



ATTACHMENTS

Ordinary Meeting of Council

Tuesday 22 September 2020

6.00pm

ORDINARY COUNCIL MEETING
ATTACHMENTS – 22/09/2020

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CITY OF ALBANY
MONTHLY FINANCIAL REPORT
(Containing the Statement of Financial Activity)
FOR THE PERIOD ENDED 31 JULY 2020

LOCAL GOVERNMENT ACT 1995
LOCAL GOVERNMENT (FINANCIAL MANAGEMENT) REGULATIONS 1996

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Compilation Report

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**CITY OF ALBANY
COMPILATION REPORT
FOR THE PERIOD ENDED 31 JULY 2020**

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

Shows a Closing Funding Position for the period ended 31 July 2020 of \$1,614,391.

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. Van Nierop
Manager Finance

Reviewed by: D. Olde
Executive Director Corporate & Commercial Services

Date prepared: 27-Aug-2020

CITY OF ALBANY
STATEMENT OF FINANCIAL ACTIVITY
BY NATURE OR TYPE
FOR THE PERIOD ENDED 31 JULY 2020

	Ref Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
		\$	\$	\$	\$	\$	%	
Operating Revenues								
Rate Revenue		38,713,076	38,713,076	-	-	-		
Grants & Subsidies		3,841,554	3,841,554	66,028	97,778	31,750	48%	
Contributions, Donations & Reimbursements		759,356	759,356	39,695	79,274	39,579	100%	
Profit on Asset Disposal		1,000	1,000	-	-	-		
Fees and Charges		14,616,563	14,616,563	723,083	1,010,445	287,362	40%	▲
Interest Earnings		533,114	533,114	36,994	22,429	(14,565)	(39%)	
Other Revenue		183,306	183,306	15,269	10,203	(5,066)	(33%)	
		58,647,969	58,647,969	881,069	1,220,129			
Operating Expenses								
Employee Costs		(25,490,427)	(25,490,427)	(2,236,531)	(2,026,018)	210,513	9%	▼
Materials and Contracts		(20,949,996)	(20,949,996)	(1,398,285)	(694,621)	703,664	50%	▼
Utilities Charges		(1,786,962)	(1,786,962)	(68,007)	(63,979)	4,028	6%	
Depreciation (Non-Current Assets)		(16,848,328)	(16,848,328)	(1,403,462)	(1,403,200)	262	0%	
Interest Expenses		(640,704)	(640,704)	(7,738)	(1,501)	6,237	81%	
Insurance Expenses		(738,880)	(738,880)	(357,714)	(455,894)	(98,180)	(27%)	
Loss on Asset Disposal		(454,292)	(454,292)	-	-	-		
Other Expenditure		(2,721,166)	(2,721,166)	(143,622)	(159,887)	(16,265)	(11%)	
Less: Allocated to Infrastructure		916,295	916,295	76,325	77,935	1,610	(2%)	
		(68,714,460)	(68,714,460)	(5,539,034)	(4,727,165)			
Contributions for the Development of Assets								
Grants & Subsidies		16,818,720	19,015,141	33,676	-	(33,676)	(100%)	
Contributions, Donations & Reimbursements		457,266	457,266	150,929	125,869	(25,060)	17%	
		17,275,986	19,472,407	184,605	125,869			
Net Operating Result								
		7,209,495	9,405,916	(4,473,360)	(3,381,168)			
Funding Balance Adjustment								
Add Back: Depreciation		16,848,328	16,848,328	1,403,462	1,403,200	(262)	(0%)	
Adjust (Profit)/Loss on Asset Disposal		453,292	453,292	-	-	-	-	
Adjust (Profit)/Loss on Value of Investments		-	-	-	-	-	-	
Movement From Non-Current to Current		-	-	-	-	-	-	
Funds Demanded From Operations		24,511,115	26,707,536	(3,069,898)	(1,977,968)			
Capital Revenues								
Proceeds from Disposal of Assets		675,500	675,500	-	-	-		
		675,500	675,500	-	-			
Acquisition of Fixed Assets								
Land and Buildings	5	(7,118,042)	(7,553,042)	(23,907)	(6,202)	17,705	74%	
Furniture, Plant and Equipment	5	(3,604,178)	(3,604,178)	(10,245)	(48,879)	(38,634)	(377%)	
Infrastructure Assets - Roads	5	(7,050,384)	(7,483,835)	(30,142)	(69,912)	(39,770)	(132%)	
Infrastructure Assets - Coastal Enhancement	5	(5,654,670)	(5,654,670)	(942,068)	(1,427)	940,641	100%	▼
Infrastructure Assets - Other	5	(13,865,612)	(15,193,582)	(600,871)	(173,503)	427,368	71%	▼
		(37,292,886)	(39,489,307)	(1,607,233)	(299,923)			
Financing/Borrowing								
Repayment of Borrowing		(2,522,892)	(2,522,892)	(25,230)	-	25,230	100%	
Proceeds from Borrowing		2,000,000	2,000,000	-	-	-		
Principal Portion of Lease Liabilities		(170,922)	(170,922)	(13,372)	(14,244)	(872)	(7%)	
Self-Supporting Loan Principal		13,307	13,307	-	-	-		
		(680,507)	(680,507)	(38,602)	(14,244)			
Demand for Resources								
		(12,786,778)	(12,786,778)	(4,715,733)	(2,292,135)			
Restricted Funding Movements								
Opening Position		4,057,162	4,057,162	4,057,162	3,906,525	(150,637)	(4%)	▼
Restricted Cash Utilised - Loan		102,070	102,070	102,070	-	(102,070)	(100%)	▼
Transfer to Reserves		(13,834,304)	(13,834,304)	-	-	-	100%	
Transfer from Reserves		22,461,850	22,461,850	-	-	-	100%	
		12,786,778	12,786,778	4,159,232	3,906,525			
Closing Funding Surplus/(Deficit)								
		-	-	(556,501)	1,614,391			

CITY OF ALBANY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020

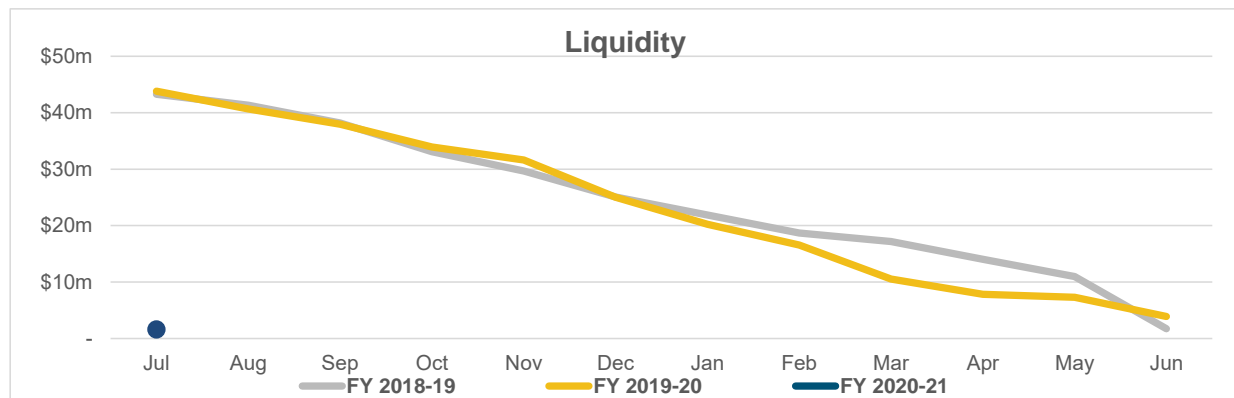
NOTE 1
EXPLANATION OF MATERIAL VARIANCES TO YTD BUDGET IN EXCESS OF \$100,000

	Var. \$	Var. %	Var.	Timing/ Permanent	Explanation of Variance
	\$	%			
Operating Revenues					
Rate Revenue	-				No material variance.
Grants & Subsidies	31,750	48%			No material variance.
Contributions, Donations & Reimbursements	39,579	100%			No material variance.
Profit on Asset Disposal	-				No material variance.
Fees and Charges	287,362	40%	▲	Timing	Performance ahead of budget, primarily in Leasing, ALAC and the NAC. Comparing to July-2019, and excluding fees and charges relating to waste charges billed as part of rates, income is broadly the same. Increases relative to July 2019 have been made in leasing (primarily timing) and at the NAC/Forts, whereas lesser performance compared to July 2019 is at the Airport, ALAC and Daycare.
Interest Earnings	(14,565)	(39%)			No material variance.
Other Revenue	(5,066)	(33%)			No material variance.
Operating Expenses					
Employee Costs	210,513	9%	▼	Timing	Underspend Salaries & Wages (\$-131k YTD variance) and Leave accrual provisions (-\$76k YTD variance), primarily due to budgeted positions not yet filled, and staff utilising leave entitlements. Training & Education spend down (\$-36k YTD variance). Offset by increase in Workers Compensation Insurance relative to budget (\$32k YTD variance - permanent). Labour Hire (reported under Materials & Contracts) is below YTD budget by \$9k.
Materials and Contracts	703,664	50%	▼	Timing	Majority of underspend relates to Road Maintenance, Greenwaste Processing, Trades Rectification Maintenance and Kerbside Collection Programs.
Utilities Charges	4,028	6%			No material variance.
Depreciation (Non-Current Assets)	262	0%			No material variance.
Interest Expenses	6,237	81%			No material variance.
Insurance Expenses	(98,180)	(27%)			No material variance.
Loss on Asset Disposal	-				No material variance.
Other Expenditure	(16,265)	(11%)			No material variance.
Less: Allocated to Infrastructure	1,610	(2%)			No material variance.
Contributions for the Development of Assets					
Grants & Subsidies	(33,676)	(100%)			No material variance.
Contributions, Donations & Reimbursements	(25,060)	17%			No material variance.
Funding Balance Adjustment					
Add Back: Depreciation	(262)	(0)			No material variance.
Adjust (Profit)/Loss on Asset Disposal	-	-			No material variance.
Adjust (Profit)/Loss on Value of Investments	-	-			No material variance.
Movement From Non-Current to Current	-	-			No material variance.
Capital Revenues					
Proceeds from Disposal of Assets	-				No material variance.
Acquisition of Fixed Assets					
Land and Buildings	17,705	74%			No material variance.
Furniture, Plant and Equipment	(38,634)	(377%)			No material variance.
Infrastructure Assets - Roads	(39,770)	(132%)			No material variance.
Infrastructure Assets - Coastal Enhancement	940,641	100%	▼	Timing	Middleton Beach Public Realm Enhancements
Infrastructure Assets - Other	427,368	71%	▼	Timing	Primarily Footpaths \$223k variance (incl's Aberdeen St, Albany Hwy) and Centennial Park Sporting Precinct: \$96k variance (Youth Precinct, Public Realm Enhancements).
Financing/Borrowing					
Repayment of Borrowing	25,230	100%			No material variance.
Self-Supporting Loan Principal	-				No material variance.
Restricted Funding Movements					
Opening Position	(150,637)	(4%)	▼	Permanent	Pending audit/final closing position as at 30 June 2020
Restricted Cash Utilised - Loan	(102,070)	(100%)	▼	Permanent	No loan cash restricted as at 30 June 2020
Transfer to Reserves	-	100%			No material variance.
Transfer from Reserves	-	100%			No material variance.

CITY OF ALBANY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020

NOTE 2
NET CURRENT FUNDING POSITION

	Ref Note	FOR THE PERIOD ENDED 31 JULY 2020	FOR THE PERIOD ENDED 30 JUNE 2020	FOR THE PERIOD ENDED 31 JULY 2019
		\$	\$	\$
Current Assets				
Cash Unrestricted		7,732,799	11,515,058	7,500,073
Cash Restricted		29,333,955	29,306,650	29,987,514
Receivable - Rates and Rubbish	4	1,417,719	1,624,258	48,064,278
Receivables - Other		865,317	848,063	2,133,926
Contract Assets		-	649,337	77,293
Accrued Income		131,771	402,766	94,838
Prepaid Expenses		126,735	480,943	156,540
Investment Land		158,000	158,000	158,000
Community Group Loan		13,307	13,307	12,899
Stock on Hand		1,427,225	1,420,289	1,304,652
		41,206,829	46,418,672	89,490,014
Less: Current Liabilities				
Payables		(1,033,905)	(3,856,959)	(4,618,092)
Borrowings		(2,522,894)	(2,522,894)	(2,440,201)
Prepaid Rates		(1,386,646)	(1,119,712)	(998,417)
Contract Liabilities		(1,094,479)	(1,094,479)	(4,087,499)
Lease Liabilities		(156,679)	(170,923)	(154,175)
Accrued Expenses		(351,140)	(230,741)	(23,821)
Income in advance		(176,475)	(508,924)	(125,787)
Provisions		(5,944,049)	(6,060,777)	(5,434,948)
Retentions		(135,542)	(135,542)	(139,742)
		(12,801,809)	(15,700,951)	(18,022,682)
Add Back: Borrowings		2,522,894	2,522,894	2,440,201
Add Back: Lease liability payments		156,679	170,923	154,175
(Less): Cash Backed Reserves		(29,298,894)	(29,298,894)	(29,932,833)
(Less): Loans Receivable (Current)		(13,307)	(13,307)	(12,899)
(Less): Investment land		(158,000)	(158,000)	(158,000)
		(26,790,628)	(26,776,385)	(27,509,356)
Net Current Funding Position		1,614,391	3,941,336	43,957,976

**COMMENTS:**

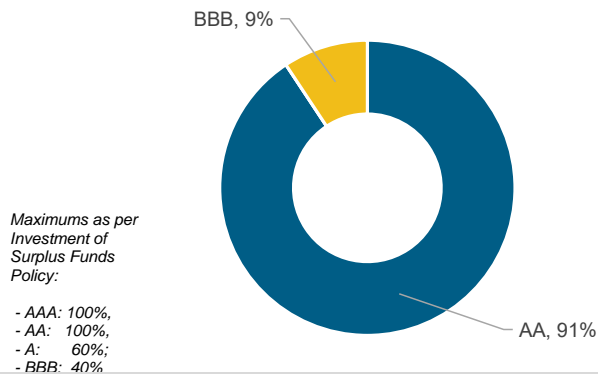
Noteable year-on-year movement in Rates/Rubbish receivables. In previous years Rates have been billed in July. In FY20/21, rates to be billed in August.

CITY OF ALBANY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020

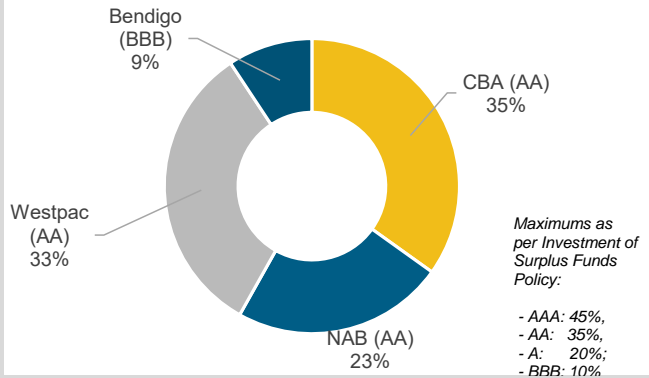
NOTE 3
CASH INVESTMENTS

Investment Type	Institution	S&P Rating	Interest Rate	Deposit Date	Maturity	Investment Term Category	Amount Invested (\$)	Expected Interest (\$)
General Municipal							0	0
Restricted	Bendigo	BBB	0.60%	16-Jun-20	14-Sep-20	0 to 3 months	2,000,000	2,959
Restricted	CBA	AA	0.57%	07-Jul-20	05-Oct-20	0 to 3 months	2,000,000	2,811
Restricted	CBA	AA	0.68%	18-May-20	14-Nov-20	3 to 6 months	2,000,000	6,707
Restricted	NAB	AA	1.00%	18-May-20	16-Nov-20	3 to 6 months	2,000,000	9,973
Restricted	CBA	AA	0.70%	28-May-20	24-Nov-20	3 to 6 months	3,500,000	12,082
Restricted	NAB	AA	0.92%	16-Jun-20	14-Dec-20	3 to 6 months	3,000,000	13,687
Restricted	Westpac	AA	0.80%	20-Jul-20	19-Jan-21	6 to 12 months	3,000,000	12,033
Restricted	Westpac	AA	0.75%	29-Jul-20	28-Jan-21	6 to 12 months	4,000,000	15,041
							21,500,000	75,292
							21,500,000	75,292

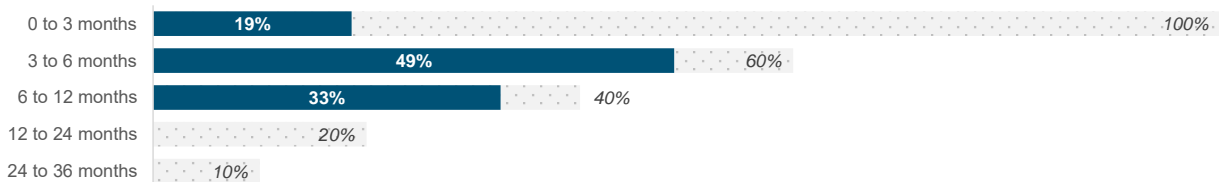
Portfolio Credit Framework



Counterparty Credit Limits



Term to Maturity Framework

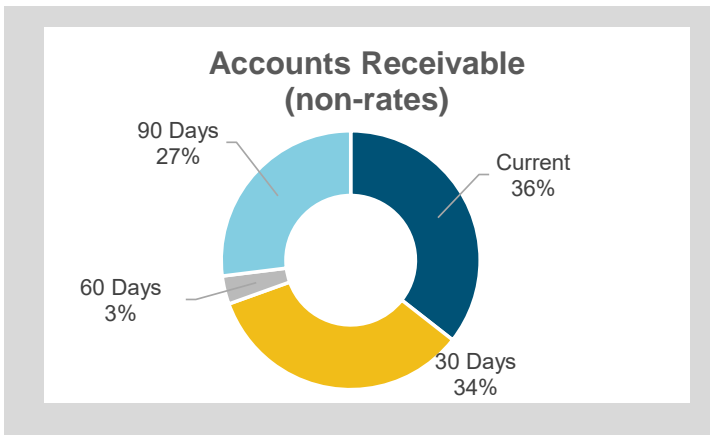
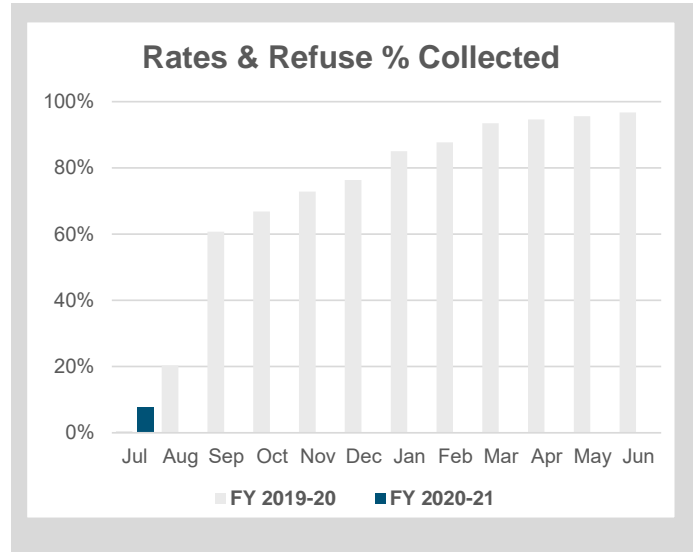


COMMENTS:

CITY OF ALBANY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020

NOTE 4
RECEIVABLES

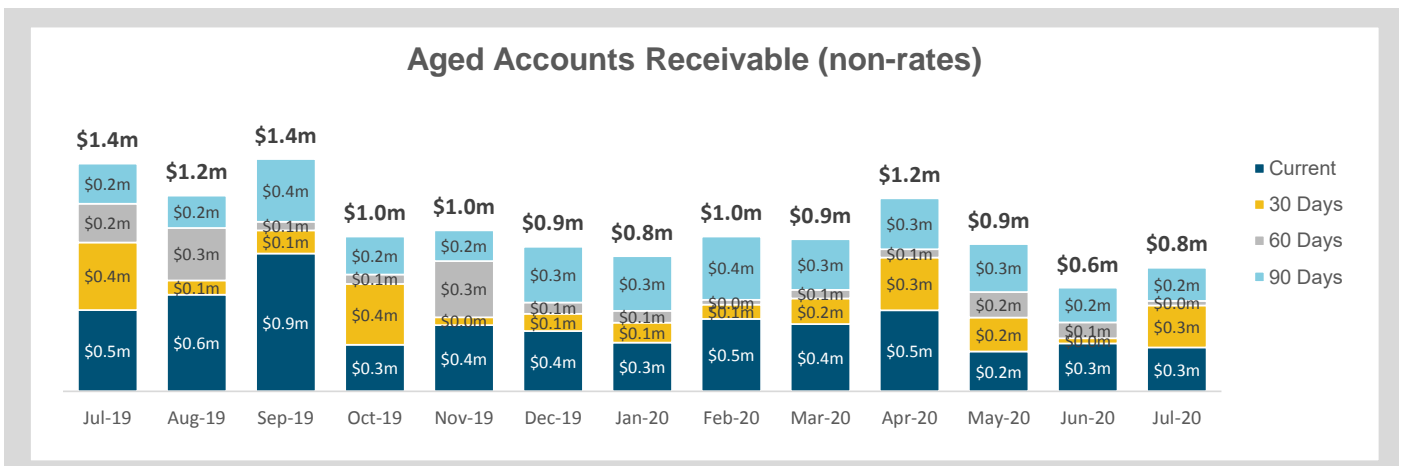
Rates & Refuse % Collected	\$
Opening Arrears Previous Years	1,527,901
Rates Levied	0
Refuse Levied	0
ESL Levied	0
Other Charges Levied	6,326
Amount Levied	1,534,227
(Less): Collections (Prior Years)	(116,508)
(Less): Collections (Current Year)	0
Amount Collected	(116,508)
Total Rates & Charges Collectable	1,417,719
% Collected	7.59%



Accounts Receivable (non-rates)

	\$	%
Current	274,079	36%
30 Days	261,630	34%
60 Days	27,208	4%
90 Days	207,739	27%
	770,657	100%

Amounts shown above include GST (where applicable)



Leasing: COVID Rent Concession

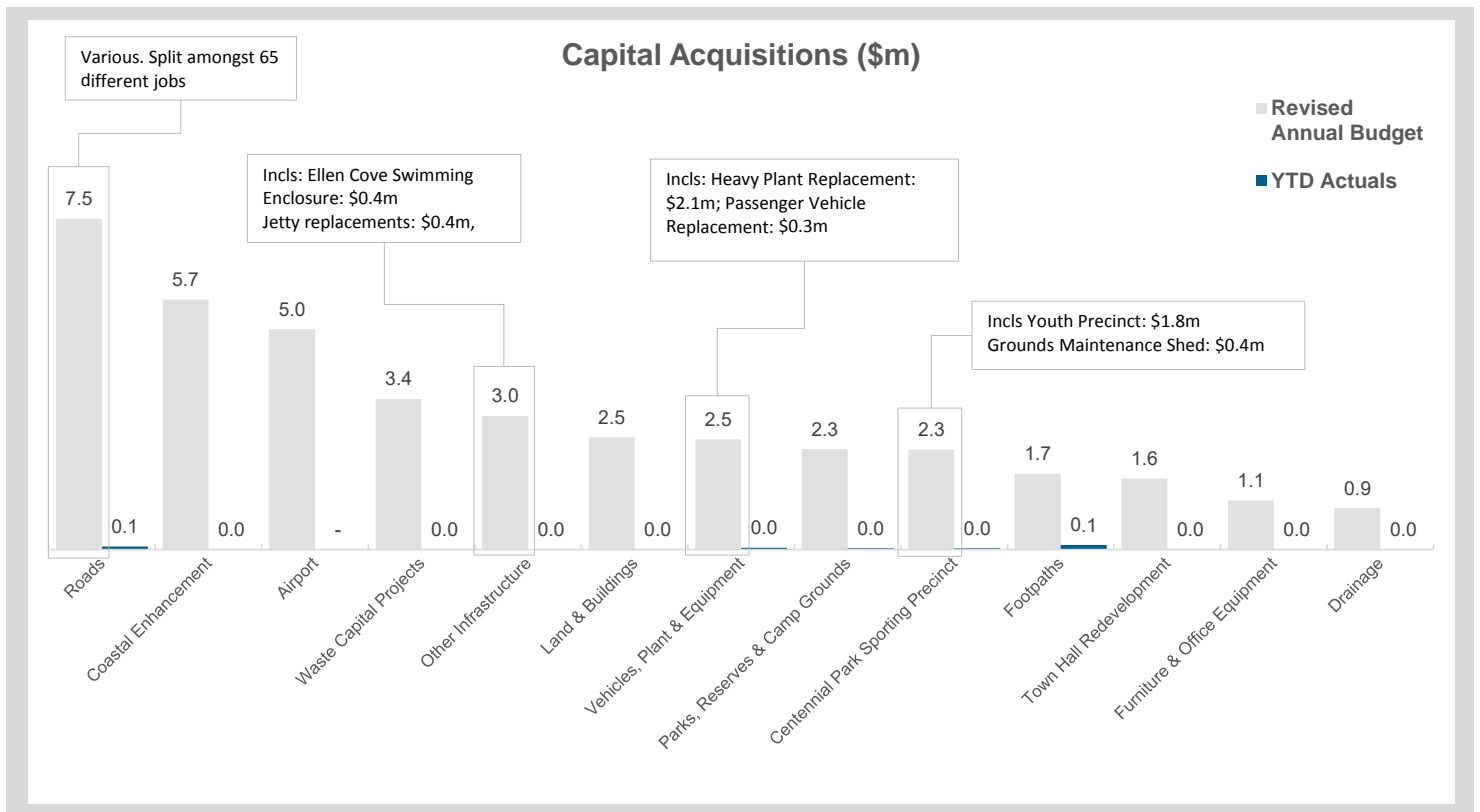
Total rent concessions approved to date under City of Albany COVID-19 Rent Concession (CCS237, SCM021) are:

- \$166,155.20 (inc GST) for the period 1 April 2020 to 30 June 2020 (as at 24 August 2020); and
- \$38,018.14 (inc GST) for the period 1 July 2020 to 30 September 2020 (as at 24 August 2020).

CITY OF ALBANY
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
FOR THE PERIOD ENDED 31 JULY 2020

NOTE 5
CAPITAL ACQUISITIONS

Capital Acquisitions	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(a)	Var.
	\$	\$	\$	\$	\$	%	
Roads	7,050,384	7,483,835	30,142	69,912	39,770	132%	
Coastal Enhancement	5,654,670	5,654,670	942,068	1,427	(940,641)	(100%)	▼
Airport	4,985,500	4,985,500	39,375	0	(39,375)	(100%)	
Waste Capital Projects	3,407,528	3,407,528	0	4,480	4,480	-	
Other Infrastructure	2,220,582	3,022,042	36,788	1,465	(35,323)	(96%)	
Land & Buildings	2,322,202	2,542,202	23,907	515	(23,392)	(98%)	
Vehicles, Plant & Equipment	2,496,000	2,496,000	8,330	43,124	34,794	418%	
Parks, Reserves & Camp Grounds	2,052,115	2,273,625	71,928	31,652	(40,276)	(56%)	
Centennial Park Sporting Precinct	2,263,453	2,263,453	123,379	27,773	(95,606)	(77%)	
Footpaths	1,410,941	1,715,941	325,651	103,226	(222,425)	(68%)	▼
Town Hall Redevelopment	1,388,312	1,603,312	0	1,207	1,207	-	
Furniture & Office Equipment	1,108,178	1,108,178	1,915	5,755	3,840	201%	
Drainage	933,021	933,021	3,750	9,387	5,637	150%	
Total Capital Acquisitions	37,292,886	39,489,307	1,607,233	299,923	(1,307,310)	(81%)	▼



COMMENTS:

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 29 JULY 2020

CREDIT CARD TRANSACTIONS

DATE	PAYEE	DESCRIPTION	AMOUNT
30/06/2020	WPMU	Monthly Website Licence Key Fee	\$ 71.63
30/06/2020	Commonwealth Bank	International Transaction Fee	\$ 1.79
30/06/2020	Artworkarchive.com	Software Subscription - Art Collection Management	\$ 1,036.00
30/06/2020	Commonwealth Bank	International Transaction Fee	\$ 25.90
1/07/2020	Commonwealth Bank	Annual Corporate Card Fee 2020/2021	\$ 15.00
1/07/2020	Commonwealth Bank	Annual Corporate Card Fee 2020/2021	\$ 15.00
1/07/2020	Albany Sandwich Bar	Lunch for Mayor	\$ 11.00
1/07/2020	Commonwealth Bank	Annual Corporate Card Fee 2020/2021	\$ 15.00
1/07/2020	Commonwealth Bank	Annual Corporate Card Fee 2020/2021	\$ 15.00
1/07/2020	Commonwealth Bank	Annual Corporate Card Fee 2020/2021	\$ 15.00
1/07/2020	CSIRO Publishing International	Subscription - International Journal of Wildland Fire	\$ 312.00
1/07/2020	Commonwealth Bank	Annual Corporate Card Fee 2020/2021	\$ 15.00
2/07/2020	Western Power	Permit - Oversize Load	\$ 270.00
3/07/2020	Swan River Hotel	Meals - Staff Training	\$ 199.45
4/07/2020	Rezdy	Monthly Fees and Charges - Online Booking System - Anzac Centre	\$ 274.67
5/07/2020	Mailchimp	Monthly Subscription Charges - Media	\$ 275.54
6/07/2020	Dropbox	Monthly Subscription - Incident Management Team	\$ 210.00
7/07/2020	Albany Sandwich Bar	Lunch for Consultant - J.Phillips Conducting CEO Performance Review	\$ 11.00
7/07/2020	Facebook	Advertising Campaigns	\$ 130.94
8/07/2020	Café Espresso One	Meeting - Councillor Tracy Sleeman and CEO	\$ 9.00
8/07/2020	Café Espresso One	Meeting - Councillor Chris Thomson and CEO	\$ 9.00
8/07/2020	Soundtrack Your Brand	Subscription - Music Service - ALAC Gym	\$ 36.10
8/07/2020	Commonwealth Bank	International Transaction Fee	\$ 0.90
9/07/2020	Café Espresso One	Meeting - Nick Walls, P Camins and CEO - Discuss Poikleclerup	\$ 13.50
10/07/2020	Western Power	Isolation Design Fee - Town Hall Urgent Works	\$ 1,327.79
11/07/2020	Swifttype.com	Monthly Search Engine Fees for Website	\$ 359.57
11/07/2020	Commonwealth Bank	International Transaction Fee	\$ 8.99
13/07/2020	Skymesh	Internet Charges - Cape Riche	\$ 49.95
14/07/2020	Vancouver Street Café	Meeting - CEO KPI's and Business Rationalisation - Mayor, Deputy Mayor and CEO	\$ 58.50
14/07/2020	Google Ads	Advertising - NAC Ticket Sales	\$ 3.27
16/07/2020	Later.com Starter	Monthly - Social Media Scheduling Software	\$ 41.59
16/07/2020	Commonwealth Bank	International Transaction Fee	\$ 1.04
19/07/2020	Rezdy	Rezdy Account Yearly Charge - Visitors Centre	\$ 218.90
20/07/2020	Café Espresso One	Meeting - Great Southern Police District Superintendent, CEO and P Camins	\$ 18.50
23/07/2020	Kelyn Training	Staff Training - Advanced Traffic Management	\$ 495.00
24/07/2020	Envoyer	Monthly Website Change Fees	\$ 14.15
24/07/2020	Commonwealth Bank	International Transaction Fee	\$ 0.35
24/07/2020	Zoom Aust	Video Conferencing Facility	\$ 160.95
24/07/2020	Expedia	Accommodation - Staff Training	\$ 139.00

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 29 JULY 2020

CREDIT CARD TRANSACTIONS

DATE	PAYEE	DESCRIPTION	AMOUNT
27/07/2020	Main Roads	Permit - Oversize Load	\$ 50.00
27/07/2020	Museum WA	Staff Training - GS Great Science Symposium	\$ 100.00
27/07/2020	Our Community	Webinar - Engaging with Community	\$ 240.00
28/07/2020	Department of Mining, Industry Regulation and Safety	High Risk Work Licence	\$ 53.00
			\$ 6,328.97

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

PAYROLL TRANSACTIONS

DATE	DESCRIPTION	AMOUNT
16/07/2020	Salaries	\$ 577,780.35
16/07/2020	Superannuation	\$ 104,814.52
30/07/2020	Salaries	\$ 576,684.12
30/07/2020	Superannuation	\$ 103,812.46
4/08/2020	Salaries	\$ 142.68
13/08/2020	Salaries	\$ 577,253.95
14/08/2020	Salaries	\$ 11,985.13
	TOTAL	\$ 1,952,473.21

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

CHEQUE TRANSACTIONS

CHEQUE	DATE	NAME	DESCRIPTION	AMOUNT
32610	30/07/2020	PETTY CASH	Cash Float AVC	\$ 200.00
32611	06/08/2020	PIVOTEL SATELLITE PTY LIMITED	Satellite Phone Charges	\$ 581.00
32612	06/08/2020	RAC	Fleet Roadside Assistance	\$ 300.00
32613	13/08/2020	DEPARTMENT OF TRANSPORT	Amazing South Coast Number Plates	\$ 400.00
				\$ 1,481.00

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144233	30/07/2020	@THE POOLSIDE	Milk Supplies - ALAC	\$ 55.00
EFT144433	13/08/2020	56 SOUTH PTY LTD	Works Asbestos Pit - Aberdeen Street	\$ 2,090.00
EFT144476	13/08/2020	A GREENWOOD	Staff Reimbursement	\$ 6.70
EFT144358	06/08/2020	A LAU	Refund of Membership - ALAC	\$ 39.24
EFT144114	23/07/2020	A MCEWAN	Staff Reimbursement	\$ 30.60
EFT143968	16/07/2020	ABA SECURITY	Fire Testing	\$ 280.50
EFT144064	23/07/2020	ABA SECURITY	Fire Testing	\$ 93.50
EFT143969	16/07/2020	ABBEY'S EARTHMOVING SERVICES	Aberdeen Street Cycle Path Works	\$ 34,027.00
EFT144274	06/08/2020	ABBOTTS LIQUID SALVAGE PTY LTD	Waste Services - Q18023	\$ 520.00
EFT144275	06/08/2020	ACETOWN NOMINEES PTY LTD	Subdivision Bond Return	\$ 75,629.54
EFT144420	13/08/2020	ACORN TREES AND STUMPS	Stump Grinding - C19011	\$ 1,773.75
EFT143970	16/07/2020	AD CONTRACTORS PTY LTD	Equipment Hire - C19007	\$ 2,420.00
EFT144065	23/07/2020	AD CONTRACTORS PTY LTD	Equipment Hire - C19007	\$ 10,657.90
EFT144161	30/07/2020	AD CONTRACTORS PTY LTD	Equipment Hire - C19007	\$ 12,457.50
EFT144276	06/08/2020	AD CONTRACTORS PTY LTD	Equipment Hire - C19007	\$ 2,278.21
EFT144421	13/08/2020	AD CONTRACTORS PTY LTD	Equipment Hire - C19007	\$ 495.00
EFT143985	16/07/2020	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Provision of Traffic Control - C17014	\$ 2,366.97
EFT144079	23/07/2020	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Provision of Traffic Control - C17014	\$ 12,212.37
EFT144175	30/07/2020	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Provision of Traffic Control - C17014	\$ 2,426.01
EFT144303	06/08/2020	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Provision of Traffic Control - C17014	\$ 1,630.05
EFT144442	13/08/2020	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Provision of Traffic Control - C17014	\$ 407.22
EFT144066	23/07/2020	ADVERTISER PRINT	Printing Services - 10 Great Parks Maps	\$ 1,579.00
EFT144483	13/08/2020	AFGRI EQUIPMENT AUSTRALIA PTY LTD	Vehicle Parts - Tractor	\$ 185.52
EFT144179	30/07/2020	AIR BP	Aviation Fuel	\$ 1,862.88
EFT144494	13/08/2020	AIRPORT SECURITY PTY LTD	Staff Aviation Security Pass	\$ 220.00
EFT144000	16/07/2020	AL CURNOW HYDRAULICS	Repairs and Maintenance - Plant Equip	\$ 82.43
EFT144092	23/07/2020	AL CURNOW HYDRAULICS	Repairs and Maintenance - Plant Equip	\$ 14.81
EFT144153	23/07/2020	ALBANY & GREAT SOUTHERN WEEKENDER	Advertising - Emu Point Community Info	\$ 133.00
EFT144265	30/07/2020	ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	\$ 522.50
EFT144411	06/08/2020	ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	\$ 76.00
EFT144540	13/08/2020	ALBANY & GREAT SOUTHERN WEEKENDER	Advertising	\$ 538.55
EFT143972	16/07/2020	ALBANY AGRICULTURAL SOCIETY INCORPORATED	Livestock Pavilion Storage	\$ 110.00
EFT144072	23/07/2020	ALBANY AGRICULTURAL SOCIETY INCORPORATED	Livestock Pavilion Storage	\$ 110.00
EFT144165	30/07/2020	ALBANY AGRICULTURAL SOCIETY INCORPORATED	Livestock Pavilion Storage	\$ 110.00
EFT144281	06/08/2020	ALBANY AGRICULTURAL SOCIETY INCORPORATED	Livestock Pavilion Storage	\$ 110.00
EFT144237	30/07/2020	ALBANY ALUMINIUM FABRICATION	Fabrication Sign Services	\$ 1,546.00
EFT144166	30/07/2020	ALBANY AUTO ONE	Fleet Car Parts/Maintenance	\$ 370.00
EFT144282	06/08/2020	ALBANY AUTO ONE	Fleet Car Parts/Maintenance	\$ 1,028.00
EFT144279	06/08/2020	ALBANY CHAMBER OF COMMERCE AND INDUSTRY INC	Advertising	\$ 4,492.50
EFT144028	16/07/2020	ALBANY CITY MOTORS	Fleet and Plant Repairs and Maintenance	\$ 513.15
EFT144366	06/08/2020	ALBANY CITY MOTORS	Fleet and Plant Repairs and Maintenance	\$ 342.76
EFT144491	13/08/2020	ALBANY CITY MOTORS	Fleet and Plant Repairs and Maintenance	\$ 648.25
EFT143976	16/07/2020	ALBANY COMMUNITY FOUNDATION	Payroll Deductions	\$ 5.00
EFT144287	06/08/2020	ALBANY COMMUNITY FOUNDATION	Payroll Deductions	\$ 5.00

CITY OF ALBANY
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ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT143971	16/07/2020	ALBANY COMMUNITY HOSPICE	Payroll Deductions	\$ 25.00
EFT144278	06/08/2020	ALBANY COMMUNITY HOSPICE	Payroll Deductions	\$ 25.00
EFT144223	30/07/2020	ALBANY COMMUNITY PHARMACY	First Aid Supplies	\$ 242.12
EFT144374	06/08/2020	ALBANY COMMUNITY PHARMACY	First Aid Supplies	\$ 87.00
EFT144501	13/08/2020	ALBANY COMMUNITY PHARMACY	First Aid Supplies	\$ 363.76
EFT144098	23/07/2020	ALBANY ENGINEERING COMPANY	Repairs and Maintenance - Plant Equip	\$ 4,639.91
EFT144199	30/07/2020	ALBANY ENGINEERING COMPANY	Repairs and Maintenance - Plant Equip	\$ 2,359.98
EFT144471	13/08/2020	ALBANY ENGINEERING COMPANY	Repairs and Maintenance - Plant Equip	\$ 1,342.41
EFT143977	16/07/2020	ALBANY FENCING CONTRACTORS	Supply and Install Mesh Fence Tip Shop	\$ 11,255.00
EFT144425	13/08/2020	ALBANY HYDRAULICS	Fleet and Plant Repairs and Maintenance	\$ 343.04
EFT144053	16/07/2020	ALBANY IGA	Groceries - Various	\$ 51.50
EFT144070	23/07/2020	ALBANY INDOOR PLANT HIRE AND SALES	Plant Hire - Airport	\$ 424.60
EFT144052	16/07/2020	ALBANY LOCK & SECURITY	Lock Services - Various	\$ 77.40
EFT144140	23/07/2020	ALBANY LOCK & SECURITY	Lock Services - Various	\$ 1,566.30
EFT144253	30/07/2020	ALBANY LOCK & SECURITY	Lock Services - Various	\$ 51.80
EFT144401	06/08/2020	ALBANY LOCK & SECURITY	Lock Services - Various	\$ 3,851.72
EFT143975	16/07/2020	ALBANY MILK DISTRIBUTORS	Milk Deliveries	\$ 100.72
EFT144286	06/08/2020	ALBANY MILK DISTRIBUTORS	Milk Deliveries	\$ 434.80
EFT144432	13/08/2020	ALBANY MILK DISTRIBUTORS	Milk Deliveries	\$ 156.60
EFT144434	13/08/2020	ALBANY MITSUBISHI	Vehicle Parts	\$ 127.62
EFT143973	16/07/2020	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	\$ 880.05
EFT144073	23/07/2020	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	\$ 278.75
EFT144167	30/07/2020	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	\$ 869.69
EFT144284	06/08/2020	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	\$ 575.91
EFT144431	13/08/2020	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	\$ 92.70
EFT144280	06/08/2020	ALBANY PANEL BEATERS AND SPRAY PAINTERS	Towing Services	\$ 93.50
EFT144040	16/07/2020	ALBANY PLUMBING AND GAS	Plumbing Services - C17020	\$ 10,954.95
EFT144125	23/07/2020	ALBANY PLUMBING AND GAS	Plumbing Services - C17020	\$ 3,832.13
EFT144232	30/07/2020	ALBANY PLUMBING AND GAS	Plumbing Services - C17020	\$ 375.00
EFT144071	23/07/2020	ALBANY POWDER COATERS	Pressing Service	\$ 77.00
EFT144285	06/08/2020	ALBANY PSYCHOLOGICAL SERVICES	Professional Services - EAP	\$ 528.00
EFT144030	16/07/2020	ALBANY RADIO COMMUNICATIONS	Supply and Fit Radios	\$ 1,416.56
EFT144218	30/07/2020	ALBANY RADIO COMMUNICATIONS	Supply and Fit Radios	\$ 248.27
EFT144497	13/08/2020	ALBANY RADIO COMMUNICATIONS	Supply and Fit Radios	\$ 1,750.71
EFT144288	06/08/2020	ALBANY RECORDS MANAGEMENT	Archive Storage Aug 2020	\$ 516.29
EFT144430	13/08/2020	ALBANY REFRIGERATION	Repairs and Maintenance - Garrisons	\$ 192.50
EFT144390	06/08/2020	ALBANY SEGWAY TOURS	Segway Tour Commission	\$ 43.80
EFT143997	16/07/2020	ALBANY SIGNS	Signage	\$ 907.50
EFT144189	30/07/2020	ALBANY SIGNS	Plant Stickers	\$ 297.00
EFT144283	06/08/2020	ALBANY SKIPS AND WASTE SERVICES PTY LTD	Skip Bin	\$ 330.00
EFT144429	13/08/2020	ALBANY STATIONERS OFFICE CHOICE	Stationery Supplies	\$ 36.00
EFT144164	30/07/2020	ALBANY SWEEP CLEAN	Sweeping Services - C18007	\$ 1,588.00
EFT144277	06/08/2020	ALBANY SWEEP CLEAN	Sweeping Services - C18007	\$ 1,878.00
EFT144428	13/08/2020	ALBANY SWEEP CLEAN	Sweeping Services - C18007	\$ 2,831.00

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144068	23/07/2020	ALBANY TOYOTA	Vehicle Service/Maintenance - Fleet	\$ 161.46
EFT144424	13/08/2020	ALBANY TOYOTA	Vehicle Service/Maintenance - Fleet	\$ 1,616.32
EFT144147	23/07/2020	ALBANY TYREPOWER	Tyres Supplies - Fleet	\$ 2,392.50
EFT144406	06/08/2020	ALBANY TYREPOWER	Tyres Supplies - Fleet	\$ 75.00
EFT144536	13/08/2020	ALBANY TYREPOWER	Tyres Supplies - Fleet	\$ 583.35
EFT144427	13/08/2020	ALBANY V-BELT AND RUBBER	Vehicle Maintenance/Parts	\$ 989.30
EFT144398	06/08/2020	ALBANY VOLUNTEER STATE EMERGENCY SERVICE UNIT INC	LGGS Operation Grant 20/21 Qtly Instalment	\$ 11,132.83
EFT144024	16/07/2020	ALBANY WORLD OF CARS	Light Fleet Vehicle Purchase	\$ 40,775.07
EFT144168	30/07/2020	ALINTA	Gas Charges	\$ 20.05
EFT144289	06/08/2020	ALINTA	Gas Charges	\$ 29.30
EFT144204	30/07/2020	ALISON GOODE	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144342	06/08/2020	ALL TRUCK REPAIRS	DOT Inspection Trailer	\$ 189.60
EFT143978	16/07/2020	ALLAMBIE PARK CEMETERY AND CREMATORIUM	Capital Works Allocation	\$ 60,000.00
EFT144097	23/07/2020	ANGELA EDWARDS	Cleaning Services - Community Resource Centre	\$ 1,210.00
EFT144470	13/08/2020	ANGELA EDWARDS	Cleaning Services - Community Resource Centre	\$ 1,127.00
EFT144227	30/07/2020	ANNA OLDHAM	Pandemic Poster Competition	\$ 200.00
EFT144290	06/08/2020	ANNETTE DAVIS	Curatorial Services - 40 Year VAC Exhibition	\$ 2,750.00
EFT144075	23/07/2020	ARDESS NURSERY	Nursery supplies - Plants/mulch	\$ 1,299.75
EFT144435	13/08/2020	ARDESS NURSERY	Nursery supplies - Plants/mulch	\$ 752.35
EFT144436	13/08/2020	ASPHALT IN A BAG	Asphalt - Road Patching	\$ 1,718.75
EFT143979	16/07/2020	ATC WORK SMART	Casual Staff/Apprentice Fees	\$ 1,060.62
EFT144076	23/07/2020	ATC WORK SMART	Casual Staff/Apprentice Fees	\$ 304.19
EFT144170	30/07/2020	ATC WORK SMART	Casual Staff/Apprentice Fees	\$ 4,318.91
EFT144291	06/08/2020	ATC WORK SMART	Casual Staff/Apprentice Fees	\$ 1,592.00
EFT144437	13/08/2020	ATC WORK SMART	Casual Staff/Apprentice Fees	\$ 2,116.14
EFT144294	06/08/2020	AUSCOINSWEST	Stock Visitor Centre	\$ 401.50
EFT144295	06/08/2020	AUSTIN PARK PTY LTD	Supplies - Seedlings for Gravel Rehab	\$ 1,340.00
EFT144423	13/08/2020	AUSTRALIAN AIRPORTS ASSOCIATION (AAA)	Membership Renewal 2020/2021	\$ 3,524.95
EFT144104	23/07/2020	AUSTRALIAN MEDICAL SUPPLIES PTY LTD	First Aid Supplies	\$ 162.58
EFT143981	16/07/2020	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll deductions	\$ 1,500.10
EFT144293	06/08/2020	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll deductions	\$ 1,498.10
EFT143980	16/07/2020	AUSTRALIAN TAXATION OFFICE	Payroll deductions	\$ 171,003.22
EFT144292	06/08/2020	AUSTRALIAN TAXATION OFFICE	Payroll deductions	\$ 165,579.22
EFT144438	13/08/2020	AUTOBODY SURGEON	Fleet Car Repairs	\$ 330.00
EFT144077	23/07/2020	BADGEMATE	Staff Badges	\$ 70.19
EFT144296	06/08/2020	BADGEMATE	Staff Badges	\$ 28.71
EFT144439	13/08/2020	BADGEMATE	Staff Badges	\$ 60.23
EFT143982	16/07/2020	BAKERS FOOD & FUEL	Diesel Purchases	\$ 86.79
EFT143983	16/07/2020	BALL BODY BUILDERS	Repairs Fire Truck	\$ 440.00
EFT144171	30/07/2020	BAREFOOT CLOTHING MANUFACTURERS	Staff Uniforms	\$ 962.80
EFT144298	06/08/2020	BAREFOOT CLOTHING MANUFACTURERS	Staff Uniforms	\$ 419.65
EFT144078	23/07/2020	BARKERS TRENCHING SERVICES	Trenching Work - Frenchman Bay Water Pipe	\$ 3,480.00
EFT143984	16/07/2020	BARRETTS MINI EARTHMOVING & CHIPPING	Chipping Service - C19014(B)	\$ 360.00
EFT144172	30/07/2020	BARRETTS MINI EARTHMOVING & CHIPPING	Chipping Service - C19014(B)	\$ 3,883.00

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144299	06/08/2020	BARRETT'S MINI EARTHMOVING & CHIPPING	Chipping Service - C19014(B)	\$ 748.00
EFT144173	30/07/2020	BATTERY WORLD	Battery Supplies	\$ 233.90
EFT144300	06/08/2020	BATTERY WORLD	Battery Supplies	\$ 65.00
EFT144301	06/08/2020	BENARA NURSERIES	Purchase of Trees	\$ 2,118.60
EFT144174	30/07/2020	BENNETT'S BATTERIES	Battery Supplies	\$ 1,057.76
EFT144302	06/08/2020	BENNETT'S BATTERIES	Engine Oil - Plant Equipment	\$ 836.00
EFT144441	13/08/2020	BENNETT'S BATTERIES	Battery Supplies	\$ 528.00
EFT144443	13/08/2020	BERTOLA HIRE ALBANY PTY LTD	Equipment Hire - Anchoridge Playground	\$ 242.00
EFT144080	23/07/2020	BEST OFFICE SYSTEMS	Printer Repairs and Maintenance - P16002	\$ 79.00
EFT144177	30/07/2020	BEST OFFICE SYSTEMS	Printer Repairs and Maintenance - P16002	\$ 80.00
EFT144444	13/08/2020	BEST OFFICE SYSTEMS	Printer Repairs and Maintenance - P16002	\$ 80.00
EFT144304	06/08/2020	BIBBULMUN TRACK FOUNDATION	Maps - Visitors Centre	\$ 303.45
EFT144081	23/07/2020	BIG SKY PUBLISHING	Stock - Forts Store	\$ 76.98
EFT144305	06/08/2020	BLACK AND WHITE CONCRETING	Concrete Works Bornholm War Memorial Q19053	\$ 4,800.00
EFT144307	06/08/2020	BLOOMIN FLOWERS SPENCER PARK	Flowers - Staff Baby Arrival	\$ 68.00
EFT144446	13/08/2020	BLOOMIN FLOWERS SPENCER PARK	Flowers - Staff ALAC	\$ 50.00
EFT144308	06/08/2020	BLUECOAST CONSULTING ENGINEERS PTY LTD	Professional Services - Surf Reef	\$ 95,922.75
EFT144178	30/07/2020	BMT COMMERCIAL AUSTRALIA PTY LTD	Professional Services - AWAC Deployment June 2020	\$ 5,446.56
EFT143986	16/07/2020	BOC GASES AUSTRALIA LIMITED	Container Hire	\$ 83.32
EFT144447	13/08/2020	BOC GASES AUSTRALIA LIMITED	Container Hire	\$ 86.09
EFT143987	16/07/2020	BOOEASY AUSTRALIA PTY LTD	Bookings - Visitor Centre	\$ 807.04
EFT144448	13/08/2020	BOOEASY AUSTRALIA PTY LTD	Bookings - Visitor Centre	\$ 1,368.42
EFT144449	13/08/2020	BORNHOLM KRONKUP COMMUNITY CENTRE	Refund Overpaid Debtors	\$ 33.00
EFT144180	30/07/2020	BP AUSTRALIA PTY LTD	Refund of Rent Charged Annually Should be Monthly	\$ 11,331.79
EFT144450	13/08/2020	BP BIRD PLUMBING & GAS PTY LTD	Oil - Plant Machinery	\$ 109.00
EFT144322	06/08/2020	BRADLEIGH COPELAND	Community Leadership Grant	\$ 500.00
EFT144309	06/08/2020	BROLLY AUSTRALASIA PTY LTD	Subscription Renewal 20/21	\$ 9,226.80
EFT144490	13/08/2020	BUCHER MUNICIPAL PTY LTD	Brushes for Sweeper Machinery	\$ 1,980.00
EFT144311	06/08/2020	BULLIVANTS HANDLING SAFETY	Carry out on site inspections	\$ 2,358.82
EFT144453	13/08/2020	BULLIVANTS HANDLING SAFETY	Temporary Anchor Point	\$ 443.55
EFT143988	16/07/2020	BUNNINGS GROUP LIMITED	Assorted Hardware Supplies	\$ 309.22
EFT144084	23/07/2020	BUNNINGS GROUP LIMITED	Assorted Hardware Supplies	\$ 462.98
EFT144181	30/07/2020	BUNNINGS GROUP LIMITED	Assorted Hardware Supplies	\$ 332.74
EFT144312	06/08/2020	BUNNINGS GROUP LIMITED	Assorted Hardware Supplies	\$ 281.14
EFT144454	13/08/2020	BUNNINGS GROUP LIMITED	Assorted Hardware Supplies	\$ 352.15
EFT144524	13/08/2020	BW SMITH	Rates Refund	\$ 792.00
EFT143989	16/07/2020	C&C MACHINERY CENTRE	Plant Parts/Maintenance	\$ 1,102.35
EFT144085	23/07/2020	C&C MACHINERY CENTRE	Plant Parts/Maintenance	\$ 992.60
EFT143990	16/07/2020	CALTEX AUSTRALIA PETROLEUM PTY LTD	Fuel Supplies	\$ 9,351.89
EFT144182	30/07/2020	CALTEX AUSTRALIA PETROLEUM PTY LTD	Fuel Supplies	\$ 16,271.27
EFT144455	13/08/2020	CALTEX AUSTRALIA PETROLEUM PTY LTD	Fuel Supplies	\$ 16,921.02
EFT143992	16/07/2020	CAMLYN SPRINGS	Water Refills June 2020	\$ 210.00
EFT143991	16/07/2020	CAMTRANS ALBANY PTY LTD	Transport Costs	\$ 220.00
EFT144086	23/07/2020	CARAVAN INDUSTRY ASSOCIATION WESTERN AUSTRALIA	Assoc Membership 2020/2021	\$ 550.00

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144482	13/08/2020	CATLYNE HOS	Book Purchase - Library	\$ 20.00
EFT144316	06/08/2020	CENTENNIAL STADIUM INC	Electricity Charges	\$ 350.07
EFT144185	30/07/2020	CENTIGRADE SERVICES PTY LTD	Maintenance Works - Q18016	\$ 563.05
EFT144315	06/08/2020	CENTIGRADE SERVICES PTY LTD	Maintenance Works - Q18016	\$ 1,764.13
EFT144458	13/08/2020	CENTIGRADE SERVICES PTY LTD	Maintenance Works - Q18016	\$ 7,610.85
EFT144327	06/08/2020	CGS QUALITY CLEANING	Cleaning Services C14036	\$ 90.00
EFT144464	13/08/2020	CGS QUALITY CLEANING	Cleaning Services C14036	\$ 43,667.17
EFT144210	30/07/2020	CHELSEA HOPKINS-ALLAN	Professional Services - Marketing Campaign	\$ 100.00
EFT143994	16/07/2020	CHILD SUPPORT AGENCY	Payroll deductions	\$ 615.85
EFT144317	06/08/2020	CHILD SUPPORT AGENCY	Payroll deductions	\$ 615.85
EFT144258	30/07/2020	CHRIS THOMSON	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144088	23/07/2020	CIVICA PTY LTD	Spydus Service/Fees WA Library - P15017	\$ 112,845.70
EFT144459	13/08/2020	CIVICA PTY LTD	Quarterly SMS Transactions - Library P15017	\$ 330.00
EFT144318	06/08/2020	CLARK TYRES	Tyres Supplies - Fleet	\$ 250.00
EFT143995	16/07/2020	CLEANAWAY PTY LIMITED	Rubbish Removal - P14021	\$ 68,253.65
EFT144187	30/07/2020	CLEANAWAY PTY LIMITED	Rubbish Removal - P14021	\$ 734.07
EFT144509	13/08/2020	CLEANFLOW ENVIRONMENTAL SOLUTIONS	Education and High Pressure Cleaning and CCTV Footage	\$ 23,529.00
EFT143996	16/07/2020	COLES SUPERMARKETS AUSTRALIA PTY LTD	Milk	\$ 11.96
EFT144089	23/07/2020	COLES SUPERMARKETS AUSTRALIA PTY LTD	Gift Card - Staff Retirement	\$ 513.35
EFT144188	30/07/2020	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries - Various	\$ 310.97
EFT144320	06/08/2020	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries - Various	\$ 36.80
EFT144460	13/08/2020	COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries - Various	\$ 14.46
EFT144090	23/07/2020	CONSTRUCTION EQUIPMENT AUSTRALIA	Supply Glass and Seals	\$ 316.38
EFT144321	06/08/2020	CONSTRUCTION EQUIPMENT AUSTRALIA	Plant Parts/Maintenance	\$ 64.28
EFT144310	06/08/2020	CONSTRUCTION TRAINING FUND	BCITF Levy - July 2020	\$ 6,103.12
EFT144451	13/08/2020	CONSTRUCTION TRAINING FUND	BCITF Levy -May 2020	\$ 2,553.41
EFT144205	30/07/2020	CORPORATE FIRST AID AUSTRALIA	First Aid Training	\$ 160.00
EFT144323	06/08/2020	CRUMPS CANVAS	Repairs Plant Equipment	\$ 333.30
EFT144001	16/07/2020	CUTTING EDGES PTY LTD	Grader Blades	\$ 2,442.00
EFT144002	16/07/2020	CYNERGIC INTERNET	Web Hosting Bundle - June 2020	\$ 992.40
EFT144191	30/07/2020	CYNERGIC INTERNET	Web Hosting Bundle - July 2020	\$ 992.40
EFT144463	13/08/2020	CYNERGIC INTERNET	Web Hosting Bundle - Aug 2020	\$ 1,058.40
EFT144003	16/07/2020	D & K ENGINEERING	Car Body Works - Q19041(A)	\$ 6,018.20
EFT144192	30/07/2020	D & K ENGINEERING	Plant Repairs - Q19041(A)	\$ 413.58
EFT144016	16/07/2020	DAVID CORBETT HAMILTON	Crossover Subsidy	\$ 235.11
EFT144326	06/08/2020	DEKKER ELECTRICAL	Breezeway Repairs and Maintenance	\$ 2,090.00
EFT144266	30/07/2020	DENNIS WELLINGTON	Mayoral Allowances and Sitting Fees	\$ 9,447.05
EFT144093	23/07/2020	DEPARTMENT OF BIODIVERSITY CONSERVATION AND ATTRACTIONS	Park Passes	\$ 3,307.59
EFT144452	13/08/2020	DEPARTMENT OF MINES, INDUSTRY REGULATION AND SAFETY	BSL Levy Collected July 2020	\$ 12,123.41
EFT144397	06/08/2020	DEPARTMENT OF THE PREMIER & CABINET	Publication of Governors Consent - Government Gazette	\$ 108.15
EFT144481	13/08/2020	DG HOLMES	Rates Refund	\$ 842.60
EFT144329	06/08/2020	DIGITAL EDUCATION SERVICES	Languagenut Annual Subscription	\$ 1,207.80
EFT144005	16/07/2020	DJL ELECTRICAL	Test and Tag Q18051	\$ 220.80
EFT144095	23/07/2020	DJL ELECTRICAL	Test and Tag Q18051	\$ 1,637.35

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144332	06/08/2020	DJL ELECTRICAL	Test and Tag Q18051	\$ 2,461.32
EFT144466	13/08/2020	DJL ELECTRICAL	Test and Tag Q18051	\$ 887.70
EFT144096	23/07/2020	DOG ROCK MOTEL	Accommodation - WA Museum Visit	\$ 448.20
EFT144467	13/08/2020	DOG ROCK VETERINARY HOSPITAL	Vet Consultation - Dogs Impounded	\$ 163.50
EFT144194	30/07/2020	DOGGY DOO CLEANUPS	Animal Hygiene Services - Q19033	\$ 585.00
EFT144333	06/08/2020	DOGGY DOO CLEANUPS	Animal Hygiene Services - Q19033	\$ 195.00
EFT144468	13/08/2020	DOGGY DOO CLEANUPS	Animal Hygiene Services - Q19033	\$ 195.00
EFT144183	30/07/2020	DONNA CAMERON DESIGN	Graphic Design NAC Exhibition Guide	\$ 561.00
EFT143998	16/07/2020	DOWNER EDI WORKS PTY LTD	Coldmix	\$ 3,234.34
EFT144324	06/08/2020	DOWNER EDI WORKS PTY LTD	Coldmix	\$ 534.86
EFT144462	13/08/2020	DOWNER EDI WORKS PTY LTD	Coldmix	\$ 534.86
EFT144197	30/07/2020	DYLAN'S ON THE TERRACE	Catering Citizenship Ceremony/Work Group Meetings	\$ 1,093.00
EFT144334	06/08/2020	DYLAN'S ON THE TERRACE	Catering Functions	\$ 481.00
EFT144469	13/08/2020	DYLAN'S ON THE TERRACE	Catering Functions	\$ 274.00
EFT144403	06/08/2020	E TAYLOR	Refund of Membership - ALAC	\$ 96.00
EFT144150	23/07/2020	E VORSTER	Staff Reimbursement	\$ 18.00
EFT144335	06/08/2020	EARLY BIRD LANDSCAPING	Installation Play Ground Equipment	\$ 9,058.50
EFT144006	16/07/2020	EASI PACKAGING PTY LTD	Payroll deductions	\$ 10,680.38
EFT144336	06/08/2020	EASI PACKAGING PTY LTD	Payroll deductions	\$ 10,680.38
EFT144198	30/07/2020	ECOTECH PTY LTD	Anemometer Data Reporting - Emu Beach	\$ 341.00
EFT144113	23/07/2020	EJ MATSON	Refund Development Application Fees Not Required	\$ 147.00
EFT144023	16/07/2020	EK LAMB	Refund Swimming Classes - COVID19	\$ 82.80
EFT144146	23/07/2020	ELEMENT ADVISORY PTY LTD	Phase 6 Gap Analysis - Q19051	\$ 8,470.00
EFT144195	30/07/2020	EMMA DOUGHTY	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144099	23/07/2020	E-STRALIAN PTY LTD	E-Bike Lease	\$ 258.67
EFT144337	06/08/2020	E-STRALIAN PTY LTD	E-Bike Lease	\$ 258.67
EFT144007	16/07/2020	EXTENT HERITAGE WA PTY LTD	Heritage Advisory Services - Q18050	\$ 4,719.00
EFT144200	30/07/2020	EYERITE SIGNS	Signage	\$ 803.00
EFT144338	06/08/2020	EYERITE SIGNS	Signage - Library	\$ 1,039.50
EFT144008	16/07/2020	F E TECHNOLOGIES PTY LTD	Maintenance - Library	\$ 711.98
EFT144339	06/08/2020	F E TECHNOLOGIES PTY LTD	RFID Tags - Library	\$ 1,441.00
EFT144201	30/07/2020	FAR PHOTOGRAPHY.COM.AU PTY LTD	Greeting Cards	\$ 54.00
EFT144100	23/07/2020	FLIPS ELECTRICS	Qtly Testing NAC Pump Station	\$ 345.00
EFT144343	06/08/2020	FOOTBALL WEST LIMITED	Festival of Football 2020 Grant	\$ 1,925.00
EFT144472	13/08/2020	FOXTEL MANAGEMENT PTY LTD	Foxtel Service - ALAC	\$ 440.00
EFT144344	06/08/2020	FREEDOM EXERCISE PHYSIOLOGY	Long Live You Denmark Winter Program	\$ 900.00
EFT144101	23/07/2020	FRONTLINE FIRE & RESCUE EQUIPMENT	Safety Equipment	\$ 1,880.51
EFT144345	06/08/2020	FRONTLINE FIRE & RESCUE EQUIPMENT	Safety Equipment	\$ 1,342.73
EFT144134	23/07/2020	G & L SHEETMETAL	Pressing Service	\$ 30.00
EFT144391	06/08/2020	G & L SHEETMETAL	Supply Roof Flashing	\$ 857.90
EFT144004	16/07/2020	G AND M DETERGENTS AND HYGIENE SERVICES ALBANY	Cleaning Services - Q18037	\$ 1,267.23
EFT144094	23/07/2020	G AND M DETERGENTS AND HYGIENE SERVICES ALBANY	Cleaning Services - Q18037	\$ 273.00
EFT144465	13/08/2020	G AND M DETERGENTS AND HYGIENE SERVICES ALBANY	Cleaning Services - Q18037	\$ 1,130.43
EFT144478	13/08/2020	GHD PTY LTD	Superintendency Services - Middleton Beach Foreshore P19009	\$ 3,344.00

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ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144010	16/07/2020	GLOBAL INTEGRATED SOLUTIONS LIMITED	Monthly Fee - Carpark and Ticket Machine	\$ 240.77
EFT144473	13/08/2020	GLOBAL INTEGRATED SOLUTIONS LIMITED	Monthly Fee - Carpark and Ticket Machine	\$ 481.54
EFT144203	30/07/2020	GODFREYS THE VACUUM CLEANER SPECIALISTS	Vacuum Cleaner - Airport	\$ 149.00
EFT144348	06/08/2020	GREAT SOUTHERN LIQUID WASTE	Pump Out Services Old Gaol Q20012	\$ 184.00
EFT144012	16/07/2020	GREAT SOUTHERN PEST & WEED CONTROL	Pest Control Services - Q19026	\$ 2,630.65
EFT144102	23/07/2020	GREAT SOUTHERN PEST & WEED CONTROL	Pest Control Services - Q19026	\$ 99.00
EFT144013	16/07/2020	GREAT SOUTHERN SUPPLIES	Protective Equipment - Q20019 and Cleaning Supplies - Q19004	\$ 432.05
EFT144103	23/07/2020	GREAT SOUTHERN SUPPLIES	Protective Equipment - Q20019 and Cleaning Supplies - Q19005	\$ 2,578.35
EFT144207	30/07/2020	GREAT SOUTHERN SUPPLIES	Protective Equipment - Q20019 and Cleaning Supplies - Q19006	\$ 1,016.30
EFT144347	06/08/2020	GREAT SOUTHERN SUPPLIES	Protective Equipment - Q20019 and Cleaning Supplies - Q19007	\$ 513.75
EFT144475	13/08/2020	GREAT SOUTHERN SUPPLIES	Protective Equipment - Q20019 and Cleaning Supplies - Q19008	\$ 2,075.95
EFT144474	13/08/2020	GREEN SKILLS INCORPORATED	Maintenance Works Steps Forts/Mt Adelaide C19011	\$ 1,293.71
EFT144252	30/07/2020	GREGORY BRIAN STOCKS	Councillor Allowances and Sitting Fees	\$ 3,903.60
EFT144015	16/07/2020	GRIFFITHS ARCHITECTS PTY LTD	Albany Town Hall Repurposing Project C18008	\$ 15,345.00
EFT144477	13/08/2020	GRIFFITHS ARCHITECTS PTY LTD	Albany Town Hall Repurposing Project C18008	\$ 7,443.61
EFT144349	06/08/2020	GSCORE	Consultancy Services Q19039	\$ 5,300.00
EFT144319	06/08/2020	GULL ROCK CONSTRUCTIONS	Materials - Valves	\$ 343.20
EFT144106	23/07/2020	H+H ARCHITECTS	Middleton Beach Stage 1 Dilapidation Report	\$ 1,512.50
EFT144480	13/08/2020	HAVOC BUILDERS PTY LTD	Building Services Wheeldon Road Bridge C17028	\$ 4,976.40
EFT144387	06/08/2020	HAZEL ROOME	Professional Services - EAP	\$ 275.00
EFT144350	06/08/2020	HERSEY PTY LTD	Rigger Gloves	\$ 870.10
EFT144107	23/07/2020	HHG LEGAL GROUP	Professional Fees - Advice on Waiver Letter	\$ 440.00
EFT144352	06/08/2020	HHG LEGAL GROUP	Professional Fees - Leased Properties	\$ 627.00
EFT144351	06/08/2020	HIDEWOOD QUALITY PRINTERS	Printing Services	\$ 906.22
EFT144209	30/07/2020	HIGHWAY WRECKERS	Removal of Vehicles	\$ 165.00
EFT144017	16/07/2020	HIMAC ATTACHMENTS	Machinery Attachments	\$ 416.28
EFT143999	16/07/2020	HOLCIM (AUSTRALIA) PTY LTD	Concrete Supplies - C19006	\$ 1,629.98
EFT144091	23/07/2020	HOLCIM (AUSTRALIA) PTY LTD	Concrete Supplies - C19006	\$ 325.16
EFT144325	06/08/2020	HOLCIM (AUSTRALIA) PTY LTD	Concrete Supplies - C19006	\$ 1,330.78
EFT144019	16/07/2020	IMPACT SERVICE PTY LTD	Casual Staff/Apprentice Fees	\$ 317.14
EFT144353	06/08/2020	IMPACT SERVICE PTY LTD	Casual Staff/Apprentice Fees	\$ 103.54
EFT144354	06/08/2020	IPAR REHABILITATION PTY LTD	WA Pre Employ Medical Assessment	\$ 328.90
EFT144020	16/07/2020	IRRIGATION AUSTRALIA LTD	Irrigation Pumps/Systems Training	\$ 2,475.00
EFT144021	16/07/2020	ISENTIA PTY LTD	Media Services - May 2020	\$ 1,320.00
EFT144484	13/08/2020	ISENTIA PTY LTD	Media Services - June 2020	\$ 1,320.00
EFT144148	23/07/2020	IT VISION USER GROUP INC	Membership 2020/2021	\$ 748.00
EFT144506	13/08/2020	IXOM	Chlorine Service Fee July 2020	\$ 348.50
EFT143993	16/07/2020	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Services - C18019/C19001	\$ 3,626.81
EFT144087	23/07/2020	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Services - C18019/C19001	\$ 374.09
EFT144184	30/07/2020	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Services - C18019/C19001	\$ 3,277.52
EFT144314	06/08/2020	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Services - C18019/C19001	\$ 1,133.04
EFT144456	13/08/2020	J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Services - C18019/C19001	\$ 33,285.60
EFT144082	23/07/2020	J. BLACKWOOD & SON PTY LTD	Hardware Supplies	\$ 2,146.32
EFT144306	06/08/2020	J. BLACKWOOD & SON PTY LTD	Hardware Supplies	\$ 925.38

CITY OF ALBANY
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FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144445	13/08/2020	J. BLACKWOOD & SON PTY LTD	Hardware Supplies	\$ 37.75
EFT144211	30/07/2020	JOHN KINNEAR AND ASSOCIATES	Survey Services - C19016	\$ 3,150.00
EFT144512	13/08/2020	JOHN PHILLIPS CONSULTING	Professional Services - CEO Annual Performance Review	\$ 3,850.00
EFT144240	30/07/2020	JOHN SHANHUN	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT143974	16/07/2020	JW & DF WOODBURY	Stock Items - Visitor Centre	\$ 135.00
EFT144196	30/07/2020	K DOUGLAS	Refund of Active Albany Class Fees	\$ 84.20
EFT144242	30/07/2020	KATHRYN SLATTERY	Professional Services - Support Local Campaign	\$ 96.00
EFT144022	16/07/2020	KC PSYCHOLOGICAL SERVICES	EAP Services	\$ 370.00
EFT144212	30/07/2020	KC PSYCHOLOGICAL SERVICES	EAP Services	\$ 185.00
EFT144485	13/08/2020	KC PSYCHOLOGICAL SERVICES	EAP Services	\$ 370.00
EFT144356	06/08/2020	KIM ANGELA TOMLINSON	EAP Services	\$ 300.00
EFT144248	30/07/2020	KIRILEE SPAANDERMAN	Crossover Subsidy	\$ 161.49
EFT144119	23/07/2020	KOMATSU AUSTRALIA PTY LTD	Plant Parts/Maintenance	\$ 626.98
EFT144357	06/08/2020	KOSTER'S OUTDOOR PTY LTD	Roller Door Repairs - Workshop	\$ 3,066.00
EFT144213	30/07/2020	KOSTER'S STEEL CONSTRUCTION PTY LTD	Repairs - Workshop Depot	\$ 1,265.00
EFT144537	13/08/2020	KS TYRER	Refund Swimming Classes - COVID19	\$ 161.00
EFT144499	13/08/2020	L NEIL	Rates Refund	\$ 151.36
EFT144271	30/07/2020	L YATES	Staff Reimbursement	\$ 62.74
EFT144328	06/08/2020	LANDGATE	Valuation Services	\$ 133.50
EFT144108	23/07/2020	LEASEIT LIMITED	Operating Lease Costs - Ricoh Wide Format Device	\$ 1,094.50
EFT144220	30/07/2020	LGISWA	LGIS Insurances	\$ 756,585.10
EFT144488	13/08/2020	LINKS MODULAR SOLUTIONS	RFID Cards - ALAC	\$ 5,544.00
EFT144025	16/07/2020	LITTLE GROVE GENERAL STORE	Food - Fire Mop Up	\$ 29.20
EFT144360	06/08/2020	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	2020/2021 Memberships/Subscriptions	\$ 716.00
EFT144489	13/08/2020	LOCAL GOVERNMENT PROFESSIONALS AUSTRALIA WA	2020/2021 Memberships/Subscriptions	\$ 531.00
EFT144361	06/08/2020	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	Analytical Services	\$ 4,772.90
EFT144215	30/07/2020	LOCHNESS LANDSCAPE SERVICES	Mowing Services - C19010	\$ 7,200.00
EFT144362	06/08/2020	LORLAINE DISTRIBUTORS PTY LTD	Cleaning Supplies	\$ 507.47
EFT144109	23/07/2020	LUNAR PAINTING SERVICES	Painting Works - NAC	\$ 4,503.40
EFT144110	23/07/2020	M AND B SALES PTY LTD	Timber Supplies	\$ 40.77
EFT144364	06/08/2020	M AND B SALES PTY LTD	Timber Supplies	\$ 140.82
EFT144486	13/08/2020	M KERNUTT	Rates Refund	\$ 1,317.26
EFT144363	06/08/2020	M2 TECHNOLOGY PTY LTD	On Hold Technologies 2020	\$ 754.01
EFT144365	06/08/2020	MAGPIES MAGAZINE PTY LTD	Annual Subscription - Library	\$ 56.00
EFT144367	06/08/2020	MANDALAY TECHNOLOGIES PTY LTD	Migration and Upgrade Project - Bakers Junction	\$ 6,600.00
EFT144355	06/08/2020	MARK NEIL JENDRZEJCZAK	Lease - Bornholm Tower	\$ 1,665.31
EFT144492	13/08/2020	MARKET CREATIONS PTY LTD	Synergy Online Subscription for City Websites	\$ 5,227.20
EFT144111	23/07/2020	MARSHALL MOWERS	Supply Combo Mower	\$ 429.00
EFT144112	23/07/2020	MATPRINT PTY LTD	Floor Mats - Social Distancing, Airport	\$ 1,650.00
EFT144176	30/07/2020	MATT BENSON-LIDHOLM JP	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144217	30/07/2020	METROCOUNT PTY LTD	Road Tube and Vent Plugs	\$ 613.80
EFT144115	23/07/2020	METROLL ALBANY	Building Supplies	\$ 698.58
EFT144216	30/07/2020	METROLL ALBANY	Building Supplies	\$ 45.84
EFT144493	13/08/2020	METROLL ALBANY	Building Supplies	\$ 6.00

CITY OF ALBANY
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ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144368	06/08/2020	MINNA ENGINEERING	Manufacturing Services - Spindle Wall	\$ 517.00
EFT144495	13/08/2020	MINNA ENGINEERING	Manufacturing Services - Spindle Wall	\$ 517.00
EFT144202	30/07/2020	MK GOATLEY	Refund Swimming Classes - COVID19	\$ 92.40
EFT144369	06/08/2020	MM DESIGNS	Stock - Visitor Centre	\$ 177.75
EFT144496	13/08/2020	MOLONEY ASSET MANAGEMENT SYSTEM	Software Maintenance and Upgrade Agreement	\$ 440.00
EFT144371	06/08/2020	MOSS ENTERPRISES PTY LTD	Subdivision Bond Incomplete Works WAPC	\$ 87,980.50
EFT144029	16/07/2020	MOUNT ROMANCE AUSTRALIA PTY LTD	Stock Items - Visitor Centre	\$ 262.14
EFT144117	23/07/2020	MULE CREATIVE	Logo Supply - Support Local	\$ 297.00
EFT144373	06/08/2020	MULE CREATIVE	Long Live You Winter Program and Outreach Flyers	\$ 1,237.50
EFT144118	23/07/2020	NEVILLES HARDWARE & BUILDING SUPPLIES	Hardware Supplies	\$ 45.95
EFT144221	30/07/2020	NEVILLES HARDWARE & BUILDING SUPPLIES	Hardware Supplies	\$ 154.45
EFT144031	16/07/2020	NLC PTY LTD	Novated Leases and Associated Costs	\$ 615.31
EFT144222	30/07/2020	NLC PTY LTD	Novated Leases and Associated Costs	\$ 615.31
EFT144500	13/08/2020	NLC PTY LTD	Novated Leases and Associated Costs	\$ 615.31
EFT144461	13/08/2020	NP CROKER	Rates Refund	\$ 792.00
EFT144413	06/08/2020	NUTRIEN AG SOLUTIONS	Horticultural Goods - Q20005	\$ 5,370.20
EFT144032	16/07/2020	OCS SERVICES PTY LTD	Cleaning Services - C15015	\$ 18,312.75
EFT144120	23/07/2020	OCS SERVICES PTY LTD	Cleaning Services - C15015	\$ 1,308.18
EFT144225	30/07/2020	OCS SERVICES PTY LTD	Cleaning Services - C15015	\$ 9,337.27
EFT144503	13/08/2020	OCS SERVICES PTY LTD	Cleaning Services - C15015	\$ 24,730.18
EFT144121	23/07/2020	OFFICEWORKS SUPERSTORES PTY LTD	Stationery Supplies	\$ 79.12
EFT144226	30/07/2020	OFFICEWORKS SUPERSTORES PTY LTD	Stationery Supplies	\$ 165.80
EFT144504	13/08/2020	OFFICEWORKS SUPERSTORES PTY LTD	Stationery Supplies	\$ 832.38
EFT144033	16/07/2020	O'KEEFE'S PAINTS	Painting Supplies	\$ 306.00
EFT144122	23/07/2020	O'KEEFE'S PAINTS	Painting Supplies	\$ 210.97
EFT144375	06/08/2020	O'KEEFE'S PAINTS	Painting Supplies	\$ 46.77
EFT144505	13/08/2020	ONEMUSIC AUSTRALIA	Annual Licence - Events	\$ 1,086.31
EFT144069	23/07/2020	OPTEON	Valuation Services - Leasing	\$ 990.00
EFT144163	30/07/2020	OPTEON	Valuation Services - Leasing	\$ 1,350.00
EFT144426	13/08/2020	OPTEON	Valuation Services - Leasing	\$ 1,650.00
EFT144228	30/07/2020	ORIGIN ENERGY	LPG Delivery - ALAC	\$ 5,926.44
EFT144376	06/08/2020	ORIGIN ENERGY	LPG Delivery - ALAC	\$ 3,070.97
EFT144507	13/08/2020	ORIGIN ENERGY	LPG Delivery - ALAC	\$ 2,944.51
EFT144138	23/07/2020	ORRCON STEEL	Steel Supplies	\$ 465.26
EFT144399	06/08/2020	ORRCON STEEL	Steel Supplies	\$ 112.29
EFT144229	30/07/2020	OYSTER HARBOUR STORE	Catering - Retirement Function	\$ 639.50
EFT144074	23/07/2020	PAPERBARK MERCHANTS	Newspaper Supplies	\$ 21.60
EFT144169	30/07/2020	PAPERBARK MERCHANTS	Stock Books - Library	\$ 50.00
EFT144131	23/07/2020	PAUL REMAJ ENGINE RECONDITIONING	Plant and Fleet Maintenance	\$ 165.00
EFT144257	30/07/2020	PAUL TERRY	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144508	13/08/2020	PENROSE PROFESSIONAL LAWNCARE	Garden Maintenance VAC	\$ 308.00
EFT144034	16/07/2020	PERTH SAFETY PRODUCTS PTY LTD	Safety Equipment and Signage	\$ 4,507.80
EFT144230	30/07/2020	PERTH SAFETY PRODUCTS PTY LTD	Traffic Signs	\$ 764.50
EFT144510	13/08/2020	PERTH SAFETY PRODUCTS PTY LTD	Signage	\$ 3,182.30

CITY OF ALBANY
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ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144035	16/07/2020	PERTH TIMBER CO PTY LTD	Tree Stakes	\$ 2,376.00
EFT144036	16/07/2020	PETER GRAHAM AND COMPANY LTD	Chemicals	\$ 275.00
EFT144123	23/07/2020	PETER GRAHAM AND COMPANY LTD	Chemicals	\$ 208.00
EFT144037	16/07/2020	PFD FOOD SERVICES PTY LTD	Refreshments Council Members	\$ 41.80
EFT144378	06/08/2020	PIONEER HEALTH ALBANY	Flu Vaccination Staff	\$ 22.00
EFT144038	16/07/2020	PITNEY BOWES AUSTRALIA PTY LTD	NX00299 - Platform Envelope Feeder	\$ 128.21
EFT144380	06/08/2020	PLANT SUPPLY COMPANY	Nursery Supplies	\$ 215.05
EFT144039	16/07/2020	PLASTICS PLUS	Tubs BFB Training	\$ 278.08
EFT144124	23/07/2020	PLASTICS PLUS	Plastic tubs/Roller Box - Library	\$ 37.40
EFT144231	30/07/2020	PLASTICS PLUS	Rain Water Tank	\$ 624.80
EFT144379	06/08/2020	PLASTICS PLUS	Rubber Mat - Depot	\$ 145.20
EFT144381	06/08/2020	PRIMO PROMO PTY LTD	Stock - Visitor Centre	\$ 377.29
EFT144234	30/07/2020	PRINTSYNC BUSINESS SOLUTIONS	Photocopier Charges - Lotteries House	\$ 73.50
EFT144041	16/07/2020	PROTECTOR FIRE SERVICES	Fire Extinguishers C20001	\$ 343.75
EFT144126	23/07/2020	PROTECTOR FIRE SERVICES	Fire Extinguishers/Signs C20001	\$ 630.95
EFT144235	30/07/2020	PROTECTOR FIRE SERVICES	New fire Extinguisher C20001	\$ 237.05
EFT144382	06/08/2020	PROTECTOR FIRE SERVICES	Fire System Maintenance/Testing C20001	\$ 1,916.75
EFT144514	13/08/2020	PROTECTOR FIRE SERVICES	Replacement Unserviceable Fire Equip ALAC C20001	\$ 6,688.53
EFT144383	06/08/2020	PUBLIC LIBRARIES AUSTRALIA LTD	Annual Membership Library	\$ 395.00
EFT144236	30/07/2020	PUBLIK GROUP	Artwork Variation - NAC Convoy	\$ 261.25
EFT144127	23/07/2020	QUALITY PUBLISHING AUSTRALIA	Printing Service - Maps and Guides Visitors Centre	\$ 144.06
EFT144515	13/08/2020	R & L BITUMEN SERVICE PTY LTD	Bitumen Works Aberdeen Street - C18010	\$ 1,455.00
EFT144377	06/08/2020	R PARAM	Staff Reimbursement	\$ 24.95
EFT144159	23/07/2020	R WILDMAN	Refund of Swimming Lessons - COVID	\$ 48.30
EFT144511	13/08/2020	RA PETERS	Rates Refund	\$ 861.40
EFT144516	13/08/2020	RAMM SOFTWARE PTY LTD	Annual Support and Maintenance Fee	\$ 12,646.65
EFT144208	30/07/2020	RAY HAMMOND	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144128	23/07/2020	R-COM INTERNATIONAL PTY LTD	IT Services - SIP and Web App Service	\$ 170.50
EFT144517	13/08/2020	R-COM INTERNATIONAL PTY LTD	IT Services - SIP and Web App Service	\$ 170.50
EFT144251	30/07/2020	REBECCA STEPHENS	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144129	23/07/2020	REDMOND VOLUNTEER FIRE BRIGADE	Reimbursement Telephone Costs	\$ 253.41
EFT144130	23/07/2020	REECE PTY LTD	Plumbing and Irrigation Supplies	\$ 294.16
EFT144384	06/08/2020	REEVES ON CAMPBELL	Catering - Function	\$ 111.79
EFT144014	16/07/2020	REGIONAL DEVELOPMENT AUSTRALIA GREAT SOUTHERN WA	Sub-Lease Rent - Co-Op Building	\$ 819.75
EFT144385	06/08/2020	REPLICA MEDALS & RIBBONS PTY LTD	Stock Forts Store	\$ 367.62
EFT144042	16/07/2020	REXEL AUSTRALIA	Electrical Supplies	\$ 750.29
EFT144386	06/08/2020	REZDY PTY LTD	Annual Premium Licence AVC	\$ 2,890.80
EFT144132	23/07/2020	RICOH	Photocopier Charges	\$ 10,888.35
EFT144133	23/07/2020	ROAD SPECIALIST AUSTRALIA PTY LTD	Camera - Plant Equipment	\$ 335.50
EFT144457	13/08/2020	ROBERT CASTIGLIONE	Compassionate Communities - Art Film Completion of Stories	\$ 1,500.00
EFT144026	16/07/2020	ROBERT LESLIE MACKENZIE	Stock Items - Visitor Centre	\$ 192.40
EFT144254	30/07/2020	ROBERT SUTTON	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144044	16/07/2020	RTK NETWEST	VRS Annual Subscription 20/21	\$ 4,400.00
EFT144238	30/07/2020	RUSS EARTHMOVING	Ground Works - Soccer Grounds Goal Posts	\$ 495.00

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144518	13/08/2020	SAFETY SOLUTIONS WA PTY LTD	Preparation of Safety Management Plan	\$ 3,382.50
EFT144011	16/07/2020	SAMUEL GOODALL	Social Media Services	\$ 100.00
EFT144245	30/07/2020	SANDIE SMITH	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144330	06/08/2020	SANDRA DIXON	Professional Services - EAP	\$ 155.00
EFT144045	16/07/2020	SANITATION STATION	Sanitation Station Airport	\$ 4,062.30
EFT144388	06/08/2020	SANITY MUSIC STORES PTY LTD	Stock - Library	\$ 1,467.41
EFT144389	06/08/2020	SECUREPAY PTY LTD	Bookeasy - Web Payments Transaction Fee	\$ 42.43
EFT144520	13/08/2020	SEEDSIGN STUDIO PTY LTD	Landscape/Architect Middleton Beach Coastal - Q19020	\$ 1,183.63
EFT144419	10/08/2020	SEEK LIMITED	Advertising	\$ 3,731.20
EFT144519	13/08/2020	SEEK LIMITED	Advertising	\$ 297.00
EFT144239	30/07/2020	SENVERSA PTY LTD	Contaminated Site Report Hanrahan Rd - Q20002	\$ 4,928.00
EFT144521	13/08/2020	SHIELDS JS & TP	Rates Refund	\$ 727.97
EFT144027	16/07/2020	SHIRALEE MAGOR	Staff Reimbursement	\$ 70.00
EFT144392	06/08/2020	SHIRE OF AUGUSTA MARGARET RIVER	Long Service Leave Reimbursement	\$ 17,858.19
EFT144046	16/07/2020	SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	\$ 926.40
EFT144241	30/07/2020	SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	\$ 926.40
EFT144522	13/08/2020	SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	\$ 2,070.77
EFT144523	13/08/2020	SKIPPER TRANSPORT PARTS	Vehicle Parts / Maintenance	\$ 1,303.53
EFT144479	13/08/2020	SMITH CONSTRUCTIONS WA	Progress Claim Town Hall - C19012	\$ 360,680.95
EFT144135	23/07/2020	SMITHS ALUMINIUM AND 4WD CENTRE	Aluminium Flat Bat - Forts	\$ 75.00
EFT144244	30/07/2020	SMITHS ALUMINIUM AND 4WD CENTRE	Fleet Repairs and Maintenance	\$ 7,317.00
EFT144047	16/07/2020	SOIL SOLUTIONS PTY LTD	Woodchips/Sand	\$ 1,652.00
EFT144136	23/07/2020	SOIL SOLUTIONS PTY LTD	Greenwaste Passes - April 2020 C12008 (B)	\$ 5,590.56
EFT144525	13/08/2020	SOIL SOLUTIONS PTY LTD	Greenwaste Passes - July 2020 C12008(B)	\$ 1,640.48
EFT144247	30/07/2020	SOUTH CITY PAVING	Brick Paving - Aberdeen Street - Q19052	\$ 15,998.40
EFT144394	06/08/2020	SOUTH COAST CRANE HIRE	Equipment Hire - Q19049	\$ 783.75
EFT144527	13/08/2020	SOUTH COAST CRANE HIRE	Equipment Hire - Q19049	\$ 264.00
EFT144396	06/08/2020	SOUTH COAST TILT TRAY HIRE	Transportation of Tractor	\$ 484.00
EFT144246	30/07/2020	SOUTHCOAST SECURITY SERVICE	Security Alarm Response C19018	\$ 544.50
EFT144393	06/08/2020	SOUTHCOAST SECURITY SERVICE	Business Banking Services - C19018	\$ 683.10
EFT144526	13/08/2020	SOUTHCOAST SECURITY SERVICE	Security Services July 2020 - C19018	\$ 20,191.53
EFT144395	06/08/2020	SOUTHERN APIARIES	Stock - Visitor Centre	\$ 96.00
EFT144206	30/07/2020	SOUTHERN SHARPENING SERVICES	Planer Knife - Depot	\$ 45.00
EFT144137	23/07/2020	SOUTHERN SITE HIRE	Hire Variable Message Boards	\$ 1,210.00
EFT144048	16/07/2020	SOUTHERN TOOL AND FASTENER CO	Hardware and Tool Supplies - Various	\$ 7,065.00
EFT144050	16/07/2020	STANTEC AUSTRALIA PTY LTD	Design and Documentation - CPSP Stage 2 Youth Precinct	\$ 9,157.50
EFT144250	30/07/2020	STANTEC AUSTRALIA PTY LTD	Centennial Park Youth Precinct	\$ 2,035.00
EFT144049	16/07/2020	STAR SALES AND SERVICE	Equipment Purchase	\$ 103.00
EFT144249	30/07/2020	STAR SALES AND SERVICE	Equipment Purchase	\$ 162.00
EFT144528	13/08/2020	STAR SALES AND SERVICE	Equipment Purchase	\$ 53.10
EFT144359	06/08/2020	STATE LIBRARY OF WESTERN AUSTRALIA	Delivery Early Family Literacy Reading Packs - Library	\$ 2,112.00
EFT144529	13/08/2020	STATEWIDE BEARINGS	Vehicle Maintenance/Parts	\$ 93.63
EFT144370	06/08/2020	STEPHANIE ANNE WRIGHT MORRIGAN	Professional Services - EAP	\$ 968.00
EFT144139	23/07/2020	STEWART AND HEATON CLOTHING PTY LTD	Safety Equipment	\$ 662.66

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144400	06/08/2020	STEWART AND HEATON CLOTHING PTY LTD	Safety Equipment/Uniforms	\$ 274.02
EFT144051	16/07/2020	STIRLING PRINT	Printing Services - Pandemic Posters/Submariners Invitations	\$ 103.00
EFT144530	13/08/2020	STIRLING PRINT	Printing Services - Booklets/Invitations	\$ 958.00
EFT144513	13/08/2020	STRIKE POINT GRAPHIC DESIGN AND PRINTING	Printing Dining Out Guide	\$ 1,221.00
EFT144272	30/07/2020	STUDIOSITY PTY LTD	Study Assistance - Subscription 2020/2021	\$ 7,920.00
EFT144224	30/07/2020	SUPA IGA NORTH ROAD	Milk	\$ 2.69
EFT144502	13/08/2020	SUPA IGA NORTH ROAD	Groceries - Various	\$ 31.55
EFT144141	23/07/2020	SYNERGY	Electricity Charges	\$ 1,879.00
EFT144255	30/07/2020	SYNERGY	Electricity Charges	\$ 89,216.98
EFT144531	13/08/2020	SYNERGY	Electricity Charges	\$ 61,444.19
EFT144054	16/07/2020	T & C SUPPLIES PTY LTD	Hardware/Tool/Other Supplies	\$ 931.93
EFT144142	23/07/2020	T & C SUPPLIES PTY LTD	Hardware/Tool/Other Supplies	\$ 1,581.52
EFT144256	30/07/2020	T & C SUPPLIES PTY LTD	Hardware/Tool/Other Supplies	\$ 580.72
EFT144402	06/08/2020	T & C SUPPLIES PTY LTD	Hardware/Tool/Other Supplies	\$ 738.97
EFT144532	13/08/2020	T & C SUPPLIES PTY LTD	Hardware/Tool/Other Supplies	\$ 166.12
EFT144341	06/08/2020	T FLETT	Staff Reimbursement	\$ 12.20
EFT144055	16/07/2020	THE 12 VOLT WORLD	Battery Supplies	\$ 584.00
EFT144143	23/07/2020	THE 12 VOLT WORLD	Globe Supply	\$ 24.00
EFT144533	13/08/2020	THE 12 VOLT WORLD	Pilot Light - Tray Truck	\$ 66.50
EFT144186	30/07/2020	THE CHAMBER OF ARTS AND CULTURE WA INCORPORATED	Membership Renewal 2020/2021	\$ 385.00
EFT144193	30/07/2020	THE DOG LINE	Large Dangerous Dog Collar	\$ 156.00
EFT144331	06/08/2020	THE DRUG DETECTION AGENCY	Drug Testing Services	\$ 2,140.60
EFT144009	16/07/2020	THE FIXUPPERY	Cleaning Services - Library Q18036	\$ 381.02
EFT144340	06/08/2020	THE FIXUPPERY	Cleaning Services - Library Q18036	\$ 2,479.03
EFT144018	16/07/2020	THE HUB MARKETING COMMUNICATIONS	Proposal June Marketing Campaign Q19057	\$ 1,650.00
EFT144214	30/07/2020	THE LAWN LOPPER	Lawn Mowing Services - Day Care Centre	\$ 257.50
EFT144487	13/08/2020	THE LAWN LOPPER	Lawn Mowing Services - Day Care Centre	\$ 120.00
EFT144116	23/07/2020	THE MUFFIN QUEEN	Catering - Various Meetings/Workshops	\$ 1,720.00
EFT144219	30/07/2020	THE MUFFIN QUEEN	Catering - Various Meetings/Workshops	\$ 500.00
EFT144372	06/08/2020	THE MUFFIN QUEEN	Catering - Various Meetings/Workshops	\$ 500.00
EFT144498	13/08/2020	THE MUFFIN QUEEN	Catering - Various Meetings/Workshops	\$ 500.00
EFT144043	16/07/2020	THE ROYAL LIFE SAVING SOCIETY WA INC	Lifeguard Re-Qualification Fee	\$ 159.00
EFT144405	06/08/2020	THE TOFFEE FACTORY	Stock Items - Forts Store	\$ 563.94
EFT144404	06/08/2020	THINKWATER ALBANY	Water Meter - Grenfell Park	\$ 2,313.43
EFT144144	23/07/2020	THREE ANCHORS	Lunch - Meeting Coastal Projects	\$ 135.50
EFT144259	30/07/2020	TIM WATERS DESIGN	Design Services - Interpretive Signage Stirling Tce	\$ 330.00
EFT144534	13/08/2020	TOLL TRANSPORT	Courier Services	\$ 495.22
EFT144260	30/07/2020	TOTAL GREEN RECYCLING	Collection and Recycling Services E-Waste Q17046	\$ 2,425.17
EFT144145	23/07/2020	TOURISM COUNCIL WESTERN AUSTRALIA	TCWA Silver Membership 2020/2021	\$ 2,145.00
EFT144243	30/07/2020	TRACY SLEEMAN	Councillor Allowances and Sitting Fees	\$ 2,407.68
EFT144535	13/08/2020	TRISLEY'S HYDRAULICS SERVICES	Water Treatment Plant Q19018	\$ 6,521.01
EFT144261	30/07/2020	TRUCKLINE	Fleet and Plant Repairs and Maintenance	\$ 163.94
EFT144297	06/08/2020	TUTT BRYANT EQUIPMENT	Fuel Cap	\$ 88.33
EFT144440	13/08/2020	TUTT BRYANT EQUIPMENT	Repairs and Maintenance - Replace Blades and Seals	\$ 3,843.82

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144056	16/07/2020	VANGUARD PRESS	ACS Planner Warehousing and Distribution Fees	\$ 518.63
EFT144538	13/08/2020	VARIDESK LLC	Varidesk and Mat - Staff Office	\$ 620.00
EFT144262	30/07/2020	VERDANT ENGINEERING	Structural Engineer Design Services - Albany Youth Precinct	\$ 3,795.00
EFT144407	06/08/2020	VINOFOOD PTY LTD	Stock Items - Forts Store	\$ 325.85
EFT144083	23/07/2020	VJ JANSEN-BUCKLEY	Rates Refund	\$ 900.00
EFT144149	23/07/2020	VOEGELER CREATIONS	Stock - Forts Store	\$ 224.84
EFT144313	06/08/2020	WA BUSH HONEY	Stock Items - Visitor Centre	\$ 69.00
EFT144415	06/08/2020	WA HOLIDAY GUIDE PTY LTD	Bookeasy Marketing Fee - Visitor Centre	\$ 2,724.41
EFT144151	23/07/2020	WA NATURALLY PUBLICATIONS	Maps/Books Stock for Visitor Centre	\$ 685.41
EFT144409	06/08/2020	WA NATURALLY PUBLICATIONS	Maps/Books Stock for Visitor Centre	\$ 225.78
EFT144408	06/08/2020	WAJON PUBLISHING COMPANY	Stock Items - Visitor Centre	\$ 347.50
EFT144190	30/07/2020	WANDAGEE CONSULTING	Venue Hire and Catering - Dual Naming Project	\$ 500.00
EFT144263	30/07/2020	WARTHOG WA	Vehicle Parts - Washer	\$ 140.00
EFT144057	16/07/2020	WATER CORPORATION	Water Charges	\$ 13,764.03
EFT144152	23/07/2020	WATER CORPORATION	Water Charges	\$ 2,640.55
EFT144264	30/07/2020	WATER CORPORATION	Water Charges	\$ 3,716.61
EFT144410	06/08/2020	WATER CORPORATION	Water Charges	\$ 11,310.58
EFT144539	13/08/2020	WATER CORPORATION	Water Charges	\$ 1,069.15
EFT144058	16/07/2020	WELLSTEAD COMMUNITY RESOURCE CENTRE INCORPORATED	Internet Charges - Library	\$ 204.00
EFT144541	13/08/2020	WELLSTEAD PROGRESS ASSOCIATION	Electricity Charges	\$ 318.57
EFT144067	23/07/2020	WELLSTEAD RURAL SERVICES	Purchase Gas Bottles/Fuel	\$ 271.98
EFT144162	30/07/2020	WELLSTEAD RURAL SERVICES	Purchase Gas Bottles/Fuel	\$ 233.00
EFT144422	13/08/2020	WELLSTEAD RURAL SERVICES	Purchase Gas Bottles/Fuel	\$ 106.14
EFT144270	30/07/2020	WESFARMERS LTD	Staff Uniforms	\$ 756.14
EFT144545	13/08/2020	WESFARMERS LTD	Staff Uniforms	\$ 167.88
EFT144060	16/07/2020	WEST AUSTRALIAN NEWSPAPERS LIMITED	Advertising	\$ 1,916.64
EFT144156	23/07/2020	WEST AUSTRALIAN NEWSPAPERS LIMITED	Advertising	\$ 235.39
EFT144268	30/07/2020	WEST AUSTRALIAN NEWSPAPERS LIMITED	Advertising	\$ 371.91
EFT144543	13/08/2020	WEST AUSTRALIAN NEWSPAPERS LIMITED	Advertising	\$ 37.19
EFT144412	06/08/2020	WESTERBERG PANEL BEATERS	Repairs Fleet Vehicle	\$ 504.35
EFT144155	23/07/2020	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Association Membership 20/21	\$ 72,602.53
EFT144061	16/07/2020	WESTERN AUSTRALIAN MUSEUM	WAM Quarterly SLA Fee - Q1 20/21	\$ 22,954.79
EFT144157	23/07/2020	WESTERN AUSTRALIAN MUSEUM	Mowing Services	\$ 1,870.84
EFT144059	16/07/2020	WESTRAC EQUIPMENT PTY LTD	Fleet and Plant Repairs and Maintenance	\$ 6,662.91
EFT144154	23/07/2020	WESTRAC EQUIPMENT PTY LTD	Fleet and Plant Repairs and Maintenance	\$ 792.03
EFT144267	30/07/2020	WESTRAC EQUIPMENT PTY LTD	Fleet and Plant Repairs and Maintenance	\$ 557.50
EFT144542	13/08/2020	WESTRAC EQUIPMENT PTY LTD	Fleet and Plant Repairs and Maintenance	\$ 3,827.65
EFT144414	06/08/2020	WESTSHRED DOCUMENT DISPOSAL	Document Disposal	\$ 521.40
EFT144416	06/08/2020	WHITFIELD ESTATE & PAWPRINT CHOCOLATE	Stock Items - Forts Store	\$ 339.79
EFT144158	23/07/2020	WIDEBAND NETWORKS PTY LTD	NBN Services	\$ 218.00
EFT144062	16/07/2020	WILSON BREWING COMPANY	Civic Functions - Alcohol Supply	\$ 259.96
EFT144269	30/07/2020	WOOD AND GRIEVE ENGINEERS	Civil and Structural Works - Alison Hartman Gardens	\$ 308.00
EFT144544	13/08/2020	WOOLWORTHS GROUP LIMITED	Day Care Food July - Woolworths	\$ 2,433.83
EFT144346	06/08/2020	WP GRAY	Refund of Membership - ALAC	\$ 48.00

CITY OF ALBANY
TRUST, CHEQUES AND ELECTRONIC FUND TRANSFER PAYMENTS
FOR THE PERIOD ENDING 15 AUGUST 2020

ELECTRONIC FUND TRANSFER PAYMENTS

EFT	DATE	NAME	DESCRIPTION	AMOUNT
EFT144546	13/08/2020	WREN OIL	Oil Waste Disposal Service	\$ 819.50
EFT144417	06/08/2020	YOUNGS SIDING GENERAL STORE	Fuel - Bush Fire Brigade	\$ 474.55
EFT144105	23/07/2020	YVONNE HENDERSON	Crossover Subsidy	\$ 326.40
EFT144063	16/07/2020	ZENITH LAUNDRY	Laundry Services/Hire	\$ 45.10
EFT144160	23/07/2020	ZENITH LAUNDRY	Laundry Services/Hire	\$ 34.87
EFT144273	30/07/2020	ZENITH LAUNDRY	Laundry Services/Hire	\$ 42.71
EFT144418	06/08/2020	ZENITH LAUNDRY	Laundry Services/Hire	\$ 71.87
				<u>\$ 3,336,086.15</u>

Document Number	Description	Date Sent / Received
EDR20116273	Copy of Executed Document Item: N/A Re: First 40% claims for Road Project Grants Parties: Main Roads Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	16/07/2020
EDR20116274	Copy of Executed Document Item: N/A Re: Nomination of prescribed persons under the Road Traffic Act Parties: Department of Transport Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	16/07/2020
EDR20116356	Copy of Executed Document Item: N/A Re: Local Roads and Community Infrastructure Program Grant offer of \$1,196,421 from Department of Infrastructure, Transport and Regional Development to be accepted before 31 July 2020 Parties: N/A Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	20/07/2020
EDR20116543	Copy of Executed Document Item: N/A Re: Sale of Lot 439, 5 Gifford Street, Lockyer - Contract for sale of land by offer and acceptance Parties: Connection Realty Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	22/07/2020
EDR20116545	Copy of Executed Document Item: N/A Re: 2020-2021 Insurance Renewals - Scheme and Non-Scheme Invoices. Parties: LGIS (Local Government Insurance Scheme) Signed By: Andrew Sharpe Chief Executive Officer (2 Copy)	22/07/2020
EDR20116548	Copy of Executed Document Item: N/A	22/07/2020

Document Number	Description	Date Sent / Received
	Re: The lawyers for Albany Plantation Export Company Pty. Ltd have requested that the City Provide a letter of consent to remove an access way easement over Lot 94 No.524 Down Road, Drome. This letter now needs the signature of the Chief Executive Officer. Parties: N/A Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	
EDR20116550	Copy of Executed Document Item: N/A Re: The attached inactive records destruction schedule has been completed in accordance with General Disposal Authority (Da2015001) Parties: N/A Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	22/07/2020
EDR20116610	Copy of Executed Document Item: N/A Re: Application to the Road Safety Commission for Events Grants for Christmas Pageant 2020 And NYE 2020 (\$5k) and Middleton Beach Festival (\$5k) Parties: Road Safety Commission Signed By: Andrew Sharpe, Chief Executive Officer (1 Copy)	23/07/2020
EDR20116687	Copy of Executed Document Item: N/A Re: Development Application for placement of 5 X Eco Bins at 3 X Different Locations: 52-70 Barker Road, Centennial Park, 37 Maxwell Street, Mount Melville, 126-140 Grey Street West, Albany. Parties: N/A Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	27/07/2020
EDR20116688	Copy of Executed Document Item: N/A Re: Keep Australia Beautiful Application to the WA Waste Authority Requesting \$9,957 for a "Just Water, Not Waste" Project to reduce the use of plastic water bottles by installing	27/07/2020

Document Number	Description	Date Sent / Received
	water refill stations, and encourage the use of reusable steel bottles - City will contribute \$8,500 in cash and \$2,400 in kind. Parties: N/A Signed By: Duncan Olde Delegated Chief Executive Officer Signatory (1 Copy)	
EDR20116851	Copy of Executed Document Item: N/A Re: Dept of Fire & Emergency Services require an annual updated list of all council owned buildings so that the city can be billed the applicable Emergency Services Levy for 2020/21. Our Senior Rates Officer has updated the list in conjunction with information provided by the City Assets Team. Parties: N/A Signed By: Andrew Sharpe Chief Executive Officer (1 X Copy Email)	29/07/2020
EDR20116852	Copy of Executed Document Item: N/A Re: Report of Ratepayers that were entitled to defer 2019/20 Rates and Emergency Services Levy against their property under the rates & charges (Rebates & Deferments) Act 1992. Report is to be signed by CEO before being presented to and signed by City Auditors. Report and claim is then submitted to Office of State Revenue and the City receives interest on the deferred total. Parties: N/A Signed By Andrew Sharpe Chief Executive Officer (1 Copy)	29/07/2020
EDR20116853	Copy of Executed Document Item: N/A Re: RSL MOU for execution by CEO & Mayor Parties: Returned Services League of Australia, Albany Sub Branch Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (2 Copies)	29/07/2020

Document Number	Description	Date Sent / Received
EDR20117055	<p>Copy of Executed Document</p> <p>Item: N/A</p> <p>Re: City progressing disposal of a City owned freehold Right of Way in Spencer Park. A Community Consultation Plan has been undertaken. Letter to nearby landowners are to be sent out under CEO signature.</p> <p>Parties: N/A</p> <p>Signed By: Andrew Sharpe, Chief Executive Officer (1 Copy)</p>	05/08/2020
EDR20117068	<p>Copy of Executed Document</p> <p>Item: N/A</p> <p>Re: Sale of Lot 439, 5 Gifford Street, Lockyer, Authority to Act HHG Legal Group to act for the City of Albany in the sale of the property. Settlement due 10 November 2020. Certificate of Title Sent to HHG for settlement and bank details for balance of sale.</p> <p>Parties: HHG Legal Group</p> <p>Signed By: Andrew Sharpe, Chief Executive Officer (1 Copy)</p>	05/08/2020
EDR20117210	<p>Copy of Executed Document</p> <p>Item: N/A</p> <p>Re: Department Of Transport, Regional Airports Development Scheme, 2021-23 Up to 75% of the cost of project is delivered prior to December 2021 - City Has budgeted amount of \$228,000 - looking to construct apron, hangers and fast fill water tanks To service the water bomber aircraft stationed at the Albany Airport during the fire season</p> <p>Parties: Application Only</p> <p>Signed By: Duncan Olde Chief Executive Officer Delegation (1 Copy)</p>	10/08/2020
EDR20117211	<p>Copy of Executed Document</p> <p>Item: N/A</p> <p>Re: Award of Tender for C20010 Registered Builder For Capital Works Project</p> <p>Parties: Colab Construction</p> <p>Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)</p>	10/08/2020

Document Number	Description	Date Sent / Received
EDR20117212	Copy of Executed Document Item: N/A Re: License Agreement for the installation of CCTV at The Gap to assist Police in preventing suicides Parties: Department of Biodiversity, Conservation And Attractions Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	10/08/2020
EDR20117404	Copy of Executed Document Item: Special Council Meeting 9 April 2020 - SCM021 Re: Application assessment approval for 1 July 2020 - 30 September 2020 Covid-19 Rent Concession. Briefing Note from ED Corporate and Commercial Dated 30 July 2020 supporting covid-19 rent relief. Parties: N/A Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	13/08/2020
EDR20117406	Copy of Executed Document Item: N/A Re: Application only for minor grant of \$200 For WA Bike Week 2020 Parties: Application Only Signed By: Andrew Sharpe Chief Executive Officer (1 Copy)	13/08/2020
NCSR20116359	Copy of Common Seal Document Item: N/A Re: New deed of variation of sub-lease between City Of Albany (Head Lessor) the Scout Association of Australia WA Branch (Sub Lessor) and Lions Club of Albany Inc. (Sub Lessee) over portion of Lot4, 94 corner Sanford Road and North Road to add in an extended term. Parties: The Scout Association of Australia WA Branch (Sub Lessor) and Lions Club of Albany Inc. (Sub Lessee) Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (3 Copies)	20/07/2020
NCSR20116360	Copy of Common Seal Document Item: N/A	20/07/2020

Document Number	Description	Date Sent / Received
	Re: New deed of variation of lease Lawley Park Tennis Club to amend rent to annual peppercorn Parties: Lawley Park Tennis Club Inc. Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (2 Copies)	
NCSR20116554	Copy of Common Seal Document Item: Ordinary Council Meeting 25 February 2020 Item CCS225 Re: Council at meeting on 10 March 2020 Approved a new community lease for Rainbow Coast Neighbourhood Centre Inc. over a portion of land within Lotteries House. lease term of 1 year initially. Commencement date 1 August 2020. Lease rental of \$10.00 + gst per annum. Deed of lease provided by City Lawyer at no cost to Council. Parties: Rainbow Coast Neighbourhood Centre Inc. Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (2 Copies)	22/07/2020
NCSR20116555	Copy of Common Seal Document Item: N/A Re: New Community Lease (Renewal) to Elleker Progress and Sporting Association Inc. Approved and under delegated authority 2020:2019 Parties: Elleker Progress and Sporting Association Inc. Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (2 Copies)	22/07/2020
NCSR20116849	Copy of Common Seal Document Item: N/A Re: Notification Under Section 70a advising the following - "The Lot/s are situated in the vicinity of a loading area and is currently affected, or May in the future be affected by transport noise" To be added to the following lot under subdivision 153261 Lot 204 - 215 on Deposited Plan 419238. Parties: Nigel Ryde Homes Pty Ltd	29/07/2020

Document Number	Description	Date Sent / Received
	Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (1 Copy)	
NCSR20116850	Copy of Common Seal Document Item: Ordinary Council Meeting 09 April 2020 SCM021 Re: Council at Special Council Meeting on 9 April 2020 Approved temporary rent concessions to commercial, community, sporting and other not for profit tenancies. rent concession application assessed and approved for \$187.18 (inclusive of gst). Rent concession period being for 1 April 2020 - 31 May 2020 as a deed of variation of lease has been completed amending the rent to peppercorn from 1 June 2020. Deed of variation for rent concessions due to covid-19. Parties: Lawley Park Tennis Club Inc. Signed By: Andrew Sharpe Chief Executive Officer (2 Copies)	29/07/2020
NCSR20117014	Copy of Common Seal Record Item: N/A Re: Renewal of Lotteries House Lease. Lease rental \$10,896.12 per annum. Deed of lease prepared at no cost to Council Parties: Albany Halfway House Signed By: Andrew Sharpe, Chief Executive Officer and Dennis Wellington, Mayor (2 Copies)	04/08/2020
NCSR20117016	Copy of Common Seal Documents Item: N/A Re: Renewal of Lotteries House Lease. Lease rental is \$3,693.60 per annum. Deed of lease prepared at no cost to Council Parties: The Family Planning Association of WA in partnership with People 1st Programme Signed By: Andrew Sharpe, Chief Executive Officer And Dennis Wellington, Mayor (2 Copies)	04/08/2020
NCSR20117017	Copy of Common Seal Document Item: N/A	04/08/2020

Document Number	Description	Date Sent / Received
	Re: Renewal of Lotteries House Lease. Lease rental is \$16,067.16 per annum. Deed of lease prepared at no cost to Council Parties: Multiple Sclerosis Society of WA Signed By: Andrew Sharpe, Chief Executive Officer and Dennis Wellington, Mayor (2 Copies)	
NCSR20117216	Copy of Common Seal Document Item: N/A Re: Renewal of Lotteries House Lease under Delegated Authority No: 2020:2019. Lease rental is \$14,035.68 per annum (inc gst) Deed of lease prepared at no cost to Council. Parties: Albany Community Radio Inc. Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (2 Copies)	10/08/2020
NCSR20117441	Copy of Common Seal Document Item: N/A Re: Animal Local Law 2020. Gazettal of Local Law Parties: N/A Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (1 Copy)	13/08/2020
NCSR20117442	Copy of Common Seal Document Item: Ordinary Council Meeting 28 July 2020. Council Resolution CCS262 Re: Council finalised the Local Law making process by adopting the Local Law On 28 July 2020. Council Resolution CCS262. Bushfire Brigade Local Law 2020 Gazettal. Parties: N/A Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor. (1 Copy)	13/08/2020
NCSR20117443	Copy of Common Seal Document Item: Ordinary Council Meeting 9 April 2020 SCM021 Re: Council at Special Council Meeting on 9 April 2020 approved temporary rent concessions to commercial, community, sporting and other not for profit tenancies. rent	13/08/2020

Document Number	Description	Date Sent / Received
	<p>concessions application assessed and approved at \$289.02 (gst inclusive). Deed of variation for rent concessions due to covid-19.</p> <p>Parties: Albany Model Railway Club Inc.</p> <p>Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (2 Copies)</p>	
NCSR20117450	<p>Copy of Common Seal Document</p> <p>Item: Ordinary Council Meeting 25 February 2020 CCS212</p> <p>Re: Council at its meeting on 25 February 2020 approved a new commercial lease for Marsh WA Pty Ltd Atf The Marsh Family Trust trading as Cheynes Beach Caravan Park over a portion of Reserves 878. lease term of 1 year commencing 1 August 2020 with an option for a further 10 years. Lease rental of \$1,053,00 + gst per annum. Deed of lease provided by City Lawyer at no cost to Council.</p> <p>Parties: Marsh WA Pty Ltd Atf The Marsh Family Trust trading As Cheynes Beach Caravan Park</p> <p>Signed By: Andrew Sharpe Chief Executive Officer and Dennis Wellington Mayor (2 Copies)</p>	13/08/2020

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2020

	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 - 7
- 2019/20 Carry Forward Adjustments Included in the 2020/2021 Budget are uncompleted 2019/2020 projects carried forward. Balances shown as forecast at the time of budget preparation and are subject to final adjustments. Adjustments have now been finalised and seeking Council's endorsement.	8 - 14
- Opening Funds Reconciliation This note demonstrates the calculation in the opening position 1 July 2020.	15

City of Albany
Statement of Budget Review
By Nature and Type

For The Period Ending 31 July 2020

2020/2021				
	ORIGINAL ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL	VARIANCE (b) - (a)
	(a) \$	(b) \$	\$	%
Operating Revenues				
Rates	38,713,076	38,713,076	-	-
Grants & Subsidies	3,841,554	3,941,048	97,778	99,494
Interest Earnings	533,114	533,114	22,429	-
Contributions, Donations & Reimbursements	759,356	756,782	79,274	(2,574)
Fees & Charges	14,616,563	14,616,563	1,010,445	-
Profit On Sale Of Assets	1,000	1,000	-	-
Other Revenue	183,306	183,306	10,203	-
	58,647,969	58,744,889	1,220,128	96,920
Operating Expenditure				
Employee Costs	(25,490,427)	(25,490,588)	(2,026,018)	(161)
Materials & Contracts	(20,949,996)	(20,425,359)	(694,621)	524,637
Utilities (gas, electricity, water, etc.)	(1,786,962)	(1,786,962)	(63,979)	-
Insurance	(738,880)	(738,880)	(455,894)	-
Interest Expenses	(640,704)	(640,704)	(1,501)	-
Other Expenses	(2,721,166)	(2,711,934)	(159,887)	9,232
Depreciation	(16,848,328)	(16,848,328)	(1,403,200)	-
Loss On Sale Of Assets	(454,292)	(454,292)	-	-
Less Allocated to Infrastructure Assets	916,295	916,295	77,935	-
	(68,714,460)	(68,180,752)	(4,727,165)	533,708
Contributions for the Development of Assets				
Grants and Contributions	17,275,986	23,251,756	125,869	5,975,770
				34.6
Net Operating Result Excluding Rates	7,209,495	13,815,893	(3,381,169)	6,606,398
Adjustment Non Cash Items				
Write Back Non Cash Items	17,301,620	17,301,620	1,403,200	-
Funds Demanded From Operations	24,511,115	31,117,513	(1,977,969)	6,606,398
Acquisition of Fixed Assets				
Land & Buildings	(6,275,092)	(10,425,790)	(6,202)	(4,150,698)
Furniture, Plant & Equipment	(3,039,600)	(4,417,056)	(48,879)	(1,377,456)
Infrastructure Assets - Roads	(7,050,384)	(7,536,596)	(69,912)	(486,212)
Infrastructure Assets - Coastal Enhancement	(5,654,670)	(5,685,984)	(1,427)	(31,314)
Infrastructure Assets - Other	(15,273,140)	(15,009,789)	(173,503)	263,351
	(37,292,886)	(43,075,215)	(299,923)	(5,782,329)
Capital Revenue				
Proceeds from Sale of Assets	675,500	675,500	-	-
Financing/Borrowing				
Debt Redemption	(2,522,892)	(2,522,892)	-	-
Principal Portion of Lease Liabilities	(170,922)	(170,922)	(14,244)	-
Self Supporting Loans (Principal Repayments)	13,307	13,307	-	-
Loan Drawn Down	2,000,000	2,000,000	-	-
Demand for Resources	(12,786,778)	(11,962,709)	(2,292,135)	824,069
Restricted Funding Movements				
Opening Funds	4,057,162	3,906,526	3,906,526	(150,636)
Transfer From Restricted Cash Unspent Loans	102,070	-	-	(102,070)
Transfer to Reserve Transactions	(13,834,304)	(14,229,304)	-	(395,000)
Transfer from Reserves Transactions	22,461,850	22,307,628	-	(154,222)
				-3.7
				-100.0
				2.9
				-0.7
Closing Funds Surplus/(Deficit)	-	22,140	1,614,391	22,140

City of Albany
Statement of Budget Review
By Program

For The Period Ending 31 July 2020

	2020/2021				
	ORIGINAL ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL	VARIANCE (b) - (a)	VARIANCE
	(a) \$	(b) \$	\$	\$	%
Operating Revenues					
General Purpose Funding	41,330,047	41,384,773	26,154	54,726	0.1
Governance	-	-	8,258	-	
Law Order and Public Safety	527,968	527,968	100,347	-	
Health	192,192	192,192	1,716	-	
Education and Welfare	977,973	975,399	130,580	(2,574)	-0.3
Community Amenities	9,618,133	9,618,133	91,506	-	
Recreation and Culture	2,210,490	2,255,258	215,072	44,768	2.0
Transport	1,232,315	1,232,315	129,711	-	
Economic Services	1,582,700	1,582,700	180,555	-	
Other Property and Services	975,151	976,151	336,229	1,000	0.1
	58,646,969	58,744,889	1,220,129	97,920	
Operating Expenditure					
General Purpose Funding	(1,069,294)	(674,294)	(44,566)	395,000	-36.9
Governance	(4,188,068)	(4,188,064)	(400,625)	4	0.0
Law Order and Public Safety	(2,934,067)	(2,934,072)	(200,018)	(5)	0.0
Health	(876,624)	(876,624)	(68,592)	-	
Education and Welfare	(2,035,389)	(2,032,815)	(158,572)	2,574	-0.1
Community Amenities	(11,631,173)	(11,533,563)	(375,795)	97,610	-0.8
Recreation and Culture	(16,173,118)	(16,222,062)	(1,045,725)	(48,944)	0.3
Transport	(21,959,658)	(21,932,242)	(1,476,945)	27,416	-0.1
Economic Services	(5,284,801)	(5,284,801)	(334,780)	-	
Other Property and Services	(2,561,268)	(2,502,215)	(621,547)	59,053	-2.3
	(68,713,460)	(68,180,752)	(4,727,165)	532,708	
Non-Operating Grants, Subsidies And Contributions					
Law Order and Public Safety	-	3,899,194	-	3,899,194	
Recreation and Culture	8,587,522	9,613,374	5,095	1,025,852	11.9
Transport	7,783,464	8,838,113	120,774	1,054,649	13.5
Economic Services	5,000	1,075	-	(3,925)	
Other Property and Services	900,000	900,000	-	-	
	17,275,986	23,251,756	125,869	5,975,770	
Adjustment Non Cash Items					
Write Back Non Cash Items	17,301,620	17,301,620	1,403,200	-	
Funds Demanded From Operations	24,511,115	31,117,513	(1,977,968)	6,606,398	
Acquisition of Fixed Assets					
Land and Buildings	(6,275,092)	(10,425,790)	(6,202)	(4,150,698)	66.1
Plant and Equipment	(3,039,600)	(4,417,056)	(48,879)	(1,377,456)	45.3
Furniture and Equipment	(7,050,384)	(7,536,596)	(69,912)	(486,212)	6.9
Infrastructure Assets - Roads	(5,654,670)	(5,685,984)	(1,427)	(31,314)	
Infrastructure Assets - Other	(15,273,140)	(15,009,789)	(173,503)	263,351	-1.7
	(37,292,886)	(43,075,215)	(299,923)	(5,782,329)	
Capital Revenue					
Proceeds from Sale of Assets	675,500	675,500	-	-	
Financing/Borrowing					
Debt Redemption	(2,522,892)	(2,522,892)	-	-	
Principal Portion of Lease Liabilities	(170,922)	(170,922)	(14,244)	-	
Self Supporting Loans (Principal Repayments)	13,307	13,307	-	-	
Loan Drawn Down	2,000,000	2,000,000	-	-	
Demand for Resources	(12,786,778)	(11,962,709)	(2,292,135)	824,069	
Restricted Funding Movements					
Opening Funds	4,057,162	3,906,526	3,906,526	(150,636)	-3.7
Transfer From Restricted Cash Unspent Loans	102,070	-	-	(102,070)	-100.0
Transfer to Reserve Transactions	(13,834,304)	(14,229,304)	-	(395,000)	2.9
Transfer from Reserves Transactions	22,461,850	22,307,628	-	(154,222)	-0.7
Closing Funds Surplus/(Deficit)	-	22,140	1,614,391	22,140	

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2020

This Review Maintains Council's Budget in a Surplus Position

GENERAL WORKS/VARIATIONS. (Additional Funds Required)	\$
	(6,194,394)
FUNDED BY	
- Reduction in Expenditure	402,832
- Adjustment in Grant/Contributions Funding	6,164,634
- Adjustment in Revenue	-
- Restricted Cash Adjustments	(311,833)
	<u>6,255,633</u>
Balance	<u><u>61,239</u></u>
Budgeted Opening Position	4,057,163
- NB - Adjustments From 2019/20 Financial Year (Pg's 8 - 14)	(111,538)
	<u>3,945,625</u>
Actual Opening Position	3,906,526
	(39,099)
2020/21 Budgeted Closing Position	<u><u>22,140</u></u>

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2020
BUDGET VARIATIONS APPROVED BY COUNCIL VIA INDIVIDUAL COUNCIL ITEMS

SECTION						REQUESTED BY - DUNCAN OLDE		
FINANCE						DIRECTORATE - CORPORATE SERVICES		
GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2020/21		FORECAST 2020/21		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
	<u>Local Roads and Community Infrastructure Program</u>							
	Youth Challenge Park							
4155	Public toilet / storage / shelter facility	-		220,000		220,000		Council Item CCS272 28 July 2020
	<u>Town Hall Repurposing</u>							
2794	AV Fit Out/ Stage Lighting/ Heritage -	-		215,000		215,000		Council Item CCS272 28 July 2020
	- Interpretation/ Wayfinding/ Digital Trail							
	<u>Centennial Park - Connectivity improvement</u>							
2761	Cockburn Rd & Lockyer Ave Path	-		200,000		200,000		Council Item CCS272 28 July 2020
2149	Churchlane Road - Re sheeting road way	-		120,000		120,000		Council Item CCS272 28 July 2020
2752	South Coast Hwy - Foot Path – School Zone	-		105,000		105,000		Council Item CCS272 28 July 2020
2754	North Road – Panda Crossing	-		200,000		200,000		Council Item CCS272 28 July 2020
2755	Centennial Pk- Improved public amenity within -	-		136,421		136,421		Council Item CCS272 28 July 2020
	- the sporting precinct							
15695	Local Roads and Community Infrastructure Grant		-		1,196,421		1,196,421	Council Item CCS272 28 July 2020
	<u>Drought Communities Program</u>							
14774	Rural Hall Upgrades	-		450,000		450,000		Council Item CCS273 28 July 2020
15924	Water Resources Relief	-		450,000		450,000		Council Item CCS273 28 July 2020
2149	Churchlane Road - Re sheeting road way	-		100,000		100,000		Council Item CCS273 28 July 2020
13555	Drought Communities Program Grant		-		1,000,000		1,000,000	Council Item CCS273 28 July 2020
	TOTAL :	-	-	2,196,421	2,196,421	2,196,421	2,196,421	

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2020

CARRY FORWARD ADJUSTMENTS

CARRY FORWARD WORKS ADJUSTMENTS MUNICIPAL FUNDS. Reduction/(Increase) in Funding Required		\$
		542,941
FUNDED BY		
- Movement in Grant Funding	(91,944)	
- Restricted Loan Funds Movement	(102,070)	
- Increase/(Decrease) in Municipal opening funds	(111,538)	
- Adjustment from Reserve Funding	<u>(237,389)</u>	<u>(542,941)</u>
		<u><u>-</u></u>

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2020

SECTION: CARRY FORWARD ADJUSTMENTS						REQUESTED BY - DUNCAN OLDE DIRECTORATE - CORPORATE SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2020/21		AMENDED BUDGET 2020/21		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
	Library							
34867	Brandenburg Projects	85,600		83,026		(2,574)		Carry Forward Amendment based on 2019/20 Actuals
38893	Brandenburg Projects Grant		125,600		123,026		(2,574)	Carry Forward Amendment based on 2019/20 Actuals
76632	Be Connected Project	15,000		17,549		2,549		Carry Forward Amendment based on 2019/20 Actuals
16483	Library Grants		20,000		22,549		2,549	Carry Forward Amendment based on 2019/20 Actuals
	Albany Heritage Park							
10184	Hidden Stories the Fortress-Linking Anzac Spirit	5,000		1,075		(3,925)		Carry Forward Amendment based on 2019/20 Actuals
75434	National Anzac Centre - Refresh Capital	564,578		415,461		(149,117)		Carry Forward Amendment based on 2019/20 Actuals
75075	Albany Heritage Park Grants		5,000		1,075		(3,925)	Carry Forward Amendment based on 2019/20 Actuals
17459	T/F from National ANZAC Centre Reserve		664,578		515,461		(149,117)	Carry Forward Amendment based on 2019/20 Actuals
	Recreation							
18694	Centennial Park Upgrade	2,074,399		2,093,975		19,576		Carry Forward Amendment based on 2019/20 Actuals
78216	Trails Hub Strategy - Visitor Experience Projects	66,664		64,064		(2,600)		Carry Forward Amendment based on 2019/20 Actuals
78206	Recreation - Strategic Planning	155,946		155,946		-		No amendment required
10124	Trail Hub Strategy Construction Projects	32,553		32,553		-		No amendment required
78712	Seed Funding for Sporting Clubs	69,642		69,642		-		No amendment required
Various	Better Ageing Project	54,884		54,884		-		No amendment required
71322	Every Club Project	19,997		19,997		-		No amendment required
	Community Development							
71022	Speaker/Lecture Series	8,096		8,096		-		No amendment required
34952	National Youth Week	4,456		4,456		-		No amendment required
78882	Compassionate Communities Charter	28,163		28,163		-		No amendment required
70737	Aboriginal Engagement	34,975		22,230		(12,745)		Carry Forward Amendment based on 2019/20 Actuals
71007	Community Event Sponsorship	9,935		8,535		(1,400)		Carry Forward Amendment based on 2019/20 Actuals
71062	Community Development Neighbourhood Hubs	2,285		2,285		-		No amendment required
71207	Community Quick Response Grants	4,585		4,585		-		No amendment required

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2020

SECTION CARRY FORWARD ADJUSTMENTS						REQUESTED BY - DUNCAN OLDE DIRECTORATE - CORPORATE SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2020/21		AMENDED BUDGET 2020/21		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
	<u>Planning Services</u>							
78302	Albany Land Use Strategy and Precinct Planning	37,182		15,195		(21,987)		Carry Forward Amendment based on 2019/20 Actuals
71582	GIS Data Acquisition (satellite and urban monitor)	53,072		37,112		(15,960)		Carry Forward Amendment based on 2019/20 Actuals
72422	Heritage Planning	21,223		14,138		(7,085)		Carry Forward Amendment based on 2019/20 Actuals
	<u>Major Projects</u>							
71516	Emu Point to Middleton Beach Coast West 19/20	34,535		65,089		30,554		Carry Forward Amendment based on 2019/20 Actuals
19013	Emu Point to Middleton Beach Coast West Grant		25,075		32,544		7,469	Carry Forward Amendment based on 2019/20 Actuals
77272	Surf Reef Feasibility	150,000		184,750		34,750		Carry Forward Amendment based on 2019/20 Actuals
10033	Surf Reef Feasibility Grant		150,000		184,750		34,750	Carry Forward Amendment based on 2019/20 Actuals
32442	Swimming Enclosure	143,931		177,419		33,488		Carry Forward Amendment based on 2019/20 Actuals
16264	Middleton Beach - Public Realm Planning	5,654,670		5,685,984		31,314		Carry Forward Amendment based on 2019/20 Actuals
16694	Botanical Gardens	99,995		99,995		-		No amendment required
78296	Hub Trails - Poikeclerup	50,000		34,040		(15,960)		Carry Forward Amendment based on 2019/20 Actuals
	<u>Infrastructure Projects</u>							
75172	Asbestos Building & Infrastructure Inspections	25,000		15,000		(10,000)		Carry Forward Amendment based on 2019/20 Actuals
79322	Asset Data Collection	78,939		52,843		(26,096)		Carry Forward Amendment based on 2019/20 Actuals
71752	Organisational Security Key Changeover	27,541		-		(27,541)		Carry Forward Amendment based on 2019/20 Actuals
3269	Bus Shelter Replacement Programme	88,591		88,431		(160)		Carry Forward Amendment based on 2019/20 Actuals
4148	Upgrade Retaining Wall - Library Carpark	100,000		100,000		-		No amendment required
4149	Upgrade Retaining Wall - Grey Street West Carpark	50,000		50,000		-		No amendment required
	<u>Buildings</u>							
2594	Old Post Office - Repair water ingress issues	37,128		37,128		-		No amendment required
	Town Hall Upgrade							
2666	- Roof Replacement, Painting & Replace Carpet	17,242		17,242		-		No amendment required
2684	- Town Hall Capital Renewal	1,102,070		992,155		(109,915)		Carry Forward Amendment based on 2019/20 Actuals
2151	- Smart Systems Integration	30,000		27,435		(2,565)		Carry Forward Amendment based on 2019/20 Actuals

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2020

SECTION CARRY FORWARD ADJUSTMENTS						REQUESTED BY - DUNCAN OLDE DIRECTORATE - CORPORATE SERVICES	
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2020/21		AMENDED BUDGET 2020/21		BUDGET REVIEW CONSIDERATION	
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME
	<u>Buildings</u>						
1631	North Road Administration Building	45,194		45,194		-	
1654	Library - Fit out	395,500		428,668		33,168	
2598	Mercer Road Depot - General Upgrades	49,538		49,538		-	
3016	Nanarup Toilet Replacement	7,246		5,618		(1,628)	
4123	AHP Café Restaurant Storage Facility	14,110		14,110		-	
1651	Main & Lap Pool Switchboard Replacement	35,000		35,000		-	
1655	Library - HVAC & Electrical	72,794		72,794		-	
2596	Bond Store - universal access	25,853		25,853		-	
2597	Bond Store - stump replacement	44,181		44,181		-	
	<u>Roadwork's</u>						
0487	Stanley Road - Reconstruct intersection	58,213		58,213		-	
2729	North / Lockyer / Ulster Roundabout	67,471		67,471		-	
0606	Millbrook Road 0.8-1.45, Reconstruct	195,360		248,121		52,761	
13485	Road Funding RRG Grants		195,360		65,147		(130,213)
2730	St Emilie Way - Widen the eastern end	48,100		48,100		-	
2731	Stirling Tce/Spencer St. Intersection	113,023		113,023		-	
3894	Grey Street East - Convert to two way traffic flow	8,892		8,892		-	
	<u>Drainage</u>						
2700	Range to Clive, through Hiam - Renewal of Pipe	176,177		176,177		-	
2699	Albany Gardens Caravan Park - Renewal of pipe	85,300		85,300		-	
	<u>Paths</u>						
3017	Port Theatre Crossing Princess Royal Drive	30,000		30,000		-	
1380	Aberdeen St Connectors Separated Cycle Path	195,000		36,217		(158,783)	
0490	Albany Highway Path Locke to Toyota	92,341		83,565		(8,776)	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2020

SECTION CARRY FORWARD ADJUSTMENTS						REQUESTED BY - DUNCAN OLDE DIRECTORATE - CORPORATE SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2020/21		AMENDED BUDGET 2020/21		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
	Waste							
71036	Social Enterprise Initiative	18,318		18,318		-		No amendment required
71037	Waste Education Workshops	2,403		2,403		-		No amendment required
71042	Waste Sustainability Promotions	20,995		20,995		-		No amendment required
71056	Community Waste Projects	19,040		13,186		(5,854)		Carry Forward Amendment based on 2019/20 Actuals
70122	Food Waste Diversion (FOGO)	5,409		5,409		-		No amendment required
72892	Better Bins (grant funding)	365,161		365,175		14		Carry Forward Amendment based on 2019/20 Actuals
32372	Hard Waste Verge Collection	240,000		240,000		-		No amendment required
33066	Greenwaste Verge Collection	170,000		92,707		(77,293)		Carry Forward Amendment based on 2019/20 Actuals
11944	Waste Facility Project Plan	2,000,000		2,000,000		-		No amendment required
2669	Hanrahan Landfill Gas Extraction	57,528		57,528		-		No amendment required
3285	Hanrahan Clay Capping	100,000		100,000		-		No amendment required
17899	Transfer from Waste Reserve		8,812,810		8,729,677		(83,133)	Carry Forward Amendment based on 2019/20 Actuals
	Reserves Projects							
2732	Middleton Beach to Emu Point - Park Furniture	12,443		1,919		(10,524)		Carry Forward Amendment based on 2019/20 Actuals
1662	Outer Park Replacement of Stairs etc	31,712		31,712		-		No amendment required
2599	Black Swan Point Management Plan	36,820		36,820		-		No amendment required
2727	Trails Hub Strategy - Stage 1 CBD Link	149,262		149,262		-		No amendment required
2687	Lake Weerlara Playground Enhancement	70,000		70,000		-		No amendment required
1665	Eyre Park Youth Area - Stage 2	71,722		71,709		(13)		Carry Forward Amendment based on 2019/20 Actuals
2690	Rural Hub Townscape Amenity Improvements	43,225		42,430		(795)		Carry Forward Amendment based on 2019/20 Actuals
3265	North Road / Albany Highway Median Strips	133,260		132,978		(282)		Carry Forward Amendment based on 2019/20 Actuals
7949	Playground Upgrades as per audit	84,930		16,654		(68,276)		Carry Forward Amendment based on 2019/20 Actuals
2688	Alison Hartman Gardens - Mokare Burial Site	20,000		20,000		-		No amendment required
12694	Interpretative Signage - Reserves	12,746		6,050		(6,696)		Carry Forward Amendment based on 2019/20 Actuals

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2020

SECTION CARRY FORWARD ADJUSTMENTS						REQUESTED BY - DUNCAN OLDE DIRECTORATE - CORPORATE SERVICES	
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2020/21		AMENDED BUDGET 2020/21		BUDGET REVIEW CONSIDERATION	
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME
	Corporate						
70582	Community Infrastructure Assistance Program	14,273		14,273		-	
33492	Office Accommodation Relocation	37,009		33,630		(3,379)	
	Rangers						
16344	Cattery Building	30,000		30,000		-	
	Airport						
7547	Airport - New Ga Hangars	221,158		221,158		-	
3341	Taxiway Surface Delamination	15,438		15,438		-	
3340	Drainage - Minor Upgrades	9,544		4,405		(5,139)	
13899	Transfer from the Airport Reserve		3,118,845		3,113,706		(5,139)
	Economic Development						
73697	Economic Development Projects	100,000		100,000		-	
	Human Resources						
39562	Occupational Health & Safety	74,124		73,523		(601)	
39517	Leadership Succession	42,736		42,897		161	
	Plant Replacement Program						
13544	Passenger Vehicles Purchase	160,000		160,000		-	
14155	Passenger Vehicles Sales		77,000		77,000	-	
13564	Heavy Fleet Purchase	330,000		330,000		-	
14175	Heavy Fleet Sale		140,000		140,000	-	
13574	Minor Plant Purchase	60,000		60,000		-	
	TOTAL :						

RECONCILIATION OF OPENING FUNDS AS AT 1 JULY 2020

	(a)	(b)			
	ORIGINAL BUDGET 1-Jul-20	BUDGET REVIEW	VARIANCE (b) - (a)	VARIANCE	NOTE
		\$	\$	%	
Current Assets					
Cash and Cash Equivalents	26,806,028	28,821,708	2,015,680	7.5	
Trade Receivables	3,057,897	2,485,629	(572,268)	-18.7	
Contract Assets	55,000	649,337	594,337	1080.6	
Inventories	1,350,000	1,578,289	228,289	16.9	
Other Current Assets	624,070	848,899	224,829	36.0	
Other Financial Assets	11,820,345	12,000,000	179,655	1.5	
Total Current Assets	43,713,340	46,383,862	2,670,522	6.1	
Current Liabilities					
Trade & Other Payables	4,289,751	5,851,878	1,562,127	36.4	
Contract Liabilities	1,048,880	1,094,479	45,599	4.3	
Provisions	5,652,917	6,060,777	407,860	7.2	
Current Portion of Long - - Term Borrowings	2,551,436	2,522,894	(28,542)	-1.1	
Lease Liabilities	168,191	170,923	2,732	1.6	
Total Current Liabilities	13,711,175	15,700,951	1,989,776	14.5	
Net Current Asset Position	30,002,165	30,682,911	680,746	2.3	
Adjustments					
Add back					
* Loan Borrowings	2,551,436	2,522,894	- 28,542	-1.1	*
* Payments for principal portion of lease liabilities	168,191	170,923	2,732	1.6	*
Less					
Cash Backed Reserves	28,391,660	29,298,895	907,235	3.2	
Unspent Loans	102,070	-	102,070		
Repayment of Cash Advance's	12,899	13,307	408		
Land held for Resale	158,000	158,000	Nil		
Opening Funds Surplus/(Deficit)	4,057,163	3,906,526	(150,637)	-3.7	

* (Add back loan repayments and principal portion of lease liabilities as they represent a current liability for payments to be made over the next twelve months already reflected as expenditure)

2020

Albany Regional Tennis Centre Supplementary Report



City of Albany

7/15/2020

Photo Courtesy of LGSTA, Clare

BACKGROUND

This report is a supplementary report to the Regional Tennis Centre Feasibility Study for the City of Albany prepared by Consultant David Lanfear and funded by the Department of Local Government, Sport and Cultural Industries; Tennis Australia and City of Albany.

Following the presentation of the Regional Tennis Centre Feasibility Report to Council (March 2020) City Officers were asked to:

1. Rework the scope of the project and re-run the model again in line with a provision that focuses on meeting district tennis and community needs.
2. Review the sites and co-location partners to ensure good fit.
3. Review the Feasibility Study Recommendations and update to reflect the new model.
4. Develop high level concept plans and costings to assist with future decision making.

The supplementary report builds on the analysis of the feasibility report and summarises the further work undertaken, additional analysis and future recommendations to achieve the March 2020 Ordinary Council Meeting motion and Council instructions.

The project working group consisting of tennis clubs (Emu Point Tennis Club, Merrifield Tennis Club, and Lawley Park Tennis Club), the Lower Great Southern Tennis Association (LGSTA), Tennis West (TW), Department of Local Government, Sport and Cultural Industries (DLGSC) and City officers was re-convened to oversee the project and reworking of the model.

Additionally, DLGSC advised that site planning, even for a reduced scope district facility, would need to provide for future expansion and provision (up to 16 courts) for the sport to develop and cater for regional growth.

1. REWORKED PROJECT SCOPE

To assist with understanding a reduced scope and impacts, the Project Working Group (PWG) reviewed the Tennis 2020 Facility Development and Management Framework for Australian Tennis - Hierarchy of Facilities (Document 1). Using a compare and contrast model, the PWG reviewed the facility hierarchy requirements for a Regional Tennis Centre vs Large Community Tennis Centre vs District Tennis Centre. During this process the DLGSC representative noted the need for planning to accommodate up to 16 courts to address current need and future proof the sport.

On review, the Large Community Tennis Centre requirements were assessed as a more suitable fit to meet the needs of the local Albany Tennis Community whilst still providing opportunity to host regional and state competition.

Large Community Tennis Centre Court Requirements

- A minimum 12 courts with at least 80% mix of ITF surface codes (acrylic, clay, grass) and in this case, expandable to 16 courts
- Floodlit ITF club competition standards 350 lux
- Main Court that can support seating (either fixed or mobile) for local and regional tournaments
- 4 dedicated hot shot courts

Clubhouse Requirements

- Male and female change rooms including showers
- Café/kiosk & preferably licensed social facilities
- Administration office
- Outdoor shaded social areas for events and social nights

- Floodlit sealed parking

Note: The Tennis 2020 Facility Development and Management Framework for Australian Tennis did not include storage and tournament office. These facilities were viewed by the PWG as essential for the basic game day club competition.

Section Recommendation – Reworked Project Scope

- In line with Council's request the reworked project scope be re-scoped to meet the guidelines of a Large Community Tennis Centre with provision for up to 16 courts to provide a regional facility for the sport.

2. SITE REVIEW ANALYSIS

A scan of the City reserves identified four potential sites by the PWG as suitable for an in-depth site review and assessment. The agreed reduced scope to a Large Community Centre enabled two new additional sites at Centennial Park Sporting Precinct to be reviewed that were not included in the initial feasibility study. The four sites identified for assessment are:

1. Collingwood Park Reserve 32341
2. Emu Point Tennis Club
3. Centennial Park Sporting Precinct (CPSP) - Central Precinct
4. Centennial Park Sporting Precinct (CPSP) - Eastern Precinct

To provide a measure of consistency and rigour, the criteria matrix from the previous study was used to assess the four sites. Two additional criteria (affordability and co-location) were also included into the assessment matrix to assist with meeting the direction of Council for a more affordable option and the DLGSC focus on shared co-located models for sport and recreation facility development.

A broad cohort of City staff and the PWG assessed all four sites for their potential to host a Large Community Centre Facility.

Please see Document 2 Site Assessment for the details, scoring analysis and comments. Based on the assessment scores (Document 2) Centennial Park Sporting Precinct (CPSP) - Eastern Precinct was recommended as the preferred site this time.

This site provides space for the required 16 courts and already has many of the desirable Clubhouse and Facility Requirements identified in the Tennis 2020 Facility Development and Management Framework for Australian Tennis to meet the revised project scope. The site will require further detailed design including close consideration of stormwater flows.

Additionally, the project working group noted the following during their assessment:

- Excellent location with high visibility and accessibility by all forms of transport.
- Proximity to a high number of schools within a 6km radius.
- High level of existing infrastructure already in place (parking, kiosk, toilets).
- Some concerns regarding the impact of the windy conditions. Both Tennis West and DLGSC advised that this could be addressed through the design mitigation.

The anomaly in the assessments of the sites was the Emu Point Tennis Club. The club's representatives ranked the Emu Point Club Site as their preferred location. Whilst they were supportive of a Large Community Tennis Centre they were not supportive of alternate sites or their club relocating to a different site. The Emu Point Tennis Club's preference to remain at their site is not a surprise and is in line with their original preference and position during the Feasibility Study.

The risks associated with their position remain the same (Feasibility Report pg. 60-62) and whilst challenging are not insurmountable. A key risk identified is managing the EPSC (and other smaller clubs) financial requests to assist with infrastructure development. In line with the Tennis 2020 Facility Development and Management Framework for Australian Tennis, the Emu Point Tennis Club would be

assessed as a Local Tennis Centre. Infrastructure developments in line with this assessment would be eligible for funding support through DLGSC CSRFF program and under the City of Albany's supporting Capital Seed Funding Policy priorities.

Section Recommendation – Site Review

- a) The Centennial Park Sporting Precinct - Eastern Precinct (CPEP) be accepted as the preferred site for the Albany Community Tennis Centre.
- b) When assessing funding requests for tennis infrastructure these will be dealt with on their individual merits and relevant business case. Priority to be given to upgrading current tennis infrastructure to a level which will contribute to the ongoing development of the sport in line with the Capital Seed Funding Policy without undermining the business case for the Albany Community Tennis Centre whilst it is being finalised and funding opportunities are being pursued.

3. FEASIBILITY STUDY RECOMMENDATIONS REVIEW

The third request was to review the Feasibility Study Recommendations and update to reflect the new model. This required review of the co-location partners, management model and future asset replacement.

Additionally, three (3) recommendations (3, 7, 9 and 10) were removed as they no longer fitted the model or site recommendations.

Co-location Partners

During both the original Feasibility Study and further analysis it is clear that any development would not be a viable option in its own right and requires a combination of sporting partners working collaboratively to successfully optimise usage of sites and investment.

The broader PWG noted that greater capital work funding opportunities and a more sustainable ongoing asset management model arises from a co-located model with other sports. DLGSC regularly provided feedback during the process that future financial support in single sport sites is unlikely to be supported. Complementary seasonal sports can coexist more effectively within one shared use building given the timing of their sporting seasons. (*Reference Chris Thompson Regional Manager DLGSC June 2020*). The co-location of a winter tenant (Australian Rules) and summer tenant (Tennis) on the one site at CPEP was assessed as being an optimal partnership and beneficial for the growth and development of both sports.

Management Model and Asset Replacement

Additionally, during the process, the Merrifield Tennis Club and Lawley Park Tennis Club have confirmed in-principle support to relocate and amalgamate the two clubs into one new club – The Albany Tennis Club. A significant advancement, this would require support from Department of Mines, Industry Regulatory and Safety and would result in:

- Rationalisation of assets/sites – two sites decommissioned including club houses, ablutions etc. into one facility reducing the financial burden on the Albany Community.
- Reduced volunteer burden – amalgamation of two clubs into one would result in one executive workload rather than two.
- Improved Governance and Management Protocols – One club executive will address the challenges noted in the Feasibility Study associated with two separate clubs maintaining identity and equitable access.

The Feasibility Study (page 51) considered a much broader management model to reflect the complexity of the proposed co-located partners based at Collingwood Park. The proposed amalgamation of the two clubs into one entity at the CPEP site simplifies the management model considerably. The working relationship between the two clubs is strong and the desire to work together is evident.

Based on the above rationale and strong working relationship between the two clubs, the co-located amalgamated option with seasonal tenants at CPEP is deemed as a viable option without the relocation of Emu Point Tennis Club.

The two clubs are proposing a simple standard volunteer incorporated club structure to manage the facility. The newly formed Albany Tennis Club would enter into the following agreements and responsibilities:

- **Facility** - A standard License Agreement and maintenance in line with the model for the Western Precinct Pavilion;
- **Sports Surface and Lighting** - The management, maintenance and replacement of the courts, lighting and court fencing would fall under the full responsibility of the Albany Tennis Club (Lease Agreement) and utilise the new Book a Court Software management system. The Business Planning Process and Life Cycle Cost Analysis would assist the clubs to work through this including establishing a sinking fund with a regular annual contribution to offset future maintenance and replacement reducing any future burden on the City of Albany.

Section Recommendations – Co-location, Management Model and Asset Replacement

- Endorse the co-located amalgamated option with seasonal tenants at CPEP as a viable option without the relocation of the Emu Point Tennis Club.
- Commence an agreed amalgamation and incorporation process for the Albany Tennis Club in accordance with advice received from Department of Mines, Industry Regulatory and Safety, Tennis West and Tennis Australia. This will need to be facilitated by the City of Albany Officers and incorporate:
 - a. A Memorandum of Understanding initially to agree on the appropriate governance, process and decision-making channels whilst transitioning to the Albany Tennis Club Inc;
 - b. Establishment of the Albany Tennis Club and Incorporation;
 - c. Establishing management protocols and equitable access principles;
 - d. Confirm cost sharing and membership fee mechanisms;
 - e. Clarify communication channels to ensure the broad membership base is kept informed and may influence the eventual outcome.

4. FACILITY CONCEPT PLANS, COSTINGS AND ASSET REPLACEMENT

The Tennis 2020 Facility Development and Management Framework for Australian Tennis and the Project Working Group agreed analysis noted the following facility development composition could be reasonably justified for Tennis:

- a) **Sports Surface and Lighting** - 16 floodlit gel acrylic courts including a main court and 4 hot shot courts utilizing the Book a Court online court booking and payment platform.
- b) **Facility Storage and Administration** - Storage, administration, viewing space with external shaded area.

The Tennis 2020 Facility Development and Management Framework for Australian Tennis does not address the need for storage (oversight) however there is an established need for the secure stowing of court sweepers, nets, coaching and training equipment, tables and chairs. This could be adequately combined into the existing infrastructure at the site providing modest affordable facilities for tournament and local competition administration, storage and viewing. In line with the low maintenance finishes across the precinct (Western Precinct Pavilion) for district and club needs.

As part of their regular district competition requirements the clubs would also make use of the existing ablutions and kiosk located at the CPEP.

For larger social functions and committee meetings the clubs and LGSTA would engage with the Centennial Stadium facilities.

The Centennial Park Sporting Precinct is the premier sporting precinct in the Great Southern catering for a wide range of indoor and outdoor sports facilities and is considered a regional sporting precinct. The addition of the high quality tennis sporting surface and infrastructure, notably the 4 hot shot courts, staged lighting controls to 500 lux and Book a Court software would continue to position the precinct and the Albany Community Tennis Centre as the regional facility for Tennis.

A high level concept plan and costings prepared for the Albany Community Tennis Centre at Centennial Park Sporting Precinct - Eastern Precinct (Document 3) indicate that the development would be approx. \$4.8 million. The initial Feasibility Study focused at Collingwood Park and pitched as a Regional Centre Option B was costed at approx. \$21 million. The new proposal at \$4.8 million is a significant reduction in scale, scope and investment (25% of the original cost) to the proposed development and concepts at Collingwood Park.

Capital Works Funding Opportunities

The Feasibility Report (page 66) notes the plan is reliant upon achieving a suitable level of external funding. This still stands and there are a number of viable funding opportunities available to the both local government and clubs for community tennis developments including the Department of Local Government Sport and Cultural Industries (33.3%), Tennis Australia (15%) and Federal grant programs (SportAus).

DLGSC has indicated support and eligibility for the project through the CSRFF program. DLGSC has advised that the application would need to be submitted by the City of Albany and applicants are eligible for one third of the total costs. DLGSC considers both financial and in-kind contributions to the project.

Section Recommendation – Facility Concept, Costings and Asset Replacement

- Endorse the proposed facility concept and general layout composition for the redevelopment of tennis at Centennial Park Sporting Precinct - Eastern Precinct.
- Take the next steps to develop a Business Case, Life Cycle Costings, Cost Benefit Analysis and Concept Costings to assist with a deeper understanding and planning for the project.
- Based on the concept plan and costings develop a Funding Mechanism Strategy in accordance with the Albany Regional Tennis Centre Supplementary Report and Feasibility Study requirements to commence seeking external funding with the City of Albany as the lead agency for the Large Community Tennis Centre development.

FEASIBILITY STUDY RECOMMENDATIONS SUMMARY

The Feasibility Study (page 67) noted 10 Recommendations. As part of the review the above individual section recommendations have been made based on the PWG's feedback. These have been collated below into seven key recommendations to assist with guiding both Council, City staff and Clubs into the future.

- 1) Accept the reworked project scope from a Regional Tennis Centre to a Large Community Tennis Centre at the Centennial Park Sporting Precinct - Eastern Precinct (CPEP) as the preferred site for the Albany Regional Tennis Centre.
- 2) Endorse the co-located amalgamated option with seasonal tenants at CPEP as a viable option.
- 3) Endorse the proposed facility concept and general layout composition for the redevelopment of tennis at Centennial Park Sporting Precinct - Eastern Precinct.
- 4) Take the next steps to develop a Business Case, Life Cycle Costings, Cost Benefit Analysis and Concept Costings to assist with a deeper understanding and future proofing of the site and project. As part of the Business Case model develop the guidelines for an agreed license, management model and future sinking fund.
- 5) Based on the concept plan and costings develop a Funding Mechanism Strategy in accordance with the Albany Regional Tennis Centre Supplementary Report and Feasibility Study requirements to commence seeking external funding with the City of Albany as the lead agency for the Albany Community Tennis Centre development.
- 6) Commence an agreed amalgamation and incorporation process for the Albany Tennis Club in accordance with advice received from Department of Mines, Industry Regulatory and Safety, Tennis West and Tennis Australia. This will need to be facilitated by the City of Albany Officers and incorporate:

- a) A Memorandum of Understanding initially to agree on the appropriate governance, process and decision-making channels whilst transitioning to the Albany Tennis Club Inc;
 - b) Establishment of the Albany Tennis Club and Incorporation;
 - c) Establishing management protocols and equitable access principles;
 - d) Confirm cost sharing and membership fee mechanisms;
 - e) Clarify communication channels to ensure the broad membership base is kept informed and may influence the eventual outcome.
- 7) When assessing funding requests for tennis infrastructure requests will be dealt with on their individual merits and relevant business case. Priority to be given to upgrading current tennis infrastructure to a level which will contribute to the ongoing development of the sport in line with the Capital Seed Funding Policy without undermining the business case for the Albany Community Tennis Centre whilst it is being finalized and funding opportunities are being pursued.

REPORT ITEM CCS 291 REFERS

Site Assessment - Selection Criteria and Matrix

In line with previous criteria and matrix sites (December 17, 2018) sites to be reassessed.

Noting the addition of (1) affordability in the selection criteria in line with the Council Decision to investigate a more affordable option. Also added (2) Potential to increase the sports visibility, profile and membership.

The scoring undertaken in accordance with the following scoring system:

1-3 does not meet criteria;

4-7 partially meets criteria and

8-10 meets criteria

Site Selection Criteria	(1-3)	(4-7)	(8-10)
1 Size of Available Area	Site is severely restricted due to existing legislative or local controls limiting capacity develop.	Site has capability to develop but will have limitations impacting on future expansion.	Size and capability are relatively unhindered with capability of significant expansion and co-location with other sports.
2 Accessibility by Car	Site is not on a major access road &/or has constrained car access and associated potential/existing car parking	Access is reasonable but there is limited access to existing or potential car parking area.	Access to the site is excellent. There is relatively unhindered access to off road car parking bays within or close proximity to the site.
3 Ease of Access to the Site (Walk, Cycle, Public Transport)	Site is not on a public transport link not part of the dual use path network and is not accessible by the majority of the community who are likely to sue it.	Access via public transport &/or dual use path network is reasonable but there is a need to take a circuitous route to get there.	Access to the site is excellent by all forms of public transport and off the cycle and walking network (safe and unhindered).
4 Proximity to existing Infrastructure	Currently no existing complementary community/sporting infrastructure within close proximity.	Potential to utilise existing community or sporting facilities and associated infrastructure, but may require modification, potentially at a high cost.	Existing activities and users present and may be developed as an integral part of a sport or community precinct with relatively modest changes.
5 Proximity to residential development (loss of residential amenity)	Close proximity to residential or other sensitive developments where loss of amenity is a significant concern.	Relatively isolated but some mitigation measures will be required to minimise impacts (potential local opposition which may be overcome)	No mitigation measures are required and unlikely to attract opposition due to loss of residential amenity.
6 Current Use	There are existing users of the site which are not compatible and which will need to be relocated at a cost (which may be cost prohibitive)	There are existing users which are not readily accommodated within the future development without compromising the intended purposed of the project.	The current use is directly compatible to any future used and be readily accommodated within the broader scheme.
7 Level of stakeholder support	No stakeholder support	Reasonable level of stakeholder support but will require formal agreements and potential for conflict	Strong stakeholder support
8 Potential for shared use opportunities and colocation.	No existing opportunities exist or have the potential to be developed which would generate shared use/multi-functional opportunities. Or result in a weaker colocation partnership - same seasonal sports i.e. two summer sports.	Initial discussions have occurred with other user groups but are marginal and are unlikely to be achieved without compromise which may impact on functionality and cost.	Existing committed partnerships and strong potential future dual use/multi-functional shared opportunities on site (natural colocation alignments). Strong colocation partners include those with complementary seasons i.e. winter and summer sports reducing conflict and spreading usage across the year.
9 Proximity to current membership	No alignment with current membership base	With reasonable proximity of current membership base of clubs but has some concerns related to access which the potential to negatively impact.	Excellent location related to current membership base and unlikely to result in loss of members.
10 Affordability	Site and current infrastructure is under developed and has high costs associated with any capital works.	Reasonable level of existing facilities and infrastructure in place that may potentially result in lower capital costs.	High level of existing facilities and infrastructure in place that will complement development resulting in lower capital costs & best affordability without compromising on functionality.
11 Potential to increase the sports visibility, profile and membership.	Poor location with low visibility, no proximity to schools or casual passer-bys.	Reasonable proximity to schools and potential casual passer-by's resulting in an increase in membership and participation.	Excellent location, close to schools and high visibility likely to result in an increase in membership and participation

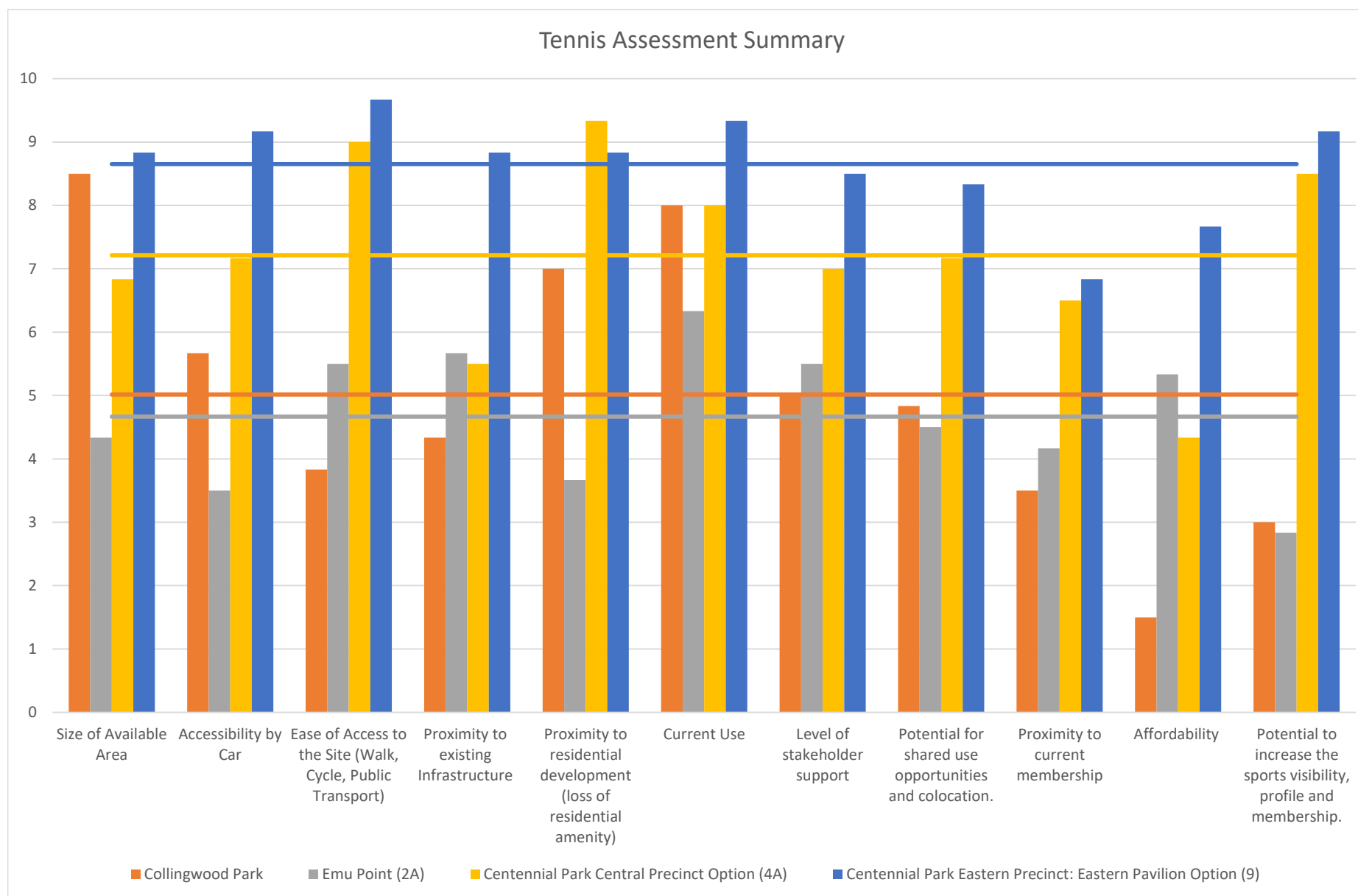
Tennis Feasibility Study - Tennis Centre Site Assessment - Collingwood Park													
Assessor	Assessment Criteria												Comments
	1	2	3	4	5	6	7	8	9	10	11	Average	
Dept LGSCI - State Government	9	9	3	6	7	8	6	6	3	2	3	5.6	
Emu Point TC	8	6	7	4	8	10	4	5	1	2	3	5.3	Positioning to North -South
Lawley Park TC	10	6	3	4	9	9	3	4	2	1	2	4.8	Wind factor 5
LGSTA - Regional Body	8	4	3	4	5	7	7	4	5	1	2	4.5	Undeveloped site. It will require major groundworks & infrastructure at a high costs. Site deemed as lacking public visibility & not readily accessible via walking, cycling & public transport.
Merrifield TC	8	4	1	4	6	7	7	4	4	1	1	4.3	Expensive \$20M+. No traffic/public visibility. 1 small primary school close by. Not close to town/COA. Close to existing EPTC. Building this would be a fail.
Tennis West - State Body	8	5	6	4	7	7	3	6	6	2	7	5.5	Move to a North-South orientation. Limited car park quantity and poor bus access for whole site. Significant costs for capital works. Moderately desirable location regarding proximity to some schools and major roads.
Average	8.5	5.7	3.8	4.3	7.0	8.0	5.0	4.8	3.5	1.5	3.0	5.0	

Tennis Feasibility Study - Tennis Centre Site Assessment - Emu Point (2A)													
Assessor	Assessment Criteria												Comments
	1	2	3	4	5	6	7	8	9	10	11	Average	
Dept LGSCI - State Government	3	1	8	6	3	8	7	5	4	7	3	5.0	
Emu Point TC	8	6	9	9	7	10	9	9	8	8	6	8.1	Relatively protected from the work of the prevailing winds/weather
Lawley Park TC	4	3	4	4	2	4	2	4	1	3	2	3.0	Wind Factor Rating 7
LGSTA - Regional Body	2	4	3	4	3	4	4	2	4	4	2	3.3	Considered impractical due to relatively secluded location, overloading of site (particularly during the summer months) and existing high levels of residential/retirement/elderly citizens & holiday accommodation businesses.
Merrifield TC	1	4	4	4	4	4	7	2	4	4	1	3.5	Addition to existing club/courts. 2 summer sports together. Noise and Lighting concerns. Not near to schools or town central.
Tennis West - State Body	8	3	5	7	3	8	4	5	4	6	3	5.1	Site is limited by aged care facility, small car park and road boundaries. Existing club house not within line of site of proposed courts (spectators and comps/tournaments). Lights & PA system difficult with residential site.
Average	4.3	3.5	5.5	5.7	3.7	6.3	5.5	4.5	4.2	5.3	2.8	4.7	

Tennis Feasibility Study - Tennis Centre Site Assessment - Centennial Park Central Precinct Option (4A)													
Assessor	Assessment Criteria												Comments
	1	2	3	4	5	6	7	8	9	10	11	Average	
Dept LGSCI - State Government	8	9	10	4	10	8	8	9	7	3	9	7.7	
Emu Point TC	5	4	8	6	9	8	5	5	1	5	6	5.6	Substantial fill required to avoid rising water levels at certain time of the year.
Lawley Park TC	6	8	9	7	9	7	4	7	5	5	9	6.9	Wind Factor Rating 1
LGSTA - Regional Body	9	7	9	4	9	10	10	9	10	3	10	8.2	very sound location. Highly visible & accessible however infrastrure costs perceived to be particularly high.
Merrifield TC	9	8	9	4	9	7	8	8	8	8	8	7.8	Great site, costs to develop would be more thansite below.
Tennis West - State Body	4	7	9	8	10	8	7	5	8	2	9	7.0	Orientation of tennis courts to north-south. Land close to water/swamp and limited for expansion. Cross dual carriage-way to get to amenities. Good accessibility and proximity to existing tennis members and schools.
Average	6.8	7.2	9.0	5.5	9.3	8.0	7.0	7.2	6.5	4.3	8.5	7.2	

Tennis Feasibility Study - Tennis Centre Site Assessment - Centennial Park Eastern Precinct: Eastern Pavilion Option (9)														
Assessor	Assessment Criteria												Comments	
	1	2	3	4	5	6	7	8	9	10	11	Average		
Dept LGSCI - State Government	10	9	10	9	8	9	8	9	7	9	9	8.8		
Emu Point TC	8	8	9	9	8	10	6	7	1	7	8	7.4	Some concerns re; exposure to the prevailing winds/weather at certain times of the year.	
Lawley Park TC	7	10	9	9	9	9	8	9	5	8	9	8.4	Wind Factor Rating 3	
LGSTA - Regional Body	10	10	10	9	9	10	10	9	10	9	10	9.6	Excellent location. Highly visible & accessible by all forms of conveyance. Proximity to 14 schools within a 6km radius. High level of existing infrastructure already in place. Modest additions to existing infrastructure required at estimate minimal cost.	
Merrifield TC	10	10	10	10	9	10	9	10	10	9	10	9.7	Perfect site. Needs only a small clubhouse added. \$1.4M for 16 courts. A site that has been very attractive from the start. Links with the centennial stadium well. Close to school and bus route. Visible to the public. Winter/Summer sport 10/10	
Tennis West - State Body	8	8	10	7	10	8	10	6	8	4	9	8.0	Space for required number of courts. Good accessibility and proximity to existing tennis members and schools. Multi use facilities to be expanded on to suit the needs of tennis.	
Average	8.8	9.2	9.7	8.8	8.8	9.3	8.5	8.3	6.8	7.7	9.2	8.7		

Tennis Feasibility Study - Tennis Centre Site Assessment - Averages												
Site	Assessment Criteria											Average
	1	2	3	4	5	6	7	8	9	10	11	
	Size of Available Area	Accessibility by Car	Ease of Access to the Site (Walk, Cycle, Public Transport)	Proximity to existing Infrastructure	Proximity to residential development (loss of residential amenity)	Current Use	Level of stakeholder support	Potential for shared use opportunities and colocation.	Proximity to current membership	Affordability	Potential to increase the sports visibility, profile and membership.	
Collingwood Park	8.5	5.7	3.8	4.3	7.0	8.0	5.0	4.8	3.5	1.5	3.0	5.0
Emu Point (2A)	4.3	3.5	5.5	5.7	3.7	6.3	5.5	4.5	4.2	5.3	2.8	4.7
Centennial Park Central Precinct Option (4A)	6.8	7.2	9.0	5.5	9.3	8.0	7.0	7.2	6.5	4.3	8.5	7.2
Centennial Park Eastern Precinct: Eastern Pavilion Option (9)	8.8	9.2	9.7	8.8	8.8	9.3	8.5	8.3	6.8	7.7	9.2	8.7





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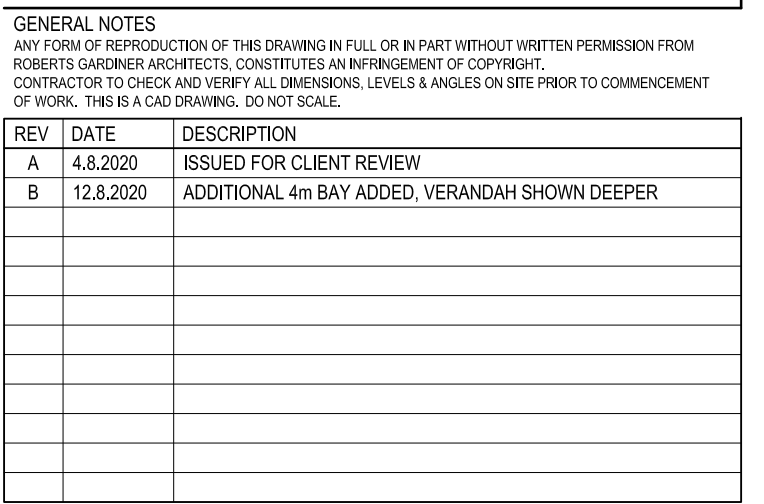
telephone: (08) 9841 5455
admin@argarchitects.com.au
ABN 90 308 204 743
P.O.Box 1502, Albany, WA 6331

Roberts Gardiner
Architects


DRAWING

Site Plan

DESIGNED SG/MR	DRAWN SG	SCALE 1:500 @ A1 / 1:1000 @ A3
VERIFIED SG	APPROVED MR	DATE 4-08-20
PROJECT NUMBER -	DRAWING NUMBER	REVISION
CAD FILE PLAN.DWG	SK01	A



SOUTH ELEVATION
1:100 @ A1



PROJECT TITLE
Centennial Park Eastern Precinct
Multi-Use Facility - Proposed Additions

DESIGNED SG/MR	DRAWN SG	SCALE 1:100 @ A1 / 1:200 @ A3
VERIFIED SG	APPROVED MR	DATE 12-08-20
PROJECT NUMBER -		DRAWING NUMBER REVISION
CAD FILE SKETCH PLAN.DWG		SK02 B



Peter Watson JP, MLA
Member for Albany



Peter Watson, Member for Albany

Email: peter.watson@mp.wa.gov.au

TO WHOM IT MAY CONCERN

RE: ALBANY TENNIS CENTRE

I write in full support of the proposal by the Lower Great Southern Tennis Association (LGSTA) to develop an Albany Tennis Centre at the Centennial Park Sporting Precinct.

The LGSTA's Project Working Group have been very busy in recent months looking at preferred locations and have recently unanimously agreed on the Centennial Park Sporting Precinct as the ideal location.

The sport of tennis has a large and diverse base of players, administrators and volunteers in Albany and the Great Southern and I concur with their assessment that the Centennial Park Precinct is the perfect location for this important piece of community sporting infrastructure.

The proposed Albany Tennis Centre will be a tremendous addition to the already extensive community sporting and recreation infrastructure in Albany and the Great Southern. I believe the centre will not only help to grow the sport of tennis in Albany and surrounding areas but that it will enable more high-profile tennis events to be held in Albany, furthering our local tourism and hospitality industries.

Yours sincerely

Hon Peter Watson MLA
MEMBER FOR ALBANY

3 August 2020



RICK WILSON MP
Federal Member for O'Connor

14 August 2020

City of Albany
PO Box 484
ALBANY WA 6331

To Whom it May Concern

I am writing in support of the Lower Great Southern Tennis Association's (LGSTA) application for funding for the proposed Albany Tennis Centre.

I understand that Albany is the only large regional centre in Western Australia that has four separately operated tennis clubs. All other regional centres have one facility.

A feasibility study completed in December 2019 states existing tennis clubs in Albany have ageing infrastructure and tennis courts (some of which are over 60 years old) that are rapidly deteriorating and are well below the accepted safety and playing standards. Funding opportunities to maintain ageing facilities for all four clubs are limited.

A District Tennis Centre in Albany would enable:

- All tennis events to be held in a central area
- All junior and senior coaching programs to be one area
- The Tennis in Schools coaching programs being centralised to the Tennis Centre where a professional coach would be in place
- Regional and State level tennis tournaments would also be held, bringing many players and their families to Albany

Facilities play a vital role in the vibrancy of community sport. Proving access to high quality facilities that meet the needs and demands of tennis is a critical component of growing and sustaining participation as well as supporting the sustainability of associations, leagues and clubs.

I once again offer my full support to this project.

Yours sincerely

RICK WILSON MP
Federal Member for O'Connor

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 Esperance Office: 🏠 Unit 11, 75-79 Dempster Street, Esperance WA 6450 ☎️ (08) 9071 4846

@ Rick.Wilson.MP@aph.gov.au
 🌐 rickwilson.com.au
 📺 RickWilsonMP

**Memorandum of Understanding between Proposed
Amalgamating Clubs**

Dated 22/8/2020

Between:

Merrifield Park Tennis Club Inc of Wolfe Road, Gledhow, Western Australia
("MPTC")

and

Lawley Park Tennis Club Inc of Brunswick Road, Albany, Western Australia
("LPTC")

(together "the Clubs")

Background:

- A. Both MPTC and LPTC are registered, incorporated associations under the *Associations and Incorporations Act 2015* ("the Act").
- B. Both MPTC and LPTC are located within the City of Albany local government area.
- C. Both MPTC and LPTC and other clubs in the region have been canvassing and lobbying the City of Albany for a purpose-built tennis centre in Albany ("Tennis Centre") with the aid of the City of Albany, the Department of Sport and Recreation, Tennis West, Tennis Australia and the Western Australian Government for the past four years.
- D. There have been many meetings between the Lower Great Southern Tennis Association, MPTC & LPTC, City of Albany, Tennis West, Tennis Australia and the Department of Sport & Recreation in the past four years resulting in the City

of Albany preparing a feasibility study in 2019. Costings for the project were presented to the City of Albany at the March 2020 OCM. The City of Albany rejected those costings and asked for the project to be re-scoped and brought down to a more affordable amount. The revised costing will be presented to the City of Albany OCM on 25 August 2020 for consideration and acceptance.

- E. The City of Albany has now identified an area in the Centennial Park Sporting Precinct for 16 floodlit tennis courts, in a co-location agreement with the Junior Football Association, together with an option to use the Centennial Stadium Inc premises.
- F. The City of Albany is considering that proposal at its meeting of the council on 25 August 2020.
- G. Both MPTC and LPTC understand that, if the council of the City of Albany approves the proposal, there is the likelihood that, subject to funding from the Department of Sport & Recreation, Tennis West and a majority of the funding from the Western Australian Government with the City of Albany's contribution being the land within the Centennial Park Sports Precinct, the Tennis Centre may come to fruition in the not too distant future.
- H. If the Tennis Centre comes to fruition, subject to the approval of its members, both MPTC and LPTC are proposing to amalgamate in accordance with the provisions of the Act.
- I. MPTC and LPTC enter into this Memorandum of Understanding ("MoU") to state each club's position regarding the proposed amalgamation between them.

Operative Provisions:

1. Each Club's Position Concerning the Proposed Amalgamation

- 1.1 The proposed amalgamation will involve both MPTC and LPTC amalgamating into a New Club to be incorporated in the future (the "New Club");

- 1.2 Upon incorporation of the New Club, both MPTC and LPTC will be dissolved and deregistered;
- 1.3 Properties of both the Clubs will be transferred to the New Club;
- 1.4 Both MPTC and LPTC will surrender their respective leases and relocate their activities to the Tennis Centre;
- 1.5 All of the members of MPTC and LPTC will automatically become the members of the New Club;
- 1.6 The object of the New Club will be similar to the objects of MPTC and LPTC including, but not limited to, to providing for and promoting the playing and general advancement of the game of tennis in Albany and encourage participation in the game of tennis in a sporting manner and the spirit of friendship;
- 1.7 Both MPTC and LPTC will nominate members to a transition committee to finalise the amalgamation of the Clubs, terms of the amalgamation and creation and composition of the New Club.

2. Authority of the Clubs

- 2.1 Both MPTC and LPTC confirm, acknowledge and state that their general membership is aware of the business of the proposed Tennis centre and the general membership of the Clubs have authorised its respective executive committees to canvass and lobby the various stakeholders including the City of Albany, the Department of Sport and Recreation, Tennis West, Tennis Australia and the Western Australian Government for the approval for the Tennis Centre;
- 2.2 Both MPTC and LPTC agree that it will call its general meeting to consider and, if thought fit, passing a resolution to:
 - (a) Approve, in principle, the amalgamation of the Clubs into the New Club;

(b) Approve the Clubs making the amalgamation application;

2.3 Subject to the clauses above, the resolution which will be the subject of the meetings referred to in this clause, will be as follows:

ORDINARY RESOLUTION

"The members hereby approve in principle:

1. The amalgamation of Merrifield Park Tennis Club Inc and Lawley Park Tennis Club Inc into a New Club to be registered under the *Associations and Incorporations Act, 2015* on the completion of the Tennis Centre, to provide for and promote the playing and general advancement of the game of tennis in Albany and encourage participation in the game of tennis in a sporting manner and in the spirit of friendship, affected by:

(a) Dissolving and deregistering the Clubs;

(c) Transferring the properties and assets of the Clubs to the New Club;

2. Surrender the current Club premises and facilities.

3. Re-locate the membership to the Tennis Centre as and when the Tennis Centre is completed and operational."

3. Force & Effect

3.1 This MoU will not have any force and effect if the Tennis Centre is not built or the stakeholders, including the Clubs, shelve the proposal for a Tennis Centre;

3.2 This MoU is not binding on the parties.

Executed by)
Merrifield Park Tennis Club Inc)
in accordance with Section 127)
of the Corporations Act 2001 by)


.....
President


.....
Secretary

Executed by)
Lawley Park Tennis Club Inc)
in accordance with Section 127)
of the Corporations Act 2001 by)


.....
President


.....
Secretary

Lower Great Southern Tennis Association



Jacalyn Brennan

Secretary

PO BOX 538

ALBANY WA 6331

Mob: 0450 322 365

Email: jackie-rae@hotmail.com

www.tenniswest.com.au/lowergreatsoutherntennis

Mr Nathan Watson
Acting Executive Director Community Services
City of Albany
102 North Road
Yakamia WA
6330

28/8/2020

Dear Nathan,

The LGSTA, and its affiliated clubs, would like to thank the City of Albany and the elected members for the recent opportunity to present our Power Point Slide Show. It gave us the chance to show case the vision and passion we all have, to see the Tennis Centre become a reality and to take tennis in our community to the next level and beyond. Kellie and Clare, the young ladies who spoke to you all, are a true representation of the emerging face of tennis. Both girls were so delighted to share their tennis journeys with yourself and the councillors and to tell you of their goals and aspirations as we all move towards a truly historical moment in the future of the City.

The commitment from the LGSTA Executive Committee to this project, from the very beginning to when the first tennis ball is hit over the net, is unwavering. As is the amazing work done by Lawley Park and Merrifield Park in working together in such a harmonious and productive manner. This has resulted in a Memorandum of Understanding being signed by Presidents of both clubs. This was a pivotal moment for both clubs, as we have all come to realise just how close we are to achieving something sensational.

All other LGSTA affiliated clubs in our region are extremely supportive and have a clear and well-defined understanding that a Tennis Centre based in Albany will be a genuine asset to the City and the entire community. This was reflected by the PWG's unanimous decision in determining the Eastern Pavilion as the most appropriate, logical and cost-efficient site to suggest for council's approval.

Lower Great Southern Tennis Association



Jacalyn Brennan
Secretary
PO BOX 538
ALBANY WA 6331
Mob: 0450 322 365
Email: jackie-rae@hotmail.com
www.tenniswest.com.au/lowergreatsoutherntennis

Lawley Park, Merrifield Park and LGSTA are 100% committed to the success of the project and are pleased to inform Council that all are in agreeance to an "in principal" combined financial commitment up to a total of \$50,000 towards development costs.

There is tremendous excitement and anticipation within the Albany tennis family as we move rapidly towards the City of Albany Council Meeting on September 22nd when, after many years of hard work and dedication to realise our dream for a state of the art Tennis Centre in Albany, we place our trust in Councils hands.

Our new facility would not only be the envy of the rest of WA, but more importantly, a genuine Community asset for Albany that brings families and friends together in a welcoming and sociable atmosphere.

Mr Les Bairstow
President
LGSTA

Mr Will Richards
President
Lawley Park Tennis Club

Mr Rex Beach
President
Merrifield Park Tennis Club

Community Sports & Recreation Facilities (CSRFF) Small Grant Funding Policy

Objective

The objectives of this policy are to:

- Provide an equitable and transparent framework for the assessment and ranking of Grants in line with the Department of Local Government, Sporting and Cultural Industries (DLGSCI) CSRFF Small Grant Funding guidelines.
- Ensure all Capital Seed grant applications are considered as part of a strategic process to ensure the delivery of quality, sustainable facilities which align with the Councils strategic objectives.
- Provide a framework for the allocation of the Capital Seed Funds to assist with leveraging other funding opportunities and maximising the outcomes for the community.
- Provide a framework for the allocation of the Capital Seed Funds should an applicant be unsuccessful in their application to DLGSCI Small Grant Funding programs.
- Establish an assessment process that may be used to assess other project funding requests.
- Limit the City of Albany's contribution to grant eligible projects to 33% of the total project cost.

Policy Statements

The City of Albany recognises the importance of providing or facilitating physical activity opportunities through accessible, safe and affordable facilities that meet the identified needs of the community.

The City of Albany will encourage and promote physical activity through:

- The provision or facilitation of reserves and facilities for structured community sport and recreation.
- Providing support to sporting clubs.
- Promotion of joint provision of shared and multi-use community facilities.

The City of Albany's Capital Seed Fund aligns with the DLGSCI CSRFF Small Grant Funding guidelines by:

- Developing basic infrastructure for sport and recreation.
- Supporting an increase in participation in sport and recreation with an emphasis on physical activity, through rational development of good quality, well-designed and well-utilised facilities.
- Supporting joint provision and shared use of facilities.

A. Eligibility

Applicants for CSRFF Small Grant Funding programs must:

- Be either a Local Government Authority (LGA) or not for profit sport, recreation or community organisation.
- Be incorporated under the *Associations Incorporation Act 1987* (WA).
- Have an Australian Business Number (ABN).

Applicants for Capital Seed Funding must:

- Be a not for profit sport and recreation community organisation within the boundaries of the City of Albany municipality.
- Be incorporated under the *Associations Incorporation Act 1987* (WA).
- Have an ABN.
- Be applying for the DLGSCI Small Grants Round.
- Have discussed their project with the City's Recreation Services staff.

As per the CSRFF Guidelines the types of projects which will be strongly supported for Capital Seed Funds include:

- Upgrades and additions to existing facilities.
- Construction of new facilities to meet sport and active recreation needs.

- Lighting projects.
- Projects which are 'shovel ready'.

Priority will also be given to projects:

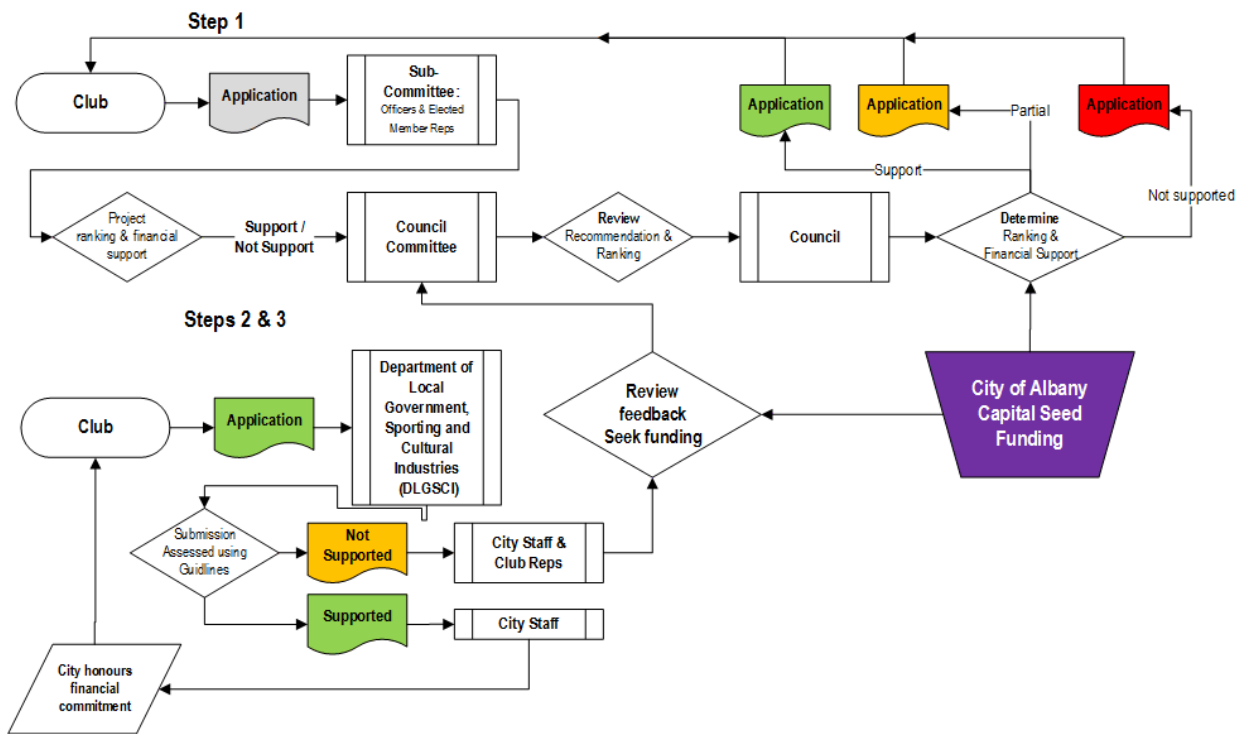
- Which lead to contemporary models of joint provision, facility sharing and rationalisation; and
- That clearly demonstrate that the project can be delivered and meets the CSRFF guidelines, clubs and communities expectations.

B. Financial Contribution

Local government is not obliged to contribute to any successful CSRFF grant.

Request for the Capital Seed Fund may be considered with the following conditions: Capital Seed Fund will only be awarded in support of successful CSRFF applications.

- Capital Seed Funding of a maximum of one third of the total estimated project costs (excluding GST), may be awarded to unsuccessful applicants providing that the applicant is able to source the remaining two thirds of the total estimated project costs (excluding GST) to enable completion of the project.
- The City's contribution will not exceed a maximum of one third of the total estimated project costs (excluding GST).
- If quotes are inaccurate applicants are responsible for sourcing additional costs.
- Applicants are responsible for understanding and managing the GST component of their grant application.
- Applicants must make at least one attempt to leverage CSRFF funding, and demonstrate that other alternate funding opportunities have been explored.



Application Process Map

D. Budget Allocation and Timeframe

The total Capital Seed Funds budget to be allocated each financial year to be determined on an annual basis by Council.
Unallocated Capital Seed Funds to be carried forward to the following financial year.

E. Out of Scope

It is not the intent of this policy to reference, influence or impact other funding or financial assistance programs delivered by the City, through City Business Units or other programs that may be delivered from time to time, however the assessment process may be used to assess other project funding categories (refer to: Definitions).

Legislative and Strategic Context

The CSRFF and Capital Seed Funds for community sport and recreation groups directly relate to the City of Albany Community Strategic Plan (As amended) as outlined in table below:

Strategic Plan Theme	Objective	Community Priorities
Health & Participation	<i>To develop and support a healthy inclusive and accessible community</i>	<i>Develop a range of activities and facilities that connect people, promote a healthy community and are appropriate for all ages.</i> <i>Community Sporting Infrastructure Support Programs (Capital Seed Funds).</i>

Responsibility and Policy Custodian Review Position and Date

Oversight and delivery of activity generated by this Policy is within the Community Services Directorate.

This policy and procedure is to be reviewed by the document owner every two years.

This forms part of the future Sport and Recreation Futures Plan suite of documents (2015 – 2030).

Associated Documents

All following documents relate to this policy:

- Sport and Recreation Futures Plan (2015 – 2030) – Working Draft
- DLGSCI CSRFF Guidelines and Application Form
- DLGSCI Project Assessment Sheet
- City of Albany Public Health Plan

Acronyms

CSRFF	Community Sport and Recreation Facility Fund
DLGSCI	Department of Local government, Sporting and Cultural Industries
SSA	State Sporting Association
LGA	Local Government Authority

Definitions: 1

- **Health:** the World Health Organisation defines health as 'a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity.' Health and wellbeing take into account the places people live and the policies that shape their lives, as well as the individual lifestyles people pursue.
- **Organised Sport and Recreation:** involves participation in fixtured sporting events (e.g. netball/hockey/football) or activities which require the supervision or expertise of an instructor (e.g. aerobics)
- **Sport Spaces:** provide a setting for formal structured activities. Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity. Players and spectators attend with the express purpose of engaging in organised sporting activity, training, and competition or watch the game. Most sport spaces can be accessed by community members for informal sport and recreation
- **Recreation:** an activity of leisure for free time often done for enjoyment and can be considered healthy, fun and social
- **Recreation Spaces:** Provide a setting for informal play and physical activity, relaxation and social interaction. Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward.
- **Active Public Open Space:** typically provides for more formal recreational pursuits and organised sporting activities (e.g. ovals, soccer pitches, netball courts). Active spaces within parks may also be hard non-green spaces, such as basketball and tennis courts which are important facilities for physical activity and exercise
- **Incidental Activity:** includes active play and recreation, for example walking the dog, swimming, walking and cycling for recreation, walking for public transport.
- **Open Space Classification (from DLGSCI):** based on the function and catchment hierarchy. The function of the space refers to its primary use and expected activities:
 - Recreation spaces – provide a setting for informal play and physical activity, relaxation and social interaction
 - Sport spaces – provide a setting for formal structured sporting activities
- **Nature spaces:** provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values
- **Co-Location:** Locating/integrating two or more facilities on the same or adjacent sites
- **Facility Sharing:** Locating/integrating two or more groups which utilise the same facility and operate under a shared management structure.
- **Categorisation of Projects:**
 - **Small Grant Projects:** Value of total projects **up to \$300,000**. Projects of this scale are usually local in scale, planning is generally simple and does not require a project/facility manager. The annual and forward planning grants are more complex, require greater planning and consideration through the annual budget process. The financial total project costs for these types of grants are beyond the budget allocation and scope of the capital seed funding policy.
 - **Annual Grants Projects:** Value of total project costs of between **\$300,000 to \$500,000**. Beyond the scope of the financial support provided through the Capital Seed Funding Allocation. Projects of this scale are usually of a district level, require significant planning and project management skills. Clubs engage more closely with local government authorities. Annual Grants Projects are usually considered during the Council budget process. Examples – Large floodlighting projects, clubroom upgrades, reticulation systems, and new playing services.
 - **Forward Planning Category:** Are complex projects with total project costs **over \$500,000**. Complex projects of this nature are usually considered during the Council budget process. Example: Swimming pool, large synthetic fields, new clubrooms, and leisure/recreation centres.

¹ Healthy Active by Design www.healthyactivebydesign.com.au/

Document Approval			
Document Development Officers:		Document Owner:	
Manager Recreation Services Manager Governance & Risk		Executive Director Community Services	
Document Control			
File Number - Document Type:	CM.STD.7 – Policy		
Document Reference Number:	NP20109050		
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Quality Assurance:	Executive Management Team, Governance & Risk Team, Council Committee and Council.		
Distribution:	Public Document		
Document Revision History			
Version	Author	Version Description	Date Completed
1.0	Manager Recreation Services	Adoption Reference: OCM 25/08/2015 Resolution CS022. Synergy Ref: NP1547269.	01/09/2015
2.0	Manager Governance & Risk	Adoption Reference: OCM 25/02/2020 Resolution CCS214. Synergy Reference: NP20109050	12/03/2020

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority: City of Albany
Name of Applicant: City of Albany(Merrifield and Lawley Park Tennis Clubs) with LGSTA

Note: The applicant's name cannot be changed once the application is lodged at DLGSC.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

Priority ranking of no of applications received	One of three applications received
Is this project consistent with the	<input type="checkbox"/> Local Plan <input checked="" type="checkbox"/> Regional Plan
Have all planning and building approvals been given for this project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- | | | |
|---|--|-------------------------------------|
| A | Well planned and needed by municipality | <input checked="" type="checkbox"/> |
| B | Well planned and needed by applicant | <input type="checkbox"/> |
| C | Needed by municipality, more planning required | <input type="checkbox"/> |
| D | Needed by applicant, more planning required | <input type="checkbox"/> |
| E | Idea has merit, more planning work needed | <input type="checkbox"/> |
| F | Not recommended | <input type="checkbox"/> |

Please complete the questions attached. This assessment is an important part of the CSRFF process and your answers to these questions assist the committee make their recommendations, even if you are the applicant. Please provide a summary of any attachments in your assessment, rather than referring to attachments or external documents such as Council Minutes.

- 1. Please confirm your contribution to the project, whether it has been formally approved (including financial year for which it is approved) and any conditions on the funding. If no funding has been provided, why not?**

•The City of Albany will confirm its contribution to the project at the September OCM 2020. Please see the attached council item.

- 2. A) If a community group application: Do you believe the project is financially viable, including the applicant's ability to provide upfront contributions, ongoing payments and contributions to an asset replacement fund. Does council commit to underwriting any shortfalls as the ultimate asset owner?**

B) If a council application: Is Council fully aware of the ongoing cost of operating and maintaining this facility and does your organisation have the capacity to service it into the future? How are the user groups contributing to the ongoing cost of operating the facility?

The application is a council application.

The facility will be placed on the City of Albany Asset Register, however the maintenance and end-of-life replacement of the facility and maintenance of infrastructure such as courts, nets and fencing will be the responsibility of the Albany Tennis Club. The Albany Tennis Club will commit to an ongoing schedule of repairs and maintenance, include an annual repair and maintenance budget, and maintain an asset replacement sinking fund as identified in the life cycle cost analysis.

- 3. Please provide any additional comments regarding this applications merit against the assessment criteria to support your project rating and ranking.**

Well planned and needed by region.

This project meets the criteria for the Community Sports and Recreation Facilities Policy and CSRFF Guidelines. The project was ranked as the highest priority as the current provision is lacking and need has been well established through the feasibility study. The project is identified as a strategic priority for the region in the GS Sport and Recreation Strategic Plan. The facility will include new playing gel-acrylic surfaces, floodlights to allow further participation, modest storage, admin and clubhouse facilities at a new central location.

Signed  **Shantha Stevens**, Position Manager Recreation Services Date 26th August 2020

Applications for CSRFF funding must be submitted to the Department of Local Government, Sport and Cultural Industries by **4pm on 11 September 2020**. Late applications cannot be accepted in any circumstances.

DLGSC OFFICES

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority: City of Albany
Name of Applicant: Princess Royal Sailing Club

Note: The applicant's name cannot be changed once the application is lodged at DLGSC.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

Priority ranking of no of applications received	Two of Three applications received
Is this project consistent with the	<input checked="" type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan
Have all planning and building approvals been given for this project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- | | | |
|---|--|-------------------------------------|
| A | Well planned and needed by municipality | <input type="checkbox"/> |
| B | Well planned and needed by applicant | <input checked="" type="checkbox"/> |
| C | Needed by municipality, more planning required | <input type="checkbox"/> |
| D | Needed by applicant, more planning required | <input type="checkbox"/> |
| E | Idea has merit, more planning work needed | <input type="checkbox"/> |
| F | Not recommended | <input type="checkbox"/> |

Please complete the questions attached. This assessment is an important part of the CSRFF process and your answers to these questions assist the committee make their recommendations, even if you are the applicant. Please provide a summary of any attachments in your assessment, rather than referring to attachments or external documents such as Council Minutes.

<p>1. Please confirm your contribution to the project, whether it has been formally approved (including financial year for which it is approved) and any conditions on the funding. If no funding has been provided, why not?</p> <ul style="list-style-type: none"> The City of Albany will confirm its contribution to the project at the September OCM 2020. Please see the attached council item.
<p>2. A) If a community group application: Do you believe the project is financially viable, including the applicant's ability to provide upfront contributions, ongoing payments and contributions to an asset replacement fund. Does council commit to underwriting any shortfalls as the ultimate asset owner?</p> <ul style="list-style-type: none"> The application is a community sporting group application and the project forms part of the Princess Royal Sailing Clubs facilities. The City of Albany is not responsible for any ongoing maintenance of the project. The club is wholly responsible. Council has provided no commitment to underwriting any shortfalls. Based on the information received the club is financially sound, has an asset replacement fund and can meet the commitment <p>B) If a council application: Is Council fully aware of the ongoing cost of operating and maintaining this facility and does your organisation have the capacity to service it into the future? How are the user groups contributing to the ongoing cost of operating the facility?</p>
<p>3. Please provide any additional comments regarding this applications merit against the assessment criteria to support your project rating and ranking.</p> <p>The Princess Royal Sailing Club – Female Friendly Ablutions and Change Room Improvement Construction Tennis has reached the end of its life and does not meet the current hygiene and safety standards.</p> <p>The City of Albany is supportive of this project for the following reasons:</p> <p>Princess Royal Sailing Club is recognised as one of the only sailing club for Albany. The club is a member of Yachting WA and caters for the aging demographic and population.</p> <p>The existing facility is no longer considered safe, and has to be replaced. These need to be replaced by a safer facility constructed to the facility guidelines.</p>

Signed Shantha Stevens Position Manager Resources Date 28/8/20

Applications for CSRFF funding must be submitted to the Department of Local Government, Sport and Cultural Industries by **4pm on 11 September 2020**. Late applications cannot be accepted in any circumstances.

DLGSC OFFICES

PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please **attach copies of council minutes** relevant to the project approval.

Name of Local Government Authority: City of Albany
Name of Applicant: Railways Football and Sporting Clubs

Note: The applicant's name cannot be changed once the application is lodged at DLGSC.

Section A

The CSRFF principles have been considered and the following assessment is provided:
(Please include below your assessment of how the applicant has addressed the following criteria)

All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Section B

Priority ranking of no of applications received	Three of Three applications received
Is this project consistent with the	<input checked="" type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan
Have all planning and building approvals been given for this project?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	

Project Rating (Please tick the most appropriate box to describe the project)

- | | | |
|---|--|-------------------------------------|
| A | Well planned and needed by municipality | <input type="checkbox"/> |
| B | Well planned and needed by applicant | <input checked="" type="checkbox"/> |
| C | Needed by municipality, more planning required | <input type="checkbox"/> |
| D | Needed by applicant, more planning required | <input type="checkbox"/> |
| E | Idea has merit, more planning work needed | <input type="checkbox"/> |
| F | Not recommended | <input type="checkbox"/> |

Please complete the questions attached. This assessment is an important part of the CSRFF process and your answers to these questions assist the committee make their recommendations, even if you are the applicant. Please provide a summary of any attachments in your assessment, rather than referring to attachments or external documents such as Council Minutes.

<p>1. Please confirm your contribution to the project, whether it has been formally approved (including financial year for which it is approved) and any conditions on the funding. If no funding has been provided, why not?</p> <ul style="list-style-type: none"> The City of Albany will confirm its support to the project at the September OCM 2020. Please see the attached council item.
<p>2. A) If a community group application: Do you believe the project is financially viable, including the applicant's ability to provide upfront contributions, ongoing payments and contributions to an asset replacement fund. Does council commit to underwriting any shortfalls as the ultimate asset owner?</p> <ul style="list-style-type: none"> The application is a community sporting group application and the project forms part of the Railways Football & Sporting Club facilities. The City of Albany is not responsible for any ongoing maintenance of the project. The club is wholly responsible. Council has provided no commitment to underwriting any shortfalls. Based on the information received the club is financially sound, has an asset replacement fund and can meet the commitment <p>B) If a council application: Is Council fully aware of the ongoing cost of operating and maintaining this facility and does your organisation have the capacity to service it into the future? How are the user groups contributing to the ongoing cost of operating the facility?</p>
<p>3. Please provide any additional comments regarding this applications merit against the assessment criteria to support your project rating and ranking.</p> <p>The Railways Football and Sporting Club – Facility Enhancement Project</p> <p>The City of Albany is supportive of this project for the following reasons:</p> <ul style="list-style-type: none"> Railways Football and Sporting Clubs is recognised as one of the four women's football clubs for Albany. The club is a member WAFC and caters for the demographic and population size. The facility improvements will include female facility access provision, offer direct access to the clubroom/function and provide access for people with disability. The Railways Football and Sporting Club clubhouse has reached the end of its life.

Signed Position Manager Recreation
ServicesDate 28th August
2020

Applications for CSRFF funding must be submitted to the Department of Local Government, Sport and Cultural Industries by **4pm on 11 September 2020**. Late applications cannot be accepted in any circumstances.

DLGSC OFFICES



PRINCESS ROYAL SAILING CLUB INC.

PO BOX 345, ALBANY WA 6331

Tel: (08) 9844 4033

Email: office@prsc.com.au Web: www.prsc.com.au

Mr Nathan Watson
Acting-Executive Director Community Services
City of Albany
P O BOX 484
ALBANY WA 6331

On behalf of Princess Royal Sailing Club, I am writing to you regarding the Female Friendly Ablutions and Change Room Improvements Construction project.

This project will see our outdated ablution and change room facilities extended and modernised to contemporary standards - with a particular focus on providing gender neutral and inclusive access. Our current facilities are over fifty years old and include shared showers with common drainage and a urinal. The design of the proposed facilities is modelled on the gender-neutral facilities built for the City on the North Road sports ground and aims to increase the active participation of women and girls in water-based sports such as sailing.

As part of the application for funding for this CSRFF application, Princess Royal Sailing Club has provided evidence that we have the funds available for our share of the project, by way of bank statements. The project's cost has been established as a total of \$417,000.00

The board of Princess Royal Sailing Club is supportive of this project and requests the City of Albany's approval for their financial contribution of \$50,000

We are very appreciative of the support demonstrated by the City of Albany as its Committee meeting to be held on Tuesday September 8th.

Yours faithfully

Susette Evans
Commodore Princess Royal Sailing Club Inc.
26 August 2020



City of Albany



Albany Artificial Surf Reef Project - Detailed Design Report

Report for C19023

Report #: P19024_DetailedDesign_R2.00.docx

2 September 2020

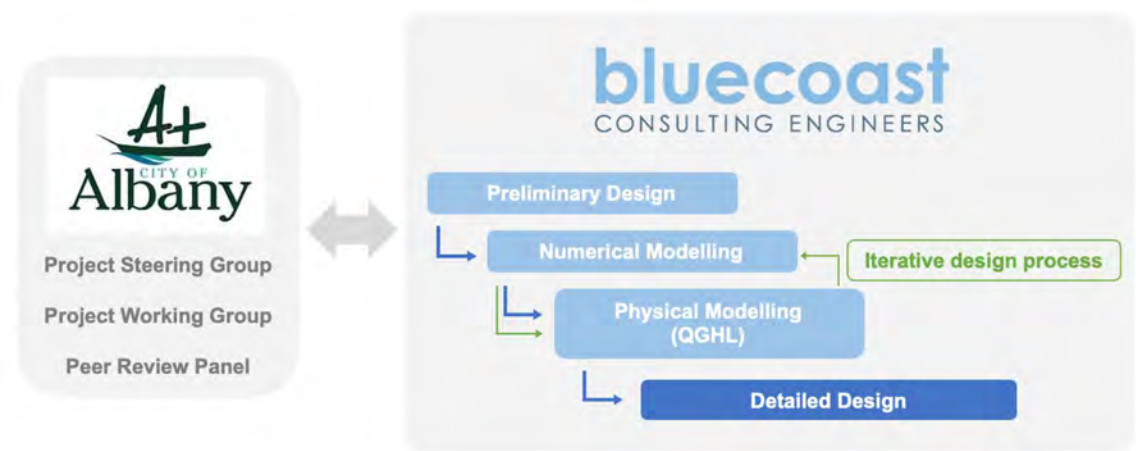
Document history

Version	Date	Author(s)	Reviewer(s)	Status	Signature
1.00	30-Jul-20	E. Watterson, H. Loehr, J. Lewis and T. Van Loon	E. Watterson	75% DRAFT	 E. Watterson
2.00	2-Sep-20	E. Watterson, H. Loehr, J. Lewis and T. Van Loon	E. Watterson	90% DRAFT	 E. Watterson

Title page photo: Artist impression of Albany Artificial Surfing Reef (source: City of Albany)

Readers Note

This Detailed Design Report is the final report in a series of reports that have been delivered for the Detailed Design phase of the Albany Artificial Surf Reef (ASR) project. The report summarises the key details of the preferred design solution, its validation and implementation. An iterative process was followed to develop the design using both numerical and physical modelling tools. Each of the applied tools have limitations but when combined they provide a robust assessment method. The figure below provides an overview of the iterative design process undertaken in reaching the detailed design phase.



Executive Summary

This report sets out the detailed design of an artificial surf reef (ASR) for Middleton Beach in Albany, Western Australia. Opportunities for surfing are highly limited in the region, and the construction of an ASR will make the most of the unique wave and tidal climate and greatly enhance the local surfing amenity. Improvements in surf amenity are intended to meet broader community objectives relating to tourism and economic development within the region. Design of the ASR has been carried out in consultation with the City of Albany, with due consideration to the coastal management procedures already in place.

The proposed ASR consists of a submerged rock reef structure, the design of which has resulted from an iterative process involving thorough numerical, physical and conceptual modelling. All aspects of the ASR design were considered in modelling, including its location, footprint and shape. The location has been optimised based on existing seabed variability, user accessibility, shoreline response, wave climate and local ecology. The shape has been optimised to improve wave breaking characteristics, promote user safety, minimise coastal impacts and reduce construction costs.

The optimised ASR provides a 'left-hander' surfing wave, situated 150m north of the 'Surfers Beach' car park and approximately 145m offshore. The reef measures 165m long and varies in width up to 100m. At its shallowest point, the crest of the ASR will be 1m below average water level to maximise wave breaking whilst also ensuring adequate user safety. It will feature a kinked crest toward the landward end of the structure to maintain the peel angles of breaking waves in the target range for beginner and intermediate surfers. Small wave heights are amplified along the length of the structure crest to provide surfable waves in marginal conditions and increase the number of waves breaking per minute. The design provides surfing rides of up to 100m during average conditions with surfable waves expected for 41 per cent of the year over the ASR with further increase in surfing opportunities inshore of the structure. This is considered a large improvement as currently surfable waves in this location occur only a handful of times a year.

The investigations undertaken in the preparation of this report have taken place according to a 'multiple lines of evidence' approach. Foundationally, targeted field investigations were used to obtain a complete picture of the metocean, environmental and geophysical context of the proposed site. These investigations complimented longer term historical datasets collected as part of the City's Coastal Monitoring Program as well as Southern Ports Albany (SPA) and Department of Transport (DoT) operations.

Numerical modelling was used to predict the response to and optimise the design of the ASR. Firstly, simulations of wave and hydrodynamic processes over and in the lee of the ASR allowed for the enhancement of surfing amenity. Secondly, the models helped to predict short-term changes to nearshore currents as well as longer-term changes across the entire embayment. Finally, modelling of cross-shore and long-shore currents aided in understanding potential effects of the ASR on sediment transport.

Scaled physical modelling tests were also used in the investigation in an iterative feedback with the numerical modelling. Stability of the structure was a key outcome of these tests, informing rock sizing selection in the design of the ASR. Analysis of video captured during the tests using wave pocket tracking technology indicated that waves broke at desirable speeds over sufficient length and presented breaking intensity and wave face shape that was suitable for beginner and intermediate surfers. Dye deployments and sand tracer testing were used to illustrate the effects of the ASR on the flow regimes and potential sediment transport in its vicinity.

The final line of evidence comprised a quantified conceptual coastal processes model. Based on the review and synthesis of all relevant site observations and data, a justifiable hypothesis of the coastal processes at play along Middleton Beach was presented. The evidence indicated that Middleton Beach has a positive sand budget, a stable shoreline, and a sufficient storm buffer, providing an ideal context for the placement of an ASR.

Based on the multiple lines of evidence approach, a clear picture of the project's predicted performance is obtained and evaluated against Key Performance Indicators (KPIs). With surfing amenity given the highest priority, the other key success factors examined relate to shoreline variation, environment, cost and safety. Modelling suggests that the ASR satisfies all KPIs, with the exception of capital cost, expected to be refined during the competitive tender process.

The Target Outturn Cost (TOC), which is the target cost estimate to deliver the project, has been estimated as \$9.5 million. While the cost estimates exceed the initial (feasibility stage) estimate by 5.5%, considerable value engineering has been undertaken to reduce the construction costs (e.g. introducing a sand belly, single armour layer etc.) to affordable levels.

Constructability of the ASR has been a key consideration in the design process with informal contractor involvement and quarry investigations being undertaken based on a key design recommendation for the ASR to be constructed from rock and within one season. Building on knowledge gained from the recent construction of a rock reef at Palm Beach on the Gold Coast and with local and international contractor input, several construction methodologies were assessed that were suitable to build the designed ASR to within specified tolerances.

The recommended model for project implementation is a collaborative contract between the Principal, the Contractors and other key stakeholders which will facilitate optimal risk sharing. Separating the contracts for rock sourcing and construction of the ASR is advised to aid in the staging of works, as well as to help retain money in the regional economy.

The external approval process has also been continued and it is envisaged that there will be no foreseeable extended project hold points following the initial notice of decision and public advice provided by the Environmental Protection Authority (EPA).

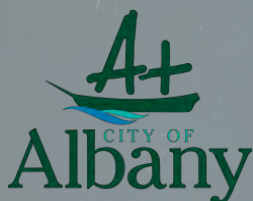
Whilst \$4.5 million has been pledged by the State government for the project, funding to cover the remainder of the updated project implementation costs is yet to be realised. The multiple lines of evidence presented in this report provides weight to the business case for the ASR, coupled with previous project success, there is strong justification for a favourable investment decision in the Albany Artificial Surf Reef.

Albany Artificial Surf Reef

Creating a consistent, surfable wave, which maximises available swell conditions and is central to Albany, driving benefits in tourism, economic development and the retention of the region's younger age demographic.

Business Case

August 2020









Prepared by:



Acknowledgments

The City of Albany and Keston Technologies would like to acknowledge the following organisations, whom have directly contributed to the development of this business case.

	Project concept development, steering committee coordination, community consultations and stakeholder engagement, project management
	Detailed Design Report, cost and production estimates, Preliminary Design Report, Numerical and Physical Modelling Reports, Computational Fluid Dynamic Modelling (University of Auckland)
	Business case development
	BMT Oceania has completed several tasks to meet the environmental impact requirements of the Albany Artificial Surf Reef
	Feasibility study development (2015) and preliminary modelling
	Preliminary cost estimates

Glossary and Abbreviations

Acronym	Extension	Description
ASR	Artificial Surf Reef	An artificially constructed surf reef created by laying a material (e.g. geo tube, rock, concrete, etc.) beneath the surface of the water to generate swell. The Albany Artificial Surf Reef will predominantly be constructed from locally sourced rock.
BCR	Benefit Cost Ratio	A cost benefit analysis measure of the present value of the benefits of a proposal divided by the present value of the capital or non-recurrent costs.
CBA	Cost Benefit Analysis	A useful economic tool to evaluate the case for a project or proposal against the status quo. It allows for an assessment in economic terms of intangible values.
NPV	Net Present Value	The sum of the discounted net benefits in a cost benefit analysis. The net benefits are the expected total costs of a project in one year, subtracted from the expected total benefits in that same year.
TRA	Tourism Research Australia	A branch within Austrade and Australia's leading provider of quality tourism intelligence across both international and domestic markets.
UWA	University of Western Australia	A Western Australian university internationally recognised for its excellence in teaching and research. An Albany campus has offered undergraduate programs since 1999.
WERC	Wave Energy Research Centre	Established in 2018 and based at UWA Albany, the WERC is a knowledge hub for the wave energy industry, undertaking the critical multidisciplinary research needed to commercialise renewable energy from the oceans. Research conducted within WERC focuses on improving wave observations and wave predictions for the greater Albany region.

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Prepared by:

Keston Technologies Pty Ltd.

Albany:

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Tel: (08) 98411 786

www.keston-technologies.com



Executive Summary

This business case details a \$9.5m project to create a significant recreational and tourism asset through the [development of an Artificial Surf Reef \(ASR\) at Middleton Beach in Albany](#), within close proximity to the Albany CBD - the [Albany Artificial Surf Reef](#). The surf reef will improve the seabed conditions and the resulting wave breaking character, and consequently surfability, for a range of target surfer groups from beginner to intermediate abilities.

The coast of the Great Southern region of Western Australia (WA) is renowned for quality surfing spots due to its exposure to large Southern Ocean swells, generally suitable for advanced to expert-level boardriders. However, around the region's highest population centre (the city of Albany), although the swell exists, there is no shoreline for the swell to break into a consistent, quality surfable wave. The monitoring program that has been undertaken during the development of this project demonstrates that Middleton Beach is an ideal location for an ASR. The measurements show a very unidirectional wave climate with the standard deviation of the wave direction varying only 6° throughout the measurement period as well as average wave periods being in excess of 12 seconds with an average wave height of around 0.65 m. These factors combine to make [the proposed site an ideal location for an ASR](#) as the predictable wave conditions, low tidal range and predominant offshore winds means that a lot of the variability encountered with previous ASR locations is eliminated. Concurrent beach monitoring over a 13 month period show that, currently, only 6 surfing days were rated better than 'Average'. With the Albany Artificial Surf Reef, it is expected that this will be [increased at least 30 times](#), with wave breaking at 41% of the year at a -1.0m crest level, maximising wave breaking whilst also ensuring adequate user safety.

Currently, the [closest suitable surfing locations from the CBD are around 40 minutes' drive away and are generally disregarded by beginner and junior surfers](#) (except for weekends and on transit). With a lack of public transport available to reach appropriate locations (e.g. Mutton Bird Beach or Nanarup), the opportunities to surf on a regular basis are limited, particularly for young people. Aside from the safety aspects associated with the current need to drive distances to find surfable waves, the current locations are isolated and unmonitored. Enabling these activities to be undertaken at Middleton Beach will [improve safety through increased monitoring and proximity to the Albany Surf Lifesaving Club and medical and emergency facilities](#) in the city.

Through this enhancement of recreational amenities, the City of Albany is aiming to attract and retain a younger generation, who currently tend to be drawn away to metropolitan areas where a wider variety of recreational facilities exist. The Albany Artificial Surf Reef will provide a significant attractor for retaining this demographic, as well as expanding the recreational amenity for older residents who currently need to travel to surf, either to isolated beaches some way from the city or to other locations such as Margaret River. Furthermore, the Albany Artificial Surf Reef will create a consistent, quality wave appropriate for holding events at state, national and international levels. Indeed, [Surfing WA has stated that they would foresee holding 3-4 events per year in Albany that are not currently possible due to the poor quality of surf on Albany's central beaches](#). Surfing competitions are heavily promoted and publicised; a single international level surfing event (short board or longboard or bodyboard etc.) can bring hundreds of thousands of dollars into the local economy.

The project therefore also responds to the need to [diversify and grow the regional economy](#). The potential tourism benefits from hosting surfing events are clear, but a more general uplift in visitation and length of stay would also be expected. The project will complement other initiatives to further develop adventure tourism assets, such as for the 'Snake Run' skate park, mountain biking and bush walking. In fact, a real opportunity exists for Albany to be recognised as a [Surfing Town](#), there is no such hub currently on the south coast of WA, despite there being multiple recognised surfing spots in the region (albeit some drive from the CBD). With existing infrastructure in retail and hospitality, the facilitation of a recognised hub in Albany would provide substantial benefit both economically and socially, which is identified as of critical importance to overcoming economic and social challenges faced by the current and ongoing Covid-19 pandemic.

[Environmental benefits](#) are also significant. The reef's substrate will provide for significantly improved marine ecology at and around the site leading to additional amenity in regards to fishing and diving at the site of the Albany Artificial Surf Reef. Reduction in emissions through the ability to surf close to the CBD are also clear. It is not intended that the Albany Artificial Surf Reef will be a multi-purpose reef and its utility will be focused on surfing. [Analysis and modelling of the Albany Artificial Surf Reef by Royal Haskoning DHV and Bluecoast Consulting Engineers, both numerical and physical, demonstrate that it will not have a significant impact on coastal processes. This work has](#)

been reviewed by the Department of Transport Coastal Infrastructure Branch and the documentation has been finalised to address all environmental requirements.

The City of Albany recognises the importance of [strong community and stakeholder engagement](#) for a project of this nature. Extensive community engagement has been undertaken in the development of this project through meetings and an online survey. The City received a total of 728 survey responses, representing a very high representative sample of the community. Notably, [the majority of respondents supported, in principle, the proposal to create an ASR at Middleton Beach with 90% voting in support of the idea](#). Furthermore, of the respondents who stated they lived outside of Albany, the majority indicated that they would visit Albany more often (97% of the respondents from outside Albany) if the surf/wave conditions were improved.

A number of key socio-economic needs and benefits have been identified with the development of the Albany Artificial Surf Reef:

Economic	<p>The project will have economic development outcomes, through:</p> <ul style="list-style-type: none"> • Retained spending - Every wave rider travelling out of Albany represents leakage from the local economy. Providing a local break would retain some of this expenditure. • New spending - A surf reef will be a new attraction, enhancing destination appeal and serving to draw visitors. More visitors will be attracted than participate (e.g. family / spectators). <p>The project will facilitate the development of Albany as a Surfing Town on the south coast of WA that will further help to diversify and grow the regional economy. Further economic benefits will accrue through increased land values at Middleton Beach, improved sustainability of accommodation and hospitality providers, the attraction of investment in new facilities, and by offsetting economic impacts of the recent and ongoing global Covid-19 pandemic.</p> <p>International studies have shown that such reefs can return at least \$20, due to increased tourism and beach protection, for every dollar spent on the reef. In some locations that have revenue based around beach activity, the benefit can be very large, like the 500:1 benefit to cost ratio gained by creating wider beaches in Miami¹.</p>
Social	<p>There is a critical need to retain young populations in the regions in order to continue to service and develop prosperous towns into the future. The most notable methods to retain and attract younger populations are through initiatives that aim to revitalise regional cities and towns to cater for young interests, needs and desires. The Albany Artificial Surf Reef will deliver a recreational outlet beyond those currently available in the region, providing for diversified interests in the community and helping to create a more liveable regional city.</p> <p>The project complements other initiatives in the city, such as the development of student accommodation to attract younger people to the region to take advantage of tertiary educational opportunities (such as at the UWA Albany campus). The overlap with marine science and ecological courses held at UWA in Albany are evident.</p>
Health	<p>Prevention, including access to sport, recreation and open spaces, is identified as the most impactful and beneficial approach to the obesity epidemic. Considered particularly popular amongst youth, surfing offers a significant recreational outlet that will engage young people, get them outdoors and active. Surfing provides many health benefits including mental wellbeing, cardiovascular fitness, shoulder and back strength and leg and core strength.</p>
Ecological	<p>The surf reef will provide habitat for colonisation and occupation by many marine fauna that would otherwise be unlikely to persist at that location due to the high energy hydrodynamic conditions and the sand-dominated substrate to the extent that it has the potential to increase local biodiversity.</p>
Environmental	<p>The Albany Artificial Surf Reef substrate will provide for significantly improved marine ecology at and around the site leading to additional amenity in regards to fishing and diving at the site of the Albany Artificial Surf Reef. The literature review of constructed artificial reef projects for both rock and geotextile materials revealed that all structures resulted in an improvement to habitat growth of marine flora and fauna. Hence, as long as construction techniques are administered that minimise environmental impacts, the construction of the Albany Artificial Surf Reef is believed to have a positive impact on the marine ecology.</p>
Safety	<p>The current surf locations (e.g. Mutton Bird beach or Nanarup beach) are isolated and unmonitored. Enabling surfing to be undertaken at Middleton Beach will improve safety through increased monitoring and proximity to the Albany Surf Lifesaving Club and medical and emergency facilities in the city.</p>

Furthermore, the possibility of Middleton Beach becoming a prominent surfing hub with all of the associated benefits to the community, tourism and economy should not be overlooked. The Albany Artificial Surf Reef has a strong potential to become the centrepiece of a city boasting quality surf, accommodation (new hotel), surf related shops, galleries, etc., as well as links to the world-renowned heritage listed 'Snake Run' skate park, mountain bike and cycling trails which all come together to create a complete Adventure Tourism package

An **in-depth feasibility assessment for the Albany Artificial Surf Reef was undertaken** by specialist consultants Royal HaskoningDHV. This study identified a number of options and makes recommendations which underpinned the detailed design phase. Bluecoast Consulting Engineers have since developed a Detailed Design Report for a 'left-hander' surfing wave, situated 150m north of the 'Surfers Beach' car park and approximately 140m offshore. The reef measures 165m long and varies in width up to 100m, creating an effective crest length of over 110m. This is in line with the preferred option identified during the feasibility phase, providing far superior surfing experience than alternative options and is also the best value for money in terms of length of ride per \$. The **total development cost has been estimated by Bluecoast at \$9,500,041**. In terms of longer-term sustainability, the only costs that would be associated to the structure following construction are those related to inspection and survey. It is envisaged that these surveys will be undertaken annually for the first 3 years following construction and then subsequently either event-based (following large wave events) or every 5 to 10 years.

Conservative cost-benefit analyses have been performed in order to assess the attractiveness of the proposed project relative to the 'do nothing' option. **The calculations demonstrate a positive NPV of \$19.4m (BCR of 3.25), clearly deriving from the high level of community benefits that would accrue.** The benefits included in the analyses are focused on: (i) events - attracting participants from outside of the region to a number of modest surfing events per year (in line with guidance from Surfing WA), and (ii) an uplift in visitation and length of stay as a result of establishing Albany as a surfing hub and complementing other initiatives in the region associated with adventure tourism. A host of other benefits could also have been included, such as retaining expenditure from residents that would otherwise travel elsewhere to surf, environmental savings and increased health and safety, but these are not required to be included in order to produce an attractive return on public investment. It should also be noted that there would be many other participants coming to Albany to surf the reef who would fall outside of the contest/event purpose. These **recreational travelling surfers could potentially have a far greater benefit than the three to four events calculated in the cost-benefit analysis** but have not been included due to the difficulties in quantifying the impact and the already attractive cost benefit scenarios developed using the event impacts alone. Further, the effects of interstate and international visitation are ignored in the base case to consider ongoing Covid-19 impacts. The more likely 'best-case' scenario includes such factors and indicates that tangible project value may be much greater than identified in the base case.

With regard to job creation, there will be benefit from both the construction phase and the operational phase, with the project expected to **create 31 FTE direct jobs in the construction industry and 130 FTE jobs in the economy as a whole**, during the construction phase, and an estimated **54.5 sustainable, long-term FTE jobs in the region**, based on the additional direct tourism spend.

Following the recommendations made in the Feasibility Assessment and Detailed Design Report, the on-site (actual construction) **start date is targeted to be March/April 2021**, following securing remaining funding (pending Federal application) and construction procurement (pending funding). The project is **scheduled for completion in February 2022**.

A full Risk Management Plan has been prepared for the project and a robust governance mechanism defined. The City has **extensive experience in successfully planning, executing and operating/maintaining significant infrastructure projects**, including projects such as this. This project will comply with the City's rigorous project planning, procurement and governance methodologies.

Financial support of \$4.5 million for capital development is pledged by the Government of Western Australia and included in forward planning estimates conditional to this business case and detailed design package. Remaining funds will be sought from the Australian Government, through an appropriate funding stream (e.g. BBRF) when available, to supplement the financial contributions committed by the State Government.



LEGEND

- LAND REQUIRED FOR ROAD PURPOSES
- LAND EXCISED FROM A 37325 TO GO TO LOT 7
- LAND TO BE EXCISED FROM A 37325
- BOUNDARY TO BE SURVEYED.

NOTES

- DIMENSIONS AND AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT TO SURVEY.
- S.L.K. IS A M.R. STRAIGHT LINE KILOMETRE AND IS APPROXIMATE ONLY
- HORIZONTAL DATUM IS MGA 94.
- NOT TO BE USED FOR SURVEY REFER TO DRG 1960-235

PLANNING & TECHNICAL SERVICES

APPROVED FOR IMPLEMENTATION

FILE NUMBER	FOLIO	DATE	APPROVAL NUMBER
19/4659			
AUTHORISED			
APPROVED			



FINANCE AND SERVICES
PROPERTY MANAGEMENT

Telephone 9323 4580 Fax 9323 4600

FILE No.	19/6189
DRAWN/DESIGNED	W.M. ROLLINGS 20/5/20
AUDITED IN ACCORDANCE WITH STANDARD 67-08-48 IN THE ROAD AND TRAFFIC ENGINEERING MANUAL	

ALBANY RING ROAD H54
LAND DEALINGS

A 37325 (LOT 7487), ? SLK	
LOCAL AUTHORITY (302) CITY OF ALBANY	
DRAWING TYPE	DRAWING NUMBER
7200	2060-118
AMEND.	

SCALE 1:2000 0 20 40 60 80 100 120 140 160 180 200

SCAN DATE



City of Albany
Local Planning Scheme No. 1
Scheme Amendment No. 36

Lots 201, 202 and 203 Chester Pass Road
and Lot 1004 Viastra Drive, Lange



Prepared by Edge Planning & Property for Cloudy Beach Investment Company Pty Ltd

www.edgeplanning.com.au

August 2020

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF ALBANY LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 36

RESOLVED that the local government in pursuance of Section 75 of the *Planning and Development Act 2005*, amend the above Local Planning Scheme by:

1. In Schedule 4 Special Use Zones, for Special Use Zone No.23 (SU23), delete the Special Uses of "Aged Persons' Village" and "Nursing Home".
2. In Schedule 4 for SU23, add the Special Uses of:
 - Child Care Premises
 - Community Purpose
 - Recreation-Private
 - Veterinary Centre
3. In Schedule 4 for SU23, modify the "Conditions" column by:
 - Adding "as a 'D' use" after "Local Government" in Condition 1.
 - Replacing "Structure Plan and/or Local Development Plan and Design Guidelines" with "Local Development Plan" in Condition 1.
 - Replacing "Design Guidelines" with "Local Development Plan" in Condition 2.
4. Rezone a portion of Lot 1004 Viastra Drive, Lange from "Special Use (SU23)" to "Highway Commercial".

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

- The amendment is consistent with the Local Planning Strategy.
- The amendment would have minimal impact on land in the scheme area that is not the subject of the amendment.
- The amendment does not result in any significant environmental, social, economic or governance impacts on land in the scheme area.

Dated this day of20.....

.....
CHIEF EXECUTIVE OFFICER

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PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

1. LOCAL GOVERNMENT: City of Albany
2. DESCRIPTION OF LOCAL PLANING SCHEME: Local Planning Scheme No. 1
3. TYPE OF SCHEME: District Scheme
4. SERIAL NUMBER OF AMENDMENT: 36
5. PROPOSAL:
 1. In Schedule 4 Special Use Zones, for Special Use Zone No. 23 (SU23), delete the Special Uses of "Aged Persons' Village" and "Nursing Home".
 2. In Schedule 4 for SU23, add the Special Uses of:
 - Child Care Premises
 - Community Purpose
 - Recreation-Private
 - Veterinary Centre
 3. In Schedule 4 for SU23, modify the "Conditions" column by:
 - Adding "as a 'D' use" after "Local Government" in Condition 1.
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 4. Rezone a portion of Lot 1004 Viastra Drive, Lange from "Special Use (SU23)" to "Highway Commercial".

REPORT BY THE CITY OF ALBANY

1. INTRODUCTION

The City of Albany seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to:

- Modify and extend the range of discretionary land uses on Lots 201, 202 and 203 Chester Pass Road and portion of Lot 1004 Viastra Drive, Lange within Special Use Zone No. 23 (SU23);
- Clarify that development within SU23 is to be generally consistent with an endorsed Local Development Plan; and
- Rezone a portion of Lot 1004 Viastra Drive from "Special Use No. 23" to "Highway Commercial".

The site is zoned Special Use No. 23 (SU23).

In particular, the Amendment will assist to facilitate a new future for the site which complements the area and assists to provide feasible land uses.

The purpose of this report and associated plans are to explain and set out the planning merits of the Amendment. More detailed planning and investigations will occur at the Local Development Plan and Development Application stages and as required at the Building Permit stage.

The site is shown in Attachment 1. The site is suitable for a range of commercial, health and community uses given its current zoning, the planning framework and its context (see Attachments 2 and 3). Expanding the range of uses that can occur on the site will assist to 'normalise' what occurs on similar adjoining/nearby properties, assist to provide feasible development and enhance the range of goods and services provided to the locality. The proposal to rezone a portion of the site to Highway Commercial is consistent with the planning framework.

2. BACKGROUND

2.1 Property Address and Cadastral Details

The City previously owned Lots 201, 202 and 203 Chester Pass Road. Lots 202 and 203 were purchased by the then Shire of Albany in 1968 and Lot 201 was purchased in 1985. The land was then developed as public gardens and a tribute to Archibald Menzies was placed on the site. Archibald Menzies was a Scottish naturalist who accompanied Captain George Vancouver on his visit to King George Sound in 1791.

The City sold the land to the current owner in 2017.

A copy of the Certificates of Title are provided in Attachment 4. Cadastral details for the site are summarised below in Table 1.

Table 1 – Cadastral Details

Details of land	Deposited Plan	Title Number	Area
Lot 201 Chester Pass Road, Lange	DP400007	Volume 2820 Folio 132	1168m ²
Lot 202 Chester Pass Road, Lange (multi-lot title)	DP400007	Volume 2820 Folio 133	1731m ²
Lot 203 Chester Pass Road, Lange (multi-lot title)	DP400007	Volume 2820 Folio 133	1790m ²
Lot 1004 Viastra Drive, Lange	DP41555	Volume 2623 Folio 478	1.61 hectares

2.2 Regional Context

The site is situated in the City of Albany. Albany is located 409 kilometres south-east of Perth. Albany is a regional centre in the Great Southern Region and provides a range of services and facilities to residents and visitors.

2.3 Local Context

Figure 2 shows the site is located approximately 4 kilometres north of the Albany city centre. The site complements the adjoining Chester Pass Mall Activity Centre and forms part of the Chester Pass Road Specialised Centre.

Attachment 3 shows the Context Plan which outlines the site's context. The site adjoins and is generally surrounded by commercial, light industrial, community and residential uses. The mix of uses in the area is reflected in the Existing Scheme Map which shows a range of zones and reserves.

The site is bounded by Chester Pass Road, Mercer Road, Viastra Drive and Harvey Norman/Furniture Barn. The site is near:

- The Chester Pass Mall;
- A Bunnings Warehouse (under construction);
- An extensive area of light industrial/commercial land to the west of the site while Harvey Norman/Furniture Barn (bulky retail development) is to the south;
- Residential development (aged persons' village);
- A service station;
- A visitor information bay; and
- The City's Depot.

2.4 Physical Characteristics

The site is outlined in Attachment 1 and has the following characteristics and features:

- It is located at the corner of Chester Pass Road and Mercer Road, which are two significant roads in Albany;

- Lots 201, 202 and 203 Chester Pass Road were previously developed as a public garden;
- It has a total land area of approximately 2.08 hectares;
- It has a gentle gradient, having an elevation of approximately 50 metres AHD (Australian Height Datum) in the south-west section, sloping to approximately 46m AHD in the north-east;
- The north-west section contains planted vegetation, while Lot 1004 has been cleared;
- It contains a drainage basin in the north-east section; and
- It is not on the Department of Water and Environmental Regulation's Contaminated Site Database.

The site's physical features present no constraints to the Amendment.

2.5 Services

The site is provided with standard 'hard' infrastructure including reticulated (scheme) water, reticulated sewerage, power, telecommunications, drainage and sealed roads. The site has three road frontages in Chester Pass Road, Mercer Road and Viastra Drive. Based on Condition 4 of SU23, no direct vehicular access to Chester Pass Road is permitted. Instead, all vehicular access will be to/from Viastra Drive.

Chester Pass Road adjoining the site is managed by Main Roads WA.

2.6 Heritage

There is no registered Aboriginal heritage site on the subject land area as set out on the Department of Planning, Lands and Heritage Affairs heritage inquiry system. While noting this, land developers have an obligation under the *Aboriginal Heritage Act 1972* to protect places and objects in Western Australia that are important to Aboriginal people because of the connections to their culture.

Additionally, the site does not contain any structure or place of non-indigenous

heritage significance on the *City of Albany Municipal Inventory (heritage inventory)* or on the City's Heritage List.

2.7 Scheme Amendment No.18

The landowner, who develops and operates medical centres, acquired the land and amended the site's zoning from 'General Agriculture' to 'Special Use No. 23' (SU23) via Amendment 18. The landowner specifically wanted the requested range of uses in SU23 but has subsequently found the uses are too limiting and not marketable or feasible. Significantly, circumstances have changed including the development of the Health Precinct in Cockburn Road, Mira Mar.

Amendment 18 was gazetted on 10 February 2017.

Amendment 18 addressed several matters including that the public gardens would be removed from the site. The Archibald Menzies Memorial has since been relocated to Eco Park on Reidy Crescent, Spencer Park given this is a more suitable location for such a dedication.

2.8 Landowner intent

The current range of discretionary uses permitted in SU23 is limited. This contrasts with the range of discretionary uses available on adjoining and nearby commercial land.

Following extensive marketing, there is no market interest for most of the uses set out in the current SU23. This has been exacerbated by the development of the Health Precinct in Cockburn Road, Mira Mar.

The landowner still intends to develop and operate a medical centre/pharmacy on the site which is proposed in the north-west section. The medical centre/pharmacy will however, only occupy a portion of SU23 and there is a need to find suitable and feasible uses for the balance of the site. In addition to modifying and extending the range of uses within SU23, the Amendment also proposes to rezone a portion of Lot 1004 Viastra Drive to Highway Commercial.

The Amendment will expand the range of suitable uses for the site to assist in facilitating feasible development. The sale of the balance of the site also assists in raising capital for the medical centre/pharmacy.



Photo 1: Viastra Drive looking south

3. PLANNING FRAMEWORK

3.1 Overview

The following section will outline how the Amendment suitably addresses relevant planning policies, strategies, plans and the *City of Albany Local Planning Scheme No. 1*. In summary, the Amendment is consistent with the State, regional and local planning framework.

3.2 State Planning Framework

The following strategies and policies are of relevance to the Amendment:

- *State Planning Strategy 2050* - sets a broad strategic plan for Western Australia built on sustained growth and prosperity. The Strategy highlights the importance of job creation and supports developing strong and resilient regions. The Amendment is consistent with the Strategy given it promotes commercial, community and associated development within an activity centre.
- *State Planning Policy 1 State Planning Framework Policy (2006)* - identifies that the primary aim of planning is to provide for the sustainable use and development of land.
- *State Planning Policy No. 2.9 Water Resources (2006)* - development is required to adopt water sensitive urban design principles.
- *State Planning Policy No. 3 (2006)* - the Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The Policy promotes a sustainable settlement pattern, promoting development on 'brownfield' (previously developed) land, supports building on existing communities and seeks convenient access to employment and services. The Amendment is consistent with SPP3 given it provides opportunities for employment and business activity on an infill site

which forms part of an activity centre.

- *State Planning Policy 3.7 Planning in Bushfire Prone Areas (2015)* - the site is within a Bushfire Prone Area as shown at <https://maps.slip.wa.gov.au/landgate/bushfireprone/>.
- *State Planning Policy 4.2 Activity Centres for Perth and Peel (2010)* - the principles guided the *City of Albany Activity Centres Planning Strategy (2015)*.
- *State Planning Policy 5.4 Road and Rail Noise (2019)*.
- *State Planning Policy 7.0 Design of the Built Environment (2019)*.

3.3 Regional Planning Framework

3.3.1 Great Southern Regional Planning and Infrastructure Framework

The Framework identifies Albany as a regional centre and a focus for growth, services and facilities. The Framework supports a diverse economic base and supports commercial, community and associated development in appropriate locations. It supports the development of activity centres.

3.3.2 Great Southern Regional Investment Blueprint

The Blueprint establishes priorities for economic development and growth of the Great Southern region and provides an analysis of local, regional, national and global factors influencing the region. A strategic economic growth plan and proposed transformational projects are set out. The Blueprint also supports growing the region's population, promoting development in regional centres and a vibrant economy.

3.4 Local Planning Framework

3.4.1 City of Albany Local Planning Strategy

The Local Planning Strategy (LPS) classifies Albany as a regional centre and a focus for development and for promoting economic activity.

Attachment 5 shows Figure 2: Urban. The LPS does not allocate a colour/land use allocation for the site which is the approach adopted for all Special Use zoned land in the *City of Albany Local Planning Scheme No. 1*.

The LPS designates Chester Pass Mall as a Neighbourhood Centre and seeks to change the area from a shopping centre to an activity centre. This includes diversifying land uses and providing an employment node. The land to the west of the site is classified as Industry on Figure 2: Urban.

The Amendment is consistent with the LPS. The LPS:

- Sets a vision of 'To be Western Australia's most sought after and unique regional city to work, live and visit';
- Includes aspirations of Smart, Prosperous & Growing; Clean, Green & Sustainable; and A Connected & Safe Built Environment;
- Includes objectives of:
 - Contain urban development and rural living within the existing supply of land zoned and planned for settlement growth
 - Promote urban consolidation by making better use of existing zoned land and infrastructure through urban renewal and infill residential and rural living development
 - Provide an appropriate level of community facilities and service in existing and planned settlement areas
 - Progressively move retail centric shopping centres towards true activity centres that meets the shopping, employment and recreation needs of the community
- Notes the importance of the commercial/business sector to employment. The LPS supports growing and diversifying the economy and encouraging

commercial development in appropriate locations; and

- States in Part 2 (pages 30 and 31) that 'Most of Albany's medical centres are located within a 3km radius of the central business district (CBD) but most residents live further than 5km from the CBD. The lack of medical centres in the suburbs is partly addressed by diversification of retail-centric shopping centres into mixed-use activity centres which will in the future allow for services such as medical centres to establish outside of the CBD.' A focus for health facilities is within activity centres.

Given the vision and objectives of the LPS, the Amendment is consistent with the LPS.

It is also highlighted the Amendment does not propose the use of 'shop'.

The proposed Highway Commercial zoning will facilitate various uses including 'showroom'. Any showroom proposed on the site will be modest especially noting the scale of the recently approved Bunnings Warehouse (lot size of 6.6 hectares and associated floorspace).

As outlined in section 3.4.6, the proposed Highway Commercial zoning is consistent with the *City of Albany Activity Centres Planning Strategy* for the Chester Pass Road Specialised Centre.

3.4.2 *City of Albany Local Planning Scheme No.1*

The *City of Albany Local Planning Scheme No.1* (Scheme) zones the site as 'Special Use No. 23 (SU23)'. The site-specific planning controls for SU23 are outlined in Schedule 4 of the Scheme.

There are currently limited uses that are permissible in SU23. The current uses are limited to aged persons' village, consulting room, hospital, medical centre, nursing home, ancillary health uses and pharmacy.

As outlined on the Existing Scheme Map, there are a wide range of nearby zones and reserves. For instance, there is Light

Industrial land west of Chester Pass Road, residential land to the east, Highway Commercial land to the south and a Public Use reserve to the north (City's Depot site). Modifying and extending the range of uses within SU23 is consistent with the adjoining and nearby zoning, **the site's** context and the planning framework. Additionally, rezoning a portion of the site to Highway Commercial is consistent with **the site's context**.

3.4.3 Local Planning Policies

The Council has endorsed several Local Planning Policies. Various policies are of relevance to the future use and development of the site including advertising signage.

3.4.4 City of Albany Strategic Community Plan

The Strategic Community Plan sets the **community's vision for the future and it is the principal strategic guide for the Council's future planning and activities**. The plan supports growth and progress locally and regionally. The Council seeks to promote Albany as a prosperous community, to support existing businesses and to attract new businesses.

3.4.5 Catalina Central Planning Framework

The *Catalina Central Planning Framework* (The Framework) was originally adopted by the City in 1999 and sets the overall approach for the neighbourhood centre. The Framework includes the Catalina Central Structure Plan, design guidance and general background for the planning and development of the centre. The Framework has not been endorsed by the WAPC.

The site is located within Precinct 2 in the Framework. The Framework (page 34) identified the site for a nursing home and private day care hospital. It noted the former plans for the site were showrooms.

The Framework does not provide a detailed plan for Precinct 2. The Framework sets out principles to be considered when the Precinct Plan, for Precinct 2, is prepared.

The Framework recommends that any development of this site should address Chester Pass Road but with access from Viastra Drive.

The Framework supports the need for precinct plans (now local development plans). This is reflected in the provisions for SU23.

Noting that Precinct 2 was essentially not addressed in detail in the Framework, the Amendment is consistent with the intent of the Framework. This includes a need to prepare a local development plans.

3.4.6 City of Albany Activity Centres Planning Strategy

The Activity Centres Planning Strategy identifies the Brooks Garden (Chester Pass Mall) as a neighbourhood centre. The site adjoins the Chester Pass Mall Neighbourhood Centre (activity centre) and is in the Chester Pass Road Specialised Centre (activity centre). As outlined in Attachment 6, this highlights the strengths and aspirations of this activity centre including suitability for bulky goods, comparison retail and auto services.

The Amendment does not propose the use of 'shop'.

The Amendment proposes modifying and extending uses in SU23 that will enhance the health and community precinct.

Additionally, the Amendment proposes Highway Commercial zoning consistent with the Activity Centres Planning Strategy for the Chester Pass Road Specialised **Centre and which reflect the site's context**. Noting the modest size of the site, the scale is small compared to the nearby Bunnings Warehouse and the number of existing showrooms nearby on Chester Pass Road.

3.5 Planning Framework Implications for the Amendment

Common themes of the planning framework and their implications for the Amendment include:

- Supporting sustained growth, job creation and economic development including in Albany which is a designated regional centre;
- Addressing land use compatibility;
- Providing more diverse land uses in activity centres;
- The site forms part of an activity centre and is identified for commercial, community and related uses;
- Vehicular access is to be via Viastra Drive; and
- There is a need for a Local Development Plan.

Based on the above, the requested additional uses are consistent with the planning framework and are consistent with the principles of orderly and proper planning.



Photo 2: View towards west

4. AMENDMENT PROPOSAL

The intent of the Amendment is to modify and extend the range of uses on SU23 along with rezoning a portion of Lot 1004 **Viastra Drive** to “**Highway Commercial**”. The changes proposed by the Amendment for SU23 are outlined in Attachment 7 which shows new provisions in green highlight and proposed deleted provisions in strikeout.

The Amendment retains SU23 but adds to and modifies the range of uses associated with SU23. The Amendment retains the requirement to prepare a Local Development Plan to provide statutory backing to prevent direct vehicular access to Chester Pass Road and to address other key planning matters.

The Amendment proposes additional uses of childcare premises, community purpose, recreation-private and veterinary centre in SU23. The Amendment deletes the uses of **aged persons' village** and nursing home in SU23.

Additionally, the Amendment proposes to rezone a portion of Lot 1004 Viastra Drive to “**Highway Commercial**”.

The proposed additional uses and new zoning are based on a review of the site's context, the planning framework, adjoining and nearby zoning, the approval of the **Bunning's store**, passing trade and market interest.

The landowner wants to develop a medical centre/pharmacy in the north-west section of the site. At this stage, there has not been detailed design.

Future development and uses will be subject to gaining necessary approvals from the City including a Local Development Plan and development approval.



Photo 3: Looking south – adjacent commercial



Photo 4: Chester Pass Road looking south

5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

5.1 Overview

This section brings together an assessment of the site's attributes, the site's context and the planning framework in considering key planning matters and justifying the Amendment.

5.2 Appropriate Location for Commercial and Community Uses

The site is appropriate for commercial and community uses, outlined in the Amendment, for reasons including:

- It is consistent with the planning framework;
- The area contains a mix of land uses;
- The proposed commercial and community uses are located or are a discretionary use on adjoining/nearby land;
- The site adjoins land zoned Highway Commercial;
- The site forms part of an activity centre, adjoins the regional road network and is a corner lot;
- Vacant commercial land on Chester Pass Road, between Mercer Road and the main roundabout, is a rare resource;
- The site can provide generous on-site car parking;
- Traffic impacts will be modest, especially in relation to existing commercial and industrial development on the western side of Chester Pass Road, the Chester Pass Mall and the Bunnings Warehouse and can readily be accommodated on adjoining roads and intersections;
- Uses such as childcare premises and community purposes will be beneficial in complementing the nearby Chester Pass Mall;
- It is appropriately serviced;
- The site has no environmental assets and future development will not create any adverse environmental impacts;

- The health/community precinct will be separate from the Highway Commercial (likely showroom precinct); and
- The Local Development Plan will address a range of matters in greater detail.

Accordingly, the Amendment raises limited planning issues.

Noting the proposal to develop a medical centre/pharmacy on part of the site, the balance of the site is modest in area. Proposed uses such as showroom will be low-key in scale compared to nearby showroom development on Chester Pass Road, Chester Pass Mall and the recently approved Bunnings showroom. The Bunnings showrooms is 14,747m² in area plus nursery, trade yards and timber trade sales.

The Amendment is consistent with LPS and other recent planning documents to diversify and consolidate activity centres. Accordingly, the site lends itself to a greater range of land uses for this property within an activity centre.

5.3 Compatibility with Adjoining and Nearby Land Uses

The proposed additional uses will be compatible with adjoining and nearby land uses/development which are predominately commercial/business and residential in nature (see Attachment 3). For instance:

- Various proposed uses are located on adjoining/nearby properties;
- The uses are consistent with the planning framework;
- The site is setback from residential properties by Viastra Drive which has a width of 22 metres and there is a brick wall on the western boundary of the aged persons' village;
- Given the statutory requirement to prepare a Local Development Plan, it is expected that carparking will be in the eastern portion of the site (this will provide

further separation to the aged persons' village);

- The proposed uses do not need buffers (there will be a need for appropriate building setbacks, building design/construction and consideration of the location of major openings. This can be addressed in future planning stages);
- There will be a need for appropriate landscaping;
- Subject to the proposed use, impacts are to be retained on-site to acceptable standards; and
- Given no habitable buildings are proposed on the Amendment site, there will be compatibility between uses within SU23 and the proposed Highway Commercial zoning.

Most of the proposed uses within SU23 will have similar noise generation as those in the current SU23. Acoustic implications were not raised as an issue in Scheme Amendment No.18.

Accordingly, the proposed expanded uses on SU23 and in the Highway Commercial zone will complement and not conflict with adjoining and nearby land uses. The proposed additional uses and zoning represent a logical and sound planning outcome for the site.

A broader range of uses are clearly suitable for the site given its current zoning (with a limited range of uses), context and that it forms part of an activity centre. The strategic direction and actions in the LPS and other documents have a broad intent to diversity the range of commercial, community and associated uses of activity centres.

The additional uses within SU23 will benefit the locality by adding to the range of goods and services provided plus the opportunity to create a place for people to connect through social interaction. The additional uses will support the proposed medical centre/pharmacy.

5.4 A Need for an Increased Range of Uses

As outlined in other sections, the landowner intends to develop a medical centre/pharmacy in the north-west portion of the site. The balance of the site will be developed by others.

Ensuring there are appropriate updated planning rules in place will assist in making the site more attractive for development and assist in providing funds to develop the medical centre/pharmacy. Developing a medical centre/pharmacy and related uses will benefit the locality through having convenient access to health facilities.

Following extensive marketing, there is no demand for most of the uses set out in current SU23. This has implications in providing the landowner with capital injection to develop the medical centre/pharmacy.

The Amendment seeks to modify and extend the current very narrow range of uses permitted within SU23. The Amendment also reflects that the health precinct is developing on Cockburn Road and a new future is required for SU23. The additional uses proposed for SU23 support uses that have the potential to be feasible and are also suitable for the site's context.

The Amendment seeks modified and additional uses for SU23 which address the **site's context**, the planning framework, exposure to Chester Pass Road and adjoining/surrounding land uses. Providing a broader range of uses is consistent with existing adjoining/nearby zoning and is consistent with the planning framework in supporting sustainable activity centres.

In relation to the proposed Highway Commercial zoning, the uses would be similar to what occurs on the western side of Chester Pass Road near the Amendment site. This is also consistent with the Activity Centres Planning Strategy for the Chester Pass Road Specialised Centre.

5.5 No Residential Component

The Amendment proposes to delete the uses of aged persons' village and nursing home. The reasons include:

- These uses are generously provided in the locality (near Chester Pass Mall) through existing/planned aged persons accommodation;
- Based on extensive marketing, there is limited market interest in the site which has lower amenity compared to properties further from Chester Pass Road; and
- There are amenity considerations along with additional costs of addressing acoustic standards given the site adjoins Chester Pass Road.

5.6 Environmental Impact

Environmental considerations were addressed through Scheme Amendment No. 18. This includes road noise from Chester Pass Road.

The Amendment will create minimal environmental impacts. For instance, the site has been previously cleared of native vegetation, the site is connected to the reticulated sewerage system and the site is connected to the City's stormwater system. Additionally, the site forms part of an activity centre which facilitates some journeys to be made by cycling and walking, and in time, by public transport.

The proposed additional uses within SU23 are low-key in nature while the range of uses in a Highway Commercial zone do not require buffers. Possible impacts such as noise and light-spill can be effectively controlled through the Local Development Plan and development approval conditions.

It is expected that noise implications created by uses on the site will be minimal compared to traffic noise on Chester Pass Road (in particular), Mercer Road and Viastra Drive.

5.7 Managing Bushfire Risks

No issues were raised relating to bushfire risks in Amendment No. 18.

The site is classified as a Bushfire Prone Area as outlined at <https://maps.slip.wa.gov.au/landgate/bushfireprone>. The Amendment will lower bushfire risks compared to the current uses in SU23 through the removal of aged persons' village and nursing home which are vulnerable land uses. Subject to what uses are proposed at the Development Application stage, it will be necessary to prepare a BAL assessment. While noting this, a range of measures will assist to lower bushfire risks on the site including provision of appropriate water supplies, fire hydrants, low-fuel areas around buildings and multiple access/escape routes.

5.8 Vehicular Access and Car Parking

Access and traffic impacts were considered in Amendment 18.

The site has frontage to Chester Pass Road, Mercer Road and Viastra Drive. Vehicular access will, however, be limited to/from Viastra Drive. Future access will comply with sight distance standards which will facilitate safety for road users.

Traffic impacts from the site will be modest and can readily be accommodated on adjoining roads as has been demonstrated through various traffic impact assessments. The existing road network and intersections have sufficient capacity to address traffic generation from proposed development uses on the site without undermining traffic operations or safety.

The traffic generation from the site will be minor compared to Chester Pass Mall, the Bunnings Warehouse and other traffic generation in the area.

The site will accommodate car parking on-site.

5.9 Local Development Plan

Based on advice from the local government, the Amendment proposes to delete the requirement to prepare design guidelines for SU23. References to design guidelines for the site are now more effectively addressed through a Local Development Plan. The required Local Development Plan is required to be prepared to the satisfaction of the local government.

Accordingly, there is a statutory requirement to prepare a Local Development Plan for SU23. The Local Development Plan will provide assurances to the City and other stakeholders that relevant matters will be suitably addressed.

At the Amendment stage, there are some known design parameters such as no direct vehicular access to Chester Pass Road. There are, however, various unknown design parameters/different options including the mix of uses and their land requirements. These matters will be clarified and addressed in greater detail through the Local Development Plan.

The landowner intends to develop a medical centre/pharmacy in the north-west section. With the current health and economic changes and challenges, the final footprint will not however be known for some time. Accordingly, the Amendment does not prescribe the footprint for the medical centre/pharmacy as this has yet to be finalised. It is noted there are more rules applying to this small commercial/community site than most other comparable properties in Albany.

5.10 Servicing

The site is already appropriately serviced. It is not envisaged that upgrading of services is required to facilitate the Amendment.

5.11 Supporting the Local Economy

As previously outlined, the Amendment is consistent with the planning framework. Approval and implementation of the Amendment will assist to encourage additional commercial and community

activity on the site (which forms part of an activity centre), assist with job creation and will have various economic benefits. This includes it will support local employment, assist in a more sustainable local economy and it will add to Albany's overall viability, vitality and prosperity as a regional centre.

5.12 Future Subdivision and/or Boundary Realignment

As part of the Local Development Plan, it is expected that the future lot designs will be addressed. In time, as part of a subdivision application, Lots 201 – 203 will either be realigned or amalgamated and extended to ensure they have legal and practical vehicular access to Viastra Drive.

5.13 Visual Impact/Design

This will be addressed through the Local Development Plan. A range of requirements are set out in SU23.

5.14 Planning Justification

The planning justification for the Amendment is summarised below in Table 2:

Table 2 – Summarised Planning Justification				
Strategic	Land Use Planning	Environment, Landscape and Heritage	Transport and Servicing	Economic and Community
The Amendment is consistent with the State, regional and local planning framework including that it promotes job creation and development in an activity centre.	<p>The site is well located for commercial and community development including that it is compatible with adjoining and nearby uses.</p> <p>The site is suitable and capable for commercial and community uses.</p> <p>Development will be effectively controlled through Scheme provisions plus the requirement to prepare a Local Development Plan.</p>	<p>The site contains no environmental assets and will not create adverse environmental impacts.</p> <p>Bushfire risks will be lowered through the removal of vulnerable land uses.</p> <p>There are manageable landscape impacts and there are opportunities to upgrade the landscaping. This will, in part, be addressed through the Local Development Plan.</p>	<p>Traffic impacts can be readily accommodated on adjoining roads.</p> <p>Car parking will be contained on-site.</p> <p>The site is appropriately serviced.</p>	<p>It will promote job creation by supporting development within an activity centre and assist to diversify and grow the local economy.</p> <p>The proposal will assist in enhancing Albany as a regional centre and assist in creating jobs.</p> <p>The proposal will assist to enhance Albany through adding to its overall viability, vitality and prosperity and adding to the range of services that can be provided.</p>

In view of the above, the Amendment is consistent with the planning framework and the principles of orderly and proper planning.

6. CONCLUSION

This report confirms that the Amendment, which modifies and extends the range of uses within SU23 and rezones a portion of Lot 1004 Viastra Drive to Highway Commercial:

- Is consistent with the planning framework;
- It respects the local context; and
- Will assist to facilitate suitable and feasible development on a site that forms part of an activity centre.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the Amendment to modify and extend the range of uses in Special Use No. 23 for Lots 201, 202 and 203 Chester Pass Road and portion of Lot 1004 Viastra Drive, Lange along with rezoning a portion of Lot 1004 Viastra Drive to Highway Commercial.

PLANNING AND DEVELOPMENT ACT 2005

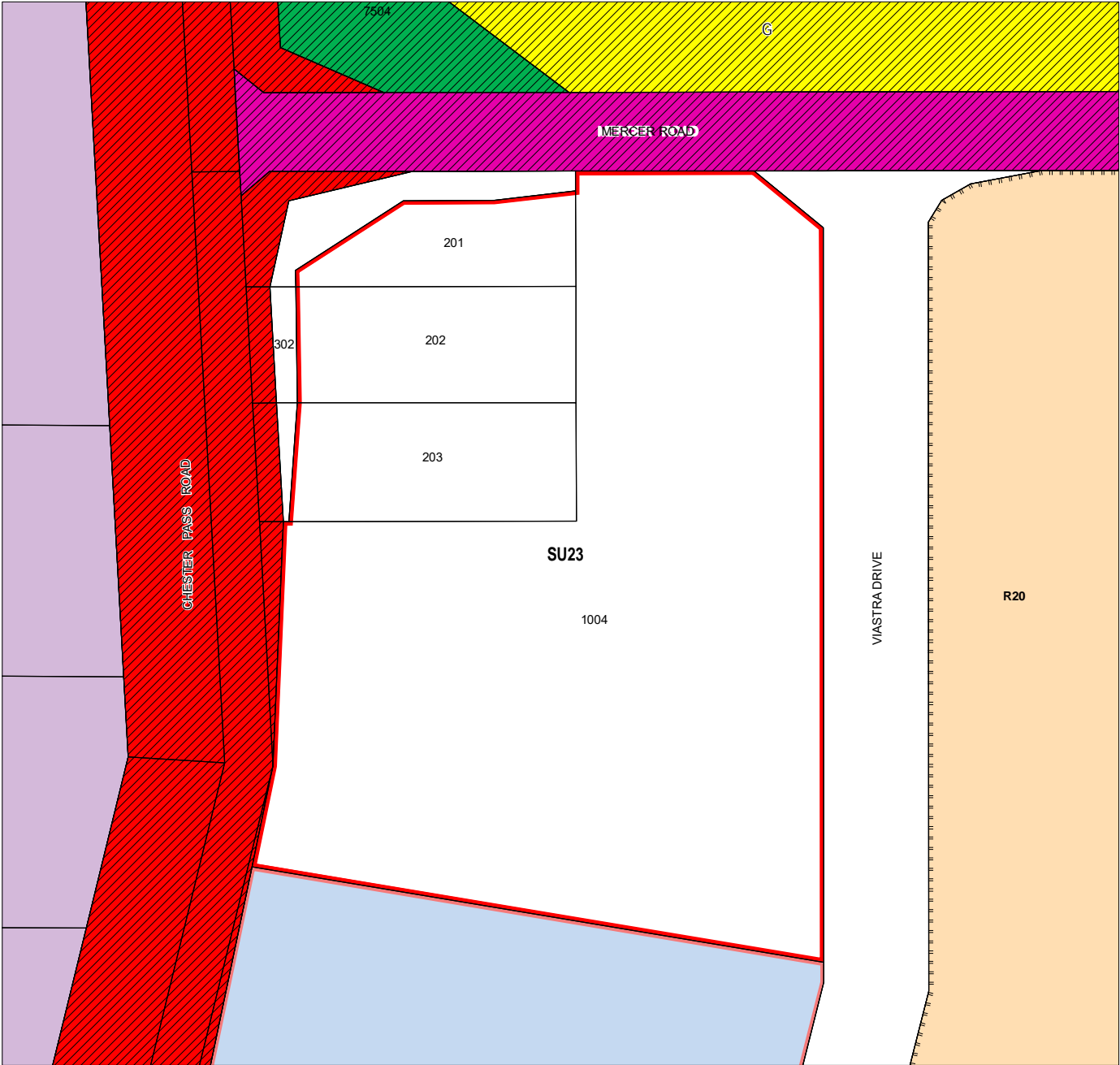
CITY OF ALBANY

LOCAL PLANNING SCHEME No. 1

AMENDMENT No. 36

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

1. In Schedule 4 Special Use Zones, for Special Use Zone No.23 (SU23), delete the Special Uses of "Aged Persons' Village" and "Nursing Home".
2. In Schedule 4 for SU23, add the Special Uses of:
 - Child Care Premises
 - Community Purpose
 - Recreation-Private
 - Veterinary Centre
3. In Schedule 4 for SU23, modify the "Conditions" column by:
 - Adding "as a 'D' use" after "Local Government" in Condition 1.
 - Replacing "Structure Plan and/or Local Development Plan and Design Guidelines" with "Local Development Plan" in Condition 1.
 - Replacing "Design Guidelines" with "Local Development Plan" in Condition 2.
4. Rezone a portion of Lot 1004 Viastra Drive, Lange from "Special Use (SU23)" to "Highway Commercial".



EXISTING SCHEME MAP

Legend

- | | |
|--------------------------|---------------------------|
| Cadastre with Lot number | LPS Reserves |
| R Codes | Local road |
| LPS Zones | Major road |
| Highway commercial | Parks and recreation |
| Light industry | Priority road |
| Residential | G Public use : Government |
| Special use | |



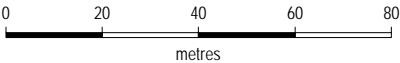
Department of Planning,
Lands and Heritage

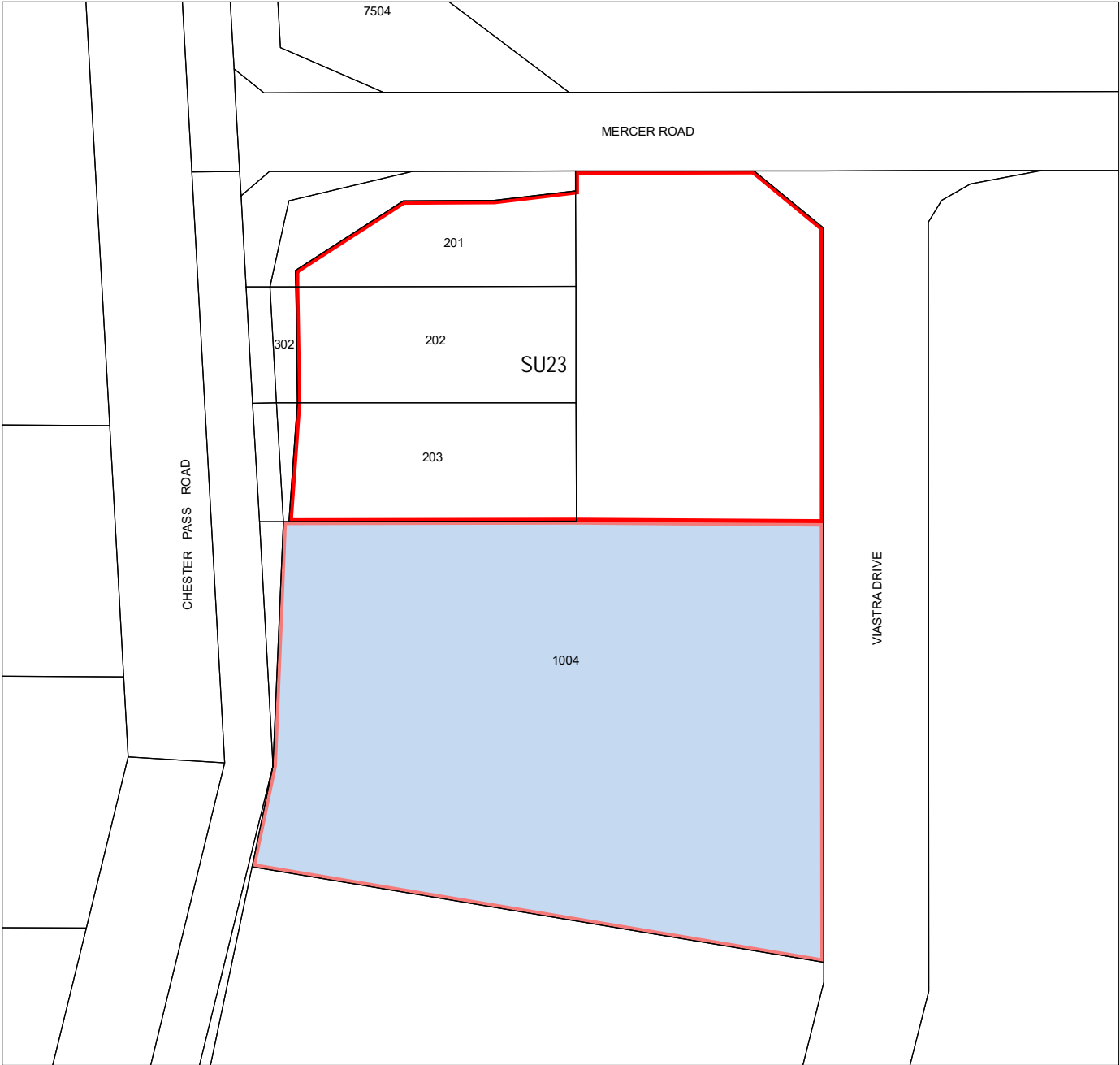
Produced by Geospatial Research and Modelling,
Department of Planning, Lands and Heritage, Perth WA
Base Information supplied by Western Australian
Land Information Authority SLIP 1096-2018-1

City of Albany

Local Planning Scheme No. 1

Amendment No. 36





PROPOSED SCHEME AMENDMENT MAP

Legend

Cadastre with Lot number

LPS Zones and Reserves Amendments

Highway commercial

Special use



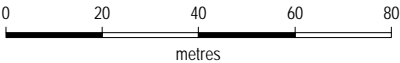
Department of Planning,
Lands and Heritage

Produced by Geospatial Research and Modelling,
Department of Planning, Lands and Heritage, Perth WA
Base Information supplied by Western Australian
Land Information Authority SLIP 1096-2018-1

City of Albany

Local Planning Scheme No. 1

Amendment No. 36



COUNCIL ADOPTION FOR ADVERTISING

This Standard Amendment was adopted for advertising by resolution of the Council of the City of Albany at the Ordinary Meeting of the Council held on the day of2020.

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

COUNCIL RECOMMENDED/SUBMITTED FOR APPROVAL

This Standard Amendment was supported for submission to the Minister for Planning for approval by resolution of the City of Albany at the Ordinary Meeting of the Council held on the and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

.....
MAYOR

.....
CHIEF EXECUTIVE OFFICER

WAPC RECOMMENDED/SUBMITTED FOR APPROVAL

.....
DELEGATED UNDER S.16 OF THE
PLANNING AND DEVELOPMENT ACT 2005

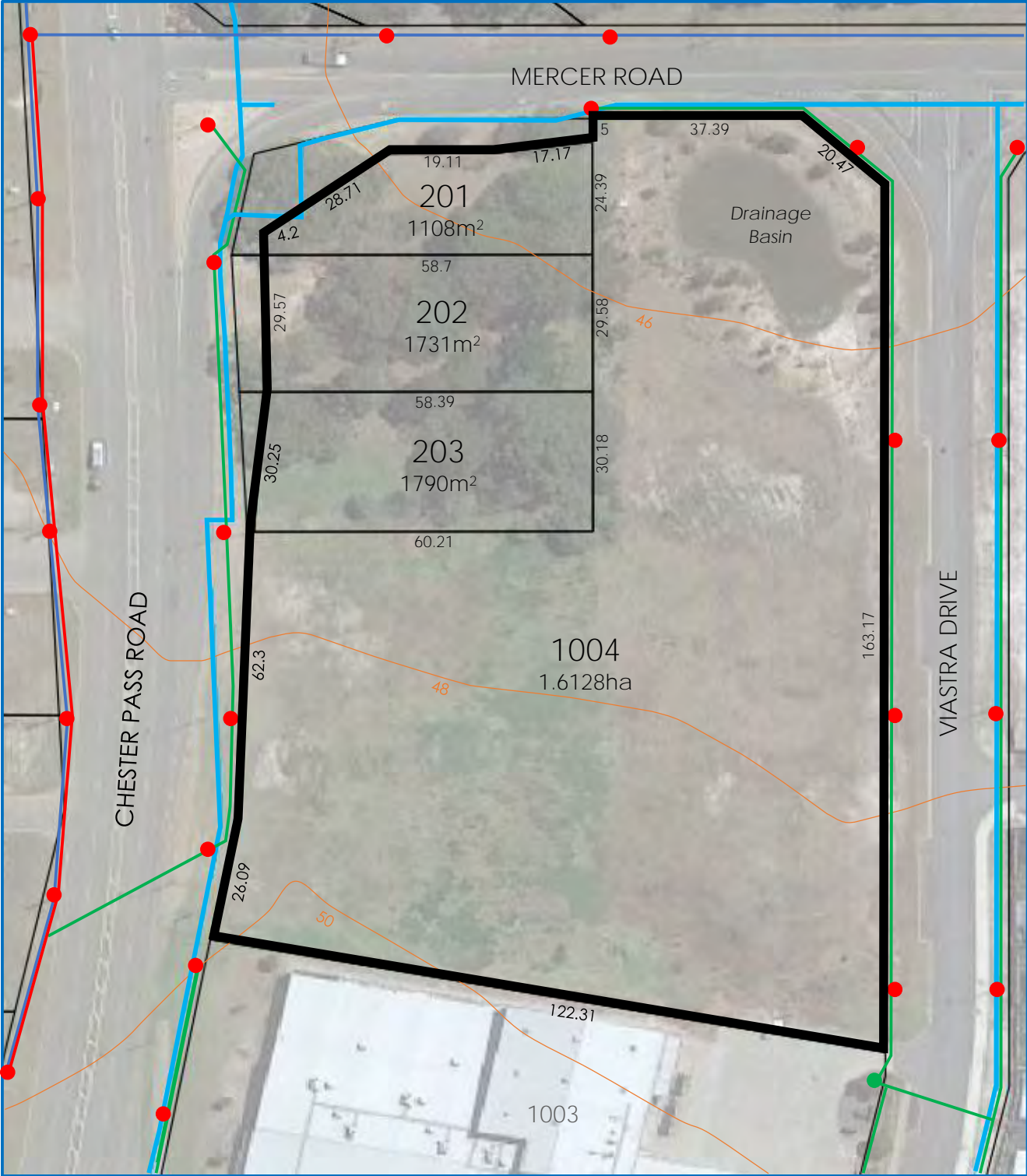
DATE.....

APPROVAL GRANTED

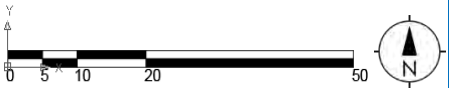
.....
MINISTER FOR PLANNING
S.87 OF THE PLANNING AND DEVELOPMENT ACT 2005

DATE.....

ATTACHMENT 1



AMENDMENT SITE PLAN
Lots 201, 202 & 203 Chester Pass Road & Lot 1004 Viastra Drive
Lange
City of Albany



Legend

- Amendment Site
- Contours (2m)
- Western Power Powerpole
- Western Power Distribution Overhead Powerline High Voltage 1kV – 33kV
- Western Power Distribution Underground Cable
- Western Power Pillar
- Underground Water Pipe
- Western Power Distribution Overhead Powerline Low Voltage 1kV – 33kV



Edge Planning & Property
124 Hare Street, Mount Clarence
ALBANY WA 6330
W: www.edgeplanning.com.au
E: albanym@edgeplanning.com.au
M: 0409 107 336

A	AMENDMENT SITE	200317	
REV	DESCRIPTION	YYMMDD	APPROVED

DRAWING NUMBER
EP 200317 01

REV
B

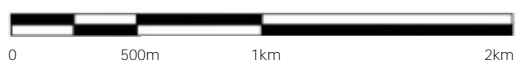
Issued for design intent only. All areas and dimensions are subject to detail design & survey

ATTACHMENT 2



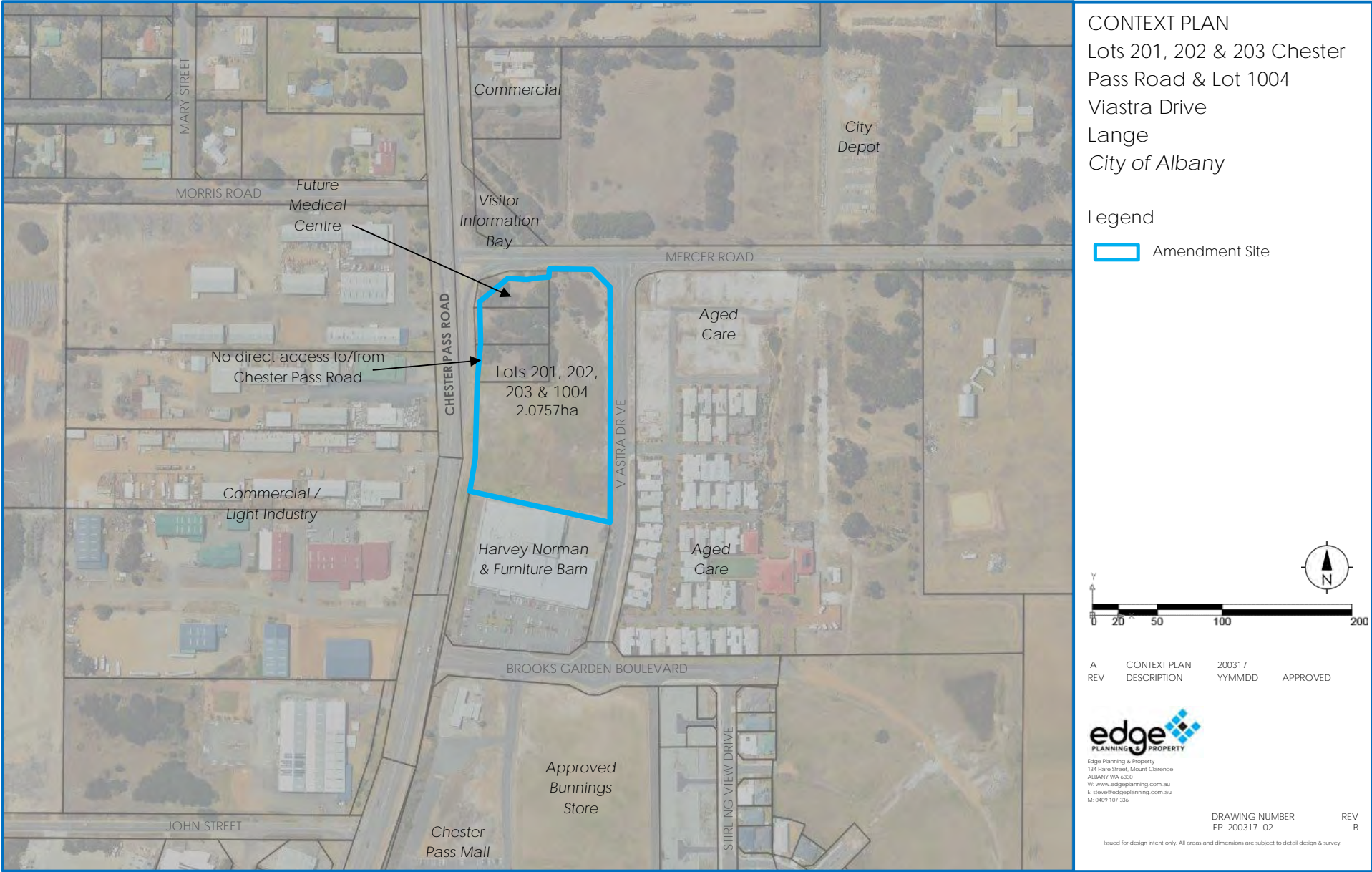
LOCATION PLAN

Lots 201, 202 & 203 Chester Pass Road
 Lot 1004 Viastra Drive
 Lange
 City of Albany



Edge Planning & Property
 134 Hare Street, Mount Clarence
 ALBANY WA 6330
 W: www.edgeplanning.com.au
 E: steve@edgeplanning.com.au
 M: 0409 107 336

ATTACHMENT 3



ATTACHMENT 4

WESTERN



AUSTRALIA

REGISTER NUMBER 201/DP400007	
DUPLICATE EDITION 2	DATE DUPLICATE ISSUED 20/2/2017

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

VOLUME
2820FOLIO
132

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



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 201 ON DEPOSITED PLAN 400007

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ENANBY PTY LTD OF 12 CAREY STREET BUNBURY WA 6230

(T N558358) REGISTERED 20/2/2017

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

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

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

STATEMENTS:

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

SKETCH OF LAND: DP400007
PREVIOUS TITLE: 1270-820
PROPERTY STREET ADDRESS: 214 CHESTER PASS RD, LANGE.
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Feb 16 08:21:46 2016 JOB 50146582

 **Landgate**
www.landgate.wa.gov.au

[illegible]

WESTERN



AUSTRALIA

REGISTER NUMBER	
N/A	
DUPLICATE EDITION	DATE DUPLICATE ISSUED
2	20/2/2017

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

VOLUME
2820FOLIO
133

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

REGISTRAR OF TITLES



THIS IS A MULTI-LOT TITLE

LAND DESCRIPTION:

LOTS 202 & 203 ON DEPOSITED PLAN 400007

REGISTERED PROPRIETOR: (FIRST SCHEDULE)

ENANBY PTY LTD OF 12 CAREY STREET BUNBURY WA 6230

(T N558358) REGISTERED 20/2/2017

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

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

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

STATEMENTS:

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

SKETCH OF LAND: DP400007
PREVIOUS TITLE: 2820-129, 2820-130
PROPERTY STREET ADDRESS: 212 CHESTER PASS RD, LANGE (202/DP400007).
210 CHESTER PASS RD, LANGE (203/DP400007).
LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

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 **Landgate**
www.landgate.wa.gov.au

[illegible]

WESTERN



AUSTRALIA

REGISTER NUMBER 1004/DP41555	
DUPLICATE EDITION 5	DATE DUPLICATE ISSUED 5/12/2016

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

VOLUME
2623FOLIO
478

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



REGISTRAR OF TITLES

LAND DESCRIPTION:

LOT 1004 ON DEPOSITED PLAN 41555

REGISTERED PROPRIETOR: **(FIRST SCHEDULE)**

CLOUDY BEACH INVESTMENT COMPANY PTY LTD OF 12 CAREY STREET, BUNBURY
 (TP N077871) REGISTERED 30/7/2015

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

- EASEMENT BURDEN CREATED UNDER SECTION 167 P. & D. ACT FOR DRAINAGE PURPOSES TO CITY OF ALBANY - SEE DEPOSITED PLAN 41555.
- J745625 RESTRICTIVE COVENANT TO COMMISSIONER OF MAIN ROADS - SEE DEPOSITED PLAN 41555. REGISTERED 16/5/2006.
- N500260 MORTGAGE TO COMMONWEALTH BANK OF AUSTRALIA REGISTERED 5/12/2016.

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

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

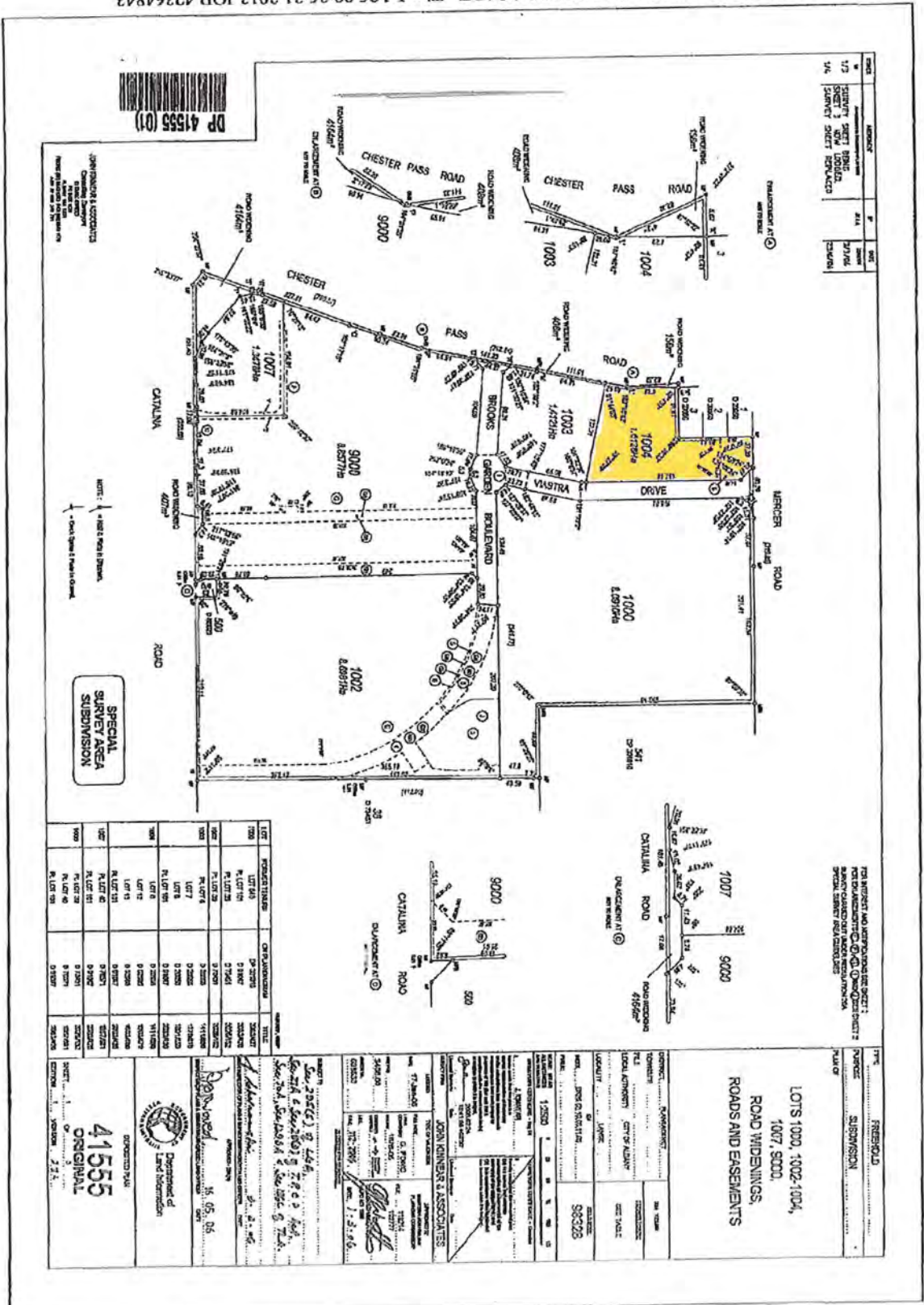
STATEMENTS:

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

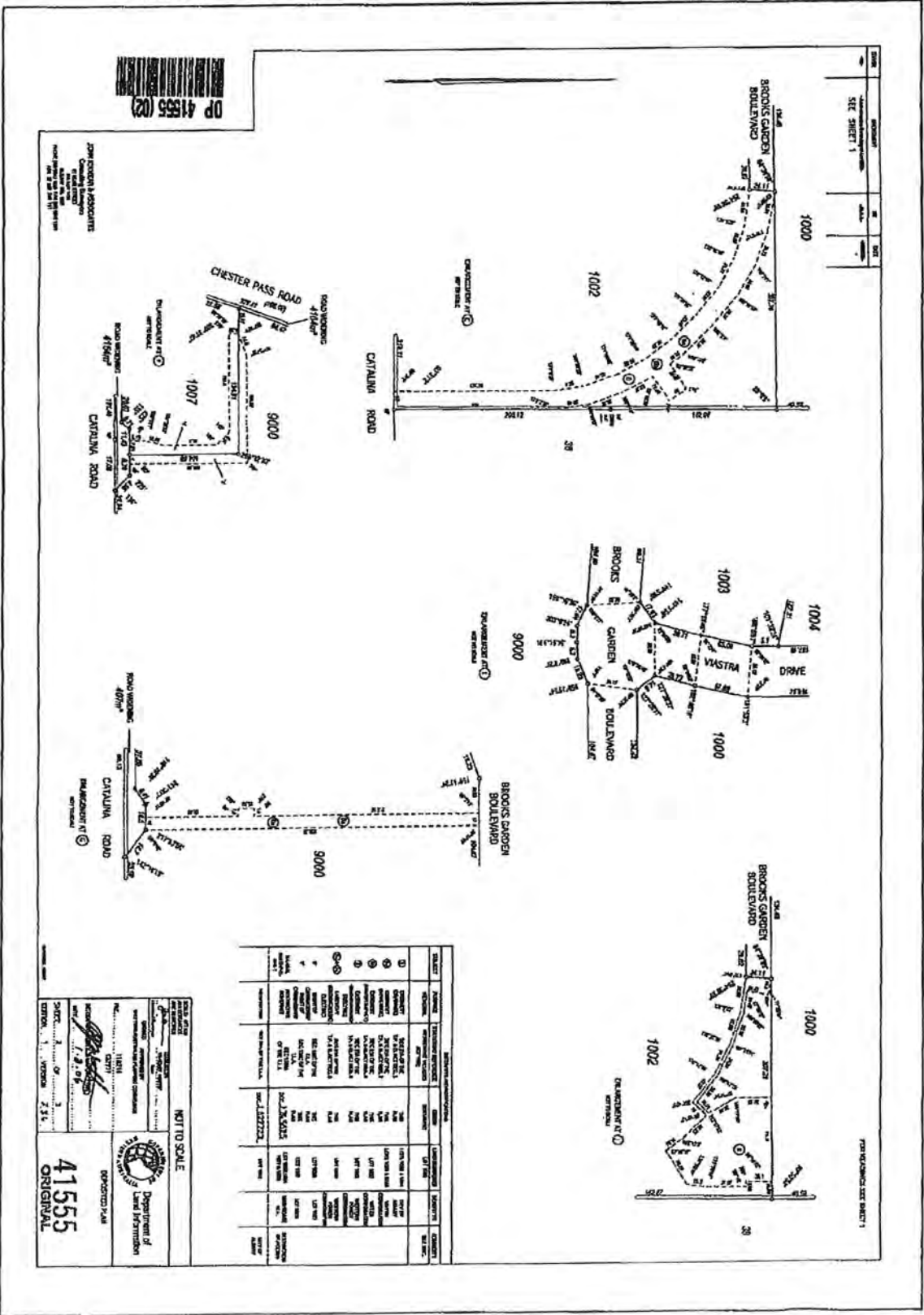
SKETCH OF LAND: DP41555
 PREVIOUS TITLE: 1411-886, 1503-679, 1503-680, 2083-426
 PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.
 LOCAL GOVERNMENT AUTHORITY: CITY OF ALBANY

NOTE 1: L635401 SECTION 138D TLA APPLIES TO CAVEAT K254991

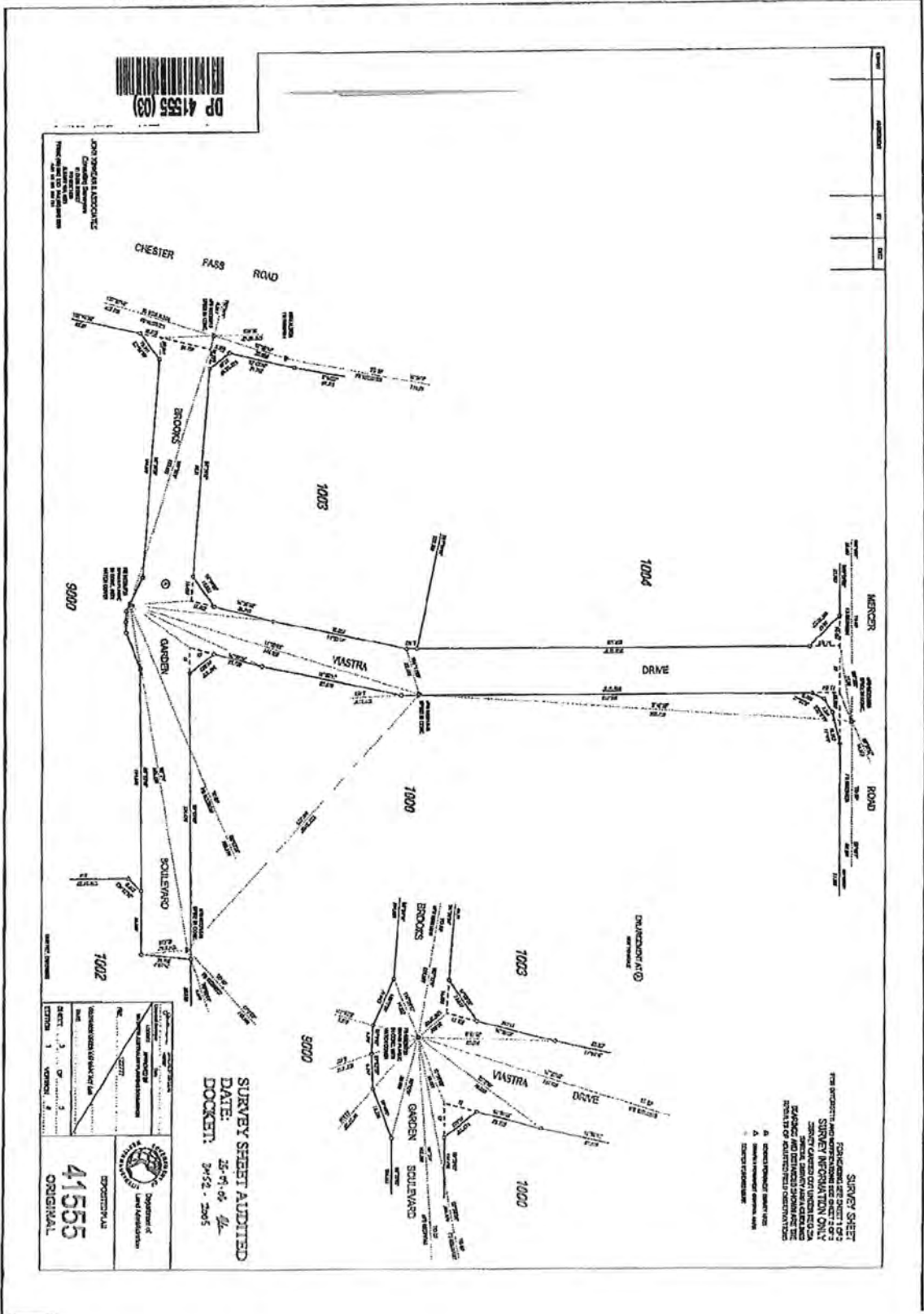
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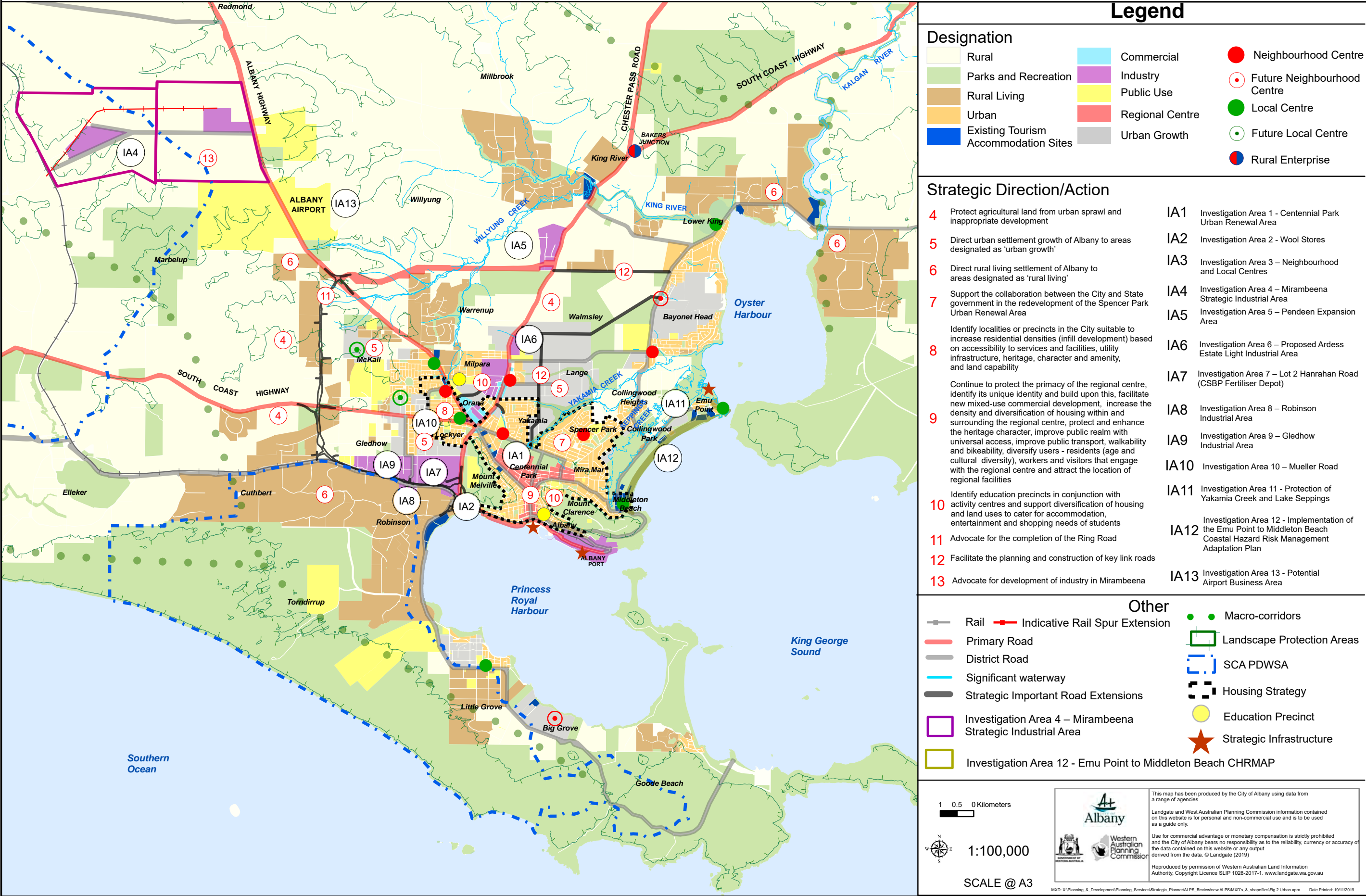


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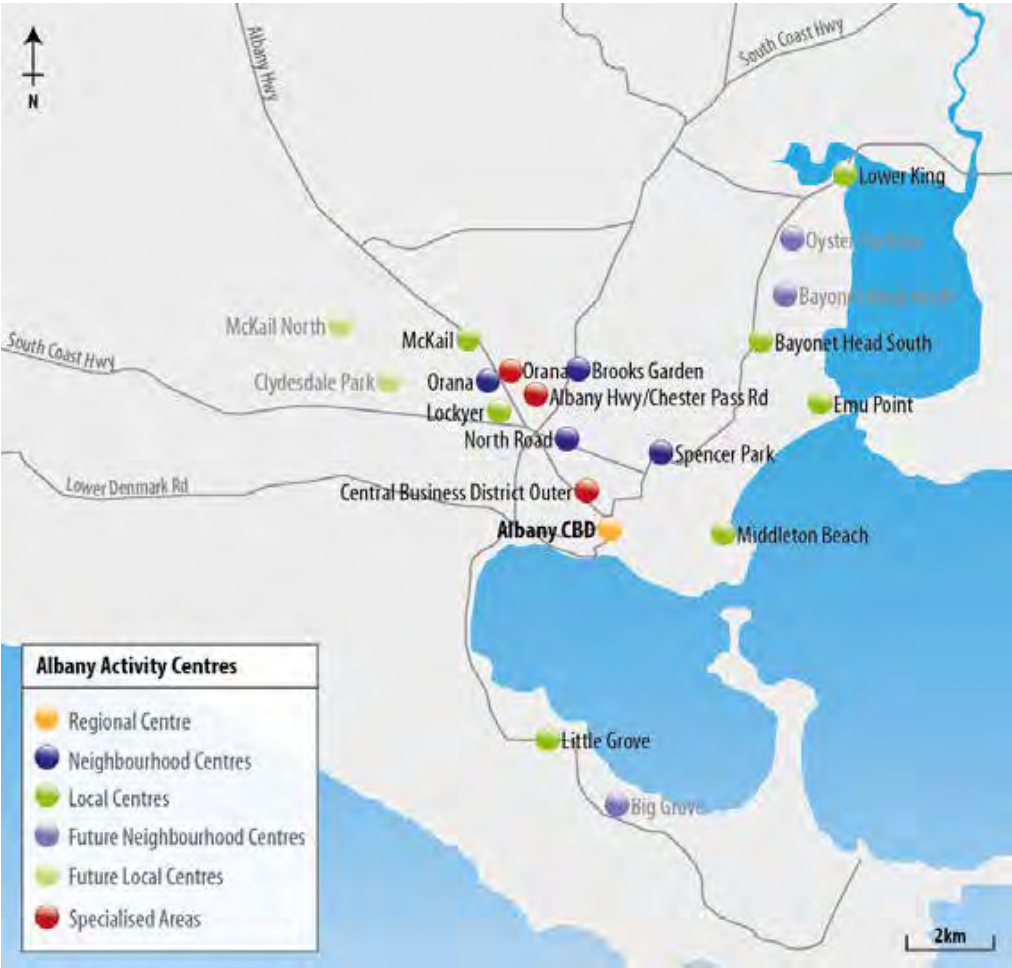
ATTACHMENT 5

Local Planning Strategy 2019
Figure 2: Urban






ATTACHMENT 6

Figure 36. Activity centre map



Source: Pracsys 2015

Figure 37. Current Activity Centre Hierarchy

Current Centre Type	Function	Typical Land Uses	Name
 Neighbourhood Centre	A focus on servicing the daily and weekly needs of residents. Their relatively smaller scale catchment enables them to have a greater local community focus and provide services, facilities and job opportunities that reflect the particular needs of their catchments.	Convenience retail (e.g. Specialty Shops, Supermarkets, Convenience Goods, Personal Services) Local professional and services offices Community purpose	Bayonet Head North (Future) Bayonet Head South Brooks Garden North Road Orana Oyster Harbour (future) Spencer Park Big Grove (future)
 Local Centre	Some daily and weekly household shopping needs, community facilities and a small range of other convenience services.	Convenience retail Personal services Local offices Community purpose	Clydesdale Park (future) Emu Point Little Grove Lockyer Lower King McKail General Store McKail North (future) Middleton Road
 Specialised Centre	Provides for a regionally significant strategic purpose or service industry. The function will be unique for each centre.	Industrial or light industrial Bulky goods and large format retail Convenience retail Offices Other uses as appropriate to the unique function of the centre	Albany Highway Orana Chester Pass Road

Brooks Garden Neighbourhood Centre

Current land uses in Brooks Garden are primarily Light Industry, Future Urban, Neighbourhood Centre, Highway Commercial and General Industry (see Figure 50). Primary functions include convenience, comparison and bulky goods retail (see Figure 51). There

are aspirations for this centre to increase the quantity and quality of comparison retail offer and improve the urban form throughout the centre.

Figure 50. Brooks Garden



Source: Pracsys 2015

Figure 51. Brooks Garden strengths, aspirations and challenges



Source: Pracsys 2015

Chester Pass Road Specialised Centre

Current land uses at Chester Pass are primarily Highway Commercial, Light Industry and General Industry (see Figure 72). Primary functions include bulky goods retail and comparison retail (see Figure 73). There are aspirations for this centre to continue to

provide bulky goods retail and comparison retail for City of Albany residents.

Figure 72. Chester Pass Road



Source: Pracsys 2015

Figure 73. Chester Pass Road strengths, aspirations and challenges



Source: Pracsys 2015

ATTACHMENT 7

No.	Description of Land	Special Use	Conditions
SU23	Lot 1004 Viastra Drive, Lange Lots 201, 202 and 203 Chester Pass Road, Lange	Aged Persons' Village Consulting Room Hospital Medical Centre Nursing Home and Other ancillary health and support uses approved by the Local Government Pharmacy Child Care Premises Community Purpose Recreation-Private Veterinary Centre	<ol style="list-style-type: none"> All development and land use shall require development approval from the Local Government as a 'D' use and shall be generally in accordance with an approved Structure Plan and/or Local Development Plan and Design Guidelines Local Development Plan prepared by the proponents and endorsed by the Local Government. The Design Guidelines Local Development Plan shall address: <ul style="list-style-type: none"> Building height and bulk; Setbacks and noise mitigation; Building design and windows, openings and street frontages/facades; Materials and colours; Access, loading/servicing areas and car parking; Landscaping, public art and signage. The development of the land shall be subject to preparation and implementation of a Stormwater Management Plan. No direct vehicular access to Chester Pass Road is permitted. The Pharmacy use shall include a dispensary and the sale of incidental & medical products. In making application for a Pharmacy Use, the developer shall provide evidence that approval has been granted under the Pharmacy Location Rules as set by the National Health Act 1953 and the National Health (Australian Community Pharmacy Authority Rules) Determination 2006, for as long as these rules are current.

Our Ref: 20-28

13 August 2020

City of Albany
PO Box 484
ALBANY WA 6331

ATTENTION: Paul Camins
Your Ref: A181513/PA91254/P2200041

Dear Sir

**Re: SAT Directions Hearing: DR 128/2020,
Proposed Shed, Lot 109 (248) Greatrex Road, King River.**

I refer to the SAT Directions Hearing in relation to the above matter which was held on the 6th of August 2020.

It was agreed at that hearing that the proposal to develop another shed on Lot 109 Greatrex Road be referred back to Council for reconsideration.

This course of action was suggested by the SAT Member Rebecca Moore following a discussion of the proposal and a number of statements contained in the officer report in the Ordinary Council Meeting Agenda dated 26/05/2020.

It is hoped that a reconsideration of the unique aspects of the proposal will avoid the alternative which was for the matter to go to a full SAT Hearing.

We were advised that providing we relodged the proposal by Friday 14th August, it would be possible for it to be included in the agenda for the September meeting of Council.

It would be appreciated if the proposal could be put to Council for reconsideration as directed by SAT.

It is also requested that Councillors be invited to a meeting on site prior to the Council meeting which we believe will facilitate a better appreciation of the particular merits of the proposal.

Please do not hesitate to call me if you require further information or clarification.

Yours sincerely



Nick Ayton
AYTON BAESJOU PLANNING

PLANNING REPORT

PROPOSED SHED LOT 109 (248) GREATREX ROAD, KING RIVER

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3. LEGITIMATE STORAGE NEEDS	2
4. IMPACT OF PROPOSED SHED ON THE LOCALITY	6
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<i>Local Context Plan</i>	7
<i>Site Plan</i>	9
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6. ADVERTISING & PUBLIC COMMENT	14
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1. INTRODUCTION

At the Ordinary Meeting of Council, held on the 26th of May, 2020, an application for an additional shed was considered by Council and refused based on the following grounds:

1. The proposal does not satisfy the following matters to be considered as identified in Schedule 2, Part 9, Clause 67 of the Planning and Development (Local Planning Schemes) Regulations 2015, namely;

(c) the aims and provisions of this Scheme and any other local planning scheme operating within the Scheme area;

(d) the requirements of orderly and proper planning;

(g) any local planning policy for the Scheme area;

(m) the compatibility of the development with its setting including the relationship of the development to development on adjoining land or on other land in the locality including, but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the development;

(n) the amenity of the locality including the following –

(ii) the character of the locality;

2. The proposal does not comply with the objectives of the Rural Residential Zone, of Local Planning Scheme No. 1.

The applicant subsequently lodged an Appeal with the State Administrative Tribunal (SAT) and has commissioned Ayton Baesjou Planning to assist with the matter. Following the SAT Directions Hearing held on August 6th 2020, it was agreed that the proposal be put back to Council for reconsideration.

The following report addresses a number of the reasons in the officer report which formed the basis of the recommendation to refuse the application.

While the proposed shed is significantly larger than the maximum size permitted in the City of Albany's "Non-Habitable Structures Local Planning Policy", Council does have the discretion to approve a variation(s) to the Policy

The following report addresses the reasons contained in the officer's report which formed the basis for the recommendation to refuse the application and argues that there are reasons unique to the locality and site which justify a variation to the Policy.

It is considered that approval of the variation(s) will not create an undesirable precedent and undermine Council's ability to apply the Policy consistently in the future.

2. THE CITY OF ALBANY NON-HABITABLE STRUCTURES LOCAL PLANNING POLICY

The City of Albany Non-Habitable Structures Local Planning Policy (the Policy) is the primary policy document used to assess the proposal.

The objective of the Policy is;

“To achieve a balance between providing for various legitimate storage needs of residents while minimising any adverse impacts non-habitable structures may have on the locality.”

3. LEGITIMATE STORAGE NEEDS

The reason the proponent is requesting a relaxation of Council’s Policy is to accommodate storage needs which include:

- A caravan which is 10m long requiring a 12m long space.
- Two historic bulldozers for restoration and associated workspace.
- A boat.
- Two trailers.
- Recreational ute.

The existing shed on the property is at capacity and houses the following items:

- A tractor with slasher which is used to maintain the property.
- Quad bikes and ride on mower.
- Two Dodge vehicles.
- Car parts and workshop area.
- Space for the work vehicle.

The photos illustrate the current use of the existing shed and the recreational vehicle is shown parked next to the shed.



Photo 1: Use of existing shed. Tractors & slasher, ride on lawn mower and quad bike.



Photo 2: Use of existing shed. Two Dodge vehicles.



Photo 3: Use of existing shed. Car parts, workshop area and space for the recreational vehicle.



Photo 4: Use of existing shed. Recreational vehicle and historic bull dozer outside existing shed.



Photo 5: Storage required for caravan.



Photo 6: Trailers.

The photos illustrate the caravan, trailers and one of the bulldozers.

It is considered that these are legitimate storage needs which relate to:

- The need for machinery to manage the property which, at 1.97ha, is the size of an average Australian rules football oval.
- The need for storage for his vehicles and hobby of restoring agricultural machinery.
- The need for storage of his caravan, boat and trailers.

It is not unreasonable for a resident to store these possessions on the property where they are readily accessible for use, maintenance and secure storage. Storage off site is clearly inconvenient as well as costly. The alternative of leaving them in the open air is not a practical option and likely to result in a more adverse impact on the amenity of the locality.

Point 30 of the May Agenda officer response to the application states that:

“ the notion that the applicant has an abundance of possessions and requests a significantly larger shed than the policy allows, is not considered a cogent reason to depart from the policy.”

Point 18 of the officer’s comments also states that:

“...the inclusion of dozers raises concerns from Staff that the outbuilding may be used for purposes not consistent with a rural outbuilding and that on this basis the use may be more correctly classified as “storage”, which is a land use not suitable for the zone.

In relation to Point 30, the implication that Council should dictate how many possessions a person should have is considered inappropriate. The initial issue is whether the possessions are legitimate.

As they are personal possessions used for the maintenance of the property and recreational activities, it is contended that they are legitimate.

As to Point 18, the storage of the dozer relates to the applicant’s hobby of restoring historic machinery and is considered an entirely legitimate storage need.

The proviso is of course that the additional storage space can be accommodated on site without any adverse impact on the locality. The objective of the Policy is to achieve a balance between the legitimate storage needs of residents while minimising any adverse impacts they may have on the locality.

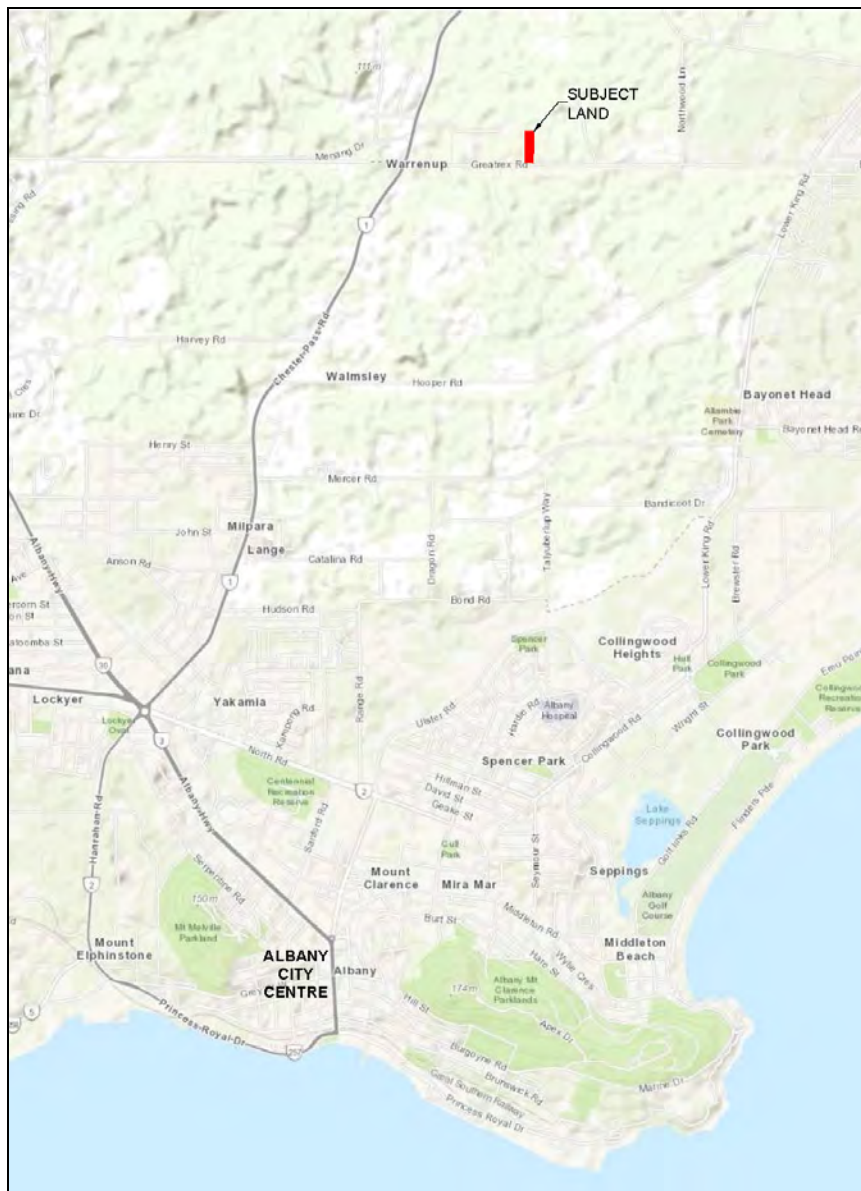
In this regard it may be that an abundance of personal possessions cannot be accommodated without an adverse impact.

The following section examines whether the additional shed has an adverse impact.

4. IMPACT OF PROPOSED SHED ON THE LOCALITY

4.1 Site Context.

The subject land is located in a rural residential enclave located approximately 7km north of the Albany CBD. Refer Location Plan.



Location Plan

Access to the property is via Greatrex Road which is a low-key road servicing 17 Rural Residential lots and a strawberry farm. Refer Local Context Plan.

As the road has not been constructed through to Lower King Road, and is unlikely to be for the foreseeable future, it will not be a thoroughfare of any significance. The location of a heavily vegetated Parks and Recreation reserve on the southern side of the road further reduces the amount of traffic using the road.



AYTON BAESJOU
P L A N N I N G
59 Peels Place
ALBANY WA 6330
Ph 9842 2304 Fax 9842 8494

LOCAL CONTEXT PLAN
Lot 109 Greatrex Road
Willyung, City of Albany

The property has significant plantings of mature trees within the Greatrex Road reserve and additional planting within the property running parallel to Greatrex Road. This is readily apparent from the aerial photograph and Photo 7.



Photo 7: Vegetation screening subject land from Greatrex Road.

These trees will screen any impact of the proposed shed from Greatrex Road and there is plenty of room for further screening if considered necessary.

The view from the entrance to the property is directly to the house up the driveway. The driveway is planted with trees on either side which help screen the existing shed and the proposed shed site. Refer Photo 8 and Site Plan. The existing shed is visible from the joint driveway crossing but is not considered obtrusive. Nevertheless, it can be easily screened if considered necessary.



Photo 8: View to dwelling from Greatrex Road.



With regard to the adjoining properties, the existing shed is screened from the property to the west by trees planted on that property. There is room to plant additional screening on the subject land if required. However, it is noted that the adjoining neighbour has raised no objections in that regard, or to the proposed shed site which will be screened by the planting on either side of the proponent's driveway. In relation to the property to the east which will be closest to the proposed shed, there are two rows of vegetation on the subject land and additional planting on the neighbouring lot that fully screen the proposed site.



Photo 9: Screening of neighbouring property to the east.

In relation to the siting of the proposed shed, Point 25 of the officer report notes that:

“From a siting perspective, the policy outlines that non-habitable structures should be located towards the rear of the lot. The intent of this provision is to avoid large blank walls facing the street and to have the primary dwelling, which generally of a higher design standard and design, as the main focal point. Officers are of the view that this policy provision is not met, as the proposed outbuilding is located towards the front boundary, directly in between the dwelling and road. Further to this, the proposed outbuilding is a bland, metal-clad structure, devoid of any architectural features that may mitigate this significant departure from the policy position in respect to siting”.

These comments fail to address the significant characteristics of the property. The main amenity for the property and adjoining lots is the rural aspect and view to the Porongurup's which are to the north, i.e. to the rear of the property. Refer Photo 10. Locating the sheds to the rear of the property would detrimentally impact on the views, and in particular on the view of the neighbours. The proponent's dwelling and those of the neighbours have their alfresco areas orientated to the rear of their property to enjoy the aspect and amenity of their location.



Photo 10: View to the rear of the property to the Porongurups.

In order to retain the amenity of the area it therefore makes sense to locate the shed either to one side of the house or in front of the house. As a site on either side of the house is constrained in terms of available area to access the shed with the caravan and boat, as well as potentially creating a greater visual impact on adjoining neighbours, a site in front of the house was selected. This site is well set back from the house and Greatrex Road.

The vegetation within and adjacent to Greatrex Road effectively screens the shed from the road and the colonnade of trees on either side of the driveway reduces the visual impact of the shed from the house. There is ample space to plant additional screening if this is considered necessary. As noted above, the location of the house and the orientation of the driveway ensures the house remains the focal point when viewed from Greatrex Road.

In relation to the comment that the proposed shed is a bland, metal-clad structure devoid of any architectural features, the proponent is happy to use colours to the satisfaction of Council. However, it is the nature of sheds to be constructed of metal and the objective is for them to look like rural sheds that blend in with the rural character. The focus is on the architectural details of the residence, not the shed.

The proponent is agreeable to reducing the height of the shed to comply with the Policy.

It is noted that of the eight developed lots fronting Greatrex Road, four of them have sheds located in front of the residence.

4.2 Size of Shed.

Point 28 of the officer report notes that the existing shed of 148m² and the proposed shed of 216m² will represent a significant departure from the allowance in the Policy of 200m².

It is acknowledged that the proposed additional shed represents a significant departure from the Policy, however, as Point 29 notes there is discretion to consider a variation to the Policy and it is agreed that the use of discretion should be used consistently where possible and be based on considerations of orderly and proper planning.

Point 33 contends that the size of the shed

“would likely negatively impede on neighbouring properties, including visual amenity and potentially the enjoyment of their land. The proposal therefore directly conflicts with the objectives of the Rural Residential zone under clause 3.2.17 of LPS 1. It is noted that the primary objective of the zone is ‘Provide for residential and limited incidental land uses’.”

Section 4 above, examines the impact of the shed and demonstrates that it will not negatively impede on neighbouring properties, including visual amenity and potentially the enjoyment of their land. The proposed location of the shed will in fact help to preserve the amenity of the neighbours by ensuring it is not located to the rear of the property where it will impact on their views. Consequently, the proposal will not conflict with the objectives of the Rural Residential zone under clause 3.2.17 of Local Planning Scheme 1.

In Point 34 Council officers consider that *“376m² of outbuildings is beyond what might be considered reasonable for the storing of personal assets.”* In response, the size the shed should be considered in relation to the size of the property. The combined area of both sheds is 364m² only represents 1.8% of the property and the area is smaller than the dwelling on the property which has a roof area of 500m². The two smaller sheds help to minimise the visual impact compared to one large shed. There is ample room to set the sheds back from the dwelling and adjacent properties and plant trees and shrubs to minimise any impact.

It is acknowledged that it is often difficult to accommodate large sheds on smaller properties. For example, on a 1000m² lot, the maximum size shed is 100m² which represents 10% of the lot, or on a 2000m² lot, a shed of up to 150m² is permitted representing 7.5% of the lot. However, the subject land is approximately 20 times larger than a 1000m² lot and 10 times larger than a 2000m² lot and is only allowed a 200m² shed which represents only 1% of the lot size. Logic would suggest the significantly larger lot size provides an opportunity for greater discretion to be allowed in certain situations as there is much more room to locate and screen the sheds.

Point 35 of the officer report states that:

“there are limited orderly and proper reasons for such a significant departure from the policy and zone objectives. Staff are of the view that the sizes contained within the policy are considerably generous and that the City of Albany has some of the most liberal outbuilding sizes compared to other local governments within the State. If the applicant’s storage needs are so significant, it may be appropriate for them to investigate off site storage measures.”

Point 32 also notes that:

“the construction industry in general is well aware of the sizes contained within the policy and rarely requests variations to the size of non-habitable structures. This indicates that the vast majority are accepting of the generous sizes contained within the Policy.”

It is important that Council’s outbuilding Policy acknowledges that larger lifestyle lots in a semi-rural and rural setting are a significant reason why people are attracted to live in Albany. Many farmers in the region also choose to retire or own a second home in Albany and often prefer a larger “lifestyle” lot. They may also have a number of work and recreational vehicles as well as caravans, boats, kayaks, jet skis and quad bikes which are used to make the most of Albany’s unique environment.

It is an important economic driver for the City and the acquisition, maintenance and storage of these possessions is important to Albany's economy. Where possible Council's outbuilding Policy should allow for the appropriate storage of these possessions and discretion should be allowed for, particularly on the larger lots, rather than unnecessarily requiring valuable storage space on off-site industrial and commercial areas to be taken up.

As Point 32 notes the Policy appears to be working as variations are rarely required. However, this should not be a reason to preclude the use of discretion when there are legitimate storage needs that can be accommodated without having any adverse impacts.

Point 36 of the officer report concludes that:

"Given the reasoning applied in the above paragraphs, after considering the matter against the statutory framework, including the discretion afforded when applying Local Planning Policies, officers are of the view that the proposal does not represent proper and orderly planning and should be refused."

The review of the officer analysis as outlined above demonstrates that it is flawed in several significant points:

- It does not acknowledge the fact that the proponent has a legitimate need for additional storage space. The Policy does not dictate how many possessions a person may have. Instead it requires that a balance be achieved between providing for the storage needs while minimising any adverse impacts on the locality.
- In terms of assessing the impact on the locality the analysis fails to have due regard to the site characteristics of the subject land and the surrounding locality, in particular:
 - The flat topography and fact that the area is not overlooked from public vantage points except Greatrex Road.
 - The substantial vegetation located along Greatrex Road, particularly along the frontage of the subject land.
 - The lack of development on the opposite side of Greatrex Road which is instead a heavily vegetated Parks and Recreation reserve.
 - The views from the rear of the subject land and adjoining properties to the north across the rural landscape to the Porongurups which contributes significantly to the amenity of the area.
 - The size of the property which is just under 20,000m² with a 71 metre wide frontage and capable of accommodating an average size football oval. The size enables a large shed to be located to one side and in front of the dwelling in such a way that it does not impact on the amenity of the dwelling. The location also has the benefit of making the shed conveniently accessible to the dwelling and minimises the cost of constructing driveways and connecting a power supply.
 - The large scale of many of the dwellings in the rural residential area which are often considerably larger than the non-habitable structures. The dwelling on the subject land has a roof area of approximately 500m², well in excess of the existing and proposed shed. The construction of two sheds rather than one larger shed helps to retain the dominance of the dwelling.
 - There is a disparity between the size of sheds permitted on much smaller lots compared with the size permitted on the subject land. There is more scope to use discretion on larger lots which are not in exposed locations and are well screened or capable of being screened.
 - A failure to allow for covered storage is likely to result in possessions being stored outside on the property where they can have a much greater adverse impact on the amenity of the locality. This is already apparent in this locality.

5. PRECEDENT AND USE OF DISCRETION.

A number of Points raised in the officer report raise their concern that approval of a significant increase in the size of the shed will set a precedent and prejudice its position in being able to apply the Policy consistently in the future

It is agreed that decisions need to be made consistently and that decisions made without sufficient justification will make it difficult to apply the Policy consistently in the future. The suggestion that this application is not supported by sufficient planning grounds is contested and it can be demonstrated that there are reasonable grounds for the City to use its discretion which will not prejudice the on-going implementation of the Policy.

The fact that the vast majority of applications comply with the shed size constraints indicates that the Policy is apparently meeting the storage needs of residents. Not everyone has a car collection, a hobby restoring agricultural machinery as well as a large caravan and boat. There is no regulation restricting a person from owning these possessions and subject to ensuring there is no detrimental impact there should be the ability for Council to use its discretion to approve an oversize shed, particularly given the size, location, aspect and other site characteristics. As has been made clear by the Tribunal on a number of occasions, a discretionary approval does not create a precedent unless the circumstances are identical which is rarely ever the case. Where the circumstances are identical then it follows that it should also be capable of approval.

6. ADVERTISING & PUBLIC COMMENT

The application was advertised for public comment for a period of 16 days, with nearby landowners directly notified by letter. No objections were received as part of the advertising process, however letters of support from the both the adjoining eastern and western landowners were sought by the owner and submitted with the application detail.

The fact that no objections were received and that immediate neighbours provided letters of support, appears to have been given little weight in assessing the application.

7. CONCLUSION

The officer report concludes that:

“The planning proposal has been subject to significant review through its assessment, in a manner that has been objective, methodical, logical and systematic. The officer recommendation to refuse the planning proposal is not made without of a sound basis for doing so, and is grounded in the principles of orderly and proper planning.”

A careful assessment of the site, its location, aspect, surrounding development, vegetation and potential impact of the proposed development suggests that the recommendation to refuse the application has not been based on an objective, methodical, logical and systematic assessment. It is considered that there are reasonable grounds for Council to consider a relaxation of the Policy and that this can be justified on orderly and proper grounds which will not create an undesirable precedent or erode the ability of the City to apply the Policy fairly and consistently.

The proponent agrees to:

- Reduce the height of the shed to conform with the Policy guidelines.
- Utilise Colourbond colours that complement the existing shed.
- Relocate the shed further to the eastern boundary so that it is further setback from the view corridor along the driveway from Greatrex Road to the dwelling: and
- Plant additional trees and shrubs where necessary to minimise any potential visual impact.

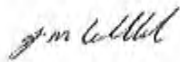
The proponent respectfully requests Council review its decision to refuse the additional shed and agree to a discretionary approval in order to avoid a time consuming and costly full hearing at SAT.

City of Albany

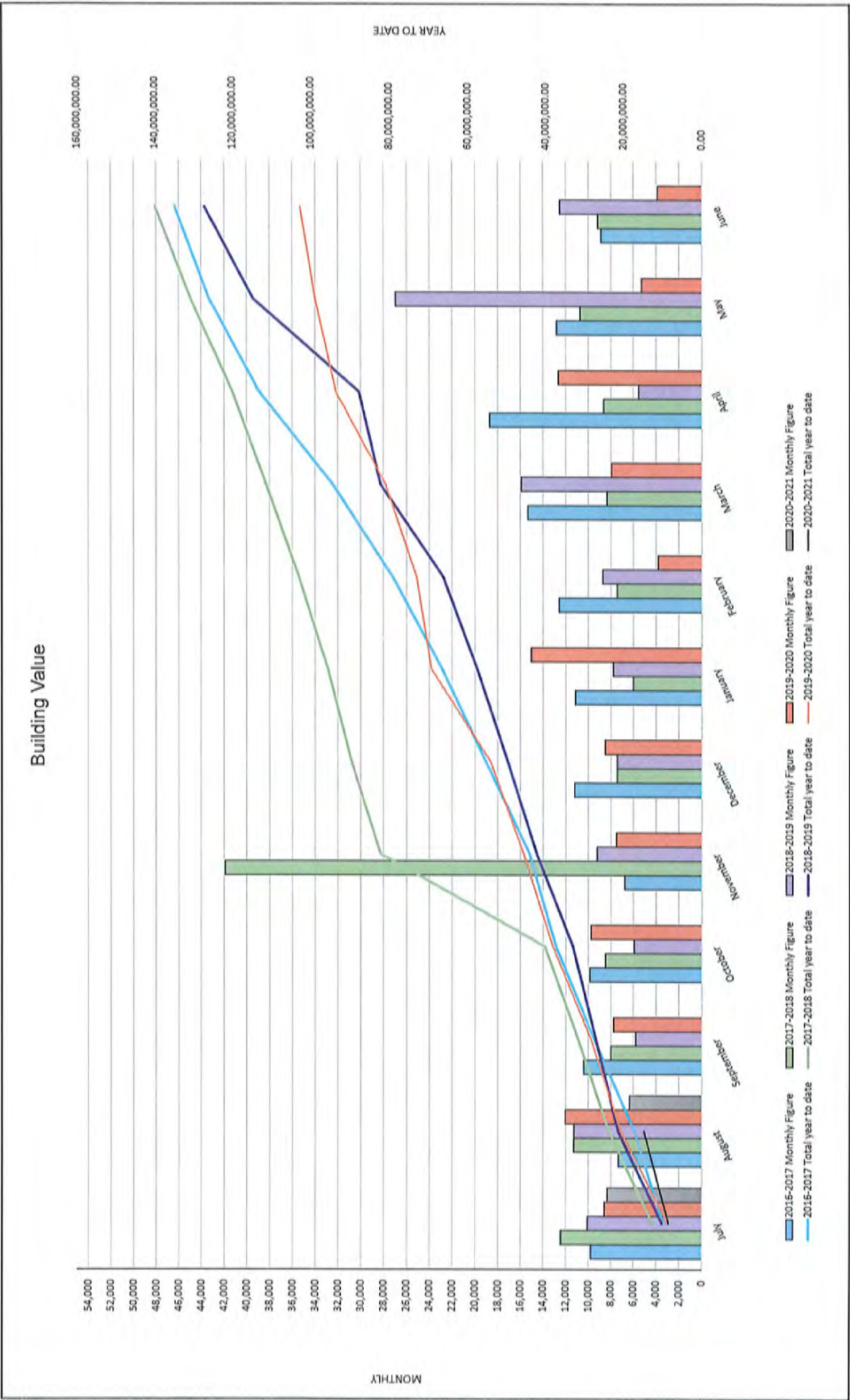
Building Report

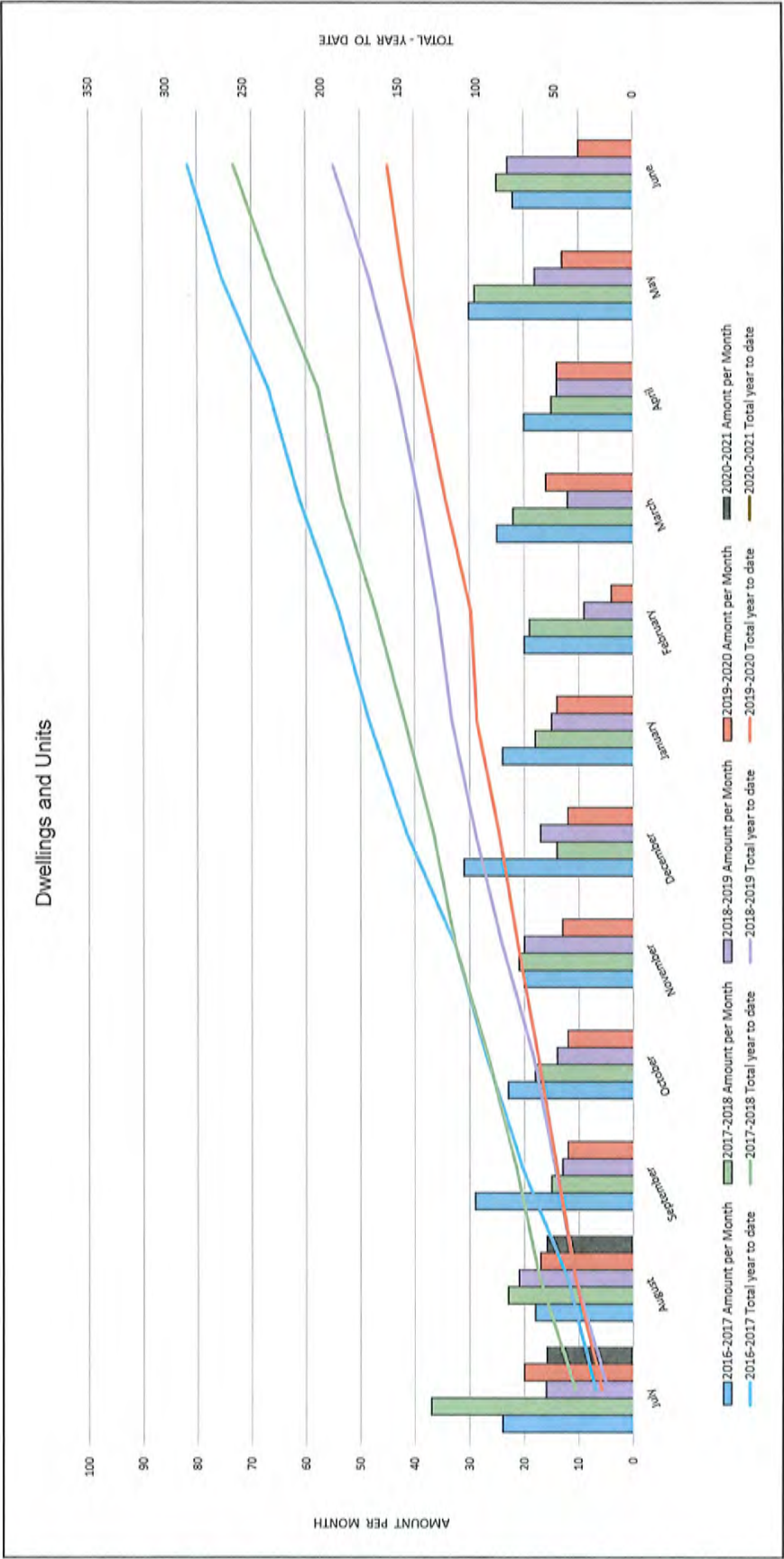
To : His Worship the Mayor and Councillors
From : Jenny Cobbold – Planning & Building Services
Subject : Building Activity – August 2020
Date : 01 September 2020

1. In August, fifty-six (56) building permits were issued for building activity worth \$6,340,067.00. This included four (4) Demolition permits and Nil (0) sign permits.
2. It's brought to Council's attention that these figures included the following building permit # 164474 - (New Dwelling): Estimated Value \$1,024,326
3. The three (3) attached graphs compare the current activity with the past three (3) fiscal years. The first one compares the amount of decisions made, the second one compares the value of activity, and the third one compares the number of dwellings and units.
4. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
5. Attached are the details of the permits issued for August, the second month of activity in the City of Albany for the financial year 2020/2021.



Jenny Cobbold
Business Support Officer







CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2020 - 2021

	SINGLE		GROUP		Total	DOMESTIC/		ADDITIONS/		HOTEL/		NEW		ADDITIONS/		OTHER		TOTAL \$
2020-2021	DWELLING		DWELLING			OUTBUILDINGS		DWELLINGS		MOTEL		COMMERCIAL		COMMERCIAL				VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	15	3,127,460	1	335,000	16	18	483,529	19	1,804,078			1	2383700	2	60,000	12	137,450	8,331,217
																		0
AUGUST	16	5,047,213			16	14	702,249	14	520,777							9	69,828	6,340,067
																		0
SEPTEMBER																		0
																		0
OCTOBER																		0
																		0
NOVEMBER																		0
																		0
DECEMBER																		0
																		0
JANUARY																		0
																		0
FEBRUARY																		0
																		0
MARCH																		0
																		0
APRIL																		0
																		0
MAY																		0
																		0
JUNE																		0
																		0
TOTAL TO DATE	31	8,174,673	1	335,000	32	32	1,185,778	33	2,324,855	0	0	1	2,383,700	2	60,000	21	207,278	14,671,284

BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2020

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
164456	OCCUPANCY PERMIT	OCCUPANCY PERMIT - NUCLEAR	191	302	LOWER STIRLING	ALBANY
164428	NATHAN & JODIE WIGNALL	NEW DWELLING - UNCERTIFIED	33	85	FESTING STREET	ALBANY
164467	GD TOMPKINS	GARAGE - UNCERTIFIED	184	39	LOWER KING ROAD	BAYONET HEAD
164481	MCB CONSTRUCTION PTY LTD	MAINTENANCE SHED (STAGE 1 ONLY) - CERTIFIED	51-67	735	BARKER ROAD	CENTENNIAL PARK
164518	CLAUDIO & ROMEO GLIOSCA	CARPORT & DECK TO EXISTING 6 CHALETs - CERTIFIED	22	18	WELLINGTON STREET	CENTENNIAL PARK
164466	DEMCO WA	DEMOLITION OF SHED	195	4	GUNN ROAD	DROME
164452	DAVID ANDREW & ANN MARIE HOLLAND	NEW DWELLING & SHED - CERTIFIED	33	949	MERMAID AVENUE	EMU POINT
164488	WA COUNTRY BUILDERS PTY LTD	AMENDMENT TO BUILDING PERMIT 164378 - CHANGE TO HOUSE SIZE BY	87	627	LITTLE OXFORD STREET	GLEDHOW
164484	J & TW DEKKER PTY LTD	NEW DWELLING AND RETAINING WALL - UNCERTIFIED	4	677	CARTER STREET	GLEDHOW
164479	PHILIP THOMPSON	NEW DWELLING - UNCERTIFIED	147	32	SOUTH COAST HIGHWAY	GLEDHOW
164498	J & TW DEKKER PTY LTD	NEW DWELLING - UNCERTIFIED		9024	LITTLE OXFORD	GLEDHOW
164435	GREG LEEDER HOMES	NEW DWELLING - UNCERTIFIED	33	64	WATARI RISE	KALGAN
164418	TURPS STEEL FABRICATIONS	CARPORT & PATIO - UNCERTIFIED	508	1301 300	NANARUP ROAD	KALGAN
164490	GREAT SOUTHERN	GYMNASIUM BUS SHELTER -	244	14	NANARUP ROAD	KALGAN
164491	GREAT SOUTHERN GRAMMAR	BUS SHELTER - UNCERTIFIED	244	14	NANARUP ROAD	KALGAN
164482	PG SHEEHY	CARPORT/GARAGE - UNCERTIFIED	168	21	COOMBES ROAD	KRONKUP
164454	POCOCK BUILDING COMPANY PTY LTD	NEW DWELLING - UNCERTIFIED	19	226	ELARAY WAY	LANGE
164453	POCOCK BUILDING COMPANY PTY LTD	NEW DWELLING - UNCERTIFIED	1	1	SPRING STREET	LITTLE GROVE
164458	E AND L ROOFING AND CONSTRUCTION	REPLACE EXISTING SHED - UNCERTIFIED	58	11	MORILLA ROAD	LOWER KING
164489	WA COUNTRY BUILDERS PTY LTD	AMENDMENT TO BP 164295 - CHANGE CEILING HEIGHT OF		308	BOULTON LANE	LOWER KING
164312	HOME GROUP WA GREAT SOUTHERN PTY	NEW DWELLING - UNCERTIFIED	9	333	CONIFER LANE	MCKAIL
164461	MATSON FABRICATIONS	SHED - UNCERTIFIED	5	684	MCGONNELL ROAD	MCKAIL
164465	S PIETROPAOLO	FRONT FENCE - UNCERTIFIED	19	668	GERDES WAY	MCKAIL
164469	HOME GROUP WA	NEW DWELLING - UNCERTIFIED	40	383	MCNEAL LOOP	MCKAIL
164455	WA BUILDING AND	ALTERATIONS & ADDITIONS -	31	2	LANCASTER ROAD	MCKAIL
164477	SIMON VAN DER SCHAAF	SHED - UNCERTIFIED	27	91	FEDERAL STREET	MCKAIL
164492	ED DECAPIA	PATIO - UNCERTIFIED	5	534	TODD ROAD	MCKAIL
164497	THE PLUNKETT GROUP	NEW DWELLING - UNCERTIFIED	28	27	EDINBURGH ROAD	MCKAIL
164495	ROBERT ROBINSON	SHED - UNCERTIFIED	127	60	BEAUDON ROAD	MCKAIL
164500	WA COUNTRY BUILDERS	NEW DWELLING - UNCERTIFIED	47	363	MCNEAL LOOP	MCKAIL
164251	MATSON FABRICATIONS	SHED - UNCERTIFIED	24	754	ORION AVENUE	MCKAIL
164487	WILDWOOD BUILDING COMPANY PTY LTD	BUILDING MATERIALS ON A STREET VERGE	20	98	GARDEN STREET	MIDDLETON BEACH
164486	WILDWOOD BUILDING COMPANY PTY LTD	ARTIST STUDIO - UNCERTIFIED	20	98	GARDEN STREET	MIDDLETON BEACH
164462	DUNKELD	SHED - UNCERTIFIED	32	96	STEPHEN STREET	MILPARA
164514	J WILKES	DEMOLITION - EXISTING SHED	32	96	STEPHEN STREET	MILPARA

REPORT ITEM DIS 231 REFERS

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
164474	SCHLAGER BUILDING	NEW DWELLING - CERTIFIED	34	2	WAKEFIELD	MIRA MAR
164464	DANIEL LEEFLANG	ALTERATIONS & ADDITIONS TO	16	42	STEWART STREET	MIRA MAR
164483	BUILDING APPROVAL	BUILDING APPROVAL CERTIFICATE -	6	PT28	DENMAN ROAD	MOUNT
164449	E AND L ROOFING AND CONSTRUCTION	PATIO - UNCERTIFIED	223	1	ALBANY HIGHWAY	MOUNT MELVILLE
164442	TIER NOMINEES PTY LTD	ALTERATION & ADDITION TO EXISTING DWELLING	195	3	SERPENTINE ROAD	MOUNT MELVILLE
164413	AKRON PTY LTD	SHED - UNCERTIFIED	56	13	MOORIALUP ROAD	NAPIER
164499	WA BUILDING AND MAINTENANCE PTY LTD	DEMOLITION - ACM DIVIDING FENCE	28	94	WHIDBY STREET	ORANA
164471	SL GRANT	WATER TANK - UNCERTIFIED		206	TROTTER GROVE	ROBINSON
164515	KOSTERS STEEL CONSTRUCTIONS PTY LTD	SHED - UNCERTIFIED	150	221	PRINCESS AVENUE	ROBINSON
164446	THE PLUNKETT GROUP PLUNKETT HOMES (1903) PTY LTD	NEW DWELLING - UNCERTIFIED		206	TROTTER GROVE	ROBINSON
164457	BUILDING APPROVAL CERTIFICATE	BUILDING APPROVAL CERTIFICATE - ALTERATIONS & ADDITIONS TO	180	100	ULSTER ROAD	SPENCER PARK
164503	RANBUILD GREAT SOUTHERN	NEW SHED - UNCERTIFIED	100	589	CHAUNCY WAY	SPENCER PARK
164475	MATSON FABRICATIONS	PATIO - UNCERTIFIED	26	519	MENEGOLA DRIVE	WARRENUP
164372	DW TAYLOR	SHED - UNCERTIFIED	34	61	CATLING CLOSE	WARRENUP
164501	TRICOAST CIVIL	RETAINING WALL - UNCERTIFIED	30	69	PENDEEN ROAD	WILLYUNG
164504	RANBUILD GREAT SOUTHERN	SHED - UNCERTIFIED	51	415	GREENWOOD DRIVE	WILLYUNG
164459	E AND L ROOFING AND CONSTRUCTION	PATIO AND AWNING TO DWELLING -	34	109	WILLIAM STREET	YAKAMIA
164120	HAMISH HAU	NEW SHED - UNCERTIFIED	4	165 166	LEONORA STREET	YAKAMIA
164463	BUTTON BUILDING PTY LTD	ALTERATIONS TO EXISTING DWELLING - ENCLOSE EXISTING ALFRESCO TO MAKE ADDITIONAL GAMESROOM - UNCERTIFIED	112	700	HUDSON ROAD	YAKAMIA
164408	CJ BALL	DEMOLITION - RETAINING WALLS X 2	10	34	WORRA STREET	YAKAMIA
164502	RANBUILD GREAT SOUTHERN	SHED - UNCERTIFIED	10	664	JUNIPER COURT	YAKAMIA

CITY OF ALBANY

REPORT

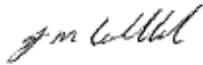
To : His Worship the Mayor and Councillors

From : Jenny Cobbold – Business Support Officer

Subject : Development Application Approvals – August 2020

Date : 03 September 2020

1. The attached report shows Development Application Approvals issued under delegation by a planning officer for the month of August 2020.
2. Within this period 57 Development applications were determined, of these;
 - 57 Development applications were approved under delegated authority;



Jenny Cobbold

Business Support Officer – Planning and Building Services

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2020

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2200092	9/03/2020	Stirling Terrace	Albany	Holiday House	Delegate Approved	5/08/2020	Dylan Ashboth
P2200172	12/05/2020	Festing Street	Albany	Single House	Delegate Approved	26/08/2020	Dylan Ashboth
P2200221	9/06/2020	Festing Street	Albany	Single House - Retaining Walls	Delegate Approved	4/08/2020	Jessica Anderson
P2200222	9/06/2020	Festing Street	Albany	Approval of Existing Development - Single House - Retaining Walls	Delegate Approved	12/08/2020	Jessica Anderson
P2200231	11/06/2020	Spencer Street	Albany	Single House	Delegate Approved	18/08/2020	Dylan Ashboth
P2200294	10/07/2020	Grey Street West	Albany	Approval of Existing Development - Grouped Dwelling - Retaining Wall	Delegate Approved	12/08/2020	Jessica Anderson
P2200301	15/07/2020	Stirling Terrace	Albany	Tavern Additions & Alterations	Delegate Approved	17/08/2020	Jessica Anderson
P2200353	13/08/2020	Frederick Street	Albany	Single House - Additions	Delegate Approved	25/08/2020	Jessica Anderson
P2200293	9/07/2020	Sanford Road	Centennial Park	Community Purpose (Skate Park)	Delegate Approved	5/08/2020	Jessica Anderson
P2200324	30/07/2020	Barker Road	Centennial Park	Development - Bin Placement (Clothes/Textile Recycling)	Delegate Approved	31/08/2020	Dylan Ashboth
P2200302	15/07/2020	Manley Crescent	Collingwood Heights	Approval of Existing Development - Home Business	Delegate Approved	12/08/2020	Jessica Anderson
P2200283	7/07/2020	Roundhay Street	Gledhow	Industry - General Additions	Delegate Approved	11/08/2020	Dylan Ashboth
P2200342	6/08/2020	Carter Street	Gledhow	Single House & Retaining Wall	Delegate Approved	13/08/2020	Jessica Anderson
P2200206	2/06/2020	Gnowellen Road	Gnowellen	Industry - Extractive (Gravel)	Delegate Approved	4/08/2020	Jessica Anderson
P2200310	21/07/2020	La Perouse Road	Goode Beach	Single House - Outbuilding	Delegate Approved	25/08/2020	Jessica Anderson
P2200265	30/06/2020	Ridley Road	Kalgan	Single House - Outbuilding	Delegate Approved	10/08/2020	Dylan Ashboth
P2200323	30/07/2020	Nanarup Road	Kalgan	Educational Establishment - Addition (Bus Shelter x2)	Delegate Approved	17/08/2020	Jessica Anderson
P2200330	3/08/2020	Kalgonak Lane	Kalgan	Single House - Additions	Delegate Approved	19/08/2020	Jessica Anderson
P2200355	13/08/2020	Mount Richard Road	Kalgan	Single House - Additions	Delegate Approved	19/08/2020	Jessica Anderson
P2200364	18/08/2020	Myola Drive	Kalgan	Single House - Water Tank	Delegate Approved	27/08/2020	Jessica Anderson
P2200365	18/08/2020	Hunton Road	Kalgan	Single House	Delegate Approved	26/08/2020	Jessica Anderson
P2200297	13/07/2020	Norwood Road	King River	Grouped Dwelling - Outbuilding	Delegate Approved	17/08/2020	Dylan Ashboth
P2200280	7/07/2020	Coombes Road	Kronkup	Single House - Outbuilding	Delegate Approved	10/08/2020	Dylan Ashboth
P2200335	5/08/2020	Lower King Road	Lower King	Single House - Outbuilding	Delegate Approved	31/08/2020	Dylan Ashboth
P2200347	10/08/2020	Nanarup Road	Lower King	Single House - Outbuilding	Delegate Approved	31/08/2020	Dylan Ashboth
P2200320	28/07/2020	Lowanna Drive	Marbelup	Single House - Outbuilding	Delegate Approved	18/08/2020	Dylan Ashboth
P2200260	26/06/2020	Edinburgh Road	McKail	Single House	Delegate Approved	17/08/2020	Jessica Anderson
P2200292	9/07/2020	Conifer Lane	McKail	Single House	Delegate Approved	3/08/2020	Dylan Ashboth

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2200319	28/07/2020	Boundary Street	Mckail	Single House - Outbuilding	Delegate Approved	18/08/2020	Jessica Anderson
P2200327	3/08/2020	Beaudon Road	McKail	Single House - Outbuilding	Delegate Approved	5/08/2020	Jessica Anderson
P2200286	8/07/2020	Wylie Crescent	Middleton Beach	Single House	Delegate Approved	13/08/2020	Jessica Anderson
P2200305	17/07/2020	Garden Street	Middleton Beach	Single House - Retaining Wall	Delegate Approved	18/08/2020	Dylan Ashboth
P2200234	12/06/2020	Newbey Street	Milpara	Motor Vehicle/Boat Repair - Additions	Delegate Approved	3/08/2020	Dylan Ashboth
P2200263	30/06/2020	John Street	Milpara	Industry - Light - Sign	Delegate Approved	17/08/2020	Jessica Anderson
P2200349	11/08/2020	Hereford Way	Milpara	Single House	Delegate Approved	24/08/2020	Jessica Anderson
P2200285	7/07/2020	McLeod Street	Mira Mar	Single House	Delegate Approved	17/08/2020	Dylan Ashboth
P2200329	3/08/2020	Shorts Place	Mira Mar	Single House - Additions	Delegate Approved	19/08/2020	Jessica Anderson
P2200326	3/08/2020	John Street	Mount Clarence	Single House - Retaining Wall	Delegate Approved	26/08/2020	Jessica Anderson
P2200244	17/06/2020	Meyers Way	Mount Melville	Grouped Dwelling (x2)	Delegate Approved	7/08/2020	Jessica Anderson
P2200368	19/08/2020	Angus Street	Mount Melville	Approval of Existing Development - Single House - Additions	Delegate Approved	26/08/2020	Jessica Anderson
P2200336	5/08/2020	Albany Highway	Orana	Development - Sign	Delegate Approved	12/08/2020	Jessica Anderson
P2200345	7/08/2020	Anson Road	Orana	Development - Sign	Delegate Approved	18/08/2020	Jessica Anderson
P2200316	27/07/2020	Harding Road	Robinson	Single House - Outbuilding Additions	Delegate Approved	21/08/2020	Dylan Ashboth
P2200317	28/07/2020	Princess Avenue	Robinson	Single House - Additions	Delegate Approved	25/08/2020	Jessica Anderson
P2200331	3/08/2020	Monroe Court	Robinson	Single House - Additions & Outbuilding	Delegate Approved	7/08/2020	Jessica Anderson
P2200290	8/07/2020	Chauncy Way	Spencer Park	Single House - Outbuilding	Delegate Approved	17/08/2020	Dylan Ashboth
P2200274	1/07/2020	Lower Denmark Road	Torbay	Use Not Listed - Cooking Classes	Delegate Approved	6/08/2020	Alex Bott
P2200321	29/07/2020	Frenchman Bay Road	Torndirrup	Development - Earthworks	Delegate Approved	25/08/2020	Jessica Anderson
P2200281	7/07/2020	Deloraine Drive	Warrenup	Development - Retaining Wall	Delegate Approved	12/08/2020	Dylan Ashboth
P2200333	4/08/2020	Coyanarup Place	Warrenup	Single House - Additions	Delegate Approved	10/08/2020	Jessica Anderson
P2200344	7/08/2020	Menegola Drive	Warrenup	Single House - Additions	Delegate Approved	10/08/2020	Jessica Anderson
P2200366	18/08/2020	Menegola Drive	Warrenup	Single House	Delegate Approved	26/08/2020	Jessica Anderson
P2200376	21/08/2020	Warrenup Place	Warrenup	Single House & Outbuilding	Delegate Approved	31/08/2020	Jessica Anderson
P2200289	8/07/2020	Greenwood Drive	Willyung	Single House - Outbuilding	Delegate Approved	17/08/2020	Dylan Ashboth
P2200328	3/08/2020	Vokes Court	Willyung	Single House	Delegate Approved	7/08/2020	Jessica Anderson
P2200338	5/08/2020	Greenwood Drive	Willyung	Single House	Delegate Approved	10/08/2020	Jessica Anderson
P2200325	31/07/2020	Ardeana Crescent	Yakamia	Single House - Front Fence	Delegate Approved	10/08/2020	Jessica Anderson