



ATTACHMENTS

Ordinary Meeting of Council

Tuesday 24 May 2016

6.00pm

City of Albany Council Chambers

ORDINARY COUNCIL MEETING
ATTACHMENTS – 24/05/2016

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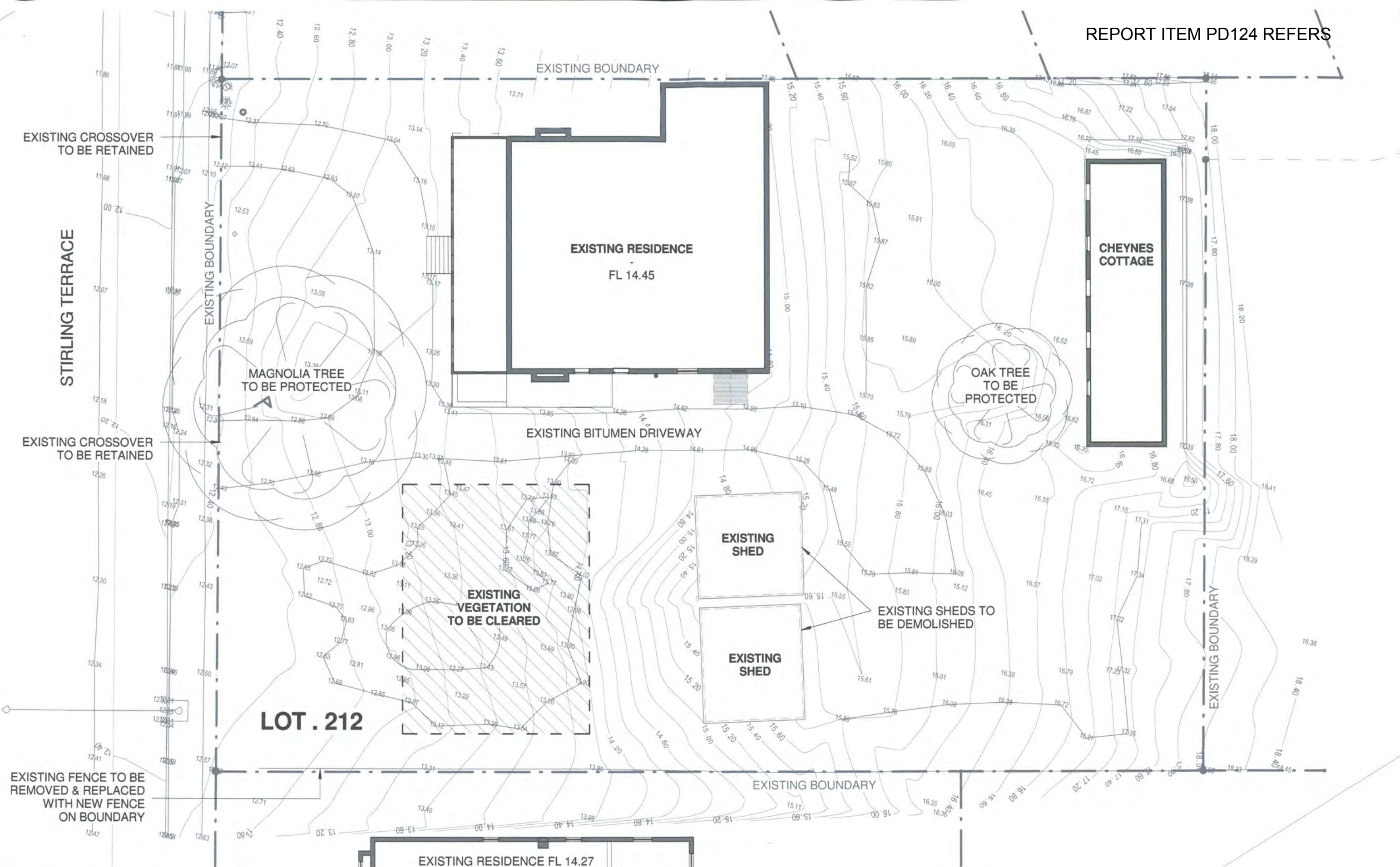


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13/04/2016

1:1250





Norman House

PROPOSED STUDENT ACCOMMODATION

Stirling Terrace Albany

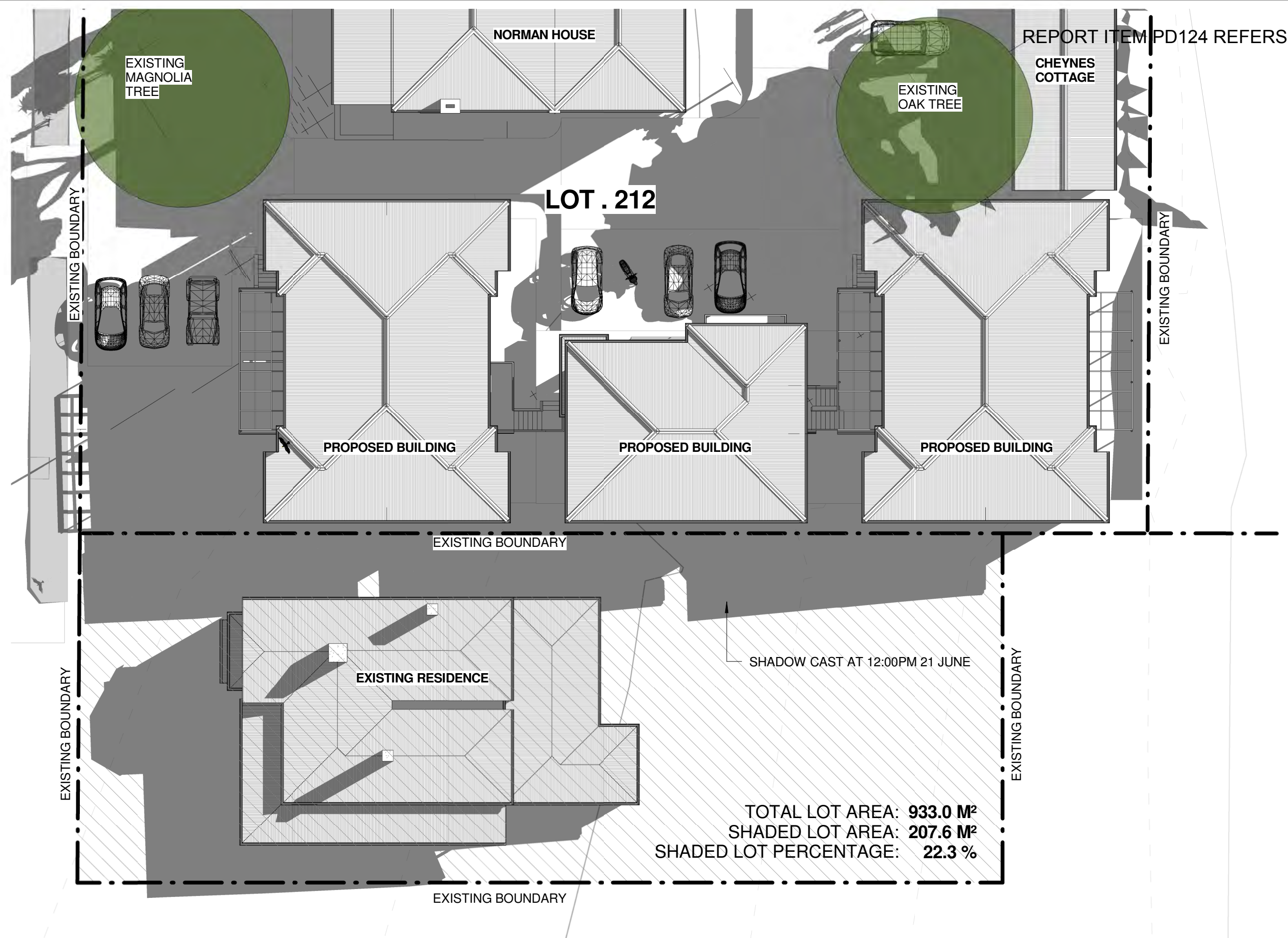
Great Southern Community Housing

DRAWING No
DRAWING
SCALE
JOB NUMBER
DATE
DRAWN

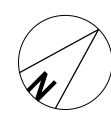
SK1_A
EXISTING SITE PLAN SHOWING PROPOSED DEMOLITION
1 : 200@A3
7223-15
16.09.2015
PG

H+H architects

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REPORT ITEM PD124 REFERS



Norman House
 PROPOSED STUDENT ACCOMMODATION
 Stirling Terrace Albany
 Great Southern Community Housing

DRAWING No **SK2.3_A**
 DRAWING **SITE PLAN SOLAR ACCESS**
 SCALE 1 : 200@ A3
 JOB NUMBER 7223-15
 DATE 16.09.2015
 DRAWN PG

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SITE AREA: 2329m²



STIRLING TERRACE

EXISTING BOUNDARY

EXISTING
MAGNOLIA
TREE

NORMAN HOUSE

CHEYNES
COTTAGE

EXISTING
OAK TREE

LANDSCAPING

EXISTING BOUNDARY

LOT . 212



EXISTING BOUNDARY

EXISTING RESIDENCE



Norman House

PROPOSED STUDENT ACCOMMODATION

Stirling Terrace Albany
Great Southern Community Housing

DRAWING No
DRAWING
SCALE
JOB NUMBER
DATE
DRAWN

SK2.2_A
PROPOSED FIRST FLOOR PLAN_OVERVIEW
1 : 200 @ A3
7223-15
16.09.2015
PG

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1 STIRLING TERRACE STREET ELEVATION
1 : 100



Norman House

PROPOSED STUDENT ACCOMMODATION

Stirling Terrace Albany

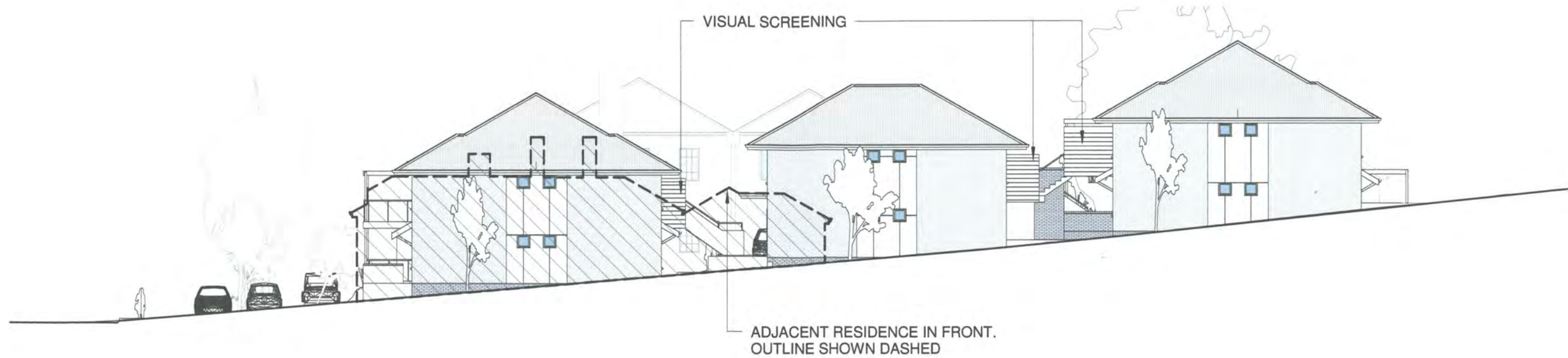
Great Southern Community Housing

DRAWING No
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SCALE
JOB NUMBER
DATE
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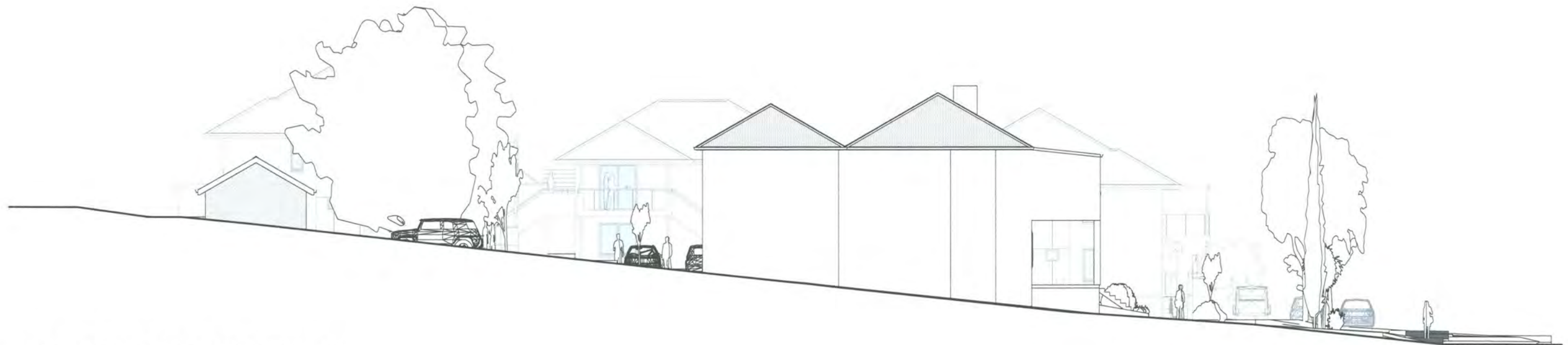
SK3_A
PROPOSED STREET ELEVATION
As indicated
7223-15
16.09.2015
PG

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1 EAST ELEVATION
1 : 200



2 WEST ELEVATION
1 : 200

Norman House

PROPOSED STUDENT ACCOMMODATION

Stirling Terrace Albany

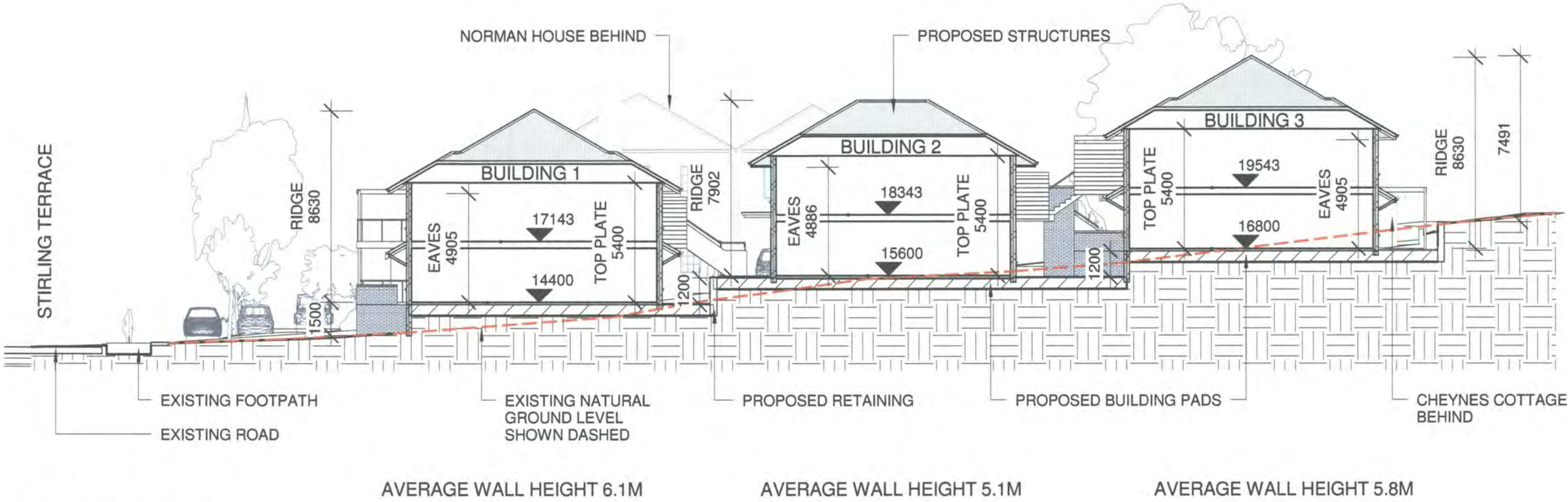
Great Southern Community Housing

DRAWING No
DRAWING
SCALE
JOB NUMBER
DATE
DRAWN

SK4_A
SITE ELEVATIONS EAST & WEST BOUNDARY
1 : 200@A3
7223-15
16.09.2015
PG

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2

SECTION 1

1 : 200

Norman House

PROPOSED STUDENT ACCOMMODATION

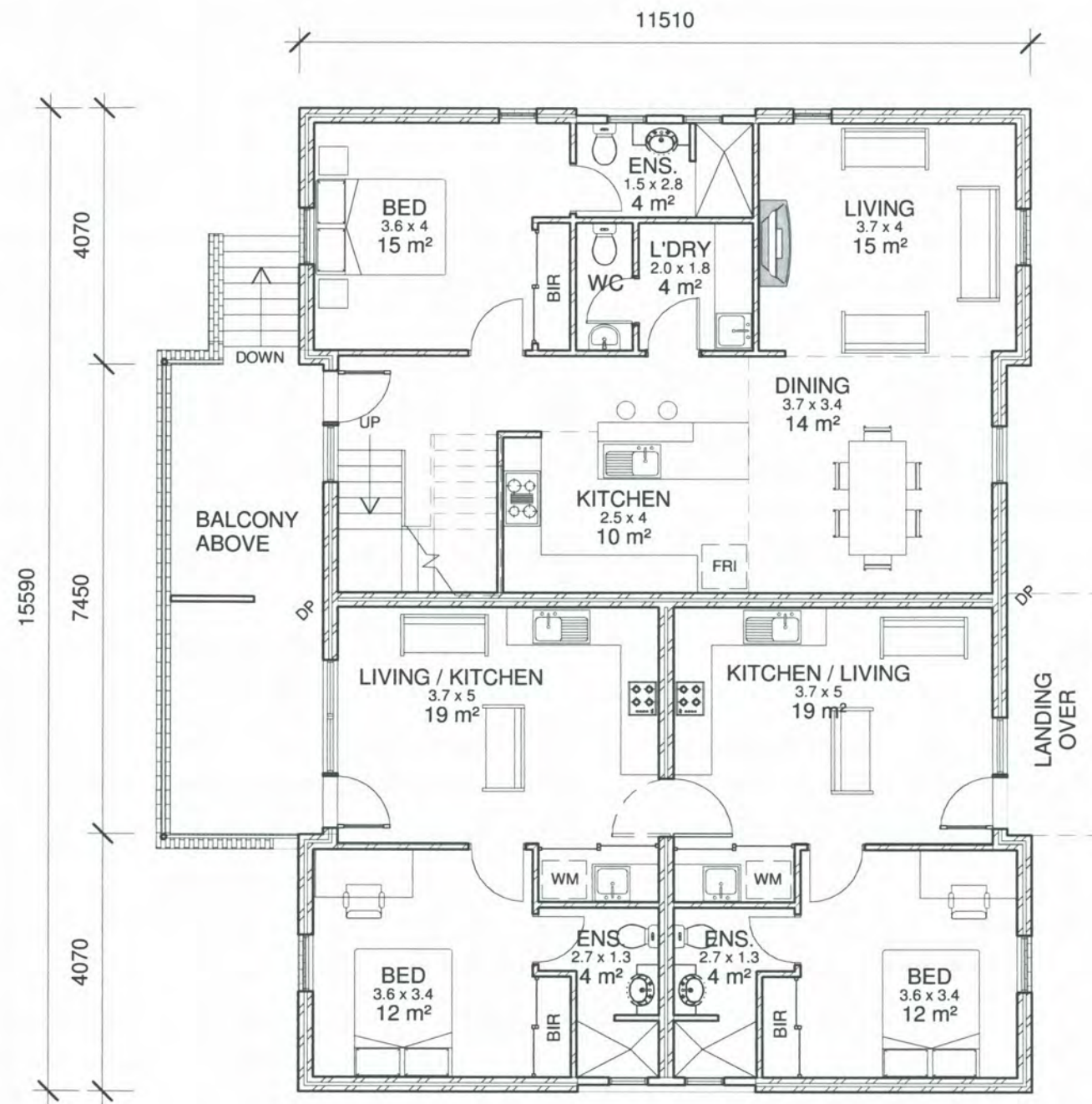
Stirling Terrace Albany
Great Southern Community Housing

DRAWING No
DRAWING
SCALE
JOB NUMBER
DATE
DRAWN

SK5_A
SITE SECTIONS
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7223-15
16.09.2015
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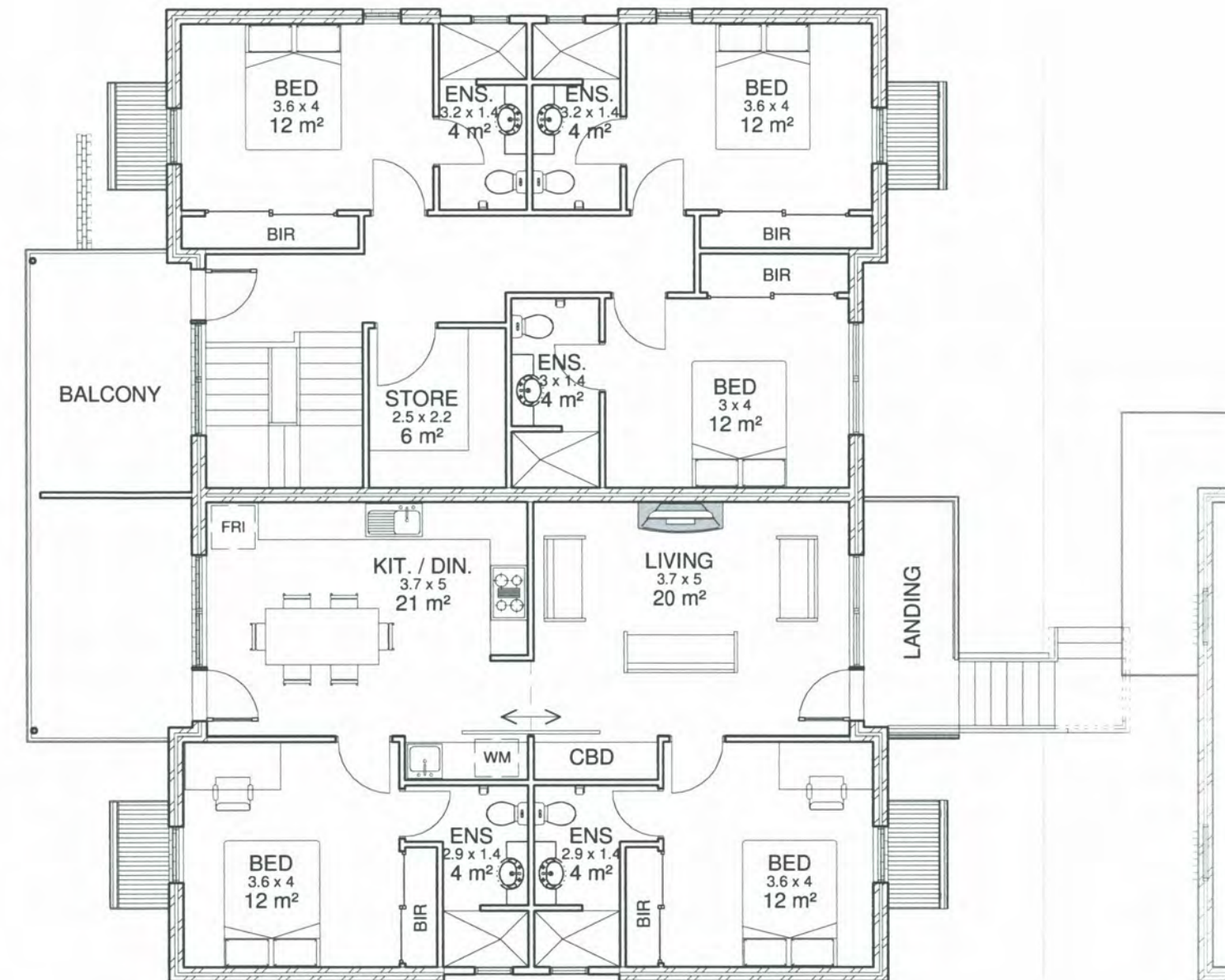
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1 GFL PLAN

1 : 100



2 FFL PLAN

1 : 100



Norman House

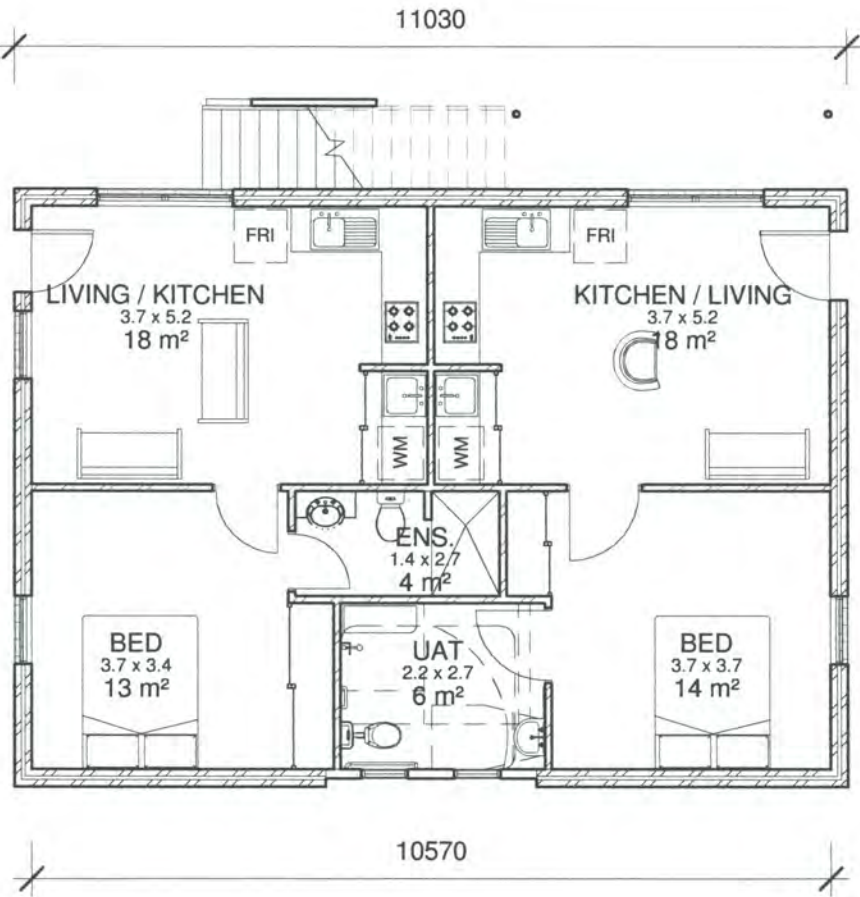
Stirling Terrace Albany
Uniting Church

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JOB NUMBER 7223-15
DATE 14/12/2015 11:29:38 AM
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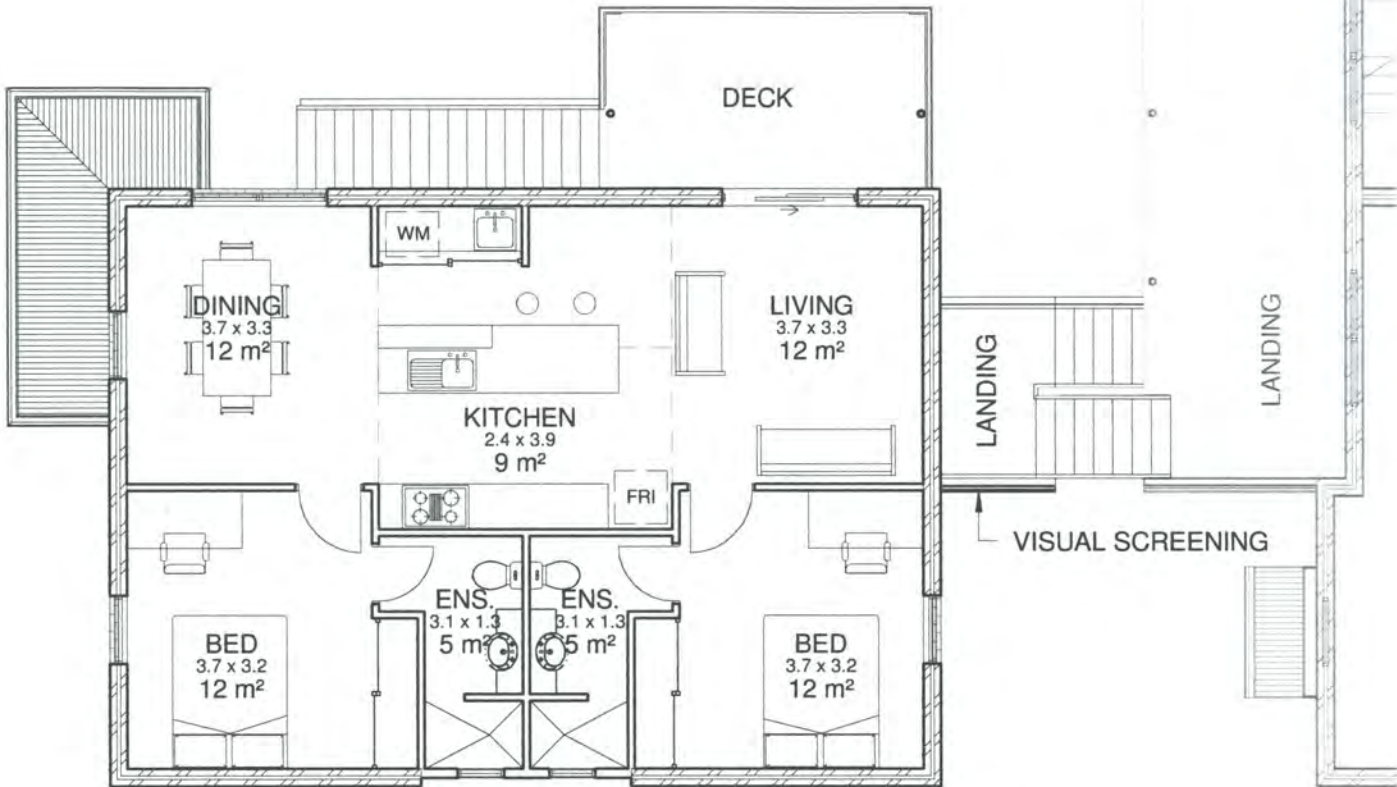
BUILDING 1

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1 GFL PLAN
1 : 100



2 FFL PLAN
1 : 100

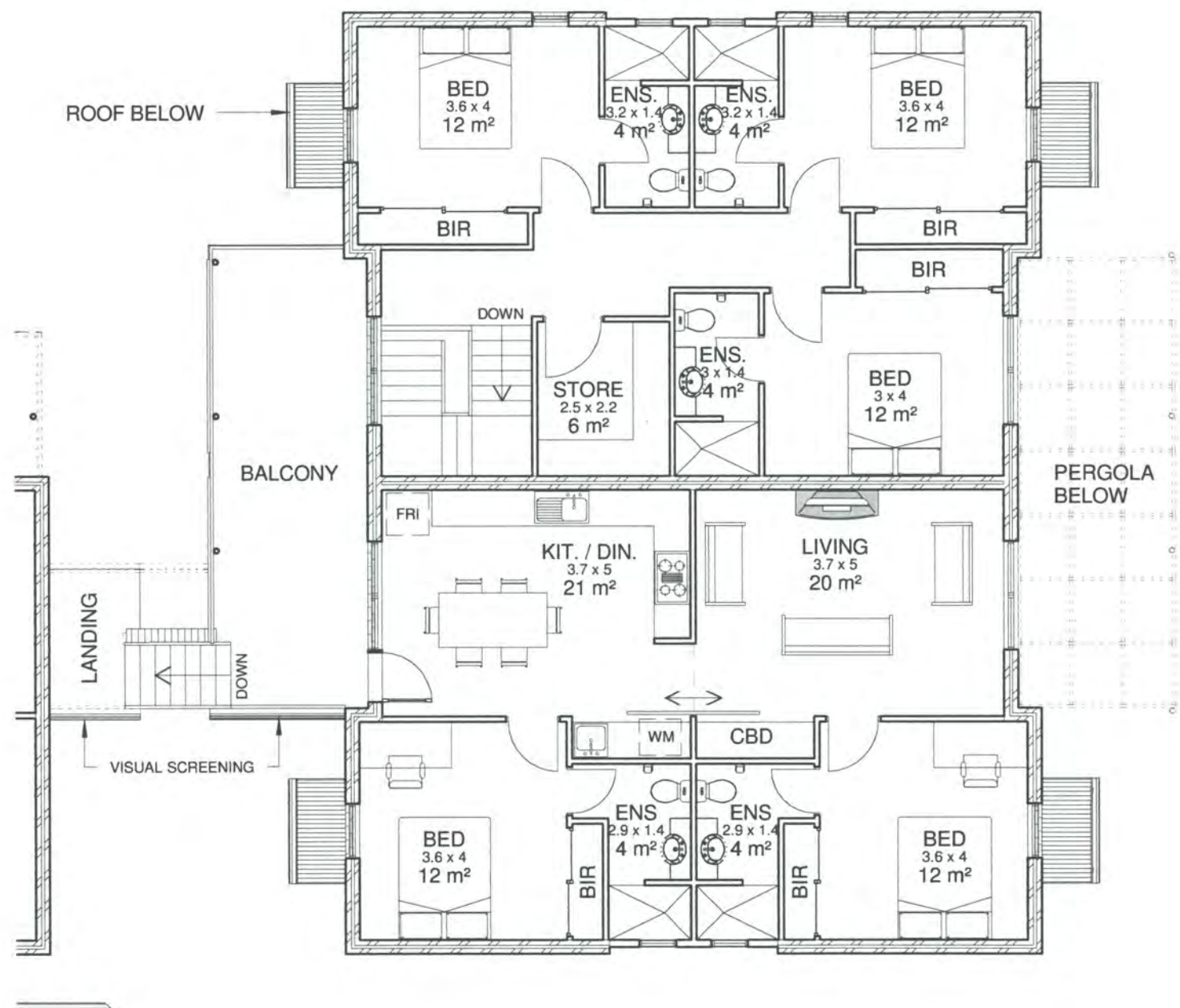
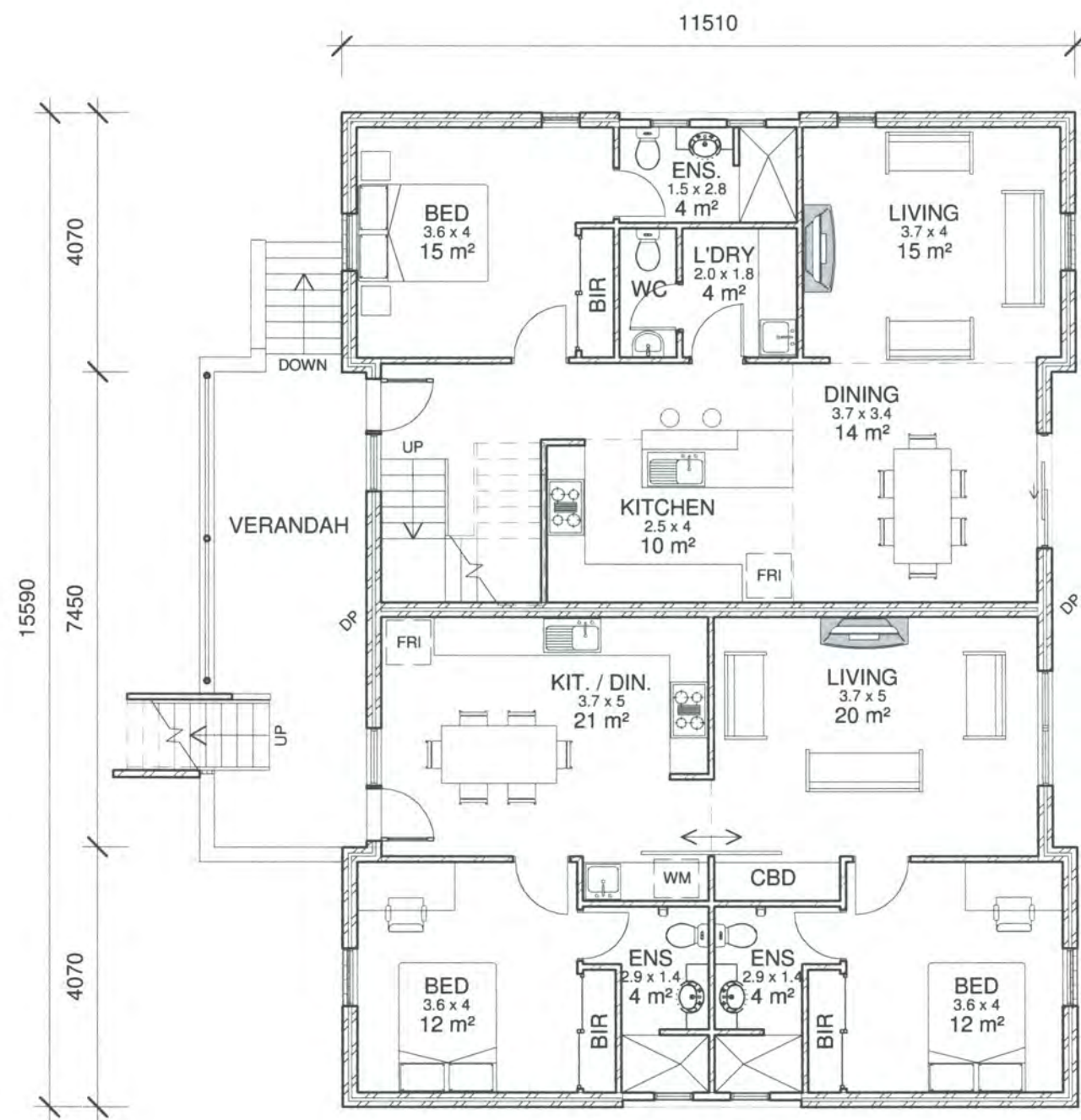
Norman House
PROPOSED STUDENT ACCOMMODATION
Stirling Terrace Albany
Uniting Church

DRAWING No SK8_A
DRAWING GFL
SCALE 1 : 100@A3
JOB NUMBER 7223-15
DATE 16.09.2015
DRAWN PG

BUILDING 2

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1 GFL PLAN
1 : 100

2 FFL PLAN
1 : 100



Norman House
Stirling Terrace Albany
Uniting Church

DRAWING No SK9_A
DRAWING FLOOR PLANS
SCALE 1 : 100@A3
JOB NUMBER 7223-15
DATE 14/12/2015 11:31:29 AM
DRAWN PG

BUILDING 3

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1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION (STREET ELEVATION)
1 : 100

Norman House

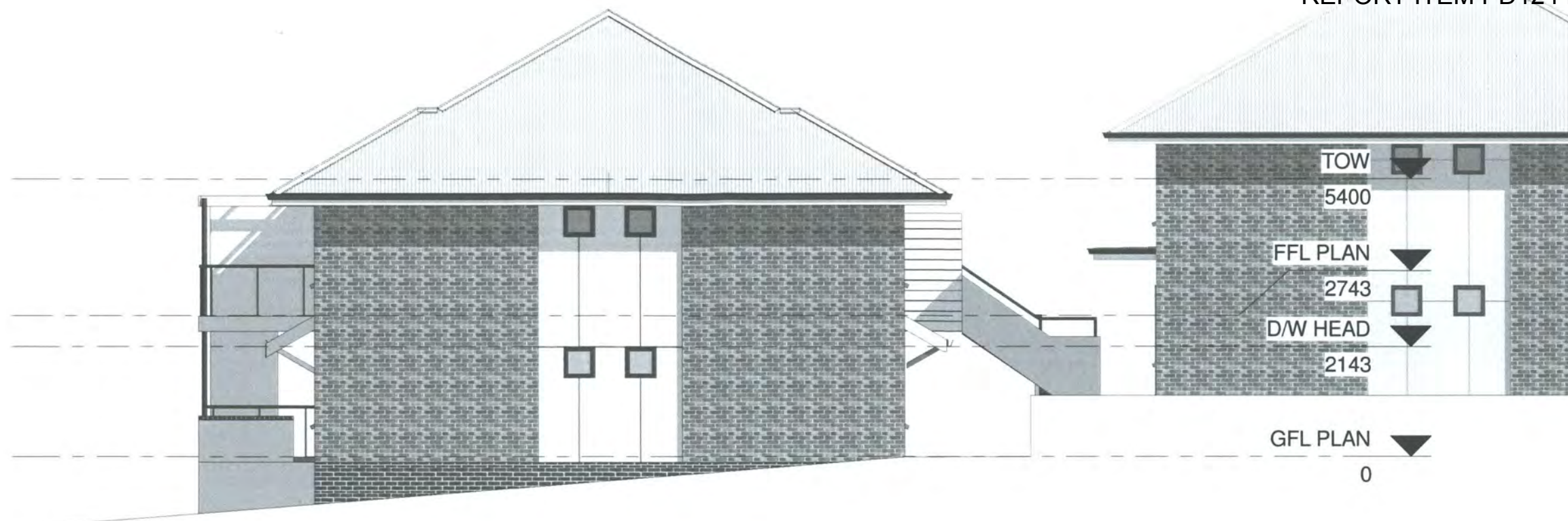
Stirling Terrace Albany
Uniting Church

DRAWING No SK10_A
DRAWING ELEVATIONS N-S
SCALE 1 : 100 @ A3
JOB NUMBER 7223-15
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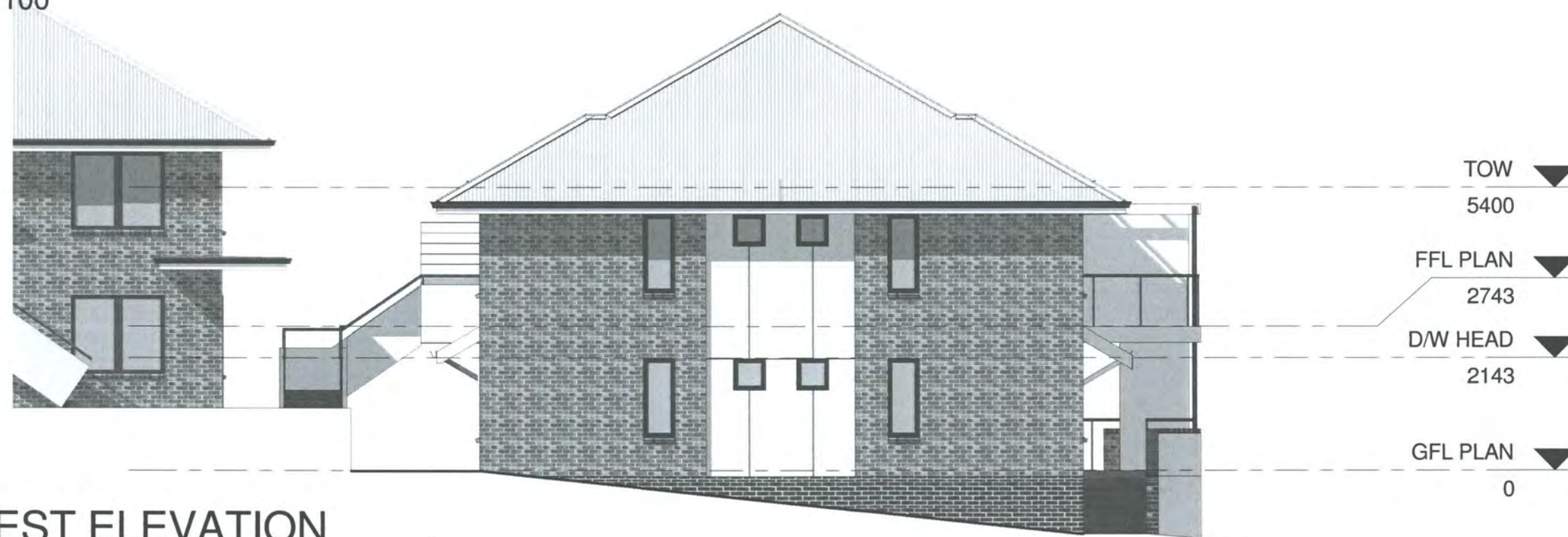
BUILDING 1

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2 EAST ELEVATION
1 : 100



1 WEST ELEVATION
1 : 100

Norman House

Stirling Terrace Albany
Uniting Church

DRAWING No SK11_A
DRAWING SCALE 1 : 100@ A3
JOB NUMBER 7223-15
DATE 14/12/2015 3:47:26 PM
DRAWN PG

BUILDING 1

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1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

Norman House

PROPOSED STUDENT ACCOMMODATION

Stirling Terrace Albany
Uniting Church

DRAWING No
DRAWING
SCALE
JOB NUMBER
DATE
DRAWN

SK12_A
ELEVATIONS NORTH & SOUTH
1 : 100@ A3
7223-15
16.09.2015
PG

BUILDING 2

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2 EAST ELEVATION
1 : 100



1 WEST ELEVATION
1 : 100

Norman House

PROPOSED STUDENT ACCOMMODATION

Stirling Terrace Albany
Uniting Church

DRAWING No
DRAWING
SCALE
JOB NUMBER
DATE
DRAWN

SK13_A
ELEVATIONS EAST & WEST
1 : 100@A3
7223-15
16.09.2015
PG

BUILDING 2

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1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

Norman House

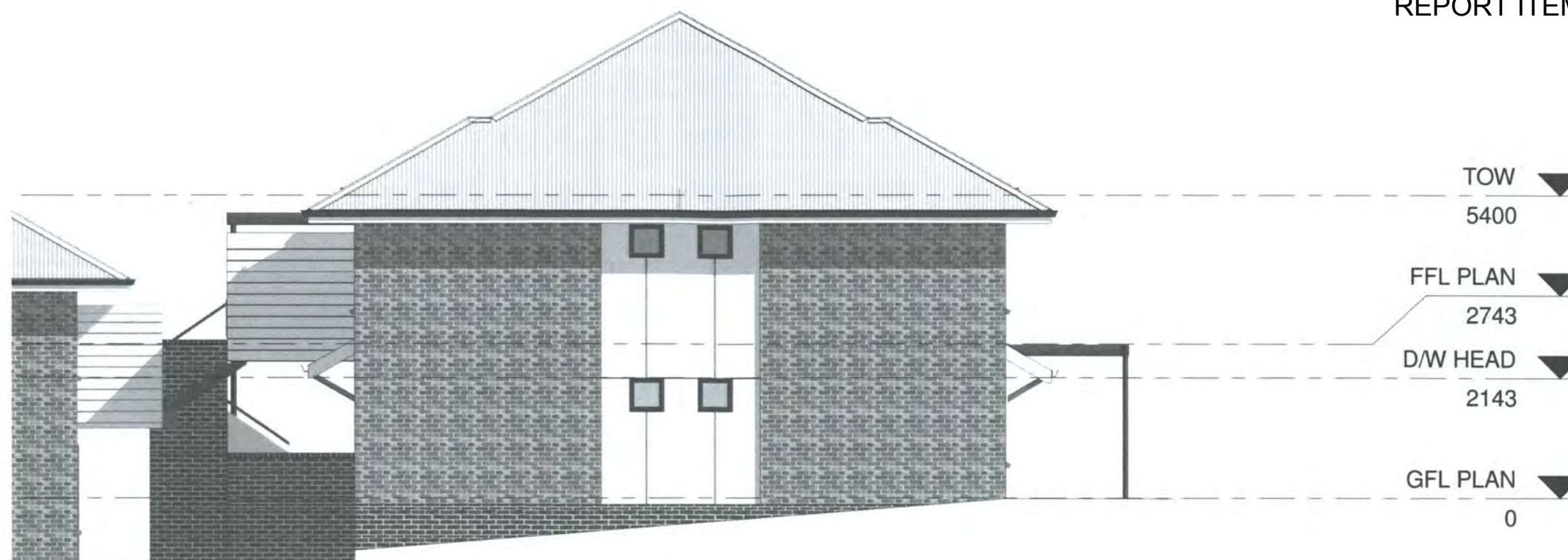
Stirling Terrace Albany
Uniting Church

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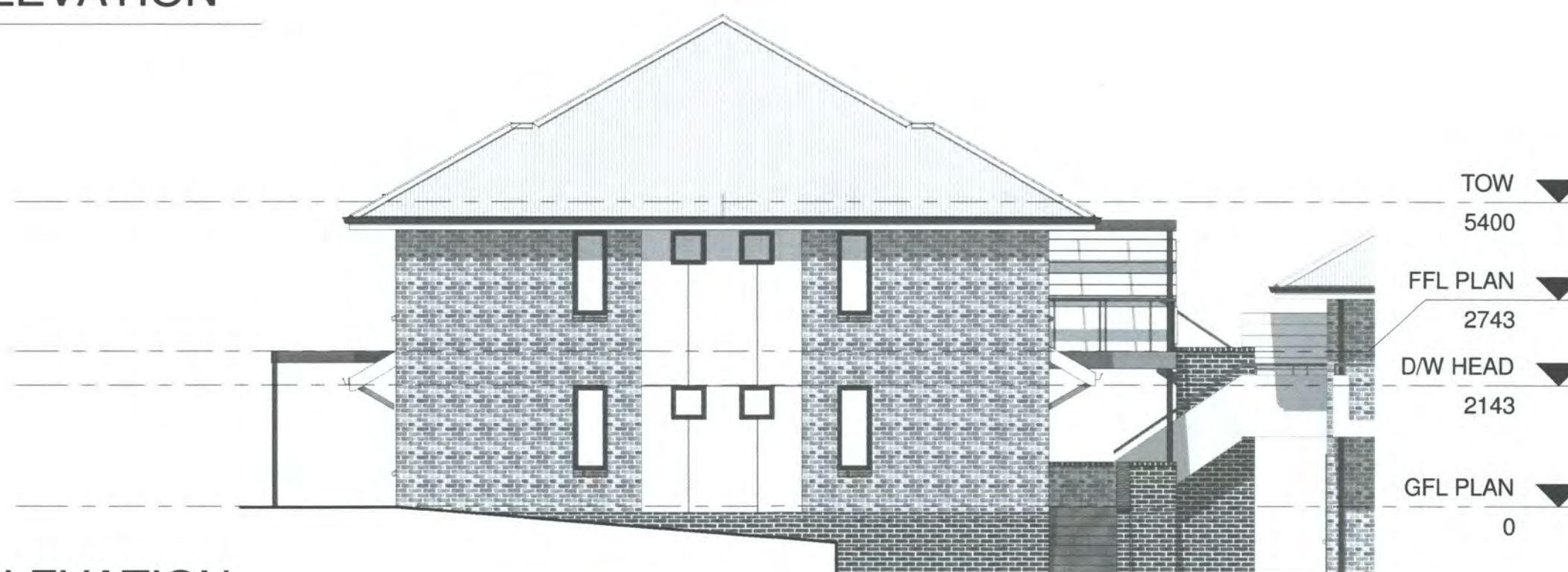
BUILDING 3

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2 EAST ELEVATION
1 : 100



1 WEST ELEVATION
1 : 100

Norman House

Stirling Terrace Albany
Uniting Church

DRAWING No
DRAWING
SCALE
JOB NUMBER
DATE
DRAWN

SK15_A
ELEVATIONS E-W
1 : 100@A3
7223-15
14/12/2015 11:32:12 AM
PG

BUILDING 3

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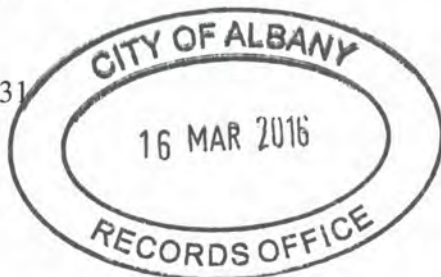


Great Southern
COMMUNITY
Housing Association

1/87 Aberdeen Street, Albany WA 6330
PO Box 5695, Albany WA 6332
Telephone: 9845 9697
Facsimile: 9842 8698
Email: admin@gscha.com.au

10 March 2016

Alex Bott
Senior Planning Officer
City of Albany
PO Box 484
ALBANY WA 6331



City of Albany Records
ICR16215586
A158499
16 MAR 2016
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Dear Alex,

Re: Development Application for Proposed 20 Unit Student Housing Facility at 28 - 30 Stirling Terrace, Albany WA

I am writing to provide information regarding the management by Great Southern Community Housing Association, of the proposed 20 unit Student Housing development. This is to ensure that tenancies are more stringently managed than general housing tenancies, and any potential issues are dealt with quickly and efficiently.

To this end, the following outlines the management arrangements:

- A full time Caretaker will be employed who will reside in the Caretakers flat on site
- House Rules have been developed and must be abided by at all times (see attached)
- All tenants will be on "License to Occupy" tenancy agreements (see attached)
- Weekly inspections are carried out on an ongoing basis, and monthly if the tenancy is going well with no problems
- Tenants will be evicted within 24 hours if any illegal activity is carried out on the premises and police will be notified
- Tenants will be evicted within 48 hours for causing a nuisance or anti-social behaviour
- Tenants will be evicted within 4 days for non-payment of rent
- There will be a mix of tenancies including different genders and ages, local, regional, metropolitan and international students with the aim of ensuring a sustainable tenancy mix.

I have personally had a number of years' experience managing the 170 unit Student Housing facility at the Edith Cowan University in Perth. Very few problems occurred there primarily due to careful screening and early intervention if issues arose. Generally, the majority of

students were respectful of others, complied with house rules, kept the facility clean and were primarily focused on working hard and obtaining good results in their disciplines.

Great Southern Community Housing Association has an excellent track record managing nearly 400 properties across the Great Southern. Incidents of evictions and rent arrears have been much lower than the sector standard.

If you require further information, please don't hesitate to contact me by phone on 9845-9605, or email kaz@gscha.com.au.

Yours Sincerely,



Kaz Sternberg
CEO



House Rules for 28 Stirling Terrace, ALBANY WA 6330

We advise that the **House Rules** form an integral part of your **License to Occupy Agreement** for the above mentioned Property and that your Occupation at the Premises relies on your adherence to these Rules as detailed below:

We advise that if the following House Rules are broken it may result in an IMMEDIATE EVICTION.

1. **No physical violence or threats of violence is permitted anywhere on the Premises (Immediate eviction)**
2. **No illegal drugs, substances and paraphernalia are to be brought onto, consumed, sold, manufactured, supplied or used on the premises by the tenant or their guests. (Immediate eviction)**
3. **No Stealing or another Occupant's belongings or food. No theft or damage to GSCHA property or belongings. Occupants will be charged for the replacement or repair. (Immediate eviction)**
4. **No Criminal Activity, item or unlawful act permitted anywhere on the premises. (Immediate eviction)**
5. **No drunken, disorderly and/or intoxicated behaviour anywhere on the premises. (Immediate eviction)**
6. **No smoking inside the house.** Smoking is not permitted within 5 metres of any building. Cigarettes are to be extinguished and placed in external bins or receptors.
7. **No verbal abuse, racism, and/or intimidation including (but not limited to) sexual, racial, discriminatory or general harassment towards any person by an Occupant or their visitors will be tolerated.**
8. **No entering another Occupant's room without their permission.**



9. **No weapons or items capable of being used as weapons are permitted on your person or at the Premises.**
10. **No exchanging, sharing or passing on of keys to other residents, visitors or the General public.**

The Following is an overview of General House Rules – if these House Rules are broken a written warning is given by way of a Breach Notice.

Only one warning is given before a Termination notice is issued.

11. **Rooms and shared areas within the premises are to be kept in a clean, hygienic and tidy state at all times.** All areas to be cleaned after use (stoves, toilets, bathrooms, lounge room etc). No personal items are to be left in common areas.
12. **No rubbish to be stored in cupboards or bedrooms.** All rubbish must be disposed of regularly. Please follow instruction when disposing of Rubbish and or Recycling.
13. **Any incidents, hazards, or damages are to be reported to Great Southern Community Housing immediately.**
14. **Occupants are responsible for their visitor and their visitor's behaviour.** If an Occupant is not at the premises, their visitors are not permitted entry to, or to remain at the premises. No more than 4 visitors at a time. No guest under 18 is permitted at the premises unless prior approval is granted from GSCHA. There are to be no visitors before 10.00am or after 9.00pm on any given day.
15. **No pets are allowed to be kept anywhere on the Premises.**
16. **Cooking and preparation of food is not permitted in rooms due to health regulations.** Cooking and food preparation is to occur in the kitchen area only.



17. Noise levels are to be kept to a minimum so as to not disturb the peace of other occupants. Causing a nuisance to other Occupants/staff or contractors of GSCHA is NOT PERMITTED.
18. All rooms will be inspected once a week and residents are required to give access for this purpose. At inspections cupboards, fridges and bathrooms will be inspected. Please note if room refrigerators are approved for the Occupant's use it must be maintained at a clean and hygienic standard.
19. **Any return to the property by evicted ex-residents will be considered trespassing. Tenants may not allow them access to the property.**
20. No overnight guests are permitted without prior permission from GSCHA.
21. It is the Occupant's responsibility to inform Great Southern Community Housing of any changes to your circumstances as soon as practicable. Great Southern Community Housing requests that you also advise if you will be absent from the Premises overnight or longer.
22. Electrical appliances are not permitted in rooms without the prior consent of GSCHA. Televisions, radios, hair dryers and other electrical equipment if permitted are to be in good and safe working order. **No Candles, incense, oil burners and kerosene heaters are allowed.**
23. All Complaints in writing to Great Southern Community Housing



IN THE EVENT OF A FIRE

Raise the Alarm

1. If safe to do so ensure the immediate safety of anyone within the vicinity of the fire.
2. Raise the alarm by shouting 'Fire, Fire, Fire'.
3. Phone 000 to contact the Fire Brigade.
4. Evacuate the immediate area.

Fire fighting

5. If safe to do so and if trained in the use of fire equipment – attempt to extinguish the fire.
6. Choose the correct fire extinguisher. Do not use water or foam on an electrical fire.

Evacuate

7. Evacuate the building via the nearest Exit.
8. Walk quickly and calmly to the assembly area.
9. Close doors and windows as you exit - do not lock doors. Leave lights on.

I have read and understand the House Rules and the License to Occupy Agreement and agree to abide by them. I understand that the breaking of House Rules may lead to the termination of my accommodation.

Name of Applicant

Signature of Applicant

Signature of Housing Coordinator

Date



This **LICENSE TO OCCUPY** is made on the **26TH** day of **FEBRUARY**, 2016 between:

GREAT SOUTHERN COMMUNITY HOUSING ASSOCIATION (ABN 59 521 407 508) being the registered proprietor of the premises, 1/87 Aberdeen Street, Albany in the State of Western Australia

And

MIRANDA MAY RILEY of:

RM SEVEN (7), 28 STIRLING TERRACE, ALBANY WA 6330, formerly of

20 ARDROSS CRESCENT, COLLINGWOOD PARK, ALBANY WA 6330

(" The Occupant")

1. LICENSE To OCCUPY:

Great Southern Community Housing Association and the Occupant acknowledge that this Agreement is a **LICENSE TO OCCUPY** and is not a Residential Tenancy and is therefore not subject to the Residential Tenancies ACT 1987 as amended.

2. LICENCE FEE:

The Occupant hereby agrees to pay the sum of \$ **320.00** ("the LICENCE FEE") per fortnight in respect of **Room SEVEN (7)**, at 28 STIRLING TERRACE, ALBANY WA 6330 ("the Premises") The License Fee is payable fortnightly two weeks in advance from the commencement of the License. Failure to pay the Licence Fee is a Breach of this License and may result in a Termination of this License. The License Fee includes access to and use of shared areas such as the Kitchen, Dining, Common Areas, Lounge and Laundry.

The License Fee is subject to review and may be increased by Great Southern Community Housing Association by way of **30 days** written notice to the Occupant. The Occupant acknowledges that:

- (a) The License Fee and method of calculation of the License Fee may be reviewed annually and / or if the Occupant's Income varies; and
- (b) The method of calculation of the License Fee as at the commencement date is **25%** of the Occupant's Income plus Commonwealth Rent Assistance ("CRA")
- (c) The Occupant is obliged to notify Great Southern Community Housing Association of any change to his/her Income, within 14 days of such change (ie Increase)



3. Utilities Fee:

The Occupant acknowledges and Agrees that a Utilities Fee of T (\$30.00) dollars ("the Utilities Fee") per fortnight will be charged in addition to the Licence Fee from the Commencement Date. The Utilities Fee is payable fortnightly in advance and is subject to bi-annual review. The Occupant acknowledges that notwithstanding payment of the Utilities Fee, excessive use or wastage of water, gas or electricity by the Occupant may result in additional charges being incurred and payable by the Occupant.

4. Deposit

The Occupant agrees to pay a deposit of \$640.00 such deposit to be paid in full prior to or on the date of Commencement of this Licence to Occupy Agreement. The Deposit will be refunded on Termination of the License as long as at the date of Termination there are:

1. No Arrear Licence Fees Outstanding
2. No Damages requiring Repair/Replacement of any items or Cleaning Costs or other Expenses occasioned by the Occupant
3. The Key for the Room has been Returned to Great Southern Community Housing

The Occupant is Acknowledges and Accepts that any Arrears of Costs associated with Repair or Replacement from Damage to the Room of Premises, will be deducted from the Deposit. Any Balance Deposit Monies Owing to the Occupant, upon vacating the Premises and after payment of any arrears or damages will be refunded as soon as is practicably possible to do so.

The Occupant acknowledges that as this is not a Residential Tenancy and therefore not subject to the Residential Tenancies Act, Great Southern Community Housing Association is not required to lodge the Deposit with the Bond Administrator.

The Occupant further Acknowledges and Agrees that if the Deposit is not sufficient to cover the costs of Cleaning, and Damage and Repairs to the Room or Premises by the Occupant, lost keys or any items supplied to the Occupant when the Occupant vacates, any debt that remains owing to Great Southern Community Housing Association will be pursued under GSCHA tenant Debt Policy and the necessary debt recovery action will be commenced, the costs of which will be Bourne by the Occupant.

5. Commencement Date and Term of Licence

This licence will commence on the 26TH day of FEBRUARY, 2016 ("the commencement date") and continue until the Licence is terminated by either party pursuant to the termination provisions in Clause 10 (whichever is the earlier) and **Subject TO:**



1. The Occupant successfully completing the Initial Trial period of Two Weeks which commences from the Commencement Date for the first Two Weeks of the Licence. The Occupant acknowledges that if any Breaches are issued by Great Southern Community Housing Association during the Trial Period, the License will not continue beyond that and the Occupant will be given Notice of the Termination of this License by Great Southern Community Housing Association. The Termination date will be 48 hours after the date of issue of the Termination Notice by Great Southern Community Housing Association, unless the Termination is for Violence, Threatening Behaviour, Possession or Use of Illegal Drugs or Criminal Activity.
2. The Occupant continuing to meet the Eligibility Criteria for Affordable Housing pursuant to Great Southern Community Housing Association Housing's Policies as may be updated from time to time.
3. All information provided in the Occupant's Application and during the Occupant's assessment interview being True and Correct. The Occupant Acknowledges and Agrees that any omission to disclose relevant information or any false disclosure of requested information can result in the Termination of the License, by Great Southern Community Housing Association.

6. House Rules

The Occupant Acknowledges and Agrees to abide by the **House Rules** which the Occupant has been supplied at the time of Signing this License to Occupy Agreement. Great Southern Community Housing Association reserves the right to review and amend the House Rules from time to time and the House Rules current at the time of an act or omission resulting in a Breach will be enforced. Great Southern Community Housing will issue a copy of any updated House Rules to the Occupant and the updated House Rules will take effect immediately from when they are issued.

7. Occupant's Responsibilities

The Occupant must:

- (a) Maintain the Room and Premises in a Reasonable state of cleanliness and in a Hygienic and Sanitary condition.
- (b) Notify Great Southern Community Housing of any Damage to the Room of Premises as soon as this occurs. Failure to report damage immediately may mean that the Occupant is Liable for the costs of repair.
- (c) Not attend any repairs to the Room or Premises without prior consent of Great Southern Community Housing Association.



- (d) Pay the cost of all repairs, resulting from damage caused by the Occupant or the Occupant's visitors, except those that result from reasonable fair wear and tear.
- (e) Not intentionally cause or permit damage to be caused to the Room or any part of the Premises.
- (f) The Occupant must not intentionally, negligently or recklessly cause or allow any other person to:
 - Cause Damage or Disrepair to the Room of any part of the Premises;
 - Threaten, abuse or cause injury to any employee or agent of Great Southern Community Housing Association including if appointed the onsite Caretaker: or
 - Any other person living and or working at the Premises
- (g) The Occupant Acknowledges and Agrees that the Occupant is responsible for the behaviour of any visitor or invitee of the Occupant to the Premises and that any unacceptable behaviour of an Occupants visitor may result in a Breach being issued to the Occupant and or the Termination of this License.

8. Use of the Room and the Premises

1. The Room shall be used solely as a dwelling for Residential purposes of the Occupant only and the Occupant shall not cause or permit the Premises to be used for any other purpose without prior written consent from Great Southern Community Housing Association.
2. The Occupant shall not use the Room or any part of the Premises or cause of Permit the Room or any part of the Premises to be used for any Illegal purpose or in a manner that is against the **House Rules** and Council Regulations and By-Laws and shall not cause or permit a Nuisance. The Occupant must comply with all statutes and Local Laws in force, from time to time, relating to the room and the Premises.
3. The Occupant must not store any illegal of dangerous item, compound or substance including weapons of any nature on or in the Occupant's Room or any part of the Premises.
4. The Occupant must not cause or permit an interference with the reasonable peace, comfort, safety and or privacy of another person who resides or works in the Premises or the immediate vicinity of the Premises. The Occupant acknowledges that nuisance or antisocial behaviour including drunken and disorderly conduct at anytime is a breach of this Licence and may result in Termination of this Licence.
5. The Occupant is only permitted to park the Occupant's Vehicle at the Premises if the Occupant is granted a separate parking licence by Great Southern Community Housing Association and abides by the signed Terms and Conditions therein.



9. Breaches:

The Occupant Acknowledges and Agrees that a Breach of any of the conditions contained in this Licence of which Great Southern Community Housing House Rules and any attached Annexures form part, can result in Termination. Breach and Termination circumstances and time frames are outlined below:

TYPE OF BREACH	TIME PERIOD TO REMEDY BREACH	RESULT IF BREACH IS NOT REMEDIED
Arrears or non-payment of Licence Fee or Utility Fee (issued after 3 days after non-payment)	4 Days	Termination and Eviction within 48 Hours
Any Illegal or Criminal Activity (Please note that any serious Illegal or Criminal Activity that includes violence, threatening behaviour or Illegal drugs or substances result in Immediate Termination and Eviction)	2 Days	Termination and Eviction within 48 Hours
Violence/Threatening Behaviour (Including possession of any Weapons)	NIL – No Violence or Threatening Behaviour will be Tolerated	Immediate Termination and Eviction
Possession or use of Illegal Drugs at the Premises	NIL – No use of Illegal Drugs will be Tolerated	Termination and Eviction within 48 Hours
Drunken and Disorderly Behaviour	NIL –	Termination and Eviction within 48 Hours
Nuisance / Antisocial Behaviour	24 Hours	Termination and Eviction within 48 Hours
Unsatisfactory Room Condition, poor hygiene and cleanliness standards	4 days	Termination and Eviction within 48 Hours
Breach of other Licence Condition or House Rules not referred to above	4 days	Termination and Eviction within 48 Hours

10. Termination:

- (a) Termination by an Occupant: The Occupant must give Great Southern Community Housing Association seven (7) days notice.
- (b) Notice of Termination by Great Southern Community Housing Association will be issued as follow:
 - (1) Violence and threatening behaviour – immediate termination and eviction.



- (2) Possession of Illegal drugs – Immediate Termination and Eviction.
- (3) Nuisance and Anti social behaviour – 24 hour notice of Termination.
- (4) Illegal or Criminal Activity (other than 1 & 2 above) – 2 days notice of Termination.
- (5) Arrear Licence Fee and Utility Fees, poor Room standards, Breach of House Rules – 4 days notice of Termination.

Please Note:

On Termination, the Occupant must vacate the Room and Premises within the Prescribed time frame and in accordance with the vacating provisions of this Licence.

11. Personal Belongings:

The Occupant acknowledges and understands that:

- (a) Any personal belongings left in the Room or at the Premises after the expiry of the Licence will be disposed of one week from the Termination date and the Occupant consents to this
- (b) Personal belongings and anything stored in the Room and/or the Premises by the Occupant are the Occupant's responsibility and Great Southern Community Housing Association accepts no responsibility for lost, stolen or damaged personal belongings.

12. Maintenance and Repairs

The Occupant undertakes to notify Great Southern Community Housing Association of any maintenance or repairs required in or at the Room or Premises immediately and that any urgent or emergency repairs required after hours will be immediately reported by notifying the onsite caretaker or failing being able to contact the onsite caretaker, by contacting Great Southern Community Housing Association office details. Failure to report maintenance requirements or damage may result in the Occupant being held accountable / responsible for the costs of the damage.

The Occupant should not carry out any repairs himself/herself. The Occupant may be charged for any unauthorised repairs carried out by the Occupant of damage caused by the Occupant.

13. Inspections

It is a requirement of the Health Act that Rooms and Communal areas at the Premises will be inspected. The Inspections will be carried out weekly on a scheduled day to be advised by Great Southern Community Housing Association. Occupants will be given two (2) days notice of the Inspection date. Unsatisfactory Inspections may result in a Breach being issued for poor hygiene and or cleanliness standards.

The Occupant Agrees and Acknowledges that:

- (a) If the Occupant is not in his / her Room at the time and date of the scheduled Inspection, or does not answer to a knock on the door by Great Southern Community Housing

GREAT SOUTHERN COMMUNITY HOUSING
1/87 Aberdeen Street
ALBANY WA 6330

Page 1 of 10

Occupant Signature: _____



- Association staff, staff will still access the Room to carry out and complete the Inspection even in the absence of the Occupant, utilizing GSCHA Housing's own key; and
- (b) Inspections include assessment of cupboards, fridges, bathrooms and bed linen.
 - (c) No notice is required to be given by Great Southern Community Housing Association to the Occupant when its staff or contractors inspect or access any common / shared areas within the Premises and that GSCHA has access to such areas at all reasonable times and in the event of an emergency or need for urgent repairs.

14. Cleanliness and Hygiene:

The Occupant is responsible for keeping his / her Room in a Clean and Tidy Condition and free from hazards and in a Hygienic state and condition. The Occupant is also responsible for making sure that the common areas are well maintained, clean and tidy and free from hazards after use. Throughout this Licence, referred to Room, includes the ensuite within the Room.

15. Improvements / Alterations:

The Occupant is not permitted to make any alteration and/or improvements to the Room or Premises.

16. Keys and Access to Room and Premises:

The Occupant will be supplied with a key to the Room and Premises and to a storage locker in the Kitchen. Great Southern Community Housing will keep a spare key for the Room at all times, in case of an emergency and for carrying out Inspections in the absence of the Occupant.

Lock and access devices must not be replaced, changed or added without notice to Great Southern Community Housing or the Occupant. Replacement of a lost Key or card will be at the expense of the Occupant.

17. Grievances:

The Occupant acknowledges that any grievances with other Occupants should be addressed in a Civil and respectful manner and in accordance with Great Southern Community Housing Association's Complaints Policy and Procedure.

18. Premises Condition Report

The Occupant acknowledges that the Room Condition Report ("RCR") attached to this License and that this reflects the state and condition of the Room as at the Commencement date. If the Occupant does not agree with the contents of the RCR the Occupant is to notify Great Southern Community Housing Association within 48 hours of the commencement date. The Occupant acknowledges that he / she will be responsible for any damage to the Room, or Premises or any missing or damaged furniture and the cost of replacement and / or repair.

Please note: If the Occupant does not agree with the condition of the Room at commencement of the Licence, it is the Occupant's responsibility to amend the RCR as applicable and present it to Great Southern Community Housing Association.



19. Communal Areas:

It is the Occupants Responsibility to maintain Hygiene and cleanliness standards of the Communal areas such as the Kitchen/Dining, Lounge, Laundry, Verandah, Passage and Stairwell etc. Failure to do so or contributing to poor standards may result in a Breach.

20. Occupant to provide:

The Occupant acknowledges that Great Southern Community Housing supplies the Occupant on the commencement date with the bedroom furniture, linen, etc that is listed in the RCR. The Occupant further acknowledges that it is the Occupant's responsibility to supply all other personal, food and sanitary items.

21. Support/Ability to Live Independently:

Support: The Occupant acknowledges that if the Occupant is engaged with a support provider on commencement of this Licence, the Occupant is required to remain engaged with that support provider, until the support provider deems that the Occupant no longer requires support.

If the Occupant refuses, is unwilling, or unable to engage with the support provider and Great Southern Community Housing Association at its discretion deems the Occupant is unable to successfully sustain the tenancy granted under this Licence, GSCHA may Terminate this Licence.

Independent Living: The Occupant acknowledges that this Licence may pertain to unsupported accommodation and that if it becomes evident the Occupant is no longer capable of living independently due to a requirement for personal, health or mental health care needs, this Licence may be terminated by Great Southern Community Housing Association.

22. Lockers

The Occupant will be allocated one storage locker in the kitchen for the purposes of storing non-perishable kitchen supplies. It is the Occupant's responsibility to secure their own locker and Great Southern Community Housing Association accepts no responsibility for any loss or damage to the Occupants belongings that are stored in the storage locker.

23. Emergencies

The Occupant acknowledges that he / she has sighted the evacuation plans in respect of the Room and Premises and provided with a copy of the Emergency Procedures.

The Occupant acknowledges that in the event of an Emergency involving the Occupant, if it is necessary for Access Housing to call for medical attention or an ambulance for the Occupant, the cost of such medical attention and or ambulance will be the responsibility of the Occupant. In the case of an emergency threatening the safety or life of the Occupant and others residing, visiting or working at the Premises, or if the Building is at risk of a natural or other disaster such as fire or flooding, the Occupant undertakes to contact the necessary emergency services immediately.



24. Laundry Facilities

1. Great Southern Community Housing Association will supply washing machines for the use of the Occupant. The Occupant is responsible for supplying his / her own washing machine suitable washing powder. The Occupant acknowledges that any washing left in the washing machine not claimed may be lost and assumes this risk when using the washing machine.

25. Vacating

On or prior to vacating the Premises the Occupant is required to:

- (a) Provide Great Southern Community Housing Association with a forwarding address.
- (b) Leave the Room in a clean and tidy state as per the original RCR and return all items referred to in the RCR.
- (c) Return all keys
- (d) Return all Linen to the Onsite Caretaker.
- (e) Return Rent Card if issued with one.

26. The Occupant Acknowledges and Agrees that he/she understands this Licence to Occupy and the Terms and Conditions contained therein, including the House Rules/Annexures and agrees to abide by them and further acknowledges that the breaking of the House Rules and Breaching of the Licence Terms and Conditions may lead to the Termination of this License and Eviction.

Signed By:

MIRANDA MAY RILEY

Name of Occupant

Signature of Occupant

Date:

Great Southern Community Housing Association

Date:

Name of Housing Coordinator

Signature of Housing Coordinator

Date:

Local Planning Scheme No. 1
Application: Residential Buildings x 3 - P2150650
Schedule of Submissions for 28-30 Stirling Terrace Albany WA

Issue	Officer Comment
<p>The scale and size of the planned development is out of proportion to the existing streetscape and surrounding houses. The house at 26 Brunswick Rd would be completely shaded by three high two-storey buildings on its western boundary.</p> <p>Potentially removing building two.</p> <p>Various design elements are inconsistent with Norman House. Has wall colour and material to match existing Norman House been considered? Matching roof designs but different wall colour does not exhibit clarity of design intent.</p>	<p>In this instance the primary assessment policy is <i>State Planning Policy 3.1 - Residential Design Codes (R Codes)</i>. The proposal has been designed to be of a similar size and scale of the adjoining Norman house. An assessment of the proposal has been made and the proposal is compliant with setbacks. A variation has been proposed for a section of ridge height to be consistent with Norman House. Screening and/or minor openings have been proposed on eastern elevation to avoid overlooking. An overlooking variation to the northern boundary as received no response.</p> <p>The density of the site is set by Local Planning Scheme No.1 and development densities governed by the R codes. The density of the proposed development is compliant with the R codes. On this basis the City does not have the ability to remove development, such as this case, which is compliant with the applicable element of the R codes.</p> <p>Overshadowing is a provision of <i>State Planning Policy 3.1 - Residential Design Codes (R Codes)</i>. The R 30 density of the site allows for 35% of the adjoining properties site area to be overshadowed. An overshadowing assessment has been undertaken, with the maximum overshadowing on the adjoining property is 22% .</p> <p>When development is occurring next to a heritage building it is now common practice to seek to compliment the building through design.</p>

Issue	Officer Comment
	<p>This can be achieved through the replicating certain design features while having other components different. This approach is taken on the grounds that a clear delineation between the heritage building and current development is made. There would be a general presumption against the use of skillion roofs in such close proximity to the Historic Stirling Terrace Precinct.</p>
<p>Proposed parking facilities are is not adequately provided for. The present proposal contravenes parking requirements under the Planning and Development Act and should not be granted permission to proceed in its current form.</p>	<p><i>Local Planning Scheme No.1</i>, which is an instrument of the <i>Planning Development Act 2005</i> provides the standards for parking bay numbers and design. <i>Local Planning Scheme No.1</i> also provides options for cash in lieu of parking and joint use parking arrangement. Given the land use proposed and surrounding context of the development site, both options have been recommended as a condition of approval.</p>
<p>No provision appears to be made for noise control. A noise impact study undertaken by Environmental Consultant has not been submitted</p>	<p>An acoustic study is generally required in the instance where there is a likelihood that the land use may potentially breach the Noise regulations. In this instance, given that the proposed land use is of a residential nature, an acoustic report was not required. In response to noise concerns the applicant has lodged a management plan. The enforcement of the management plan would be require to be an ongoing condition of consent. The management plan proposes a number of measures to address noise, including ;</p> <ul style="list-style-type: none"> • A full time caretaker living on site

Issue	Officer Comment
	<ul style="list-style-type: none"> • All tenants signing a tenancy agreement; • House Rules which all tenants are required to abide by, this includes behaviour standards and visitor exclusion hours; and • Tenants being evicted within 24 hours in the event of illegal activity and 48 hours in the event of anti-social behaviour. <p>A copy of the management plan is available for review as an attachment to the Council Item.</p>
<p>Concerns regarding compliance with DFES, Building Code of Australia, disability access and Australian Standards.</p>	<p>The planning application for the City is only assessed under the scope of the Planning and Development Act 2005 and associated policies. The building permit process provides the legal requirement and assessment of the proposal against the Building Code of Australia and associated legislative requirement pertaining to disability access and fire.</p> <p>A Certified Building Permit will be required to be lodged to the City of Albany. This permit is required to detail how the proposal (including parking and access ways) complies with the Building Code of Australia, Disability Standard and any other agency requirements.</p> <p>In addition to the above, a condition of consent requires a vehicular parking and access plan to be submitted for approval. All car parking is required to be in accordance with Car parking and access is to be designed in accordance with the Australian Standard 2890.</p>

Issue	Officer Comment
	Application are referred within the City of Albany's internal Department and are advised of the various legislative requirements in addition to the BCA that are required to be met, this includes the provisions under Health legislation.
<p>Appropriate screening would be needed for any balconies or landings that overlook neighbouring properties. Detail of this screening has not been supplied for comment.</p> <p>Screening has not been provided for stairways and landings</p>	<p>Details of screening will be required as a condition of planning consent. This is common practice in instances where screening has been proposed. Details of the screening are required to be submitted to the City of Albany for approval in accordance with the R codes. As stairways and landings are not outdoor areas which are used for entertainment, there is no ability to require screening through the R codes.</p>
<p>Proposed renovation and replanning of existing Norman House has not been submitted with the application.</p>	<p>The renovation of Norman House is not proposed as part of the current application. At the time such an application is received it will require a Heritage Impact Statement and details of works to be undertaken. Conditions are proposed as part of the current application in order to proceed the heritage interests on the subject property.</p>
<p>Location of bin storage has not been provided.</p>	<p>It is proposed that the matter of bin storage be addressed via a condition of consent. The location will be required to be suitably located and approved by the City of Albany.</p>

Issue	Officer Comment
Details of fencing have not been provided for comment.	Fencing will be a matter for the applicant and relevant adjoining landowner. The Dividing Fences Act and Albany Fencing Local Law will provide guidance to both parties.
Concerns regarding disruptions during the construction period.	In order to mitigate and manage this issue it is proposed to apply a condition of consent requiring a construction management plan. Given the location of the site this will potentially involving traffic management details. Hours of construction are will also be an element of the management plans, however, hours of construction are ultimately governed and enforced by the City.

City of Albany

Local Planning Scheme No. 1

Amendment No. 1

Middleton Beach Activity Centre

Scheme Amendment Report

February 2016

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 1

AMENDMENT NO. 1

RESOLVED that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, initiate an amendment to the City of Albany Local Planning Scheme No. 1 to:

1. Rezone Lot 8888 Flinders Parade, Middleton Beach from the 'Hotel/Motel' and 'Tourist Residential' zones, Lots 660 and 661 Marine Terrace, Middleton Beach from the 'Tourist Residential' zone and portions of Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive from 'Priority Road' and Local Road Reserves to 'Special Use Zone SU25';
2. Amend 'Schedule 4 – Special Use Zones' to incorporate provisions relating to Middleton Beach Activity Centre;
3. Introduce the following land use definition to the City of Albany Local Planning Scheme No. 1:

single attached dwelling means one of a group of two or more attached dwellings, each being separated by a common wall and may include a row house, terrace house or town house, not located above or below another dwelling;
4. Amend the Scheme Maps accordingly.

Dated this day of 20.....

.....

CHIEF EXECUTIVE OFFICER

Minister for Planning

Proposal to amend a Local Planning Scheme

Local Authority: City of Albany

Description of Local

Planning Scheme: Local Planning Scheme No. 1

Type of Scheme: Local Planning Scheme

Serial No. of Amendment: Amendment No. 1

Proposal: To:

1. Rezone Lot 8888 Flinders Parade, Middleton Beach from the 'Hotel/Motel' and 'Tourist Residential' zones, Lots 660 and 661 Marine Terrace, Middleton Beach from the 'Tourist Residential' zone and portions of Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive from 'Priority Road' and Local Road Reserves to 'Special Use Zone SU25';
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4. Amend the Scheme Maps accordingly.



Scheme Amendment Report

Middleton Beach Activity Centre

for LandCorp

Prepared by:

Hames Sharley (WA) Pty Ltd

ABN 42 009 073 563

PN 43460

February 2016

REVISION SCHEDULE

No.	Date	Details	CM
1	13/10/15	Draft v.1	MS
2	12/11/15	Draft v.2	MS
3	01/12/15	Draft v.3	MS
4	09/12/15	Draft v.4	MS
5	18/12/15	Final	MS
6	24/02/16	Final - Advertising	MS

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4.	Overview of Proposal	12
5.	Conclusion	15

Scheme Amendment Report – Middleton Beach Activity Centre

1. INTRODUCTION

This scheme amendment report has been prepared in support of a proposed amendment to the City of Albany Local Planning Scheme No. 1. The purpose of this amendment to Local Planning Scheme No. 1 is to:

1. Rezone Lot 8888 Flinders Parade, Middleton Beach from the 'Hotel/Motel' and 'Tourist Residential' zones, Lots 660 and 661 Marine Terrace, Middleton Beach from the 'Tourist Residential' zone and portions of Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive from 'Priority Road' and Local Road Reserves to 'Special Use Zone SU25';
2. Amend 'Schedule 4 – Special Use Zones' to incorporate provisions relating to Middleton Beach Activity Centre;
3. Introduce the following land use definition to the City of Albany Local Planning Scheme No. 1:

single attached dwelling means one of a group of two or more attached dwellings, each being separated by a common wall and may include a row house, terrace house or town house, not located above or below another dwelling;
4. Amend the Scheme Maps accordingly.

The State Government has recognised redevelopment of the site as important to the future growth of Albany and is committed to the delivery of a redeveloped Middleton Beach Activity Centre. As such, LandCorp wish to facilitate the appropriate redevelopment of the Middleton Beach Activity Centre site ('the site'). As a result, the purpose of this proposed amendment is to establish the framework to guide the future development of the site.

This will be achieved by rezoning the site to the 'Special Use' zone under the Local Scheme, with associated conditions and specific provisions for the planning and development of the land. It will also acknowledge the significance of the site by providing for the preparation of an Activity Centre Structure Plan. This will allow for the flexibility to achieve a high quality built form and public place design and facilitate the development of a safe, vibrant mixed use local centre adjacent to the attractive beach front.

2. SITE DESCRIPTION

2.1. LOCATION

The Middleton Beach Activity Centre is located on the foreshore of King George Sound within an area predominantly developed for residential and tourism purposes. Middleton Beach is accessed from the town centre via Middleton Road or via the scenic route, Marine Drive. It is located approximately 3 km from Albany City Centre.



Figure 1 – Site Plan

The site consists of two residential properties (Lot 660 and Lot 661), the large lot once occupied by the former Esplanade Hotel (Lot 8888) and the adjoining road reserves and foreshore area. The total land area is approximately 3.29 ha.

2.2. DETAILS OF LAND

The relevant details of the land are as follows (excluding road reserve areas):

Details of Land	Plan Survey No.	Title Number	Ownership
Lot 8888 Flinders Parade, Middleton	052882	Vol 2736 Folio 785	Western Australian Land Authority (LandCorp)
Lot 660 Marine Terrace, Middleton	120097	Vol 1305 Folio 32	Private
Lot 661 Marine Terrace, Middleton	120097	Vol 1722 Folio 880	Private

2.3. LAND USES

Middleton Beach provides a hub of recreational activities for both residents and tourists alike. Restaurants, shops and a wine bar are located in close vicinity of Middleton Beach with a developed recreational area of the foreshore. Tourist accommodation ranging from a caravan park to self contained units and bed and breakfast are located on the foreshore and in the immediate neighbourhood.

In particular, Lot 8888 is located on the corner of Flinders Parade and Adelaide Crescent, Middleton Beach and is known as the former Esplanade Hotel site, which has been an iconic seaside location for Albany residents and holiday makers since the construction of the first Esplanade Hotel in the 1890s. The hotel was rebuilt a number of times over the 20th century, most recently in 1991 as a five star boutique hotel with extensive public facilities.

Lot 8888 has been vacant since demolition of the hotel and associated accommodation units in January 2007. All previous development approvals granted by the City have lapsed. LandCorp became the owner of the site in December 2014.

Lots 660 and 661 currently accommodate residential dwellings which are in private ownership. Demolition of these dwellings to facilitate redevelopment of this portion of the site will be at the discretion of the owners(s). Including these private residential lots within the Improvement Plan No. 40 area has allowed for an improved opportunity for a consolidated development of the site.

3. PLANNING CONTEXT

3.1. STATE PLANNING CONTEXT

3.1.1. WAPC IMPROVEMENT PLAN NO. 40 – MIDDLETON BEACH ACTIVITY CENTRE

In 2014, under section 119 of the *Planning and Development Act 2005*, the WAPC enacted Improvement Plan No. 40 - Middleton Beach Activity Centre over Lot 8888 Flinders Parade, Lots 660 and 661 Marine Terrace and the surrounding road reserves to help optimise the opportunity for successful development and to provide the WAPC with the authority to undertake the necessary tasks to plan for and progress the redevelopment of the site. Improvement Plan No. 40 became operational on 31 October 2014.

The aim of the Improvement Plan is to guide the planning, development and use of the land by establishing the strategic intent for the redevelopment, through the preparation of statutory plans and policy instruments as required and sets out the redevelopment objectives.

Improvement Plan No. 40 applies to the same area as shown in Figure 1 of this report, bound by Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive, Middleton Beach.

Improvement Plan No. 40 provides for the making of an Improvement Scheme. However, in February 2015, the Middleton Beach Activity Centre Working Group comprising representatives from LandCorp, Department of Planning, City of Albany, Great Southern Development Commission and Department of Lands agreed that a Local Scheme Amendment and Structure Plan was the preferred mechanism for the statutory planning of the Middleton Beach Activity Centre.

The following objectives of the Improvement Plan No. 40 have been taken into account during the preparation of the scheme amendment and Activity Centre Structure Plan for the site and are included within the proposed special use provisions of the Scheme:

- *To develop the Middleton Beach Activity Centre in a co-ordinated manner, recognising its significance for local recreation, organised sporting and cultural events and as a tourist destination;*
- *To achieve a high quality built form and public place design across the scheme area and public foreshore reserve interfaces that recognise the iconic location and significance of the site to the community;*
- *To integrate development of public and private land to establish a safe, vibrant mixed use centre with an active beach front and urban edge that includes but is not limited to: local and tourist facilities; restaurants, cafes and shops; holiday and short stay accommodation; together with a range of permanent residential uses but excludes detached houses;*
- *To facilitate the provision of an effective, efficient, integrated and safe transport network that prioritises pedestrians, cyclists and public transport users;*
- *To encourage provision of parking that is efficient and promotes the establishment of shared, reciprocal and common use facilities;*
- *To encourage development to incorporate sustainable technologies and design including best practice with regard to energy efficiency, water sensitive urban design and fire safety requirements; and*
- *To facilitate opportunities for investment and development.*

3.1.2. WAPC STATE PLANNING POLICIES

WAPC State Planning Policies are prepared and adopted by the WAPC under the *Planning and Development Act 2005*. Local Government must have due regard to the provisions of State Planning Policies when preparing or amending local planning schemes. Relevant to this amendment are SPP 2.6 - State Coastal Planning, SPP3 – Urban Growth and Settlement and SPP 3.1 – Residential Design Codes, which are outlined below.

State Planning Policy 2.6 – State Coastal Planning

State Planning Policy (SPP) 2.6 sets out measures to help contribute to the long term sustainability of WA's coast. The Policy provides guidance in terms of managing development and land use change; establishment of coastal foreshore reserves; and measures to protect, conserve and enhance coastal values.

Importantly the Policy requires that coastal hazard risk management and adaptation is appropriately planned for as well as encouraging innovative approaches to managing coastal hazard risk. In that regard, specialist consultants have been engaged to complete a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) for the Middleton Beach Activity Centre site. The CHRMAP is in accordance with the requirements of SPP 2.6. Review of the potential coastal hazards and associated risks for existing and proposed assets within and around the proposed MBAC indicates there are coastal risks that require management in the future.

State Planning Policy 3 – Urban Growth and Settlement

SPP 3 sets out the principles and considerations which apply to planning for urban growth and settlement in WA. The objectives of SPP 3 relevant to this amendment are:

- *To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.*
- *To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition or relevant climatic, environmental, heritage and community values and constraints.*
- *To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.*

SPP3 identifies 7 key policy measures. The following outlines those policy measures relevant to this amendment:

- *Creating sustainable communities:* The key requirements for a sustainable community are:
 - A strong, diversified and sustainable economic base with assured access to jobs and employment;
 - Clustering retail, employment, recreational and other activities which attract large numbers of people in existing and proposed activity centres; and
 - Good urban design which creates and enhances community identity, sense of place, liveability and social interaction in new and existing neighbourhoods.

- *Planning for liveable neighbourhoods:* The Liveable Neighbourhoods principles apply to the revitalisation or redevelopment of existing areas. Relevant principles are:
 - a sense of community and strong local identity;
 - safe and convenient access to services and facilities designed for all users, including users with disabilities;
 - active street frontages with buildings facing streets to improve personal safety through increased surveillance and activity; and
 - mixed use urban development which provides for a wide range of living, employment and leisure opportunities.

State Planning Policy 3.1 : Residential Design Codes

The Residential Design Codes provides a comprehensive basis for the control of residential development throughout WA. Part 6 of the Codes provides design elements for multiple dwellings in areas coded R30 or greater, within mixed use development and activity centres. These design elements (i.e car parking, height and setbacks) will be considered in the preparation of the Middleton Beach Activity Centre Structure Plan and assessment of development.

WAPC Planning Bulletin No. 83 – Planning for Tourism

Consistent with WAPC Planning Bulletin 83 – Planning for Tourism, a strategic and flexible approach is proposed through the Middleton Beach Activity Centre Structure Plan and scheme amendment. The site has been determined as being suitable for mixed use and residential development against the guiding principles outlined within Planning Bulletin 83.

As the site is located within an existing tourism precinct, this proposed amendment has been prepared taking into account the issues and objectives for the precinct as outlined within Improvement Plan No. 40.

Importantly, as the City's relevant Local Planning Policies are not consistent with the WAPC's approach to tourism planning, Planning Bulletin 83 allows for this amendment and associated Activity Centre Structure Plan to override the current Policy provisions.

3.2. LOCAL PLANNING CONTEXT

3.2.1. CITY OF ALBANY LOCAL PLANNING SCHEME NO. 1

The City of Albany Local Planning Scheme No. 1 was gazetted on 28 April 2014. It currently zones the land within the Middleton Beach Activity Centre area a combination of 'Hotel/Motel' and 'Tourist Residential' zone, as well as 'Priority road' reserve and applicable road reserves.

The current zoning of the site under the Local Planning Scheme is not conducive to facilitating development in the manner envisaged for, or befitting this iconic location. Rezoning of the site to 'Special Use' will allow for:

- The introduction of an Activity Centre Structure Plan over the site, to guide future development;
- Provide for a range of suitable land uses and remove land use incompatibilities that may exist under the current local planning scheme; and
- Allow for site specific provisions and conditions to allow for future development to occur that may not otherwise have been permitted under the current planning framework.

3.2.2. CITY OF ALBANY LOCAL PLANNING STRATEGY

The Albany Local Planning Strategy (ALPS) was endorsed by the WAPC on 26 August 2010 and establishes the following planning principle for tourism.

"Albany remains the premier tourism destination on the South Coast and will provide a complete tourism experience".

This overarching principle is supported by the following four planning objectives:

- To retain existing and facilitate new tourism developments which are sympathetic to community and environmental considerations.
- Promote the development of sustainable tourist accommodation.
- To encourage ecotourism development that is sustainable and compatible with the environment and culture of the locality.
- To protect and enhance Albany's iconic sites.

3.2.3. CITY OF ALBANY ACTIVITY CENTRE PLANNING STRATEGY (2012)

The objectives of the City of Albany Activity Centre Planning Strategy are as follows:

- Promote and facilitate the provision and responsive evolution of a viable, convenient, and attractive network of activity centres to serve the retail, other commercial and socio/ cultural needs of the regional and local population;
- Encourage and facilitate the provision of more localised business and employment opportunities; and
- Preserve and where possible enhance the local character and amenity of residential neighbourhoods.

The City of Albany Activity Centre Planning Strategy identifies Middleton Beach as an Activity Centre (Local Centre). Accordingly an Activity Centre Structure Plan has been prepared to guide the future development of the site.

3.2.4. CITY OF ALBANY TOURISM ACCOMMODATION PLANNING STRATEGY (2010)

The City of Albany prepared the Tourism Accommodation Planning Strategy (2010) to provide the community with a degree of confidence on planning decisions relating to the preservation and planning of tourism sites. The strategy undertakes a supply and demand analysis of tourism accommodation and defines at a local level, those sites that the City of Albany wishes to identify as “strategic tourism sites” into the future.

The Strategy identifies five ‘strategic’ sites in the City of Albany of which the former Esplanade Hotel is one such a site. Strategic Tourism Sites are defined as *“those of State significance, which display characteristics that set them apart from other tourism sites in terms of potential for tourism development and benefit to the tourism industry”*. Local strategic sites are defined as *“sites of high value, accessible, unique sites that are primary contributors to the tourism market positioning of Albany”*.

Based upon the demand analysis, Albany currently has a good mix of tourist accommodation from caravan parks to resorts. There does not appear to be a demand for higher return motels, hotels and/or additional resorts. Based upon the findings of this report, the following Local Planning Policy was prepared.

3.2.5. CITY OF ALBANY LOCAL PLANNING POLICY – SIGNIFICANT TOURIST ACCOMMODATION SITES

In accordance with the recommendation of the above Tourist Accommodation Planning Strategy, the “Local Planning Policy – Significant Tourist Accommodation Sites” classifies the former Esplanade Hotel site as a “Local Strategic” site.

The Policy limits the percentage of permanent residential accommodation that may be provided. The Policy recommended that:

- The site be zoned with a dual zoning of ‘Hotel/Motel’ and ‘Tourist Residential’;
- A hotel be constructed on site for tourist accommodation; and
- 65% of the site be utilised for tourist accommodation and 35% for permanent residential.

It should be noted that the proposed scheme amendment and associated Activity Centre Structure Plan does not include measures to enforce the above percentage caps. Instead, consistent with WAPC Planning Bulletin 83 – *Planning for Tourism* a more strategic and flexible approach is proposed through the Activity Centre Structure Plan. Consistent with the policy position of the WAPC, the strategic planning currently underway seeks to encourage a range of compatible uses (including a mixture of residential and non-residential uses) to help provide for a diverse tourism industry. Importantly, as the existing Local Planning Policy is not consistent with the WAPC’s approach to tourism planning, Planning Bulletin 83 allows for this amendment and associated Activity Centre Structure Plan to override the current Policy provisions.

3.2.6. CITY OF ALBANY LOCAL PLANNING POLICY – MIDDLETON BEACH TOURIST PRECINCT

The objectives of the Middleton Beach Tourist Precinct are to:

- Create a high quality and vibrant beachside tourist precinct;
- Encourage the provision of a wide range of facilities and services to serve both visitors and the local community;
- Encourage a more diverse range of housing and tourist accommodation; and
- Establish appropriate height limits for development within the Precinct.

The Policy assigns the following land use aspirations for each of the roads as follows:

- Flinders Parade 'The Beach Strip' – an active beach front urban edge comprising restaurants, cafes, tourist accommodation and residential apartments.
- Adelaide Crescent 'Local Mixed Use Street' - an informal street incorporating occasional small cafes and other local facilities uses.

The policy provides for a height limit of five storeys (15m to top of external wall with roof above) for the area (with three storeys facing Marine Terrace) and furthermore, outlines requirements for other development standards such as setbacks, bulk and scale and car parking.

All development standards applicable to the site have been reviewed and considered as part of the concept planning for the Middleton Beach Activity Centre and provision for their variation provided for within the special use provisions and/or Activity Centre Structure Plan, where applicable.

4. OVERVIEW OF PROPOSAL

4.1. BACKGROUND

Concept Planning over the site has been underway for over 12 months and has been informed by a detailed site and context analysis, analysis of key strategic drivers and demographics as well as extensive consultation with the local community and key stakeholders.

This has set the framework for the preparation of an Activity Centre Structure Plan, informed by site responsive urban design and planning analysis as well as the findings of various technical studies including coastal management, engineering, bushfire management, traffic and transport.

The Activity Centre Structure Plan is supported by the provisions set out within the proposed 'Special Use' zone and will provide the guiding framework for the future development of the site including land uses and built form.

This serves the dual role of providing flexibility for developers of the site but also providing the ability for determining authorities (the City of Albany and Development Assessment Panels) to approve future development applications with a high degree of certainty.

4.2. POSSIBLE LAND USES

Planning undertaken to date has determined that the site may be developed for a mix of uses including tourist facilities, restaurants, cafés, shops, holiday and short stay accommodation and permanent residential apartments. The Activity Centre Structure Plan area has been categorised by a range of identifiable Precincts each with different development and land use requirements.

The development of the site will also be facilitated by the realignment of Flinders Parade to the west of its current alignment.

The intentions for the development of the area are detailed within the Activity Centre Structure Plan, and this Scheme Amendment supports this by setting out the specific built form requirements as well as any variations to the R-Codes and Local Scheme requirements that are required in order to allow the vision of the Activity Centre Structure Plan to be realised.

4.3. PROPOSED SCHEME PROVISIONS

With the introduction of Local Planning Scheme Regulations (2015) in October 2015, it has become imperative that enabling provisions be introduced into the Local Scheme by way of a scheme amendment. Rezoning the site to 'Special Use' will allow for the introduction of an Activity Centre Structure Plan to guide future development, and importantly it will allow for the introduction of context specific conditions and provisions applicable to the site.

The provisions and conditions of the 'Special Use' zone (as set out in the proposed table at the rear of this document) will allow for variations to the requirements of the Residential Design Codes and Local Planning Policy as they will be enshrined within the Local Planning Scheme. They will also set out specific requirements in terms of built form.

Variations

The following table sets out relevant planning requirements applicable to the site and proposed variations that are required to be accommodated via this scheme amendment.

Requirement	Variation Proposed
City of Albany Local Planning Scheme No. 1	
<i>Refer to Residential Design Codes and adopted structure plans and Local Planning Policies.</i>	Not applicable.
Car Parking <ul style="list-style-type: none"> Hotel – 1 bay per employee + 1 per 3 sqm bar area + 1 per 4 seats in dining area + 1 per bedroom + 1 per 4 sqm in other public areas. Multiple Dwellings- As per R-Codes. Retail – 1 per 20 sqm NLA (Shop) 	<p>As expanded upon in the Middleton Beach Activity Centre Transport Assessment (Cardno, 24 November 2015) a reduction in parking is requested through the Activity Centre Structure Plan. This is achieved through a requirement that:</p> <ul style="list-style-type: none"> parking for retail be provided at 50% of the Local Scheme requirement; and for the 'Hotel' use, employee parking be reduced by 50% and no dedicated parking spaces be provided for the bar and dining areas associated with the hotel.
Bicycle Parking <ul style="list-style-type: none"> Hotel – 1 per 10 car bays. Multiple Dwellings – As per R-Codes. Retail – 1 per 20 car bays. 	As expanded upon in Cardno's traffic report in order to encourage the use of active transport modes, additional bicycle parking facilities are proposed.
Residential Design Codes	
Height <ul style="list-style-type: none"> As per Table 4 of the R-Codes 	Generally 2 – 5 storeys, with the proposed Hotel / Mixed Use site to be up to 12 storeys in the vicinity of Mt Adelaide.
Setbacks <ul style="list-style-type: none"> As per Table 4 of the R-Codes 	Generally nil street and side setbacks.
Car Parking <ul style="list-style-type: none"> Less than 110 sqm / 1 or 2 bedrooms = 1.25 bays p/dwelling. 110 sqm or greater / 3 or more bedrooms = 1.5 bays p/dwelling Visitor Parking = 0.25 bays p/dwelling 	As expanded upon in Cardno's traffic report a reduction in parking is requested through the Activity Centre Structure Plan. This is achieved through a requirement that no dedicated residential visitor parking spaces be provided for the residential component.
Bicycle Parking <ul style="list-style-type: none"> 1 bicycle parking space for residents for each 3 dwellings. 1 bicycle parking space for visitors for each 10 dwellings. 	<p>As expanded upon in Cardno's traffic report in order to encourage the use of active transport modes, additional bicycle parking facilities are proposed.</p> <p>This will be achieved via a requirement for 1 bicycle parking space per residential dwelling and 1 bicycle parking space per 10 dwellings for visitors.</p>

City of Albany Local Planning Policy – Significant Tourist Accommodation Sites	
65% of the site to be utilised for tourist accommodation and 35% for permanent residential.	<p>No set percentage required.</p> <p>As the City's relevant Local Planning Policies are not consistent with the WAPC's approach to tourism planning, Planning Bulletin 83 allows for this amendment and associated Activity Centre Structure Plan to override the current Policy provisions.</p>
City of Albany Local Planning Policy – Middleton Beach Tourist Precinct	
Height limit of five storeys (15m to top of external wall with roof above) for the area (with three storeys facing Marine Terrace).	Generally 2 – 5 storeys, with the proposed Hotel / Mixed Use site to be up to 12 storeys in the vicinity of Mt Adelaide.
Except for residential development, where the development generates its peak parking demand outside of 8am to 5pm and is within 200 metres of the foreshore car park a 50% reduction in the parking requirement will be considered by Council.	As expanded upon in Cardno's traffic report a reduction in parking is requested through the Activity Centre Structure Plan.

5. CONCLUSION

The proposed scheme amendment seeks to introduce a zoning of 'Special Use' over Lot 8888 Flinders Parade, Lots 660 and 661 Marine Terrace and portions of Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive, Middleton Beach.

This will assist in facilitating the future development of a vibrant mixed use activity centre next to the active beach front that provides for high quality built form and public place design. The rezoning of the Middleton Beach Activity Centre to 'Special Use', with associated provisions, under the City of Albany Local Planning Scheme No. 1 will set the basis for the appropriate redevelopment of the site and allow for community input through the Activity Centre Structure Plan preparation process.

PLANNING AND DEVELOPMENT ACT 2005**CITY OF ALBANY****LOCAL PLANNING SCHEME NO. 1****AMENDMENT NO. 1**

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 1 to:

1. Rezone:
 - a. Lot 8888 Flinders Parade, Middleton Beach from the 'Hotel/Motel' and 'Tourist Residential' zones to 'Special Use Zone SU25';
 - b. Lots 660 and 661 Marine Terrace, Middleton Beach from the 'Tourist Residential' zone to 'Special Use Zone SU25';
 - c. Portions of Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive from 'Priority Road' and Local Road Reserves to 'Special Use Zone SU25';
2. Amend Schedule 4 – Special Use Zones by inserting 'Special Use SU25' in the schedule and incorporate provisions relating to Middleton Beach Activity Centre as follows;

No.	Description of Land	Special Use	Conditions
SU25	Middleton Beach Activity Centre	Land use permissibilities within the precincts shown on the Middleton Beach Activity Centre Precinct Plan are as follows:	1. All development within the Middleton Beach Activity Centre Special Use zone shall comply with the following performance criteria:
	Lot 8888 Flinders Parade	Hotel / Mixed Use Precinct	(a) The Middleton Beach Activity Centre is developed in a co-ordinated manner, recognising its significance for local recreation, organised sporting and cultural events and as a tourist destination;
	Lots 660 and 661, Marine Terrace	Car Park 'D'	(b) High quality built form and public place design is provided across the Special Use zone and public foreshore reserve interfaces recognise the iconic location and significance of the site to the community;
	Adjacent road reserves being portions of Adelaide Crescent,	Exhibition Centre 'A'	(c) The development of public and private land is integrated to establish a safe, vibrant mixed use centre with an active beach front and urban edge that includes
	Marine Terrace, Barnett Street, Flinders Parade and Marine Drive,	Holiday Accommodation 'D'	
		Hotel (up to 5 storeys (21.5 metres) 'P'	
		Hotel (above 5 storeys (21.5 metres) 'A'	
		Market 'D'	
		Multiple Dwelling	

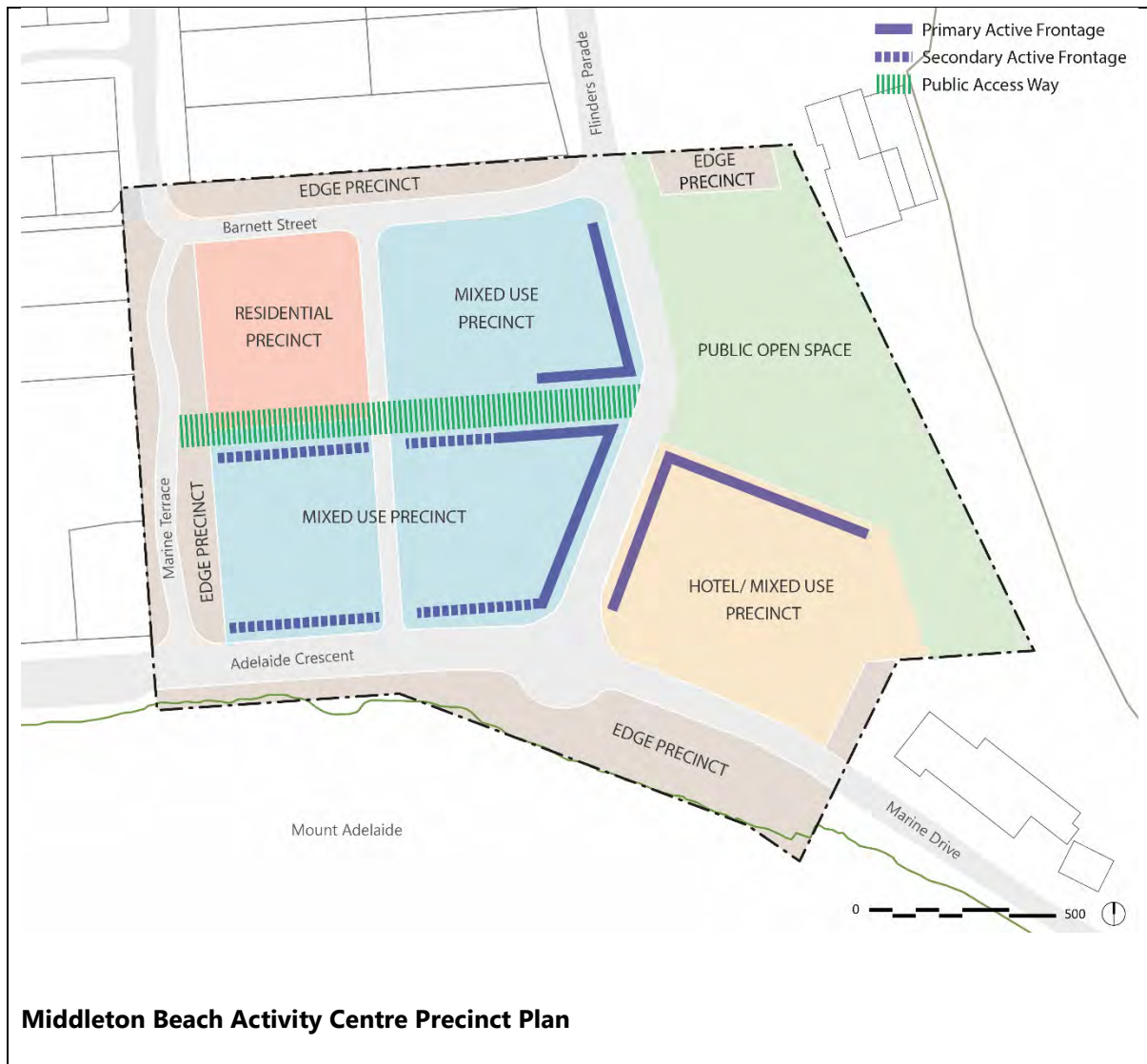
Middleton Beach	<p>(up to 5 storeys (21.5 metres) 'P'(1)</p> <p>Multiple Dwelling (above 5 storeys (21.5 metres) 'A'(1)</p> <p>Nightclub 'D'</p> <p>Public Utility 'D'</p> <p>Recreation-Private 'A'</p> <p>Restaurant 'D'</p> <p>Shop 'A'</p> <p>Small Bar 'A'</p> <p>Tavern 'A'</p> <p>Mixed Use Precinct</p> <p>Car Park 'D'</p> <p>Consulting Rooms 'D'</p> <p>Convenience Store 'D'</p> <p>Exhibition Centre 'A'</p> <p>Holiday Accommodation 'P'</p> <p>Hotel 'D'</p> <p>Market 'D'</p> <p>Multiple Dwelling 'P'(2)</p> <p>Office 'D'</p> <p>Public Utility 'D'</p> <p>Recreation-Private 'A'</p> <p>Restaurant 'D'</p> <p>Shop 'D'</p> <p>Single Attached Dwelling 'D'(2)</p> <p>Small Bar 'A'</p> <p>Tavern 'A'</p> <p>Residential Precinct</p> <p>Home Office 'D'</p> <p>Multiple Dwelling 'P'</p> <p>Public Utility 'D'</p> <p>Single Attached Dwelling 'P'</p> <p>Edge Precinct</p> <p>Car Park 'D'</p> <p>(1) Means the use is prohibited where it fronts the street at pedestrian level.</p>	<p>but is not limited to: local and tourist facilities; restaurants, cafes and shops; holiday and short stay accommodation; together with a range of permanent residential uses but excludes detached houses;</p> <p>(d) An effective, efficient, integrated and safe transport network that prioritises pedestrians, cyclists and public transport users is provided;</p> <p>(e) Vehicle parking is efficient and promotes the establishment of shared, reciprocal and common use facilities;</p> <p>(f) Developments incorporate sustainable technologies and design including best practice with regard to energy efficiency, water sensitive urban design and fire safety requirements; and</p> <p>(g) Opportunities for investment and development are facilitated.</p> <p>2. Due regard shall be given to the Activity Centre Structure Plan prepared prior to the development of the land in accordance with the relevant clauses within the deemed provisions for Local Planning Schemes.</p> <p>3. Notwithstanding that a use is not specifically listed in this schedule, the Local Government may consider the proposed use on its merits where that use and development complies with the performance criteria set out in Condition 1 and other relevant conditions in this schedule and is compatible with the listed uses in the designated precinct.</p> <p><u>Bushfire Management</u></p> <p>4. The Middleton Beach Activity Centre has been identified as a bushfire prone area and development and use of the site shall comply with the provisions of the approved Bushfire Management Plan and the Scheme.</p>
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		<p>(2) <i>Means that the use is prohibited where it fronts the street at pedestrian level within the 'Primary Active Frontage' area as depicted on the Precinct Plan.</i></p>	<p>5. All residential buildings and, as far as is practicable, non-residential developments, are to incorporate the bushfire resistant construction requirements of the Building Code, including as appropriate the provisions of AS3959 <i>Construction of Buildings in Bushfire Prone Areas</i> (as amended), commensurate with the bushfire attack level (BAL) established for the relevant portion of the site.</p> <p><u>Development Requirements</u></p> <p>6. Before commencing or carrying out any development on land within the Special Use zone, the developer must comply with the requirements of any relevant design guidelines administered by the City of Albany.</p> <p>7. Notwithstanding the permissibility of the proposed use, any works proposed to be undertaken within the Special Use zone shall require the planning approval of Council following advertising of the proposal in accordance with clause 64(3) of the Deemed Provisions unless exempted by the provisions of Schedule 2, Cl 61 (1) of the Deemed Provisions to the Planning and Development Regulations 2015.</p> <p>8. Any approved development is to be constructed to plate height prior to the submission of any diagram or plan of survey (deposited plan) for subdivision of the parent lot to create individual lot(s) for the development(s).</p> <p>9. Basement car parking shall be integrated into the built form and screened from view, such that the car parking area is not directly visible from the street or other public spaces. Car parking areas shall be accessed from a laneway or secondary street where available.</p> <p>10. Car parking shall be provided in accordance with the provisions of the Scheme unless otherwise stated in Condition 11 below.</p>
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			<p>11. The following development requirements specifically apply to the precincts as identified on the Middleton Beach Activity Centre Precinct Plan below:</p> <p><u>Hotel / Mixed Use Precinct</u></p> <p>Building Height:</p> <ul style="list-style-type: none"> • 5 storey (21.5 metres) height limit; • Development of a hotel use and/or holiday accommodation and/or multiple dwellings above 5 storeys (21.5 metres) may be considered to a maximum of 12 storeys (46 metres) if the following can be demonstrated: <ul style="list-style-type: none"> ○ The proposed development accords with the key principles as outlined in condition 13 below; and ○ The proposed development accords with any relevant design guidelines administered by the City of Albany. <p>Setbacks:</p> <ul style="list-style-type: none"> • Generally nil street and side setbacks. <p>Car Parking:</p> <ul style="list-style-type: none"> • Hotel 1 bay per 2 employees + 1 per bedroom + 1 per 4 sqm in other public areas. • Retail – 1 bay per 40 sqm NLA. • No visitor car parking requirement for permanent residential developments. <p>Bicycle Parking:</p> <ul style="list-style-type: none"> • 1 bicycle parking space per residential dwelling and 1 bicycle parking space per 10 dwellings for residential visitors. <p>Access:</p> <p>Delivery services are prohibited from occurring on the Flinders Parade frontage of the Hotel / Mixed Use site.</p>
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			<p><u>Mixed Use Precinct</u></p> <p>Building Height:</p> <ul style="list-style-type: none"> • 2 storey (11 metres) minimum / 3 storey (14.5 metres) maximum between Barnett Street and the Public Access Way. • 2 storey (11 metres) minimum / 4 storey (18 metres) maximum for development fronting the southern extent of the Public Access Way; • 2 storey (11 metres) minimum / 5 storey (21.5 metres) maximum for development south of the Public Access Way, fronting Adelaide Crescent or Flinders Parade. <p>Setbacks:</p> <p>Generally nil street and side setbacks.</p> <p>Car Parking:</p> <ul style="list-style-type: none"> • No visitor car parking requirement for permanent residential developments. • Retail – 1 bay per 40 sqm NLA. <p>Bicycle Parking:</p> <ul style="list-style-type: none"> • 1 bicycle parking space per residential dwelling and 1 bicycle parking space per 10 dwellings for residential visitors. <p><u>Residential Precinct</u></p> <p>Building Height:</p> <ul style="list-style-type: none"> • 2 storey (10 metres) minimum / 3 storey (13.5 metres) maximum between Barnett Street and the Public Access Way. <p>Setbacks:</p> <ul style="list-style-type: none"> • Generally nil street and side setbacks. <p>Car Parking:</p> <ul style="list-style-type: none"> • No visitor car parking requirement for permanent residential developments. <p>Bicycle Parking:</p> <ul style="list-style-type: none"> • 1 bicycle parking space per residential dwelling and 1 bicycle parking space per 10 dwellings for residential visitors.
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			<p><u>Active Frontages</u></p> <p>12. Areas marked as 'Active Frontage' on the Precinct Plan encourage a range of active uses at the pedestrian level. Specifically this shall be achieved by:</p> <ul style="list-style-type: none"> • Residential uses at the pedestrian level in areas delineated as 'Primary Active Frontage' are prohibited. • Areas delineated as either 'Primary Active Frontage' or 'Secondary Active Frontage' shall demonstrate measures have been undertaken to build adaptability into the development at ground floor level. <p><u>Key Principles for Hotel / Mixed Use Precinct</u></p> <p>13. Any application within the Hotel / Mixed Use Precinct in excess of 5 storeys (21.5 metres) in height is to be supported by a report clearly demonstrating how the following key principles will be achieved and enhanced via the proposed development:</p> <ul style="list-style-type: none"> • Contributes positively to the public realm; • Provides a landmark element on the axis of Adelaide Crescent and Flinders Parade; • No adverse impacts on the locality are presented by overshadowing; • The height of the proposed development responds to the site and its context and steps built form away from the beach with additional height located towards Mt Adelaide; • Bulk and scale of the proposed development are effectively mitigated; and • The criteria in Condition (1) above have been achieved, in particular: <ul style="list-style-type: none"> ○ Provides high quality built form; ○ Effectively integrates the public realm and private land use; ○ Encourages alternative modes of transport; and ○ Incorporates sustainable technologies and design.
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3. Introduce the following land use definition to the City of Albany Local Planning Scheme No. 1:

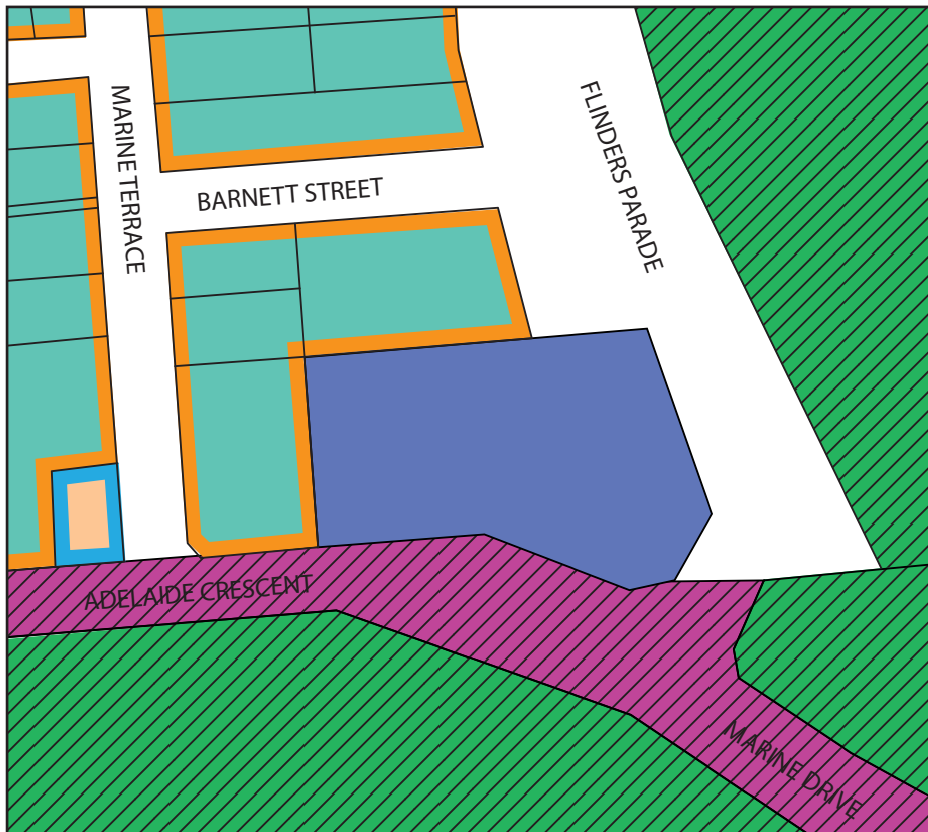
single attached dwelling means one of a group of two or more attached dwellings, each being separated by a common wall and may include a row house, terrace house or town house, not located above or below another dwelling;

4. Amend the Scheme Maps accordingly.

CITY OF ALBANY

Local Planning Scheme No. 1

Amendment No. 1

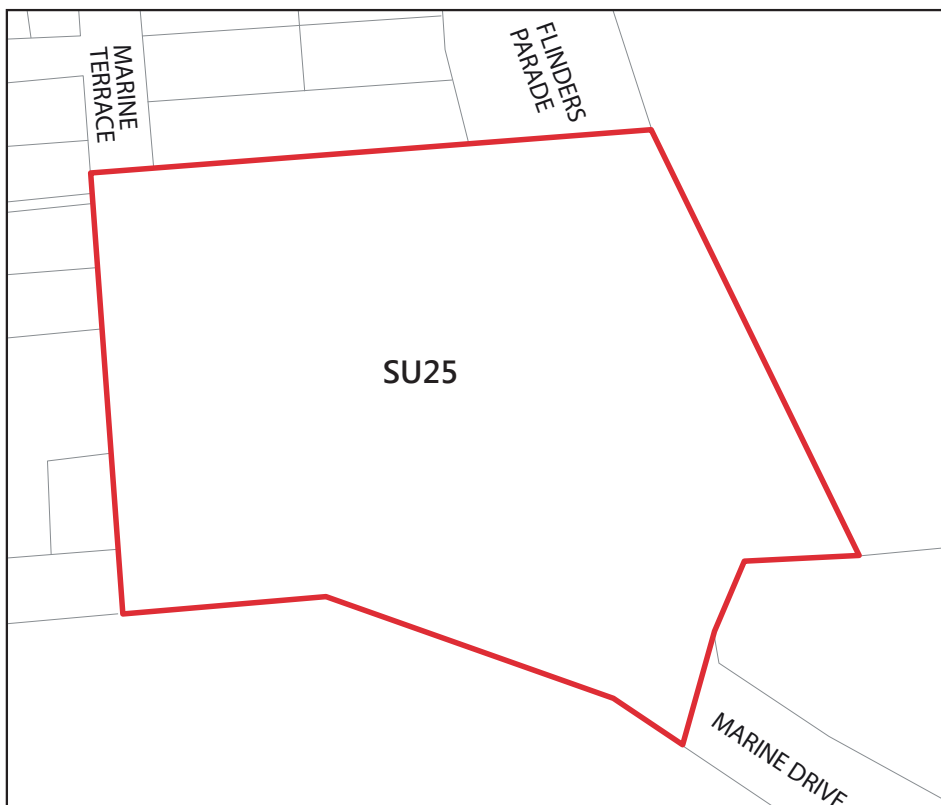


Lot 8888 Flinders Parade, Lots 660 & 661 Marine Terrace, and adjacent road reserves being portions of Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive, Middleton Beach.

LPS

-  Hotel/ Motel
-  Tourist Residential
-  Local Centre
-  Local Road
-  Priority Road
-  Parks and Recreation
-  Special Use Area

Existing Zoning



Proposed Zoning

ADOPTION

Adopted by resolution of the Council of the City of Albany at the meeting of the
Council held on the day of the 20.....

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

FINAL APPROVAL

Adopted for final approval by resolution of the City of Albany at the meeting of the Council held on the day of of 20..... and the seal of the Municipality was pursuant to that resolution hereunto affixed in the presence of:

.....

MAYOR

.....

CHIEF EXECUTIVE OFFICER

Recommended/Submitted for Final Approval

.....

Delegated under S.16 of PD Act 2005

Date:

Final Approval Granted

.....

MINISTER FOR PLANNING

Date:

MIDDLETON BEACH

ACTIVITY CENTRE STRUCTURE PLAN



LandCorp

**Middleton Beach Activity Centre
Structure Plan**

March 2016

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Revision Letter	Date	Reason for Issue	CM
1	14/10/2015	Draft ACSP Framework (Reviewed by Work Group)	MS
2	16/11/2015	Preliminary Draft Middleton Beach ACSP	MS
3	20/11/2015	Draft Middleton Beach ACSP	MS
4	16/12/2015	Final Draft Middleton Beach ACSP	MS
5	01/03/2016	Final Draft Middleton Beach ACSP for Advertising	MC

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ENDORSEMENT PAGE

This Activity Centre Structure Plan is prepared under the provisions of the City of Albany Local Planning Scheme No. 1.

IT IS CERTIFIED THAT THIS ACTIVITY CENTRE STRUCTURE PLAN WAS APPROVED BY RESOLUTION OF THE WESTERN AUSTRALIAN PLANNING COMMISSION ON:

DATE

Signed for and on behalf of the Western Australian Planning Commission:

An officer of the Commission duly authorised by the Commission pursuant to section 16 of the Planning and Development Act 2005 for that purpose, in the presence of:

Witness

Date

Date of Expiry



TABLE OF AMENDMENTS

AMENDMENT NO.	SUMMARY OF THE AMENDMENT	AMENDMENT TYPE	DATE APPROVED BY WAPC

TABLE OF DENSITY PLANS

DENSITY PLAN NO.	AREA OF DENSITY PLAN APPLICATION	DATE ENDORSED BY WAPC

Executive Summary

The Middleton Beach Activity Centre Structure Plan has been prepared for the proposed redevelopment of the Middleton Beach Activity Centre (MBAC), as depicted in **Appendix A**.

The MBAC area is defined by the Middleton Beach Activity Centre Improvement Plan boundary and consists of two residential properties (Lot 660 and Lot 661), a large lot once occupied by the former Esplanade Hotel (Lot 8888) and the adjoining road reserves and foreshore area.

The subject land is situated between Flinders Parade, Adelaide Crescent, Marine Terrace and Barnett Street and includes the site of the former Esplanade Hotel.

The proposed development will create a mixed use centre with tourist facilities, restaurants, cafés, shops, holiday and short stay accommodation and permanent residential apartments. The site will include a general height limit of 3-5 storeys and potential for development up to 12 storeys for the Hotel/Mixed Use Precinct adjacent to Mt Adelaide.

Key design components of the MBAC include:

- + A high street with activated edges;
- + Realignment of Flinders Parade to improve foreshore activation;
- + Improved connectivity to existing retail offerings (Hybla Bar, Bay Merchants, 3 Anchors, Rats);
- + Retain Flinders Parade's visual connection to the foreshore;
- + Slow speed environment on Flinders Parade through on street parking and landscaping treatment; and
- + Pedestrian Access Way (PAW) through the site, providing improved pedestrian access to the foreshore.

In 2014, under section 119 of the Planning and Development Act 2005, the Western Australian Planning Commission (WAPC) enacted Improvement Plan (IP) No. 40 over Lot 8888 Flinders Parade, Lots 660 and 661 Marine Terrace and the surrounding reserves to help optimise the opportunity for successful development.

IP No. 40 sets out future planning, development and land uses by establishing the strategic intent for the site's redevelopment. IP No. 40 was gazetted and came into operation in October 2014. Subsequently, a Local Planning Scheme Amendment and Activity Centre Structure Plan were developed to guide the statutory planning of the site. Accordingly, the MBAC Structure Plan has been developed to assist the detailed planning and design of the site.



Summary Table

Table 1: Summary Table

ITEM	DATA		STRUCTURE PLAN REF (SECTION NO.)
Total area covered by the structure plan	3.29 hectares		1.2.2 Area and Land Use
Area of each land use proposed:	m²	Lot yield	4.0 Land Use and Subdivision Requirements
Residential	1683	1	
Mixed Use	5647	3	
Hotel	3880	1	
POS	5119	1	
Total estimated lot yield	6		4.0 Land Use and Subdivision Requirements
Estimated number of dwellings	295*		5.4 Yield Analysis
Estimated residential site density	257 dwellings per site / hectare		5.4 Yield Analysis
Estimated population	687		Section 3.0 Population and Dwellings
Number of high schools	n/a		n/a
Number of primary schools	n/a		n/a
Estimated commercial floor space	786m ²		Appendix H
Estimated area and percentage of public open space	0.5119 hectares 15.56%		4.0 Land Use and Subdivision Requirements

*Note the yield contained within the Indicative Concept Plan (Figure 32) is based on development achieving the maximum permitted development controls (Height up to 12 storeys) and an assumed dwelling typology and mix. Dwelling yields are indicative, and are likely to vary and be notably less should a reduction in height occur.

PART ONE IMPLEMENTATION 01

PART ONE - IMPLEMENTATION

1. STRUCTURE PLAN AREA

This Structure Plan shall apply to the Middleton Beach Activity Centre, being the land contained within the inner edge of the line denoting the structure plan boundary as shown on the Middleton Beach Activity Centre Structure Plan Map (Figure 1).

2. OPERATION

The Activity Centre Structure Plan shall come into operation on the day it is endorsed by the Western Australian Planning Commission.

3. STAGING

Development of the MBAC is proposed to occur in the following stages:

STAGE 1

Changes to the road network – realignment of Flinders Parade and reconstruction of Adelaide Crescent; bulk earthworks and civil works including the Hotel site.

STAGE 2

Landscaping of the public realm on Flinders Parade, Adelaide Crescent and foreshore areas.

STAGE 3

Bulk earthworks and civil works for the development areas (residential and mixed use sites) as well as Public Access Way and Internal Road; landscaping of Public Access Way and other public realm.

Staging is further discussed and graphically depicted in section 9.7 of this report.

4. SUBDIVISION AND DEVELOPMENT REQUIREMENTS

Specific development requirements for the MBAC are as set out in the 'Special Use' zone scheme provisions.

5. OTHER REQUIREMENTS

The following measures are identified in order to assist with implementation of the MBAC Structure Plan:

- + Amalgamation of existing titles to facilitate development of the five superlots in accordance with the Activity Centre Structure Plan.
- + Although beyond the structure plan boundary, the Coastal Hazard Risk Management and Adaptation Plan sets out steps to be taken by others in order to help protect the site and surrounds from the risks posed by coastal hazards, including increasing the level of the beach in front of the development area to be more consistent with the natural levels of the beach.
- + City of Albany to take over the management and maintenance of the public realm upon completion of development.
- + Traffic management plans will be required to be prepared and submitted to the City of Albany for events/markets within Flinders Parade.



6. ADDITIONAL INFORMATION

ADDITIONAL INFORMATION	APPROVAL STAGE	CONSULTATION REQUIRED

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Figure 1: Middleton Beach Activity Centre Structure Plan Map

PART TWO EXPLANATORY SECTION

02

PART TWO - EXPLANATORY SECTION

1 Planning Background

1.1. INTRODUCTION AND PURPOSE

The Middleton Beach Activity Centre Structure Plan (MBAC Structure Plan) has been prepared to provide a guiding framework for the development of MBAC, in alignment with local and state policy.

The MBAC Structure Plan provides the planning rationale and mechanisms to inform the detailed planning and design of MBAC, including implementation and staging of development.

MBAC Structure Plan provides the framework to deliver the objectives identified within Improvement Plan No. 40 including:

- + To develop the Middleton Beach Activity Centre in a co-ordinated manner, recognising its significance for local recreation, organised sporting and cultural events and as a tourist destination;
- + To achieve a high quality built form and public place design across the scheme area and public foreshore reserve interfaces that recognise the iconic location and significance of the site to the community;
- + To integrate development of public and private land to establish a safe, vibrant mixed use centre with an active beach front and urban edge that includes but is not limited to: local and tourist facilities; restaurants, cafés and shops; holiday and short stay accommodation; together with a range of permanent residential uses but excludes detached houses;
- + To facilitate the provision of an effective, efficient, integrated and safe transport network that prioritises pedestrians, cyclists and public transport users;
- + To encourage provision of parking that is efficient and promotes the establishment of shared, reciprocal and common use facilities;
- + To encourage development to incorporate sustainable technologies and design including best practice with regard to energy efficiency, water sensitive urban design and fire safety requirements; and
- + To facilitate opportunities for investment and development.

MBAC Structure Plan provides the framework to deliver the objectives established by preceding reports and by key stakeholders, these objectives are as follows:

GENERAL OBJECTIVES

- + Produce an optimal outcome that is commercially attractive to stimulate developer interest, considering MBAC in a holistic and integrated way.
- + Facilitate the development of a coastal node and landmark for Middleton Beach that integrates into the surrounding community and adjoining beach front and bushland areas; and reinforces Middleton Beach as a destination for residents, visitors and tourists; and
- + Demonstrates high quality design and sustainability initiatives to promote resource efficiency and encourage lifestyle opportunities, underpinned by the Elements of Sustainable Development (LandCorp Sustainability Elements, Sustainability Report 2013-14).

OBJECTIVES FOR THE COMMUNITY

- + Reinstate the site as a social hub that offers a family-friendly place for the local community;
- + Provide a portion of the site as community use;
- + Create a place that offers high quality landscape and public realm environments;
- + Enhance the identity of Middleton Beach and provide a strong sense of place;
- + Achieve activation and amenity; and
- + Provide a place for social interaction, including families.

OBJECTIVES FOR THE MBAC

- + A landmark site that is reflective of the coastal character and scale of Middleton Beach;
- + An outcome for the broader locality, not just the MBAC; including public realm, traffic circulation and parking;
- + A mix of uses that includes commercial, short stay, tavern and some permanent residential;
- + Focuses on the front of the site for community activity and use;
- + Explores opportunities for function and/or conference facilities as part of a hotel offering; and
- + Establishes a plan to initiate the Scheme Amendment Process.



1.2. LAND DESCRIPTION

1.2.1. LOCATION

Albany is a port city and the regional centre within the Great Southern region of Western Australia. The MBAC is located within Middleton Beach, a coastal suburb considered one of the premier coastal destinations in Albany, approximately 3km east from Albany city centre, as shown on Figure 2.

MBAC is defined by the Middleton Beach Activity Centre Improvement Plan boundary and consists of two residential properties (Lot 660 and Lot 661), a large lot once occupied by the former Esplanade Hotel (Lot 8888) and the adjoining road reserves and foreshore area.

The MBAC is located on the foreshore bound by Barnett Street to the north, Flinders Parade to the east, Adelaide Crescent to the south and Marine Terrace to the west. Middleton Beach is accessed from the town centre via Middleton Road or via the scenic route, Marine Drive.

1.2.2. AREA AND LAND USE

Middleton Beach provides a hub of recreational activities for both residents and tourists. Restaurants, shops and a wine bar are all located in close vicinity of the MBAC area, situated within a developed recreational area of the foreshore.

Lot 8888 is commonly known as the former Esplanade Hotel site, which has been an iconic seaside location for Albany residents and holiday makers. Lot 8888 has been vacant since demolition of the hotel and associated accommodation units in January 2007. All previous development approvals for the lot have lapsed.

Lots 660 and 661 currently accommodate residential dwellings which would be required to be demolished ahead of any redevelopment of the site.

The total land area of the MBAC is 3.29ha.



Figure 2: Context Location Plan

1.2.3. LEGAL DESCRIPTION AND OWNERSHIP

The relevant details of the land are as follows and shown on Figure 3 (excluding road reserve areas), certificate of titles are included as **Appendix B**.

Table 2: Lot Details

DETAILS OF LAND	PLAN SURVEY NO.	TITLE NUMBER	OWNERSHIP
Lot 888 Flinders Parade, Middleton	052882	Vol 2736 Folio 785	West Australian Land Authority (LandCorp)
Lot 600 Marine Terrace, Middleton	120097	Vol 1305 Folio 32	Private
Lot 661 Marine Terrace, Middleton	120097	Vol 1722 Folio 880	Private



Figure 3: Lot Details



1.3. PLANNING FRAMEWORK

1.3.1. ZONING AND RESERVATIONS

CITY OF ALBANY LOCAL PLANNING SCHEME NO. 1

The City of Albany Local Planning Scheme No. 1 (LPS1) was gazetted on 28 April 2014 and provides the statutory basis for town planning in the City of Albany.

Under LPS1 the MBAC Structure Plan area is zoned in part 'Hotel/Motel' and the remainder 'Tourist Residential'. The site also accommodates a 'Priority Road' reserve as well as Local Road reserves. Surrounding the subject site, Middleton Beach is predominately zoned 'Tourist Residential' and reserved for 'Parks and Recreation', as shown on Figure 4.

1.3.2. IMPROVEMENT PLAN NO. 40

In 2014, under section 119 of the Planning and Development Act 2005, the WAPC enacted Improvement Plan (IP) No. 40 over Lot 8888 Flinders Parade, Lots 660 and 661 Marine Terrace and the surrounding reserves to help optimise the opportunity for successful development.

IP No. 40 sets out future planning, development and land uses by establishing the strategic intent for the site's redevelopment. IP No. 40 was gazetted and came into operation in October 2014. Subsequently, a Local Planning Scheme Amendment and Activity Centre Structure Plan were developed to assist the detailed planning and design of the subject site. IP No. 40 is explained in more detail in section 1.3.4. of this document.

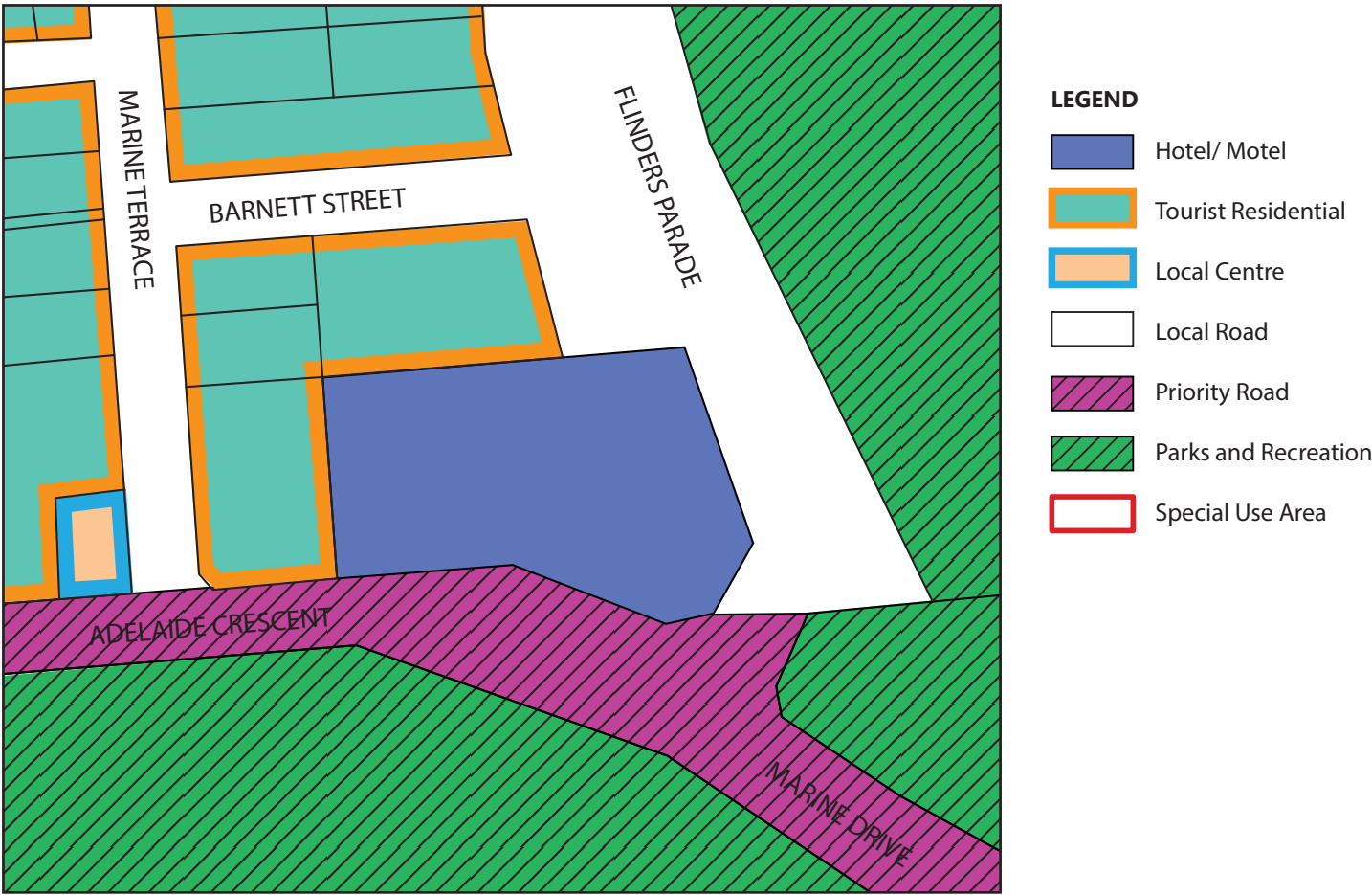


Figure 4: LPS1 Zoning (Extract)

1.4. PLANNING STRATEGIES

1.4.1. CITY OF ALBANY LOCAL PLANNING STRATEGY

The City of Albany Local Planning Strategy (ALPS) sets out the intention for future land use and development within the City.

MBAC Structure Plan accords with the key objectives as set out in the ALPS:

- + Coastal Development – “Promote land usage and development proposals compatible with protecting the environmental, social and economic values of the coast and harbours”

MBAC Structure Plan fulfils this objective by providing improved visual and pedestrian connections through and from the site to the foreshore; and providing for appropriate development setbacks and controls through the structure plan and associated scheme amendment.

- + Tourism – “Albany remains the premier tourism destination on the South Coast and will provide a complete tourism experience”.

MBAC Structure Plan complies with, and will help support, the realisation of this principle as well as the following planning objectives of the ALPS:

- + To retain existing and facilitate new tourism developments which are sympathetic to community and environmental considerations;
- + Promote the development of sustainable tourist accommodation;
- + To encourage eco tourism development that is sustainable and compatible with the environment and culture of the locality; and
- + To protect and enhance Albany’s iconic sites.

This will be achieved through improving connections to other attractors in the locality and building upon the current ‘Tourist Residential’ zoning over most of Middleton Beach.

By setting specific controls through the scheme amendment, potential conflicts between tourist and residential uses will be mitigated. This will help to preserve an acceptable balance between tourist accommodation venues and residential encroachment.

1.4.2. CITY OF ALBANY TOURISM ACCOMMODATION PLANNING STRATEGY

The City of Albany Tourism Accommodation Strategy identifies five ‘strategic’ sites in the City of Albany of which the former Esplanade Hotel is one such a site. Strategic Tourism Sites are defined as:

Those of State significance, which display characteristics that set them apart from other tourism sites in terms of potential for tourism development and benefit to the tourism industry.

Local strategic sites are defined as:

Sites of high value, accessible, unique sites that are primary contributors to the tourism market positioning of Albany.

MBAC Structure Plan will help achieve this Strategy as well as its associated Local Planning Policies by setting the framework for the redevelopment of this iconic tourist location and allowing for the potential of the site to be realised. This will be achieved by:

- + Providing for hotel / tourist accommodation on site;
- + Improving connections to the foreshore as well as to retail offerings in Middleton Beach;
- + Providing for activation of Adelaide Crescent as well as the pedestrian link; and
- + Realignment of Flinders Parade to improve foreshore activation.



1.5 PLANNING POLICIES

1.5.1. WAPC STATE PLANNING POLICY 2.6 STATE COASTAL PLANNING

As part of the planning process, there is a requirement to understand the potential risks posed to development by coastal hazards. Specialist coastal and port engineers M P Rogers & Associates Pty Ltd (MRA) were engaged to complete a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) for MBAC. The requirements and framework for a CHRMAP are established within SPP2.6, and outlined more specifically in the CHRMAP Guidelines (WAPC, 2014).

The CHRMAP is in accordance with the requirements of these documents and covers the following key items:

- + Establishment of the context;
- + Coastal hazard assessment;
- + Risk analysis and evaluation;
- + Risk management and adaptation planning; and
- + Monitoring and review.

Review of the potential coastal hazards and associated risks for existing and proposed assets within and around the proposed MBAC indicates there are coastal risks that require management in the future. Details regarding each of these items is provided in **Appendix D**, and summarised in Section 2.5.

1.5.2. WAPC STATE PLANNING POLICY 3 URBAN GROWTH AND SETTLEMENT

The inclusion of the Hotel/Mixed Use Precinct, and provision of hotel and tourist accommodation and improved connections and activation of MBAC, the proposed MBAC Structure Plan complies with objectives of SPP3, specifically:

- + To build on existing communities with established local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities.
- + To manage the growth and development of urban areas in response to the social and economic needs of the community and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- + To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing

and creates an identifiable sense of place for each community.

The proposed MBAC Structure Plan further complies with the following policy provisions of SPP3:

Creating sustainable communities: The key requirements for a sustainable community are:

- + A strong, diversified and sustainable economic base with assured access to jobs and employment;
- + Clustering retail, employment, recreational and other activities which attract large numbers of people in existing and proposed activity centres; and
- + Good urban design which creates and enhances community identity, sense of place, liveability and social interaction in new and existing neighbourhoods.

Planning for liveable neighbourhoods: The Liveable Neighbourhoods principles apply to the revitalisation or redevelopment of existing areas. Relevant principles are:

- + a sense of community and strong local identity;
- + safe and convenient access to services and facilities designed for all users, including users with disabilities;
- + active street frontages with buildings facing streets to improve personal safety through increased surveillance and activity; and
- + mixed use urban development which provides for a wide range of living, employment and leisure opportunities.

1.5.3. WAPC STATE PLANNING POLICY 3.1 RESIDENTIAL DESIGN CODES

Part 6 of the Residential Design Codes provides design elements for multiple dwellings in areas coded R30 or greater, within mixed use development and activity centres. As such, the following design elements have been considered in the preparation of the MBAC Structure Plan:

- + Building Height;
- + Setbacks; and
- + Car Parking.

Any variations to these design elements are provided for through the proposed scheme amendment.

1.5.4. CITY OF ALBANY LOCAL PLANNING POLICY - SIGNIFICANT TOURIST ACCOMMODATION SITES

In accordance with the recommendation of the Tourist Accommodation Planning Strategy, the "Local Planning Policy – Significant Tourist Accommodation Sites" classifies the former Esplanade Hotel site as a "Local Strategic" site.

The Policy helps to maintain the site's role as a key tourist accommodation site by encouraging tourist and non-residential uses. The Policy recommends:

- + The site be zoned with a dual zoning of 'Hotel/Motel' and 'Tourist Residential';
- + A hotel be constructed on site for tourist accommodation; and
- + 65% of the site be utilised for tourist accommodation and 35% for permanent residential.

The proposed scheme amendment and MBAC Structure Plan do not include measures to enforce the above percentage caps. Instead, consistent with WAPC Planning Bulletin 83 – Planning for Tourism, a more strategic and flexible approach is proposed through the MBAC Structure Plan. The strategic planning currently underway encourages a range of compatible uses (including a mixture of residential and non-residential uses) to help provide for a diverse tourism industry. Importantly, as the existing Local Planning Policy is not consistent with the WAPC's approach to tourism planning, Planning Bulletin 83 allows for this amendment and associated Activity Centre Structure Plan to override the current Policy provisions.

1.5.5. CITY OF ALBANY LOCAL PLANNING POLICY - MIDDLETON BEACH TOURIST PRECINCT

Given the inclusion and emphasis of tourism amenities within the detailed planning and design of MBAC, the MBAC Structure Plan accords with the following objectives of this Local Planning Policy, which are to:

- + Create a high quality and vibrant beachside tourist precinct;
- + Encourage the provision of a wide range of facilities and services to serve both visitors and the local community;
- + Encourage a more diverse range of housing and tourist accommodation; and
- + Establish appropriate height limits for development within the Precinct.

As well as supporting the following land use aspirations for each of the roads:

- + Flinders Parade 'The Beach Strip' – an active beach front urban edge comprising restaurants, cafés, tourist accommodation and residential apartments.
- + Adelaide Crescent 'Local Mixed Use Street' – an informal street incorporating occasional small cafés and other local facilities uses.

The policy provides for a height limit of five storeys (15m to top of external wall with roof above) for the area; and outlines requirements for other development standards such as front setbacks, side setbacks, active streetscapes, front fences, retaining walls, balconies, bulk and scale and car parking.

All development standards applicable to the site have been reviewed and considered as part of the concept planning for the MBAC and provision for their variation provided for within the scheme amendment special use provisions and/or MBAC Structure Plan, where applicable.

1.5.6. WAPC PLANNING BULLETIN - NO. 83 PLANNING FOR TOURISM

Consistent with WAPC Planning Bulletin 83 – Planning for Tourism, a strategic and flexible approach is proposed through the Middleton Beach Activity Centre Structure Plan and scheme amendment. The site has been determined as being suitable for mixed use and residential development against the guiding principles outlined within Planning Bulletin 83.

As the site is located within an existing tourism precinct, the MBAC Structure Plan has been prepared taking into account the issues and objectives for the precinct as outlined within Improvement Plan No. 40.

Importantly, as the City's relevant Local Planning Policies are not consistent with the WAPC's approach to tourism planning, Planning Bulletin 83 allows for the proposed Scheme amendment and associated MBAC Structure Plan to override the current Policy provisions.



1.6. OTHER APPROVALS AND DECISIONS

1.6.1. WAPC IMPROVEMENT PLAN NO. 40 MIDDLETON BEACH ACTIVITY CENTRE

In 2014, under section 119 of the *Planning and Development Act 2005*, the WAPC enacted Improvement Plan No. 40 - Middleton Beach Activity Centre over Lot 8888 Flinders Parade, Lots 660 and 661 Marine Terrace and the surrounding road reserves to help optimise the opportunity for successful development and to provide the WAPC with the authority to undertake the necessary tasks to plan for and progress the redevelopment of the site. Improvement Plan No. 40 became operational on 31 October 2014.

The aim of the Improvement Plan is to guide the planning, development and use of the land by establishing the strategic intent for redevelopment. Improvement Plan No. 40 applies to the same area as shown in Figure 1, bound by Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive, Middleton Beach.

Improvement Plan 40 provides for the making of an Improvement Scheme. However, in February 2015, the Middleton Beach Activity Centre Working Group, representing key agencies including LandCorp, Department of Planning, City of Albany, Great Southern Development Commission and Department of Lands agreed that a Local Scheme Amendment and Structure Plan was the preferred mechanism for the statutory planning of the Middleton Beach Activity Centre.

The following objectives of the Improvement Plan No. 40 have been taken into account during the preparation of the scheme amendment and activity centre structure plan and are included within the proposed special use provisions of the Scheme:

- + To facilitate the provision of an effective, efficient, integrated and safe transport network that prioritises pedestrians, cyclists and public transport users;
 - + To encourage provision of parking that is efficient and promotes the establishment of shared, reciprocal and common use facilities;
 - + To encourage development to incorporate sustainable technologies and design including best practice with regard to energy efficiency, water sensitive urban design and fire safety requirements; and
 - + To facilitate opportunities for investment and development.
- + To develop the Middleton Beach Activity Centre in a co-ordinated manner, recognising its significance for local recreation, organised sporting and cultural events and as a tourist destination;
 - + To achieve a high quality built form and public place design across the scheme area and public foreshore reserve interfaces that recognise the iconic location and significance of the site to the community;
 - + To integrate development of public and private land to establish a safe, vibrant mixed use centre with an active beach front and urban edge that includes but is not limited to: local and tourist facilities; restaurants, cafés and shops; holiday and short stay accommodation; together with a range of permanent residential uses but excludes detached houses;

1.7. PRE LODGEMENT CONSULTATION

A number of key stakeholders were involved in the reports and studies informing the development of options for MBAC, and subsequently the development of the MBAC Structure Plan.

Key stakeholders are defined as those with significant holdings or influence in the way that Middleton Beach will develop. A summary of stakeholder involvement is provided in Table 3.

Table 3: Pre Lodgement Consultation Summary

AGENCY	DATE OF CONSULTATION	CONSULTED BY:	METHOD OF CONSULTATION	SUMMARY OF OUTCOME
City of Albany	2014 - Ongoing	LandCorp	+ Meetings	Input into Scheme Amendment and Activity Centre Structure Plan
Department of Planning	2014 - Ongoing	LandCorp	+ Meetings	Input into Scheme Amendment and Activity Centre Structure Plan
Middleton Beach Activity Centre Working Group (LandCorp/City of Albany/Department of Planning/Great Southern Development Commission/Department of Lands)	2014 - ongoing	LandCorp	+ Meetings	Input into the MBAC Structure Plan and Scheme Amendment
Landowners within and adjacent to the structure plan area	Feb 2015	LandCorp	+ Survey + Workshops + Meetings	Input into concept plan
Community Groups	Feb 2015	LandCorp	+ Survey + Workshops + Meetings	Input into concept plan
Public Transport Authority	Nov 2015	Cardno	+ Verbal	Input into Transport Assessment
Western Power	May 2015	Wood and Grieve Engineers	+ Meetings + Phone / Email	Input into technical studies
Alinta Gas	May 2015	Wood and Grieve Engineers	+ Meetings + Phone / Email	Input into technical studies
Water Corporation	May 2015	Wood and Grieve Engineers	+ Meetings + Phone / Email	Input into technical studies
Telstra	May 2015	Wood and Grieve Engineers	+ Meetings + Phone / Email	Input into technical studies
Fire and Emergency Services Authority	May 2015	Calibre Consulting	+ Meetings + Phone / Email	Input into technical studies



2 SITE CONDITIONS & CONSTRAINTS

2.1. BIODIVERSITY AND NATURAL AREA ASSETS

RPS Environment and Planning Pty Ltd (RPS) completed a Flora and Vegetation and Fauna Review (inclusive of an assessment of Matters of National Environmental Significance (MNWS) for the MBAC Structure Plan.

The Flora and Vegetation and Fauna Review was prepared to:

- i. Provide an understanding of the flora and vegetation and fauna values of the MBAC Structure Plan area; and
- ii. Identify any potential constraints which may limit the development of MBAC.

The report finds that environmental factors are unlikely to present constraints to future development of the site for residential and commercial purposes.

The Flora and Vegetation and Fauna Review (inclusive of an assessment of Matters of National Environmental Significance (MNWS) for MBAC Structure Plan is included in its entirety as **Appendix C**. Key findings are summarised in section 2.1.1.

2.1.1. FLORA AND VEGETATION

The flora and vegetation desktop assessment and field investigation found:

- + No Threatened species, as listed under subsection (2) of Section 23F of the WC Act or Priority Flora species as listed by DPaW were located within the MBAC.
- + No species governed by the EPBC Act were recorded within the MBAC.
- + The vegetation units recorded are not representative of a TEC or Priority Ecological Community.

2.1.2. FAUNA

Informed by the findings of the terrestrial fauna desktop assessment and field investigation, the following conservation significant species may be infrequently observed overflying the MBAC, resting or opportunistically foraging within the MBAC whilst traversing Albany and surrounding regional environments:

- + Forest Red-tailed Black Cockatoo;
- + Baudin's Black Cockatoo;
- + Carnaby's Black-Cockatoo;
- + Peregrine falcon; and
- + White-bellied sea eagle.

Given the lack of detection of these species within the site by the field investigation, it is concluded neither the Peppermint and Marri Closed Forest along Creek line vegetation within the Adelaide Crescent road reserve (nor the Norfolk Island pines in the existing foreshore reserve) are likely to be directly impacted or significantly diminished by development of Lot 8888.

Given the substantial extents of habitat for these species in similar or better condition in the local and surrounding environments, it is considered that the potential impacts to these species (if any) will be low.

2.1.3. MATTERS OF NATIONAL ENVIRONMENTAL SIGNIFICANCE

The desktop assessments and field investigations conclude no conservation significant flora, vegetation or fauna species are located within the MBAC and there is not considered to be any locally or regionally important habitat for conservation significance fauna species within either the MBAC or adjacent coastal environments.

Informed by these findings, it is not considered that the proposed development of the subject site will result in a significant impact, as defined in the Matters of National Environmental Significance: Significant Impact Guidelines 1.1 (Commonwealth of Australia 2013), occurring to any MNES.

2.2. LANDFORM AND SOILS

2.2.1. TOPOGRAPHY

Wood & Grieve Engineers carried out investigations into MBAC to establish topographical constraints (**Appendix D**). Findings relating to geophysical characteristics from their investigations revealed MBAC is mostly cleared and relatively flat with reduced levels of between 2.4m and 2.8m Australian Height Datum (AHD). Some embankments exist where MBAC abuts Barnett Street, lots 660 and 661, and Flinders Parade. Mount Adelaide is located to the south of the MBAC, which rises steeply as shown on Figure 5.

2.2.2. EARTHWORKS

MBAC is currently level at approximately RL 2.60, stepping down from the surrounding roads and lots on the north, west and south of the property. Any road works to be built internally will need to be flood routed to either Adelaide Terrace or Flinders Parade. In order to do this, approximately 1.5m of fill is needed to be placed for the road. Whilst this would be needed for the road reserves, the future development of lots may benefit from leaving them lower in order to accommodate any basement parking that developers may need to provide. This would need to clear any ground water levels; otherwise costly taking and pump systems would be required.



Figure 5: Contour Mapping



2.2.3. SOILS

Geotechnical Investigations, Preliminary Acid Sulfate Soils Investigation and Dewatering Investigation report presents results of site investigation performed by Golder Associates Pty Ltd (Golder) (**Appendix E**).

The report concludes geotechnical conditions are suitable for development and comprise medium dense to dense sands overlying weathered granite depth. A thin clay is presented at about a depth of 7 metres.

Shallow footings are likely to be the most suitable foundation option to support the proposed structure (up to about five storeys). Raft foundations or piles are likely to also be suitable and could also be considered.

2.2.4. ACID SULFATE SOILS

Acid Sulfate Soils (ASS) were identified to be present across the site from about 1.5m below the current ground water surface. Where disturbance of ASS cannot be avoided, further sampling may be required and an ASS Management Plan developed (Golder, 2015).

2.3. GROUNDWATER AND SURFACE WATER

Groundwater is present at around RL 1m AHD, and was not observed to be significantly influenced by the tide. Further groundwater monitoring is recommended to assess potential seasonal variations in the groundwater level. Where basements, undercroft or deep lift pits are proposed, dewatering is likely to be required to allow excavation and compaction. Dewatering is also likely to be required for installation of deep services such as sewer trenches (Golder, 2015).

Where dewatering is required, preparation of a Dewatering Management Plan (DMP) will be required. The DMP will outline the management and monitoring requirements for dewatering activities, in accordance with regulatory guidelines (Golder, 2015).

2.4. BUSHFIRE HAZARD

A Bushfire Management Plan (**Appendix F**) has been prepared by Calibre Consulting (Calibre). The report has been prepared to demonstrate that appropriate regard has been given to the Planning for Bush Fire Protection Guidelines (2010) in the design and development of the Activity Centre Structure Plan.

The aim of this report is to reduce the threat to the residents and visitors in the proposed development in the event of a fire within or adjacent to the site. It demonstrates that the proposed concept plan and structure plan complies Planning for Bush Fire Protection Guidelines.

Planning for Bush Fire Protection (DFES & WAPC - 2010) is the principal reference document in Western Australia for fire management in subdivisions and related development in rural and in urban/rural communities. It contains a number of design measures which are to be incorporated into subdivisions located on bushfire prone land.

AS3959 (2009) Construction of Buildings in Bush Fire Prone Areas provides measures for improving the ability of buildings to withstand burning debris, radiant heat and flame contact during a bush fire. The lower the separation distance from bushfire prone vegetation, the higher the standard of construction that is required for buildings. The Building Code of Australia only applies the AS3959 construction standards to Class 1, 2 or 3 buildings or associated Class 10a buildings.

While MBAC does not contain any bushfire prone vegetation it is located within the 100m bushfire prone buffer to the Mount Adelaide reserve as shown On Figure 6. This reserve contains significant areas of remnant vegetation with high fuel loads and steep slopes, which make fire mitigation very difficult. To manage this threat at an acceptable level it will require specific measures to be implemented and maintained within MBAC.

To ensure that the following recommendations can be implemented, enabling provisions as supported by the MBAC Structure Plan are proposed to be introduced to the Local Planning Scheme via a scheme amendment and/or reflected in the current provisions of the Local Planning Scheme. These include:

1. The Middleton Beach Activity Centre has been identified as a bushfire prone area and development and use of the site shall comply with the provisions of the approved Bushfire Management Plan and the Scheme.

2. All residential buildings and, as far as is practicable, non-residential developments, are to incorporate the bushfire resistant construction requirements of the Building Code, including as appropriate the provisions of AS3959 Construction of Buildings in Bushfire Prone Areas (as amended), commensurate with the bushfire attack level (BAL) established for the relevant portion of the site.

With the enabling provisions established via the scheme amendment, the following recommendations will be applied through this structure plan:

1. That a maximum BAL 29 rating can be applied to any building.
2. That the vegetation within the BAL setback is to be maintained as low threat vegetation/low fuel zone.
3. That as a condition of subdivision the location and capacity of existing and proposed hydrants for the development be confirmed.
4. That the 20m Building Protection Zone be provided between the development and the hazard vegetation. Where this extends over the road reserve any verge plantings/landscaping shall be designed and maintained as low threat vegetation.
5. A notification shall be placed upon the Certificate of Title of all lots pursuant to Section 70A of the Transfer of Land Act advising landowners of this Bushfire Management Plan.
6. That prospective purchasers be provided with a copy or summary of this Bushfire Management Plan.

To manage the threat at an acceptable level it will require specific measures to be implemented and maintained within the subject land.



Figure 6: Bushfire Prone Area Buffer

2.5.COAST AND FORESHORES

As part of the planning process, there is a requirement to understand the potential risks posed to development by coastal hazards. Specialist coastal and port engineers M P Rogers & Associates Pty Ltd (MRA) completed a Coastal Hazard Risk Management and Adaptation Plan (CHRMAP) for the Middleton Beach Activity Centre (Appendix G). The requirements and framework for a CHRMAP are established within SPP2.6, but are outlined more specifically in the CHRMAP Guidelines (WAPC, 2014).

This CHRMAP has been completed in accordance with the requirements of these documents and covers the following items:

- + Establishment of the context.
- + Coastal hazard assessment.
- + Risk analysis and evaluation.
- + Risk management and adaptation planning.
- + Monitoring and review.

Review of potential coastal hazards and associated risks for existing and proposed assets within and around MBAC management of coastal risks will be required in the future. The most pressing of these risks relate to existing infrastructure, including the Albany Surf Life Saving Club and the Three Anchors Restaurant. These assets are managed by the City of Albany. No information is available regarding the potential management strategies that the City would complete to ameliorate any coastal hazard risks associated with these assets. Should the City choose to defend these assets from coastal hazards in the future, this protection would also be likely to provide protection to the proposed development that forms part of the MBAC.

In the absence of any protection of the City's existing assets, the proposed hotel site would be the only part of the proposed development that would be vulnerable to coastal hazards within a 100 year planning horizon. The proposed hotel site may be vulnerable to erosion at some stage before 2090 if the assessed coastal hazards (in accordance with the requirements of SPP2.6) are realised. This would mean that management options would be required for the hotel site to reduce the potential risk.

Two options exist to manage the potential coastal hazard risk to the hotel site. The first option would be to increase the level of the beach in front of the development area to be more consistent with the natural levels of the beach. This recommendation arises due to the artificially low beach

levels fronting the proposed MBAC that result from beach management practices and the removal of sediment from the area (that is subsequently used to nourish the beach at Emu Point).

Increasing the elevation of the rear portion of the beach, above the beach berm, from its current level to a level of around 1.9m AHD would reduce the potential impact of coastal processes; and reduce the risk to all assets, including the proposed hotel site. As a result, it is recommended that this be completed as a matter of course. The total capital cost of this option is expected to be between \$150,000 and \$250,000, but may also require expenditure of up to \$50,000 after very severe storms. Implementation of this option would reduce the risk to the proposed hotel site to acceptable levels for the 100 year planning horizon.

The second option to manage the coastal hazard risk at the hotel site would be to construct a seawall. The seawall could be constructed along the entire foreshore (along the alignment of the existing retaining wall) or could be constructed only around the proposed hotel site. Costs associated with these options would be between \$1.7 to \$2.7 million and \$1 - \$1.5 million respectively depending on the type of wall that is chosen, with maintenance costs in the order of around 5% of the capital cost per decade. For either option, the intention is that the wall would be buried, so that it is less obtrusive. Construction of a seawall would reduce the coastal hazard risk to acceptable levels throughout the 100 year planning horizon.

Whilst the assessment of the risk outlined above has been based on the required methodology outlined in SPP2.6, these vulnerability allowances are justifiably conservative. As a result, the outcomes of this study should be used to guide future management actions, but ultimately the implementation of these actions, particularly the construction of the seawall, should be triggered by the monitoring regime outlined within this document.



2.6. CONTEXT AND OTHER LAND USE OPPORTUNITIES AND CONSTRAINTS

2.6.1. EXISTING ROAD NETWORK

MBAC is bounded by Adelaide Crescent to the south, Flinders Parade to the east, Barnett Street to the north and Marine Terrace to the west, as shown on Figure 7.



ADELAIDE CRESCENT

Adelaide Crescent, located to the south of the MBAC, consists of a two-lane undivided carriageway with marked lanes approximately 3.5m wide and provides on-street parking facilities on both sides of the road.

This road is classified as a "Local Distributor" under the Main Roads Functional Hierarchy (MRFH) with a posted speed limit of 40 km/h. Adelaide Crescent provides the local road link from the MBAC to the surrounding housing.

FLINDERS PARADE

Flinders Parade, located to the east of the MBAC, consists of a two-lane divided carriageway with lanes approximately 3.5m wide separated by a 1.5m median. This road is classified as an "Access Road" under the MRFH with a posted speed limit of 40 km/h. Flinders Parade provides beach access.

BARNETT STREET

Barnett Street, located to the north of MBAC, consists of a two-lane undivided carriageway, with unmarked lanes approximately 3.5m wide. This road is classified as an "Access Road" under the MRFH with a posted speed limit of 40 km/h. Barnett Street provides beach access.

MARINE TERRACE

Marine Terrace, located to the west of the site, consists of a two-lane undivided carriageway with unmarked lanes approximately each 2.5m wide. This road is classified as an "Access Road" under the MRFH with a posted speed limit of 40 km/h. Marine Terrace provides parking for the restaurants that are located on the corner of Marine Terrace and Adelaide Crescent.

Due to the popularity of Middleton Beach as a recreational destination, the traffic volumes on the roads within the study area increase during public holiday and school holiday periods. Figure 8 shows the monthly profile of daily traffic volumes on Flinders Parade during April 2007. Note: this is after the demolition of the Esplanade Hotel which occurred in February 2007. During this period, the Easter long weekend occurred between April 6 – April 9, ANZAC Day occurred on April 25, while the period April 5 – April 22 was a school holiday period (Cardno, 2015).

It is noted that the 2007 average weekday traffic volumes on Flinders Parade (north of Middleton Road) are almost identical to the 2015 traffic volumes summarised in 2007, this demonstrates that there has been little traffic growth over the last 7-8 years.

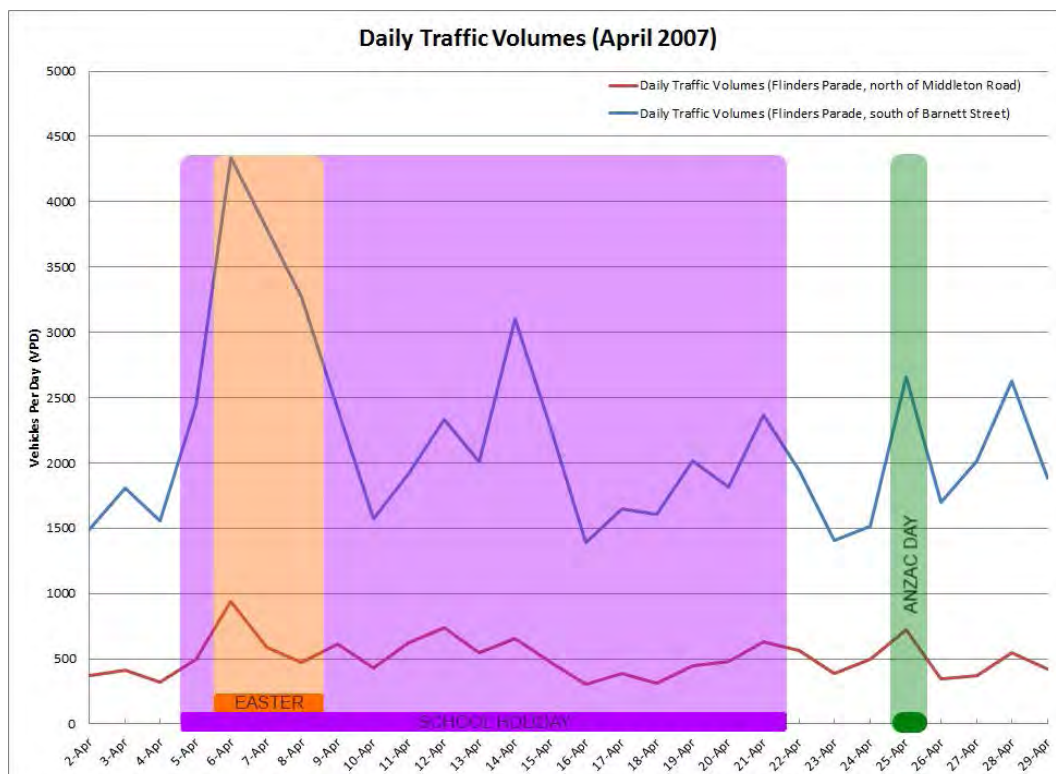


Figure 8: Daily Traffic Volumes on Flinders Parade (April 2007) source: Cardno



2.6.2. EXISTING BUS NETWORK

Currently the public transport provision to the Middleton Beach area is only serviced by Route 803 which runs six times a day and travels between the Albany CBD and Emu Point, via Middleton Beach. Due to the limited provision of public transport services to the study area, it is anticipated that the majority of trips to/from the study area will be comprised of private vehicles.

2.6.3. WALKING AND CYCLING

Walking and cycling are significant transport modes within Albany. The small size of the urban area results in shorter trip lengths which are ideally suited to walking and cycling. There is already a strong culture of recreational cycling in Albany as evidenced by the huge community interest in the Cycle City Albany Strategy (Cardno & City of Albany, 2014). The MBAC is located adjacent to the popular recreational walking and cycling route from Emu Point to Albany CBD and Little Grove and it is anticipated that many of the trips generated by the MBAC would be pedestrians and cyclists already using this route.

TravelSmart surveys undertaken in the past for the Department for Planning and Infrastructure (DPI) (now called the Department of Transport) have identified that walking and cycling has considerable potential to replace many short length utility (e.g. shopping) and commuter trips. Approximately half of all car trips are less than 5km and many of these are potentially replaceable by non-motorised trips such as walking or cycling.

2.6.4. EXISTING PEDESTRIAN NETWORK

Pedestrian paths are provided along the majority of roads adjacent to the study area, although it is noted that the condition of the existing footpaths directly adjacent to the development site are very poor and interrupted by on-street parking areas (As shown on Figure 8 to Figure 10).



Figure 9: Existing Footpath Adjacent to MBAC along Adelaide Crescent



Figure 10: Poor Condition of Pedestrian Infrastructure Adjacent to MBAC



Figure 11: Pedestrian crossing within MBAC locality

2.6.5. PROPOSED CHANGES TO EXTERNAL ROAD NETWORK

Advice from the City of Albany suggests that there are no major changes proposed to the surrounding external road network. Under the MBAC Structure Plan it is proposed to realign Flinders Parade and the intersection with Marine Drive / Adelaide Crescent. The realigned route will provide the same degree of connectivity and intersection form (roundabout) with Marine Drive / Adelaide Crescent. This is considered to have a negligible impact on the network and intersection performance and routes will remain unchanged.

2.6.6. PROPOSED CHANGES TO PUBLIC TRANSPORT NETWORK

Advice from the City of Albany suggests that there are no major changes proposed to the surrounding public transport network. It is noted that the City of Albany has recently employed a TravelSmart Officer who may propose improvements to the existing public transport network to improve the provision of public transport within the City of Albany.

2.6.7. PROPOSED CHANGES TO EXTERNAL PEDESTRIAN AND CYCLE NETWORKS

The City of Albany have adopted a 10 year Forward Capital Works Programme which will see path improvement work in the next few years close to the MBACa. The expected path improvements are:

- + Realign the path connection along Flinders Parade through the Surfer's Beach car park (2016-17);
- + Renew existing asphalt path along Adelaide Crescent, between Marine Terrace and Golf Links Road (2016-17); and
- + Construct 1.5m wide concrete path connection along Marine Terrace, from existing path to Wollaston Road (2024-25)

Future local connectivity between Spencer Park and Middleton Beach will also be improved by the provision of a shared path along Lake Seppings Drive when it is extended to Collingwood Road. It is noted that the MBAC transport network has considered the needs of different user types (e.g. aged persons, children, tourists) (Cardno, 2015).

2.6.8. SERVICING AND EASEMENTS

MBAC is serviced by all critical infrastructure, as shown on Figure 12. The location of the sewer and water pipe pose a constraint on development if retained in the current location. This infrastructure is protected by an easement on the title and cannot be built over.

UNDERGROUND POWER

Based on the proposed concept plan, this development should be deemed to be residential rather than commercial, as the majority of the land is to be used for residential purposes. The power demand of the proposed development will be in the vicinity of 450Kva, and it is our understanding that the current power supply allocated to the site is 240Kva. The difference in demand (future less current) will attract a WP systems charge of approximately \$70,000.

The site is currently serviced by means of a district transformer, located within an easement on the western end of the site. It is possible to relocate this transformer if required.

The created lots will be serviced via new LV cabling and uni pillars, supplied from the existing (or relocated) transformer. LV cabling would likely be installed in Marine Terrace, Adelaide Crescent and Flinders Parade, with only street lighting cabling being installed in the new road. It is likely that one or both of the Northern lots (Corner of Flinders parade and Barnett Street) will be serviced from existing infrastructure on Barnett Street.

COMMUNICATIONS / NATIONAL BROADBAND NETWORK CO.

Confirmation will be required as to whether this qualifies for the NBN program. In accordance with the recently legislated National Broadband Network (NBN), Developers are required to fund the design and installation of "pit and pipe" infrastructure suitable for handover to NBN Co. for their installation of an optic fibre network. This will be carried out with the underground power design and installation.

GAS

Existing gas mains surround the site on all roads. An existing gas main traverses the site in the very south-east corner. This, along with any road realignment, will require relocation.

Atco gas has confirmed that the existing gas network adjacent to MBAC has the capacity to service the development.



Figure 12: Servicing and Easements

Water Corporation		Western Power	
	Water Pipe		Pillar
	Sewer Pipe		Metal Pole
ATCO Gas			Transformer Site
	Medium Pressure		Low Voltage Cable (<1kV)
	Service Line		High Voltage Cable (1kV-3kV)
	Abandoned Pipes		Low Voltage Underground Cable

3 POPULATION AND DWELLINGS

In order to understand the context of MBAC in relation to the Greater Albany area as well as the performance of the local economy, Australian Bureau of Statistics (ABS) 2012 Census data, Tourism WA data and reports commissioned by LandCorp have been analysed.

For the purposes of this study, the Middleton Beach State Suburb (ABS Code SSC50495) has been used to create a demographic snapshot of MBAC with the urban area of Albany as a benchmark (ABS Code UCL512001), as shown on Figure 13 and summarised in the below snapshots.

3.1. DEMOGRAPHIC SUMMARY

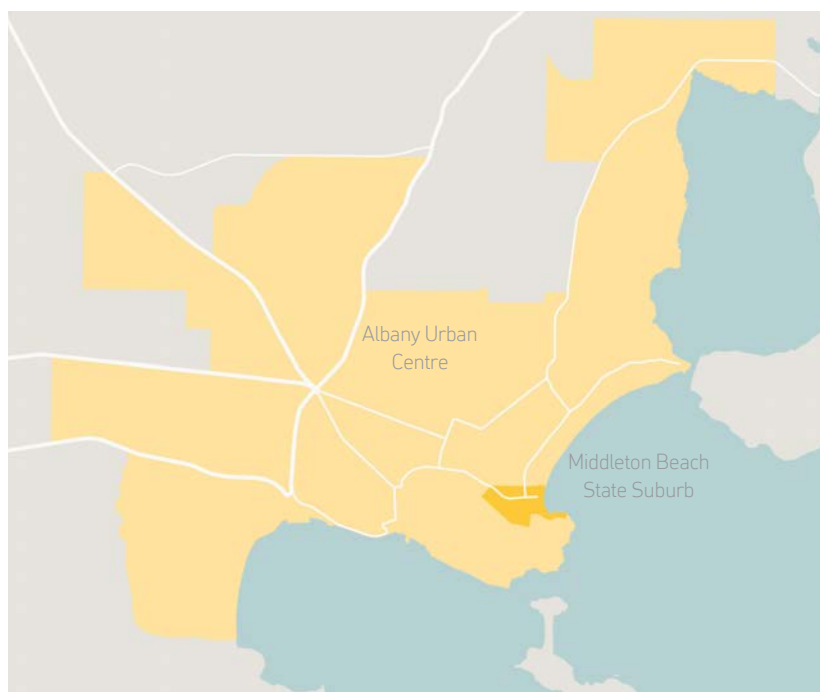


Figure 13: Subject Area. Source: ABS 2012

Middleton Beach		Albany		WA Tomorrow Data for Albany	
People	652	People	26,643	Growth Rate	1.5%
Male	48.3%	Male	48.2%	Forecast 2026 Pop ⁿ	45,100
Female	51.7%	Female	51.8%		
Median age	51	Median age	40		

	Middleton Beach	Albany
Median total personal income (\$/weekly)	\$695	\$515
Median total family income (\$/weekly)	\$1,620	\$1,241
Median total household income (\$/weekly)	\$1,135	\$974
Median rent (\$/weekly)	\$260	\$240
Average household size	2.1	2.4
Average number of persons per bedroom	1	1.1

source: ABS, 2012



3.1.1. KEY FINDINGS:

Small area, large population

Middleton Beach makes up only 0.9% of the total land area of Greater Albany, and a much larger proportion of the population (2.4%).

Older population

Middleton Beach has a significantly older median age than the surrounding Albany area.

Wealthier population

Middleton Beach has a higher weekly household, family and personal income. This is also reflected in the median rent.

Smaller household size

Middleton Beach has a lower average household size. Combined with the median age, this indicates that there are a high proportion of empty nesters.

3.1.2. AGE CHARACTERISTICS | FAMILY COMPOSITION | LABOUR FORCE STATUS

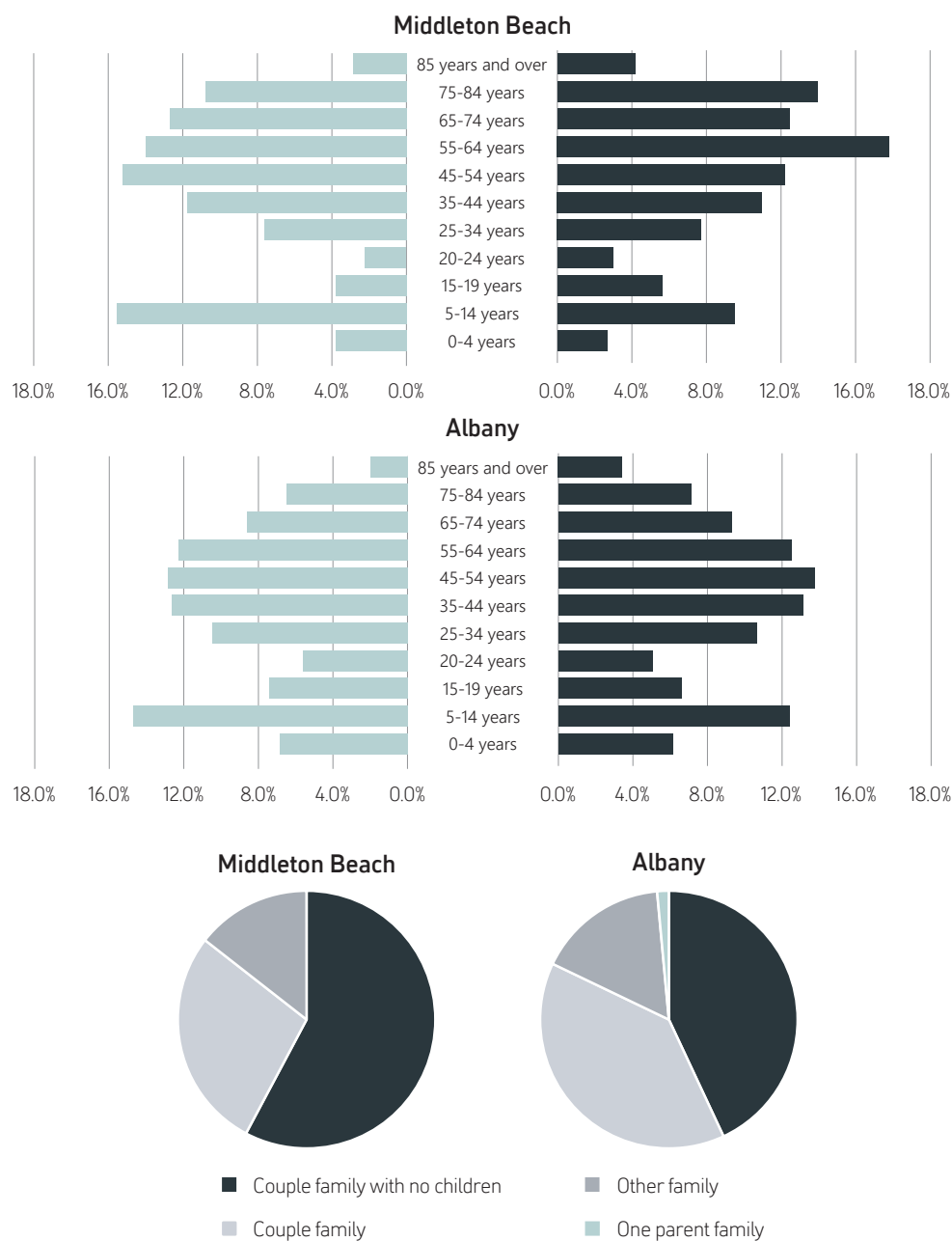


Figure 14: Age and family composition Source: ABS 2012



3.1.3. KEY FINDINGS

Older population

A high concentration of the Middleton Beach population is in the 45-84 age group statistic and there are proportionately less people in the 15-34 age bracket.

Lots of couples and not many children

Middleton Beach has a higher proportion of couple families without children and a corresponding lower portion of couples with children. This corresponds with the data in the population pyramid and pie graphs (Figure 14).

High proportion of retirees

Considering that Middleton Beach has an older population, yet a similar labour force participation rate compared to Albany (56% compared to 58%) there are a high portion of retirees in both Middleton Beach and Albany. In Middleton Beach 86.4% of those not in the labour force are 45 years and older, 66% are aged 65 years and over.

3.1.4. DWELLING CHARACTERISTICS

	Middleton Beach	Albany
Separate house*	80.4% (225)	87.5%
Semi-detached, row or terrace house, townhouse etc*	12.9% (36)	7.2%
Flat, unit or apartment*	4.6% (13)	4.8%
Other dwelling*	2.1% (6)	0.6%
Total occupied private dwellings	59.3% (280)	83.6%
Unoccupied private dwellings	40.7% (192)	16.4%

*Figures are for occupied private dwellings only. ABS does not provide details on unoccupied private dwellings

source: ABS, 2012

3.1.6 AMOUNT OF ROOMS

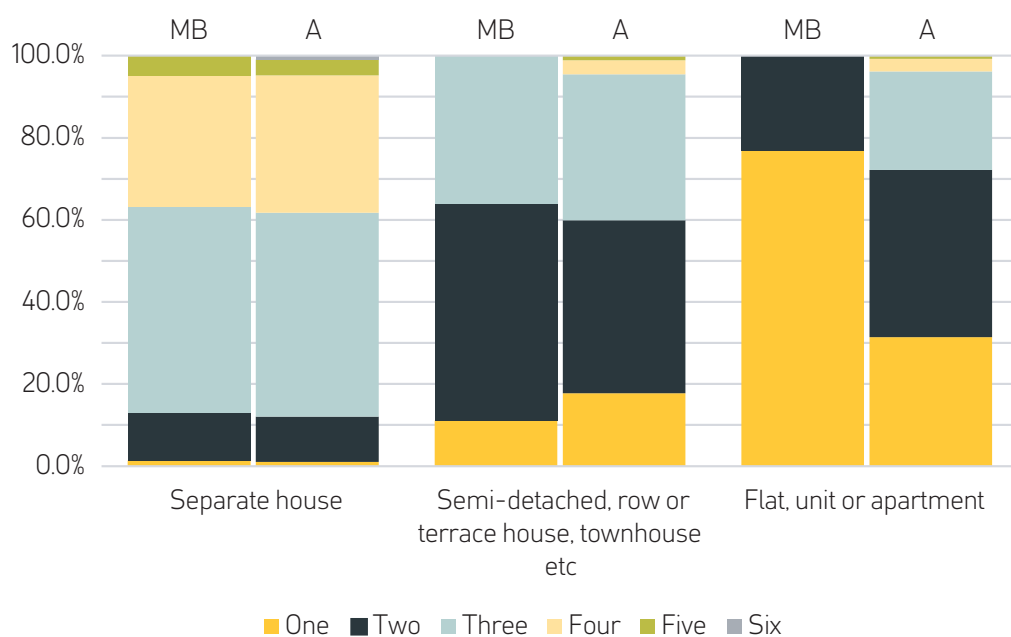


Figure 15: Dwelling Characteristics (Source: ABS 2012)



3.1.5. KEY FINDINGS

High proportion of holiday homes

Middleton Beach has a significantly higher proportion of unoccupied private dwellings suggesting there are a number of holiday homes in the area.

Predominantly detached housing stock

Middleton Beach and Albany contain predominantly single residential housing. This was confirmed in the site visit and site photos included in Section 5 of this report. There is also a higher portion of semi-detached housing stock, this is indicative of the retiree beach lifestyle and higher rent yields, as shown on Figure 15.

Oversupply of bedrooms

Middleton Beach has an average household size of 2.1, yet 70% of the detached housing stock has three or more bedrooms. This form of house is also reflective of the Albany area.

3.2. ECONOMIC CONTEXT

3.2.1. CURRENT ECONOMIC OVERVIEW

The Gross Regional Product for Albany has been steadily increasing since 2002. However, the rate of increase has dropped since 2011/12 (8.6% to 0.2%) (economy.id, 2014). The Albany economy is dominated by the Agriculture, Forestry and Fishing industry sector, which declined by 17% between 2007/08 and 2012/13 (economy.id, 2014). In comparison, the Accommodation and Food Services sector only makes up 2.5% of the economy (2012/13) and between 2007/08 and 2012/13, total exports for Accommodation and Food Services decreased 20% or a reduction of \$880,000 per year (economy.id, 2014).

To allow for continued steady economic growth, diversification of the economic base is proposed and tourism is identified as a mechanism for achieving greater diversification (RDA, 2014). In order to capture the value and contribution of tourism in the national economy, the ABS publish the Tourism Satellite Account (2014). Based on this data the value of tourism and hospitality in Albany has declined since a peak in 2007/08 and the total direct and indirect employment has almost halved in the same period. However, some indication of recovery is noted with a 17% increase in tourism and hospitality sales since 2011 (ABS, 2012).

3.2.2. KEY FINDINGS

Diversification of the economy

There is a need to diversify from traditional agricultural industries to other industries.

Strategic motivator

A number of official information sources such as the Great Southern Development Commission (GSDC website, 2014), the City of Albany's Economic Development Strategy (2013) and the WAPC's Great Southern Draft Regional Planning and Infrastructure Framework (2014) make reference to the importance of and the potential for tourism as a contributor to the economy.

Realising the opportunity

The tourism sector in Albany has traditionally been seen as a key contributor to the economy. However, available data does not capture the amount tourist expenditure (only accommodation and food and beverage services). By comparison, the value of tourism in the Great Southern Region is significantly more than the value of tourism in Albany. This is due to the sustained investment into tourism as a key economic driver (economy.id, 2014).

Cumulative opportunity

Tourism has the potential to boost income and employment across the region in a wide range of businesses. A contribution of this nature can have a significant multiplier effect and thus stimulate the local economy as well as its social wellbeing (economy.id, 2014).



3.3. TOURISM DEMAND

Albany has immense tourism potential, possessing a range of natural attractions comprising geological formations, forests, beaches, biodiversity and opportunities for adventure activity. As the first European settlement in Western Australia and Albany's role in facilitating the establishment of a unifying national identity for Australians through association with the ANZAC legend 100 years ago, this positions Albany as a key tourist destination (particularly heritage tourism). This is reflected on Figure 16.

The following data is sourced from Tourism Western Australia's visitor fact sheets (2014) based on data from Tourism Research Australia's National and International Visitor Surveys and the CBRE Hotel Demand Analysis Report (2014), unless otherwise stated.

3.3.1. TOURISM INDUSTRY DEMAND SUMMARY

- + Albany is a popular tourist destination featuring many natural, cultural and historic attractions; and
- + Within the Great Southern Region, Albany makes up 58% of the domestic average annual visitors and 77% of the international average annual visitors.

242,700 (2011-2013)
Domestic Average Annual Visitors

32,900 (2011-2013)
International Average Annual Visitors

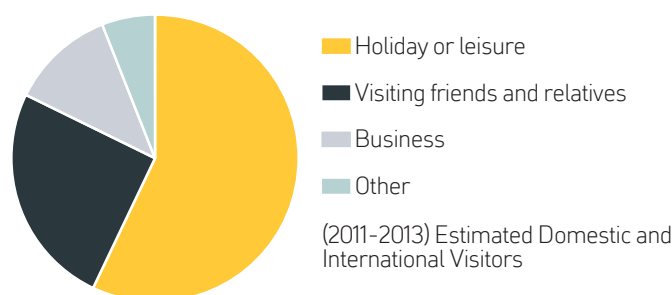


Figure 16: Tourism demand summary

3.3.2. TOURISM ISSUES AND OPPORTUNITIES

ISSUES

- + There is minimal higher rated accommodation which limits the market for general visitors and corporate travellers to the area (CBRE, 2014);
- + The performance of Albany's accommodation within the Great Southern region is rated as "Medium" (Tourism WA, 2014);
- + Albany's accommodation market mainly consists of dated motel stock predominantly located along Albany Highway (outside of the CBD) (CBRE, 2014);
- + Tourism and hospitality sales in City of Albany have dropped (an annual average of 0.72% and 0.36% respectively from 07/08) (economy.id, 2014); and
- + Access to the Great Southern region from Perth is considered a disadvantage to tourism according to Tourism WA's Australia's South West Tourism Development Priorities 2010-2015.

OPPORTUNITIES

- + There is a demand for mainly for short-stay accommodation (CBRE, 2014);
- + There is scope for a new establishment targeting the upper end of the market that can cater to groups and families as well as corporate guests (CBRE 2014);
- + A priority identified in Tourism WA's Australia's South West Tourism Development Priorities 2010-2015 is to identify land to "facilitate future development of additional four to five star accommodation in the region";
- + Strengthen the corporate travel market; and
- + Capitalise on the naturally beautiful beachfront location; and implement accommodation that provides direct beachfront access.

4 LAND USE AND SUBDIVISION REQUIREMENTS

4.1. LAND USE

The MBAC Structure Plan (Figure 17) is established on a precinct-based approach to development. Four precincts have been determined based on grouping areas with similar character; activity and land use; role and function, and future potential.

The four precincts act together to enhance Middleton Beach, with an emphasis on delivering quality built form which compliments the public realm, sensitively interfaces with the surrounding residential context and natural environment.

The MBAC Structure Plan provides place-based and specific development requirements on matters such as: building height, setbacks and other development standards. The four precincts comprise:

- + Hotel/Mixed Use
- + Mixed Use,
- + Residential; and
- + Edge

The precincts are summarised in the following chapter and shown on Figure 17.

4.1.1. HOTEL/MIXED USE PRECINCT

The Hotel/Mixed Use Precinct includes the beach front site and will form the primary attractor to the area. The Hotel/Mixed Use Precinct will provide a node of activity incorporating high quality short stay accommodation and mixed use and residential development.

MBAC will encompass a landmark building with ground floor activated uses adjacent to Flinders Parade. This positioning assists in the development of a high street, as well as further activating the foreshore and drawing on current activities to enhance Middleton Beach.

The Hotel/Mixed Use Precinct will incorporate high value and high quality short stay accommodation, with potential for residential development at upper levels. Day and night time uses are encouraged to create activity. It will be the focal point at the end of the pedestrian boulevard, interfacing the public open space and foreshore.

Careful consideration shall be given to the interface between the hotel precinct and the public realm.

Whilst a height of approximately 5 storeys is envisaged for the site, subject to satisfying additional criteria as outlined in the scheme provisions, additional height up to a maximum of 12 storeys may be considered on site.

4.1.2. MIXED USE PRECINCT

The Mixed Use Precinct will accommodate development containing commercial and other non-residential uses in conjunction with residential dwellings, in a multiple dwelling configuration. The Mixed Use Precinct provides small, low scale retail uses, whilst incorporating increased residential densities, in contrast to the surrounding residential zoning as well as short stay accommodation.

The Mixed Use Precinct has capacity to accommodate approximately 786sqm of retail/commercial space base on the economic analysis outlined in Section 4.4. Outside of these floor space recommendations, the remainder of the precinct will comprise residential multiple dwellings with heights ranging from 2 – 5 storeys, with 2-4 storeys along the southern frontage of the (non-vehicular) Public Access Way (PAW).

Medium density development has been identified as appropriate factoring in the forecast population changes of the locality, particularly noting the aging population and shrinking family size, outlined in more detail in Section 3.0.

Short stay accommodation or permanent residential have been identified as suitable uses within the Mixed Use Precinct, due to the high accessibility to the beach and exposure to amenities and services provided by the Hotel Precinct. Active uses are encouraged adjacent to Flinders Parade to assist development of a high street.

4.1.3. RESIDENTIAL PRECINCT

Medium density residential development is considered suitable for MBAC given the sites proximity and ability to leverage off surrounding amenities. Additionally, forecast change in demographics for the locality highlights a need for smaller housing typologies. The rationale behind the dwelling typologies that underpin the concept, are outlined in more detail in Section 5.0.

4.1.4. EDGE PRECINCT

The Edge Precinct comprises small portions of land located on the northern, eastern and southern boundary of the site.

This precinct remains as it is currently on the north and east. To the south of Adelaide Crescent public parking will be provided along the eastern edge of MBAC as well as an entry point to a walking trail up Mount Adelaide for views across Middleton Beach and out to the Indian Ocean.



4.1.5. ACTIVE FRONTAGES

Areas identified as 'Active Frontages' on the Structure Plan map encourage a range of non-residential land uses at ground level.

Areas delineated as either 'Primary Active Frontage' or 'Secondary Active Frontages' are requested to demonstrate measures have been undertaken to incorporate adaptability into the development at ground level and for development to be orientated toward the street.

4.1.6. PRIMARY ACTIVE FRONTAGES

Primary Activity Nodes are located at key points along the active frontages and identify areas of prime importance for retail and active uses within the MBAC Structure Plan area.

'Special use' zone scheme provisions will prohibit residential uses at ground level within Primary Active Frontage areas.

4.1.7. LAND USES

Permissible land uses recommended for each precinct are contained in Table 4.

The following uses are specifically listed however the

proposed Scheme Amendment allows for merit based consideration of other uses consistent with performance criteria for the site and compatibility with the listed uses within the designated precinct.

"P" Means the use is permitted by the Scheme providing the use complies with the relevant development standards and the requirements of the Scheme;

"D" Means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval;

"A" Means that the use is not permitted unless the Local Government has exercised its discretion by granting planning approval after giving special notice in accordance with clause 9.4 of the Scheme;

"X" Means a use that is not permitted by the Scheme.

(1) Means the use is prohibited where it fronts the street at pedestrian level.

(2) Means that the use is prohibited where it fronts the street at pedestrian level within the Primary Active Frontage area as depicted on the Precinct Plan.

Table 4: Land Use Table

PRECINCT LAND USE	HOTEL/MIXED USE	MIXED USE	RESIDENTIAL	EDGE
Car Park	D	D	-	D
Consulting Rooms	-	D	-	-
Convenience Store	-	D	-	-
Exhibition Centre	A	A	-	-
Holiday Accommodation	D	P	-	-
Home Office	-	-	D	-
Hotel (up to 5 storeys 21.5m)	P	D	-	-
Hotel (Above 5 storeys +21.5m)	A	-	-	-
Market	D	D	-	-
Multiple Dwelling	-	P(2)	P	-
Multiple Dwelling (Up to 5 storeys 21.5m)	P(1)	-	-	-
Multiple Dwellings (Above 5 storeys +21.5m)	A(1)	-	-	-
Nightclub	D	-	-	-
Office	-	D	-	-
Public Utility	D	D	D	-
Recreation - Private	A	A	-	-
Restaurant	D	D	-	-
Shop	A	D	-	-
Single Attached Dwelling	-	D(2)	P	-
Small Bar	A	A	-	-
Tavern	A	A	-	-

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Middleton Beach Activity Centre
STRUCTURE PLAN



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© Hames Sharley
Scale: 1:1000 @ A3



Project Number: 43460
Drawing Number: SP001
Revision: 8
Date: 10.12.2015

Hames Sharley

Figure 17: Indicative Concept Plan

4.2. DEVELOPMENT CONTROLS

Design guidelines guide the detailed design of proposed development.

Controls have been formulated to guide the scale and siting of future development. These base controls underpin the indicative concept plan as shown in Section 5.3 and indicative built form as shown in Section 5.4 of this report.

Development controls outlined in this Structure Plan will provide the foundation for detailed design guidelines for MBAC.

4.2.1. HEIGHT

A key principle guiding building height within MBAC is the intent to step back building height from the beach and adjacent residential development located to the north and west of MBAC. Additional height is to be provided near Mt Adelaide, as shown on Figure 18.

This serves the dual purpose of preserving key views and vistas and mitigating any potential overshadowing impacts. Acceptable building heights are outlined in Table 5.

The following considerations have been accounted for in determining appropriate building height for MBAC:

- + Building height is to be calculated as the vertical distance between the Natural Ground Level (NGL) of the site to top of roof (including any projections);
- + The Mixed Use and Hotel/Mixed Use Precinct account for an internal floor to floor measurement of 4.5m for ground floor tenancies (to accommodate adaptable building design);
- + Subterranean car parking structures to protrude a maximum 1.5m above NGL;
- + Internal floor to floor measurements of 3.5m for levels above ground for the Mixed Use and Hotel/Mixed Use Precinct and for all development within the Residential Precinct; and
- + An additional 1.5m to overall height for all buildings to accommodate any roof projection projection and screening of plant and equipment.

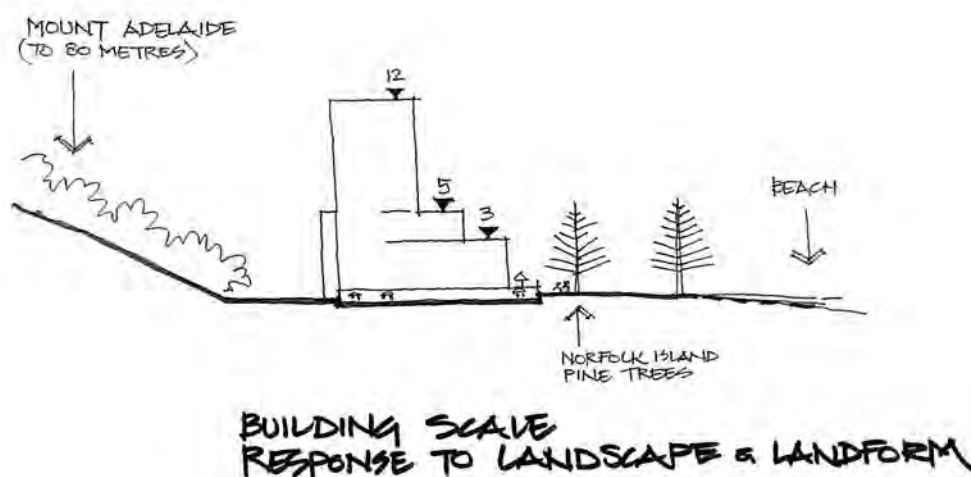


Figure 18: Indicative building height integration

Table 5: Building Heights

PRECINCT	MAX HEIGHT (M)	STOREYS	DESIGN GUIDANCE
HOTEL / MIXED USE	11m – 21.5m	2 – 5	<ul style="list-style-type: none"> + Building heights should respond to the adjacent public realm, Mount Adelaide and integrate with future development within the Hotel/Mixed Use precinct. + Development adjacent to the beach should step back above 3 storeys to limit overshadowing of the public realm while optimising access to sun, breeze, views and privacy. + Development should limit obstruction of views for surrounding residential, and height concentrated towards the south of the hotel precinct. + A minimum floor to floor of 4.5m should be required at ground level to allow for adaptable building design and flexibility of use. + Accommodation of 1.5m for any roof projections within maximum permitted height. + Subterranean car parking structures not to exceed 1.5m above NGL.
	21.5m – 46m	5 – 12	<ul style="list-style-type: none"> + As above.
MIXED USE	11m – 21.5m	2 – 5	<ul style="list-style-type: none"> + A minimum floor to floor of 4.5m should be required at ground level to allow for adaptable building design and flexibility of use. + Development should step back above 3 storeys to limit overshadowing of the public realm, while optimising access to sun, views and privacy, as shown in Figure 18. + Increased heights are encouraged towards the southern boundary of MBAC, adjacent to Mt Adelaide to limit impact on the public realm and surrounding development. + Accommodation of 1.5m for any roof projections within maximum permitted height. + Subterranean car parking structures not to exceed 1.5m above NGL;
RESIDENTIAL	10 – 13.5m	2 – 3	<ul style="list-style-type: none"> + Building height should respond to surrounding residential context. + Accommodation of 1.5m for any roof projections within maximum permitted height. + Subterranean car parking structures not to exceed 1.5m above NGL.

4.2.2. STREET SETBACKS

A nil street setback applies within MBAC. Table 6 outlines key setback requirements and the underlying design intent. Street setback requirements work in conjunction with activation and should be read simultaneously with Section 4.2.2.

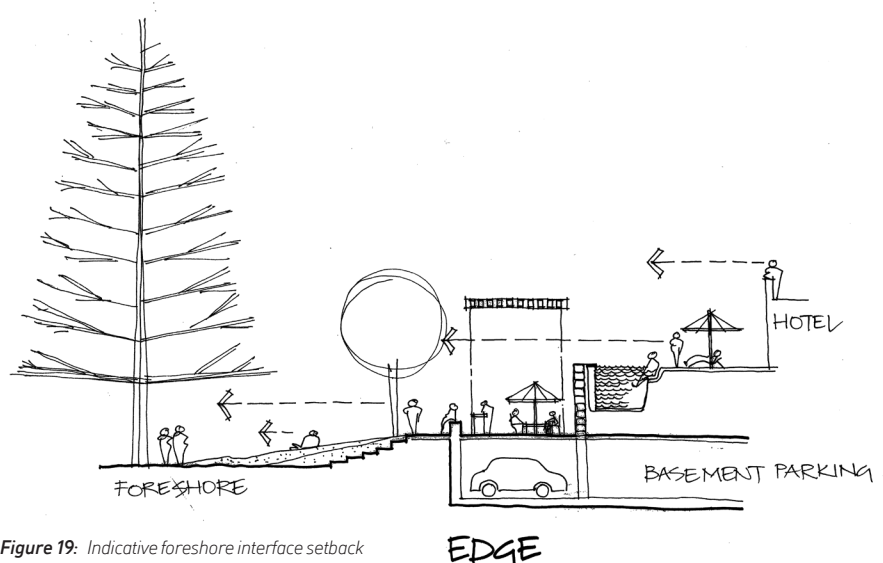


Figure 19: Indicative foreshore interface setback

Table 6: Setbacks

STREET	REQU.	DESIGN INTENT
Foreshore	Nil	<ul style="list-style-type: none"> + A nil setback to the foreshore is required to promote connectivity and views to the adjacent public realm. + Buildings should accommodate active frontages with views to the foreshore (alfresco dining) and allow for building articulation, as shown in Figure 19. + Setbacks above 3 storeys should limit overshadowing, whilst optimising access to sun, breezes and views.
Flinders Parade	Nil	<ul style="list-style-type: none"> + A nil setback adjacent to Flinders Parade is required to promote an active frontage and facilitate the development of a high street environment, increasing vibrancy along Flinders Parade and connectivity with the public open space and foreshore. + Ground floor setback should allow for minor variations to allow for building articulation, alfresco dining and other features that add amenity and interest to the area.
Barnett Street	Nil	<ul style="list-style-type: none"> + A nil setback is encouraged to promote connection to adjacent residential area and promote passive surveillance.
Marine Terrace	Nil	<ul style="list-style-type: none"> + A nil setback is encouraged to promote connection to adjacent residential areas and promote passive surveillance.
Adelaide Crescent	Nil	<ul style="list-style-type: none"> + Articulated nil setbacks add to the pedestrian environment along Adelaide Crescent, accounting for high fire risk hazards.



4.2.3. ACTIVATION

The general layout of activation is shown on Figure 20 and Figure 21. It is envisaged active frontages be consolidated to:

- + Flinders Parade to promote the development and activation of a high street;
- + Eastern interface of the Hotel/Mixed Use Precinct to integrate and activate the existing foreshore area; and
- + Portions of Adelaide Crescent to provide a connection to existing commercial uses located to the west of the site.

As a priority the consolidation of active uses, are to be located along Flinders Parade, as denoted as 'Primary Active Frontage' on MBAC Structure Plan Map (Figure 7). Secondary to this Adelaide Crescent shall also accommodate active uses as denoted as "Secondary Active Frontages". However, should not dilute or detract from the development of Flinders Parade as the priority zone of activation.

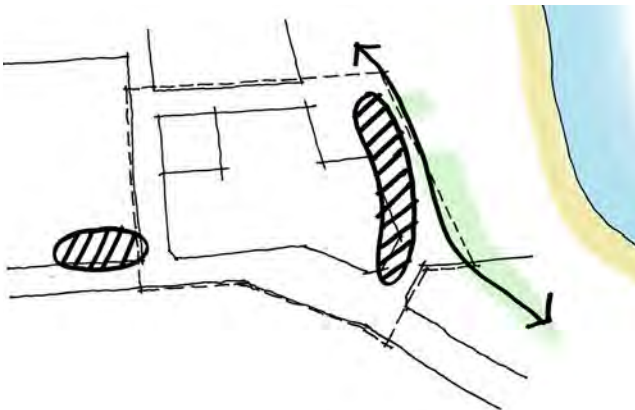


Figure 20: Activation focus with foreshore and existing development

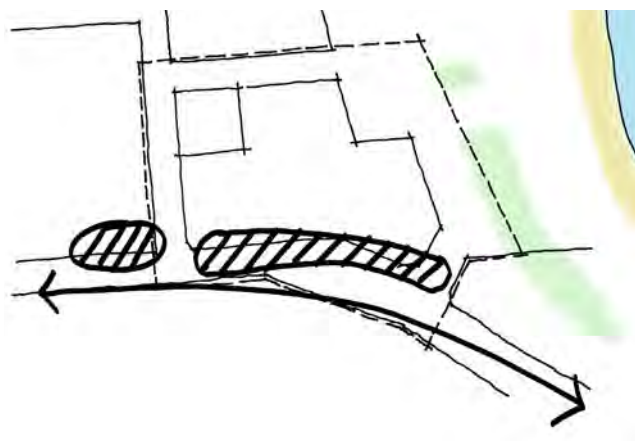


Figure 21: Activation focus with Adelaide Crescent and existing development

4.2.4. PARKING AND ACCESS

PUBLIC PARKING

The indicative Concept Plan (Figure 32) shows on-street parking along all existing roads surrounding MBAC, including Flinders Parade, Barnett Street, Marine Terrace, Adelaide Crescent. As well as along the new internal street running north-south of MBAC.

On-street parking provides a traffic calming measure, slowing traffic and allowing for a pedestrian prioritised environment. Flinders Parade is the primary focus for activation as the MBAC Structure Plan seeks to develop this area into a high street environment. This is followed by the activation of Adelaide Crescent.

Based on the above parking provisions, public car parking bays within MBAC have increased from 130 to 159, as shown in Figure 22 and Figure 23.

RESIDENTIAL CAR PARKING

- + Residential car parking may be provided in a subterranean configuration.
- + No visitor parking is required for residential development due to the close proximity of public car parking facilities.

COMMERCIAL CAR PARKING

Reduction in commercial car parking is requested through the MBAC Structure Plan. This is achieved through a requirement that:

- + Parking for retail be provided at 50% of the City of Albany Local Planning Scheme requirement; and
- + For the 'Hotel' use, employee parking be reduced by 50% and no dedicated parking spaces be provided for the bar and dining areas associated with the hotel.

A reduction in parking rates for commercial uses are supported due to the close proximity of public parking provisions.

BICYCLE PARKING

In order to encourage the use of active transport modes, additional bicycle parking facilities are proposed. This will be achieved through a requirement of:

- + 1 bicycle parking space per residential dwelling; and
- + 1 bicycle parking space per 10 dwellings for visitors.

These parking ratios were used to guide the indicative built form depicted in the Concept Plan, which accommodates up to 225 of bicycle bays.

VEHICLE PARKING AND ACCESS

The following requirements will apply when considering parking and access provisions for future development:

- + Crossovers are to be minimised where possible.
- + Single entry car parking to be provided, with no private garages.
- + Parking to be concealed from view from the street.
- + On-street parking to be utilised for traffic calming purposes where possible, and as indicated within Indicative Concept Plan (Figure 32).



Figure 22: Existing Car Parking Provision



Figure 23: MBAC Car Parking Provision

5 URBAN FORM

5.1. EXISTING FORM

The existing urban structure in Middleton Beach is a reflection of the subdivision pattern prior to the 1950s. While many of the large lots still remain, some have recently been subdivided. The average density in the surrounding area is 22 dwellings per hectare. However, many of the dwellings are used as short stay accommodation deeming this figure conservative. The existing urban form throughout Middleton Beach is dominated by 1-2 storey detached residential housing, with the exception of Barnett Street where development reaches 3 storeys.

MBAC is dominated by vacant land, extensive parking, a grassed foreshore characterised by Norfolk Island Pine trees and an informal beach edge. MBAC is void of any built form. The Norfolk Island Pine Trees which line the grassed foreshore are the prominent character element, images of the surrounding context as shown on Figure 24 - Figure 31.



Figure 24: Middleton Beach foreshore looking towards the beach



Figure 26: Middleton Beach facing north



Figure 25: Three Anchors and Playground south-east of site



Figure 27: Middleton Beach Surf Life Saving Club



Figure 28: MBAC facing west towards site



Figure 30: Middleton Beach existing housing adjacent to Barnett Street.



Figure 29: Northern side of site



Figure 31: Walking and cycling trail along foreshore

5.2. DEVELOPMENT PRINCIPLES

MBAC Structure Plan area been analysed from both a built form and subdivision perspective. This analysis considered activity, movement and character from a 'place creation' perspective and informs the principles for the development of each precinct.

Development principles derived from the preceding site and context analysis (attached as Appendix L) and community consultation outcomes, provide the foundation elements which are to be maintained through the development of MBAC. More specific site and building design consideration will be provided through the MBAC Design Guidelines. These overarching principles include:

CONTEXT AND LOCAL CHARACTER

- + Design is place-based and integrates with the foreshore, pines, Mount Adelaide and the existing surrounding built form and scale.

BUILT FORM AND SCALE

- + Provides housing diversity and establishes a range of housing opportunities.
- + Responds to the surrounding scale through stepped development.

ENVIRONMENTAL SUSTAINABILITY

- + Protects and manages natural systems, habitat and biodiversity.
- + Efficiently and innovatively manages energy, water, resources and materials.

LANDSCAPE AND OPEN SPACE

- + Responds to place character including, landscape/ context and future place.
- + Provides attractive open space, aiding community to develop a sense of place.
- + Provides careful consideration of the interface between public and the private realm.
- + High quality landscape design which enhances the surrounding environment and heritage while promoting recreation and social inclusion.

LEGIBILITY

- + Clear street/space network with safe, active pedestrian routes.

CONNECTIVITY

- + Pedestrian, cyclist and public transport prioritised movement network.

- + Small block structure to increase permeability

AMENITY

- + Place identity: community desire for a meeting place, low key, 'fluctuating' foreshore edge.
- + Appropriate, well designed and maintained infrastructure that supports active living – supports recreation, social interaction and active transport options

BUILD QUALITY

- + Enhance the sense of place with architecturally considered buildings, landscape design and landmark development sites.
- + High quality, attractive built form which aids community in developing a sense of place.
- + Built form to frame public places – pleasing pedestrian edge/ human scale.
- + Provide for appropriate design solutions and management practices to address potential conflict and the impacts of different uses.

SAFETY

- + Safe and healthy: family recreational environment, parking, disabled access.
- + Passive surveillance to enhance physical, mental and social well-being – ensure clear sightlines, sufficient lighting, active frontages and adequate street crossings to promote family environment

SOCIAL RESPONSIBILITY / SOCIAL INCLUSION

- + Affordable: flexibility to offer innovative dwelling types for aged and less able.
- + Encourage adaptable buildings to accommodate change of use over time.



5.3. INDICATIVE CONCEPT PLAN

The proposed urban form introduces a new urban structure into Middleton Beach and Albany. In particular, it seeks to provide diversification of housing typologies to better meet changing demographics and subsequent housing demands. MBAC Structure Plan seeks to provide local amenities and tourist facilities to enhance Middleton Beach and recreational activities undertaken in the area.

MBAC shows a connection between buildings and public space; and an integration between buildings and the street. Identifiable features of MBAC include elements of high street, landmark hotel and pedestrian boulevard.

The development aims to strengthen public connections to the beach via the Public Access Way, also enabling views to the beach. The opportunity of a strong vista is also created towards Mount Adelaide from the realigned Flinders Parade enabling the public realm to flow north to south.

The landmark building in the Hotel Precinct will act as the arrival node to the activity centre.

Key design components of the Concept Plan are summarised below and shown in the indicative Concept Plan (Figure 32).

- + A high street with activated edges;
- + Assist in greater connectivity of existing retail offerings (Hybla Bar, Bay Merchants, Three Anchors, Rats);
- + Stepped development heights throughout the centre;
- + Locate hotel on landmark corner;
- + Optimise development site area and connect with foreshore;
- + Landmark building to respond to Mount Adelaide;
- + Maintain a key vista along Adelaide Crescent to corner hotel;
- + Optimise development with direct foreshore access;
- + Retain Flinders Parade visual connection to the foreshore;
- + Realign Flinders Parade to improve foreshore activation;
- + Flinders Parade to be a slow speed environment; and
- + Pedestrian access through the site to the foreshore.

5.4. YIELD ANALYSIS

Yields contained within the Indicative Concept Plan (Figure 32) are based on an assumed dwelling typology and mix and summarised in Table 7.

Table 7: Indicative dwelling yield

LOT NO.	GROSS FLOOR AREA (M ²)	UNIT YIELD & TYPOLOGY (1X1 / 2X2)
LOT 1	3636.63	36 (36)
LOT 2	3708.09	42 (24/18)
LOT 3	6171.25	71 (16/55)
LOT 4	7578.15	76 (15/61)
LOT 5 (12 Storeys)	20,705.85	70
TOTAL		295

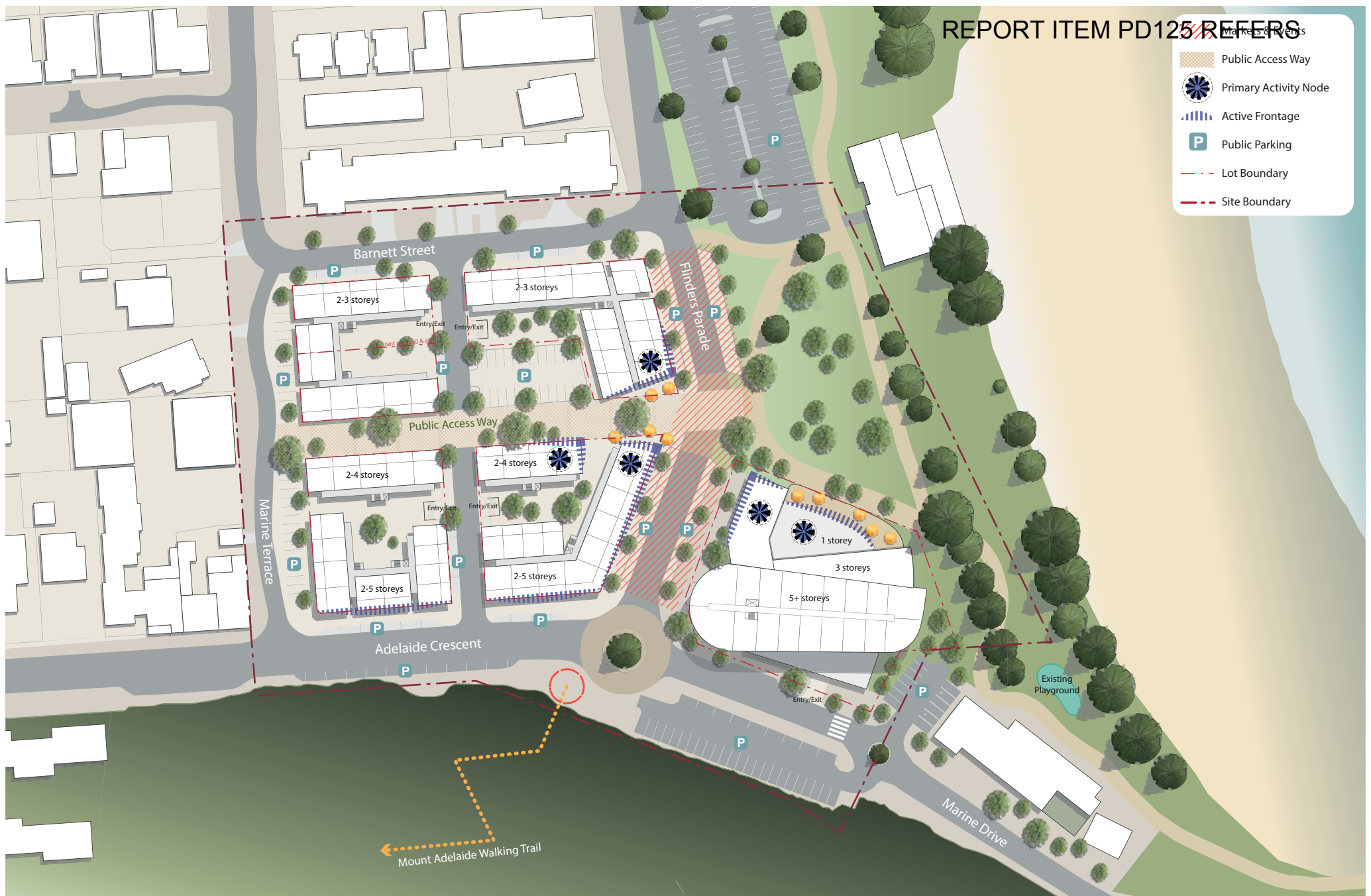
The above yields are based on the following dwelling sizes:

- + 1 Bed x 1 Bath: 60m²
- + 2 Bed x 2 Bath: 80m²

The proposed dwelling typologies are underpinned by market and demographic analysis undertaken in Section 3.0, which identified an evident demand for a smaller housing product.

The yield generated by the Indicative Concept Plan was further based on development achieving maximum permitted development controls, including to a maximum height of 12 storeys. It is anticipated dwelling yields will be notably less should a reduction in height occur, or larger dwelling configurations be proposed.

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5.4. INDICATIVE BUILT FORM: CONTEXTUAL

Figures 33 - 48 depict possible form and scale of development that may occur at MBAC, showing indicative built form within the surrounding context.

The imagery provides a comparison between a 5 storey and 12 storey landmark development located within the Hotel/ Mixed Use Precinct.

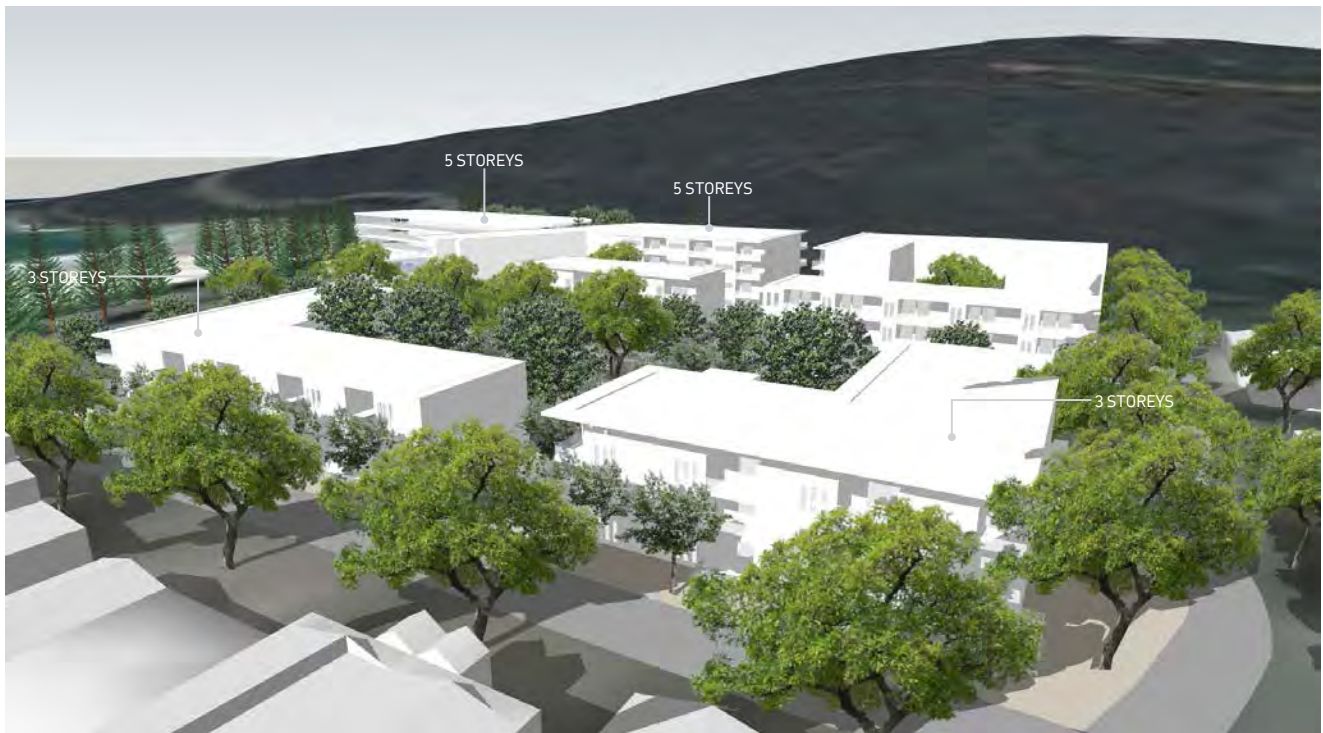


Figure 33: Indicative Built Form (5 Storeys) - South-East Perspective



Figure 34: Indicative Built Form (5 Storeys) - South-West Perspective



Figure 35: Indicative Built Form (12 Storeys) - South-East Perspective



Figure 36: Indicative Built Form (12 Storeys) - South-West Perspective



Figure 37: Indicative Built Form (5 Storeys) – South-West Perspective



Figure 38: Indicative Built Form (5 Storeys) – North-East Perspective



Figure 39: Indicative Built Form (12 Storeys) - South-West Perspective



Figure 40: Indicative Built Form (12 Storeys) - North-East Perspective

5.5. INDICATIVE BUILT FORM: HUMAN SCALE

Figures 41 - 48 depict possible form and scale of development that may occur at MBAC from the human scale perspective. The imagery provides a comparison between a 5 storey and 12 storey landmark development.



Figure 41: Indicative Built Form (5 Storeys) - Adelaide Crescent looking East



Figure 42: Indicative Built Form (5 Storeys) - View from beach foreshore to Hotel/Mixed Use Precinct

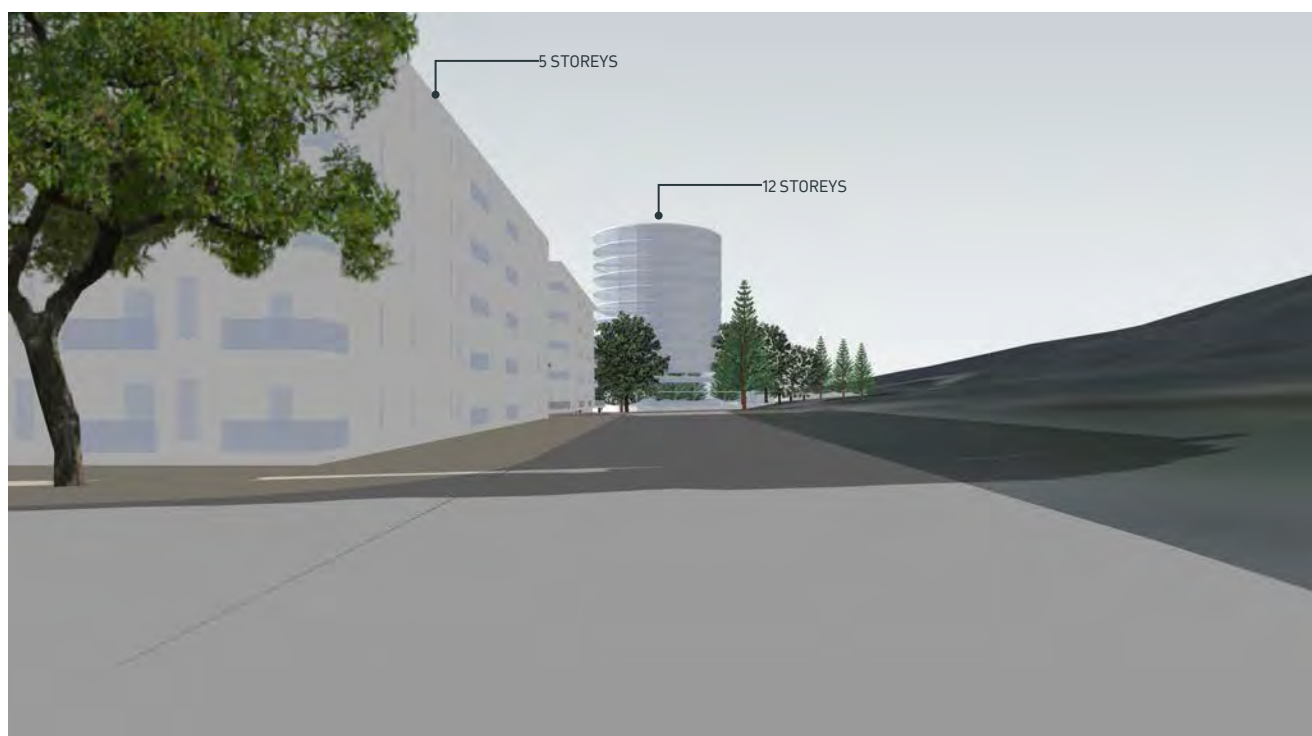


Figure 43: Indicative Built Form (12 Storeys) - Adelaide Crescent looking East



Figure 44: Indicative Built Form (12 Storeys) - View from beach foreshore to Hotel/Mixed Use Precinct



Figure 45: Indicative Built Form (5 Storeys) – Flinders Parade looking south



Figure 46: Indicative Built Form (5 Storeys) – View from beach foreshore to Hotel/Mixed Use Precinct



Figure 47: Indicative Built Form (12 Storeys) - Flinders Parade looking south



Figure 48: Indicative Built Form (12 Storeys) - View from boardwalk

5.6. OVERSHADOWING

Based on the possible built form illustrated in Figures 33 – 48, overshadowing diagrams have been prepared to show the level of overshadowing resulting from development.

These are based on maximum permitted heights and show the majority of shadow falling toward Mt Adelaide posing no undue impact on the surrounding area.



Figure 49: Shadow cast at 9:00am 21 June – 5 storey option



Figure 50: Shadow cast at 9:00am 21 June – 12 storey option



Figure 51: Shadow cast at 12:00pm 21 June - 5 storey option



Figure 52: Shadow cast at 12:00pm 21 June - 12 storey option



Figure 54: Shadow cast at 3:00pm 21 June - 5 storey option



Figure 53: Shadow cast at 3:00pm 21 June - 12 storey option



6 OPEN SPACE / LANDSCAPE

6.1. LANDSCAPING

AECOM developed a Landscape Master Plan (**Appendix I**) for MBAC, based on a number of integrated principles for creation of an attractive, distinctive and inclusive place which celebrates the unique character of Middleton Beach. These principles are:

PRINCIPLES

- + Landscape theming for the site draws its inspiration from the unique Great Southern natural landscape.
- + Develop and strengthen pedestrian and cycle links between Middleton Beach, the City Centre and residential areas nearby.
- + Be respectful and aware of the broader context of the site with regard to Ellen Cove, Mt Adelaide and Mt Clarence and King George Sound.
- + Work with and integrate materials and design approach established elsewhere in the locality to provide a level of consistency to the public domain.
- + Materials palette, design details and vegetation are consistent with the City of Albany maintenance guidelines and the City's urban design initiatives for the future.
- + Ensure that there is a strong connection to the broader Middleton public domain through the connection of view lines and the selection of details, materials and vegetation.
- + Integrate art work consistent with landscape themes.
- + Provide flush pedestrian orientated surfaces.

The full range of plans and recommended planting, furniture and hardscape themes are outlined in **Appendix I**, the plans developed are further based on the following design objectives:

OBJECTIVES

- + Establish a strong connection to the previous geomorphological and ecological histories of the site and its context; and in this way establish an 'urban ecology' to the precinct.
- + Where appropriate, create a uniform 'shared public domain' where the distinction between trafficable and pedestrian spaces is only subtly defined where appropriate (i.e. Flinders Parade).
- + Provide a public domain that responds to the climate conditions of Albany through the provision of shaded and comfortable areas and use of deciduous/evergreen trees where solar access is desirable.
- + Ensure that there is a seamless integration between interior and exterior spaces, expressed primarily through ground plane materiality, texture, colour and pattern.

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AECOM
Figure 55: Landscape Master Plan (Source: AECOM)

MIDDLETON BEACH SK02-D LANDSCAPE MASTER PLAN



7 TRAFFIC

A Transport Assessment (**Appendix H**) has been prepared in accordance with the Western Australian Planning Commission (WAPC) Transport Assessment Guidelines for Developments: Volume 2 – Structure Plan (2006) and outlines the transport aspects of the proposed Middleton Beach Activity Centre and focuses on the traffic operations, access arrangements and parking provision within the area.

The following conclusions have been made in regard to the proposed MBAC:

- + The proposed development to be located at Middleton Beach comprises of residential, retail and hotel land uses and will further enhance the amenity of Middleton Beach, as well as reintroduce a high standard of tourist accommodation.
- + The land uses within the proposed MBAC will generate an estimated 288 two-way trips during the AM peak hour period and 324 trips during the PM peak hour period.
- + The proposed internal cycling and pedestrian network will provide good connectivity to the surrounding external pedestrian and cycling infrastructure, to ensure that active transport is promoted as viable transport modes to/from the MBAC.
- + Due to the quantum of existing off-street parking facilities surrounding the study area, it is recommended that a total of 582 parking bays be provided as part of the Middleton Beach Activity Centre.
 - It is not recommended that parking be provided to cater for demands during special events as this will not be utilised for the majority of days during the year and would reduce both the amenity of the area and act as a barrier for pedestrians.
 - It is recommended that 1 bicycle parking space be provided to each of the residential dwellings within the MBAC to promote the use of cycling to/from the MBAC, as well as 1 bicycle parking space per 10 dwellings to be provided for the residential visitors.
- + SIDRA analysis of the intersections within the study area showed that the existing intersections within the study area have sufficient capacity to operate satisfactorily for all scenarios considered as part of this assessment, including a peak season 'sensitivity' test scenario.
- + Vehicular access to be provided along Marine Terrace, Barnett Street and via internal laneways.



8 WATER MANAGEMENT

Water management and drainage has been examined by Wood and Grieve Engineers to provide guidance in terms of stormwater drainage within and around the site. The key findings are illustrated on the attached concept and catchment plans (**Appendix J**). In particular, options for the removal or relocation of the existing stormwater outlets onto the beach have been investigated. Currently, these pipe outlets and associated drainage channels detract from the amenity of the area and as a result, their removal is considered desirable.

8.1. DRAINAGE NETWORK SUMMARY

The site is currently connected to by an existing 225 diameter pipe adjacent to Flinders Parade. This system then collects water from the road reserve and pavements, as well as runoff from Marine Drive and Mt Adelaide. Discharge is onto the beach via an existing outlet in the retaining wall. A second system picks up the more northern part of Flinders Parade and does the same, via another beach outlet.

Both these systems will need to be reconfigured with the realignment of Flinders Parade. There is no upstream catchment needing conveyance through the site.

8.2. MANAGEMENT OBJECTIVES

The following general stormwater management objectives for the site and surrounds apply:

8.2.1. FLOOD CONTROL AND PROTECTION OF PROPERTY:

- + Adequate free board for FFL to 1:100 flood level.
- + Impact of sea level rise if any.
- + Flood routing around proposed dwellings.
- + Appropriate design flow depth and flow rate for overland flood paths.
- + Consideration or removal of existing trapped lows in road network.

8.2.2. EXISTING NETWORK

- + Retrofit infiltration infrastructure to existing drainage system where suitable.
- + Infiltrate runoff for proposed development for 1:5 ARI.

8.2.3. WATER QUALITY

- + Retrofit infiltration/bio-infiltration infrastructure to existing drainage system where suitable.
- + Ensure treatment of runoff from new development in line with current best management practice.

8.2.4. IMPROVED AMENITY

- + Reduce quantity and frequency of discharge by increased infiltration upstream from outlet.
- + Improve quality of discharge water by retrofitting stormwater treatment to upstream catchment.

8.2.5. EXISTING PIPED OUTLETS

There are five existing stormwater outfalls onto Middleton Beach (Ellen Cove). These vary in diameter, level, and impact on the beach amenity. Generally, the larger the pipe diameter and contributing catchment and lower the discharge pipe invert level the greater the impact on amenity. A large pipe and contributing catchment generates a higher volume and frequency of discharge, where a lower discharge pipe invert results in a deeper drainage channel with greater depth of standing/flowing water.

Changes to these existing outlets may include:

- + Reduction in discharge flow frequency and volume by increased infiltration upstream; and/or
- + Relocation of piped outlets to locations that minimise impact on beach amenity, to be further discussed with the City of Albany.

8.3. LOCAL WATER MANAGEMENT STRATEGY

RPS have prepared a Local Water Management Strategy (LWMS) **Appendix K** in support of the MBAC structure plan.

The report provides scope for how water sensitive urban design and total water cycle management principles may be implemented over the site. The key findings of the LWMP are detailed in Table 1 of the RPS report.

9 INFRASTRUCTURE COORDINATION, SERVICING AND STAGING

9.1. SERVICING

Wood and Grieve Engineers prepared an overview of the servicing and infrastructure requirements necessary for the implementation of the MBAC Structure Plan (**Appendix D**), which are summarised in the following section:

9.2. SEWER RETICULATION

MBAC is currently served by an existing 150 diameter gravity sewer system, grading back to a waste water pumping station on Garden Street. An existing sewer runs internal to the lot in an easement. This sewer could be relocated if required to accommodate future development.

To fully service the site some filling will be required in the eastern part of the site, along the interface with Flinders Parade, which is at the far end of the sewer catchment. For any development within the existing Flinders Parade reserve as part of any realignment, the levels in the existing road reserve will require lifting by around 1.5 to 1.8m.

The Water Corporation have advised that the system downstream should have capacity for development of this site up to an equivalent density of R80. It is likely that development beyond R80 may require some offsite infrastructure upgrades.

The current Three Anchors Development is served via a private pumping station adjacent to it. This pumps via a small pressure main and discharges at the corner of Marine Terrace and Adelaide Crescent. This pressure main traverses the site alongside the gas main in the very south east corner of the site and this will require relocation.

9.3. WATER RETICULATION

The existing water supply system surrounding the site is old and small in diameter. It is anticipated that any development would require the upgrading of the old mains to 100 dia UPVC as a minimum. In the south east corner of the site the existing water main traverses the site (in an easement) on its way to service the Three Anchors site on the beach front. This water main will need to be relocated into a road reserve as part of development.

The Water Corporation have advised that:

- + Additional demands from development of this site will have no significant impact on water distribution mains supplying this area.
- + There will be an impact on the local reticulation network surrounding the development, particularly the 80CI

in Adelaide Crescent, between Golf Links Road and Marine Terrace.

+ Any development of this site will require:

- Upgrade of existing 80CI main in Adelaide Crescent, from existing 100AC in Golf Links Drive.
- 100 P-12 extension in Flinders Parade and Adelaide Crescent.

9.4. UNDERGROUND POWER SUPPLY

To provide underground power to the site assumes that supply to the development would come from the adjoining infrastructure. The power demand of the proposed development is likely to be in the vicinity of 450Kva, and it is our understanding that the current power supply allocated to the site is 240Kva. The difference in demand (future less current) would attract Western Power systems charges.

The site is currently serviced by means of a district transformer, located within an easement on the western end of the site. It is possible to relocate this transformer if required (at cost).

The created lots will be serviced via new LV cabling and uni pillars, supplied from the existing (or relocated) transformer. LV cabling will in all likelihood be installed in Marine Terrace, Adelaide Crescent and Flinders Parade, with only street lighting cabling being installed in the new road. It is likely that one or both of the Northern lots (cnr Flinders/Barnett) would be serviced from existing infrastructure on Barnett Street.

9.5. COMMUNICATIONS / NBN

In accordance with the recently legislated National Broadband Network (NBN), developers are required to fund the design and installation of "pit and pipe" infrastructure suitable for handover to NBN Co, for their installation of an optic fibre network. This would be carried out with the underground power design and installation. Confirmation is required as to whether this development qualifies for the NBN program.

9.6. GAS SUPPLY

Existing gas mains surround the site on all roads. Similar to the water supply, an existing gas main traverses the site in the south east corner. This along with any road realignment, gas supply would require relocation. Atco gas has confirmed that the existing gas network adjacent to the site has the capacity to service the development of the site.



9.7. STAGING

Development of the MBAC is proposed to occur in the following stages (Figure 56):

STAGE 1

Changes to the road network – realignment of Flinders Parade and reconstruction of Adelaide Crescent; bulk earthworks and civil works including the Hotel site.

STAGE 2

Landscaping of the public realm on Flinders Parade, Adelaide Crescent and foreshore areas.

STAGE 3

Bulk earthworks and civil works for the development areas (residential and mixed use sites) as well as Public Access Way and Internal Road; landscaping of Public Access Way and other public realm.

Figure 57 provides an indication of a suitable subdivision configuration.

No additional subdivision beyond the 'super lot' layout will be considered until after any approved development is constructed to plate height. Construction to plate height shall occur prior to the submission of any diagram or plan of survey (deposited plan) for subdivision of the parent lot to create individual lot(s) for the development(s).

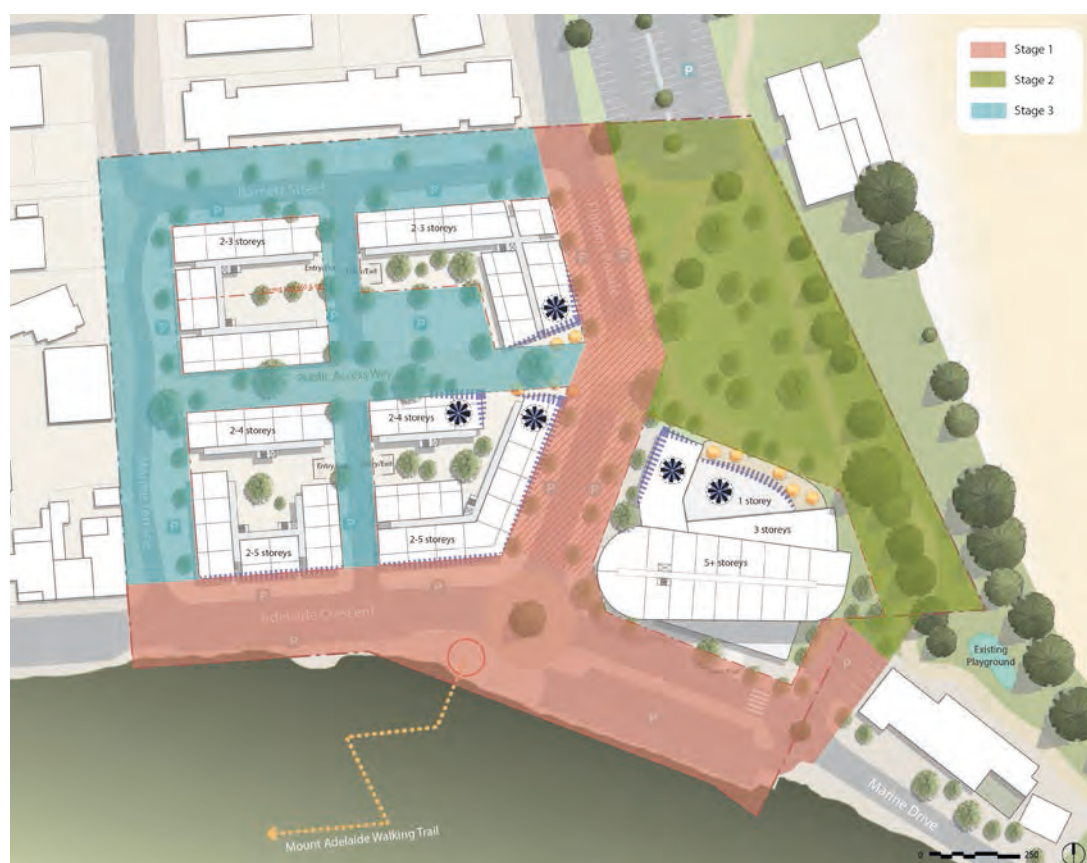


Figure 56: Staging Plan

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Figure 57: Indicative subdivision plan

10 DEVELOPER CONTRIBUTIONS

10.1 DEVELOPER CONTRIBUTION ARRANGEMENTS

Given the scale, ownership and extent of the MBAC, arrangements for developer contributions are not considered applicable in this instance. If it is determined that development contributions are necessary, then these shall be made in accordance with a development contribution plan adopted by the local government.



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TECHNICAL APPENDICES

03

TECHNICAL APPENDICES

A Middleton Beach Activity Centre Structure Plan Map



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B Certificates of Title



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- C Flora, Vegetation and Fauna Review (Inclusive of an assessment of matters of national environmental significance) - RPS Environment and Planning Pty Ltd



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D Middleton Beach Activity Centre updated Preliminary Servicing Report - Wood and Grieve Engineers



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E Middleton Beach Activity Centre Geotechnical Investigation, Preliminary Acid Sulfate Soils Investigation and Dewatering Investigation - Golder Associate Pty Ltd



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F Bushfire Management Plan - Calibre Consulting



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G Coastal Hazard Risk Management and Adaptation
Plan - M P Rogers & Associates Pty Ltd



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H Transport Assessment - Cardno



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| Landscape Master Plan Report - AECOM



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J Storm Water Management Strategy - Wood and Grieve Engineers



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K Local Water Management Strategy - RPS
Environment and Planning Pty Ltd



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L Preliminary Site and Context Analysis - Hames Sharley 2015



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Hames
SHARLEY



ARCHITECTURE
INTERIORS
URBAN DESIGN
PLANNING
LANDSCAPE

www.hamessharley.com.au

IMPROVEMENT PLAN NO. 40

MIDDLETON BEACH ACTIVITY CENTRE



WESTERN AUSTRALIAN PLANNING COMMISSION

AUGUST 2014

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IMPROVEMENT PLAN NO. 40

MIDDLETON BEACH ACTIVITY CENTRE

Introduction

1. Under section 119 of the *Planning and Development Act 2005*, the Western Australian Planning Commission (WAPC) is authorised to certify and recommend to the Minister for Planning that an Improvement Plan should be prepared for the purpose of advancing the planning, development and use of any land.
2. The Improvement Plan provisions of the *Planning and Development Act 2005* provides for the WAPC, with the approval of the Governor, to:
 - Plan, replan, design, redesign, consolidate, re-subdivide, clear, develop, reconstruct or rehabilitate land held by it under the Act or enter into agreement with any owner of land not held by it within the Improvement Plan area;
 - Provide for the land to be used for such purposes as may be appropriate or necessary;
 - Make necessary changes to land acquired or held by it under the Act;
 - Manage the tenure or ownership of the land or any improvements to that land held by it under the Act or enter into agreement with other owners of land within the Improvement Plan area for the same purposes;
 - Enter into agreement for the purchase, surrender, exchange, vesting, allocation or other disposal of land, including the adjustment of boundaries;
 - Recover costs in implementing the agreement with any owner of land within the Improvement Plan area; and
 - Do any act, matter or thing for the purpose of carrying out any agreement entered into with other land owners.
3. Improvement Plan No. 40 is enacted under these provisions to advance planning for redevelopment of the Middleton Beach Activity Centre, conferring on the WAPC the authority to undertake the necessary tasks to plan for and progress the redevelopment on behalf of the Western Australian Government.

4. Improvement Plan No 40 applies to the area depicted on the attached WAPC plan numbered 4.1607 as bound by Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive.

Background

5. Lot 8888 on the corner of Flinders Parade and Marine Drive, Middleton Beach ('the former Esplanade Hotel site') has been an iconic seaside location for Albany residents and holiday makers since the construction of the first Esplanade Hotel in the 1890s. The hotel was rebuilt a number of times over the 20th century, most recently in 1991 as a five star boutique hotel with extensive public facilities.
6. The site has been vacant since demolition of the hotel and associated accommodation units in January 2007. Previous development approvals granted by the City of Albany have lapsed.
7. The Albany community has continually expressed concern that the site is not being redeveloped to capitalise on its coastal location.
8. The current State Government has recognised redevelopment of the former Esplanade Hotel site as important to the future growth of Albany and is committed to the delivery of a redeveloped Middleton Beach Activity Centre.
9. To facilitate this redevelopment the State government is negotiating with the current landowners to acquire the former Esplanade Hotel site. The City of Albany supports the State Government's intention to acquire and develop the site.
10. Improvement Plan No. 40 also applies to Lots 660 and 661 Marine Terrace, which are in separate private ownership and not part of the former Esplanade Hotel site, together with the road reserves surrounding Lots 8888, 660 and 661, comprising portions of Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive. Inclusion of the entire street block within Improvement Plan No. 40 will optimise the opportunity for successful redevelopment.

Purpose

11. The Purpose of Improvement Plan No. 40 is to:

- i. Enable the WAPC to undertake all necessary steps to advance the planning, development and use of the land within the Middleton Beach Activity Centre as provided for under Part 8 of the *Planning and Development Act 2005*, including land assembly;
- ii. Establish the strategic planning and development intent for redevelopment of the Middleton Beach Activity Centre;
- iii. Provide guidance to the preparation and consideration of statutory plans, statutory referrals documentation and policy instruments;
- iv. Authorise the making of an Improvement Scheme for the Middleton Beach Activity Centre and establish its redevelopment objectives.

Improvement Scheme

12. Section 122A of the *Planning and Development Act 2005*, enables the WAPC to introduce an Improvement Scheme in areas where an Improvement Plan is in place over the subject land. Where applied, the provisions of an Improvement Scheme will prevail over applicable region and local planning schemes.

13. Improvement Plan No. 40 authorises the making of an Improvement Scheme, by the resolution of the WAPC and the approval of the Minister for Planning.

14. An Improvement Scheme made under this Improvement Plan will be informed by the following objectives:

- i. To develop the Middleton Beach Activity Centre in a co-ordinated manner, recognising its significance for local recreation, organised sporting and cultural events and as a tourist destination;
- ii. To achieve high quality built form and public place design across the Scheme Area and public foreshore reserve interfaces that recognise the iconic location and significance of the site to the community;
- iii. To integrate development of public and private land to establish a safe, vibrant mixed use centre with an active beach front and urban edge that includes but is not limited to: local and tourist facilities; restaurants, cafes and

shops; holiday and short stay accommodation; together with a range of permanent residential uses but excludes detached houses;

- iv. To facilitate the provision of an effective, efficient, integrated and safe transport network that prioritises pedestrians, cyclists and public transport users;
- v. To encourage provision of parking that is efficient and promotes the establishment of shared, reciprocal and common use facilities;
- vi. To encourage development to incorporate sustainable technologies and design including best practice with regard to energy efficiency, water sensitive urban design and fire safety requirements; and
- vii. To facilitate opportunities for investment and development.

Improvement Plan No. 40 Area

- 15.Improvement Plan No 40 incorporates Lot 8888 on Plan Survey No.052882 Flinders Parade, Lots 660 and 661 on Plan Survey No.120097 Marine Terrace and adjoining road reserves being portions of Adelaide Crescent, Marine Terrace, Barnett Street, Flinders Parade and Marine Drive at Middleton Beach, Albany, with the subject area depicted on the attached WAPC plan numbered 4.1607.

Affected Local Government

- 16.The City of Albany will be affected by Improvement Plan No. 40.
- 17.Consultation on this Improvement Plan has occurred with this local government as required under section 119 (3B).

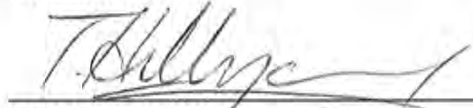
Certificate

This Improvement Plan is accompanied by a Certificate given in accordance with Part 8 of the *Planning and Development Act 2005*. It has been endorsed by the Commission for submission to the Minister for Planning.

The Common Seal of the Western Australian
Planning Commission was hereunto affixed
In the presence of:



CHAIRPERSON




SECRETARY



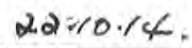
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THIS RECOMMENDATION IS ACCEPTED:



MINISTER FOR PLANNING




DATE

THIS RECOMMENDATION IS ACCEPTED:



GOVERNOR



DATE

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WESTERN AUSTRALIAN PLANNING COMMISSION

IMPROVEMENT PLAN NO. 40

CERTIFICATE AND RECOMMENDATION

Pursuant to Part 8 of the *Planning and Development Act 2005*, it is hereby

1. Certified that for the purposes of advancing the planning, development and use of all that land within the Middleton Beach Activity Centre area ('the land') should be planned, replanned, designed, redesigned, consolidated, re-subdivided, cleared, developed, reconstructed or rehabilitated and provision made for it to be used for such purposes as may be appropriate;

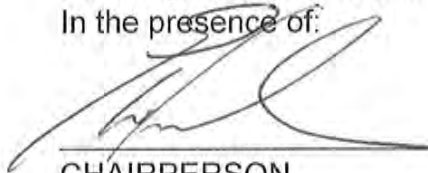
and

2. Recommended to the Minister for Planning and Her Excellency the Governor that the land should be so dealt with and used and made the subject of Improvement Plan No. 40 as depicted on WAPC plan numbered 4.1607 annexed hereto.

This Certificate and Recommendation is given in accordance with a resolution of the Western Australian Planning Commission passed on 26 August 2014.

The Common Seal of the Western Australian
Planning Commission was hereunto affixed


In the presence of:



CHAIRPERSON



SECRETARY

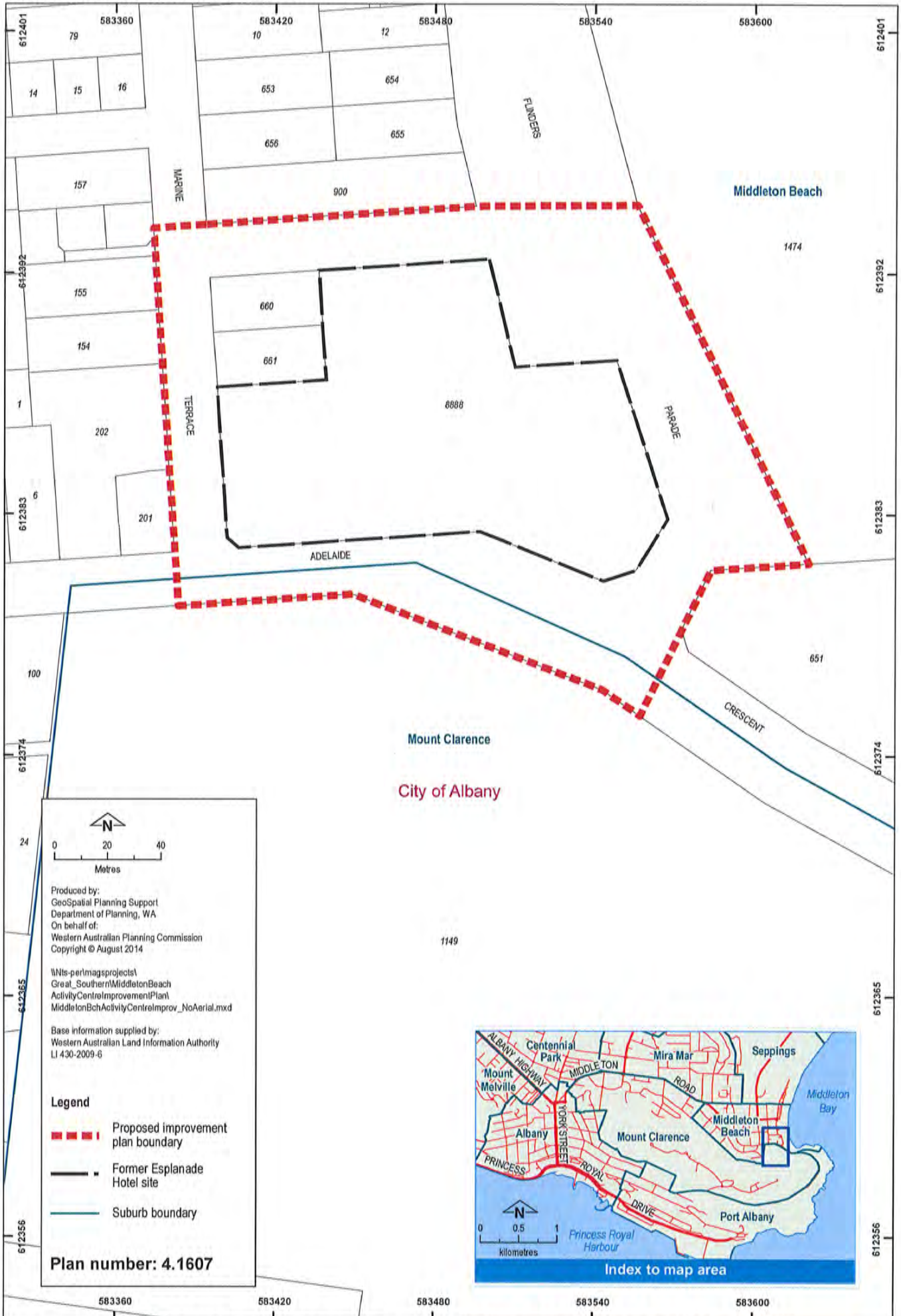


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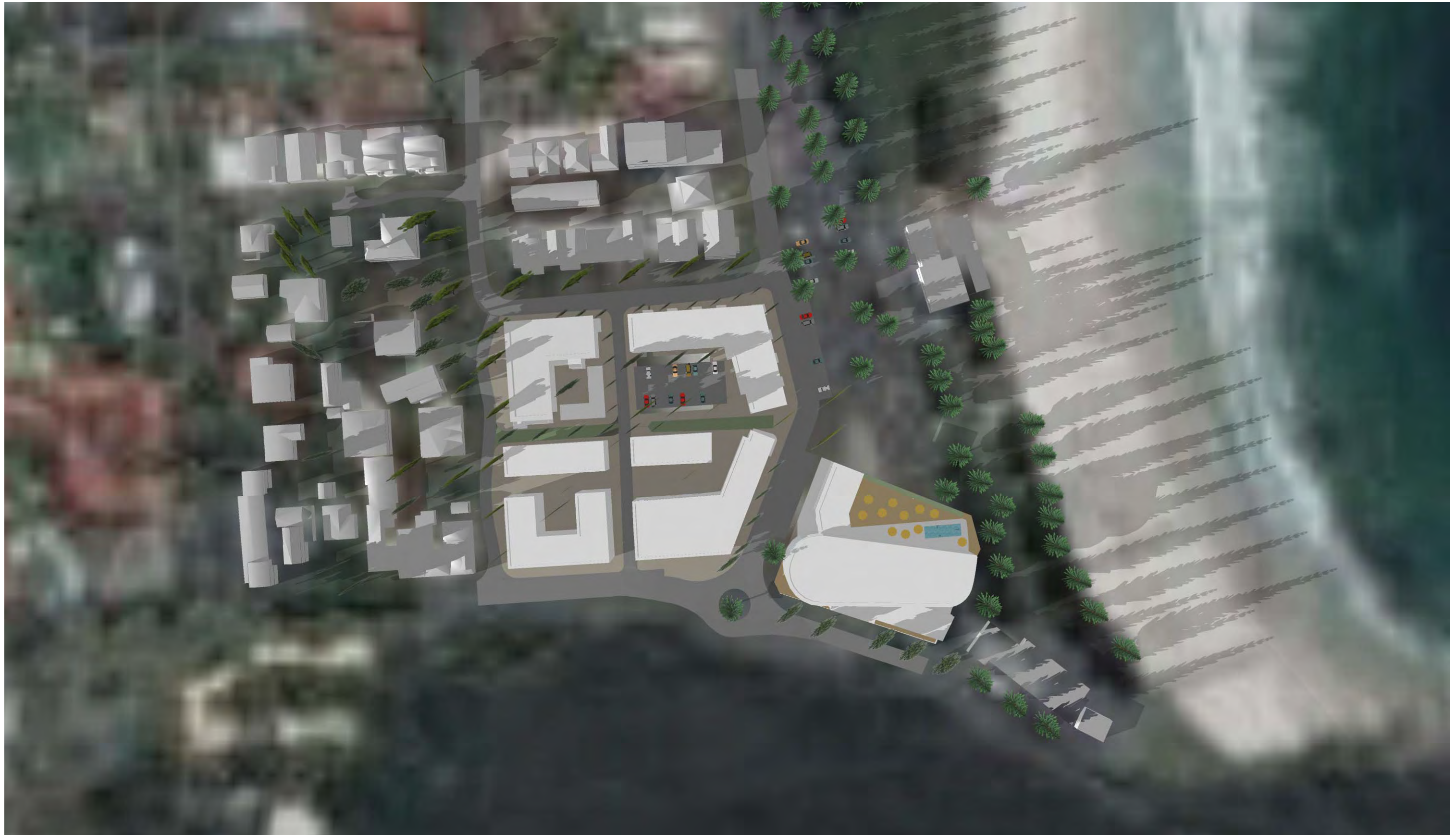


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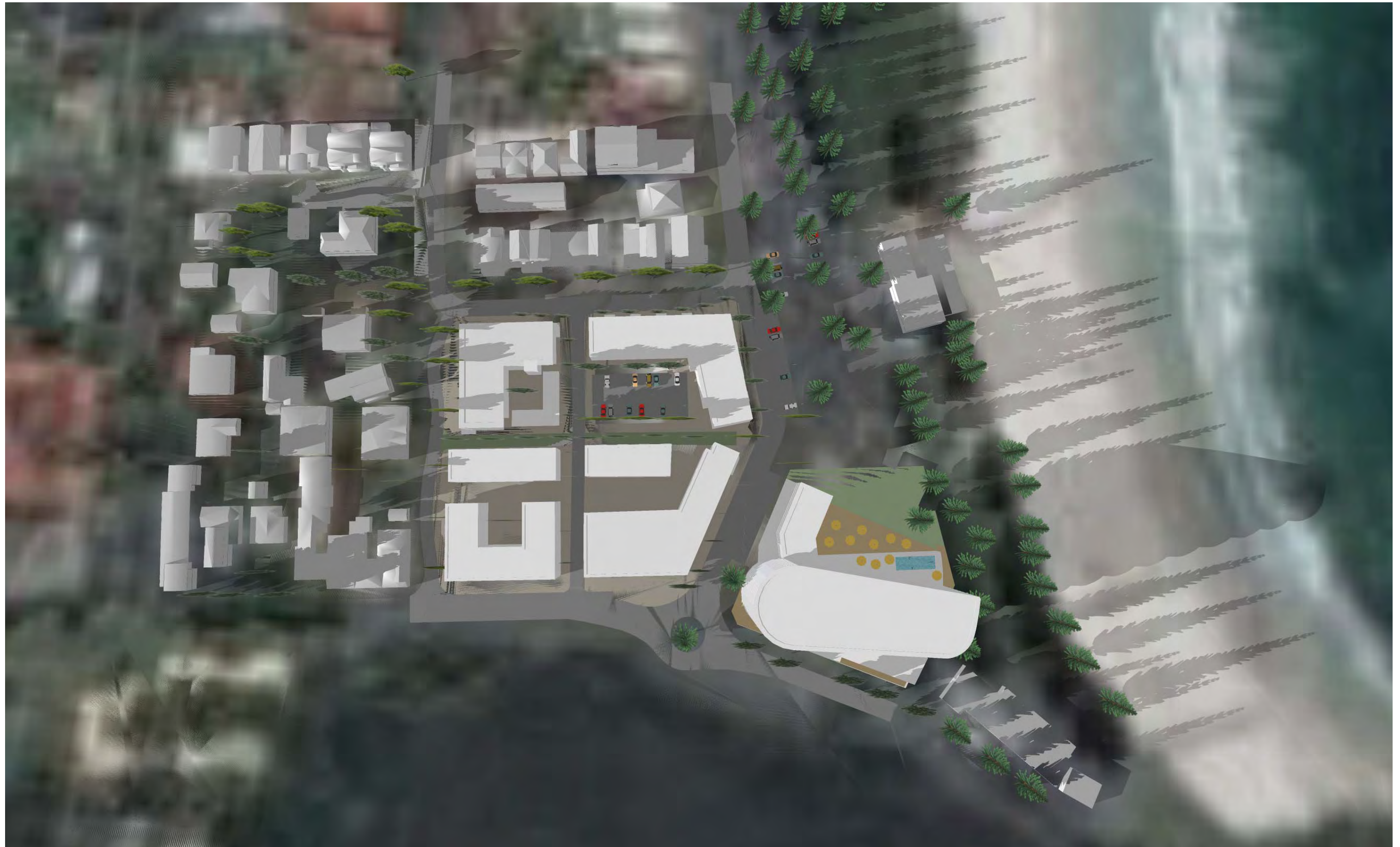
Middleton Beach Activity Centre Improvement Plan





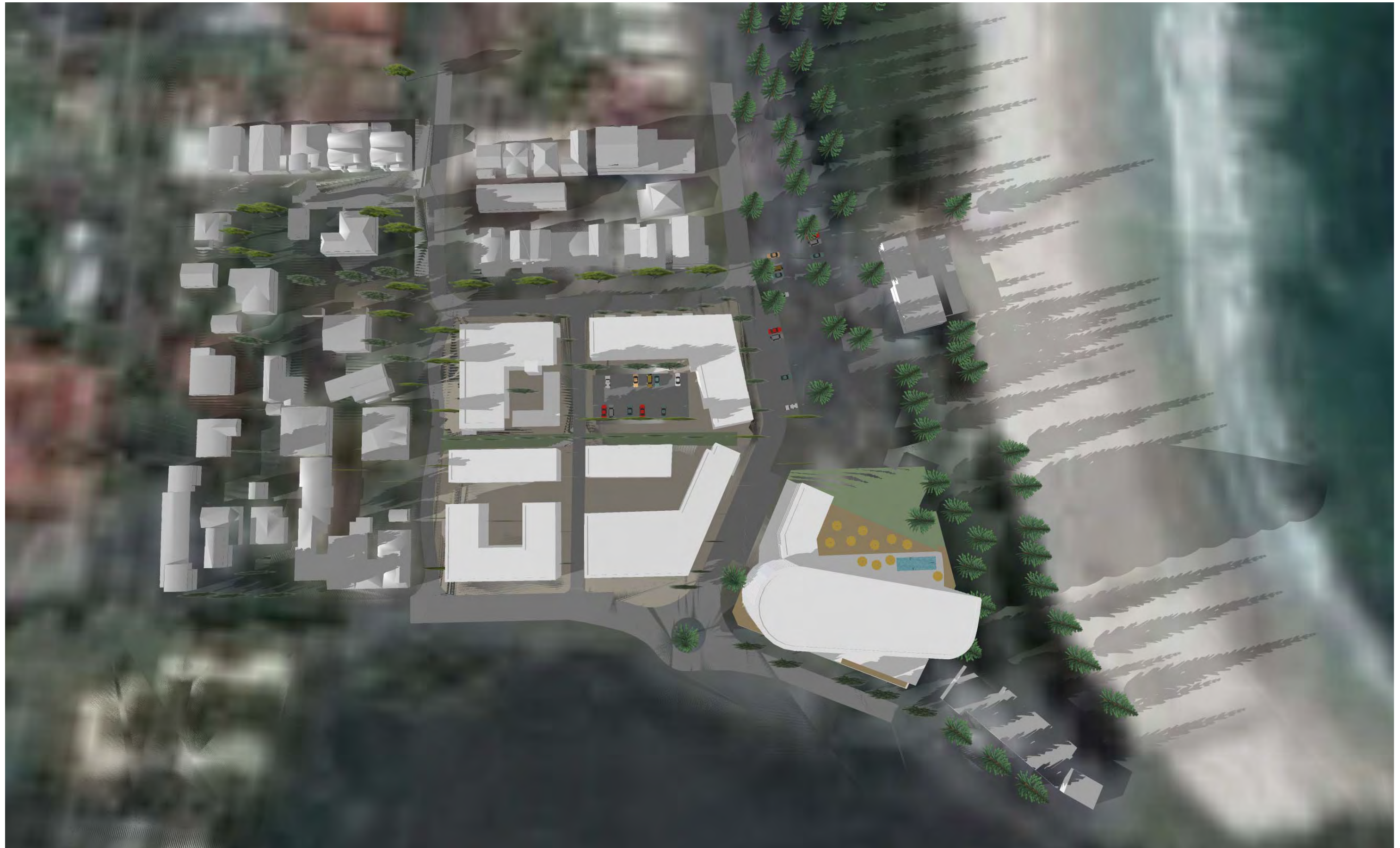












CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – April 2016
Date : 3 May 2016

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of April 2016.
2. Within this period 68 Planning Scheme Consent applications were determined, of these;
 - 67 Planning Scheme Consent applications were approved under delegated authority; and
 - 1 Planning Scheme Consent application was withdrawn.



Kandi Smith
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY							
Applications determined for April 2016							
Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2160076	18/02/2016	Aberdeen Street	Albany	Development - Conservation & Restoration Works	Delegate Approved	11/04/2016	Jessica Anderson
P2160174	4/04/2016	York Street	Albany	Sign - (Under Verandah)	Delegate Approved	7/04/2016	Taylor Gunn
P2160189	11/04/2016	Stirling Terrace	Albany	Use Not Listed - Public Art Mural	Delegate Approved	12/04/2016	Tom Wenbourne
P2160223	22/04/2016	Grey Street West	Albany	Single House - Repairs (Painting Front Wall)	Delegate Approved	28/04/2016	Tom Wenbourne
P2150658	23/12/2015	Cliff Street	Albany	Grouped dwelling x 2 - Design codes assessment and policy variation	Delegate Approved	28/04/2016	Alex Bott
P2160162	30/03/2016	Cullinan Terrace	Bayonet Head	Development - Earthworks in excess of 600mm (Retaining walls to multiple lots)	Delegate Approved	5/04/2016	Jessica Anderson
P2160173	4/04/2016	Windlass Lane	Bayonet Head	Single House - Additions (Patio & Outbuilding)	Delegate Approved	20/04/2016	Taylor Gunn
P2160186	8/04/2016	Gresham Terrace	Bayonet Head	Single House	Delegate Approved	21/04/2016	Alex Bott
P2160213	20/04/2016	Waters Road	Bayonet Head	Single House - Patio (Design Codes Assessment)	Delegate Approved	21/04/2016	Jessica Anderson
P2160178	5/04/2016	Emu Point Drive	Collingwood Park	Single House - Outbuilding (Boat & Domestic Storage)	Delegate Approved	8/04/2016	Taylor Gunn
P2160212	20/04/2016	Ardross Crescent	Collingwood Park	Single House - Additions (Patio)	Delegate Approved	21/04/2016	Adrian Nicoll
P2160169	1/04/2016	Elleker-Grasmere Road	Elleker	Recreation - Private (miniature golf course; kiosk and incidental office)	Delegate Approved	15/04/2016	Alex Bott
P2160177	5/04/2016	Mutton Bird Road	Elleker	Single House - Additions (Patio)	Delegate Approved	7/04/2016	Jessica Anderson
P2160094	25/02/2016	Roe Parade	Emu Point	Single House - Design Codes Assessment	Delegate Approved	1/04/2016	Alex Bott
P2160228	26/04/2016	Birss Street	Emu Point	Sporting Club - Additions (Re-roof of Bowling Club)	Delegate Approved	28/04/2016	Jessica Anderson
P2160166	31/03/2016	Greyhound Circle	Gledhow	Single House	Delegate Approved	5/04/2016	Taylor Gunn

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2160188	11/04/2016	Little Oxford Street	Gledhow	Single House - Design Codes Assessment (Lot 675 Greyhound Circle)	Delegate Approved	15/04/2016	Taylor Gunn
P2160167	31/03/2016	Riverside Road	Kalgan	Single House - Additions (Patio) & Outbuilding	Delegate Approved	5/04/2016	Jessica Anderson
P2160229	26/04/2016	Mount Boyle Road	Kalgan	Single House - Retaining Wall & Outbuilding	Delegate Approved	29/04/2016	Adrian Nicoll
P2160168	31/03/2016	South Coast Highway	King River	Outbuilding (Stock Feed Storage) & Water Tank	Delegate Approved	18/04/2016	Adrian Nicoll
P2160219	21/04/2016	Hart View	King River	Single House - Outbuilding	Delegate Approved	29/04/2016	Taylor Gunn
P2160138	16/03/2016	Bandicoot Drive	Lange	Single House - (Design Codes Assessment)	Delegate Approved	13/04/2016	Alex Bott
P2160165	31/03/2016	Catalina Road	Lange	Development - Earthworks in excess of 600mm	Delegate Approved	14/04/2016	Alex Bott
P2160182	7/04/2016	Bond Road	Lange	Single House - Water Tank	Delegate Approved	11/04/2016	Taylor Gunn
P2160214	20/04/2016	Catalina Road	Lange	Single House - Addition (Patio)	Delegate Approved	29/04/2016	Taylor Gunn
P2160231	27/04/2016	Vaughan Vista	Lange	Single House - Design Codes Assessment	Delegate Approved	28/04/2016	Jessica Anderson
P2160237	28/04/2016	Bagnall Parkway	Lange	Single House - Outbuilding (Design Codes Assessment)	Delegate Approved	29/04/2016	Taylor Gunn
P2160172	4/04/2016	O'connell Street	Little Grove	Home Occupation (making jams & cakes)	Delegate Approved	7/04/2016	Jessica Anderson
P2160196	14/04/2016	Grove Street West	Little Grove	Single House - Earthworks in Excess of 600mm (Retaining Walls) - Retrospective Approval	Delegate Approved	26/04/2016	Jessica Anderson
P2160200	15/04/2016	Windermere Road	Lower King	Single House (Design Codes Assessment)	Delegate Approved	18/04/2016	Adrian Nicoll
P2160211	19/04/2016	Bon Accord Road	Lower King	Single House - Additions (Patio)	Delegate Approved	21/04/2016	Adrian Nicoll
P2160103	1/03/2016	South Coast Highway	Manypeaks	Development - Sinking Bore - Irrigation Works to Recreation Oval	Delegate Approved	6/04/2016	Alex Bott
P2160226	23/04/2016	Green Street	Manypeaks	Single House - Additions (Games Room)	Delegate Approved	28/04/2016	Jessica Anderson
P2160190	12/04/2016	Ajana Drive	Marbelup	Single House	Delegate Approved	28/04/2016	Taylor Gunn

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2160161	24/03/2016	Link Road	McKail	Single House	Delegate Approved	6/04/2016	Alex Bott
P2160184	7/04/2016	Albany Highway	McKail	Single House - Additions (Enclosed Patio & Extension)	Delegate Approved	11/04/2016	Jessica Anderson
P2160185	7/04/2016	Bylund Way	McKail	Single House - Earthworks in Excess of 600mm (Retaining Walls)	Delegate Approved	14/04/2016	Jessica Anderson
P2160192	12/04/2016	Orion Avenue	McKail	Single House	Delegate Approved	14/04/2016	Taylor Gunn
P2160198	14/04/2016	Gladville Road	McKail	Single House - Additions (Garage)	Delegate Approved	19/04/2016	Jessica Anderson
P2160199	14/04/2016	Goddard Way	McKail	Single House - Outbuilding	Delegate Approved	18/04/2016	Adrian Nicoll
P2160227	26/04/2016	Alfred Street	McKail	Single House - Outbuilding (Policy Variation - Overheight)	Delegate Approved	29/04/2016	Taylor Gunn
P2160090	24/02/2016	Morley Place	Middleton Beach	Single House - Design Codes Assessment	Delegate Approved	4/04/2016	Alex Bott
P2160193	13/04/2016	Flinders Parade	Middleton Beach	Access Ramp	Delegate Approved	21/04/2016	Taylor Gunn
P2160205	18/04/2016	Friesian Rise	Milpara	Single House - Addition (Patio)	Delegate Approved	21/04/2016	Jessica Anderson
P2160095	26/02/2016	Lake Seppings Drive	Mira Mar	Single House - Outbuilding	Delegate Approved	8/04/2016	Alex Bott
P2160157	23/03/2016	John Street	Mount Clarence	Single House and Outbuilding (Design Codes Assessment)	Delegate Approved	18/04/2016	Jessica Anderson
P2160208	18/04/2016	Eleanor Street	Mount Melville	Single House - Additions (Fence)	Delegate Approved	20/04/2016	Adrian Nicoll
P2160163	30/03/2016	Takenup Road	Napier	Outbuilding (Agricultural & Hay)	Delegate	4/04/2016	Jessica Anderson
P2160217	21/04/2016	Canning Street	Orana	Single House - Additions (Patio)	Delegate Approved	21/04/2016	Adrian Nicoll
P2160087	23/02/2016	Redmond-Hay River Road	Redmond	Development - Earthworks in Excess of 600mm (Dam - Lot 4566)	Delegate Approved	5/04/2016	Adrian Nicoll
P2160195	14/04/2016	Albany Highway	Redmond	Single House - Outbuilding (Agricultural Storage)	Delegate Approved	15/04/2016	Adrian Nicoll
P2160043	4/02/2016	Redmond West Road	Redmond West	Relocated dwelling	Delegate Approved	7/04/2016	Alex Bott
P2140146	22/04/2014	Home Road	Robinson	Single House - Outbuilding	Withdrawn	19/04/2016	Jessica Anderson

Application Number	Application Date	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2160164	30/03/2016	Allerton Street	Robinson	Industry - Light - Additions (Vehicle Washdown Area)	Delegate Approved	21/04/2016	Taylor Gunn
P2160181	6/04/2016	Robinson Road	Robinson	Single House - Outbuilding (Domestic Storage)	Delegate Approved	14/04/2016	Jessica Anderson
P2160204	15/04/2016	Trotter Grove	Robinson	Single House - Additions (Patio)	Delegate Approved	19/04/2016	Taylor Gunn
P2160206	18/04/2016	Trotter Grove	Robinson	Single House - Addition (Rain Water Tank)	Delegate Approved	21/04/2016	Jessica Anderson
P2160058	11/02/2016	Hillman Street	Spencer Park	Home Occupation (Florist)	Delegate Approved	13/04/2016	Alex Bott
P2160187	11/04/2016	Angove Road	Spencer Park	Single House - Additions (Garage)	Delegate Approved	19/04/2016	Taylor Gunn
P2160207	18/04/2016	Thomas Road	Torbay	Use Not Listed - Abattoir (Chicken Processing)	Delegate Approved	22/04/2016	Taylor Gunn
P2160221	21/04/2016	Princess Avenue	Torndirrup	Single House - Outbuilding	Delegate Approved	28/04/2016	Adrian Nicoll
P2160203	15/04/2016	Deloraine Drive	Warrenup	Single House Retaining Wall & Outbuilding	Delegate Approved	18/04/2016	Adrian Nicoll
P2160127	14/03/2016	Chester Pass Road	Yakamia	Family Day Care	Delegate Approved	6/04/2016	Adrian Nicoll
P2160137	15/03/2016	Ulster Road	Yakamia	Home Occupation (Tree Removal & Pruning)	Delegate Approved	11/04/2016	Jessica Anderson
P2160159	24/03/2016	Ulster Road	Yakamia	Single House - Retaining Walls (Development in Excess of 600mm)	Delegate Approved	28/04/2016	Jessica Anderson
P2160191	12/04/2016	Grevillea Way	Yakamia	Single House - Additions (DCA)	Delegate Approved	14/04/2016	Jessica Anderson
P2160218	21/04/2016	Cooper Way	Yakamia	Single House - Outbuilding	Delegate Approved	26/04/2016	Jessica Anderson
P2160183	7/04/2016	Belmore Road	Youngs Siding	Industry - Rural - Outbuilding (Agricultural Machinery Repairs)	Delegate Approved	19/04/2016	Adrian Nicoll

CITY OF ALBANY

REPORT

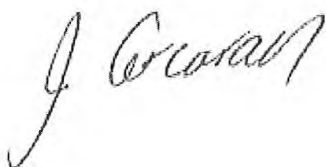
To : His Worship the Mayor and Councillors

From : Information Officer - Development Services

Subject : Building Activity – April 2016

Date : 2 May 2016

1. In April 2016, Ninety Six (96) building permits were issued for building activity worth \$11,344,353, including three (3) demolition licences.
2. The two (2) attached graphs compare the current City activity with the past five (5) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the permits issued for April, the 10th month of activity in the City of Albany for the financial year 2015/16.



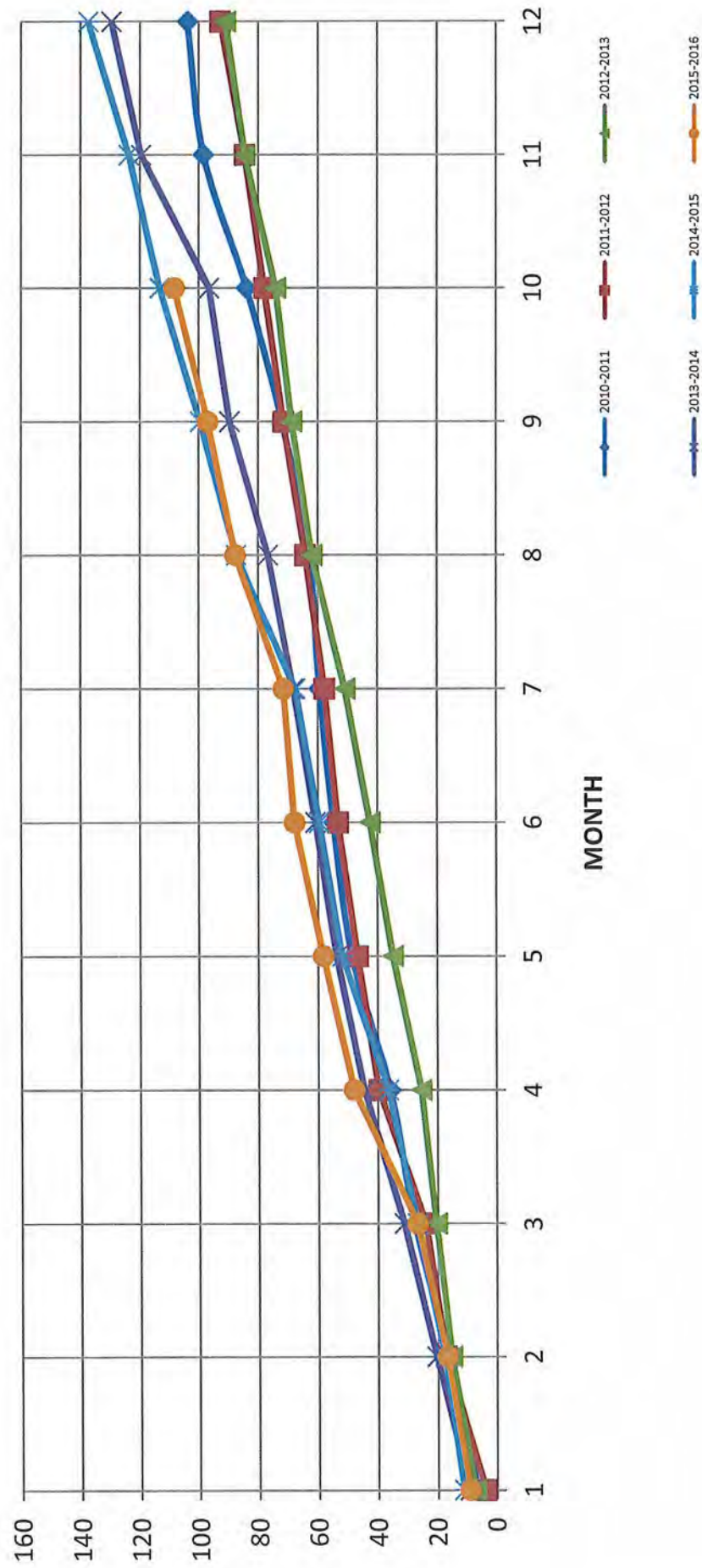
Jasmin Corcoran
Information Officer – Development Services

CITY OF ALBANY

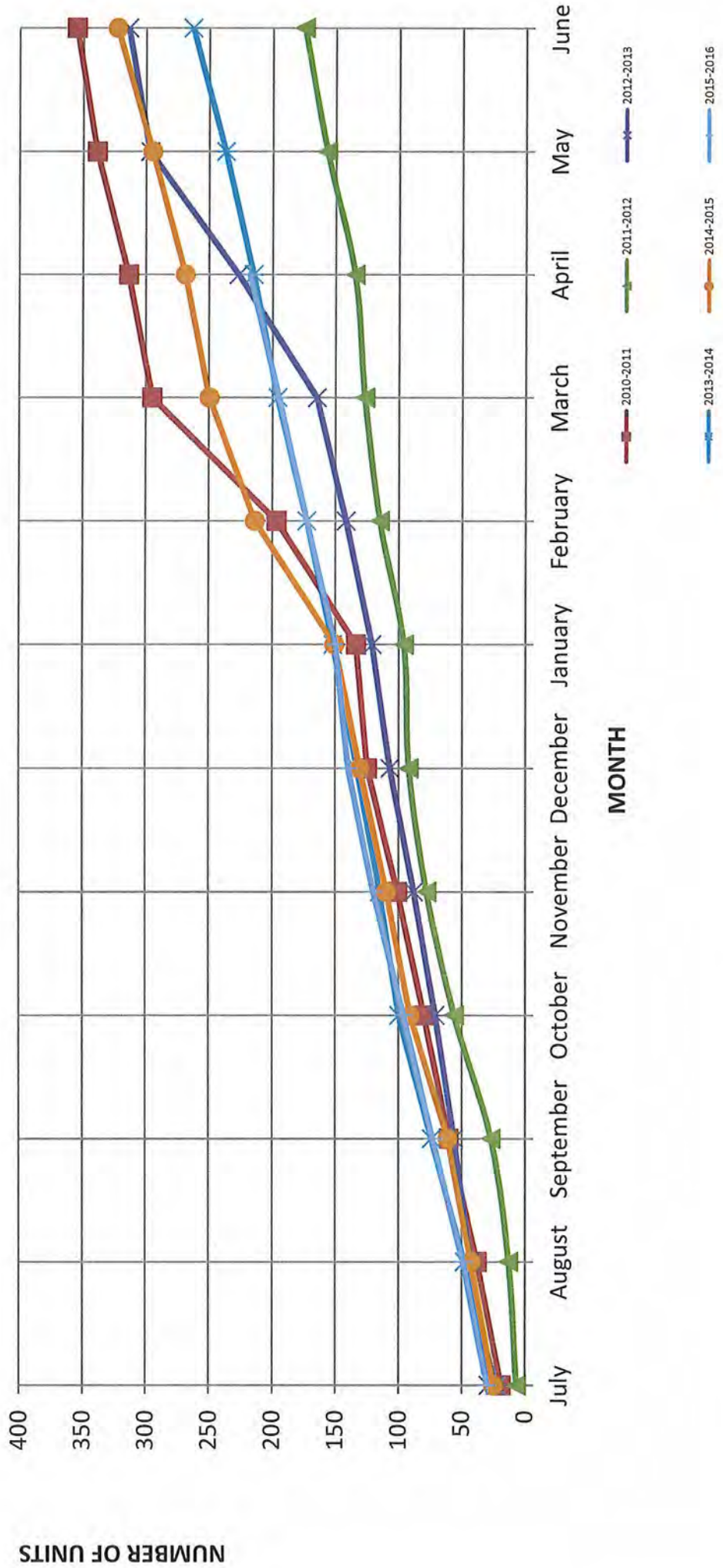
BUILDING CONSTRUCTION STATISTICS FOR 2015 - 2016

2015-2016	SINGLE	GROUP	DWELLING	\$ Value	No	DOMESTIC/ OUTBUILDINGS	ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		\$ Value	NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	DWELLING						No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	

BUILDING ACTIVITY \$M Value



DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for April 2016

Application Number	Builder	Description of Application	Street Address	Suburb
160295	MATSON	GARAGE - UNCERTIFIED	BURGOYNE ROAD	ALBANY
160250	FABRICATIONS POCOCK BUILDING	NEW TWO STOREY RESIDENTIAL DWELLING & ASSOCIATED RETAINING W	GREY STREET WEST	ALBANY
160188	COMPANY PTY LTD GREAT SOUTHERN ENDEAVOUR PROJECTS PTY LT	SIX RESIDENTIAL UNITS WITH CARPORTS AND RETAINING WALLS (CL	GREY STREET WEST	ALBANY
160282	PULS PATIOS	PATIO - UNCERTIFIED	HOUGHTON BOULEVARD	BAYONET HEAD
160244	BUILDING APPROVAL	BUILDING APPROVAL	PURDIE ROAD	BAYONET HEAD
160229	CERTIFICATE KDS BUILDING	CERTIFICATE - ENCLOSURE OF PATIO SECOND STOREY	GREEN ISLAND	BAYONET HEAD
160237	SERVICES PTY LTD PLUNKETT HOMES	ADDITION TO EXISTING RESIDENCE - CERTIFIED	CRESCENT	BAYONET HEAD
160245	(1903) PTY LTD PLUNKETT HOMES	NEW SINGLE STOREY RESIDENTIAL DWELLING UNCERTIFIED	DRAKE BEND	BAYONET HEAD
160201	(1903) PTY LTD POCOCK BUILDING	NEW SINGLE STOREY RESIDENTIAL DWELLING & ASSOCIATED RETAININ	ELIZABETH STREET	BAYONET HEAD
160227	COMPANY PTY LTD IWA COUNTRY	NEW SINGLE STOREY RESIDENTIAL DWELLING UNCERTIFIED	STRANMORE BOULEVARD	BAYONET HEAD
160243	BUILDERS PTY LTD REALFORCE PTY LTD	NEW SINGLE STOREY RESIDENTIAL DWELLING & ASSOCIATED RETAININ	MEANANGER CRESCENT	BAYONET HEAD
160297	BLACK AND WHITE	AMENDMENT TO ORIGINAL BP141355 - INTERNAL WALL & CENTENNIAL PARK -	PRIOR STREET	CENTENNIAL
160281	CONCRETE A BOCCAMAZZO	BARRIER NETTING POLES & FOOTINGS - ADDITION & GARAGE -	NORTH ROAD	PARK CENTENNIAL
160273	WARREN BENNET	UNCERTIFIED FULL DEMOLITION OF 3 BUILDINGS AT BMX	ALBANY HIGHWAY	PARK CENTENNIAL
160263	HOMES PTY LTD AUSCO BUILDING	TRACK NEW DWELLING - SITE 12	SANFORD ROAD	PARK CENTENNIAL
160248	SYSTEMS PTY LTD AUSCO BUILDING	- CERTIFIED NEW DWELLING - SITE 16	BARKER ROAD	PARK CENTENNIAL
160236	SYSTEMS PTY LTD CREATIVE CHOICE	- CERTIFIED PARTIAL DEMOLITION - REMOVAL OF ASBESTOS	DEBORAH COURT	PARK COLLINGWOOD
160283	SERVICES PULS PATIOS	WALLS IN BATHROOM A GARAGE - UNCERTIFIED	BANKSIA STREET	HEIGHTS COLLINGWOOD
160318	PULS PATIOS	PATIO - UNCERTIFIED	ARDROSS CRESCENT	HEIGHTS COLLINGWOOD
160313	OWNER BUILDER	SHED - UNCERTIFIED	EMU POINT DRIVE	PARK COLLINGWOOD
				PARK

Application Number	Builder	Description of Application	Street Address	Suburb
160311	G LEEDER	INTERNAL ALTERATIONS & CHANGE OF CLASSIFICATION FROM CLASS	BARRY COURT	COLLINGWOOD
160233	REALFORCE PTY LTD	ALTERATIONS & ADDITIONS TO EXISTING DWELLING - UNCERTIFIED	LOWER DENMARK ROAD	PARK CUTHBERT
160270	MCB CONSTRUCTION PTY LTD	PATIO - UNCERTIFIED	MUTTON BIRD ROAD	ELLEKER
160290	BUILDING APPROVAL CERTIFICATE	SHED EXTENSION (UNAUTHORISED WORK) BUILDING APPROVAL	BOTTLEBRUSH ROAD	GLEDHOW
160320	WA COUNTRY BUILDERS PTY LTD	NEW DWELLING & RETAINING WALLS- UNCERTIFIED	LITTLE OXFORD STREET	GLEDHOW
160214	J GOMM	ALTERATIONS & ADDITIONS TO EXISTING SINGLE STOREY	KARRAKATTA ROAD	GOODE BEACH
160262	RYDE BUILDING COMPANY PTY LTD	SCREENING & DECKING TO MODULAR CLASSROOM - CERTIFIED	NANARUP ROAD	KALGAN
160275	KOSTER'S OUTDOOR PTY LTD	SHED & PATIO - UNCERTIFIED	RIVERSIDE ROAD	KALGAN
160246	KDS BUILDING SERVICES PTY LTD	ALTERATIONS/ADDITIONS TO EXISTING RESIDENCE - UNCERTIFIED	BON ACCORD ROAD	KALGAN
160220	PLUNKETT HOMES (1903) PTY LTD	NEW SINGLE STOREY RESIDENTIAL DWELLING & RAINWATER TANK - UN	MYOLA DRIVE	KALGAN
160259	J JENNINGS	NEW SINGLE STOREY RESIDENTIAL DWELLING - UNCERTIFIED	HENTY ROAD	KALGAN
160241	CJ SYMES	NEW SINGLE STOREY RESIDENTIAL DWELLING - CERTIFIED	MANYAT PLACE	KING RIVER
160317	G KNUIMAN	WATER TANK - UNCERTIFIED	BOND ROAD	LANGE
160249	WAUTERS ENTERPRISES PTY LTD	ALTERATIONS TO EXISTING SHOP - CONVERT TO CHILDRENS	CHESTER PASS ROAD	LANGE
160224	RYDE BUILDING COMPANY PTY LTD	SINGLE STOREY RESIDENTIAL UNITS X2 - UNCERTIFIED	STIRLING VIEW DRIVE	LANGE
160308	BUILDING APPROVAL CERTIFICATE	BUILDING APPROVAL CERTIFICATE - STRATA	STIRLING VIEW DRIVE	LANGE
160230	OUTDOOR WORLD ALBANY	PATIO - UNCERTIFIED	QUEEN STREET	LITTLE GROVE
160288	J MITCHELL	PUBLIC SHADE SHELTER - CERTIFIED	KING GEORGE STREET	LITTLE GROVE
160261	KDS BUILDING SERVICES PTY LTD	ALTERATIONS & ADDITIONS TO EXISTING SINGLE STOREY RESIDENTIAL	TORNDIRUP ROAD	LITTLE GROVE
160289	L LARHAM	SHED - UNCERTIFIED	BOULTON LANE	LOWER KING

Application Number	Builder	Description of Application	Street Address	Suburb
160293	KOSTER'S OUTDOOR PTY LTD	SHED - UNCERTIFIED	KING RIVER DRIVE	LOWER KING
160226	AR & DA DOCKING	SHED/ANCILLARY ACCOMMODATION - UNCERTIFIED	HILLVIEW RISE	LOWER KING
160235	PLUNKETT HOMES	NEW DWELLING -	KING RIVER DRIVE	LOWER KING
160269	(1903) PTY LTD BUILDING APPROVAL	UNCERTIFIED BUILDING APPROVAL CERTIFICATE RECLASSIFICATION FROM 10A TO 1	LAITHWOOD CIRCUIT	MARBELUP
160276	KOSTER'S OUTDOOR PTY LTD	SHED - UNCERTIFIED	LOWANNA DRIVE	MARBELUP
160306	G OVENS	RETAINING WALL - UNCERTIFIED	BYLUND WAY	MCKAIL
160267	BUILDING APPROVAL	BUILDING APPROVAL CERTIFICATE - ENCLOSURE PART OF EXISTING V	ALBANY HIGHWAY	MCKAIL
160208	MATSON	SHED - UNCERTIFIED	ALBANY HIGHWAY	MCKAIL
160217	FABRICATIONS M WILSON	ALTERATIONS TO EXISTING BUILDING TO MICRO BREWERY - RETAIL -	SOUTH COAST HIGHWAY	MCKAIL
160266	MCB CONSTRUCTION	SHED - UNCERTIFIED	SALISBURY ROAD	MCKAIL
160222	PTY LTD RICHARD CHARLES	ALTERATIONS/ADDITIONS TO EXISTING RESIDENCE -	MORGAN ROAD	MCKAIL
160280	PLUNKETT HOMES	NEW DWELLING -	TRIO CRESCENT	MCKAIL
160231	(1903) PTY LTD HOME GROUP WA GREAT SOUTHERN PTY LTD	UNCERTIFIED NEW SINGLE STOREY RESIDENTIAL DWELLING - UNCERTIFIED	ORION AVENUE	MCKAIL
160238	TURPS STEEL FABRICATION	CARPORT - UNCERTIFIED	HAMLIN RISE	MIDDLETON BEACH
160298	AR & DA DOCKING	GAZEBO AND RETAINING WALLS - UNCERTIFIED	ADELAIDE CRESCENT	MIDDLETON BEACH
160300	AD CONTRACTORS	FULL DEMOLITION - SHED	MIDDLETON ROAD	MIDDLETON
160247	PTY LTD R CHARLES	& ADJOINING WALL ALTERATION/ADDITIONS TO EXISTING RESIDENCE - CERTIFIED	WARREN ROAD	BEACH MILLBROOK
160319	PULS PATIOS	PATIO - UNCERTIFIED	FRIESIAN RISE	MILPARA
160260	MB & A POETT	NEW SINGLE STOREY RESIDENTIAL DWELLING & ASSOCIATED RETAININ	HEREFORD WAY	MILPARA
160310	A MARIS	ALTERATIONS & ADDITIONS - UNCERTIFIED	SYMERS STREET	MIRA MAR
160215	J GOMM	NEW TWO STOREY DWELLING - UNCERTIFIED	LAKE SEPPINGS DRIVE	MIRA MAR

Application Number	Builder	Description of Application	Street Address	Suburb
160307	OCCUPANCY PERMIT	OCCUPANCY PERMIT -	HANSON STREET	MIRA MAR
160294	KOSTER'S OUTDOOR	CLASS 2 BUILDINGS	FRENCHMAN BAY ROAD	MOUNT
160301	PTY LTD HD BOJCUN	SHED - UNCERTIFIED CARPORT EXTENSION -	HALIFAX STREET	ELPHINSTONE MOUNT
160264	BUILDING APPROVAL	UNCERTIFIED BUILDING APPROVAL	HALIFAX STREET	MELVILLE MOUNT
160252	CERTIFICATE POCOCK BUILDING	CERTIFICATE - PATO & DECK ALTERATIONS/ADDITIONS TO EXISTING DWELLING -	BOURKE STREET	MELVILLE MOUNT
160225	COMPANY PTY LTD THOMAS JOHN & WENDY ELIZABETH	UNCERTIFIED ALTERATIONS/ADDITIONS TO EXISTING RESIDENCE -	ELIZABETH STREET	MELVILLE MOUNT
160223	BRADY EYERITE SIGNS	UNCERTIFIED 1X HORIZONTAL SIGN & 1X PYLON SIGN	ALBANY HIGHWAY	MELVILLE MOUNT
160284	OCCUPANCY PERMIT	SERVICE STATION CLASS	ALBANY HIGHWAY	MELVILLE MOUNT
160277	OWNER BUILDER	6 - OCCUPANCY PERMIT SHED - UNCERTIFIED	TAKENUP ROAD	MELVILLE NAPIER
160242	BUILDING APPROVAL	BUILDING APPROVAL	MOORIALUP ROAD	NAPIER
160274	CERTIFICATE OUTDOOR WORLD	CERTIFICATE - SHED POOL & WATER TANK PATIO - UNCERTIFIED	MINOR ROAD	ORANA
160312	ALBANY METROOF ALBANY	GARAGE - UNCERTIFIED	CANNING STREET	ORANA
160328	TURPS STEEL	PATIO - UNCERTIFIED	CANNING STREET	ORANA
160256	FABRICATIONS DEVLYN	SHOP FITOUT	ALBANY HIGHWAY	ORANA
160265	CONSTRUCTIONS (BUNBURY) PTY LTD G & A VAN BRAKEL	LIQUORLAND - CERTIFIED DWELLING AND GARAGE -	MINOR ROAD	ORANA
160279	UNCERTIFIED KOSTERS STEEL	SECOND STOREY	ALBANY HIGHWAY	ORANA
160321	CONSTRUCTION PTY LTD	ADDITION TO EXISTING OFFICE - CERTIFIED	TROTTER GROVE	ROBINSON
160255	HUNTER N BARR	PATIO - UNCERTIFIED ALTERATIONS & ADDITIONS TO EXISTING SINGLE STOREY RESIDENTIAL	SEAWOLF ROAD	ROBINSON
160251	DA & AM HOLLAND	NEW DWELLING - CERTIFIED	FRENCHMAN BAY ROAD	ROBINSON
160253	POCOCK BUILDING	NEW TWO STOREY RESIDENTIAL DWELLING -	HARDING ROAD	ROBINSON
160285	COMPANY PTY LTD RETAINING AND	UNCERTIFIED RETAINING WALLS -	TRIMMER ROAD	SPENCER PARK
160323	PAVING WORLD J GOMM	UNCERTIFIED GARAGE - UNCERTIFIED	ANGOVE ROAD	SPENCER PARK
160240	BAROVEN PTY LTD	EXTENSION AND ALTERATIONS TO EXISTING DWELLING - UNCERTIFIED	COLLINGWOOD ROAD	SPENCER PARK

Application Number	Builder	Description of Application	Street Address	Suburb
160302	TIER NOMINEES PTY LTD	NEW 2 STOREY DWELLING & RETAINING WALLS - UNCERTIFIED	MCWHAE DRIVE	SPENCER PARK
160232	MCB CONSTRUCTION PTY LTD	SHED - UNCERTIFIED	MEANWOOD ROAD	TORBAY
160286	J MITCHELL	PUBLIC TOILET - CERTIFIED	FRENCHMAN BAY ROAD	TORNDIRUP
160258	NK & EM PATRICIA	TIMBER DECKING ON EXISTING PATIO - UNCERTIFIED	PEPPERMINT DRIVE	WARRENUP
160234	OWNER BUILDER	SHED - UNCERTIFIED	CATLING CLOSE	WARRENUP
160272	SOUTH COAST SHEDS	SHED - UNCERTIFIED	RANDELL CRESCENT	WARRENUP
160239	D LANYON-COOK	ALTERATIONS OF EXISTING GARAGE - UNCERTIFIED	WILLOW PLACE	WILLYUNG
160305	TURPS STEEL FABRICATIONS	SHED - UNCERTIFIED	LESLIE STREET	YAKAMIA
160271	TURPS STEEL FABRICATIONS	SHED & 2X PATIOS - UNCERTIFIED	CALLISTEMON VIEW	YAKAMIA
160292	KOSTERS STEEL	PATIO - UNCERTIFIED	HUDSON ROAD	YAKAMIA
160278	HOME GROUP WA GREAT SOUTHERN PTY LTD	NEW DWELLING - UNCERTIFIED	NOTLEY STREET	YAKAMIA

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

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

Report Purpose

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

Overview

No matters of significance are noted.

Statement of Financial Activity by reporting nature or type

Is presented on page 3 and shows a surplus For the Period Ended 31st March 2016 of \$14,092,596.

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

Preparation

Prepared by: S Beech
Reviewed by: D Olde
Date prepared: 19/04/2016

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

	Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(b)	
Operating Revenues								
Rate Revenue		\$ 32 446 624	\$ 32 556 624	\$ 32 412 898	\$ 32 446 782	\$ 33 884	0.1%	
Grants & Subsidies		2 861 525	2 836 948	2 080 151	2 032 931	(47 220)	(2.3%)	
Contributions, Donations & Reimbursements		503 577	534 577	444 098	552 018	107 920	19.6%	▲
Profit on Asset Disposal		778 817	778 817	666 553	714 534	47 981	6.7%	
Fees and Charges		16 773 408	16 768 318	13 905 664	14 423 335	517 671	3.6%	▲
Interest Earnings		1 067 515	1 117 515	941 772	959 848	18 076	1.9%	
Other Revenue		367 000	510 196	418 335	408 974	(9 361)	(2.3%)	
Total		54 798 466	55 102 995	50 869 471	51 538 421	635 066		
Operating Expense								
Employee Costs		(24 064 424)	(24 116 400)	(18 138 722)	(17 704 087)	434 635	2.5%	▼
Materials and Contracts		(18 217 273)	(18 648 099)	(12 328 912)	(10 290 559)	2 038 353	19.8%	▼
Utilities Charges		(1 880 911)	(1 880 911)	(1 348 461)	(1 065 660)	282 801	26.5%	▼
Depreciation (Non-Current Assets)		(15 906 098)	(17 913 197)	(13 449 507)	(12 672 308)	777 199	6.1%	▼
Interest Expenses		(1 031 072)	(1 031 072)	(541 466)	(533 027)	8 439	1.6%	
Insurance Expenses		(807 919)	(807 919)	(807 919)	(809 205)	(1 286)	(0.2%)	
Loss on Asset Disposal		(2 801)	(2 801)	0	(153 816)	(153 816)	(100.0%)	▲
Other Expenditure		(2 438 340)	(2 543 540)	(1 900 653)	(1 852 971)	47 682	2.6%	
Less Allocated to Infrastructure		864 475	862 475	647 566	1 196 644	549 078	45.9%	▲
Total		(63 484 363)	(66 081 464)	(47 868 074)	(43 884 989)	3 983 085		
Contributions for the Development of Assets								
Grants & Subsidies		20 498 747	21 854 986	6 973 484	3 621 077	(3 352 407)	(92.6%)	▼
Contributions, Donations & Reimbursements		613 000	656 333	76 969	80 950	3 981	4.9%	
Net Operating Result		12 425 850	11 532 850	10 051 850	11 355 459	1 265 744		
Funding Balance Adjustment								
Add Back Depreciation		15 906 098	17 913 197	13 449 507	12 672 308	(777 199)	(6.1%)	▼
Adjust (Profit)/Loss on Asset Disposal		(776 016)	(776 016)	(666 553)	(560 718)	(105 835)	(18.9%)	▼
Funds Demanded From Operations		27 555 932	28 670 031	22 834 804	23 467 049	632 245		
Capital Revenues								
Proceeds from Disposal of Assets		1 528 590	1 528 590	1 111 756	1 024 439	(87 317)	(8.5%)	▼
Total		1 528 590	1 528 590	1 111 756	1 024 439	(87 317)		
Acquisition of Fixed Assets								
Land and Buildings	5	(5 475 609)	(5 523 865)	(1 532 864)	(1 365 556)	167 308	12.3%	▼
Plant and Equipment	5	(5 082 613)	(5 105 004)	(3 094 381)	(2 510 233)	584 148	23.3%	▼
Furniture and Equipment	5	(801 493)	(801 493)	(283 280)	(251 522)	31 758	12.6%	
Infrastructure Assets - Roads	5	(5 163 717)	(6 342 760)	(3 731 858)	(3 338 276)	393 582	11.8%	▼
Infrastructure Assets - Other	5	(23 044 151)	(23 685 373)	(10 079 959)	(7 801 833)	2 278 126	29.2%	▼
Total		(39 567 583)	(41 458 495)	(18 722 342)	(15 267 421)	3 454 921		
Financing/Borrowing								
Debt Redemption		(1 819 703)	(1 819 703)	(1 012 497)	(1 023 851)	(11 354)	(1.1%)	
Loan Drawn Down		600 000	600 000	(9)	0	9	100.0%	
Total		(1 219 703)	(1 219 703)	(1 012 506)	(1 023 851)	(11 345)		
Demand for Resources		(11 702 764)	(12 479 578)	4 211 712	8 200 216	3 988 504		
Restricted Funding Movements								
Opening Funding Surplus(Deficit)		3 149 428	3 183 413	3 183 413	3 183 417	4	0.0%	
Restricted Cash Utilised		2 712 556	2 712 556	2 708 963	2 708 963	0	0.0%	
Transfer to Reserves		(12 688 843)	(12 725 093)	0	0	0		
Transfer from Reserves		18 529 625	19 310 435	0	0	0		
Closing Funding Surplus(Deficit)	2	0	1 731	10 104 088	14 092 596	3 988 508		

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

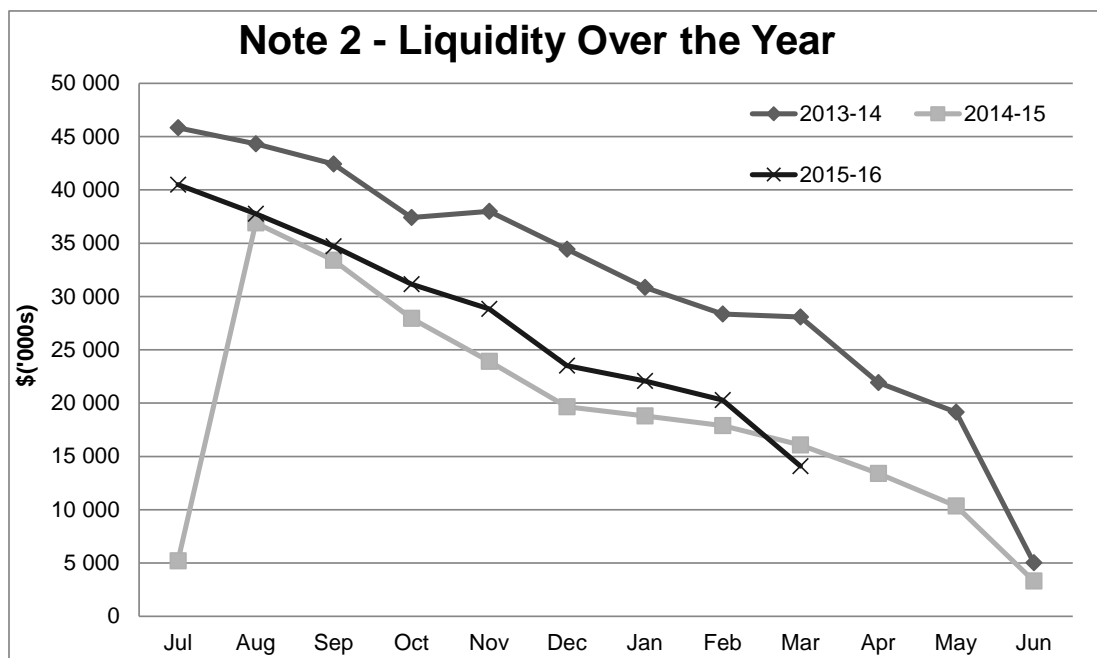
Note 1: EXPLANATION OF MATERIAL VARIANCES IN EXCESS OF \$50,000

	Var.	Var.	Timing/ Permanent	Explanation of Variance
1.1 Operating Revenues	\$			
Rate Revenue	33 884			No material variance.
Grants & Subsidies	(47 220)			No material variance.
Contributions, Donations & Reimbursements	107 920	▲	Timing	\$100k contribution as per renewed Cleanaway contract.
Profit on Asset Disposal	47 981			No material variance.
Fees and Charges	517 671	▲	Timing	Higher than forecasted revenue taken at several business units including NAC and refuse sites.
Interest Earnings	18 076			No material variance.
Other Revenue	(9 361)			No material variance.
1.2 Operating Expense				
Employee Costs	434 635	▼	Timing	Part of the variance due to a number of vacant budgeted positions being filled during the year or yet to be filled. \$200k due to increased employee expenditure on capital projects as reflected in the Less Allocated to Infrastructure variance. No material variances at the end of year are expected.
Materials and Contracts	2 038 353	▼	Timing	A number of projects yet to commence, expected to be closer to budget as projects commence. \$1.2 million committed in purchase orders.
Utilities Charges	282 801	▼	Timing	Timing of receipt of invoices. No material variances at the end of year are expected.
Depreciation (Non-Current Assets)	777 199	▼	Timing	Timing difference due to new acquisitions/projects not yet added to asset register. No material variances at the end of year are expected.
Interest Expenses	8 439			No material variance.
Insurance Expenses	(1 286)			No material variance.
Loss on Asset Disposal	(153 816)	▲	Permanent	Land sale \$10k, held at higher value based on square meterage - land found to be too narrow to develop, wouldn't meet residential design codes and no reticulated sewer. Only option to sell to adjoining neighbour. Non cash item.
Other Expenditure	47 682			No material variance.
Less Allocated to Infrastructure	549 078	▲	Timing	Increased allocation of works to capital works.
1.3 Contributions for the Development of Assets				
Grants & Subsidies	(3 352 407)	▼	Timing	Receipt of Centennial Park grants expected to be spread across 15/16 and 16/17 financial years.
Contributions, Donations & Reimbursements	3 981			No material variance.
1.4 Funding Balance Adjustment				
Add Back Depreciation	(777 199)	▼	Timing	Timing difference due to new acquisitions/projects not yet added to asset register. No material variances at the end of year are expected.
Adjust (Profit)/Loss on Asset Disposal	(105 835)	▼	Permanent	Land sale \$10k, held at higher value based on square meterage - land found to be too narrow to develop, wouldn't meet residential design codes and no reticulated sewer. Only option to sell to adjoining neighbour. Non cash item.
1.5 Capital Revenues				
Proceeds from Disposal of Assets	(87 317)	▼	Timing	No material variance.
1.6 Acquisition of Fixed Assets				
Land and Buildings	167 308	▼	Timing	Timing issue between budgeted commencement of projects and actual commencement of projects.
Plant and Equipment	584 148	▼	Timing	Timing of plant replacement. \$1.4 million committed in purchase orders.
Furniture and Equipment	31 758			No material variance.
Infrastructure Assets - Roads	393 582	▼	Timing	Timing issue between budgeted commencement of projects and actual commencement of projects. \$1.6 million committed in purchase orders.
Infrastructure Assets - Other	2 278 126	▼	Timing	Majority of this variance is due to Centennial Park project which will be proportionally carried forward to the 16/17 annual budget.
1.7 Financing/Borrowing				
Debt Redemption	(11 354)			No material variance.
Loan Drawn Down	9			No material variance.
1.8 Restricted Funding Movements				
Opening Funding Surplus(Deficit)	4			No material variance.
Restricted Cash Utilised - Loan	0			No material variance.
Transfer to Reserves	0			No material variance.
Transfer from Reserves	0			No material variance.

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

Note 2: NET CURRENT FUNDING POSITION

Positive=Surplus (Negative=Deficit)			
2015-16			
Note	This Period	Last Period	Same Period Last Year
	\$	\$	\$
Current Assets			
Cash Unrestricted	13 811 439	17 921 697	17 389 216
Cash Restricted	17 024 771	16 957 488	13 333 884
Receivable - Rates and Rubbish	1 920 327	4 579 349	2 121 535
Receivables - Other	1 674 286	1 902 221	1 834 014
Investments - LG Unit Trust Shares	205 605	205 605	232 551
Accrued Income	86 491	193 771	249 033
Prepaid Expenses	21 895	21 895	9 012
Investment Land	303 950	303 950	359 512
Stock on Hand	816 988	790 960	727 182
	35 865 751	42 876 936	36 255 939
Less: Current Liabilities			
Payables	(1 294 448)	(2 282 384)	(1 995 965)
Income in advance	(67 025)	(79 359)	(38 337)
Provisions	(3 874 069)	(3 764 103)	(3 543 225)
Retentions	(191 576)	(191 576)	(264 278)
	(5 427 118)	(6 317 422)	(5 841 805)
Add Back: Loans	833 876	920 037	669 404
Less: Cash Restricted	(16 670 358)	(16 670 358)	(13 108 475)
Unutilised - Loan	0	0	(1 310 927)
Investment land	(303 950)	(303 950)	(359 512)
Investments - LG Unit Trust Shares	(205 605)	(205 605)	(232 551)
Net Current Funding Position	14 092 596	20 299 638	16 072 073



Comments - Net Current Funding Position

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

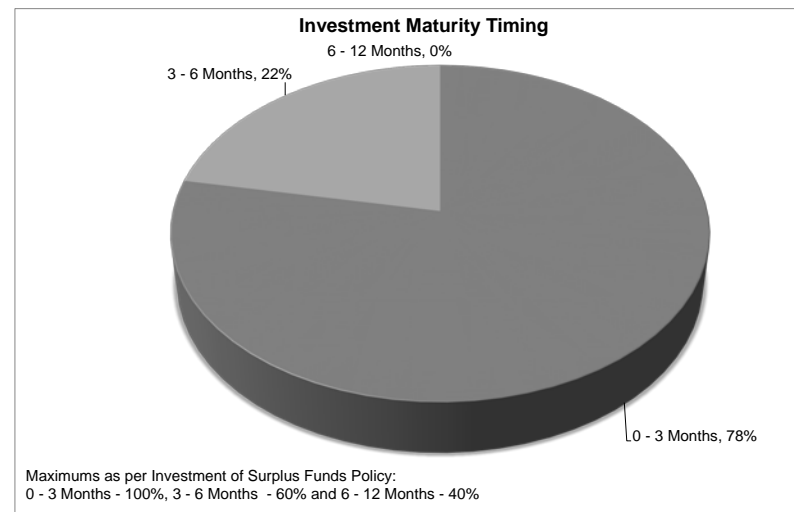
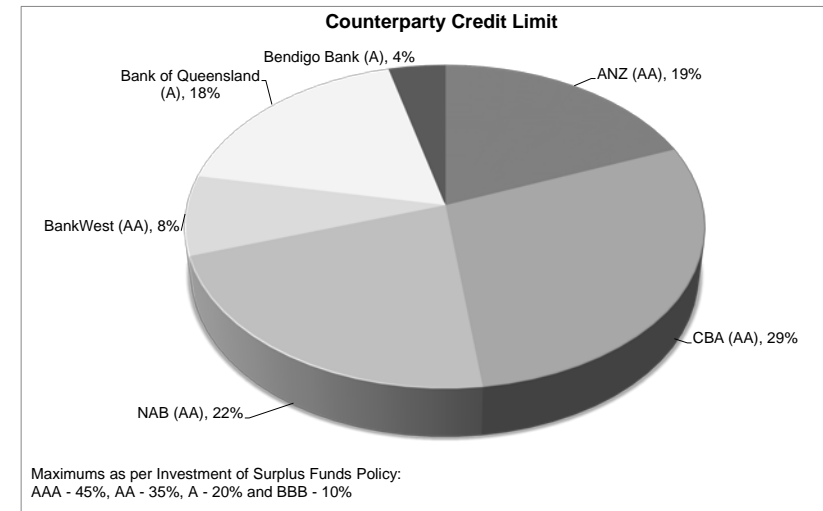
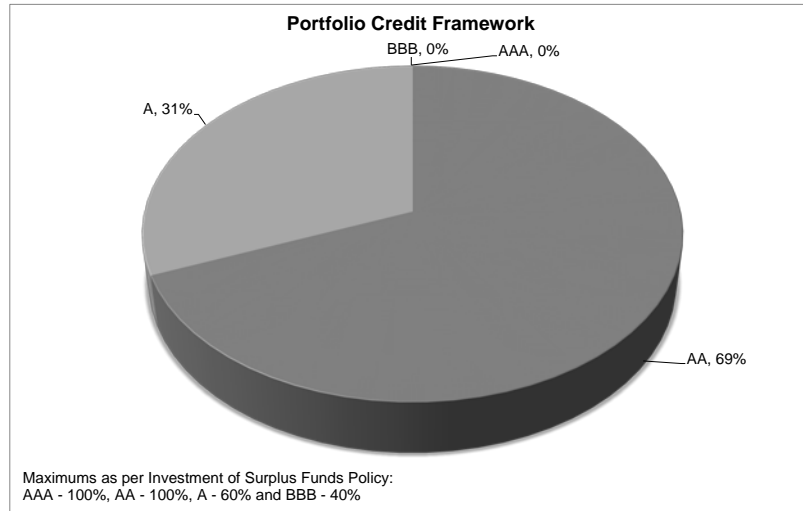
Note 3: CASH INVESTMENTS

Deposit Ref	Institution	Rating	Deposit Date	Term (Days)	Invested Interest rates	Amount Invested	Expected Interest	Amount Invested (Days)			Comparative rate		Budget v Actual		
								0 - 3 Months	3 - 6 Months	6 - 12 Months	Prior Month Interest Rate	Interest Rate at time of Report	Year to Date Budget	Year to Date Actual	Var.\$
General Municipal															
B33822504	CBA	AA	08/03/2016	90	2.95%	1 000 000	7 274	1 000 000			2.88%	2.95%			
525332622	NAB	AA	21/03/2016	60	2.80%	1 000 000	4 603	1 000 000			2.97%	2.80%			
974906476	ANZ	AA	25/01/2016	91	2.95%	1 500 000	11 032	1 500 000			2.95%	2.95%			
526340472	NAB	AA	22/03/2016	30	2.37%	2 000 000	3 896	2 000 000			3.00%	2.37%			
388918	Bank of Queensland	A	23/02/2016	90	2.95%	1 000 000	7 274	1 000 000			2.95%	2.95%			
B33822504	CBA	AA	22/03/2016	30	2.35%	2 000 000	3 863	2 000 000			2.20%	2.35%			
1723357	Bendgio	A	23/02/2016	90	2.65%	1 000 000	6 534	1 000 000			2.65%	2.65%			
Subtotal						9 500 000	37 942	9 500 000	0	0			490 820	332 956	(157 864)
Restricted															
377463	Bank of Queensland	A	02/12/2015	183	3.00%	2 500 000	37 603	2 500 000			3.00%	3.00%			
44117906	BankWest	AA	02/03/2016	92	2.95%	2 000 000	14 871	2 000 000			2.95%	2.95%			
392423749	NAB	AA	22/02/2016	90	3.00%	2 500 000	18 493	2 500 000			3.00%	3.00%			
973669843	ANZ	AA	01/03/2016	92	2.95%	3 000 000	22 307	3 000 000			3.00%	2.95%			
B33822504	CBA	AA	05/02/2016	90	2.90%	2 000 000	14 301	2 000 000			2.90%	2.90%			
B33822504	CBA	AA	08/03/2016	90	2.95%	2 000 000	14 548	2 000 000			2.80%	2.95%			
388921	Bank of Queensland	A	23/02/2016	90	2.95%	1 000 000	7 274	1 000 000			2.95%	2.95%			
Subtotal						15 000 000	129 397	12 500 000	2 500 000	0			165 940	324 687	158 747
Total Funds Invested						24 500 000	167 339	22 000 000	2 500 000	0			656 760	657 643	883

Comments/Notes - Cash Investments

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

Note 3A: GRAPHICAL REPRESENTATION - CASH INVESTMENTS



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

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

Opening Arrears Previous Years

Rates Levied this year

Refuse Levied

ESL Levied

Other Charges Levied

Less Collections to date

Equals Current Outstanding

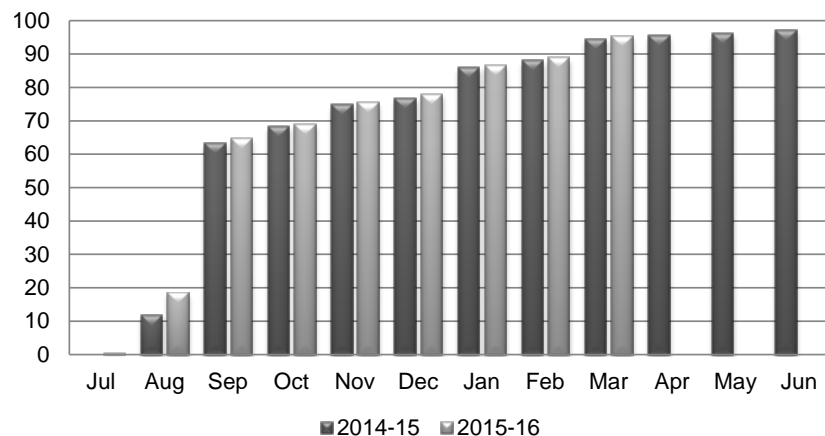
Total Rates & Charges Collectable

% Collected

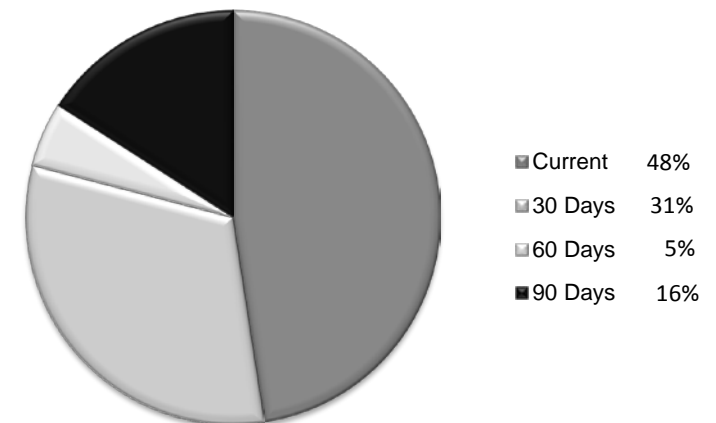
Current 2015-16	Previous 2014-15	Total
\$	\$	\$
	1 068 405	1 068 405
32 446 782		32 446 782
5 604 761		5 604 761
2 488 112		2 488 112
382 309		382 309
(39 252 015)	(818 027)	(40 070 042)
1 669 950	250 377	1 920 327
		1 920 327
		95.43%

Receivables - General

Current	30 Days	60 Days	90 Days
\$	\$	\$	\$
378 799	250 716	40 430	126 593
			796 538

Total Outstanding**Amounts shown above include GST (where applicable)****Note 4 - Rates & Refuse % Collected**

Comments/Notes - Receivables Rates and Refuse

Note 4 - Accounts Receivable (non-rates)

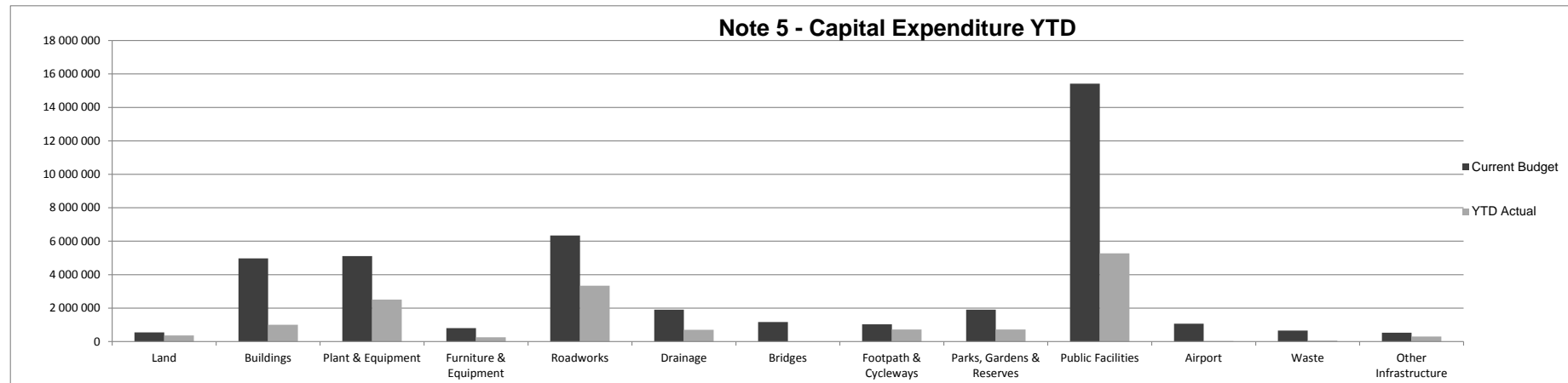
Comments/Notes - Receivables General

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

Note 5: CAPITAL ACQUISITIONS

Contributions Information					Summary Acquisitions					
Grants	Reserves	Borrowing	Restricted	Total		Original Budget	Current Budget	YTD Budget	Actual	Variance
\$	\$	\$		\$		\$			\$	\$
0	0	0	0	0	Property, Plant & Equipment					
2 458 000	595 000	0	0	3 053 000	Land	513 516	549 100	359 100	360 635	1 535 ▲
0	1 009 485	0	520 000	1 529 485	Buildings	4 962 093	4 974 765	1 173 764	1 004 921	(168 843) ▼
0	268 688	0	0	268 688	Plant & Equipment	5 082 613	5 105 004	3 094 381	2 510 233	(584 148) ▼
					Furniture & Equipment	801 493	801 493	283 280	251 522	(31 758) ▼
					Infrastructure					
3 521 492	272 000	0	0	3 793 492	Roadworks	5 163 717	6 342 760	3 731 858	3 338 276	(393 582) ▼
350 000	0	0	0	350 000	Drainage	1 905 071	1 905 071	1 089 960	703 724	(386 236) ▼
1 140 000	26 331	0	0	1 166 331	Bridges	1 166 331	1 166 331	0	321	321 ▲
246 650	0	0	0	246 650	Footpath & Cycleways	1 031 112	1 031 120	678 341	724 456	46 115 ▲
497 798	0	0	0	497 798	Parks, Gardens & Reserves	1 636 208	1 908 983	1 298 159	717 519	(580 640) ▼
12 272 807	50 000	600 000	2 192 556	15 115 363	Public Facilities	15 429 039	15 422 214	6 346 378	5 273 819	(1 072 559) ▼
575 000	495 000	0	0	1 070 000	Airport	1 070 000	1 070 000	158 500	22 610	(135 890) ▼
0	581 390	0	0	581 390	Waste	581 390	653 154	170 651	58 387	(112 264) ▼
230 000	0	0	0	230 000	Other Infrastructure	225 000	528 500	337 970	300 998	(36 972) ▼
21 291 747	3 297 894	600 000	2 712 556	27 902 197	Totals	39 567 583	41 458 495	18 722 342	15 267 421	(3 454 921)

Comments - Capital Acquisitions



TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

EFT/CHQ	Date	Name
EFT107145	07/04/2016	AH & PR LONDON
EFT107146	07/04/2016	MOSS ENTERPRISES (WA) PTY LTD

Description
Defect Liability Bond Return
Defect Liability Bond Return

REPORT ITEM CSF 240 REFERS

Amount
8 223.60
14 470.00

Total \$ **22 693.60**

MASTERCARD TRANSACTIONS - MARCH 2016

Date	Payee	Description	Amount
29/02/16	AUSTRALIAN COASTAL COUNCILS	Conference registration for M Thomson & A McEwan	2 689.37
1/03/16	REGIONAL EXPRESS AIRLINES	Flights - Perth to Albany return - Assets Software Specialist - Training	442.16
22/03/16	VARIDESK AUSTALIA PTY LTD	Ergonomic office furniture for Depot Staff	675.00
1/03/16	REGIONAL EXPRESS AIRLINES	Flights - Albany to Perth return - A McEwan - Various Meetings	487.10
10/03/16	HIDEAWAY HAVEN	Accommodation - L Russell - Guest Speaker CEO Breakfast	777.25
26/02/16	REGIONAL EXPRESS AIRLINES	Flights - Perth to Albany Return - Itomic Web Design Representative - Website Launch	352.27
2/03/16	REGIONAL EXPRESS AIRLINES	Flights - Albany to Perth Return - D Olde, S Beech & P Martin - Financial Reportin Workshop	1 056.80
9/02/16	MYFONTS INC	IT Software Licence - Fonts Package	242.26
10/03/16	PEPPERS MANTRA	Accommodation - G Brownhill - HR Conference	204.00
10/03/16	SANCTUARY GOLF RESORT	Accommodation - S Grimmer - Various Meetings	292.32
11/03/16	REGIONAL EXPRESS AIRLINES	Flights - Albany to Perth Return - G Brownhill - HR Conference	352.27
11/03/16	VIRGIN AIRLINES AUSTRALIA	Flights - Perth to Brisbane Return - G Brownhill - HR Conference	561.70
26/02/16	REGIONAL EXPRESS AIRLINES	Flights - Albany to Perth return - S Majidi - Library Exchange Visit	442.16
26/02/16	REGIONAL EXPRESS AIRLINES	Flights - Albany to Perth return - M Bird - Perth Tourism Industry Exchange	352.27
2/03/16	REGIONAL EXPRESS AIRLINES	Flights - Perth to Albany return - S Lovelady - ANZAC Guest Speaker - Library	352.27
2/03/16	REGIONAL EXPRESS AIRLINES	Flights - Albany to Perth return - A Cousins - Various Meetings	520.81
10/04/16	FUTURES FOUNDATION	Futures Foundation Subscription	214.50
15/03/16	CANBERRA REX HOTEL	Accommodation - N Watson - Social Media for Governance Conference	414.00
22/03/16	ALBANY VISITORS CENTRE	Accommodation - Guest Speakers for Sportsperson of the Year Awards	468.50
9/03/16	RYDA PTY LTD	Material Supply - Nikon Forestry Pro Lazer Range Finder	478.80
16/03/16	REGIONAL EXPRESS AIRLINES	Flights - D Putland - Perth to Albany - LGMA Lift Off Program	221.08
17/03/16	BOOKTOPIA PTY LTD	Material Supply - Literature - Regional Development in Australia	258.20
Various	SUNDRY < \$ 200.00		2 593.29

Total \$ **14 448.38**

PAYROLL 16/03/2016 - 15/04/2016

Date	Description	Amount
17/03/2016	COA - Salaries	\$ 599 546.35
30/03/2016	COA - Salaries	\$ 612 813.73
14/04/2016	COA - Salaries	\$ 578 575.22

Total \$ **1 790 935.30**

Chq	Date	Name	Description	REPORT ITEM CSF 240 REFERS	Amount
31073	17/03/2016	T BARBER	Crossover Subsidy		146.77
31074	17/03/2016	C LEDGER	Refund		207.40
31075	17/03/2016	N ROSS	Reimbursement		147.00
31076	17/03/2016	TOWN OF CAMBRIDGE - LIBRARY	Compensation Lost Items		14.05
31077	17/03/2016	LANDGATE - PROPERTY & VALUATIONS	Lodgement Fee		164.00
31078	17/03/2016	DEPARTMENT OF TRANSPORT	Amazing Albany Number Plates		270.00
31079	17/03/2016	DEPARTMENT OF TRANSPORT	Vehicle Registration		282.75
31080	17/03/2016	DEPARTMENT OF JUSTICE - FINES ENFORCEMENT	Fines Enforcement Fees		50.00
31081	17/03/2016	PETTY CASH - ALBANY PUBLIC LIBRARY	Petty Cash Reimbursements		381.95
31082	17/03/2016	PIVOTEL SATELLITE PTY LIMITED	Satellite Phone Charges		250.00
31083	17/03/2016	PORTNER PRESS PTY LTD	Health & Safety 2016 Update		77.00
31084	17/03/2016	TELSTRA CORPORATION LIMITED	Telephone Charges		189.62
31085	17/03/2016	WATER CORPORATION	Water Charges	14	928.02
31086	24/03/2016	SCHLAGER BUILDING SERVICE	Refund		169.76
31087	24/03/2016	TNT EXPRESS AUSTRALIA	Freight Charges		145.44
31088	24/03/2016	EVENT & CONFERENCE CO.	Perth Tourism Industry Exchange Full Stand & Power		690.00
30189	24/03/2016	A & V REY	Crossover Subsidy		208.61
31090	24/03/2016	BAKERS DELIGHT	Day Care Groceries		55.00
31091	24/03/2016	R. E. BOYD	Rectification Work	1	400.00
31092	24/03/2016	DEPARTMENT OF TRANSPORT	Vehicle Registration		282.75
31093	24/03/2016	SENSIS PTY LTD	B1 Business Essentials		42.33
31094	24/03/2016	PETTY CASH - PLANNING AND DEVELOPMENT SERVICES	Petty Cash Reimbursements		219.95
31095	24/03/2016	PORTNER PRESS PTY LTD	Professional Services		693.00
31096	24/03/2016	COMMISSIONER OF STATE REVENUE	Refund		142.36
31097	24/03/2016	WATER CORPORATION	Water Charges	3	252.88
31098	24/03/2016	THE WEST AUSTRALIAN - SUBSCRIBER SERVICES	Newspaper Subscriptions		283.18
31099	31/03/2016	SUNLOVER HOLIDAYS PTY LTD	Perth & West Coast Advertising	4	250.00
31100	31/03/2016	G WALMSLEY	Compensation For Road Widening	5	000.00
31101	31/03/2016	PETTY CASH - VISITORS CENTRE	Petty Cash Reimbursements		186.30
31102	31/03/2016	PETTY CASH - EM/ RANGERS	Petty Cash Reimbursements		67.95
31103	31/03/2016	PIVOTEL SATELLITE PTY LIMITED	Spot Tracking Charges		93.00
31104	31/03/2016	WATER CORPORATION	Water Charges	2	800.52
31105	07/04/2016	J & M PLAZA	Crossover Subsidy		158.55
31106	07/04/2016	J RUFFO	Crossover Subsidy		173.27
31107	07/04/2016	S WARBURTON	Reimbursement		77.50
31108	07/04/2016	CHESTER PASS LUNCH BAR	Catering		142.00
31109	07/04/2016	PETTY CASH - CITY OF ALBANY	Petty Cash Reimbursements		446.50
31110	07/04/2016	PETTY CASH - NATIONAL ANZAC CENTRE	Petty Cash Reimbursements		146.30
31111	07/04/2016	TARGET AUSTRALIA PTY LTD	Material Supply - Electronic Goods		221.50
31112	07/04/2016	TELSTRA CORPORATION LIMITED	Telephone Charges	11	956.93

31113	07/04/2016 WATER CORPORATION	Water Charges	4 696.07
31114	07/04/2016 THE WEST AUSTRALIAN - SUBSCRIBER SERVICES	Albany Advertiser Subscription	260.34
31115	14/04/2016 K HEGARTY & HAWS	Crossover Subsidy	149.71
31116	14/04/2016 J SIMPSON	Crossover Subsidy	155.60
31117	14/04/2016 TOLL IPEC PTY LTD	Freight Charges	162.78
31118	14/04/2016 DEPARTMENT OF TRANSPORT	Amazing Albany Number Plates	270.00
31119	14/04/2016 DEPARTMENT OF TRANSPORT	Vehicle Registration	25.20
31120	14/04/2016 HESPERIAN PRESS	Merchandise Order - NAC	545.85
31121	14/04/2016 PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	Petty Cash Reimbursements	196.35
31122	14/04/2016 PIVOTEL SATELLITE PTY LIMITED	Satellite Phone Charges	250.00
31123	14/04/2016 TELSTRA CORPORATION LIMITED	Telephone Charges	189.62
31124	14/04/2016 WATER CORPORATION	Water Charges	7 528.18
<u>TOTALS</u>			64 843.84

REPORT ITEM CSF 240 REFERS

EFT	Date	Name	Description	REPORT ITEM CSF 240 REFERENCE	Amount
EFT106650	17/03/2016	A & B CANVAS AUSTRALIA	Material Supply - Canvas		503.80
EFT106651	17/03/2016	ABA SECURITY	Security Services		3 618.48
EFT106652	17/03/2016	ACORN TREES AND STUMPS	Mulching Services		1 241.62
EFT106653	17/03/2016	AUSTRALIAN INSTITUTE OF COMPANY DIRECTORS	Facilitator Travel		2 237.41
EFT106654	17/03/2016	ALBANY INDUSTRIAL SERVICES PTY LTD	Machinery Hire		2 568.50
EFT106655	17/03/2016	ALBANY SOIL AND CONCRETE TESTING	Concrete Testing Services		506.00
EFT106656	17/03/2016	ALBANY V-BELT AND RUBBER	Vehicle Parts/Maintenance		1 792.69
EFT106657	17/03/2016	ALBANY RETRAVISION	Material Supply - Vacuum Cleaner		484.00
EFT106658	17/03/2016	ALBANY REFRIGERATION	Refrigeration & Air-conditioning - Repairs & Maintenance		396.00
EFT106659	17/03/2016	ALBANY LANDSCAPE SUPPLIES	Material Supply - Gravel		175.00
EFT106660	17/03/2016	ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies		950.85
EFT106661	17/03/2016	ALBANY CENTRAL CABINETS	Supply & Installation of Desk		1 232.00
EFT106662	17/03/2016	ALBANY MILK DISTRIBUTORS	Milk Deliveries		12.20
EFT106663	17/03/2016	ALBANY LEGAL PTY LTD	Professional Services		3 237.20
EFT106664	17/03/2016	ALBANY MATTRESS CLEANING	Cleaning Services		100.00
EFT106665	17/03/2016	AMITY PAINTING & DECORATING	Painting Services		9 619.50
EFT106666	17/03/2016	AMPAC DEBT RECOVERY (WA) PTY LTD	Professional Services		865.70
EFT106667	17/03/2016	PAPERBARK MERCHANTS	Newspapers/Books/Magazines/Stationery		269.64
EFT106668	17/03/2016	ARDESS NURSERY	Garden Supplies		461.65
EFT106669	17/03/2016	ATC WORK SMART	Casual Staff/Apprentice Fees		11 061.81
EFT106670	17/03/2016	AUSTRALIA POST	Postage/Agency Fees		4 565.89
EFT106671	17/03/2016	AUSTRALIA'S SOUTH WEST	Advertising		300.00
EFT106672	17/03/2016	AUSCOINSWEST	Merchandise Order - NAC		3 828.00
EFT106673	17/03/2016	BADGEMATE	Material Supply - Name Badges		197.18
EFT106674	17/03/2016	BALL BODY BUILDERS	Vehicle Parts/Maintenance		313.72
EFT106675	17/03/2016	QUALITY SUITES BANKSIA GARDENS ALBANY	Accommodation		588.00
EFT106676	17/03/2016	BAREFOOT CLOTHING MANUFACTURERS	Staff Uniforms		2 835.85
EFT106677	17/03/2016	S BEECH	Staff Reimbursement		3 051.00
EFT106678	17/03/2016	WARREN CHARLES BELLETTE	Photography Services		198.00
EFT106679	17/03/2016	BENNETTS BATTERIES	Material Supply - Batteries		127.60
EFT106680	17/03/2016	ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services		14 722.09
EFT106681	17/03/2016	BEST OFFICE SYSTEMS	Photocopier Charges		423.50
EFT106682	17/03/2016	BEWITCHED CLEANING SERVICES	Cleaning		198.00
EFT106683	17/03/2016	BIG SKY PUBLISHING	Merchandise Order - NAC		629.47
EFT106684	17/03/2016	BLACKWOODS	Material Supply - Cement		1 511.90
EFT106685	17/03/2016	ALBANY BOBCAT SERVICES	Machinery Hire		467.50
EFT106686	17/03/2016	BOC GASES AUSTRALIA LIMITED	Container Rental		173.73
EFT106687	17/03/2016	BOOKEASY AUSTRALIA PTY LTD	Bookeasy Booking Commission		1 466.12
EFT106688	17/03/2016	BOOKMARKETING - GARY SPELLER	Local Library Stocks		48.00
EFT106689	17/03/2016	BRIDGESTONE AUSTRALIA LTD	Tyre Purchases/Maintenance		580.80
EFT106690	17/03/2016	BUNNINGS GROUP LIMITED	Hardware/Tool Supplies		16.20
EFT106691	17/03/2016	BUSY BLUE BUS	Coach Hire		820.80
EFT106692	17/03/2016	CALTEX AUSTRALIA PETROLEUM PTY LTD	Star Card Fuel Purchases		4 938.94
EFT106693	17/03/2016	CAMTRANS ALBANY PTY LTD	Material Supply - Brick Paving		12 982.20

EFT106694	17/03/2016 CAPE AGENCIES
EFT106695	17/03/2016 JOHN CARBERRY
EFT106696	17/03/2016 J & S CASTLEHOW ELECTRICAL SERVICES
EFT106697	17/03/2016 CHICKEN TREAT ALBANY
EFT106698	17/03/2016 CHRISTOPHER BURNELL
EFT106699	17/03/2016 BIS CLEANAWAY LIMITED
EFT106700	17/03/2016 COLES SUPERMARKETS AUSTRALIA PTY LTD
EFT106701	17/03/2016 COURIER AUSTRALIA
EFT106702	17/03/2016 COVS PARTS PTY LTD
EFT106703	17/03/2016 DOWNER EDI WORKS PTY LTD
EFT106704	17/03/2016 HOLCIM (AUSTRALIA) PTY LTD
EFT106705	17/03/2016 THE LAMINEX GROUP (CULLITY'S)
EFT106706	17/03/2016 AL CURNOW HYDRAULICS
EFT106707	17/03/2016 LANDGATE - PROPERTY & VALUATIONS
EFT106708	17/03/2016 DEPARTMENT OF TRANSPORT
EFT106709	17/03/2016 JANINE DETERMES
EFT106710	17/03/2016 G & M DETERGENTS & HYGIENE SERVICES ALBANY
EFT106711	17/03/2016 THE DISK DOCTOR PTY LIMITED
EFT106712	17/03/2016 DYLAN'S ON THE TERRACE
EFT106713	17/03/2016 DY-MARK (AUST) PTY LTD
EFT106714	17/03/2016 EASIFLEET MANAGEMENT
EFT106715	17/03/2016 ECOTECH PTY LTD
EFT106716	17/03/2016 EYERITE SIGNS
EFT106717	17/03/2016 LAYTON TECHNOLOGY PTY LTD
EFT106718	17/03/2016 ALBANY FENCING COMPANY
EFT106719	17/03/2016 DEPARTMENT OF FIRE AND EMERGENCY SERVICES
EFT106720	17/03/2016 THE FIXUPPERY
EFT106721	17/03/2016 T FLETT
EFT106722	17/03/2016 ALL TRUCK REPAIRS
EFT106723	17/03/2016 TAMMIE FLOWER
EFT106724	17/03/2016 SOUTHERN ELECTRICS
EFT106725	17/03/2016 GORDON WALMSLEY PTY LTD
EFT106726	17/03/2016 GRANDE FOOD SERVICE
EFT106727	17/03/2016 GREAT SOUTHERN GROUP TRAINING
EFT106728	17/03/2016 GREAT SOUTHERN PEST & WEED CONTROL
EFT106729	17/03/2016 SOUTHERN SHARPENING SERVICES
EFT106730	17/03/2016 GREAT SOUTHERN SUPPLIES
EFT106731	17/03/2016 GREAT SOUTHERN BEARINGS
EFT106732	17/03/2016 GREAT SOUTHERN LIQUID WASTE
EFT106733	17/03/2016 GREAT SOUTHERN TAEKWONDO
EFT106734	17/03/2016 HAEFELI-LYSNAR
EFT106735	17/03/2016 HELEN LEEDER-CARLSON
EFT106736	17/03/2016 HYBLA RESTAURANT AND BAR
EFT106737	17/03/2016 ICS GROUP AUTO ELECTRICAL & AIR CONDITIONING
EFT106738	17/03/2016 INSTITUTE OF PUBLIC WORKS ENGINEERING
EFT106739	17/03/2016 INTERACTCARD

Material Supply - Gas Bottles	REPORT ITEM CSF 240 REFERS	125.40
Bella Kelly Retrospective		2 600.00
Electrical Maintenance		4 783.50
Catering		53.00
Supply & Install Stone Planters - York Street Upgrade		5 000.00
Rubbish Removal Contract		237 653.33
Groceries		1 025.95
Freight Fees		289.35
Vehicle Parts/Maintenance		189.00
Material Supply - Cement/Hotmix		1 231.40
Material Supply - Cement/Hotmix		653.40
Material Supply - Timber		116.12
Vehicle Parts/Maintenance		41.36
Title Searches		5 038.02
Vehicle Search Fees		177.55
Group Fitness Instruction		225.00
Material Supply - Cleaning Products		626.00
Library Supplies		161.76
Catering		1 918.50
Material Supply - Paint		393.48
Novated Lease Fees		7 852.56
Field Service - Repairs & Maintenance - Wind Speed Indicator		4 840.00
Material Supply - Assorted Signs		364.10
IT Licence Renewal		1 639.00
Supply & Installation of Fencing		506.00
ESL - 2015/16 - Third Instalment		746 433.69
Cleaning Services		166.01
Staff Reimbursement		53.50
Vehicle Maintenance/Repairs		1 155.00
Group Fitness Instruction		360.00
Electrical Repairs/Maintenance		941.27
Material Supply - Fully Mountable Kerbing		71 701.00
Material Supply - Various Equipment for Youth Disco Event		160.68
Casual Staff/Apprentices Fees		6 392.88
Pest & Weed Control Services		110.00
Sharpening Services		86.00
Staff Uniforms		2 796.69
Material Supply - Dodge Bearings		211.86
Waste Services		5 243.40
Kidsport Vouchers 2016		196.00
Material Supply - Radio Equipment		154.00
Professional Services - Art Classes		240.00
Catering		348.10
Plant Repairs & Maintenance		121.00
Conference Registration		1 750.00
Material Supply - White Cards		297.00

EFT106740	17/03/2016	ITRAILS DOWN UNDER
EFT106741	17/03/2016	ALBANY MAPPING AND SURVEYING SERVICES
EFT106742	17/03/2016	JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN
EFT106743	17/03/2016	JLJ PRO PHOTO SERVICES
EFT106744	17/03/2016	JOCK'S COMMERCIAL MOWING
EFT106745	17/03/2016	JOHN KINNEAR AND ASSOCIATES
EFT106746	17/03/2016	KANGAS NETBALL CLUB
EFT106747	17/03/2016	KARANDA ORGANIC FARM PTY LTD
EFT106748	17/03/2016	GEORGIA ROBYN KIDMAN
EFT106749	17/03/2016	KIM ANGELA TOMLINSON
EFT106750	17/03/2016	MICHELLE KINNEAR
EFT106751	17/03/2016	KLB SYSTEMS
EFT106752	17/03/2016	LANDMARK ENGINEERING AND DESIGN T/AS EXTERIA
EFT106753	17/03/2016	LATRO LAWYERS
EFT106754	17/03/2016	LED SIGNS PTY LTD
EFT106755	17/03/2016	DAVID LEECH
EFT106756	17/03/2016	LG ASSIST AUSTRALIA
EFT106757	17/03/2016	BOOKS AND GIFTS DIRECT
EFT106758	17/03/2016	MARIO LIONETTI
EFT106759	17/03/2016	M2 TECHNOLOGY PTY LTD
EFT106760	17/03/2016	M & B SALES PTY LTD
EFT106761	17/03/2016	MAIN ROADS
EFT106762	17/03/2016	ALBANY EVENT HIRE
EFT106763	17/03/2016	ALBANY CITY MOTORS
EFT106764	17/03/2016	CHAD MARWICK
EFT106765	17/03/2016	VICKI MICHELLE MARTIN
EFT106766	17/03/2016	AUSTRALIAN MINERAL FERTILISERS
EFT106767	17/03/2016	W NAYLOR
EFT106768	17/03/2016	NEVILLES HARDWARE & BUILDING SUPPLIES
EFT106769	17/03/2016	ALBANY NEWS DELIVERY
EFT106770	17/03/2016	P NIELSEN
EFT106771	17/03/2016	NLC PTY LTD
EFT106772	17/03/2016	OCS SERVICES PTY LTD
EFT106773	17/03/2016	OPUS INTERNATIONAL CONSULTANTS LTD
EFT106774	17/03/2016	OTIS ELEVATOR COMPANY P/L
EFT106775	17/03/2016	PALMER EARTHMOVING (AUSTRALIA) PTY LTD
EFT106776	17/03/2016	H PARRY
EFT106777	17/03/2016	BROOKE DENISE PEARSON
EFT106778	17/03/2016	PERTH SAFETY PRODUCTS PTY LTD
EFT106779	17/03/2016	CAROL JOY PETTERSEN
EFT106780	17/03/2016	PLANT SUPPLY COMPANY
EFT106781	17/03/2016	KRISTIE PORTER
EFT106782	17/03/2016	PRE-EMPTIVE STRIKE PTY LTD
EFT106783	17/03/2016	D PUTLAND
EFT106784	17/03/2016	RAYS SPORTS POWER
EFT106785	17/03/2016	REECE PTY LTD

Library Publications	REPORT ITEM CSF 240 REFERS	54.30
Surveying Services		5 512.32
Material Supply - Building Materials		99.00
Material Supply - Photo Cards		90.00
Contract Mowing		8 195.70
Surveying Services		8 673.50
Kidsport Vouchers		4 650.00
Good Food Shed - Signage & Start-up Costs		2 200.00
Group Fitness Instruction		180.00
EAP Counselling Services		260.00
Group Fitness Instruction		25.00
Material Supply - Computer Hardware		176.00
Design Services		23 089.00
Professional Services		4 239.90
Material Supply - Signs		2 794.00
Merchandise Order - NAC		425.00
Advertising Package		4 400.00
Local Library Stocks		30.00
Groceries For Day Care		138.20
On Hold Voice Service		264.00
Material Supply - Timber		139.57
Bridge Repairs & Maintenance		63 800.00
Equipment Hire		1 108.70
Vehicle Parts/Repairs		263.73
Painting Services		1 100.00
Group Fitness Instruction		315.00
Material Supply - Fertiliser		2 417.80
Rates Refund		265.70
Hardware Supplies		150.00
Advertising		109.47
Staff Reimbursement		39.48
Novated Lease Fees		1 338.13
Cleaning Services		8 685.83
Design Services		2 530.00
Elevator Repairs/Maintenance		2 260.63
Material Supply - Sand		46 355.10
Rates Refund		1 300.00
Group Fitness Instruction		540.00
Material Supply - Traffic Cones		3 740.00
Welcome To Country - Australia Day Awards		200.00
Nursery Supplies		2 284.00
Group Fitness Instruction		900.00
Design Services		550.00
Staff Reimbursement		209.35
Material Supply - Ammunition		257.45
Material Supply - Plumbing Equipment		506.41

EFT106786	17/03/2016 W P REID
EFT106787	17/03/2016 REPLAS WA
EFT106788	17/03/2016 REXEL AUSTRALIA
EFT106789	17/03/2016 R ROSS
EFT106790	17/03/2016 RUSTY ROO
EFT106791	17/03/2016 CHRISTINE MARY SARGENT
EFT106792	17/03/2016 SEEK LIMITED
EFT106793	17/03/2016 G & L SHEETMETAL
EFT106794	17/03/2016 GRAEME SIMPSON
EFT106795	17/03/2016 SKAL INTERNATIONAL ALBANY
EFT106796	17/03/2016 SKILL HIRE WA PTY LTD
EFT106797	17/03/2016 SOUTHERN TOOL & FASTENER CO
EFT106798	17/03/2016 SOUTH COAST CRANES
EFT106799	17/03/2016 PEMBA SPARGO
EFT106800	17/03/2016 GARY OWEN SPENCE
EFT106801	17/03/2016 STAR SALES AND SERVICE
EFT106802	17/03/2016 STATEWIDE BEARINGS
EFT106803	17/03/2016 STEWART AND HEATON CLOTHING PTY LTD
EFT106804	17/03/2016 R STEPHENS
EFT106805	17/03/2016 ST JOHN AMBULANCE ASSOCIATION WA INC
EFT106806	17/03/2016 S STONE
EFT106807	17/03/2016 ALBANY LOCK SERVICE
EFT106808	17/03/2016 SYNERGY
EFT106809	17/03/2016 T & C SUPPLIES
EFT106810	17/03/2016 T & C SUPPLIES (RANGERS)
EFT106811	17/03/2016 TECTONICS CONSTRUCTION GROUP PTY LTD
EFT106812	17/03/2016 TEEDE MORRIS & CO
EFT106813	17/03/2016 NAKED BEAN COFFEE ROASTERS
EFT106814	17/03/2016 ANDREA LEE TICKELL
EFT106815	17/03/2016 TIM WATERS DESIGN
EFT106816	17/03/2016 CAROLINE ELLEN TOMPKIN
EFT106817	17/03/2016 TOTAL GREEN RECYCLING
EFT106818	17/03/2016 VANCOUVER WASTE SERVICES PTY LTD
EFT106819	17/03/2016 VISIT MERCHANDISE PTY LTD
EFT106820	17/03/2016 JULIA WARREN
EFT106821	17/03/2016 LINDY WEINERT
EFT106822	17/03/2016 WESTRAC EQUIPMENT PTY LTD
EFT106823	17/03/2016 LANDMARK LIMITED
EFT106824	17/03/2016 WEST AUSTRALIAN NEWSPAPERS LIMITED
EFT106825	17/03/2016 WEST COAST PROFILERS PTY LTD
EFT106826	17/03/2016 WILSON MACHINERY
EFT106827	17/03/2016 WOOLWORTHS LIMITED
EFT106828	17/03/2016 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD
EFT106829	17/03/2016 FIRE & SAFETY WA
EFT106830	17/03/2016 AUSTRALIAN MEDICAL SUPPLIES PTY LTD
EFT106831	17/03/2016 MARIO LIONETTI

Civil Construction - Paving/Footpaths/Driveways	9 912.20
Material Supply - Black Bollards	37 221.50
Material Supply - Piping	245.09
Rates Refund	3 000.00
Merchandise Order - AVC	192.90
Group Fitness Instruction	90.00
Job Advertising	236.50
Material Supply - Building Materials	25.80
Welcome To Country - Australia Day Awards	300.00
SKAL International Albany 2016 Active Membership	250.00
Casual Staff/Apprentice Fees	5 568.11
Material Supply - Transfer Pump	2 737.00
Equipment Hire	1 894.75
Community Leadership Grant 2015/16	350.00
Lawn Mowing/Maintenance	115.00
Material Supply - Brush Cutter	2 753.00
Vehicle Parts	18.94
Material Supply - Bush Fire PPE	9 174.46
Staff Reimbursement	22.00
First Aid Stand By - Snake Run Event	1 476.20
Contribution to Fencing Works	5 375.00
Locksmith Services	73.20
Electricity Charges	2 198.35
Material Supply - Roof Ventilators	1 325.89
Material Supply - Digital Level	179.90
Cricket & Soccer Pavilion Construction - CPSP	338 519.58
Catering	1 752.00
Coffee Supplies	384.00
Group Fitness Instruction	270.00
Design Services	2 549.25
Group Fitness Instruction	135.00
Collection & Recycling of E-Waste	2 070.97
Material Supply - Top Soil	80.80
Merchandise Order - AVC	1 993.86
Group Fitness Instruction	225.00
Group Fitness Instruction	45.00
Vehicle Parts	43.82
Material Supply - Wire Netting	145.34
Advertising	5 709.76
Profiling - York Street Enhancement	29 840.80
Vehicle Parts	2 213.71
Groceries For Daycare	1 459.32
Traffic Control Services	8 507.51
Material Supply - Fire Brigade PPE	1 815.00
Extend Hire For Speciality Chair	120.00
Groceries For Day Care Centre	137.56

EFT106832	17/03/2016 SYNERGY	Street Lighting Charges	REPORT ITEM CSF 240 REFERS	\$1 299.05
EFT106833	23/03/2016 TELSTRA CORPORATION LIMITED	Telephone Charges		6 366.30
EFT106834	24/03/2016 ABA SECURITY	Inspection of Security Alarm		88.00
EFT106835	24/03/2016 ABBOTTS LIQUID SALVAGE PTY LTD	Waste Services		258.50
EFT106836	24/03/2016 ACTIVATE LIFE REHAB PROGRAM	Exercise Physiology Consolation		50.00
EFT106837	24/03/2016 AD CONTRACTORS PTY LTD	Equipment Hire		5 788.45
EFT106838	24/03/2016 ADVERTISER PRINT	Printing Service		763.00
EFT106839	24/03/2016 ALBANY BRAKE AND CLUTCH	Vehicle Maintenance		44.77
EFT106840	24/03/2016 ALBANY INDUSTRIAL SERVICES PTY LTD	Equipment Hire		30 764.80
EFT106841	24/03/2016 ALBANY V-BELT AND RUBBER	Vehicle Parts		283.73
EFT106842	24/03/2016 ALBANY SWEEP CLEAN	Cleaning Services		5 619.50
EFT106843	24/03/2016 ALBANY GAS CENTRE PTY LTD	Cylinder Rental		22.00
EFT106844	24/03/2016 TRICOAST CIVIL	Drainage Capital Works		218 899.06
EFT106845	24/03/2016 ALBANY SCREEN PRINTERS	Material Supply - Shirts for Printing		45.00
EFT106846	24/03/2016 ALBANY SKIPS AND WASTE SERVICES PTY LTD	Waste Services		277.50
EFT106847	24/03/2016 ALBANY OFFICE PRODUCTS	Stationery Supplies		961.30
EFT106848	24/03/2016 ALBANY BASKETBALL ASSOCIATION	Kidsport Vouchers		1 000.00
EFT106849	24/03/2016 ALBANY AND REGIONAL VOLUNTEER SERVICE	Contribution to Succession Planning Workshop		440.00
EFT106850	24/03/2016 ALBANY PONY CLUB	Kidsport Vouchers		1 400.00
EFT106851	24/03/2016 ALBANY QUALITY LAWNMOWING	Lawn mowing Services		110.00
EFT106852	24/03/2016 ALBANY IRRIGATION & DRILLING	Material Supply - Irrigation Supplies		1 250.85
EFT106853	24/03/2016 ALBANY MATTRESS CLEANING	Cleaning Services		100.00
EFT106854	24/03/2016 ALBANY KIDS PARTY AND TOY HIRE	Equipment Hire		310.00
EFT106855	24/03/2016 CICERO MANAGEMENT PTY LTD - ALEX HOTEL	Staff Accommodation - Training		251.00
EFT106856	24/03/2016 AMPAC DEBT RECOVERY (WA) PTY LTD	Professional Services		1 133.55
EFT106857	24/03/2016 AMPHIBIAN PLUMBING AND GAS	Plumbing Service/Installation		11 898.00
EFT106858	24/03/2016 APPRENTICE & TRAINEESHIP COMPANY	Apprentice Fees/Casual Staff		3 233.34
EFT106859	24/03/2016 ARINEX PTY LTD	AHRI Member Registration		2 620.00
EFT106860	24/03/2016 ATC WORK SMART	Casual Staff/Apprentice Fees		11 038.87
EFT106861	24/03/2016 AE BALL AND COMPANY	Repairs/Maintenance Vehicles		110.00
EFT106862	24/03/2016 BAREFOOT CLOTHING MANUFACTURERS	Embroidery		54.00
EFT106863	24/03/2016 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services		23 388.12
EFT106864	24/03/2016 BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire		2 365.59
EFT106865	24/03/2016 BERG CONTRACTING SERVICES	Removal of Contaminated Soils		924.00
EFT106866	24/03/2016 BEVANS (WA) PTY LTD	Material Supply - Ice		44.00
EFT106867	24/03/2016 M BIRD	Staff Reimbursement		54.60
EFT106868	24/03/2016 ALBANY BOBCAT SERVICES	Earth Works - Eyres Park		940.50
EFT106869	24/03/2016 B ARIS	Staff Reimbursement		118.00
EFT106870	24/03/2016 C BUCKINGHAM	Rates Refund		208.81
EFT106871	24/03/2016 C&C MACHINERY CENTRE	Vehicle Maintenance/Parts		99 054.20
EFT106872	24/03/2016 CABCHARGE AUSTRALIA LIMITED	Cab Charges		377.06
EFT106873	24/03/2016 CALIBRE CARE	Material Supply - Handigrip		72.60
EFT106874	24/03/2016 CALTEX AUSTRALIA PETROLEUM PTY LTD	Litres Diesel Fuel For Depot		7 445.15
EFT106875	24/03/2016 CAMTRANS ALBANY PTY LTD	Material Supply - Brick Paving		1 052.80
EFT106876	24/03/2016 CAMLYN SPRINGS WATER DISTRIBUTORS	Material Supply - Water Refills		1 288.00
EFT106877	24/03/2016 V CAMPBELL	Staff Reimbursement		450.00

EFT106878	24/03/2016 J & S CASTLEHOW ELECTRICAL SERVICES	Lighting & Electrical Design/Construction Services	183.31
EFT106879	24/03/2016 COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries	60.17
EFT106880	24/03/2016 COURIER AUSTRALIA	Freight Charges	205.64
EFT106881	24/03/2016 ALBANY SIGNS	Material Supply - Signs	632.50
EFT106882	24/03/2016 GREAT SOUTHERN CRANES AND ACCESS PTY LTD	Equipment Hire	137.50
EFT106883	24/03/2016 HOLCIM (AUSTRALIA) PTY LTD	Material Supply - Concrete	2 698.52
EFT106884	24/03/2016 CYNERGIC COMMUNICATIONS	Domain Registration	975.90
EFT106885	24/03/2016 D & K ENGINEERING	Repairs & Maintenance	301.40
EFT106886	24/03/2016 CGS QUALITY CLEANING	Cleaning Services	40 709.19
EFT106887	24/03/2016 DE LAGE LANDEN PTY LIMITED	Monthly Rental	7 186.30
EFT106888	24/03/2016 LANDGATE - PROPERTY & VALUATIONS	Land Enquiries	589.95
EFT106889	24/03/2016 WESTERN AUSTRALIAN PLANNING COMMISSION	Planning Amendment Application	150.00
EFT106890	24/03/2016 JANINE DETERMES	Group Fitness Instruction	225.00
EFT106891	24/03/2016 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Hygiene Services	1 680.99
EFT106892	24/03/2016 DI'S LUNCH BAR	Catering	306.00
EFT106893	24/03/2016 DOG ROCK MOTEL	Accommodation	677.90
EFT106894	24/03/2016 DYLAN'S ON THE TERRACE	Catering	1 760.40
EFT106895	24/03/2016 EEO SPECIALISTS PTY LTD	Sundry Expenses - EEO Specialist	178.80
EFT106896	24/03/2016 ELLENBY TREE FARM PTY LTD	Provision & Installation of Flora & Supporting Infrastructure	8 823.10
EFT106897	24/03/2016 EVERTRANS	Vehicle Repairs	93.50
EFT106898	24/03/2016 EYERITE SIGNS	Material Supply - Signs	198.00
EFT106899	24/03/2016 SPRINGDALE FELTING	Merchandise Order - NAC	120.00
EFT106900	24/03/2016 THE FIXUPPERY	Cleaning Services	849.99
EFT106901	24/03/2016 ALL TRUCK REPAIRS	Vehicle Repairs/Maintenance	655.35
EFT106902	24/03/2016 TAMMIE FLOWER	Group Fitness Instruction	450.00
EFT106903	24/03/2016 SOUTHERN ELECTRICS	Being For The Routine Maintenance Of The Ellen Cove Pump Station	2 083.84
EFT106904	24/03/2016 ESPLANADE HOTEL FREMANTLE BY RYDGES	Accommodation - Staff Training	1 008.00
EFT106905	24/03/2016 SOUTHERN SHARPENING SERVICES	Call Outs/Smoke Detector Installation	978.00
EFT106906	24/03/2016 GREAT SOUTHERN ZONE OF WALGA	WALGA State Council Meeting - Cost Recoup	852.50
EFT106907	24/03/2016 GREAT SOUTHERN SUPPLIES	Material Supply - Work Uniforms & PPE	1 618.12
EFT106908	24/03/2016 GREENMAN TRADING COMPANY	Tree Pruning/Maintenance	1 089.00
EFT106909	24/03/2016 GREEN MAN MEDIA PRODUCTIONS	Changes PIAF Pre-Show Advertisement	165.00
EFT106910	24/03/2016 CPG RESEARCH AND ADVISORY PTY LTD	Advisory Fee March Quarter 2016	1 375.00
EFT106911	24/03/2016 GWN GREAT SOUTHERN (PRIME MEDIA GROUP LTD)	Advertising	2 256.10
EFT106912	24/03/2016 HAEFELI-LYSNAR	Software Maintenance	335.50
EFT106913	24/03/2016 PROTECTOR FIRE SERVICES PTY LTD	Inspection & Testing of Fire Suppression Systems	1 688.50
EFT106914	24/03/2016 HELEN LEEDER-CARLSON	Professional Services	240.00
EFT106915	24/03/2016 HILLCREST FARMS	Works & Services - Cattleyards - Nov 2015	15 085.00
EFT106916	24/03/2016 HUMES WEMBLEY CEMENT	Material Supply - Entry Barrier	5 610.00
EFT106917	24/03/2016 IDENTITY SECURITY PTY LTD	AVMS Subscription 19/12/2015-18/12/2016	2 066.90
EFT106918	24/03/2016 IMPULSE CYCLES	Various Prizes For Bike Week	107.40
EFT106919	24/03/2016 ALBANY MAPPING AND SURVEYING SERVICES	Surveying Services	338.25
EFT106920	24/03/2016 S JOHNSON	Refund	482.82
EFT106921	24/03/2016 KESTON TECHNOLOGIES PTY LTD	Professional Services - Albany Town Hall Repurposing Project	19 943.00
EFT106922	24/03/2016 GEORGIA ROBYN KIDMAN	Group Fitness Instruction	180.00
EFT106923	24/03/2016 KING RIVER HORSE AND PONY CLUB	Kidsport Vouchers	400.00

EFT106924	24/03/2016 KOFFEE BOOST
EFT106925	24/03/2016 LABELFORCE
EFT106926	24/03/2016 LANDMARK PRODUCTS LTD
EFT106927	24/03/2016 LEO ROLPH
EFT106928	24/03/2016 BOOKS AND GIFTS DIRECT
EFT106929	24/03/2016 MARIO LIONETTI
EFT106930	24/03/2016 LIVE ECOLOGICAL
EFT106931	24/03/2016 M & B SALES PTY LTD
EFT106932	24/03/2016 MARKETFORCE LIMITED
EFT106933	24/03/2016 MASTER BUILDERS ASSOCIATION
EFT106934	24/03/2016 MERRIFIELD REAL ESTATE
EFT106935	24/03/2016 MICROCHIPS AUSTRALIA
EFT106936	24/03/2016 MIDALIA STEEL PTY LTD
EFT106937	24/03/2016 J MUDIE
EFT106938	24/03/2016 NATURALISTE CHARTERS
EFT106939	24/03/2016 ALBANY NEWS DELIVERY
EFT106940	24/03/2016 ALBANY COMMUNITY PHARMACY
EFT106941	24/03/2016 OCS SERVICES PTY LTD
EFT106942	24/03/2016 OFFICEWORKS SUPERSTORES PTY LTD
EFT106943	24/03/2016 IXOM
EFT106944	24/03/2016 OYSTER HARBOUR STORE
EFT106945	24/03/2016 PERTH SAFETY PRODUCTS PTY LTD
EFT106946	24/03/2016 PLASTICS PLUS
EFT106947	24/03/2016 KRISTIE PORTER
EFT106948	24/03/2016 PPCA
EFT106949	24/03/2016 PUBLIC LIBRARIES AUSTRALIA LTD
EFT106950	24/03/2016 RADIOWEST BROADCASTERS PTY LTD
EFT106951	24/03/2016 REEVES AND COMPANY BUTCHERS PTY LTD
EFT106952	24/03/2016 REXEL AUSTRALIA
EFT106953	24/03/2016 RICOH
EFT106954	24/03/2016 BASKETBALL RINGLEADER
EFT106955	24/03/2016 SOUTH COAST COUNSELLING SERVICES
EFT106956	24/03/2016 ROWE GROUP
EFT106957	24/03/2016 THE ROYAL LIFE SAVING SOCIETY WA INC
EFT106958	24/03/2016 CHRISTINE MARY SARGENT
EFT106959	24/03/2016 SITE ENVIRONMENTAL REMEDIATION SERVICES
EFT106960	24/03/2016 SKILL HIRE WA PTY LTD
EFT106961	24/03/2016 SMITHS ALUMINIUM AND 4WD CENTRE
EFT106962	24/03/2016 SOUTHERN TOOL & FASTENER CO
EFT106963	24/03/2016 SOUTHCOAST SECURITY SERVICE
EFT106964	24/03/2016 SPUR OF THE MOMENT DESIGN
EFT106965	24/03/2016 STATEWIDE BEARINGS
EFT106966	24/03/2016 STEWART AND HEATON CLOTHING PTY LTD
EFT106967	24/03/2016 STIRLING PRINT
EFT106968	24/03/2016 STUDIO 146 & CLUB RUMOURS
EFT106969	24/03/2016 SUBWAY

Catering	REPORT ITEM CSF 240 REFERS	400.00
Material Supply - Blank Thermal		724.35
Supply & Installation of Timber Trusses	14	850.00
Skate Competition Prizes		942.70
Library Local Book Stocks		28.00
Groceries		147.99
Speaker Presentation Fee - Earth Hour	2	200.00
Material Supply - Timber		93.05
Advertising		348.95
Room & Projector Hire Plus Refreshments		505.00
Storage Unit Rental		400.00
Material Supply - Microchips		291.70
Metal Supplies		152.61
Rates Refund		145.08
Whale Expedition		350.00
Newspaper Deliveries		218.94
First Aid Kits For Rangers		908.22
Cleaning Services	1	672.00
Material Supply - Printing Cartridges		74.87
Material Supply - Soda Ash		942.25
Material Supply - Alcohol		323.95
Material Supply - Signs	2	736.80
Material Supply - Acrylic Plastic		239.80
Group Fitness Instruction		405.00
Licence Fee For Public Performance		153.34
Advertising		209.55
Branding 2015/16	1	155.00
Catering		340.00
Material Supply - Conduit Piping		60.13
Photocopier Charges	22	294.23
Material Supply - Basketball Equipment	15	565.00
EAP Counselling Services		500.00
Professional Services	9	102.23
Call Centre Services February 2016		359.48
Group Fitness Instruction		90.00
Professional Services - Asbestos Survey	1	650.00
Casual Staff/Apprentice Fees	8	750.18
Supply & Installation of Alterations to Public Amenity		875.00
Material Supply - Chainsaw(s)	13	937.81
Security Services		897.60
Graphic Design Services		346.50
Vehicle Parts		127.56
Material Supply - Fire Brigade PPE		86.76
Printing Services		185.80
Venue Hire - Youth Event	2	400.00
Catering		200.00

EFT106970	24/03/2016	SUNNY SIGN COMPANY
EFT106971	24/03/2016	SYNERGY
EFT106972	24/03/2016	T & C SUPPLIES
EFT106973	24/03/2016	THINKWATER ALBANY
EFT106974	24/03/2016	M THOMSON
EFT106975	24/03/2016	TIM WATERS DESIGN
EFT106976	24/03/2016	CAROLINE ELLEN TOMPKIN
EFT106977	24/03/2016	TRAILBLAZERS
EFT106978	24/03/2016	TROPICAL SHADE N SAILS
EFT106979	24/03/2016	TRUCKLINE
EFT106980	24/03/2016	ALBANY TYREPOWER
EFT106981	24/03/2016	MOORE STEPHENS PTY LTD
EFT106982	24/03/2016	VANCOUVER WASTE SERVICES PTY LTD
EFT106983	24/03/2016	IT VISION AUSTRALIA PTY LTD
EFT106984	24/03/2016	WA NATURALLY PUBLICATIONS
EFT106985	24/03/2016	JULIA WARREN
EFT106986	24/03/2016	N WATSON
EFT106987	24/03/2016	ALBANY & GREAT SOUTHERN WEEKENDER
EFT106988	24/03/2016	LANDMARK LIMITED
EFT106989	24/03/2016	WEST AUSTRALIAN NEWSPAPERS LIMITED
EFT106990	24/03/2016	WEST-OZ WEB SERVICES
EFT106991	24/03/2016	NICOLETTE MULCAHY
EFT106992	24/03/2016	WOOD AND GRIEVE ENGINEERS
EFT106993	24/03/2016	WOODLANDS DISTRIBUTORS AND AGENCIES
EFT106994	24/03/2016	ZENITH LAUNDRY
EFT106995	24/03/2016	ZURICH AUSTRALIA INSURANCE COMPANY LTD
EFT106996	24/03/2016	SELEX SYSTEMS INTERGRATION INC
EFT106997	31/03/2016	TELSTRA-NETWORK INTEGRITY SERVICES
EFT106998	31/03/2016	JADES @ 14 PEELS PLACE
EFT106999	31/03/2016	ACORN TREES AND STUMPS
EFT107000	31/03/2016	AD CONTRACTORS PTY LTD
EFT107001	31/03/2016	ADVERTISER PRINT
EFT107002	31/03/2016	AERODROME MANAGEMENT SERVICES PTY LTD
EFT107003	31/03/2016	ALBANY INDUSTRIAL SERVICES PTY LTD
EFT107004	31/03/2016	ALBANY CITY LAWNS
EFT107005	31/03/2016	ALBANY COMMUNITY HOSPICE
EFT107006	31/03/2016	ALBANY INDOOR PLANT HIRE
EFT107007	31/03/2016	ALBANY CHAMBER OF COMMERCE AND INDUSTRY
EFT107008	31/03/2016	TRICOAST CIVIL
EFT107009	31/03/2016	ALBANY REFRIGERATION
EFT107010	31/03/2016	ALBANY OFFICE PRODUCTS DEPOT
EFT107011	31/03/2016	ALBANY MILK DISTRIBUTORS
EFT107012	31/03/2016	ALBANY COMMUNITY FOUNDATION
EFT107013	31/03/2016	ALBANY MATTRESS CLEANING
EFT107014	31/03/2016	CHARICE ALFORQUE
EFT107015	31/03/2016	ALINTA

Material Supply - Signs	REPORT ITEM CSF 240 REFERS	572.28
Electricity Charges		2 815.45
Hardware Supplies/Tools		398.03
Material Supply - Irrigation Supplies		2 965.60
Staff Reimbursement		25.00
Design Services		594.00
Group Fitness Instruction		135.00
Gas Refill		29.00
Supply & Installation of Shade Sails - DCC		14 938.00
Vehicle Parts		107.56
Tyre Purchases/Maintenance		50.00
Training - Financial & Management Reporting Workshop		5 610.00
Green Waste Services		25 743.26
Software Maintenance		275.00
Merchandise Order - AVC		125.63
Group Fitness Instruction		247.50
Staff Reimbursement		229.35
Advertising		630.74
Material Supply - Star Pickets		231.00
Advertising		4 510.01
Bookings Marketing Fee		338.80
Councillor Expense Reimbursement		69.00
Design Services - Albany Primary School Trunk Drainage		11 250.00
Material Supply - Cleaning Products		792.00
Material Supply - Rags		115.10
Insurance Excess Payment		300.00
Material Supply - Radio Equipment		690.80
Relocation Telstra Infrastructure		74 232.54
Catering		115.50
Mulching Services		474.00
Equipment Hire		58 587.55
Printing Services		130.00
Annual Inspection - Electrical		5 885.00
Equipment Hire		19 623.73
Mowing Services		957.00
Payroll Deductions		116.00
Indoor Plant Hire		1 054.02
Women's Leadership Forum		378.00
Retention Disbursement		5 762.81
Material Supply - Air-conditioning Unit		4 022.08
Stationery Supplies		819.10
Milk Deliveries		54.30
Payroll Deductions		15.00
Cleaning Services		100.00
2015/16 Community Leadership Grant		700.00
Gas Supplies		279.50

EFT107016	31/03/2016 AMITY PAINTING & DECORATING	Painting Services	REPORT ITEM CSF 240 REFERS	4 342.00
EFT107017	31/03/2016 AMPHIBIAN PLUMBING AND GAS	Plumbing Service/Installation		3 569.00
EFT107018	31/03/2016 ANDIMAPS	Advertising		1 854.00
EFT107019	31/03/2016 ATC WORK SMART	Casual Staff/Apprentice Fees		8 524.46
EFT107020	31/03/2016 AUSTRALIAN TAXATION OFFICE	Payroll Deductions		528 357.21
EFT107021	31/03/2016 AUSTRALIAN SERVICES UNION WA BRANCH	Payroll Deductions		5 856.30
EFT107022	31/03/2016 BAREFOOT CLOTHING MANUFACTURERS	Printing Services		253.00
EFT107023	31/03/2016 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services		8 927.38
EFT107024	31/03/2016 BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire		3 048.65
EFT107025	31/03/2016 BLACK AND WHITE CONCRETING	Construction Of Concrete Footpath		113 948.24
EFT107026	31/03/2016 BLACKWOODS	Material Supply - Cement		735.08
EFT107027	31/03/2016 BLOOMIN FLOWERS	Farewell Flowers		62.00
EFT107028	31/03/2016 ALBANY BOBCAT SERVICES	Equipment Hire		1 636.25
EFT107029	31/03/2016 BOC GASES AUSTRALIA LIMITED	Cylinder Hire		5.98
EFT107030	31/03/2016 BUNNINGS GROUP LIMITED	Gift Card		50.00
EFT107031	31/03/2016 BWS CONSULTING	Professional Development Services		870.00
EFT107032	31/03/2016 C&C MACHINERY CENTRE	Vehicle/Equipment Parts		2 140.30
EFT107033	31/03/2016 CAMLYN SPRINGS WATER DISTRIBUTORS	Water Container Refills		168.00
EFT107034	31/03/2016 J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Repairs/Maintenance		1 961.98
EFT107035	31/03/2016 CHILD SUPPORT AGENCY	Payroll Deductions		2 547.78
EFT107036	31/03/2016 CHRISTOPHER BURNELL	Supply & Install Stone Planters - York Street Upgrade		5 000.00
EFT107037	31/03/2016 SUE CODEE	Merchandise Order - NAC		1 355.98
EFT107038	31/03/2016 COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries		44.14
EFT107039	31/03/2016 M COMMONS	Refund		51.00
EFT107040	31/03/2016 D CROMMELIN	Refund		68.50
EFT107041	31/03/2016 HOLCIM (AUSTRALIA) PTY LTD	Material Supply - Blue Metal		5 785.68
EFT107042	31/03/2016 AL CURNOW HYDRAULICS	Vehicle Parts/Maintenance		34.32
EFT107043	31/03/2016 DE JONGE MECHANICAL REPAIRS	Vehicle Maintenance/Service		395.00
EFT107044	31/03/2016 JANINE DETERMES	Group Fitness Instruction		90.00
EFT107045	31/03/2016 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Material Supply - Cleaning Products		31.00
EFT107046	31/03/2016 TESS DICKSON	Staff Travel Expenses - To be reimbursement by ASW		500.00
EFT107047	31/03/2016 CAROLYN DOWLING	Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16		6 552.50
EFT107048	31/03/2016 DYLAN'S ON THE TERRACE	Catering		676.00
EFT107049	31/03/2016 DYMOCKS ALBANY	Material Supply - Literature		86.65
EFT107050	31/03/2016 EASIFLEET MANAGEMENT	Novated Lease Fees		7 852.56
EFT107051	31/03/2016 R ELLIOTT	Rates Refund		143.41
EFT107052	31/03/2016 EYERITE SIGNS	Material Supply - Sign/Banner		1 036.20
EFT107053	31/03/2016 ALBANY FIREBREAK AND SLASHING CO. PTY LTD	Slashing Services		242.00
EFT107054	31/03/2016 FIRE & SAFETY WA	Material Supply - Safety Equipment		805.20
EFT107055	31/03/2016 TAMMIE FLOWER	Group Fitness Instruction		270.00
EFT107056	31/03/2016 SOUTHERN ELECTRICS	Electrical Repairs/Maintenance		827.52
EFT107057	31/03/2016 JEFFREY ALLAN GIBB	Merchandise Order - NAC		1 525.00
EFT107058	31/03/2016 GOAD RESOURCES PTY LTD	Freight Charges		418.00
EFT107059	31/03/2016 ALISON GOODE	Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16		7 425.50
EFT107060	31/03/2016 GORDON WALMSLEY PTY LTD	Material Supply - Fully Mountable Kerbing		21 014.00
EFT107061	31/03/2016 GRAY AND LEWIS	Workshop For Councillors On Planning Requirements		2 461.03

EFT107062	31/03/2016 GREAT SOUTHERN GROUP TRAINING
EFT107063	31/03/2016 GREEN SKILLS INCORPORATED
EFT107064	31/03/2016 SOUTHERN SHARPENING SERVICES
EFT107065	31/03/2016 GREAT SOUTHERN SUPPLIES
EFT107066	31/03/2016 GREENWAY ENTERPRISES
EFT107067	31/03/2016 GREENMAN TRADING COMPANY
EFT107068	31/03/2016 GREAT SOUTHERN LIQUID WASTE
EFT107069	31/03/2016 KATHY GRIFFITHS
EFT107070	31/03/2016 LEE GRIFFITH
EFT107071	31/03/2016 GT BEARING AND ENGINEERING SUPPLIES
EFT107072	31/03/2016 RAY HAMMOND
EFT107073	31/03/2016 PROTECTOR FIRE SERVICES PTY LTD
EFT107074	31/03/2016 HBF HEALTH LIMITED
EFT107075	31/03/2016 BILL HOLLINGWORTH
EFT107076	31/03/2016 THE HOPPING KANGAROO PTY LTD
EFT107077	31/03/2016 HORIZON WEST LANDSCAPE & IRRIGATION PTY LTD
EFT107078	31/03/2016 HUMES WEMBLEY CEMENT
EFT107079	31/03/2016 QUBE LOGISTICS (WA2) PTY LTD
EFT107080	31/03/2016 JACK THE CHIPPER
EFT107081	31/03/2016 JETBLACK MC
EFT107082	31/03/2016 JOHN KINNEAR AND ASSOCIATES
EFT107083	31/03/2016 LALINDA KARUNARATNE
EFT107084	31/03/2016 KLB SYSTEMS
EFT107085	31/03/2016 ALBANY WORLD OF CARS
EFT107086	31/03/2016 LINCOLN AND GOMM WINES
EFT107087	31/03/2016 RL & KJ MACKENZIE (GLENORAN LEATHER)
EFT107088	31/03/2016 S MAJIDI
EFT107089	31/03/2016 VICKI MICHELLE MARTIN
EFT107090	31/03/2016 INCH BY INCH HEALTH AND FITNESS
EFT107091	31/03/2016 MATERIALS HANDLING PTY LTD
EFT107092	31/03/2016 SCULPTURAL TIMBER CREATIONS & SOUTH POLE
EFT107093	31/03/2016 MIDALIA STEEL PTY LTD
EFT107094	31/03/2016 ANTHONY MOIR
EFT107095	31/03/2016 MSS SECURITY
EFT107096	31/03/2016 PN & ER NEWMAN QUALITY CONCRETE PRODUCTS
EFT107097	31/03/2016 NOVUS AUTOGLASS REPAIRS & REPLACEMENTS
EFT107098	31/03/2016 B OSBORNE
EFT107099	31/03/2016 OSHGROUP PTY LTD
EFT107100	31/03/2016 OYSTER HARBOUR STORE
EFT107101	31/03/2016 PALMER EARTHMOVING (AUSTRALIA) PTY LTD
EFT107102	31/03/2016 PASSMORE CYCLES
EFT107103	31/03/2016 PERTH SAFETY PRODUCTS PTY LTD
EFT107104	31/03/2016 @THE POOLSIDE
EFT107105	31/03/2016 KRISTIE PORTER
EFT107106	31/03/2016 F POWELL
EFT107107	31/03/2016 JANELLE PRICE

Casual Staff/Apprentice Fees	REPORT ITEM CSF 240 REFERS	6 554.61
Works Undertaken - City Reserves		9 508.19
Maintenance - Albany Town Hall		424.00
Cleaning Products		803.55
Material Supply - Square Root Directors		626.45
Tree Pruning/Maintenance		825.00
Waste Services		877.00
Merchandise Order - AVC		280.00
Photography Services		1 680.00
Vehicle Parts		70.00
Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16		6 552.50
Fire Equipment Maintenance		99.00
Payroll Deductions		511.35
Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16		6 552.50
Merchandise Order - NAC		155.00
Supply & Installation Of Irrigation - CPSP		151 238.13
Material Supply - Concrete Pipes		17 080.50
Material Supply - Chlorine		2 338.96
Tree Pruning/Maintenance		275.00
Design Services		330.00
Professional Services - Road Widening		6 217.20
Trainor Reimbursements - Assets Software Training		129.93
Material Supply - Computer Hardware		517.00
Vehicle Parts/Maintenance		20.80
Material Supply - Alcohol - Events & Promotions		214.98
Merchandise Order - NAC		625.00
Staff Reimbursement		65.30
Group Fitness Instruction		315.00
Group Fitness Instruction		180.00
Material Supply - Vehicle Equipment/Parts		2 012.00
Nature Play Equipment		14 400.00
Material Supply - Steel		571.31
Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16		6 552.50
Passenger Delayed Screening		90.11
Material Supply - Cylinders		3 106.70
Car Window Repairs		88.00
Staff Reimbursement		45.00
Professional Services - Medical Assessment		2 511.25
Catering		75.00
Material Supply - Metal Dust		3 933.15
Prizes For St Patricks Day Bike Week Ride		380.00
Material Supply - Signs		325.60
Catering		191.00
Group Fitness Instruction		225.00
Staff Reimbursement		45.00
Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16		6 552.50

EFT107108	31/03/2016 PRINTSYNC BUSINESS SOLUTIONS
EFT107109	31/03/2016 THE ROYAL LIFE SAVING SOCIETY WA INC
EFT107110	31/03/2016 CHRISTINE MARY SARGENT
EFT107111	31/03/2016 SAXXON IT
EFT107112	31/03/2016 JOHN SHANHUN
EFT107113	31/03/2016 SHEILAH RYAN
EFT107114	31/03/2016 SKAL INTERNATIONAL ALBANY
EFT107115	31/03/2016 SKILL HIRE WA PTY LTD
EFT107116	31/03/2016 SANDIE SMITH
EFT107117	31/03/2016 KJ & PJ SMITH
EFT107118	31/03/2016 SOUTHERN TOOL & FASTENER CO
EFT107119	31/03/2016 SOUTH COAST CRANES
EFT107120	31/03/2016 GREGORY BRIAN STOCKS
EFT107121	31/03/2016 ALBANY LOCK SERVICE
EFT107122	31/03/2016 ALBANY IGA
EFT107123	31/03/2016 SUPLIME STAND UP PADDLEBOARD SCHOOL
EFT107124	31/03/2016 ROBERT SUTTON
EFT107125	31/03/2016 SYNERGY
EFT107126	31/03/2016 T & C SUPPLIES
EFT107127	31/03/2016 TEEDE MORRIS & CO
EFT107128	31/03/2016 PAUL TERRY
EFT107129	31/03/2016 R TOMPKINS
EFT107130	31/03/2016 TRAILBLAZERS
EFT107131	31/03/2016 TRUCK CENTRE WA PTY LTD
EFT107132	31/03/2016 ALBANY TYREPOWER
EFT107133	31/03/2016 MOORE STEPHENS PTY LTD
EFT107134	31/03/2016 VANCOUVER WASTE SERVICES PTY LTD
EFT107135	31/03/2016 JULIA WARREN
EFT107136	31/03/2016 ALBANY & GREAT SOUTHERN WEEKENDER
EFT107137	31/03/2016 DENNIS WELLINGTON
EFT107138	31/03/2016 C WILLMORE
EFT107139	31/03/2016 WOODORIGINAL
EFT107140	31/03/2016 ZENITH LAUNDRY
EFT107141	31/03/2016 ALBANY RSL SUB BRANCH
EFT107142	31/03/2016 NEC AUSTRALIA PTY LTD
EFT107143	31/03/2016 RAECO INTERNATIONAL PTY LTD
EFT107144	31/03/2016 SYNERGY
DD23366.1	29/03/2016 WA LOCAL GOVT SUPERANNUATION
DD23366.2	29/03/2016 REST SUPERANNUATION
DD23366.3	29/03/2016 COLONIAL FIRST STATE FIRSTCHOICE
DD23366.4	29/03/2016 ASGARD
DD23366.5	29/03/2016 BT SUPER FOR LIFE
DD23366.6	29/03/2016 AMP SUPERANNUATION SAVINGS
DD23366.7	29/03/2016 TAL SUPERANNUATION LIMITED
DD23366.8	29/03/2016 WEALTH PERSONAL SUPER AND PERSONAL
DD23366.9	29/03/2016 WEALTH PERSONAL SUPER AND PERSONAL

Copy Cost Charges - Lotteries House	34.58
Material Supply - Certificates Swim School	1 620.00
Group Fitness Instruction	45.00
Material Supply - IT Infrastructure Cisco Switches	18 297.63
Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16	6 994.60
Gardening Services	455.00
Meeting Expenses Reimbursement	70.00
Casual Staff/Apprentice Fees	3 318.38
Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16	6 552.50
Rates Refund	592.70
Material Supply - Earth Moving Equipment	1 900.00
Equipment Hire	728.75
Deputy Mayor Allowance & Sitting Fees 1/1/16 - 31/3/16	10 037.15
Material Supply - Lock Services	66.60
Groceries	355.37
Shark Enclosure Inspection	420.00
Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16	6 552.50
Electricity Supplies	8 818.25
Hardware Supplies/Tools	249.67
Catering	1 150.00
Councillor Allowance & Sitting Fees 1/1/16 - 31/3/16	6 552.50
Staff Reimbursement	45.00
Uniforms	338.60
Truck Maintenance/Parts	332.59
Tyre Replacement/Maintenance	414.50
Grant Acquittal - Audit Certification	2 035.00
Material Supply - Soil	515.00
Group Fitness Instruction	180.00
Advertising	177.55
Mayor Allowance & Sitting Fees 1/1/16 - 31/3/16	23 933.75
Staff Reimbursement	45.00
Merchandise Order - NAC	506.00
Laundry Services/Hire	124.10
ANZAC Day Grant	10 000.00
IT Infrastructure Upgrade - Phone Systems	182 653.31
Material Supply - Painting Supplies	200.51
Electricity Charges	4 774.85
Payroll Deductions	77 234.74
Payroll Deductions	3 371.22
Superannuation Contributions	461.54
Superannuation Contributions	840.58
Superannuation Contributions	148.69
Superannuation Contributions	255.12
Superannuation Contributions	196.30
Superannuation Contributions	87.80
Superannuation Contributions	55.45

DD23366.10	29/03/2016 BT SUPER FOR LIFE	Superannuation Contributions	REPORT ITEM CSF 240 REFERS	275.95
DD23366.11	29/03/2016 NATIONAL MUTUAL RETIREMENT FUND	Superannuation Contributions		121.56
DD23366.12	29/03/2016 PRIME SUPER	Superannuation Contributions		537.70
DD23366.13	29/03/2016 HOSTPLUS PTY LTD	Payroll Deductions		642.42
DD23366.14	29/03/2016 MLC MASTERKEY BUSINESS SUPER	Superannuation Contributions		258.51
DD23366.15	29/03/2016 BANSCOTT SUPER FUND	Superannuation Contributions		308.53
DD23366.16	29/03/2016 SUPERWRAP PERSONAL SUPER PLAN	Superannuation Contributions		407.13
DD23366.17	29/03/2016 COLONIAL FIRST STATE FIRSTCHOICE	Superannuation Contributions		492.45
DD23366.18	29/03/2016 BT SUPER FOR LIFE	Superannuation Contributions		174.17
DD23366.19	29/03/2016 OAK TREE SUPERANNUATION FUND	Superannuation Contributions		47.59
DD23366.20	29/03/2016 FIRST SUPER	Superannuation Contributions		196.30
DD23366.21	29/03/2016 ABUNDANT SPERANNUATION FUND	Payroll Deductions		409.29
DD23366.22	29/03/2016 CARE SUPER PTY LTD	Superannuation Contributions		189.96
DD23366.23	29/03/2016 AUSTRALIAN SUPER	Payroll Deductions		5 868.25
DD23366.24	29/03/2016 FIRST STATE SUPER	Superannuation Contributions		620.63
DD23366.25	29/03/2016 WATER CORPORATION SUPERANNUATION PLAN	Superannuation Contributions		319.80
DD23366.26	29/03/2016 SPECTRUM SUPER	Superannuation Contributions		281.97
DD23366.27	29/03/2016 SUPERWRAP PERSONAL SUPER	Superannuation Contributions		190.97
DD23366.28	29/03/2016 NORTH PERSONAL SUPERANNUATION	Superannuation Contributions		213.91
DD23366.29	29/03/2016 AJW SUPERANNUATION FUND	Superannuation Contributions		239.71
DD23366.30	29/03/2016 MLC MASTERKEY SUPERANNUATION GOLD STAR	Superannuation Contributions		396.05
DD23366.31	29/03/2016 TTCSL ATF CRUELTY FREE SUPER	Superannuation Contributions		120.66
DD23366.32	29/03/2016 BENDIGO SMARTSTART SUPER	Superannuation Contributions		10.96
DD23366.33	29/03/2016 AUSTRALIAN CATHOLIC SUPERANNUATION	Superannuation Contributions		74.46
DD23366.34	29/03/2016 AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation Contributions		216.03
DD23366.35	29/03/2016 SUNSUPER SUPERANNUATION	Superannuation Contributions		512.53
DD23366.36	29/03/2016 LOCAL GOVERNMENT SUPER	Payroll Deductions		518.00
DD23366.37	29/03/2016 IOOF EMPLOYEE SUPER	Superannuation Contributions		252.36
DD23366.38	29/03/2016 RUSSELL SUPERSOLUTION MASTER TRUST	Superannuation Contributions		202.58
DD23366.39	29/03/2016 ASGARD	Superannuation Contributions		192.38
DD23366.40	29/03/2016 DESMO SUPERANNUATION FUND	Superannuation Contributions		156.17
DD23366.41	29/03/2016 ONEPATH MASTERFUND	Superannuation Contributions		157.10
DD23366.42	29/03/2016 CBUS	Payroll Deductions		393.85
DD23366.43	29/03/2016 COMMONWALTH ESSENTIAL SUPER	Superannuation Contributions		58.90
DD23366.44	29/03/2016 UNI SUPER	Superannuation Contributions		139.84
DD23366.45	29/03/2016 NORTH PERSONAL SUPERANNUATION	Payroll Deductions		43.10
DD23366.46	29/03/2016 MTAA SUPERANNUATION FUND	Superannuation Contributions		181.01
DD23366.47	29/03/2016 THE UNIVERSAL SUPER SCHEME	Superannuation Contributions		186.68
DD23366.48	29/03/2016 MACAULAY SUPER FUND	Superannuation Contributions		203.57
DD23366.49	29/03/2016 AMP SUPERANNUATION SAVINGS	Superannuation Contributions		621.74
DD23366.50	29/03/2016 HESTA SUPER FUND	Superannuation Contributions		829.94
DD23366.51	29/03/2016 KEZ AND JOHN MITCHELL SUPERANNUATION FUND	Superannuation Contributions		268.46
DD23366.52	29/03/2016 WEALTH PERSONAL SUPER	Payroll Deductions		224.85
DD23366.53	29/03/2016 AMP SUPERANNUATION SAVINGS	Superannuation Contributions		1 330.10
EFT107147	07/04/2016 JADES @ 14 PEELS PLACE	235 Catering		1 358.50
EFT107148	07/04/2016 ABA SECURITY	Security Services		363.00

EFT107149	07/04/2016 ACORN TREES AND STUMPS	Clearing - Tree Removal	REPORT ITEM CSF 240 REFERS 2	030.00
EFT107150	07/04/2016 AD CONTRACTORS PTY LTD	Works & Services - Perkins Beach Road		136 536.27
EFT107151	07/04/2016 ALBANY INDUSTRIAL SERVICES PTY LTD	Equipment Hire		34 756.70
EFT107152	07/04/2016 OPTEON (ALBANY AND GREAT SOUTHERN WA)	Professional Services		440.00
EFT107153	07/04/2016 ALBANY GAS CENTRE PTY LTD	Plumbing Service/Installation		88.00
EFT107154	07/04/2016 ALBANY REFRIGERATION	Air-conditioning & Refrigeration Maintenance		1 069.09
EFT107155	07/04/2016 ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies		761.00
EFT107156	07/04/2016 ALBANY BASKETBALL ASSOCIATION	Kidsport Vouchers		130.00
EFT107157	07/04/2016 ALBANY QUALITY LAWNMOWING	Lawn Mowing		110.00
EFT107158	07/04/2016 ALBANY MILK DISTRIBUTORS	Milk Deliveries		18.30
EFT107159	07/04/2016 ALBANY OFFICE PRODUCTS DEPOT	Material Supply - Aluminium Frames		588.00
EFT107160	07/04/2016 ALBANY STAINLESS STEEL	Material Supply - Brackets		522.50
EFT107161	07/04/2016 ALBANY MATTRESS CLEANING	Cleaning Services		180.00
EFT107162	07/04/2016 ALBANY COMMUNICATIONS ENGINEERING PTY LTD	Installation Of New Telstra Road Crossing		5 115.00
EFT107163	07/04/2016 ALINTA	Gas Usage Charges		219.00
EFT107164	07/04/2016 AMPHIBIAN PLUMBING AND GAS	Plumbing Repairs And Maintenance		18 985.60
EFT107165	07/04/2016 PAPERBARK MERCHANTS	Newspapers/Books/Magazines/Stationery		229.06
EFT107166	07/04/2016 ANNETTE DAVIS	Event Curation And Co-Ordination		2 200.00
EFT107167	07/04/2016 APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentice Fees		1 290.30
EFT107168	07/04/2016 ATC WORK SMART	Casual Staff/Apprentice Fees		19 540.86
EFT107169	07/04/2016 AUSSIE DRAWCARDS PTY LTD	Subscription - Play Albany Brochure - 1 Year		3 843.00
EFT107170	07/04/2016 BAREFOOT CLOTHING MANUFACTURERS	Uniforms		288.20
EFT107171	07/04/2016 BENNETTS BATTERIES	Material Supply - Engine Lubricants		2 745.60
EFT107172	07/04/2016 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services		15 453.53
EFT107173	07/04/2016 MP & EA BENWELL	Rates Refund		104.56
EFT107174	07/04/2016 BEST OFFICE SYSTEMS	Photocopier Charges		896.55
EFT107175	07/04/2016 BEWITCHED CLEANING SERVICES	Cleaning Services		99.00
EFT107176	07/04/2016 BLACK AND WHITE CONCRETING	Construction Of Concrete Footpath		27 270.00
EFT107177	07/04/2016 BLACKWOODS	Material Supply - Concrete, PPE & Paint		1 453.51
EFT107178	07/04/2016 BLOOMIN FLOWERS	Delivery of Wreath		80.00
EFT107179	07/04/2016 ALBANY PA AND LIGHTING (KEVIN BLYTH)	Supply & Installation of Temporary Cinema		950.00
EFT107180	07/04/2016 ALBANY BOBCAT SERVICES	Equipment Hire		2 664.75
EFT107181	07/04/2016 BRANDNET PTY LTD T/AS MILITARY SHOP	Merchandise Order - NAC		5 414.70
EFT107182	07/04/2016 COLIN BRINHAM FENCING & RETAINING WALLS	Equipment Hire		4 493.50
EFT107183	07/04/2016 BRIDGESTONE AUSTRALIA LTD	Tyre Replacement/Maintenance		2 213.10
EFT107184	07/04/2016 CONSTRUCTION TRAINING FUND	BCITF Levy For March 2016		19 237.46
EFT107185	07/04/2016 BUILDING COMMISSION	BSL Levy For March 2016		16 171.71
EFT107186	07/04/2016 BUNNINGS GROUP LIMITED	Hardware Supplies/Tools		259.10
EFT107187	07/04/2016 C&C MACHINERY CENTRE	Material Supply - Vehicle Equipment/Parts		251.80
EFT107188	07/04/2016 CAMTRANS ALBANY PTY LTD	Freight		11 054.40
EFT107189	07/04/2016 CHADSON ENGINEERING PTY LTD	Material Supply - Pool Maintenance Equipment		976.14
EFT107190	07/04/2016 CHANEY ARCHITECTURE	Professional Services - Space Planning		15 180.00
EFT107191	07/04/2016 BIS CLEANAWAY LIMITED	Rubbish Removal Contract		2 918.85
EFT107192	07/04/2016 COATES HIRE OPERATIONS PTY LIMITED	Equipment Hire		468.20
EFT107193	07/04/2016 COLES SUPERMARKETS AUSTRALIA PTY LTD	Groceries		327.69
EFT107194	07/04/2016 CONNECTION REALTY	Rates Refund		1 357.55

EFT107195	07/04/2016 ALBANY SIGNS	Material Supply - Signs	REPORT ITEM CSF 240 REFERS	577.50
EFT107196	07/04/2016 CRUMPS CANVAS	Supply & Installation of Canvas Awning		602.80
EFT107197	07/04/2016 HOLCIM (AUSTRALIA) PTY LTD	Material Supply - Steel		5 442.07
EFT107198	07/04/2016 CTA (WA) PTY LTD	Supply & Delivery Of Architectural Tactile Indicators		14 090.00
EFT107199	07/04/2016 AL CURNOW HYDRAULICS	Material Supply - Vehicle Equipment/Parts		142.25
EFT107200	07/04/2016 D & K ENGINEERING	Supply & Installation Of Loading Hooks		1 884.20
EFT107201	07/04/2016 DAVID GRAY AND COMPANY PTY LTD	Material Supply - Security Locks		809.82
EFT107202	07/04/2016 DAVRIC AUSTRALIA	Merchandise Order - AVC		2 046.00
EFT107203	07/04/2016 DE JONGE MECHANICAL REPAIRS	Vehicle Service/Maintenance		381.00
EFT107204	07/04/2016 CGS QUALITY CLEANING	Cleaning Services		857.05
EFT107205	07/04/2016 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Material Supply - Cleaning Products		1 208.40
EFT107206	07/04/2016 DYLAN'S ON THE TERRACE	Catering		554.50
EFT107207	07/04/2016 EARLY BIRD LANDSCAPING	Works & Services - Landscaping		1 760.00
EFT107208	07/04/2016 ALBANY ENGINEERING COMPANY	Material Supply - Components For Concrete Railing		1 283.37
EFT107209	07/04/2016 EYERITE SIGNS	Material Supply - Signs		1 966.80
EFT107210	07/04/2016 FIRE & SAFETY WA	Material Supply - Fire Brigade PPE		484.00
EFT107211	07/04/2016 THE FIXUPPERY	Cleaning Services		475.99
EFT107212	07/04/2016 ALL TRUCK REPAIRS	Vehicle Parts/Maintenance		104.50
EFT107213	07/04/2016 FLIPS ELECTRICS	Repairs		973.50
EFT107214	07/04/2016 TAMMIE FLOWER	Group Fitness Instruction		405.00
EFT107215	07/04/2016 FORPARK AUSTRALIA	Material Supply - Play Equipment Eyre Park		29 037.80
EFT107216	07/04/2016 SOUTHERN ELECTRICS	Electrical Repairs/Maintenance		183.70
EFT107217	07/04/2016 GLOBAL MARINE ENCLOSURES PTY LTD	Material Supply - Shark Barrier System		65 902.00
EFT107218	07/04/2016 GNOWERAN SPRAYING	Spraying Services - Airport		1 519.13
EFT107219	07/04/2016 GREAT SOUTHERN GROUP TRAINING	Casual Staff/Apprentice Fees		5 558.96
EFT107220	07/04/2016 GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	Training - OSH Course		1 644.34
EFT107221	07/04/2016 GREEN SKILLS INCORPORATED	Casual Staff/Apprentice Fees		3 069.48
EFT107222	07/04/2016 SOUTHERN SHARPENING SERVICES	Fire Panel Testing		352.00
EFT107223	07/04/2016 GSP WORKFORCE	Gardening Services		210.00
EFT107224	07/04/2016 GREAT SOUTHERN SAND AND LANDSCAPING	Material Supply - Top Soil		57 086.00
EFT107225	07/04/2016 GREAT SOUTHERN SUPPLIES	Material Supply - Public Convenience Equipment		3 489.82
EFT107226	07/04/2016 GREENWAY ENTERPRISES	Material Supply - Reticulation Products		8 823.75
EFT107227	07/04/2016 S GRIMMER	Staff Reimbursement		27.40
EFT107228	07/04/2016 FIRST NATIONAL REAL ESTATE	Storage Unit Rental		2 002.22
EFT107229	07/04/2016 HAYAGRIVA ALBANY BUDDHIST GROUP	Refund		60.00
EFT107230	07/04/2016 HELEN MUNT	Professional Services - Heritage Advisory		2 805.00
EFT107231	07/04/2016 INSTANT WEIGHING	Electrical Repairs/Maintenance		1 386.00
EFT107232	07/04/2016 JACK THE CHIPPER	Mulching Services		1 322.75
EFT107233	07/04/2016 THE JAFFA ROOM / ARTISTRALIA	Copyright For Public Screening		770.00
EFT107234	07/04/2016 ALBANY MAPPING AND SURVEYING SERVICES	Surveying Services		1 214.95
EFT107235	07/04/2016 JASON SIGNMAKERS	Material Supply - Signs		1 336.72
EFT107236	07/04/2016 JJ'S HIAB SERVICES & JJ'S GREAT SOUTHERN	Pick Up And Delivery Charges		2 328.48
EFT107237	07/04/2016 KAEBEL LEISURE PTY LTD	Material Supply - Play Equipment Manufactured		4 080.59
EFT107238	07/04/2016 KARRABIN PTY LTD	Rates Refund		281.47
EFT107239	07/04/2016 GEORGIA ROBYN KIDMAN	237 Group Fitness Instruction		180.00
EFT107240	07/04/2016 KRYSTA GUILLE PHOTOGRAPHY	Photography Services		308.00

EFT107241	07/04/2016 LA FREEGARD	Slashing Services	REPORT ITEM CSF 240 REFERS	230.00
EFT107242	07/04/2016 THE LAKE HOUSE DENMARK	Merchandise Order - NAC		531.00
EFT107243	07/04/2016 CAMERON LANGRIDGE	Merchandise Order - AVC		60.20
EFT107244	07/04/2016 LEASE CHOICE	Monthly Lease Photocopiers	1	246.83
EFT107245	07/04/2016 STATE LIBRARY OF WESTERN AUSTRALIA	State Library Freight Recoup	2	301.97
EFT107246	07/04/2016 MARIO LIONETTI	Groceries		134.56
EFT107247	07/04/2016 LMW HEGNEY	Professional Services		770.00
EFT107248	07/04/2016 LORLAINE DISTRIBUTORS PTY LTD	Material Supply - Cleaning Products		71.90
EFT107249	07/04/2016 MARIANTHE LOUCATARIS	Professional Services - Event Coordination	3	000.00
EFT107250	07/04/2016 L FRAIA	Rates Refund		527.60
EFT107251	07/04/2016 RL & KJ MACKENZIE (GLENORAN LEATHER)	Merchandise Order - AVC		251.00
EFT107252	07/04/2016 ALBANY CITY MOTORS	Vehicle Parts/Repairs		83.90
EFT107253	07/04/2016 MARSHALL MOWERS	Material Supply - Lawn Mowers (Less Trade-In)	8	269.00
EFT107254	07/04/2016 VICKI MICHELLE MARTIN	Group Fitness Instruction		495.00
EFT107255	07/04/2016 C MCDONALD	Rates Refund		420.73
EFT107256	07/04/2016 MCINTOSH AND SON	Material Supply - Vehicle Equipment/Parts	1	304.25
EFT107257	07/04/2016 MCKAILS GENERAL STORE	Material Supply - Alcohol - VAC Exhibitions		467.00
EFT107258	07/04/2016 TRUDY ANNE MEHRER	Merchandise Order - AVC		296.25
EFT107259	07/04/2016 METROOF ALBANY	Building Maintenance		596.86
EFT107260	07/04/2016 MIDALIA STEEL PTY LTD	Material Supply - Steel		10.92
EFT107261	07/04/2016 MJB INDUSTRIES PTY LTD	Material Supply - Manhole Inserts, Concrete Inserts & Inserts	12	914.08
EFT107262	07/04/2016 MOUNT ROMANCE AUSTRALIA PTY LTD	Merchandise Order - NAC	4	839.01
EFT107263	07/04/2016 NURRUNGA COMMUNICATIONS	Repairs/Maintenance Radios		86.30
EFT107264	07/04/2016 LYNDA MYRA MOYLAN	Easter & School Holiday Program 2016	1	641.00
EFT107265	07/04/2016 PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	Freights		454.30
EFT107266	07/04/2016 ALBANY NEWS DELIVERY	Newspaper Deliveries		25.04
EFT107267	07/04/2016 ALBANY NEWS DELIVERY	Newspaper Deliveries		198.69
EFT107268	07/04/2016 NOVUS AUTOGLASS REPAIRS & REPLACEMENTS	Material Supply - Vehicle Windscreen		480.00
EFT107269	07/04/2016 OCS SERVICES PTY LTD	Cleaning Services	22	467.85
EFT107270	07/04/2016 OFFICEWORKS SUPERSTORES PTY LTD	Material Supply - Amenities For Training		133.64
EFT107271	07/04/2016 OPUS INTERNATIONAL CONSULTANTS LTD	Professional Services - Design & Modelling	3	994.38
EFT107272	07/04/2016 ORIGIN ENERGY	Bulk Gas Supplies	7	962.75
EFT107273	07/04/2016 PAUL ARMSTRONG PANELBEATERS	Insurance Excess Payment		300.00
EFT107274	07/04/2016 PENROSE PROFESSIONAL LAWN CARE	Lawn Mowing		264.00
EFT107275	07/04/2016 AUSTRALASIAN PERFORMING RIGHT ASSOCIATION	Music Licence		167.78
EFT107276	07/04/2016 PFD FOOD SERVICES PTY LTD	Catering		145.70
EFT107277	07/04/2016 ALBANY POLICE AND CITIZENS YOUTH CLUB	Bus Hire		500.00
EFT107278	07/04/2016 R POLETTE	Staff Reimbursement		125.90
EFT107279	07/04/2016 PROTECTOR ALSAFE INDUSTRIES PTY LTD	Material Supply - Safety Equipment	1	639.44
EFT107280	07/04/2016 505 REGIONAL CADET UNIT	Kidsport Voucher		150.00
EFT107281	07/04/2016 REXEL AUSTRALIA	Material Supply - Electrical Equipment		142.67
EFT107282	07/04/2016 NATASHA ELLEN ROLFE	Events Promotions		200.00
EFT107283	07/04/2016 SERENA MCLAUCHLAN	Professional Services - Ephemeral Public Project		597.50
EFT107284	07/04/2016 SCRIBE PUBLICATIONS PTY LTD	Merchandise Order - NAC		669.35
EFT107285	07/04/2016 SEASHORE ENGINEERING PTY LTD	Professional Services - Boating Strategic Plan	27	582.92
EFT107286	07/04/2016 SECUREPAY PTY LTD	IT Security		77.62

EFT107287	07/04/2016 SHILLER IMAGES	Merchandise Order - NAC	REPORT ITEM CSF 240 REFERS 2 310.41
EFT107288	07/04/2016 S KLOSE	Staff Reimbursement	69.00
EFT107289	07/04/2016 SKILL HIRE WA PTY LTD	Casual Staff/Apprentice Fees	9 703.67
EFT107290	07/04/2016 SMITHS ALUMINIUM AND 4WD CENTRE	Supply & Installation Of Fire Hydrant Cover	300.00
EFT107291	07/04/2016 SOUTHERN TOOL & FASTENER CO	Material Supply - Tools & Equipment	1 295.87
EFT107292	07/04/2016 SOUTHCOAST SECURITY SERVICE	Security Services	158.40
EFT107293	07/04/2016 STIRLING PRINT	Printing Services	857.20
EFT107294	07/04/2016 SUNNY SIGN COMPANY	Material Supply - Signs	1 430.00
EFT107295	07/04/2016 ALBANY LOCK SERVICE	Material Supply - Locks	136.00
EFT107296	07/04/2016 SYNERGY	Electricity Supplies	25 600.95
EFT107297	07/04/2016 T & C SUPPLIES	Tools/Maintenance	1 359.14
EFT107298	07/04/2016 TALIS CONSULTANTS PTY LTD	Professional Services - Feasibility Study	45 798.60
EFT107299	07/04/2016 TEX ONSITE PTY LTD	Electrical Testing/Maintenance	893.84
EFT107300	07/04/2016 THURLBY HERB FARM	Merchandise Order - NAC	1 044.14
EFT107301	07/04/2016 TOLL FAST	Freight	1 400.00
EFT107302	07/04/2016 SL TOOLE & ML GARDINER	Rates Refund	240.48
EFT107303	07/04/2016 CAROLYN FRANCIS TRAPNELL	Merchandise Order - AVC	860.00
EFT107304	07/04/2016 UMBRELLA ENTERTAINMENT PTY LTD	Programming Screening Rights - Outdoor Cinema	385.00
EFT107305	07/04/2016 VANCOUVER WASTE SERVICES PTY LTD	Material Supply - Sand	2 583.76
EFT107306	07/04/2016 THE VINTAGE SPORTS CAR CLUB OF WA (INC)	Sponsorship Of The Albany Classic Motor Event 2015/16	16 500.00
EFT107307	07/04/2016 VOEGELER CREATIONS	Merchandise Order - NAC	1 520.00
EFT107308	07/04/2016 WESTERN AUSTRALIAN CRICKET ASSOCIATION INC	Material Supply - Clay	69 600.00
EFT107309	07/04/2016 N WALKER	Staff Reimbursement	174.87
EFT107310	07/04/2016 WARREN BENNETT HOMES	Demolition Works	170 386.00
EFT107311	07/04/2016 WALGA	Customised Onsite Training	2 200.00
EFT107312	07/04/2016 WESTSHRED DOCUMENT DISPOSAL	Document Disposal Services	401.50
EFT107313	07/04/2016 WESTERN AUSTRALIAN MUSEUM	NAC Website Editing	935.27
EFT107314	07/04/2016 WESTERN POWER CORPORATION	Supply & Installation - Upgraded Street Lighting	5 761.00
EFT107315	07/04/2016 WHITFIELD ESTATE & PAWPRINT CHOCOLATE	Merchandise Order - NAC	653.06
EFT107316	07/04/2016 WILD EYED PRESS PTY LTD	Merchandise Order - NAC	648.45
EFT107317	07/04/2016 BO WONG	Documentation Of Exhibition	600.00
EFT107318	07/04/2016 WORLD MANAGER PTY LTD	Software Licence	2 640.00
EFT107319	07/04/2016 WREN OIL	Oil Waste Disposal - Hanrahan Tip	272.25
EFT107320	07/04/2016 WURTH AUSTRALIA PTY LTD	Material Supply - Vehicle Components	148.70
EFT107321	07/04/2016 ZENITH LAUNDRY	Laundry Services/Hire	82.99
EFT107322	07/04/2016 ZIPFORM	Printing Services	4 977.50
DD23381.2	04/04/2016 HOSTPLUS PTY LTD	Payroll Deductions	22.56
EFT107323	12/04/2016 J HAEUSLER	Refund	199.00
EFT107324	12/04/2016 Y XIAO	Refund	100.00
EFT107325	12/04/2016 WESTERN AUSTRALIAN TREASURY CORPORATION	Loan Repayment	124 627.20
EFT107326	12/04/2016 NICOLETTE MULCAHY	Councillor Attendance & Travel Allowance 1/4/16 - 30/4/16	2 184.17
EFT107327	14/04/2016 ABA SECURITY	Security Services	143.00
EFT107328	14/04/2016 ACORN TREES AND STUMPS	Tree Pruning/Maintenance	2 530.00
EFT107329	14/04/2016 ACTIV FOUNDATION INC.	Material Supply - Cleaning Products	90.00
EFT107330	14/04/2016 AD CONTRACTORS PTY LTD	Equipment Hire	6 325.55
EFT107331	14/04/2016 ADVERTISER PRINT	Advertising	3 168.00

EFT107332	14/04/2016 ALBANY SECURITY SUPPLIES	Supply And Installation - Roller Shutters	1 950.00
EFT107333	14/04/2016 ALBANY BRAKE AND CLUTCH	Material Supply - Vehicle Components	29.70
EFT107334	14/04/2016 ALBANY INDUSTRIAL SERVICES PTY LTD	Equipment Hire	17 870.38
EFT107335	14/04/2016 ALBANY V-BELT AND RUBBER	Material Supply - Vehicle Components	1 247.58
EFT107336	14/04/2016 ALBANY CURTAIN CENTRE	Supply & Installation Of Officer Curtains	2 452.00
EFT107337	14/04/2016 ALBANY OFFICE PRODUCTS DEPOT	Stationery Supplies	1 487.50
EFT107338	14/04/2016 ALBANY BASKETBALL ASSOCIATION	Kidsport Vouchers	150.00
EFT107339	14/04/2016 ALBANY PLASTERBOARD COMPANY	Equipment Hire	660.00
EFT107340	14/04/2016 ALBANY PSYCHOLOGICAL SERVICES	Professional Services - EAP Consultation Fees	1 760.00
EFT107341	14/04/2016 ALBANY WALLCUTTING SERVICES	Works & Services - Driveway Repairs	660.00
EFT107342	14/04/2016 ALBANY MILK DISTRIBUTORS	Milk Order	595.84
EFT107343	14/04/2016 ALBANY LEGAL PTY LTD	Professional Services	5 337.20
EFT107344	14/04/2016 ALBANY MATTRESS CLEANING	Cleaning Services	180.00
EFT107345	14/04/2016 ALBANY FORD & CHRYSLER JEEP	Material Supply - Vehicle Components	86.00
EFT107346	14/04/2016 ALBUSIDUS PTY LTD	Rates Refund	4 332.21
EFT107347	14/04/2016 AMPHIBIAN PLUMBING AND GAS	Plumbing Maintenance	6 231.40
EFT107348	14/04/2016 APPRENTICE & TRAINEESHIP COMPANY	Casual Staff/Apprentice Fees	1 290.30
EFT107349	14/04/2016 ARDESS NURSERY	Nursery Supplies	513.30
EFT107350	14/04/2016 ATC WORK SMART	Casual Staff/Apprentice Fees	8 489.03
EFT107351	14/04/2016 AUSTRALIA POST	Postage/Agency Fees	3 603.63
EFT107352	14/04/2016 ALBANY AUTOSPARK	Vehicle Repairs/Parts	41.00
EFT107353	14/04/2016 MICHELLE BACKHOUSE	Reimbursements For Snake Run Project Items	122.84
EFT107354	14/04/2016 BALL BODY BUILDERS	Vehicle Parts/Maintenance	1 001.00
EFT107355	14/04/2016 QUALITY SUITES BANKSIA GARDENS ALBANY	Accommodation - D Dai	440.00
EFT107356	14/04/2016 BAREFOOT CLOTHING MANUFACTURERS	Uniforms	249.95
EFT107357	14/04/2016 BARRETT'S MINI EARTHMOVING & CHIPPING	Tree Removal/Maintenance	3 877.00
EFT107358	14/04/2016 BENARA NURSERIES	Material Supply - Plants	1 281.58
EFT107359	14/04/2016 BENNETTS BATTERIES	Material Supply - Batteries	88.00
EFT107360	14/04/2016 ADVANCED TRAFFIC MANAGEMENT WA PTY LTD	Traffic Control Services	10 340.37
EFT107361	14/04/2016 K BENSON	Rates Refund	547.42
EFT107362	14/04/2016 BERTOLA HIRE SERVICES ALBANY PTY LTD	Equipment Hire	514.80
EFT107363	14/04/2016 BLACKWOODS	Hardware Supplies	63.55
EFT107364	14/04/2016 BMT OCEANICA PTY LTD	Remote Imagery Unit & Camera Retrieval/Swap	770.00
EFT107365	14/04/2016 BOBS BIKES	BMX Competition - Event Prizes	448.50
EFT107366	14/04/2016 BOC GASES AUSTRALIA LIMITED	Monthly Container Rental	129.33
EFT107367	14/04/2016 BOND ELECTRICS	Electrical Repairs/Maintenance	4 724.50
EFT107368	14/04/2016 BOOKEASY AUSTRALIA PTY LTD	Bookeasy Booking Commission	3 089.60
EFT107369	14/04/2016 BRANDNET PTY LTD T/AS MILITARY SHOP	Merchandise Order - NAC	3 187.62
EFT107370	14/04/2016 BUNNINGS GROUP LIMITED	Material Supply - Fertiliser	104.20
EFT107371	14/04/2016 CABCHARGE AUSTRALIA LIMITED	Cab Charges	513.27
EFT107372	14/04/2016 CALIBRE CARE	Material Supply - Handigrip	72.60
EFT107373	14/04/2016 CALTEX AUSTRALIA PETROLEUM PTY LTD	Star Card Fuel Purchases - March 2016	4 818.27
EFT107374	14/04/2016 CALTEX AUSTRALIA PETROLEUM PTY LTD	Fuel Supplies	20 779.13
EFT107375	14/04/2016 STEPH CALVERT	Refund	889.70
EFT107376	14/04/2016 CAMTRANS ALBANY PTY LTD	Material Supply - Paving	13 160.00
EFT107377	14/04/2016 DONNA CAMERON DESIGN	Bella Kelly Retrospective Website	9 826.85

EFT107378	14/04/2016 CAPE AGENCIES	Maintenance - Cape Riche	REPORT ITEM CSF 240 REFERS	129.30
EFT107379	14/04/2016 J & S CASTLEHOW ELECTRICAL SERVICES	Electrical Repairs/Maintenance		4 578.61
EFT107380	14/04/2016 THE CENTRE OF SUSTAINABLE TOURISM	The Snake Run Evaluation		1 680.00
EFT107381	14/04/2016 CLARK EQUIPMENT SALES PTY LTD	Parts & Equipment		41.82
EFT107382	14/04/2016 CLARK TYRES	Tyre Purchases/Maintenance		780.00
EFT107383	14/04/2016 BIS CLEANAWAY LIMITED	Rubbish Removal Contract		259 945.97
EFT107384	14/04/2016 SUE CODEE	Merchandise Order - AVC		140.00
EFT107385	14/04/2016 M COLE	Staff Reimbursement		4 000.00
EFT107386	14/04/2016 COMMON GROUND TRAILS PTY LTD	Albany Heritage Park - Trails Management Plan		8 305.00
EFT107387	14/04/2016 COURIER AUSTRALIA	Freight Charges		1 719.01
EFT107388	14/04/2016 C COX	Staff Reimbursement		82.00
EFT107389	14/04/2016 HOLCIM (AUSTRALIA) PTY LTD	Material Supply - Concrete		1 191.34
EFT107390	14/04/2016 JAMES FRANCIS CUMBERLAND-BROWN	Merchandise Order - AVC		70.00
EFT107391	14/04/2016 AL CURNOW HYDRAULICS	Vehicle Parts/Maintenance		187.73
EFT107392	14/04/2016 BRONWYN CUTLER	EAP Counselling Services		165.00
EFT107393	14/04/2016 CYNERGIC COMMUNICATIONS	IT Services		843.90
EFT107394	14/04/2016 JANINE DETERMES	Group Fitness Instruction		495.00
EFT107395	14/04/2016 G & M DETERGENTS & HYGIENE SERVICES ALBANY	Hygiene Contract		1 800.89
EFT107396	14/04/2016 DISTINCTLY TRAVEL MANAGEMENT PTY LTD	Professional Services - Destination Marketing		1 100.00
EFT107397	14/04/2016 DS AGENCIES	Material Supply - Aluminium Frames		16 863.00
EFT107398	14/04/2016 EASIFLEET MANAGEMENT	Novated Lease Fees		7 364.94
EFT107399	14/04/2016 EDEN GATE ESTATE	Merchandise Order - NAC		483.00
EFT107400	14/04/2016 J FERRELL	Staff Reimbursement		51.45
EFT107401	14/04/2016 THE FIXUPPERY	Cleaning Services		647.99
EFT107402	14/04/2016 CAROLYN FLETT LEADLIGHTS	Merchandise Order - AVC		65.00
EFT107403	14/04/2016 FLIPS ELECTRICS	Electrical Repairs/Maintenance		396.00
EFT107404	14/04/2016 TAMMIE FLOWER	Group Fitness Instruction		450.00
EFT107405	14/04/2016 FLYING HARVEST - ZAREPHATH WINES	Material Supply - Alcohol - Civic Functions & Receptions		660.00
EFT107406	14/04/2016 FORPARK AUSTRALIA	Material Supply - Play Equipment - Eyre Park		1 644.50
EFT107407	14/04/2016 FOXTEL MANAGEMENT PTY LTD	Foxtel Business Premium Package Monthly Subscription Fee		420.00
EFT107408	14/04/2016 FYNTRIM PTY LTD	Material Supply - Speciality Poles - York Street Upgrade		23 584.98
EFT107409	14/04/2016 JEFFREY ALLAN GIBB	Merchandise Order - NAC		187.50
EFT107410	14/04/2016 GIBSON INTERNATIONAL LTD	Professional Services - Characters Posts - NAC		4 583.36
EFT107411	14/04/2016 GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	Staff Training - Chemical Handling		1 451.98
EFT107412	14/04/2016 GREEN SKILLS INCORPORATED	Casual Staff/Apprentice Fees		13 379.59
EFT107413	14/04/2016 GREAT SOUTHERN PEST AND WEED CONTROL	Pest Control Services		935.00
EFT107414	14/04/2016 SOUTHERN SHARPENING SERVICES	Material Supply - Fire Extinguisher		195.00
EFT107415	14/04/2016 GREAT SOUTHERN SUPPLIES	Uniforms		2 052.39
EFT107416	14/04/2016 GREAT SOUTHERN TURF	Material Supply - Turf		2 700.00
EFT107417	14/04/2016 GT BEARING AND ENGINEERING SUPPLIES	Material Supply - Tie Down Netting		255.00
EFT107418	14/04/2016 JR AND A HERSEY PTY LTD	Material Supply - Safety Gloves		514.80
EFT107419	14/04/2016 H AND H ARCHITECTS	Architectural Services		10 936.20
EFT107420	14/04/2016 H HUTCHINSON	Staff Reimbursement		99.00
EFT107421	14/04/2016 HYBLA RESTAURANT AND BAR	Catering		285.60
EFT107422	14/04/2016 IBIS STYLES ALBANY	Refund		61.05
EFT107423	14/04/2016 ICS GROUP AUTO ELECTRICAL & AIR CONDITIONING	Repairs & Maintenance		396.00

EFT107424	14/04/2016 IDENTITY CREATIVE	Civic Welcome Invitation	REPORT ITEM CSF 240 REFERS	214.50
EFT107425	14/04/2016 ALBANY MAPPING AND SURVEYING SERVICES	Surveying Services		4 258.27
EFT107426	14/04/2016 JOCK'S COMMERCIAL MOWING	Contract Mowing		8 195.70
EFT107427	14/04/2016 JOHN KINNEAR AND ASSOCIATES	Surveying Services		7 316.65
EFT107428	14/04/2016 JUST SEW EMBROIDERY	Uniforms		85.80
EFT107429	14/04/2016 JUST A CALL DELIVERIES	Internal Mail Deliveries		1 063.59
EFT107430	14/04/2016 KIDSAFE WESTERN AUSTRALIA	Playground Standards Training Undertaken		600.00
EFT107431	14/04/2016 GEORGIA ROBYN KIDMAN	Group Fitness Instruction		315.00
EFT107432	14/04/2016 MICHELLE KINNEAR	Group Fitness Instruction		25.00
EFT107433	14/04/2016 KMART ALBANY	Material Supply - DCC Materials		234.25
EFT107434	14/04/2016 KOSTER'S OUTDOOR PTY LTD	Repairs & Maintenance		180.00
EFT107435	14/04/2016 LATRO LAWYERS	Professional Services		2 116.10
EFT107436	14/04/2016 A LENZ	Staff Reimbursement		37.00
EFT107437	14/04/2016 MARIO LIONETTI	Groceries		163.79
EFT107438	14/04/2016 LOCKEEZ LUNCHBAR	Catering		150.00
EFT107439	14/04/2016 DIANNE LOFTS- TAYLOR	Public Interactive Art Exhibition		1 200.00
EFT107440	14/04/2016 M & B SALES PTY LTD	Material Supply - Timber		105.52
EFT107441	14/04/2016 SOUTH COAST WOODWORKS GALLERY	Merchandise Order - NAC		1 661.13
EFT107442	14/04/2016 ALBANY CITY MOTORS	Material Supply - Isuzu Truck		135 363.71
EFT107443	14/04/2016 MARSHALL MOWERS	Adjustment For Second Hand Brushcutter		180.00
EFT107444	14/04/2016 VICKI MICHELLE MARTIN	Group Fitness Instruction		315.00
EFT107445	14/04/2016 INCH BY INCH HEALTH AND FITNESS	Group Fitness Instruction		90.00
EFT107446	14/04/2016 C MCKITTERICK	Rates Refund		412.23
EFT107447	14/04/2016 METROOF ALBANY	Material Supply - Welded Mesh		94.97
EFT107448	14/04/2016 MIDALIA STEEL PTY LTD	Material Supply - Steel		17.77
EFT107449	14/04/2016 MODERN TEACHING AIDS PTY LTD	Material Supply - Equipment DCC		283.48
EFT107450	14/04/2016 MOORE POWER & COOL	Installation Of Air Conditioning Base Systems		550.00
EFT107451	14/04/2016 MOSTERT, DJ & H	Merchandise Order - AVC		50.00
EFT107452	14/04/2016 MR GECKO	Material Supply - Urns		1 400.00
EFT107453	14/04/2016 MSS SECURITY	Security Services		48 682.52
EFT107454	14/04/2016 PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	Material Supply - Customised Manholes Covers		20 364.85
EFT107455	14/04/2016 ALBANY NEWS DELIVERY	Newspaper Deliveries		173.68
EFT107456	14/04/2016 ALBANY NEWS DELIVERY	Newspaper Deliveries		218.94
EFT107457	14/04/2016 OCS SERVICES PTY LTD	Cleaning Services		2 169.10
EFT107458	14/04/2016 OFFICEWORKS SUPERSTORES PTY LTD	Material Supply - Equipment - Mandala Town Hall Project		186.64
EFT107459	14/04/2016 OPUS INTERNATIONAL CONSULTANTS LTD	Design Services		1 628.00
EFT107460	14/04/2016 ORIGIN ENERGY	Bulk Gas Supplies		2 424.50
EFT107461	14/04/2016 PALMER EARTHMOVING (AUSTRALIA) PTY LTD	Works & Services - Road Construction		359 670.61
EFT107462	14/04/2016 PENNANT HOUSE	Repairs & Maintenance - Flag		36.30
EFT107463	14/04/2016 FULTON HOGAN INDUSTRIES	Works & Services - Road Construction		107 559.76
EFT107464	14/04/2016 PLASTICS PLUS	Material Supply - Plastic Crates		82.17
EFT107465	14/04/2016 KRISTIE PORTER	Group Fitness Instruction		1 080.00
EFT107466	14/04/2016 PRE-EMPTIVE STRIKE PTY LTD	Design Services		3 795.00
EFT107467	14/04/2016 PRECISION LASER SYSTEMS	Electrical Repairs/Maintenance		272.50
EFT107468	14/04/2016 PROTON PROMOTIONAL ADVERTISING PTY LTD	Material Supply - Promotional Bags		6 534.00
EFT107469	14/04/2016 KERRY JAYNE QUINLAN	Professional Services - First Aid Training		2 011.20

EFT107470	14/04/2016 REEVES AND COMPANY BUTCHERS PTY LTD
EFT107471	14/04/2016 REECE PTY LTD
EFT107472	14/04/2016 W P REID
EFT107473	14/04/2016 REXEL AUSTRALIA
EFT107474	14/04/2016 THE ROYAL LIFE SAVING SOCIETY WA INC
EFT107475	14/04/2016 RSL WA
EFT107476	14/04/2016 BG, E AND KE RUSS
EFT107477	14/04/2016 UNITED TOOLS ALBANY
EFT107478	14/04/2016 CHRISTINE MARY SARGENT
EFT107479	14/04/2016 SHIRLEY TSAO TOURISM MARKETING
EFT107480	14/04/2016 SKILL HIRE WA PTY LTD
EFT107481	14/04/2016 SMITHS ALUMINIUM AND 4WD CENTRE
EFT107482	14/04/2016 SOUTHERN TOOL & FASTENER CO
EFT107483	14/04/2016 SOUTHCOAST SECURITY SERVICE
EFT107484	14/04/2016 SOUTH COAST DIVING SUPPLIES
EFT107485	14/04/2016 STAR SALES AND SERVICE
EFT107486	14/04/2016 STATEWIDE BEARINGS
EFT107487	14/04/2016 BLUESCOPE DISTRIBUTION PTY LTD
EFT107488	14/04/2016 STEWART AND HEATON CLOTHING PTY LTD
EFT107489	14/04/2016 R STEPHENS
EFT107490	14/04/2016 STIRLING PRINT
EFT107491	14/04/2016 ST JOHN AMBULANCE ASSOCIATION WA INC
EFT107492	14/04/2016 STORM OFFICE NATIONAL
EFT107493	14/04/2016 STORAGE SOLUTIONS WA
EFT107494	14/04/2016 SUNNY SIGN COMPANY
EFT107495	14/04/2016 ALBANY LOCK SERVICE
EFT107496	14/04/2016 SUPERCHEAP AUTOS
EFT107497	14/04/2016 THE SURGERY
EFT107498	14/04/2016 SYNERGY
EFT107499	14/04/2016 T & C SUPPLIES
EFT107500	14/04/2016 TEEDE MORRIS & CO
EFT107501	14/04/2016 TESTO PTY LTD
EFT107502	14/04/2016 THINKWATER ALBANY
EFT107503	14/04/2016 THE TOFFEE FACTORY
EFT107504	14/04/2016 CAROLINE ELLEN TOMPKIN
EFT107505	14/04/2016 TRAILBLAZERS
EFT107506	14/04/2016 TRUCKLINE
EFT107507	14/04/2016 ALBANY TYREPOWER
EFT107508	14/04/2016 UBIQUITI WAREHOUSE
EFT107509	14/04/2016 UMBRELLA ENTERTAINMENT PTY LTD
EFT107510	14/04/2016 VANCOUVER WASTE SERVICES PTY LTD
EFT107511	14/04/2016 JULIA WARREN
EFT107512	14/04/2016 WESTERBERG PANEL BEATERS
EFT107513	14/04/2016 WESTRAC EQUIPMENT PTY LTD
EFT107514	14/04/2016 WHITFIELD ESTATE & PAWPRINT CHOCOLATE
EFT107515	14/04/2016 WOOLWORTHS LIMITED

Catering Supplies	REPORT ITEM CSF 240 REFERS	362.96
Material Supply - Plumbing Equipment		159.08
Works & Services - Brickpaving - York Street Upgrade		27 804.70
Material Supply - Plumbing Equipment		82.50
Call Centre Services - March 2016		317.02
Advertising		585.00
Earth Works - CPSP		11 000.00
Material Supply - Tools & Equipment		349.00
Group Fitness Instruction		225.00
Professional Services		600.00
Casual Staff/Apprentice Fees		6 289.92
Repairs & Maintenance		460.00
Material Supply - Tools & Equipment		49.00
Security Services		21 584.85
Professional Services - Dive Team - Shark Barrier		678.00
Hardware/Vehicle Parts		11.00
Vehicle Parts		57.40
Material Supply - Steel		133.30
Material Supply - PPE		580.15
Staff Reimbursement		108.00
Printing Services		103.20
Staff Training - First Aid		199.00
Material Supply - Office Furniture		384.00
Material Supply - Sea Container		6 490.00
Material Supply - Signs		1 653.30
Lock Service & Maintenance		1 711.50
Material Supply - Toolbox		52.48
Staff Consultation		73.65
Electricity Charges		69 009.67
Material Supply - Rotary Hammer		1 823.18
Catering		420.00
Material Supply - Thermometer - Mosquito Program		929.50
Material Supply - Irrigation Supplies		84.17
Merchandise Order - NAC		1 218.83
Group Fitness Instruction		315.00
Material Supply - Gift Voucher, Gas Refill & PPE		365.10
Vehicle Parts		15.88
Tyre Purchases/Maintenance		337.35
Material Supply - IT Hardware		2 100.42
Material Supply - DVD - ANZAC Day Programing		11.95
Material Supply - Bedding Mix (Fertiliser)		1 301.00
Group Fitness Instruction		450.00
Towing Of Abandoned Vehicles		282.00
Plant Parts & Repairs		1 666.42
Merchandise Order - NAC		47.85
Groceries		1 164.03

EFT107516	14/04/2016 YOUNGS SIDING GENERAL STORE	Material Supply - Fuel - VBFB	REPORT ITEM CSF 240 REFERS	656.47
EFT107517	14/04/2016 ZENITH LAUNDRY	Laundry Services/Hire		74.14
DD23426.1	12/04/2016 WA LOCAL GOVT SUPERANNUATION	Payroll Deductions	76	026.52
DD23426.2	12/04/2016 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL	Superannuation Contributions		461.54
DD23426.3	12/04/2016 ASGARD	Superannuation Contributions		854.20
DD23426.4	12/04/2016 BT SUPER FOR LIFE	Superannuation Contributions		185.47
DD23426.5	12/04/2016 AMP SUPERANNUATION SAVINGS	Superannuation Contributions		255.12
DD23426.6	12/04/2016 TAL SUPERANNUATION LIMITED	Superannuation Contributions		196.30
DD23426.7	12/04/2016 WEALTH PERSONAL SUPER	Superannuation Contributions		163.43
DD23426.8	12/04/2016 WEALTH PERSONAL SUPER	Superannuation Contributions		103.22
DD23426.9	12/04/2016 BT SUPER FOR LIFE	Superannuation Contributions		275.95
DD23426.10	12/04/2016 NATIONAL MUTUAL RETIREMENT FUND	Superannuation Contributions		121.56
DD23426.11	12/04/2016 HOSTPLUS PTY LTD	Superannuation Contributions		199.06
DD23426.12	12/04/2016 PRIME SUPER	Superannuation Contributions		487.23
DD23426.13	12/04/2016 MLC MASTERKEY BUSINESS SUPER	Superannuation Contributions		258.51
DD23426.14	12/04/2016 BANS COTT SUPER FUND	Superannuation Contributions		308.53
DD23426.15	12/04/2016 SUPERWRAP PERSONAL SUPER	Superannuation Contributions		407.13
DD23426.16	12/04/2016 COLONIAL FIRST STATE FIRSTCHOICE	Superannuation Contributions		492.45
DD23426.17	12/04/2016 OAK TREE SUPERANNUATION FUND	Superannuation Contributions		79.72
DD23426.18	12/04/2016 FIRST SUPER	Superannuation Contributions		196.30
DD23426.19	12/04/2016 ABUNDANT SPERANNUATION FUND	Payroll Deductions		409.29
DD23426.20	12/04/2016 CARE SUPER PTY LTD	Superannuation Contributions		189.96
DD23426.21	12/04/2016 FIRST STATE SUPER	Superannuation Contributions		620.63
DD23426.22	12/04/2016 WATER CORPORATION SUPERANNUATION PLAN	Superannuation Contributions		253.13
DD23426.23	12/04/2016 AUSTRALIAN SUPER	Payroll Deductions	5	589.82
DD23426.24	12/04/2016 SPECTRUM SUPER	Superannuation Contributions		291.95
DD23426.25	12/04/2016 SUPERWRAP PERSONAL SUPER	Superannuation Contributions		170.81
DD23426.26	12/04/2016 NORTH PERSONAL SUPERANNUATION	Superannuation Contributions		196.31
DD23426.27	12/04/2016 AJW SUPERANNUATION FUND	Superannuation Contributions		299.76
DD23426.28	12/04/2016 TTCSL ATF CRUELTY FREE SUPER	Superannuation Contributions		133.84
DD23426.29	12/04/2016 SUNSUPER SUPERANNUATION	Superannuation Contributions		485.23
DD23426.30	12/04/2016 LOCAL GOVERNMENT SUPER	Payroll Deductions		518.00
DD23426.31	12/04/2016 IOOF EMPLOYEE SUPER	Superannuation Contributions		252.36
DD23426.32	12/04/2016 RUSSELL SUPERSOLUTION MASTER	Superannuation Contributions		202.59
DD23426.33	12/04/2016 DESMO SUPERANNUATION FUND	Superannuation Contributions		174.29
DD23426.34	12/04/2016 AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation Contributions		216.03
DD23426.35	12/04/2016 ONEPATH MASTERFUND	Superannuation Contributions		156.21
DD23426.36	12/04/2016 MLC MASTERKEY SUPERANNUATION GOLD STAR	Superannuation Contributions		181.67
DD23426.37	12/04/2016 UNI SUPER	Superannuation Contributions		139.84
DD23426.38	12/04/2016 MTAA SUPERANNUATION FUND	Superannuation Contributions		170.85
DD23426.39	12/04/2016 THE UNIVERSAL SUPER SCHEME	Superannuation Contributions		186.68
DD23426.40	12/04/2016 MACAULAY SUPER FUND	Superannuation Contributions		182.66
DD23426.41	12/04/2016 AMP SUPERANNUATION SAVINGS	Superannuation Contributions		735.33
DD23426.42	12/04/2016 HESTA SUPER FUND	Superannuation Contributions		555.00
DD23426.43	12/04/2016 NORTH PERSONAL SUPERANNUATION	Payroll Deductions	244	13.07
DD23426.44	12/04/2016 KEZ AND JOHN MITCHELL SUPERANNUATION FUND	Superannuation Contributions		268.46

DD23426.45	12/04/2016 REST SUPERANNUATION	Superannuation Contributions	REPORT ITEM CSF 240 REFERS 3	329.78
DD23426.46	12/04/2016 WEALTH PERSONAL SUPER	Payroll Deductions		224.85
DD23426.47	12/04/2016 AMP SUPERANNUATION SAVINGS	Superannuation Contributions		1 330.10
<u>TOTALS</u>				7 182 703.92

REPORT ITEM CSF 241 REFERS

Document Number	Description	DATE SENT RECD
EDR1652934	COPY OF EXECUTED DOCUMENT ITEM: N/A RE:STATEMENT OF ENDORSEMENT FOR OFFICE OF BUSHFIRE RISK MANAGEMENT (OBRM) FOR REVIEW OF THE BUSHFIRE PRONE VEGETATION (BPV) DATA PARTIES: N/A SIGNED BY THE CEO 1 COPY.	16/03/2016
EDR1652935	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE:APPLICATION FOR REGIONAL GRANTS SCHEME FUNDING FROM GSDC THROUGH ROYALTIES FRO REGIONS FOR PUBLIC - PUBLIC ART SYMPOSIUM IN 2017 IN ALBANY PARTIES: GSDC (GREAT SOUTHERN DEVELOPMENT COMMISSION) SIGNED BY THE CEO 1 COPY.	16/03/2016
EDR1652955	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD PREFERRED SUPPLIER AGREEMENT P16002 PRINT MANAGEMENT PLAN PARTIES: BEST OFFICE SYSTEMS SIGNED BY THE CEO 1 COPY.	17/03/2016
EDR1653033	COPY OF EXECUTED DOCUMENT ITEM: N/A RE:CONTRACT OF SALE FOR 5 BETHEL WAY. CONTRACT IS CONDITIONAL UPON COUNCIL'S APPROVAL PARTIES: P & G WALTON SIGNED BY THE CEO AND MAYOR 1 COPY.	22/03/2016
EDR1653106	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.05.2015 ITEM CSF169 RE: PROPOSED ASSIGNMENT OF LEASE OVER LEASE PREMISES KNOWN AS THE THREE ANCHORS - RIGHT OF OCCUPANCY REQUIRED FOR THE TRANSFER OF LIQUOR LICENCE TO THE PROPOSED NEW TENANT PARTIES: DK HOSPITALITY #2 PTY LTD - DIRECTORS BEING DAVID CHRISTOPHER STEYLTER AND KATIE EMMA SWEETNAM SIGNED BY THE CEO 1 COPY.	24/03/2016
EDR1653108	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: PUBLIC: ART IN THE GREAT SOUTHERN ART FESTIVAL WITH LARGE SCALE WORKS ON A NUMBER OF IDENTIFIED WALLS IN THE ALBANY CITY CENTRE PARTIES: SOUTHERN PORT AUTHORITY SIGNED BY THE CEO 1 COPY.	24/03/2016
EDR1653139	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094	30/03/2016

REPORT ITEM CSF 241 REFERS

Document Number	Description	DATE SENT RECD
	RE: FEASIBILITY STUDY FOR MOTOR SPORTS TO REVIEW MEDIUM AND LONG TERM NEEDS, COA \$11,000, GSDC \$11,000 - REQUESTING \$22,000 FROM CSRFF PARTIES: DEPARTMENT SPORT AND RECREATION, CITY OF ALBANY, SHIRE OF DENMARK, SHIRE OF PLANTAGENET SIGNED BY THE CEO 1 COPY.	
EDR1653145	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.05.2015 ITEM CSF169 RE: REGIONAL ROAD GROUP FUNDING PARTIES: MAIN ROADS WA SIGNED BY THE CEO 1 COPY.	31/03/2016
EDR1653216	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: COASTAL ADAPTION AND PROTECTION GRANT APPLICATION PARTIES: DEPARTMENT OF TRANSPORT SIGNED BY THE CEO 1 COPY.	01/04/2016
EDR1653256	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: SETTLEMENT OF CLASS ACTION TAKEN AGAINST McGRAW-HILL (S & P) - RATING APPLIED TO FAILED CDO INVESTMENTS PARTIES: CITY OF SWAN AND OTHERS (CLASS ACTION INC COA) VS McGRAW HILL COMPANIES SIGNED BY THE CEO 1 COPY.	05/04/2016
EDR1653307	COPY OF EXECUTED DOCUMENT ITEM: N/A RE:WA CULTURAL ORGANISATION FORM IS BRINGING PUBLIC - ANNUAL FESTIVAL OF URBAN ART AND IDEAS TO GREAT SOUTHERN AND IN ALBANY 14-17 APRIL - ARTWORKS ON VARIOUS BUSINESS' WALLS PARTIES: MOU'S BETWEEN FORM, WANTON WELLS PTY LTD (HILLZEES), THELMA WALKER AND GRAHAM WALKER, OCEAN VIEW NOMINEES PTY LTD, ERIC WAKE AND KEVIN AND NADIA WATKINS SIGNED BY THE CEO AND MAYOR 1 COPY.	06/04/2016
EDR1653384	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD OF TENDER P16006 - SUPPLY AND DELIVERY OF PRIME MOVER PARTIES: TRUCK CENTRE WA SIGNED BY THE CEO 1 COPY.	11/04/2016
EDR1653385	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: COASTWEST GRANT APPLICATION MIDDLETON BAY SEAGRASS PRODUCTIVITY ASSESSMENT PARTIES: DEPARTMENT OF PLANNING SIGNED BY THE CEO 1 COPY.	11/04/2016

REPORT ITEM CSF 241 REFERS

Document Number	Description	DATE SENT RECD
EDR1653399	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION TO CLEAR NATIVE VEGETATION FOR DEMONSTRATION MOUNTAIN BIKE TRAIL ON MT CLARENCE PARTIES: DEPARTMENT OF ENVIRONMENT SIGNED BY THE CEO 1 COPY.	12/04/2016
EDR1653401	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 3.3 RE: BUILD A SHADE SHELTER OVER THE PUBLIC BBQ'S AT MILLS PARK, LITTLE GROVE PARTIES: N/A SIGNED BY THE CEO 1 COPY.	12/04/2016
EDR1653402	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 3.3 RE: BUILD A SINGLE CONTAINED PUBLIC TOILET AT BLACK SWAN POINT, TORNDIRUP PARTIES: N/A SIGNED BY THE CEO 1 COPY.	12/04/2016
EDR1653403	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: FINANCIAL ASSISTANT AGREEMENT CENTENNIAL PARK EASTERN AND WESTERN PRECINCT PARTIES: DEPARTMENT OF SPORT AND RECREATION SIGNED BY THE CEO 2 COPIES.	12/04/2016
EDR1653493	COPY OF EXECUTED DOCUMENT ITEM: OCM 18.09.2012 ITEM 1.1 RE: ANNUAL ENVIRONMENTAL REPORT AND AUDIT AND COMPLIANCE REPORT 2016- SOUTH STIRLING WASTE TRANSFER STATION - (L8738/2013/1) PARTIES: DEPARTMENT OF ENVIRONMENT REGULATION SIGNED BY THE CEO 1 COPY.	14/04/2016
EDR1653494	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: PROPOSED BEACH RAMP TO BE ERECTED AT LOT 10 FLINDERS PARADE, MIDDLETON BEACH PARTIES: N/A SIGNED BY THE CEO 1 COPY.	14/04/2016

REPORT ITEM CSF 241 REFERS

Document Number	Description	DATE SENT RECD
NCSR1652956	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM WS050 RE:ENDORSEMENT AND LODGEMENT FOR APPLICATION FOR NEW TITLE ON REGISTRATION OF FREEHOLD TITLE LOT 9002 ON DEPOSITED PLAN 406898 PARTIES: SIGNED BY THE CEO AND MAYOR 1 COPY.	17/03/2016
NCSR1653032	COPY OF COMMON SEAL ITEM: N/A RE:SECTION 70A FOR LOT 131 ON DEPOSITED PLAN 407743 - DOG KENNEL AND SPEEDWAY NOISE ADVICE, CLOSURE OF INTERIM ACCESS POINT ADVICE, NOISE ATTENUATION BUFFER ADVICE, SEWERAGE UNAVAILABILITY ADVICE/BUILDING CONSTRAINT PARTIES: TREVOR CHARLES SHEPPARD, TERESA MARY SHEPPARD SIGNED BY THE CEO AND MAYOR 5 COPIES.	22/03/2016
NCSR1653117	COPY OF COMMON SEAL ITEM: N/A RE:SECTION 70A FOR LOT 919 ON DEPOSITED PLAN 407741 - STORMWATER MANAGEMENT REQUIREMENTS; FIRE MANAGEMENT PLAN ADVICE PARTIES: HARRY A CAPARARO AND MATILDE M CAPARARO SIGNED BY THE CEO AND MAYOR 2 COPIES.	29/03/2016
NCSR1653118	COPY OF COMMON SEAL ITEM: N/A RE:WITHDRAWAL OF CAVEAT ON CERTIFICATE OF TITLE - PROGRESSING A FREEHOLD LAND ACQUISITION FOR DEDICATION AS ROAD RESERVE, AFFECTING PORTIONS OF CAMPBELL ROAD AND COCKBURN ROAD, MIRA MAR PARTIES: AMBRIDGE NOMINEES SIGNED BY THE CEO AND MAYOR 1 COPY.	29/03/2016
NCSR1653303	COPY OF COMMON SEAL ITEM: OCM 26.05.2015 ITEM CSF169 RE:DEED OF AGREEMENT OF LEASE - HANGAR SITE 28, ALBANY REGIONAL AIRPORT, 35615 ALBANY HIGHWAY DROME PARTIES: JACK SHINER - ASSIGNOR; TREVOR FREDERICK DE LANDGRAFFT AND ANDREW DAVID DUNCAN - ASSIGNEE SIGNED BY THE CEO AND MAYOR 3 COPIES.	06/04/2016
NCSR1653304	COPY OF COMMON SEAL ITEM: OCM 26.05.2015 ITEM CSF169 RE:ASSIGNMENT AND VARIATION OF LEASE FOR LEASE PREMISES THREE ANCHORS TO DK HOSPITALITY #2 PTY LTD FOR REMAINDER OF THE TERM PARTIES: COMMONWEALTH OF BANK OF AUSTRALIA; ASSIGNEE:DK HOSPITALITY #2 PTY LTD	06/04/2016

REPORT ITEM CSF 241 REFERS

Document Number	Description	DATE SENT RECD
	DIRECTORS AND GUARANTORS BEING DAVID STEYTLER AND KATIE SWEETNAM SIGNED BY THE CEO AND MAYOR 3 COPIES.	
NCSR1653305	COPY OF COMMON SEAL ITEM: N/A RE:SECTION 70A FOR LOT 101 AND 102 ON DEPOSITED PLAN 406195 - STORMWATER MANAGEMENT REQUIREMENTS PARTIES: IVAN L JANSZ SIGNED BY THE CEO AND MAYOR 1 COPY.	06/04/2016
NCSR1653386	COPY OF COMMON SEAL ITEM:N/A RE:LOTS 121 AND 122 ON DP407744 RESTRICTIVE COVENANT FOR THE RESTRICTION OF EACH LOT TO HAVE ONLY ONE DWELLING PARTIES: BERNARDO & SYBIL DOLZADELLI SIGNED BY THE CEO AND MAYOR 4 COPIES.	11/04/2016