02/2016	ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	1 388.86
EFT105779	04/02/2016	WESTRAC EQUIPMENT PTY LTD	Material Supply - Glass Door	657.86
EFT105780	04/02/2016	NICOLETTE MULCAHY	Councillor Allowance -01/12/15-31/12/15	2 184.17
EFT105781	04/02/2016	WIRTGEN AUSTRALIA PTY LTD	Glass Materials	507.38
EFT105782	04/02/2016	YOUNGS SIDING GENERAL STORE	Catering	240.00
EFT105783	04/02/2016	ZENITH LAUNDRY	Laundry Services/Hire	43.64
EFT105785	04/02/2016	AD CONTRACTORS PTY LTD	Progress Payment - Road Widening & Construction	175 061.71
EFT105786	04/02/2016	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance	900.00
EFT105787	04/02/2016	ALBANY IGA	Groceries	97.63
EFT105788	08/02/2016	WEST COAST ANALYTICAL SERVICES	Professional Services - Reporting	5 810.00
EFT105791	11/02/2016	ABA SECURITY	Security Services	218.61
EFT105792	11/02/2016	ACCUWEIGH PTY LTD	Repairs & Maintenance - Weigh Bridge	2 695.00
EFT105793	11/02/2016	ACORN TREES AND STUMPS	Tree Lopping & Removal	1 729.95
EFT105794	11/02/2016	AD CONTRACTORS PTY LTD	Material Supply - Emulsion	878.90
EFT105795	11/02/2016	ADVERTISER PRINT	Printing Services	150.00
EFT105796	11/02/2016	AERODROME MANAGEMENT SERVICES PTY LTD	Annual ATI	6 359.91
EFT105797	11/02/2016	OPTEON (ALBANY AND GREAT SOUTHERN WA)	Valuation Services	1 100.00
EFT105798	11/02/2016	ALBANY CITY LAWNS	Lawn Mowing Services	638.00
EFT105799	11/02/2016	ALBANY REFRIGERATION	Air Conditioner/Refrigeration Repairs & Maintenance	1 695.10
EFT105800	11/02/2016	ALBANY LANDSCAPE SUPPLIES	Material Supply - Cracked Pea Gravel	600.00
EFT105801	11/02/2016	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	562.85
EFT105802	11/02/2016	ALBANY SWIMMING CLUB INC	Kidsport Voucher 2016	200.00
EFT105803	11/02/2016	ALBANY QUALITY LAWNMOWING	Lawn Mowing Services	110.00
EFT105804	11/02/2016	ALBANY MILK DISTRIBUTORS	Milk Deliveries	229.84

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EFT105805	11/02/2016	ALBANY MATTRESS CLEANING	Cleaning Services	80.00
EFT105806	11/02/2016	ALINTA	Gas Usage Charges	80.95
EFT105807	11/02/2016	AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs & Maintenance	1 676.30
EFT105808	11/02/2016	C ANDREWS	Rates Refund	425.89
EFT105809	11/02/2016	PAPERBARK MERCHANTS	Newspapers/Books/Magazines/Stationery	297.21
EFT105810	11/02/2016	APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentice Fees	1 032.24
EFT105811	11/02/2016	ATC WORK SMART	Casual Staff/Apprentice Fees	3 445.97
EFT105812	11/02/2016	AUSSIE DRAWCARDS PTY LTD	Printing Services	595.00
EFT105813	11/02/2016	ALBANY AUTOSPARK	Vehicle Repairs/Parts	23.20
EFT105814	11/02/2016	BARKERS TRENCHING SERVICES	Drainage Works & Repair	3 630.00
EFT105815	11/02/2016	BATTERY WORLD	Material Supply - Batteries	144.95
EFT105816	11/02/2016	COMFORT INN BEL EYRE PERTH	Staff Accommodation & Breakfast - Training	182.10
EFT105817	11/02/2016	BENNETTS BATTERIES	Material Supply - Batteries	96.80
EFT105818	11/02/2016	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services	3 358.06
EFT105819	11/02/2016	BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire	595.98
EFT105820	11/02/2016	ALBANY BITUMEN SPRAYING	Hotmix Repairs	2 887.50
EFT105821	11/02/2016	BLACKWOODS	Material Supply - Cement	442.88
EFT105822	11/02/2016	BMT OCEANICA PTY LTD	Provision Of Single Remote Imagery Unit And Secure Web Portal	1 375.00
EFT105823	11/02/2016	ALBANY BOBCAT SERVICES	Equipment Hire	3 786.75
EFT105824	11/02/2016	BOC GASES AUSTRALIA LIMITED	Container Service Rental	27.30
EFT105825	11/02/2016	BRIDGESTONE AUSTRALIA LTD	Tyre Repairs/Purchases	77.00
EFT105826	11/02/2016	BRILLIANT SILK	Merchandise Order - NAC	2 420.00
EFT105827	11/02/2016	BUNNINGS GROUP LIMITED	Tools & Hardware Supplies	451.26
EFT105828	11/02/2016	BWS CONSULTING	The Provision of MC For Australia Day	720.00
EFT105829	11/02/2016	C&C MACHINERY CENTRE	Repairs & Maintenance - Lawn Mower	320.10
EFT105830	11/02/2016	CALTEX AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel For Depot	7 385.75
EFT105831	11/02/2016	CAMLIN SPRINGS WATER DISTRIBUTORS	Water Container Refills	56.00
EFT105832	11/02/2016	JOHN CARBERRY	Inking The Skin Footage	250.00
EFT105833	11/02/2016	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Repairs/Maintenance	3 138.65
EFT105834	11/02/2016	CHADSON ENGINEERING PTY LTD	Material Supply - Pool Testing Equipment	359.70
EFT105835	11/02/2016	BIS CLEANAWAY LIMITED	Rubbish Removal Contract	7 492.24
EFT105836	11/02/2016	CMM TECHNOLOGY	Calibration of Breathalysers	448.50
EFT105837	11/02/2016	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	57.24
EFT105838	11/02/2016	COURIER AUSTRALIA	Freight Charges	344.67
EFT105839	11/02/2016	ALBANY SIGNS	Assorted Signage	132.00
EFT105840	11/02/2016	LESTER COYNE	Welcome To The Country Address - World Wetlands - Lake Seppings Albany	250.00
EFT105841	11/02/2016	HOLCIM (AUSTRALIA) PTY LTD	Material Supply - Concrete	510.19
EFT105842	11/02/2016	SHANDELL CUMMINGS	Sale Of Artworks	200.00
EFT105843	11/02/2016	JAMES FRANCIS CUMBERLAND-BROWN	Merchandise Order - AVC	360.00
EFT105844	11/02/2016	MICHAEL CUMMINGS	Sale Of Artworks	150.00
EFT105845	11/02/2016	BRONWYN CUTLER	EAP Counselling Services	495.00
EFT105846	11/02/2016	ALBANY CYCLING CLUB	Kidsport Vouchers	200.00
EFT105847	11/02/2016	DATA #3 LIMITED	Major Software Licence	2 344.99
EFT105848	11/02/2016	DE JONGE MECHANICAL REPAIRS	Vehicle Service	1 557.00
EFT105849	11/02/2016	DENMARK CO-OPERATIVE CO LTD	Material Supply - Hypochlorite Drums Late Payment Fee	4.90
EFT105850	11/02/2016	JANINE DETERMES	Group Fitness Instruction	225.00
EFT105851	11/02/2016	G & M DETERGENTS & HYGIENE SERVICES ALBANY	Hygiene Services	3 380.96
EFT105852	11/02/2016	DISCOVERY MEDIA	Advertising	370.00
EFT105853	11/02/2016	DISTINCTLY TRAVEL MANAGEMENT PTY LTD	Review NAC/AHP	13 915.00
EFT105854	11/02/2016	SANDRA DIXON	EAP Counselling Services	140.00
EFT105855	11/02/2016	DYLAN ON THE TERRACE	Catering	388.00
EFT105856	11/02/2016	EEO SPECIALISTS PTY LTD	Grievance Officer Training	9 462.48
EFT105857	11/02/2016	ELLEKER GENERAL STORE	Fuel Purchases	247.79
EFT105858	11/02/2016	FIRE & SAFETY WA	Fire Safety Equipment	454.50

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EFT105859	11/02/2016	THE FIXUPPERY	Window Cleaning	1 744.99
EFT105860	11/02/2016	ALL TRUCK REPAIRS	Vehicle Servicing	2 330.98
EFT105861	11/02/2016	CAROLYN FLETT LEADLIGHTS	Merchandise Order - AVC	130.00
EFT105862	11/02/2016	FLIPZONE	Kidsport Vouchers	847.50
EFT105863	11/02/2016	TAMMIE FLOWER	Group Fitness Instruction	495.00
EFT105864	11/02/2016	FORMIDABLE VEGETABLE SOUND SYSTEM	VAC Performance	1 375.00
EFT105865	11/02/2016	FOXTEL MANAGEMENT PTY LTD	Foxtel Business Premium Package Monthly Subscription Fee	420.00
EFT105866	11/02/2016	FRANKS LOADER SERVICE	Equipment Hire	855.00
EFT105867	11/02/2016	FYNTRIM PTY LTD	Material Supply - Multi-Functional Poles - York Street Redevelopment	16 352.48
EFT105868	11/02/2016	SHAHNI GILBERT	Sale Of Artworks	60.00
EFT105869	11/02/2016	GOAD RESOURCES PTY LTD	Freight	291.50
EFT105870	11/02/2016	GREAT SOUTHERN GROUP TRAINING	Casual Staff/Apprentice Fees	4 606.36
EFT105871	11/02/2016	GREEN SKILLS INCORPORATED	Labour Hire	1 352.01
EFT105872	11/02/2016	GREAT SOUTHERN SUPPLIES	Cleaning Supplies	2 926.28
EFT105873	11/02/2016	GREENWAY ENTERPRISES	Material Supply - Geo-Textile	3 247.20
EFT105874	11/02/2016	GREENMAN TRADING COMPANY	Tree Condition Report	594.00
EFT105875	11/02/2016	GRESLEY ABAS PTY LTD	Full Service Consultant - Centennial Park Sporting Precinct	42 469.35
EFT105876	11/02/2016	GREAT SOUTHERN TAEKWONDO	Kidsport Vouchers	196.00
EFT105877	11/02/2016	GREAT SOUTHERN SOLAR	Supply & Installation - Line Fillers for Solar Panels	737.60
EFT105878	11/02/2016	GSR LASERTOOLS	Service of Backsight Kits	984.50
EFT105879	11/02/2016	GT BEARING AND ENGINEERING SUPPLIES	Vehicle Parts	29.00
EFT105880	11/02/2016	HAEFELI-LYSNAR	GPS Maintenance/Service	170.50
EFT105881	11/02/2016	FIRST NATIONAL REAL ESTATE	Storage Unit Rental	2 502.22
EFT105882	11/02/2016	RATTEN & SLATER MACHINERY	Vehicle Parts	134.20
EFT105883	11/02/2016	H AND H ARCHITECTS	Professional Services	220.00
EFT105884	11/02/2016	HUDSON SEWAGE SERVICES	Quarterly Maintenance	342.75
EFT105885	11/02/2016	HUMES WEMBLEY CEMENT	Material Supply - Concrete Kerbing	814.00
EFT105886	11/02/2016	INTERLOC LOCKERS PTY LTD	Lock Replacement	113.30
EFT105887	11/02/2016	INTANDEM	Merchandise Order - NAC	1 520.77
EFT105888	11/02/2016	K JONES	Refund	90.40
EFT105889	11/02/2016	KANDOO WINDSCREENS	Installation of Replacement Windscreens	440.00
EFT105890	11/02/2016	GEORGIA ROBYN KIDMAN	Group Fitness Instruction	225.00
EFT105891	11/02/2016	KING RIVER HORSE AND PONY CLUB	Kidsport Voucher 2016	800.00
EFT105892	11/02/2016	LYNETTE BARBARA KNAPP	Sale Of Artworks	300.00
EFT105893	11/02/2016	KNOTTS GROUP PTY LTD	Plumbing Repairs & Maintenance	1 371.25
EFT105894	11/02/2016	REBECCA LANIGAN	Staff Reimbursement	236.15
EFT105895	11/02/2016	CAMERON LANGRIDGE	Merchandise Order - NAC	60.20
EFT105896	11/02/2016	LINCOLN AND GOMM WINES	Equipment Hire	200.00
EFT105897	11/02/2016	LOCAL GOVERNMENT MANAGERS AUSTRALIA	LGMA 2016 Finance Conference Registration	995.00
EFT105898	11/02/2016	LOCKEEZ LUNCHBAR	Catering	85.00
EFT105899	11/02/2016	LOWER KING LIQUOR & GENERAL STORE	Diesel Fuel For Bush Fire Brigades	249.11
EFT105900	11/02/2016	LOWER KALGAN PROGRESS ASSOCIATION	Funding Support For Lower Kalgan Progress Association	1 964.00
EFT105901	11/02/2016	M & B SALES PTY LTD	Treated Pine Supplies	2 820.47
EFT105902	11/02/2016	BUCHER MUNICIPAL PTY LTD	Vehicle Parts	183.81
EFT105903	11/02/2016	ALBANY EVENT HIRE	Equipment Hire	810.00
EFT105904	11/02/2016	SOUTH COAST WOODWORKS GALLERY	Merchandise Order - AVC	1 465.33
EFT105905	11/02/2016	MARWICK BROTHERS MEDIA	Photography	350.00
EFT105906	11/02/2016	VICKI MICHELLE MARTIN	Group Fitness Instruction	765.00
EFT105907	11/02/2016	MARGARET RIVER GRASS TREES	Supply & Installation of Grass Trees	6 050.00
EFT105908	11/02/2016	METROOF ALBANY	Roofing Materials	58.61
EFT105909	11/02/2016	METCO FARM	Merchandise Order - NAC	1 221.00
EFT105910	11/02/2016	MFPA GALLERY	Reimbursement For Art Prints	160.00
EFT105911	11/02/2016	AIRPORT SECURITY PTY LTD	Aviation Security Identification Card	220.00
EFT105912	11/02/2016	ROY MINITER	Aboriginal Heritage Monitoring	5 000.00

REPORT ITEM CSF 225 REFERS

EFT105913	11/02/2016	MJB INDUSTRIES PTY LTD	Drainage Systems	15 733.54
EFT105914	11/02/2016	MSS SECURITY	Security Services - Airport	48 682.52
EFT105915	11/02/2016	CHERYL NARKLE	Sale Of Artworks	300.00
EFT105916	11/02/2016	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	Material Supply - Concrete Culvert	1 402.50
EFT105917	11/02/2016	ALBANY NEWS DELIVERY	Newspaper Deliveries	327.24
EFT105918	11/02/2016	ALBANY NEWS DELIVERY	Newspaper Deliveries	12.40
EFT105919	11/02/2016	NLC PTY LTD	Novated Lease Variances January - February 2016	2 676.26
EFT105920	11/02/2016	OCS SERVICES PTY LTD	Cleaning Services	110.55
EFT105921	11/02/2016	OFFICEWORKS SUPERSTORES PTY LTD	Office Supplies	331.89
EFT105922	11/02/2016	OKEEFE'S PAINTS	Paint & Painting Supplies	428.15
EFT105923	11/02/2016	OLI'S PRESSURE CLEANING	Pressure Cleaning	580.80
EFT105924	11/02/2016	OUTDOOR WORLD ALBANY	Fencing Supplies	100.00
EFT105925	11/02/2016	PALMER EARTHMOVING (AUSTRALIA) PTY LTD	Material Supply - Blue Metal	1 350.85
EFT105926	11/02/2016	PATHWAYS	Leadership Development Program Executive Directors And Managers	19 094.35
EFT105927	11/02/2016	PENNANT HOUSE	Material Supply - Flags	1 439.90
EFT105928	11/02/2016	L PENNY	Refund	45.20
EFT105929	11/02/2016	AUSTRALASIAN PERFORMING RIGHT ASSOCIATION	Performance Licence- 01/01/16 - 31/12/16	167.78
EFT105930	11/02/2016	PERTH THEATRE TRUST	Catering	260.00
EFT105931	11/02/2016	PETER GRAHAM AND COMPANY LTD	Nursery Supplies	132.00
EFT105932	11/02/2016	PETER FARR CONSULTANTS AUSTRALASIA PTY LTD	Management Consulting: NEC VOIP Contract	4 615.00
EFT105933	11/02/2016	PFD FOOD SERVICES PTY LTD	Catering Supplies	954.90
EFT105934	11/02/2016	4 STEEL SUPPLIES	Materials Supply - Pipes	1 738.06
EFT105935	11/02/2016	PLASTICS PLUS	Plastic Buckets For Fire	31.90
EFT105936	11/02/2016	ALBANY POLICE AND CITIZENS YOUTH CLUB	Venue Hire	260.00
EFT105937	11/02/2016	PRINT IDEAS PTY LTD T/AS ART GUIDE AUSTRALIA	Advertising	484.00
EFT105938	11/02/2016	PRINTSYNC BUSINESS SOLUTIONS	Photocopier Charges	6.33
EFT105939	11/02/2016	PROTECTOR ALSAFE INDUSTRIES PTY LTD	Protective Workwear	35.86
EFT105940	11/02/2016	EMMA PYLE	Staff Reimbursement	230.77
EFT105941	11/02/2016	AUSTRALIAN FLYING CORPS AND RAAF	Rates Refund	5 066.87
EFT105942	11/02/2016	RED MOLLY MOVIES	Performance Rights - Outdoor Cinema - Paper Planes (Australia Day)	2 000.00
EFT105943	11/02/2016	REEVES AND COMPANY BUTCHERS PTY LTD	Catering	450.50
EFT105944	11/02/2016	REEF BEATS PRODUCTIONS	Entertainment Services - ALAC Family Open Day	600.00
EFT105945	11/02/2016	RISING SIGNS	Assorted Signage	104.50
EFT105946	11/02/2016	BG, E AND KE RUSS	Landscaping Services	385.00
EFT105947	11/02/2016	JAMIE SCALLY	Australia Day Fun Entertainment	500.00
EFT105948	11/02/2016	P SCOTT	Refund	135.60
EFT105949	11/02/2016	SECUREPAY PTY LTD	Web Payment Security	67.85
EFT105950	11/02/2016	G & L SHEETMETAL	Building Materials	27.50
EFT105951	11/02/2016	SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	2 626.02
EFT105952	11/02/2016	ELIZABETH SMITH	Sale Of Artworks	190.00
EFT105953	11/02/2016	SOUTHERN TOOL & FASTENER CO	Tools & Hardware Supplies	1 422.48
EFT105954	11/02/2016	SOUTHCOAST SECURITY SERVICE	Security Services January 2016	21 819.15
EFT105955	11/02/2016	SPUR OF THE MOMENT DESIGN	Design Services	404.25
EFT105956	11/02/2016	STAR SALES AND SERVICE	Hardware/Vehicle Parts	19.00
EFT105957	11/02/2016	STATEWIDE BEARINGS	Vehicle Parts	100.10
EFT105958	11/02/2016	ST CLARE FAMILY & OCCUPATIONAL PRACTICE	Gas Usage Charges	723.00
EFT105959	11/02/2016	STEWART AND HEATON CLOTHING PTY LTD	Protective Clothing	9 725.16
EFT105960	11/02/2016	REBECCA STEPHENS	Staff Reimbursement	52.00
EFT105961	11/02/2016	KATE STEVENS	Reimbursements	153.70
EFT105962	11/02/2016	J STOCKWELL	Refund	226.00
EFT105963	11/02/2016	S STONE	Rates Refund	51.00
EFT105964	11/02/2016	SUBWAY	Catering	90.00
EFT105965	11/02/2016	SUNNY INDUSTRIAL BRUSHWARE	Vehicle Parts	858.00
EFT105966	11/02/2016	ALBANY LOCK SERVICE	Lock Supplies/Repairs	817.50

REPORT ITEM CSF 225 REFERS

EFT105967	11/02/2016	THE SURGERY	Professional Services	82.00
EFT105968	11/02/2016	SYNERGY	Electricity Supplies	31 426.90
EFT105969	11/02/2016	T & C SUPPLIES	Hardware Supplies	567.32
EFT105970	11/02/2016	TANYA MORGAN	Sale Of Artworks	120.00
EFT105971	11/02/2016	TELSTRA DAMAGE COST RECOVERY & MANAGEMENT	Repairs & Maintenance	192.57
EFT105972	11/02/2016	ANDREA LEE TICKELL	Group Fitness Instruction	180.00
EFT105973	11/02/2016	TOMO'S EARTHMOVING CONTRACTORS	Earth Rectification Works	1 035.00
EFT105974	11/02/2016	CAROLINE ELLEN TOMPKIN	Group Fitness Instruction	225.00
EFT105975	11/02/2016	D TOMBLESON	Rates Refund	217.08
EFT105976	11/02/2016	TRAILBLAZERS	Safety Boots	134.00
EFT105977	11/02/2016	TRADELINK PLUMBING SUPPLIES	Stormwater Supplies	22.18
EFT105978	11/02/2016	TRINITY	Accommodation	1 500.00
EFT105979	11/02/2016	TRUCKLINE	Vehicle Parts/Repairs	862.20
EFT105980	11/02/2016	ALBANY TYREPOWER	Tyre Repairs/Purchases	540.00
EFT105981	11/02/2016	VANCOUVER WASTE SERVICES PTY LTD	Material Supply - Screened Top Soil	337.60
EFT105982	11/02/2016	ALBANY VETERINARY HOSPITAL PTY LTD	Veterinary Services	205.00
EFT105983	11/02/2016	VOEGELER CREATIONS	Merchandise Order - AVC	82.50
EFT105984	11/02/2016	JULIA WARREN	Group Fitness Instruction	225.00
EFT105985	11/02/2016	WESTRAC EQUIPMENT PTY LTD	Supply And Delivery Of Caterpillar 120M Grader	353 181.93
EFT105986	11/02/2016	WESTSHRED DOCUMENT DISPOSAL	Document Disposal	949.30
EFT105987	11/02/2016	BRIANNA WILLIAMS	Sale Of Artworks	170.00
EFT105988	11/02/2016	WIZID PTY LTD	Material Supply - Wrist Passes	279.40
EFT105989	11/02/2016	WOOLWORTHS LIMITED	Groceries	1 402.37
EFT105990	11/02/2016	WREN (WA) PTY LTD	Refund	414.81
EFT105991	11/02/2016	TIMOTHY ZAFIR	Snake Run Documentary Edit	1 000.00
EFT105992	11/02/2016	ZENITH LAUNDRY	Laundry Services/Hire	11.42
DD23157.1	19/01/2016	WA LOCAL GOVT SUPERANNUATION	Payroll Deductions	73 776.91
DD23157.2	19/01/2016	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL	Superannuation Contributions	461.54
DD23157.3	19/01/2016	ASGARD 1	Superannuation Contributions	833.78
DD23157.4	19/01/2016	BT SUPER FOR LIFE 6	Superannuation Contributions	165.30
DD23157.5	19/01/2016	AMP SUPERANNUATION SAVINGS	Superannuation Contributions	264.06
DD23157.6	19/01/2016	TAL SUPERANNUATION LIMITED	Superannuation Contributions	196.30
DD23157.7	19/01/2016	WEALTH PERSONAL SUPER AND PERSONAL	Superannuation Contributions	159.38
DD23157.8	19/01/2016	WEALTH PERSONAL SUPER AND PERSONAL	Superannuation Contributions	100.66
DD23157.9	19/01/2016	BT SUPER FOR LIFE 3	Superannuation Contributions	275.95
DD23170.1	19/01/2016	WA LOCAL GOVT SUPERANNUATION	Superannuation Contributions	48.29
DD23180.1	19/01/2016	WA LOCAL GOVT SUPERANNUATION	Superannuation Contributions	1 155.70
DD23197.1	02/02/2016	WA LOCAL GOVT SUPERANNUATION	Payroll Deductions	74 176.91
DD23197.2	02/02/2016	ASGARD 1	Superannuation Contributions	833.78
DD23197.3	02/02/2016	BT SUPER FOR LIFE 6	Superannuation Contributions	146.55
DD23197.4	02/02/2016	AMP SUPERANNUATION SAVINGS	Superannuation Contributions	255.12
DD23197.5	02/02/2016	TAL SUPERANNUATION LIMITED	Superannuation Contributions	196.30
DD23197.6	02/02/2016	WEALTH PERSONAL SUPER AND PERSONAL	Superannuation Contributions	63.48
DD23197.7	02/02/2016	WEALTH PERSONAL SUPER AND PERSONAL	Superannuation Contributions	40.09
DD23197.8	02/02/2016	BT SUPER FOR LIFE 3	Superannuation Contributions	275.95
DD23197.9	02/02/2016	NATIONAL MUTUAL RETIREMENT FUND	Superannuation Contributions	121.56
DD23157.10	19/01/2016	NATIONAL MUTUAL RETIREMENT FUND	Superannuation Contributions	121.56
DD23157.11	19/01/2016	HOSTPLUS PTY LTD	Payroll Deductions	524.05
DD23157.12	19/01/2016	PRIME SUPER	Superannuation Contributions	285.34
DD23157.13	19/01/2016	MLC MASTERKEY BUSINESS SUPER	Superannuation Contributions	258.51
DD23157.14	19/01/2016	BANSCOTT SUPER FUND	Superannuation Contributions	308.53
DD23157.15	19/01/2016	SUPERWRAP PERSONAL SUPER PLAN	Superannuation Contributions	407.13
DD23157.16	19/01/2016	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL	Superannuation Contributions	492.45
DD23157.17	19/01/2016	BT SUPER FOR LIFE	Superannuation Contributions	174.17

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DD23157.18	19/01/2016	OAK TREE SUPERANNUATION FUND	Superannuation Contributions	181.54
DD23157.19	19/01/2016	BT SUPER FOR LIFE	Superannuation Contributions	117.53
DD23157.20	19/01/2016	FIRST SUPER	Superannuation Contributions	196.30
DD23157.21	19/01/2016	ABUNDANT SPERANNUATION FUND	Payroll Deductions	406.57
DD23157.22	19/01/2016	IOOF GLOBAL ONE	Superannuation Contributions	58.17
DD23157.23	19/01/2016	AUSTRALIAN SUPER	Payroll Deductions	6 110.33
DD23157.24	19/01/2016	CARE SUPER PTY LTD	Superannuation Contributions	357.16
DD23157.25	19/01/2016	FIRST STATE SUPER	Superannuation Contributions	557.34
DD23157.26	19/01/2016	WATER CORPORATION SUPERANNUATION PLAN	Superannuation Contributions	214.28
DD23157.27	19/01/2016	SPECTRUM SUPER 2	Superannuation Contributions	281.97
DD23157.28	19/01/2016	SUPERWRAP PERSONAL SUPER	Superannuation Contributions	208.68
DD23157.29	19/01/2016	NORTH PERSONAL SUPERANNUATION	Superannuation Contributions	189.96
DD23157.30	19/01/2016	AJW SUPERANNUATION FUND	Superannuation Contributions	236.76
DD23157.31	19/01/2016	MLC MASTERKEY SUPERANNUATION GOLD STAR	Superannuation Contributions	295.75
DD23157.32	19/01/2016	TTCSL ATF CRUELTY FREE SUPER	Superannuation Contributions	100.49
DD23157.33	19/01/2016	KINETIC SUPERANNUATION	Superannuation Contributions	189.96
DD23157.34	19/01/2016	NORTH PERSONAL SUPERANNUATION	Payroll Deductions	65.52
DD23157.35	19/01/2016	BENDIGO SMARTSTART SUPER	Superannuation Contributions	46.57
DD23157.36	19/01/2016	AUSTRALIAN CATHOLIC SUPERANNUATION	Superannuation Contributions	182.27
DD23157.37	19/01/2016	SUNSUPER SUPERANNUATION	Superannuation Contributions	334.90
DD23157.38	19/01/2016	LOCAL GOVERNMENT SUPER	Payroll Deductions	518.00
DD23157.39	19/01/2016	IOOF EMPLOYEE SUPER	Superannuation Contributions	211.94
DD23157.40	19/01/2016	RUSSELL SUPERSOLUTION MASTER TRUST	Superannuation Contributions	202.58
DD23157.41	19/01/2016	ASGARD	Superannuation Contributions	123.97
DD23157.42	19/01/2016	THE MCKENNA SUPER FUND	Superannuation Contributions	56.61
DD23157.43	19/01/2016	DESMO SUPERANNUATION FUND	Superannuation Contributions	189.45
DD23157.44	19/01/2016	ONEPATH MASTERFUND	Superannuation Contributions	187.63
DD23157.45	19/01/2016	AMP SUPERANNUATION SAVINGS	Superannuation Contributions	813.67
DD23157.46	19/01/2016	CBUS	Payroll Deductions	539.72
DD23157.47	19/01/2016	COMMONWALTH ESSENTIAL SUPER	Superannuation Contributions	43.83
DD23157.48	19/01/2016	UNI SUPER	Superannuation Contributions	139.84
DD23157.49	19/01/2016	MTAA SUPERANNUATION FUND	Superannuation Contributions	170.85
DD23157.50	19/01/2016	THE UNIVERSAL SUPER	Superannuation Contributions	181.66
DD23157.51	19/01/2016	MACAULAY SUPER FUND	Superannuation Contributions	206.36
DD23157.52	19/01/2016	HESTA SUPER FUND	Superannuation Contributions	799.60
DD23157.53	19/01/2016	KEZ AND JOHN MITCHELL SUPERANNUATION FUND	Superannuation Contributions	268.46
DD23157.54	19/01/2016	AMP SUPERANNUATION SAVINGS	Superannuation Contributions	1 177.73
DD23157.55	19/01/2016	REST SUPERANNUATION	Superannuation Contributions	4 020.09
DD23157.56	19/01/2016	WEALTH PERSONAL SUPER AND PERSONAL	Payroll Deductions	224.85
DD23197.10	02/02/2016	HOSTPLUS PTY LTD	Payroll Deductions	524.05
DD23197.11	02/02/2016	MLC MASTERKEY BUSINESS SUPER	Superannuation Contributions	258.51
DD23197.12	02/02/2016	PRIME SUPER	Superannuation Contributions	285.34
DD23197.13	02/02/2016	BANSCOTT SUPER FUND	Superannuation Contributions	308.53
DD23197.14	02/02/2016	SUPERWRAP PERSONAL SUPER	Superannuation Contributions	407.13
DD23197.15	02/02/2016	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL	Superannuation Contributions	492.45
DD23197.16	02/02/2016	BT SUPER FOR LIFE	Superannuation Contributions	130.63
DD23197.17	02/02/2016	OAK TREE SUPERANNUATION FUND	Superannuation Contributions	78.53
DD23197.18	02/02/2016	FIRST SUPER	Superannuation Contributions	196.30
DD23197.19	02/02/2016	ABUNDANT SPERANNUATION FUND	Payroll Deductions	409.29
DD23197.20	02/02/2016	CARE SUPER PTY LTD	Superannuation Contributions	345.40
DD23197.21	02/02/2016	FIRST STATE SUPER	Superannuation Contributions	531.31
DD23197.22	02/02/2016	WATER CORPORATION SUPERANNUATION PLAN	Superannuation Contributions	219.49
DD23197.23	02/02/2016	AUSTRALIAN SUPER	Payroll Deductions	5 934.88
DD23197.24	02/02/2016	SPECTRUM SUPER	Superannuation Contributions	281.97

DD23197.25	02/02/2016	SUPERWRAP PERSONAL SUPER	Superannuation Contributions	213.23
DD23197.26	02/02/2016	NORTH PERSONAL SUPERANNUATION	Superannuation Contributions	189.96
DD23197.27	02/02/2016	AJW SUPERANNUATION FUND	Superannuation Contributions	236.76
DD23197.28	02/02/2016	MLC MASTERKEY SUPERANNUATION GOLD STAR	Superannuation Contributions	281.93
DD23197.29	02/02/2016	TTCSL ATF CRUELTY FREE SUPER	Superannuation Contributions	154.78
DD23197.30	02/02/2016	KINETIC SUPERANNUATION	Superannuation Contributions	189.96
DD23197.31	02/02/2016	BENDIGO SMARTSTART SUPER	Superannuation Contributions	65.06
DD23197.32	02/02/2016	AUSTRALIAN CATHOLIC SUPERANNUATION	Superannuation Contributions	93.85
DD23197.33	02/02/2016	SUNSUPER SUPERANNUATION	Superannuation Contributions	352.80
DD23197.34	02/02/2016	AMP SUPERANNUATION SAVINGS	Superannuation Contributions	735.33
DD23197.35	02/02/2016	LOCAL GOVERNMENT SUPER	Payroll Deductions	518.00
DD23197.36	02/02/2016	IOOF EMPLOYEE SUPER	Superannuation Contributions	211.94
DD23197.37	02/02/2016	RUSSELL SUPERSOLUTION MASTER TRUST	Superannuation Contributions	202.58
DD23197.38	02/02/2016	DESMO SUPERANNUATION FUND	Superannuation Contributions	171.65
DD23197.39	02/02/2016	ONEPATH MASTERFUND	Superannuation Contributions	156.05
DD23197.40	02/02/2016	CBUS	Payroll Deductions	361.03
DD23197.41	02/02/2016	ANZ SMART CHOICE SUPER	Superannuation Contributions	105.06
DD23197.42	02/02/2016	UNI SUPER	Superannuation Contributions	139.84
DD23197.43	02/02/2016	MTAA SUPERANNUATION FUND	Superannuation Contributions	196.25
DD23197.44	02/02/2016	THE UNIVERSAL SUPER SCHEME	Superannuation Contributions	183.63
DD23197.45	02/02/2016	HESTA SUPER FUND	Superannuation Contributions	773.48
DD23197.46	02/02/2016	MACAULAY SUPER FUND	Superannuation Contributions	202.18
DD23197.47	02/02/2016	KEZ AND JOHN MITCHELL SUPERANNUATION FUND	Superannuation Contributions	268.46
DD23197.48	02/02/2016	AMP SUPERANNUATION SAVINGS	Superannuation Contributions	1 164.66
DD23197.49	02/02/2016	NORTH PERSONAL SUPERANNUATION	Payroll Deductions	9.00
DD23197.50	02/02/2016	REST SUPERANNUATION	Payroll Deductions	3 040.22
DD23197.51	02/02/2016	WEALTH PERSONAL SUPER	Payroll Deductions	224.85
DD23197.52	02/02/2016	COLONIAL FIRST STATE	Superannuation Contributions	461.54
<u>Total</u>				<u>\$ 3 196 225.94</u>

Document Number	Description	DATE SENT RECD
EDR1651535	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD OF TENDER C15032 - PERKINS BEACH ROAD UPGRADE PARTIES: AD CONTRACTORS SIGNED BY MAYOR AND CEO 2 COPIES	20/01/2016
EDR1651537	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD OF E-QUOTE P15025 - SUPPLY AND DELIVERY OF TANDEM AXLE TRUCK CAB CHASSIS (22,500KG GVM) PARTIES: ALBANY CITY MOTORS SIGNED BY CEO 1 COPY	20/01/2016
EDR1651539	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: RESERVE PRICE FORM SIGNED FOR COA AUCTIONING PROPERTY AT 5 STANLEY STREET, MOUNT MELVILLE FOR UNPAID RATES AND CHARGES. PARTIES: CONNECTION REALTY SIGNED BY CEO 1 COPY	20/01/2016
EDR1651540	COPY OF EXECUTED DOCUMENT ITEM:N/A RE: SUCCESSFUL TENDER PRICE C15029 FOR DEMOLITION WORKS FOR AAS BUILDING ON CENTENNIAL PARK PARTIES: WARREN BENNETT HOMES SIGNED BY CEO 1 COPY	20/01/2016
EDR1651576	COPY OF EXECUTED DOCUMENT ITEM:N/A RE:REVISED TRANSPORT SECURITY PLAN FOR OPERATIONAL START 28/02/2016 PARTIES: DEPARTMENT OF INFRASTRUCTURE & REGIONAL DEVELOPMENT	22/01/2016
EDR1651577	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: LEASE OF PREMISES, UNIT 1, 58B SANFORD ROAD PARTIES: ALBANY SKIPS AND WASTE SERVICES PTY LTD (LESSEE) SIGNED BY CEO 2 COPIES	22/01/2016

Document Number	Description	DATE SENT RECD
EDR1651668	<p>COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR DEVELOPMENT APPROVAL - PRIVATE RECREATION (RAMP ADDITION) TO THE ALBANY BOWLING CLUB PARTIES: N/A SIGNED BY CEO 1 COPY</p>	28/01/2016
EDR1651669	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD OF eQUOTE P16005 - ENERGY SUPPLIER PARTIES: SYNERGY SIGNED BY CEO 1 COPY</p>	28/01/2016
EDR1651670	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 18.09.2012 ITEM 1.1 RE: ANNUAL REPORT FOR THE COA ALBANY'S HANRAHAN ROAD LANDFILL PARTIES: DEPARTMENT OF ENVIRONMENT REGULATIONS SIGNED BY CEO 1 COPY</p>	28/01/2016
EDR1651671	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 18.09.2012 ITEM 1.1 RE: ANNUAL ENVIRONMENTAL REPORTS FOR THE COA BAKERS JUNCTION LANDFILL PARTIES:N/A SIGNED BY CEO 1 COPY</p>	28/01/2016
EDR1651672	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 26.05.2015 ITEM CSF169 RE: REGIONAL ROAD GROUP FUNDING PARTIES: MAIN ROADS WA SIGNED BY CEO 1 COPY</p>	28/01/2016
EDR1651731	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: GRANT APPLICATION FOR THE REGIONAL EVENTS SCHEME TO FUND THE PUBLIC: ART IN ALBANY 2016 FOR \$50,000 PARTIES: FORM SIGNED BY CEO 1 COPY</p>	02/02/2016

Document Number	Description	DATE SENT RECD
EDR1651732	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: GRANT APPLICATION FOR THE REGIONAL EVENTS SCHEME TO FUND THE VANCOUVER STREET FESTIVAL 2017 FOR \$15,000 PARTIES: N/A SIGNED BY CEO 1 COPY	02/02/2016
EDR1651782	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD OF TENDER C16004 - LIGHTING AND ELECTRICAL DESIGN AND CONSTRUCT SERVICES - YORK STREET ALBANY PARTIES: J & S CASTELHOW ELECTRICAL SERVICES SIGNED BY CEO 1 COPY	04/02/2016
EDR1651784	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: TRANSPORT SECURITY PLAN REVIEW FOR CATEGORY 6 COMMENCEMENT DATE 28/02/2016 PARTIES: DEPARTMENT OF INFRASTRUCTURE & REGIONAL DEVELOPMENT	03/02/2016
EDR1651845	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.12.2015 ITEM RE: COUNCIL APPROVED LOCAL DEVELOPMENT PLAN NO 2 WITHOUT MODIFICATION PARTIES: N/A SIGNED BY CEO 1 COPY	04/02/2016
EDR1651846	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: DEVELOPMENT APPLICATION ON COUNCIL OWNED PROPERTY FOR GARDEN SHED AT LOT 7407 SIMPSON ROAD PARTIES: N/A SIGNED BY CEO 1 COPY	04/02/2016
EDR1651948	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: COA RECYCLING SHED AND TOILET UPGRADE PARTIES: N/A SIGNED BY CEO 1 COPY	09/02/2016

Document Number	Description	DATE SENT RECD
EDR1652053	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: OFFER FOR SALE OF COUNCIL OWNED PROPERTY AT 42 CULL ROAD (LOT 451), ASKING PRICE \$84,000 PARTIES: BRONSON SWANN SIGNED BY CEO 1 COPY	11/02/2016
EDR1652095	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD OF EQUOTE P16004 - SUPPLY AND DELIVERY OF REFUSE COMPACTOR PARTIES:TUTT BRYANT SIGNED BY CEO 1 COPY	12/02/2016
NCSR1651449	COPY OF COMMON SEAL ITEM: OCM 41.02.2015 ITEM CSF146 RE: TRANSFER OF LAND SETTLEMENT AND SURRENDER OF EXISTING LEASE OVER THE ALBANY BUSINESS CENTRE PARTIES: ALBANY ENTERPRISE GROUP SIGNED BY MAYOR AND CEO 2 COPIES	18/01/2016
NCSR1651533	COPY OF COMMON SEAL ITEM: OCM 25.08.2015 ITEM CSF189 RE: APPROVED 29 NEW CHEYNE BEACH HOLIDAY ACCOMMODATION LEASES, INCLUSIVE OF SITE 13 TO CHARLES LISTER GILBERT AND MAUREEN CARMEL GILBERT ON CROWN RESERVE 878 PARTIES: CHARLES LISTER GILBERT AND MAUREEN CARMEL GILBERT SIGNED BY MAYOR AND CEO 2 COPIES	20/01/2016
NCSR1651534	COPY OF COMMON SEAL ITEM: OCM 25.08.2015 ITEM CSF189 RE: APPROVED 29 NEW CHEYNE BEACH HOLIDAY ACCOMMODATION LEASES, INCLUSIVE OF SITE 7 TO GEOFFREY ALLEN LODGE AND DIANE LUCILLE LODGE ON CROWN RESERVE 878 PARTIES: GEOFFREY ALLEN LODGE AND DIANE LUCILLE LODGE SIGNED BY MAYOR AND CEO 2 COPIES	20/01/2016

Document Number	Description	DATE SENT RECD
NCSR1651610	<p>COPY OF COMMON SEAL</p> <p>ITEM: OCM 24.02.2015 ITEM PD067</p> <p>OCM 15.12.2015 ITEM PD109</p> <p>RE: REZONING LOTS 1 AND 973</p> <p>NANARUP ROAD FROM GENERAL</p> <p>AGRICULTURE ZONE TO RURAL</p> <p>RESIDENTIAL AND DESIGNATING A</p> <p>PORTION OF LOT 973 AS AN</p> <p>ADDITIONAL LAND USE SITE FOR THE</p> <p>PURPOSE OF HOLIDAY</p> <p>ACCOMMODATION AND AMENDING</p> <p>THE SCHEME MAPS ACCORDINGLY</p> <p>PARTIES: SC LUCAS; GA & PM CLARK</p> <p>SIGNED BY MAYOR AND CEO 3</p> <p>COPIES</p>	25/01/2016
NCSR1651611	<p>COPY OF COMMON SEAL</p> <p>ITEM: OCM 24.03.2015 ITEM PD077</p> <p>OCM 27.10.2015 ITEM PD101</p> <p>RE: REZONING LOTS 312 AND 1325</p> <p>COCKBURN ROAD, MIRA MAR FROM</p> <p>RESIDENTIAL ZONE TO SPECIAL USE</p> <p>ZONE; AMENDING SCHEDULE 4 TO</p> <p>INCORPORATE PROVISIONS</p> <p>RELATING TO LOTS 312 AND 1325</p> <p>AND AMENDING THE SCHEME MAPS</p> <p>ACCORDINGLY</p> <p>PARTIES: J, NF AND G BOCCAMAZZO</p> <p>(THREE OF A KIND PTY LTD)</p> <p>SIGNED BY MAYOR AND CEO 3</p> <p>COPIES</p>	25/01/2016
NCSR1651612	<p>COPY OF COMMON SEAL</p> <p>ITEM: OCM 24.03.2015 ITEM PD076</p> <p>OCM 27.10.2015 ITEM PD100</p> <p>RE: REZONING LOT 103 COCKBURN</p> <p>ROAD FROM RESIDENTIAL TO</p> <p>REGIONAL CENTRE MIXED BUSINESS</p> <p>ZONE - REZONING LOT 104</p> <p>CAMPBELL ROAD FROM</p> <p>RESIDENTIAL ZONE WITH</p> <p>ADDITIONAL USE AU17 - MEDICAL</p> <p>CLINIC TO REGIONAL CENTRE MIXED</p> <p>BUSINESS ZONE AND AMENDING THE</p> <p>SCHEME MAPS ACCORDINGLY</p> <p>PARTIES: R AND L STOCKDALE: T</p> <p>AND O'MANAGEMENT PTY LTD</p> <p>SIGNED BY MAYOR AND CEO 3</p> <p>COPIES</p>	25/01/2016

Document Number	Description	DATE SENT RECD
NCSR1651614	<p>COPY OF COMMON SEAL</p> <p>ITEM: OCM 24.02.2015 ITEM PD066 OCM 15.12.2015 ITEM PD110</p> <p>RE: DESIGNATION OF AN ADDITIONAL USE SITE OVER LOT 104 ROCKY CROSSING ROAD TO PERMIT THE ADDITIONAL USES OF PLANT AND EQUIPMENT STORAGE AND MAINTENANCE AND AMENDING THE SCHEME MAPS ACCORDINGLY</p> <p>PARTIES: MARTIN JAMES SHUTTLEWORTH: ACHILLES PTY LTD; SHUTTLEWORTH & ASSOCIATES; GREAT SOUTHERN SANDS: SPINIFEX CRUSHING AND SCREENING PTY LTD SIGNED BY MAYOR AND CEO 3 COPIES</p>	25/01/2016
NCSR1651979	<p>COPY OF COMMON SEAL</p> <p>ITEM: N/A</p> <p>RE: DEED OF EASEMENT - INSTALLATION OF INFRASTRUCTURE ALONG NORTHERN BOUNDARY OF FREEHOLD LOT 60 REGENT STREET</p> <p>PARTIES: CHELSEA LYNNE NELSON SIGNED BY MAYOR AND CEO 1 COPY</p>	09/02/2016
NCSR1651980	<p>COPY OF COMMON SEAL</p> <p>ITEM: N/A</p> <p>RE: REMOVAL OF MEMORIAL OF ADVERTISEMENT ON SALE OF COA OWNED PROPERTY AT 5 STANLEY STREET MOUNT MELVILLE</p> <p>PARTIES: N/A SIGNED BY MAYOR AND CEO 1 COPY</p>	09/02/2016
NCSR1651981	<p>COPY OF COMMON SEAL</p> <p>ITEM:</p> <p>RE: JETTY LICENCE FOR THE SHARK BARRIER/SWIMMING ENCLOSURE TO BE INSTALLED AT MIDDLETON BEACH</p> <p>PARTIES: DEPARTMENT OF TRANSPORT - PROPERTY SERVICES MANAGER</p> <p>SIGNED BY MAYOR AND CEO 2 COPIES</p>	09/02/2016

Document Number	Description	DATE SENT RECD
NCSR1651982	<p>COPY OF COMMON SEAL</p> <p>ITEM: N/A</p> <p>RE: SECTION 70A FOR LOT 131 ON DEPOSITED PLAN 400800 - STORM WATER ATTENUATION REQUIREMENTS</p> <p>PARTIES: TREVOR CHARLES SHEPPARD AND TERESA MARY SHEPPARD</p> <p>SIGNED BY MAYOR AND CEO 1 COPY</p>	09/02/2016
NCSR1652047	<p>COPY OF COMMON SEAL</p> <p>ITEM: OCM 26.08.2014 ITEM CSF109</p> <p>RE: SIGNING OF CONTRACTS FOR C16004 - LIGHTING AND ELECTRICAL DESIGN AND CONSTRUCT SERVICES - YORK STREET ALBANY</p> <p>PARTIES: J&S CASTLEHOW ELECTRICAL SERVICES</p> <p>SIGNED BY MAYOR AND CEO 2 COPIES</p>	11/02/2016
NCSR1652048	<p>COPY OF COMMON SEAL</p> <p>ITEM: OCM 26.08.2014 ITEM CSF109</p> <p>RE: SIGNING OF CONTRACTS FOR C15032 - PERKINS BEACH UPGRADE</p> <p>PARTIES: AD CONTRACTORS</p> <p>SIGNED BY MAYOR AND CEO 2 COPIES</p>	11/02/2016
NCSR1652049	<p>COPY OF COMMON SEAL</p> <p>ITEM: OCM 28.01.2016 ITEM SCM013</p> <p>RE: SIGNING OF CONTRACTS FOR C15033 - CONSTRUCTION OF THE CENTENNIAL PARK SPORTING PRECINCT, EASTERN PRECINCT FOOTBALL STADIUM</p> <p>PARTIES: SMITH CONSTRUCTIONS</p> <p>SIGNED BY MAYOR AND CEO 2 COPIES</p>	11/02/2016

ED029: ALBANY REGIONAL AIRPORT – SECURITY SCREENING OPTIONS UNDER NEW REGULATED AIR SERVICE PROVIDER

Business Entity Name	: Albany Regional Airport
Presentation	: Confidential Briefing (incl. Fees & Charge Modelling) will be presented at the meeting.
Report Prepared by	: Manager Tourism Development and Services (M Bird)
Responsible Officer	: Executive Director Economic Development and Commercial Services (C Woods)

Responsible Officer's Signature:	
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STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014-2018:
 - a. **Key Themes:**
 - 1 Smart Prosperous and Growing
 - 3 A Connected Built Environment
 - b. **Strategic Objectives:**
 - 1.2 To develop and promote Albany as a unique and sought after visitor destination
 - 3.1 To advocate, plan and build friendly and connected communities
 - c. **Strategic Initiatives:**
 - 1.3.2 Promote the Albany region as a sought after and iconic tourism destination
 - 3.1.1 Improve connectedness and traffic flows

In Brief:

- The WA State Government has announced Regional Express (Rex) will operate on the Perth to Albany Regular Public Transport (RPT) route effective 28 February 2016.
- Security screening is not required by legislation for Rex services due to the weight of their aircraft being less than 20,000kg Maximum Take Off Weight (MTOW).
- Removal of security screening is at the discretion of Council and if approved will require a review and approval of new airport fees and charges.

ED029: RESOLUTION**VOTING REQUIREMENT: ABSOLUTE MAJORITY****MOVED: COUNCILLOR SUTTON****SECONDED: COUNCILLOR GOODE**

THAT ED029: Albany Regional Airport-Security Screening Options under New Regulated Air Service Provider be ACCEPTED as an urgent item.

**CARRIED 10-0
ABSOLUTE MAJORITY**

[7:40:28 PM](#)

ED029: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR GOODE
SECONDED: COUNCILLOR SMITH

THAT the meeting go behind closed doors to discuss Item ED029: Albany Regional Airport-Security Screening Options under New Regulated Air Service Provider.

CARRIED 10-0

[8.48.02 PM](#)

ED029: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR HAMMOND

THAT the meeting come out from behind closed doors.

CARRIED 10-0

RECOMMENDATION

ED029: RESOLUTION
VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR HAMMOND
SECONDED: COUNCILLOR SUTTON

THAT Council:

- (1) AUTHORISE the Chief Executive Officer under delegated authority to prepare a Business Case, to be submitted to the Office of Transport Security, for the purpose of reclassification of the Albany Regional Airport from a Category 3 to a lower level that will enable the removal of security screening for Regional Express (Rex), Saab 340 aircraft.**
- (2) ADVERTISE and ADOPT the Albany Airport fees and charges for RPT services effective from 28 February 2016 until 30 June 2017, to be an all-inclusive per passenger fee of \$30.48 plus GST.**
- (3) APPROVE waiver of existing terminal lease fee for Regional Express (Rex) and AUTHORISE the CEO to work with Rex once flights have commenced to develop holiday and leisure market packages in the New Year and report back to Council with recommendations.**
- (4) Subject to (1) above, AUTHORISE the Chief Executive Officer to provide notice to MMS Security to terminate the contract for the current screening service on the condition that the Office of Transport Security approves the reclassification of the Albany Regional Airport from a category 3 to a lower level that removes the requirement for security screening.**

CARRIED 9-1
ABSOLUTE MAJORITY

Record of Vote

Against the Motion: Councillor Goode

BACKGROUND

2. The City of Albany owns and operates the Albany Regional Airport.
3. The Perth to Albany Regular Passenger Transport (RPT) air service is currently operated by Virgin Australia Regional Airlines (Virgin Service) under an agreement with the WA State Government Department of Transport (DoT) which will expire on 27 February 2016.
4. On Friday 13 November 2015, the WA State Government announced Regional Express (Rex) will operate on the Perth to Albany Regular Public Transport (RPT) route effective 28 February 2016, for a 5 year period.
5. On 27 November 2015 the Department of Transport requested the City review its current security designation and remove its requirement for security screening with the objective to reduce the cost of average air fares, noting the Rex Service will utilise the Saab 340 aircraft.
6. On 9 December 2015 City of Albany was formally advised and details of the deed were clarified.

DISCUSSION

Consider the Removal of Screening Services to Reduce Airfares

7. In comparison to the current Virgin Service, the preferred tenderer Rex is proposing to implement an improved air service between Perth and Albany with an increase in flight frequency and overall seat capacity.
8. The Department of Transport is also working to achieve a competitive average airfare and has requested the City consider the removal of security screening on all departing Rex RPT services in order to reduce Albany Airport fees.
9. Albany Airport is currently designated as a Category 3 security controlled airport. Category 3 screening includes:
 - a. Checked Baggage x-ray;
 - b. Passenger walk through metal detection;
 - c. Passenger carry-on luggage x-ray; and
 - d. Explosive trace detection testing on both passengers and luggage.
10. Under current Federal Government legislation airports where RPT aircraft operate with MTOW of at least 5,700kg but less than 20,000kg (Category 6) do not require the above listed security screening.
11. In order to reclassify its security designation the City will need to apply to the Office of Transport Security (Federal Government) and provide a business case for re-categorisation and to review and update the airport Transport Security Program for approval.

12. Options for Albany Airport under the proposed new Rex air service providers are as follows:

Advantages	Disadvantages
Security for air travel between Perth and Albany remains at a similar standard implemented at Perth domestic airport providing high confidence in passenger safety standards.	Category 3 security screening is not required by legislation for RPT aircraft under 20t Maximum Take Off Weight.
Aviation security can be an unpredictable operational environment and subject to legislation changes that respond to international events. The current security designation ensures compliance is met into the foreseeable future.	Implementation of category 3 security screening adds to overall travelling costs via the Airport's passenger handling fees and is reflected in increased average fares on the route.

Table - Option 1: Retain status quo category 3 security designation. This would provide the following advantages and disadvantages

Advantages	Disadvantages
Airport passenger handling fees can be reduced and this should translate into lower average fares.	Reduced security and safety regimes adopted for air travel between Perth and Albany.
Removal of security screening will work to improve passenger travelling experience by removing inconvenience and intrusive aspects of screening travellers and their belongings.	Removal of security screening will result in loss of jobs for service provider MSS Security.
	Legislation for security in aviation travel can change due to circumstances beyond the control of the airport and may require Albany Airport reinstating security screening at some time in the future, possibly within the 5 year deed of agreement between DoT and Rex.

Table - Option 2: Remove security screening and apply for lower security designation category.

GOVERNMENT & PUBLIC CONSULTATION

13. Government Consultation: The City of Albany has consulted with the Aviation section of the Western Australian Government's Department of Transport, the Federal Government's Office of Transport Security.
14. Potential Removal of Security Screening: The Federal Government Office of Transport Security has been consulted regarding the potential removal of security screening.
15. Service Providers: Current service providers MSS Security and L3 Communications have also been consulted.

STATUTORY IMPLICATIONS

16. The *Aviation Transport Security Regulations 2005* provide the detail necessary for the regulatory framework established by the *Aviation Transport Security Act 2004* to operate.
17. In accordance with section 3.01 (b) of the *Aviation Transport Security Regulations 2005*, the Albany Airport is rated as a Category 3 Airport to accommodate the Virgin Service Aircraft Maximum Take Off Weight (MTOW) of greater than 20,000kgs.
18. With effect the 28 February 2016 Albany Airport will receive RPT air services with a Maximum Take Off Weight (MTOW) under 20,000kgs.
19. Therefore, in accordance with section 4.02 of the *Aviation Transport Security Regulations 2005*, the Albany Regional Airport will no longer require to provide screen services.
20. This will provide Council with the opportunity to consider reviewing the Albany Airport Transport Security Program and provide a 'Business Case' to the Office of Transport Security requesting re-categorisation.
21. Section 6.19 of the *Local Government Act 1995* states:

"If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of —
(a) its intention to do so; and
(b) the date from which it is proposed the fees or charges will be imposed."

POLICY IMPLICATIONS

22. There are no policy implication related to this report.

RISK IDENTIFICATION & MITIGATION

23. The risk identification and categorisation relies on the City's Enterprise Risk Management Framework.

Risk	Likelihood	Consequence	Risk Rating	Mitigation
Reputational. Security screening is not removed.	Possible	Moderate	Medium	The Airport will retain its Category 3 security designation and RPT pax will continue to be screened.
Reputational. Negative public perception towards the City may result if removal of screening does not result in lower fares; or passenger backlash if ticket costs are not reduced.	Possible	Moderate	Medium	Council to consider financial scenarios and impacts. Work with Rex Airline to ensure savings are passed on to customers.
Financial. Wavering terminal lease will reduce income.	Likely	Minor	Medium	Promotion of new service, extra flights and passengers will help offset reduced income. Work with stakeholders to promote and encourage more business and leisure travel.

FINANCIAL IMPLICATIONS

Suspension of Service for the Provision of Security Screening

24. The potential removal of security screening has been negotiated with the City's current service providers, notably MSS Security, and no financial penalty will be incurred for ceasing security screening from 28 February 2016 onwards.
25. The future of existing screening equipment will be assessed in early 2016. Options include placing into storage with appropriate annual maintenance programs implemented until if and when required, or disposal via sale of asset procedures and either repurchase or lease in future.

Current Cost Recovery (Airport Fees & Charges)

26. In February 2012 Council resolved to pass the security screening cost to passengers.
27. The current airport passenger handling fee is \$37.82 plus GST (which cover the provision of security screening).
28. Financial sensitivity analysis has been undertaken including scenario based modelling with impacts considered across the City's long term financial plan. *(Which will be presented as a Confidential Briefing)*

Review of Airport Fees & Charges

29. The removal of security screening will require Council to review and amend the Airport fees and charges structure.
30. A range of fee scenarios will be presented for consideration by Council. *(Which will be presented as a Confidential Briefing)*.
31. A budget review will be conducted following the first 12 months of operation by Regional Express (Rex) to determine fees for subsequent periods.

LEGAL IMPLICATIONS

32. There are no legal implications related to this report, noting that the suspension of the delivery of screening services by MSS Security is detailed under the Financial Implication section of this report.

ENVIRONMENTAL CONSIDERATIONS

33. There are no direct financial implication related to this report; however the introduction of smaller and more efficient aircraft may have a positive environmental impact.

ALTERNATE OPTIONS

34. Council may consider adopting or amending the Responsible Officer's Recommendation, which may include:
 - a. Not removing the Security screening; and/or
 - b. The setting of different fees and charges.

SUMMARY CONCLUSION

35. Current Federal Government legislation does not require security screening of the aircraft type Rex will use on the Perth to Albany route and the removal of security screening may result in lower average airfares than if security screening remained in place.
36. If the Responsible Officer's Recommendation to remove security screening is supported, a review of the fee structure will be required.

Consulted References	:	<ul style="list-style-type: none"> • <i>Local Government Act 1995</i> • <i>Aviation Transport Security Act 2004</i> • <i>Aviation Transport Security Regulations 2005</i>
File Number (Name of Ward)	:	All Wards
Previous Reference	:	OCM 21/02/2012 – Report 16.3 - ALBANY REGIONAL AIRPORT-FEE FOR PROVISION OF SECURITY SERVICES

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2016

	Page No.
Statement of Budget Review by Nature and Type	1
Statement of Budget Review by Program	2
Details	
- Budget Review General Works/Variations Variations of Income and expenditures which are materially different to the adopted Budget require councils endorsement. These variations are detailed in this section of the review.	3 - 10
- Budget Variations Approved by Council Via Individual Council Items For Councils information only, budget amendments approved by Absolute Majority in a prior Ordinary Council Meeting not recognised in a prior Budget Review.	11
- Opening Funds Reconciliation This note demonstrates the calculation in the opening position 1 July 2015.	12

City of Albany
Statement of Budget Review
By Nature and Type

For The Period Ending 31 January 2016

2015/2016					
	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL	VARIANCE (b) - (a)
	\$	(a) \$	(b) \$	\$	%
Operating Revenues					
Rates	32 446 624	32 446 624	32 556 624	32 296 405	110 000
Grants & Subsidies	2 861 525	2 861 525	2 836 948	1 526 917	(24 577)
Interest Earnings	1 067 515	1 067 515	1 117 515	770 458	50 000
Contributions, Donations & Reimbursements	503 577	531 077	534 577	402 676	3 500
Fees & Charges	16 773 408	16 773 408	16 768 318	12 539 345	(5 090)
Profit On Sale Of Assets	778 817	778 817	778 817	672 039	-
Other Revenue	367 000	367 000	510 196	352 584	143 196
					39.0
Operating Expenditure					
Employee Costs	(24 064 424)	(24 064 424)	(24 116 400)	(13 275 205)	(51 976)
Materials & Contracts	(18 217 275)	(18 498 787)	(18 648 101)	(8 030 345)	(149 314)
Utilities (gas, electricity, water, etc.)	(1 880 911)	(1 880 911)	(1 880 911)	(752 905)	-
Insurance	(807 919)	(807 919)	(807 919)	(807 929)	-
Interest Expenses	(1 031 072)	(1 031 072)	(1 031 072)	(494 560)	-
Other Expenses	(2 438 340)	(2 438 340)	(2 543 540)	(1 603 428)	(105 200)
Depreciation	(15 906 098)	(15 906 098)	(17 913 197)	(10 428 478)	(2 007 099)
Loss On Sale Of Assets	(2 801)	(2 801)	(2 801)	(153 816)	-
Less Allocated to Infrastructure Assets	864 475	864 475	862 475	787 798	(2 000)
					-0.2
	(63 484 365)	(63 765 877)	(66 081 466)	(34 758 868)	(2 315 589)
Contributions for the Development of Assets					
Grants and Contributions	21 111 747	22 302 996	22 511 320	2 371 865	208 324
					0.9
Net Operating Result Excluding Rates	12 425 848	13 363 085	11 532 849	16 173 421	(1 830 236)
Adjustment Non Cash Items					
Write Back Non Cash Items	15 130 082	15 130 082	17 137 181	9 910 255	2 007 099
					13.3
Funds Demanded From Operations	27 555 930	28 493 167	28 670 030	26 083 676	176 863
Acquisition of Fixed Assets					
Land & Buildings	(5 475 609)	(5 478 603)	(5 523 865)	(1 181 524)	(45 262)
Plant & Equipment	(5 082 613)	(5 105 004)	(5 105 004)	(2 042 425)	-
Furniture & Equipment	(801 493)	(801 493)	(801 493)	(81 052)	-
Infrastructure Assets	(28 207 868)	(29 440 562)	(30 028 133)	(6 606 539)	(587 571)
	(39 567 583)	(40 825 662)	(41 458 495)	(9 911 540)	(632 833)
Capital Revenue					
Proceeds from Sale of Assets	1 528 590	1 528 590	1 528 590	954 617	-
Financing/Borrowing					
Debt Redemption	(1 819 703)	(1 819 703)	(1 819 703)	(937 690)	-
Loan Drawn Down	600 000	600 000	600 000	-	-
Demand for Resources	(11 702 766)	(12 023 608)	(12 479 578)	16 189 063	(455 970)
Restricted Funding Movements					
Opening Funds	3 149 428	3 304 772	3 183 413	3 183 417	(121 359)
Transfer From Restricted Cash Unspent Loans	2 712 556	2 712 556	2 712 556	2 708 963	-
Transfer to Reserve Transactions	(12 688 843)	(12 688 843)	(12 725 093)	-	(36 250)
Transfer from Reserves Transactions	18 529 625	18 888 725	19 310 435	-	421 710
					2.2
Closing Funds Surplus/(Deficit)	-	193 602	1 733	22 081 443	(191 869)

City of Albany
Statement of Budget Review
By Program
For The Period Ending 31 January 2016

2015/2016					
	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL	VARIANCE (b) - (a)
	\$	(a) \$	(b) \$	\$	%
Operating Revenues					
General Purpose Funding	35 482 162	35 482 162	35 642 162	34 097 941	160 000
Governance	9 603	9 603	9 603	1 511	-
Law Order and Public Safety	402 454	402 454	472 454	315 037	70 000
Health	96 700	96 700	96 700	104 990	-
Education and Welfare	1 105 752	1 105 752	1 125 352	605 597	19 600
Community Amenities	7 732 993	7 732 993	7 732 993	6 973 792	-
Recreation and Culture	3 141 397	3 141 397	3 064 386	1 749 719	(77 011)
Transport	3 209 615	3 209 615	3 209 615	1 653 990	-
Economic Services	2 268 730	2 268 730	2 213 730	1 605 284	(55 000)
Other Property and Services	1 349 060	1 376 560	1 536 000	1 452 562	159 440
	54 798 466	54 825 966	55 102 995	48 560 423	277 029
Operating Expenditure					
General Purpose Funding	(655 681)	(655 681)	(655 677)	(406 883)	4
Governance	(4 327 166)	(4 327 166)	(4 382 157)	(2 481 781)	(54 991)
Law Order and Public Safety	(2 377 705)	(2 381 963)	(2 381 963)	(1 431 755)	-
Health	(643 116)	(643 116)	(643 116)	(364 065)	-
Education and Welfare	(1 567 492)	(1 567 492)	(1 587 092)	(834 638)	(19 600)
Community Amenities	(10 179 051)	(10 174 051)	(10 551 766)	(4 347 358)	(377 715)
Recreation and Culture	(13 493 559)	(13 486 847)	(14 861 202)	(8 234 322)	(1 374 355)
Transport	(23 549 400)	(23 680 051)	(24 013 859)	(12 670 438)	(333 808)
Economic Services	(4 571 044)	(4 571 044)	(4 571 044)	(2 616 338)	-
Other Property and Services	(2 120 149)	(2 278 464)	(2 433 595)	(1 371 290)	(155 131)
	(63 484 363)	(63 765 875)	(66 081 471)	(34 758 868)	(2 315 596)
Non-Operating Grants, Subsidies And Contributions					
Community Amenities	200 000	200 000	200 000	63 636	-
Recreation and Culture	15 028 605	15 248 755	15 457 079	154 817	208 324
Transport	5 883 142	6 599 241	6 599 241	1 898 412	-
Economic Services	-	255 000	255 000	255 000	-
	21 111 747	22 302 996	22 511 320	2 371 865	208 324
Adjustment Non Cash Items					
Write Back Non Cash Items	15 130 082	15 130 082	17 137 181	9 910 255	2 007 099
					13.3
Funds Demanded From Operations	27 555 932	28 493 169	28 670 025	26 083 675	176 856
Acquisition of Fixed Assets					
Land & Buildings	(5 475 609)	(5 478 603)	(5 523 865)	(1 181 524)	(45 262)
Plant & Equipment	(5 082 613)	(5 105 004)	(5 105 004)	(2 042 425)	-
Furniture & Equipment	(801 493)	(801 493)	(801 493)	(81 052)	-
Infrastructure Assets	(28 207 868)	(29 440 562)	(30 028 133)	(6 606 539)	(587 571)
	(39 567 583)	(40 825 662)	(41 458 495)	(9 911 540)	(632 833)
Capital Revenue					
Proceeds from Sale of Assets	1 528 590	1 528 590	1 528 590	954 617	-
Financing/Borrowing					
Debt Redemption	(1 819 703)	(1 819 703)	(1 819 703)	(937 690)	-
Loan Drawn Down	600 000	600 000	600 000	-	-
Demand for Resources	(11 702 764)	(12 023 606)	(12 479 583)	16 189 063	(455 977)
Restricted Funding Movements					
Opening Funds	3 149 428	3 304 772	3 183 413	3 183 417	(121 359)
Transfer From Restricted Cash Unspent Loans	2 712 556	2 712 556	2 712 556	2 708 963	-
Transfer to Reserve Transactions	(12 688 843)	(12 688 843)	(12 725 093)	-	(36 250)
Transfer from Reserves Transactions	18 529 625	18 888 725	19 310 435	-	421 710
					2.2
Closing Funds Surplus/(Deficit)	-	193 602	1 733	22 081 443	(191 869)

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2016

This Review Maintains Council's Budget in a Surplus Position

GENERAL WORKS/VARIATIONS. (Additional Funds Required)	\$ (4 847 956)
FUNDED BY	
- Reduction in Expenditure	1 444 534
- Adjustment in Grant/Contributions Funding	642 247
- Adjustment in Revenue	298 106
- Restricted Cash Adjustments	385 460 2 770 347
Balance	<u><u>(2 077 609)</u></u>
- Adjustment to opening funds from forecast to actual 30 June 2015 (Being adjustments at the conclusion of the annual Audit)	(121 359)
- Less Non Cash Adjustments	2 007 099
- Current 15/16 Budgeted closing funds	193 602
- Amended 15/16 Budgeted closing funds	<u><u>1 733</u></u>

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2016

SECTION						REQUESTED BY - MATTHEW THOMSON		
WORKS AND SERVICES						DIRECTORATE - WORKS AND SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
	<u>Infrastructure</u>							
3766	Old Post Office - Stabilisation retaining wall	280 000		330 000		50 000		Successful application sought for funding from Lottery West for the purpose of underpinning of retaining wall.
15065	Grant - Heritage Building/s Upgrades		-		50 000		50 000	
3822	Elleker Oval Establishment of New Turf	-		19 400		19 400		Establishment of new turf - sporting field
								As per council Item CS022 25/08/2015
10194	Capital Seed Funding for Sporting Groups	75 000		71 767		(3 233)		Council Item CS022 25/08/2015
	<u>Parks and Reserve Projects Revenue</u>							
12923	- Elleker Oval Additional Works		-		11 166		11 166	Grants/contributions associated with works on Elleker Oval
12923	- Natural Disaster Resilience Program		-		20 369		20 369	Final Payment 14/15 Project
12923	- Cheynes Beach Upgrade 4WD Tracks		-		19 832		19 832	Final Payment 14/15 Project
19879	T/F from Capital Seed Funding for Sporting Groups Reserve		-		5 000		5 000	Council Item CS022 25/08/2015
3695	Eyre Park - Upgrade Play Ground Equipment	297 500		347 460		49 960		To upgrade the play equipment at Eyre Park to incorporate a
12085	Parks and Reserves Capital Grants		497 797		547 757		49 960	natural and built play environment for the purpose of all
								abilities. The additional \$49,960 is funded by the "Community
								Infrastructure Grant Program"
3851	Gill Park New Play Equipment	-		16 364		16 364		This equipment is of a high priority for replacement as per the
12085	Parks and Reserves Capital Grants		547 757		564 121		16 364	playground audit and funded by POS contributions.
2823	York Street Upgrade	700 000		950 000		250 000		Additonal public realm improvemetns (landscaping/flush
								kerbing). Latent condition (dewatering req'd for light footings).
3388	Albany Hwy dual use path from Verdi to York St.	173 940		264 920		90 980		Cost to adjust Telstra pits exceeding budget.
13339	Transfer from Roadwork's Reserve		272 000		496 310		224 310	Transfer from road reserve.
	TOTAL :	1 526 440	1 317 554	1 999 911	1 714 555	473 471	397 001	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2016

SECTION						REQUESTED BY - MATTHEW THOMSON		
WORKS AND SERVICES						DIRECTORATE - WORKS AND SERVICES		
ALIAS or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
	<u>Buildings</u>							
3764	Foundation Park	120 000		40 000		(80 000)		Toilet removed, project requires further planning and
								consultation prior to further works..
3443	Administration Building & Daycare Ctr Solar panel Installation.	146 858		86 000		(60 858)		Project completed within budget.
	<u>Waste</u>							
71882	Regional Waste Site Investigation	30 000		55 400		25 400		Contractor costs greater than original budget estimate
3726	Hanrahan Landfill Site - Refit MRF	50 000		130 000		80 000		Contractor costs greater than original budget estimate
17899	Transfer from Waste Reserve		6 566 144		6 671 544		105 400	Transfer from waste reserve to fund the addition expenditure
								required to complete the regional waste site investigation and
								to refit the material recycling facility.
11762	Security System Testing	10 000		15 840		5 840		Quotation submission above the original project estimate.
	TOTAL :	356 858	6 566 144	327 240	6 671 544	(29 618)	105 400	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2016

SECTION						REQUESTED BY - ANDREW SHARPE		
MEMBERS OF COUNCIL/MAJOR PROJECTS						DIRECTORATE - CEO'S OFFICE		
ALIAS or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
	<u>Members of Council</u>							
38262	Members of Council Training Costs	15 375		70 375		55 000		The City is committed to providing an extensive professional development program for Elected Members. In addition to
								WALGA training, several training days using other providers
								have been scheduled in order to continue the program into
								2016.
	<u>Major Projects</u>							
3799	Amity Quays Overnight Parking	40 000		-		(40 000)		Amity Quays overnight parking will no longer proceed and
3820	Camp Ground Signage Design	-		40 000		40 000		camp ground signage will take place of this budget line item.
10894	Albany Visitors Centre Capital	100 000		150 000		50 000		Inclusion of library refurbishment design in addition to visitor
								centre design.
16694	Botanical Gardens	25 000		107 000		82 000		Additional \$32k COA funding required to attract matching
11505	Community Chess Fund Grant		-		50 000		50 000	community chess funding (\$50k) which applications close
13979	Transfer from Masterplan Reserve		-		32 000		32 000	March 2016. These funds combined will kick start this project
								by developing a master plan of the Botanical Gardens and
								surrounding area. COA \$32k funded by the Masterplan Reserve.
70114	Charles Darwin Signage	-		21 500		21 500		7 interpretive signs to be installed at Ellen Cove on behalf of
70115	DPC/WAM contribution		-		10 000		10 000	Museums WA . City to fund \$14k towards this project.
	<u>Human Resources</u>							
39547	Organisational Training Critical Skills	-		27 000		27 000		Organisational training required to meet industry expectations
39517	Leadership Succession	15 000		22 000		7 000		Organisational training required to meet industry expectations
	TOTAL :	155 375	-	260 375	-	242 500	92 000	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2016

SECTION						REQUESTED BY - DUNCAN OLDE DIRECTORATE - CORPORATE SERVICES		
CORPORATE SERVICES								
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
76673	Lehman Australia Liquidator Dividends		-		143 196		143 196	Dividend distribution issued by Squire Patton Boggs and
76677	Lehman Australia Liquidator Expenses	-		115 275		115 275		associated expenses incurred.
10101	Interim Rates		170 000		280 000		110 000	Greater number of new and improved properties processed
								through landgate than budgeted.
10020	Instalment Interest		120 000		140 000		20 000	Larger number of rate payers have opted for instalment
10111	Penalty Interest		120 000		150 000		30 000	payment option and an adjustment to penalty Interest budget.
	Depreciation Adjustments (Non Cash)							
50008	Kerbside Parking	-		210 963		210 963		Due to the implementation of fair value - infrastructure assets
50010	Other Recreation and Sport Infrastructure	635 000		1 900 000		1 265 000		which have been recognised as at 30 June 2015, we now have
50012	Refuse Infrastructure	-		123 267		123 267		the revised calculation of depreciation for infrastructure
50018	Transport Infrastructure	11 020 194		9 933 127		(1 087 067)		assets for the year 2015/16.
50019	Airport Infrastructure	-		1 209 912		1 209 912		
50022	Other Culture Infrastructure	-		55 980		55 980		
50024	Other Community Amenities	-		229 044		229 044		
19043	Leases Revenue		80 000		96 244		16 244	Council Item CFS 189 25 August 2015 Cheyne Beach Holiday
								Accommodation.
19048	Cheyne Beach Transfer to Reserve	-		36 250		36 250		Transfer to Reserve Cheyne Beach
14597	Albany Entertainment Ctr - Projects	-		37 500		37 500		To replace the stage lighting and electro voice speakers at the
14383	Albany Entertainment Ctr - Grants		-		25 000		25 000	Albany Entertainment Ctr, this \$50k project will be funded by
								50% (\$25k) Regional Venues Improvement Fund 25% (\$12.5k)
								City of Albany and the balance being 25% (\$12.5k) met by the
								Perth Theatre Trust.
	TOTAL :	11 655 194	490 000	13 851 318	834 440	2 196 124	344 440	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2016

SECTION						REQUESTED BY - ADAM COUSINS		
LIBRARY/COMMUNITY DEVELOPMENT/EVENTS						DIRECTORATE - COMMUNITY SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
	<u>Library</u>							
17343	Friends of Library Revenue		10 084		250		(9 834)	Pilot scheme to be reviewed, will not achieve budget.
16413	Library Photocopying/Printing		15 000		7 500		(7 500)	Budget revised down, based on YTD revenue.
16433	Library Sundry Revenue		17 000		10 000		(7 000)	Minor grant applications not forthcoming.
	<u>Community Development</u>							
74892	Youth Friendly Communities	-		10 000		10 000		Have your say, is engaging youth through surveys, forums etc. to develop the strategy. The Strategy will then guide the future activities in the youth space for the next three to four years. Funded by the Department of Local Government \$10k (\$5,950 in-kind works by the City of Albany)
15502	Manage Employee Costs	166 479		181 455		14 976		The City of Albany has partnered with Rio Tinto to part fund a (0.8 FTE) Trainee for a period of 12 months to assist with the delivery of youth strategic outcomes and the Have Your Say program.
38272	Social Planning Departmental Costs	30 000		24 624		(5 376)		Reduced to reflect increase in costs for YDO employment
15443	Youth Program Grants		-		19 600		19 600	\$10k from the Department of Local Government - Have Your Say project and \$9.6k from Rio Tinto to part fund the youth development officer trainee.
	<u>Events</u>							
75962	Anzac Day Event	160 000		60 000		(100 000)		The RSL is directly funded by Lotterywest rather than the COA.
70393	Contribution to Anzac Day Event		100 000		-		(100 000)	City will work with RSL and this funding will be allocated to event elements.
1642	The Royal Visit	-		30 000		30 000		Direct costs in relation to the Royal Visit being security, accommodation, barriers etc.
	TOTAL :	356 479	142 084	306 079	37 350	(50 400)	(104 734)	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2016

SECTION						REQUESTED BY - CAMERON WOODS		
RECREATION/ECONOMIC DEVELOPMENT						DIRECTORATE - ECONOMIC DEVELOPMENT AND COMMERCIAL SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
39192	ALAC Synthetic Sports Operations	24 481		53 000		28 519		Replace cables in the 4 Hockey light towers and supply of spare lamps and glass \$12k. Repair synthetic surface due to be replaced 16/17 financial year \$4k. Refund of 14/15 hockey levy \$12k collected in error
78356	Share the Rd Education Awareness Campaign	-		37 956		37 956		"Share the Road" education programme running for two months from March 2016. State Government funding of \$37,957 with in-kind funding from CoA of \$37,957 and a donation from Main Roads of \$13,801.
78353	Share the Rd Awareness Campaign - Grant		-		37 956		37 956	
	ALAC							
11107	Salaries - Health Club	222 819		187 819		(35 000)		Reduction in Employee costs, group fitness classes are know being delivered by contractors.
31117	Labour Hire/Contract Employment Health Club	70 025		105 025		35 000		
16253	Health Club General Memberships		316 534		249 534		(67 000)	Revised down forecast. Operational review will address culture and organisational structure issues in the 4th quarter.
10015	DSR Pool Grants		-		32 000		32 000	Successful grant application
34894	ALAC DSR Pool Grant Expense	-		32 000		32 000		Improve the wet deck, pool vac, LED lighting upgrade and solar tubes lap pool.
	Economic Development							
18333	Iconic event Income		180 000		125 000		(55 000)	The shortfall in event partner income was due to the failure to secure Tourism WA Events support for Clipper Round the World Yacht Race hosting. A separate report will be presented to council.
18729	Transfer From - Destination Marketing & Economic Development Reserve.		100 000		155 000		55 000	
	TOTAL :	317 325	596 534	415 800	599 490	98 475	2 956	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2016
BUDGET VARIATIONS APPROVED BY COUNCIL VIA INDIVIDUAL COUNCIL ITEMS

SECTION						DIRECTORATE - CORPORATE SERVICES		
FINANCE								
GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2015/16		FORECAST 2015/16		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
16254	Shark Barrier Middleton Beach	-		200 000		200 000		Minutes of the OCM 27/10/2015 Item WS091
16525	State Grant - Shark Barrier Middleton Beach		-		200 000		200 000	Minutes of the OCM 27/10/2015 Item WS091
3795	Cape Riche Campground	-		85 000		85 000		Minutes of the OCM 27/10/2015 Item WS089
3796	Cosy Corner East Campground	-		58 000		58 000		Minutes of the OCM 27/10/2015 Item WS089
3798	Wellstead Chemical Dump Point and Day Parking	-		40 000		40 000		Minutes of the OCM 27/10/2015 Item WS089
3799	Amity Quays Overnight Parking	-		40 000		40 000		Minutes of the OCM 27/10/2015 Item WS089
3815	Betties Beach	-		8 000		8 000		Minutes of the OCM 27/10/2015 Item WS089
3816	East Bay	-		8 000		8 000		Minutes of the OCM 27/10/2015 Item WS089
3817	Normans Beach	-		8 000		8 000		Minutes of the OCM 27/10/2015 Item WS089
3818	Torbay Inlet	-		8 000		8 000		Minutes of the OCM 27/10/2015 Item WS089
15715	Camping Ground Capital Income		-		255 000		255 000	Minutes of the OCM 27/10/2015 Item WS089
3821	Lot 106 Regent St Drainage Outfall/Easement	-		13 000		13 000		Minutes of the OCM 15/12/2015 Item WS095
3772	Pioneer Health Easement	13 000		-		(13 000)		Minutes of the OCM 15/12/2015 Item WS095
	TOTAL :	13 000	-	468 000	455 000	455 000	455 000	

RECONCILIATION OF OPENING FUNDS AS AT 1 JULY 2015

	CURRENT BUDGET	REVISED BUDGET	VARIANCE (b) - (a)	VARIANCE	NOTE
	\$	\$	\$	%	
Net Current Asset Position	21 302 581	21 214 562 -	88 019	-0.4	
Adjustments					
Add back					
Loan Borrowings	1 857 727	1 857 727	-		(a)
Less					
Cash Backed Reserves	16 722 149	16 670 358 -	51 791	-0.3	
Restricted Other - Unspent Loans	2 608 963	2 708 963	100 000	3.8	
Land held for Resale	303 950	303 950	-		
Local Government House Unit Trust Shares	220 474	205 605 -	14 869		
Opening Funds Surplus/(Deficit)	3 304 772	3 183 413 -	121 359	-3.7	

(a) (Add back loan repayments as they represent a current liability for payments to be made over the next twelve months already reflected as expenditure)