

ATTACHMENTS

Ordinary Meeting of Council

Tuesday 25 November 2014

6.00pm

City of Albany Council Chambers

ORDINARY COUNCIL MEETING
 ATTACHMENTS –25/11/2014
 ** REFER DISCLAIMER **

TABLE OF CONTENTS

Attachment	Report No.	Description	Page No.
A	ED	Economic Development Committee Nil	
B	CS	Community Services Committee Nil	
C	CSF	Corporate Services & Finance Committee	
	CSF128	• Financial Activity Statement-September 2014	1
	CSF129	• List of Accounts for Payment-October 2014	10
	CSF130	• Delegated Authority Reports-October 2014	28
D	WS	Works & Services Committee - Nil	
E		Planning & Development Committee	
	PD057	• Development Application-Change of Use of Holiday Accommodation-35 La Perouse Court, Goode Beach	35
	PD058	• Proposed Permanent Closure of Intersection of Flynn Way and Lower King Road, Bayonet Head	37
	PD059	• Endorse Advertising of Draft Sign Policy	47
	PD060	• Endorse Advertising of the Draft Yakamia/Lange Structure Plan	62
	PD061	• City of Albany Strategic Bushfire Plan 2014-2019	130
	PD062	• Planning and Building Reports October 2014	192
		Local Emergency Management Committee Nil	

City of Albany
MONTHLY FINANCIAL REPORT
For the Period Ended 30th September 2014

TABLE OF CONTENTS

Statement of Financial Activity

Note 1 Major Variances

Note 2 Net Current Funding Position

Note 3 Cash Investments

Note 3A Graphical Representation - Cash Investments

Note 4 Receivables

Note 5 Capital Acquisitions

City of Albany
STATEMENT OF FINANCIAL ACTIVITY
(Nature or Type)
For the Period Ended 30th September 2014

Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(b)	
Operating Revenues							
	5,254,693	5,254,693	1,085,510	1,060,430	(25,080)	(2.4%)	
	925,356	925,356	337,493	303,559	(33,934)	(11.2%)	
	16,639,898	16,639,898	7,919,171	7,931,503	12,332	0.2%	
	1,209,085	1,209,085	241,092	267,693	26,601	9.9%	
	389,000	389,000	64,791	100,022	35,231	35.2%	
	24,418,032	24,418,032	9,648,057	9,663,207	15,150		
Operating Expense							
	(22,274,383)	(22,274,383)	(5,102,624)	(4,940,896)	161,728	3.3%	▼
	(18,931,907)	(18,852,637)	(4,210,251)	(4,243,301)	(33,051)	(0.8%)	
	(1,840,608)	(1,840,608)	(357,464)	(303,465)	54,000	17.8%	▼
	(12,672,381)	(12,672,381)	(3,168,099)	(3,168,099)	0	0.0%	
	(974,068)	(974,068)	(11,584)	(6,051)	5,533	91.4%	
	(792,644)	(792,644)	0	(2)	(2)	(100.0%)	
	(305,592)	(305,592)	0	0	0		
	(2,513,073)	(2,508,673)	(704,941)	(712,548)	(7,607)	(1.1%)	
	917,410	922,435	58,439	237,381	178,942	(75.4%)	▼
	(59,387,246)	(59,298,551)	(13,496,524)	(13,136,982)	359,542		
Contributions for the Development of Assets							
	13,198,927	13,346,709	1,955,629	2,064,657	109,028	5.3%	▲
	13,150,000	13,150,000	228,000	470,444	242,444	51.5%	▲
	(8,620,287)	(8,381,810)	(1,664,838)	(938,674)	483,720		
Funding Balance Adjustment							
	12,672,381	12,672,381	3,168,099	3,168,099	0	0.0%	
	305,592	305,592	0	0	0		
	4,357,686	4,596,163	1,503,261	2,229,425			
Capital Revenues							
	912,250	912,250	163,347	271,155	107,808	39.8%	▲
	912,250	912,250	163,347	271,155	107,808		
Acquisition of Fixed Assets							
5	(16,979,242)	(17,582,873)	(1,741,010)	(1,116,220)	624,790	56.0%	▼
5	(4,745,398)	(4,745,398)	(764,966)	(242,279)	522,687	215.7%	▼
5	(921,464)	(921,464)	(144,670)	(18,578)	126,092	678.7%	▼
5	(6,126,682)	(5,994,053)	(803,690)	(475,477)	328,213	69.0%	▼
5	(17,757,789)	(18,160,331)	(4,213,941)	(3,049,395)	1,164,546	38.2%	▼
	(46,530,575)	(47,404,119)	(7,668,277)	(4,901,947)	2,766,330		
Financing/Borrowing							
	(1,518,357)	(1,518,357)	(100,470)	(99,267)	1,203	1.2%	
	1,220,000	1,220,000	0	0	0		
	(298,357)	(298,357)	(100,470)	(99,267)	1,203		
	(41,558,996)	(42,194,063)	(6,102,139)	(2,500,634)	2,875,341		
Restricted Funding Movements							
	3,764,746	3,765,489	3,764,746	5,685,836	1,921,090	33.8%	▲
	3,008,924	3,626,800	0	0	0		
	(13,069,934)	(13,069,934)	0	0	0		
	17,187,240	17,203,688	0	0	0		
	30,668,026	30,668,026	30,547,524	30,214,859	(332,665)	(1.1%)	▲
	0	0	28,210,131	33,400,060	4,463,766		

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th September 2014

Note 1: MAJOR VARIANCES

Comments/Reason for Variance in excess of \$50,000	Variance	
	Timing	Permanent
<u>1.1 Operating Revenues</u>		
<i>Grants & Subsidies</i>		
No material variance.		
<i>Contributions, Donations & Reimbursements</i>		
No material variance.		
<i>Fees and Charges</i>		
No material variance.		
<i>Interest Earnings</i>		
No material variance.		
<i>Other Revenue</i>		
No material variance.		
<u>1.2 Operating Expense</u>		
<i>Employee Costs</i>		
Under budget year-to-date due to 13/14 year end accruals, with one week of pay from 14/15 accrued back to 13/14 (approx \$250 000).	■	
<i>Materials and Contracts</i>		
No material variance.		
<i>Utilities Charges</i>		
Small variance - timing of invoices.	■	
<i>Depreciation (Non-Current Assets)</i>		
No material variance.		
<i>Interest Expenses</i>		
No material variance.		
<i>Insurance Expenses</i>		
No material variance.		
<i>Loss on Asset Disposal</i>		
No material variance.		
<i>Other Expenditure</i>		
No material variance.		
<i>Less Allocated to Infrastructure</i>		
Additional internal resources utilised for capital works in lieu of contract works.	■	
<u>1.3 Contributions for the Development of Assets</u>		
<i>Grants & Subsidies</i>		
Receipt of grant for Little Grove boating facilities. Project completed 2013/14, grant acquittal process not finished until September 2014.		■
<i>Contributions, Donations & Reimbursements</i>		
Receipt of developer contributions for future works, and contribution in-lieu of parking.	■	
<u>1.4 Funding Balance Adjustment</u>		
<i>Add Back Depreciation</i>		
No material variance.		
<i>Adjust (Profit)/Loss on Asset Disposal</i>		
No material variance.		

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th September 2014

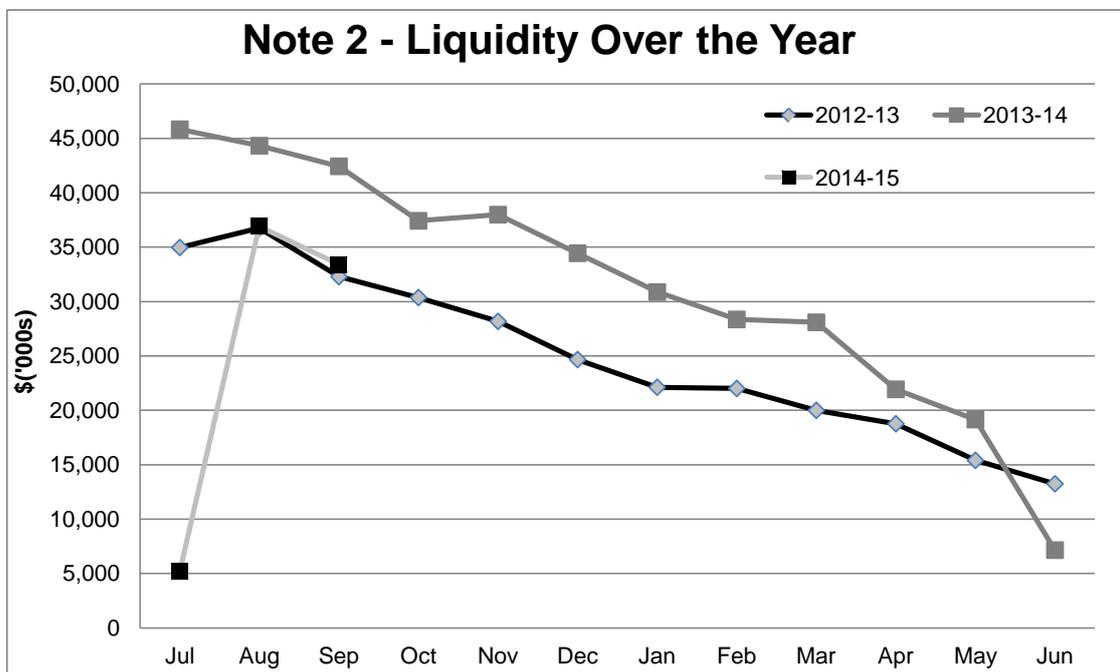
Note 1: MAJOR VARIANCES

Comments/Reason for Variance in excess of \$50,000	Variance	
	Timing	Permanent
<u>1.5 Capital Revenues</u>		
<i>Proceeds from Disposal of Assets</i>		
Number of blocks in the Cull Rd development sold early in the year, budget allocated over the whole year, as it is very difficult to determine when blocks may be sold.	■	
<u>1.6 Acquisition of Fixed Assets</u>		
<i>Land and Buildings</i>		
Budget timing of carried forward project - Airport Terminal & Westrail Barracks. Expect to be budget over life of the project.	■	
<i>Plant and Equipment</i>		
Number of orders placed, not yet delivered. Expect over the year to be to budget.	■	
<i>Furniture and Equipment</i>		
Furniture and equipment for Heritage Park - budgeted, not yet spent (\$47 000), balance sundry IT upgrades not yet done.	■	
<i>Infrastructure Assets - Roads</i>		
Primarily invoice timing delay on North Rd (Lockyer to Campbell overlay). Work completed, not yet invoiced (\$178 000). Balance smaller jobs not yet started.	■	
<i>Infrastructure Assets - Other</i>		
Work in progress, minimal invoices yet received. Timing issue with budget vs actual.	■	
<u>1.7 Financing/Borrowing</u>		
<i>Debt Redemption</i>		
No material variance.		
<i>Loan Drawn Down</i>		
No material variance.		
<u>1.8 Restricted Funding Movements</u>		
<i>Opening Funding Surplus(Deficit)</i>		
Carried forward surplus addressed in the budget review.		■
<i>Restricted Cash Utilised - Loan</i>		
No material variance.		
<i>Transfer to Reserves</i>		
No material variance.		
<i>Transfer from Reserves</i>		
No material variance.		
<i>Rate Revenue</i>		
Change in methodology as to treatment of prepaid rates income. Expect this to even out over the whole financial year.	■	

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th September 2014

Note 2: NET CURRENT FUNDING POSITION

		Positive=Surplus (Negative=Deficit)		
		2014-15		
Note	This Period	Last Period	Same Period Last Year	
	\$	\$	\$	
Current Assets				
	25,532,973	11,271,690	33,433,363	
	13,203,668	13,144,844	12,762,648	
4	14,398,158	32,862,483	12,605,390	
	2,237,121	2,454,964	1,884,035	
	232,551	0	0	
	9,012	9,012	0	
	574,675	574,675	967,500	
	782,674	826,455	663,715	
	56,970,833	61,144,124	62,316,651	
Less: Current Liabilities				
	(4,219,339)	(5,043,409)	(5,587,991)	
	0	0	(17,923)	
	0	(71,840)	(96,498)	
	(3,398,145)	(3,274,508)	(3,001,248)	
	(182,626)	(171,858)	(136,415)	
	(7,800,110)	(8,561,615)	(8,840,075)	
	1,422,670	1,503,397	2,597,541	
	(13,108,475)	(13,097,295)	(12,679,319)	
	(3,510,182)	(3,510,182)		
	(574,675)	(574,675)	(967,500)	
Net Current Funding Position	33,400,060	36,903,754	42,427,297	



Comments - Net Current Funding Position

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th September 2014

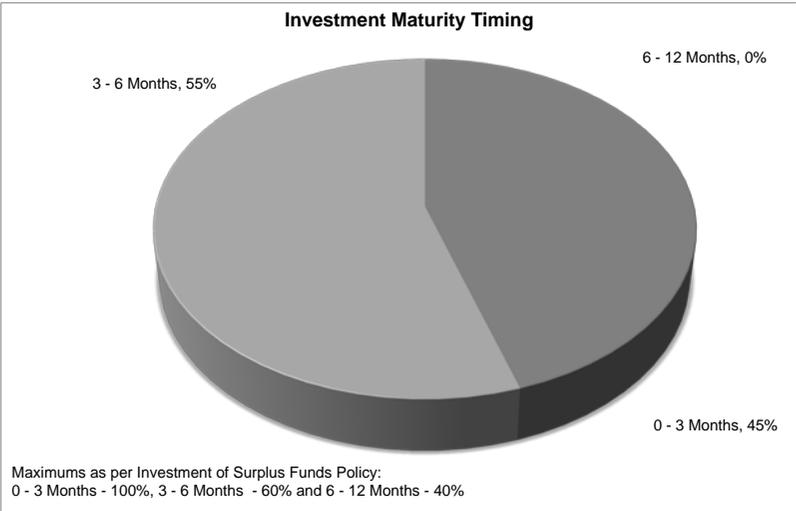
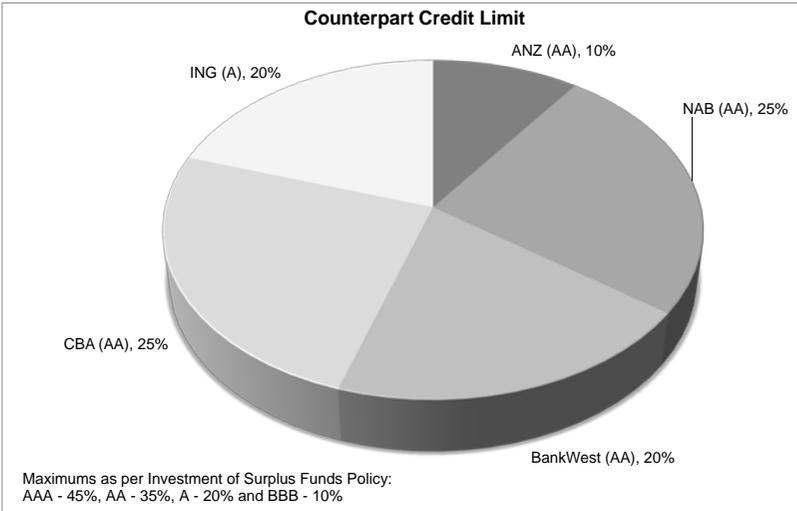
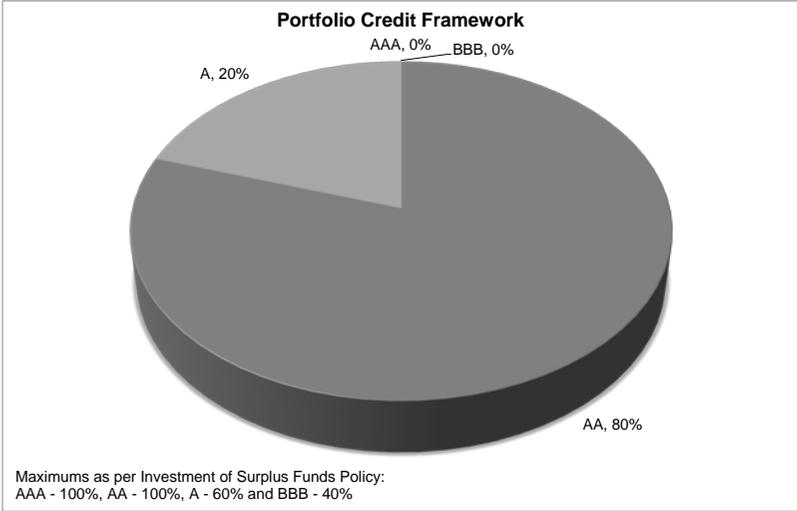
Note 3: CASH INVESTMENTS

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																	
TD 6781	ANZ	AA	5/09/2014	180	3.64%	1,000,000	17,951		1,000,000		3.00%	3.64%					
						Subtotal	1,000,000	17,951						59,502	35,096	24,406	
Restricted																	
TD ING	ING	A	8/09/2014	180	3.56%	2,000,000	35,112		2,000,000		3.44%	3.56%					
At-Call	CBA	AA	8/08/2009	30	2.35%	2,500,000	4,829	2,500,000		na	2.35%						
TD BWR	BankWest	AA	4/09/2014	90	3.40%	2,000,000	16,767	2,000,000		2.70%	3.40%						
TD 3749	NAB	AA	29/08/2014	180	3.63%	2,500,000	44,753		2,500,000		3.04%	3.63%					
						Subtotal	9,000,000	39,941						33,977	71,133	(37,156)	
						Total Funds Invested	10,000,000	57,892	4,500,000	4,500,000				93,479	106,229	(12,750)	

Comments/Notes - Cash Investments

City of Albany
Monthly Investment Report
For the Period Ended 30th September 2014

Note 3A: GRAPHICAL REPRESENTATION - CASH INVESTMENTS



City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th September 2014

Note 4: RECEIVABLES

Receivables - Rates and Refuse

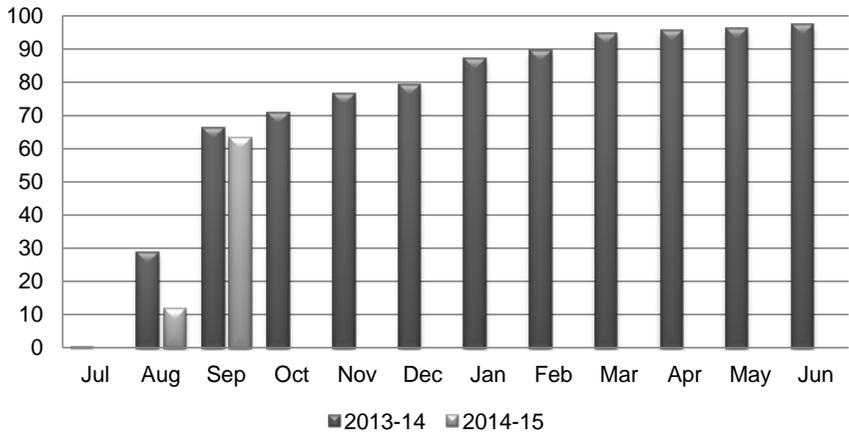
	Current 2014-15	Previous 2013-14	Total
	\$	\$	\$
Opening Arrears Previous Years		1,061,056	1,061,056
Rates Levied this year	30,214,859		30,214,859
Refuse Levied	5,337,730		5,337,730
ESL Levied	2,310,527		2,310,527
Other Charges Levied	236,383		236,383
Less Collections to date	(24,448,226)	(314,171)	(24,762,397)
Equals Current Outstanding	13,651,273	746,885	14,398,158
Total Rates & Charges Collectable			14,398,158
% Collected			63.23%

Receivables - General

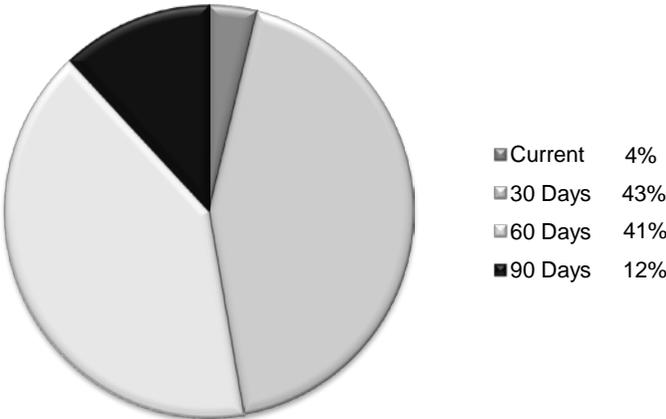
	Current	30 Days	60 Days	90 Days
	\$	\$	\$	\$
	43,143	498,502	467,300	136,763
Total Outstanding				1,145,708

Amounts shown above include GST (where applicable)

Note 4 - Rates & Charges % Collected



Note 4 - Accounts Receivable (non-rates)



Comments/Notes - Receivables Rates and Rubbish

Comments/Notes - Receivables General

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 30th September 2014

Note 5: CAPITAL ACQUISITIONS

Contributions Information				Summary Acquisitions					
Grants	Reserves	Borrowing	Total		Original Budget	Current Budget	YTD Budget	Actual	Variance
\$	\$	\$	\$		\$			\$	\$
				Property, Plant & Equipment					
10,776,357	267,978	0	11,044,335	Land and Buildings	16,979,242	17,582,873	1,741,010	1,116,220	(624,790) ▼
0	1,454,455	520,000	1,974,455	Plant & Equipment	4,745,398	4,745,398	764,966	242,279	(522,687) ▼
0	151,710	0	151,710	Furniture & Equipment	921,464	921,464	144,670	18,578	(126,092) ▼
				Infrastructure					
3,229,698	208,000	0	3,437,698	Roadworks	6,126,682	5,994,053	803,690	475,477	(328,213) ▼
0	271,500	0	271,500	Drainage	1,608,836	1,867,457	701,038	396,341	(304,697) ▼
0	81,000	0	81,000	Bridges	81,000	81,000	81,000	0	(81,000) ▼
847,160	0	0	847,160	Footpath & Cycleways	1,842,760	1,778,524	646,660	173,798	(472,862) ▼
7,410,488	0	700,000	8,110,488	Parks, Gardens & Reserves	10,160,757	10,866,163	2,559,051	1,494,010	(454,390) ▼
0	1,068,497	1,205,000	2,273,497	Airport	721,846	270,000	0	704,561	704,561 ▲
0	1,423,732	0	1,423,732	Sanitation	1,423,732	1,378,329	151,192	220,172	68,980 ▲
1,470,000	168,858	0	1,638,858	Other Infrastructure	1,918,858	1,918,858	75,000	60,512	(14,488) ▼
23,733,703	5,095,730	2,425,000	31,254,433	Totals	46,530,575	47,404,119	7,668,277	4,901,947	(2,155,679)

Comments - Capital Acquisitions

TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

REPORT ITEM CSF129 REFERS

EFT/CHQ	Date	Name	Description	Amount
			Total	\$ -

MASTERCARD TRANSACTIONS -SEPTEMBER 2014

Date	Payee	Description	Amount
28/08/14	Crown Promenade	Accommodation - E Vorster attending 68th WA State Environmental Health Conference	1,054.87
31/08/14	Varidesk	Stand up Keyboards and Screens	1,452.00
28/08/14	Digicert	SSL Plus Certificate	448.70
5/09/14	Iris Consulting	Refund for cancelled course fees	-990.00
25/09/14	Adobe Systems Software	Systems software	1,062.00
28/08/14	Federal Express	Transport Airport ILS Equipment	454.74
29/08/14	Lavender Cottage	Chinese Delegation Business Lunch - Economic Development	566.20
1/09/14	Varidesk	Ergonomic Desk	429.00
3/09/14	Rosie O Gradys	Accommodation - T Flett -LGMA Community Development Conference	360.00
18/09/14	Virgin	Airfare - M Leong attending Campervan & Motorhome Club of Australia (CMCA) Rally -Port Stephens	434.03
18/09/14	Virgin	Airfare - M Leong attending CMCA Rally -Port Stephens	346.70
18/09/14	Virgin	Airfare - M Leong attending CMCA Rally -Port Stephens	507.58
18/09/14	Virgin	Airfare - M Bird attending CMCA Rally -Port Stephens	900.12
18/09/14	Virgin	Airfare - M Bird attending CMCA Rally -Port Stephens	434.03
24/09/14	Oaks Lure Apartments	Accommodation - M Bird attending CMCA Rally -Port Stephens	527.80
24/09/14	Oaks Lure Apartments	Accommodation - M Leong attending CMCA Rally -Port Stephens	846.50
2/09/14	Ibis Styles	Accommodation - G Foster attending WA Regional Capitals Alliance Conference	540.00
8/09/14	Budget rent a car	Vehicle Hire - G Foster meeting with C Parker (DG of Department of Culture and Arts)	452.52
10/09/14	Last Minute Com	Accommodation - R Batten attending PA Conference	485.50
10/09/14	Last Minute Com	Accommodation - R Stephens attending PA Conference	485.50
10/09/14	Last Minute Com	Accommodation Cr Goode attending Women in Local Government Summit	725.50
10/09/14	Last Minute Com	Accommodation Cr Williams attending Women in Local Government Summit	485.50
10/09/14	Virgin	Airfares - Cr Williams attending Women in Local Government Summit	516.10
10/09/14	Virgin	Airfares - Cr Price attending Women in Local Government Summit	516.10
12/09/14	Virgin	Airfares - R Batten & R Stephens attending PA Conference	807.92
12/09/14	Ibis Styles	Accommodation - G Foster attending WA Regional Capitals Alliance Conference	270.00
13/09/14	Virgin	Airfares - S Stevens & D King	911.04
17/09/14	Last Minute Com	Accommodation Cr Price attending Women in Local Government Summit	485.50
19/09/14	Pullman & Mercure	Accommodation - P Nielsen attending Melbourne Library conference	771.40
20/09/14	Ibis Styles	Accommodation - G Foster attending WA Regional Capitals Alliance Conference	337.49
28/08/14	Wotif	Accommodation A Rogerson attending Engaging & Managing Consultants course	284.50
28/08/14	Contract Control Australia	Engaging & Managing Consultants course fee - A Rogerson	902.00
18/09/14	Virgin	Airfare - M Thomson attending Albany Operations Group meeting	405.05
3/09/14	Queensland Newspaper	NAC Notice of registration as a Charity	233.28
2/09/14	Ibis Styles	Accommodation - Cr. Stocks attending WA Regional Capital Alliance meeting in Kalgoorlie	270.00
Various	Sundry < \$ 200.00		2,732.88
		Total	21,452.05

PAYROLL 16/09/2014-15/10/2014

Date	Description	Amount
17/09/2014	Payroll	\$ 552,990.22
26/09/2014	Sundry Payroll	\$ 9,349.27
02/10/2014	Payroll	\$ 560,001.99
	Total	\$ 1,122,341.48

REPORT ITEM CSF129 REFERS

Chq	Date	Name	Description	Amount
30172	18/09/2014	Kennith & Kate Jones	Crossover Subsidy	164.44
30173	18/09/2014	Tanya Inman	Reimburse Fee For Application For Grant of Planning Scheme Consent For 1 Burvil Road, Gledhow Which Was Not Required (P2140407)	147.00
30174	18/09/2014	Bridgestone Australia Ltd	Tyre Purchases/Maintenance	1,089.18
30175	18/09/2014	Department of Justice - Fines Enforcement	Parking - Fees	1,817.40
30177	18/09/2014	Indra Geidans	Delivery of Drawing Workshops August 2014	495.00
30178	18/09/2014	Stephanie Morigan	Employee Assistance Program Counselling Services	352.00
30179	18/09/2014	Pivotel Satellite Pty Limited	Satellite Phone Charges	225.00
30180	18/09/2014	Southern Districts Junior Football Association	Kidsport Vouchers	18,375.00
30181	18/09/2014	Commissioner Of State Revenue	Rates Refund For Assessment A106585	1,017.02
30182	18/09/2014	Telstra Corporation Limited	Telephone Charges	12,744.55
30183	18/09/2014	Vodafone Pty Ltd	Sms Charges	48.99
30184	18/09/2014	Water Corporation	Water Charges Various Locations	5,691.91
30185	25/09/2014	Jean Harbour	Sale of Screen printing Equipment	100.00
30186	25/09/2014	Lauren Holmes	Crossover Subsidy	167.38
30187	25/09/2014	Ms Jane Guelfi	Reimbursement of Infringement 0784	200.00
30188	25/09/2014	Ms Esther Sprigg	Reimbursement of Infringement 3123	74.65
30189	25/09/2014	David Turner	Refund childcare fee debited in error	122.00
30190	25/09/2014	Australian Communications And Media Authority	Annual Apparatus Renewal Licence Fees	2,663.00
30191	25/09/2014	Stephanie Morigan	Employee Assistance Program Counselling Services	176.00
30192	25/09/2014	Sensis Pty Ltd	Sensis Value Package - Business Essentials For ALAC	40.70
30193	25/09/2014	Pivotel Satellite Pty Limited	Satellite Phone Charges	84.00
30194	25/09/2014	Telstra Corporation Limited	Telephone Charges	1,291.73
30195	25/09/2014	Water Corporation	Repair Pipe work Around 141 Unit 1 North Road Spencer Park/Water Charges Various Locations	5,981.13
30196	02/10/2014	Rowena Lecky & Mitchell Cournow	Crossover Subsidy	211.55
30197	02/10/2014	Phil Cox	Refund For Holiday Program	22.00
30198	02/10/2014	Landgate - Property & Valuations	Drainage Deed Of Easement Document Lodgement Fee - Lot S22 On Deposited Plan 402102 82-84 Stirling Terrace	160.00
30199	02/10/2014	Girl Guides Great Southern	Kidsport Voucher	364.00
30200	02/10/2014	Grace Removals Group	Albany Art Prize Removal Fee + Insurance	2,288.00
30202	02/10/2014	Stephanie Morigan	Employee Assistance Program Counselling Services	176.00
30203	02/10/2014	Telstra Corporation Limited	Telephone Charges 18/8/14 - 17/9/14	140.39
30204	02/10/2014	Water Corporation	Water Charges Various Locations	1,201.18
30205	09/10/2014	Amp Superannuation Savings (Flexible Lifetime Super Plan)	Superannuation Contributions	3,892.57
30206	09/10/2014	AMP Superannuation Savings (Retirement Savings Account)	Superannuation Contributions	582.52
30207	09/10/2014	Asgard	Superannuation Contributions	1,295.71
30208	09/10/2014	Australian Catholic Superannuation And Retirement Fund	Superannuation Contributions	103.56
30209	09/10/2014	Bendigo Smartstart Super	Superannuation Contributions	151.31
30210	09/10/2014	Care Super Pty Ltd	Superannuation Contributions	687.71
30211	09/10/2014	Colonial First State Rollover & Super Fund	Superannuation Contributions	740.04
30212	09/10/2014	Hesta Super Fund	Superannuation Contributions	2,581.15

REPORT ITEM CSF129 REFERS

30213	09/10/2014	Hostplus Pty Ltd	Superannuation Contributions	2,280.58
30214	09/10/2014	ING Direct Living Super	Superannuation Contributions	125.65
30215	09/10/2014	loof Investment Management Ltd	Superannuation Contributions	833.58
30216	09/10/2014	loof Employee Super	Superannuation Contributions	596.52
30217	09/10/2014	Kinetic Superannuation	Superannuation Contributions	551.94
30218	09/10/2014	Local Government Super	Superannuation Contributions	733.26
30219	09/10/2014	Mlc Masterkey Business Super	Superannuation Contributions	696.48
30220	09/10/2014	Mlc Masterkey Business Super	Superannuation Contributions	1,435.11
30221	09/10/2014	Mlc Masterkey Superannuation Gold Star	Superannuation Contributions	212.74
30222	09/10/2014	Plum Nominees P/L Plum Super Fund	Superannuation Contributions	927.09
30223	09/10/2014	loof Global One (Ex Skandia Global)	Superannuation Contributions	274.76
30224	09/10/2014	Spectrum Super	Superannuation Contributions	632.58
30225	09/10/2014	Spectrum Super	Superannuation Contributions	849.54
30226	09/10/2014	Sunsuper Superannuation	Superannuation Contributions	374.24
30227	09/10/2014	Superwrap Personal Super Plan	Superannuation Contributions	1,202.91
30228	09/10/2014	Tal Superannuation Limited	Superannuation Contributions	587.35
30229	09/10/2014	Vision Super	Superannuation Contributions	903.00
30230	09/10/2014	Department of Transport	Amazing Albany Number Plates 9025A, 9200A, 9201A, 9202A & 9203A	1,400.00
30231	09/10/2014	Stephanie Morrigan	Employee Assistance Program Counselling Services	176.00
30232	09/10/2014	Richard Charles Moran	Rates Refund For Assessment A86440	2,036.99
30233	09/10/2014	Petty Cash - Albany Regional Day Care Centre	Petty Cash Reimbursement	193.15
30234	09/10/2014	Petty Cash - Albany Public Library	Petty Cash Reimbursement	360.45
30235	09/10/2014	Petty Cash - City Of Albany	Petty Cash Reimbursement	370.85
30236	09/10/2014	Susan Carol Angwin	Art Tutoring At VAC August - September 2014	1,800.00
30237	09/10/2014	Telstra Corporation Limited	Mobile Telephone Charges	10,868.79
30238	09/10/2014	Water Corporation	Water Consumption For Sports Ground At 50-52 Barker Road Centennial Park Lot 742, 743 From 25/7/14 - 25/9/14	9,938.59
30239	09/10/2014	Windsor Lodge Como	Accommodation - Staff Training	495.00
TOTAL				\$108,522.92
				0.00

REPORT ITEM CSF129 REFERS

EFT	Date	Name	Description	Amount
EFT93828	18/09/2014	3D Catering	Catering for Asphalt Training Day	120.00
EFT93829	18/09/2014	ABA Security	Replace Security Keypad In Reserves Office With 6164 Security System Keypad	535.00
EFT93830	18/09/2014	Activ Foundation Inc.	Cleaning Rags	90.00
EFT93831	18/09/2014	AD Contractors Pty Ltd	Emulsion For The Flocon	5,413.10
EFT93832	18/09/2014	AEG Ogden (Perth) Pty Ltd	Civic Reception	1,461.50
EFT93833	18/09/2014	Albany Brake And Clutch	Vehicle Maintenance	200.00
EFT93834	18/09/2014	Albany V-Belt And Rubber	Filters/Vehicle Parts	799.01
EFT93835	18/09/2014	Albany Sweep Clean	Sweep Airport Car Parking And Access Roads	346.50
EFT93836	18/09/2014	Albany Chamber of Commerce And Industry	1/8 Page Full Colour Advertising + Artwork Fees	501.75
EFT93837	18/09/2014	Albany Gateway.Com.Au	Renewal For 12 Months Advertising On Albany Gateway	275.00
EFT93838	18/09/2014	Albany Monumental Masons	Stirling Terrace - Granite Kerbing Cutting Cuts 1, 2 & 3	1,440.46
EFT93839	18/09/2014	Albany Refrigeration	Refrigeration Repairs/Maintenance	3,780.81
EFT93840	18/09/2014	Albany Landscape Supplies	Landscaping Items - Rainbow Quartz	375.00
EFT93841	18/09/2014	Albany Office Products Depot - North Road	Stationery Supplies	2,782.90
EFT93842	18/09/2014	Albany Central Cabinets	Cut Down And Ridge Panel And Make Post formed Top	231.00
EFT93843	18/09/2014	Albany Legal Pty Ltd	Professional Fees	3,594.80
EFT93844	18/09/2014	Albany Delivery Service	Delivery Services	27.50
EFT93845	18/09/2014	Tractor Parade	Albany Art Prize - Design of Adverts, Promotional Material, Catalogue, Signage & Exhibition	2,852.50
EFT93846	18/09/2014	All Events Prosound Hire	Bendigo Film Night: Wednesday 10/9/14. Venue Management Attendance 17:30 - 21:45	308.75
EFT93847	18/09/2014	Ardess Nursery	Nursery Supplies	152.15
EFT93848	18/09/2014	ATC Work Smart	Casual Staff Fees	15,910.64
EFT93849	18/09/2014	ATF Services Pty Ltd	Supply And Install Mesh Panel Site Fencing For Ellen Cove During Works 08/09/2014 To 17/10/14	2,081.89
EFT93850	18/09/2014	Australia Post	Postage Charges And Fees	5,029.50
EFT93851	18/09/2014	AE Ball And Company	Vehicle Repairs & Maintenance	379.40
EFT93852	18/09/2014	Ball Body Builders	Supply & Fit Thermal Guard Heat Shields To Cab On King River Fast Attack	4,959.90
EFT93853	18/09/2014	Benara Nurseries	Nursery Supplies	477.84
EFT93854	18/09/2014	Bertola Hire Services Albany Pty Ltd	Hire of Mini Digger	642.51
EFT93855	18/09/2014	Best Office Systems	Photocopier Charges	1,187.57
EFT93856	18/09/2014	Blackwoods	Quick Set Cement	478.33
EFT93857	18/09/2014	Bloomin Flowers	Hamper For Staff Bereavement	70.00
EFT93858	18/09/2014	Albany Bobcat Services	Bobcat And Truck Hire	935.00
EFT93859	18/09/2014	BOC Gases Australia Limited	Container Service Rental	159.29
EFT93860	18/09/2014	Brownes Foods Operations Pty Ltd	Catering Supplies	200.07
EFT93861	18/09/2014	Bunnings Group Limited	Hardware/Tool Supplies	542.19
EFT93862	18/09/2014	C&C Machinery Centre	Vehicle Maintenance/Parts	396.14
EFT93863	18/09/2014	Caltex Australia Petroleum Pty Ltd	Star card Fuel Purchases	8,925.88
EFT93864	18/09/2014	Caltex Australia Petroleum Pty Ltd	Diesel Fuel For Depot	23,275.31
EFT93865	18/09/2014	Cape Agencies	Supply of 9Kg Gas Bottles	167.20
EFT93866	18/09/2014	J & S Castlehow Electrical Services	Railways Football Oval Lighting Supply And Installation	18,913.41
EFT93867	18/09/2014	Chariot Mini Diggers	Parkland Clearing At The Forts For Fire Buffer Behind Fire Pump Shed.	220.00
EFT93868	18/09/2014	Claw Environmental	Plastic Drums	1,599.73
EFT93869	18/09/2014	BIS Cleanaway Limited	Rubbish Removal Contract	251,646.66
EFT93870	18/09/2014	Coates Hire Operations Pty Limited	Hire of Space Heater	270.55
EFT93871	18/09/2014	Coca-Cola Amatil Pty Ltd	Soft Drink For ALAC Cafe	1,222.76
EFT93872	18/09/2014	Coles Supermarkets Australia Pty Ltd	Groceries	134.33
EFT93873	18/09/2014	Comfort Inn Admiral	Accommodation for Staff on Training	175.00
EFT93874	18/09/2014	Covs Parts Pty Ltd	Vehicle Parts	1,007.06
EFT93875	18/09/2014	Barry Critchison	EAP Counselling Services	1,122.00
EFT93876	18/09/2014	Downer Edi Works Pty Ltd	Hotmix	1,133.66
EFT93877	18/09/2014	The Laminex Group (Cullity's)	CCA Reeded Decking Supplies	1,865.16
EFT93878	18/09/2014	Al Curnow Hydraulics	Vehicle Parts/Repairs/Maintenance	775.61
EFT93879	18/09/2014	Amanda Davies	Albany Art Prize Award - Major Acquisition Prize Self Portrait: The Devils Tale	25,000.00
EFT93880	18/09/2014	Jane Deeth	Judging The Albany Art Prize 4-13 Diem For Stay In Albany And Reimbursements Flights Return From Tasmania	2,331.26

REPORT ITEM CSF129 REFERS

EFT93881	18/09/2014	Landgate - Property & Valuations	Gross Rental Valuations	1,295.83
EFT93882	18/09/2014	Janine Determes	Fitness Instruction	90.00
EFT93883	18/09/2014	Easifleet Management	Motor Vehicle Lease Rental/Esp Bureau Fee/Bureau Fee Rebate	8,903.87
EFT93884	18/09/2014	Ecotech Pty Ltd	Monthly Validated Data Reporting, Secure Client Webpage And Public Access Webpage As Per Quotation Mxb13-27265556	341.00
EFT93885	18/09/2014	Evertrans	Vehicle Repairs/Parts/Maintenance	2,196.70
EFT93886	18/09/2014	Expo Document Copy Centre	Banner Panoram Maestro For Albany Art Prize	352.00
EFT93887	18/09/2014	Farmers Centre (1978) Pty Ltd	Vehicle Parts	627.47
EFT93888	18/09/2014	The Fixuppery	Window Cleaning Services	1,567.52
EFT93889	18/09/2014	All Truck Repairs	Bush Fire Brigade Vehicle - Annual Service & Inspection	1,223.09
EFT93890	18/09/2014	Tammie Flower	Fitness Instruction	315.00
EFT93891	18/09/2014	Friends of The Art Gallery of Western Australia	Advertising	800.00
EFT93892	18/09/2014	Gallery 500	Materials For School Holiday Workshops	168.50
EFT93893	18/09/2014	Vivienne Kathryn Gardiner	Rates Refund For Assessment A221959	1,007.40
EFT93894	18/09/2014	Geofabrics Australasia Pty Ltd	Drainage Materials	4,818.00
EFT93895	18/09/2014	Gordon Walmsley Pty Ltd	Asphalt Overlay For Sleeman Avenue	33,317.50
EFT93896	18/09/2014	Great Southern Group Training	Casual Staff Apprentices Fees	2,285.62
EFT93897	18/09/2014	Great Southern Institute of Technology	Staff Confined Space Training	12,561.80
EFT93898	18/09/2014	Great Southern Grammar School	Rates Refund For Assessment A3529	55.00
EFT93899	18/09/2014	GSP Workforce	Gardening At The Lotteries House August 2014	283.50
EFT93900	18/09/2014	Great Southern Sand And Landscaping Supplies	Contract 13025 Barnesby Drive Culvert Upgrade	70,694.74
EFT93901	18/09/2014	Great Southern Packaging Supplies	Cleaning Supplies	4,124.24
EFT93902	18/09/2014	Great Southern Bearings	Plant Parts/Repairs	1,169.72
EFT93903	18/09/2014	The Great Southern Factor Incorporated	Term 3 Film Club Vancouver Arts Centre	1,435.00
EFT93904	18/09/2014	Great Southern Liquid Waste	Servicing Public Ablution Blocks	1,211.00
EFT93905	18/09/2014	Great Southern Soccer Association Inc	Kidsport Vouchers	100.00
EFT93906	18/09/2014	GR Howe Earthmoving & Garden Supplies	Gravel Works On Airport	4,000.00
EFT93907	18/09/2014	Gro Corp	Day Care Equipment/Materials	1,315.52
EFT93908	18/09/2014	GSM Auto Electrical	Vehicle Parts/Maintenance	183.80
EFT93909	18/09/2014	GT Bearing And Engineering Supplies	Tcerb Retractable Extension Bar	200.00
EFT93910	18/09/2014	GWN Great Southern (Prime Media Group Ltd)	Membership Promotion -Advertising	2,076.80
EFT93911	18/09/2014	Protector Fire Services Pty Ltd	Fire Equipment Upgrades	6,514.75
EFT93912	18/09/2014	Harvey Norman Electrical Albany	Nikon D5200 Camera, Tameron 18-200Mm Macro Lens Kit, 16Gb SD Card Plus 3 Years Replacement Plan	1,497.00
EFT93913	18/09/2014	Harewood Estate	Catering Supplies	666.12
EFT93914	18/09/2014	Ratten & Slater Machinery	Vehicle Parts	299.56
EFT93915	18/09/2014	H And H Architects	Architectural Services For Westrail Barrack Design Stage 1	891.00
EFT93916	18/09/2014	Hudson Henning And Goodman	Rates Refund For Assessment A2694	31.81
EFT93917	18/09/2014	Icky Finks Warehouse Sales	Art Supplies	274.63
EFT93918	18/09/2014	IPWEA National	Registration Fees For Professional Certificate In Asset Management Planning	5,280.00
EFT93919	18/09/2014	Jack The Chipper	Green waste Mulching	693.00
EFT93920	18/09/2014	Jims Test And Tag	Electrical Testing And Tagging	1,022.56
EFT93921	18/09/2014	JJ'S Hiab Services	Delivery Services	88.00
EFT93922	18/09/2014	Jock's Commercial Mowing	Contract Mowing - September 2014	6,545.00
EFT93923	18/09/2014	Kookas Catering	Catering For Albany Art Prize	2,210.00
EFT93924	18/09/2014	Kustom Engineering Pty Ltd	Registration Fees - Staff Drains Training 25-27 November 2014	3,333.00
EFT93925	18/09/2014	Leading Edge Hifi-Albany	Cat. No. GE4140 Cassette Player Music Box With Digital Mp3 Encoding	99.90
EFT93926	18/09/2014	Lease Choice	Monthly Lease Photocopiers Ricoh Mp Cw2200Sp/E083G700134 & E083G700026	1,246.83
EFT93927	18/09/2014	Mario Lionetti	Groceries For Day Care	189.65
EFT93928	18/09/2014	Lockeez Lunchbar	Catering	85.00
EFT93929	18/09/2014	Lorlaine Distributors Pty Ltd	Cleaning Goods	996.55
EFT93930	18/09/2014	Albany City Motors	2014 VF Commodore SV6 Sedan , 3.0 Litre LPG Motor, Automatic Transmission In White + Registration Fees	38,147.05
EFT93931	18/09/2014	Vicki Michelle Martin	Fitness Instruction	180.00
EFT93932	18/09/2014	Mcleods Barristers & Solicitors	Professional Services	34,414.06
EFT93933	18/09/2014	Airport Security Pty Ltd	Aviation Security Identification Cards	660.00
EFT93934	18/09/2014	Moir & Co Pty Ltd	Removal of Waste From Cape Rich Camp Grounds - August 2014	770.00
EFT93935	18/09/2014	Giles Mortimer	Reimbursements For Land waste Investigative Trip To Bunbury	17.15

REPORT ITEM CSF129 REFERS

EFT93936	18/09/2014	Nevilles Hardware & Building Supplies	Building Products For The Reserves New Office Fit out	2,117.15
EFT93937	18/09/2014	PN & ER Newman Quality Concrete Products	Concrete Products	1,116.50
EFT93938	18/09/2014	Albany News Delivery - North Road	News Paper Delivery From 11/8/14 - 7/9/14	143.89
EFT93939	18/09/2014	Albany News Delivery - ALAC	Newspaper Deliveries 1/9/2014 - 7/9/2014	112.20
EFT93940	18/09/2014	Albany News Delivery - VAC	Newspaper Deliveries 11/8/14 - 7/9/14	12.40
EFT93941	18/09/2014	Northrop Consulting Engineers Pty Ltd	Stirling Terrace - Standard In Ground Pole Footing	660.00
EFT93942	18/09/2014	OCS Services Pty Ltd	Cleaning Services Library August 2014	1,843.03
EFT93943	18/09/2014	Officeworks Superstores Pty Ltd	NX-Toshiba 500Gb Canvio Con Blk, Comsol HDMI To DVI Cable 2m & Comsol DVI To HDMI Adapter	113.90
EFT93944	18/09/2014	Okeefe's Paints	Paint & Painting Supplies	227.41
EFT93945	18/09/2014	Origin Energy	Bulk Gas Purchases	6,781.65
EFT93946	18/09/2014	Parks And Leisure Australia	C Woods: Corporate Membership	632.50
EFT93947	18/09/2014	Kate Parker	Art Prize Co-Ordination	1,615.93
EFT93948	18/09/2014	Australasian Performing Right Association Limited	Licence Fees For The Public Performance/Communication And Or Reproduction of Music - ALAC	1,524.76
EFT93949	18/09/2014	John Phillips Consulting	Council Induction And Development Program	4,400.00
EFT93950	18/09/2014	Plastics Plus	Ute Tool Box	298.99
EFT93951	18/09/2014	Kristie Porter	Fitness Instruction	270.00
EFT93952	18/09/2014	Portner Press Pty Ltd	Employment Law Update 05 2014	194.00
EFT93953	18/09/2014	Project3 Pty Ltd	Design And Coordination of Anzac Albany (York Street) Banners	715.00
EFT93954	18/09/2014	The Public Libraries of Western Australia	PLWA Membership 2014/2015	157.59
EFT93955	18/09/2014	Radiowest Broadcasters Pty Ltd	Radio Advertising At ALAC	2,937.00
EFT93956	18/09/2014	Reeves And Company Butchers Pty Ltd	Corporate Services BBQ	315.51
EFT93957	18/09/2014	Reece Pty Ltd	Stormpro Poly Pipe SN8 150mm X 6.05Mtr & Delivery Fee	930.45
EFT93958	18/09/2014	River Hill Contracting Pty Ltd	Additional Works On Sleeman Avenue - Variation of Contract	10,131.00
EFT93959	18/09/2014	Austin Rogerson	Travel Expense reimbursement.	83.50
EFT93960	18/09/2014	Rosmech Sales And Service Pty Ltd	Broom Segments Plus Freight Charge	660.00
EFT93961	18/09/2014	Serena Mclauchlan	Art Classes At Vancouver Arts Centre	340.10
EFT93962	18/09/2014	Home Group WA Great Southern	Refund payment For Duplicated Invoices	10,652.55
EFT93963	18/09/2014	Scott Bins	General 4M Skip Bin	265.00
EFT93964	18/09/2014	S-Tech Holdings Pty Ltd	Original Stadium - Lighting Plan	660.00
EFT93965	18/09/2014	Seacrest Settlements	Rates Refund For Assessment A195225	719.40
EFT93966	18/09/2014	Seek Limited	Seek Job Advertisement - National Anzac Centre & Albany Heritage Park	561.00
EFT93967	18/09/2014	G & L Sheetmetal	Stainless Steel Strips	264.00
EFT93968	18/09/2014	Shire of Denmark	Hollow Log Golf Tournament. Registration for Two Terms	320.00
EFT93969	18/09/2014	Nicole Slatter	Albany Art Prize Award - Commendation Award "Confluence And Influence"	2,500.00
EFT93970	18/09/2014	Smiths Aluminium & 4WD Centre	Stainless Steel Filter Micromesh	155.00
EFT93971	18/09/2014	Smith Constructions Albany Pty Ltd	Construction of Stage 2 Albany Airport Contract C13021/Concrete Works Town Square/Princess Royal Forts Cafes And Refurbishment	654,790.73
EFT93972	18/09/2014	Southern Tool & Fastener Co	WA Spring	16.76
EFT93973	18/09/2014	Southway Distributors Pty Ltd	Catering Goods - ALAC	2,089.23
EFT93974	18/09/2014	Southcoast Security Service	Security Services - Various Locations	12,600.17
EFT93975	18/09/2014	Southern Edge Arts Inc	Kidsport Vouchers	785.00
EFT93976	18/09/2014	Statewide Building Certification WA	3 X 10M Multi Poles For Stirling Terrace Enhancement	572.00
EFT93977	18/09/2014	Storm Office National	Stationery Supplies	26.64
EFT93978	18/09/2014	Streamline Brick Paving	Supply And Installation of Paving For Stage 1 of Median Strips	28,589.15
EFT93979	18/09/2014	Sunny Sign Company	Signage	2,603.70
EFT93980	18/09/2014	Albany Lock Service	Supply And Install New Bi-Locks As Required	1,020.50
EFT93981	18/09/2014	Murray Swarbrick	Reimbursements For Land waste Investigative Trip To Bunbury	12.40
EFT93982	18/09/2014	T & C Supplies	Hardware/Tool Supplies	1,409.21
EFT93983	18/09/2014	T & C Supplies (Rangers)	Hardware Supplies	487.59
EFT93984	18/09/2014	Traffic Force	Traffic Control	9,956.65
EFT93985	18/09/2014	Truckline	Vehicle Parts Various Fire Fighter Units'	5,554.07
EFT93986	18/09/2014	Truck Centre WA Pty Ltd	Filter Kit	133.10
EFT93987	18/09/2014	Albany Tyrepower	295/80 X 22.5 Tyres & Front Tyres To Suit Roadsweeper	2,476.35
EFT93988	18/09/2014	University of Western Australia	Salaries - Field Work - Laboratory Work - Office Work & Infrastructure	6,353.48
EFT93989	18/09/2014	Vancouver Waste Services Pty Ltd	Bulk Green Waste Services	1,423.25
EFT93990	18/09/2014	Albany Veterinary Hospital Pty Ltd	Cat Sterilisation Subsidy	99.00

REPORT ITEM CSF129 REFERS

EFT93991	18/09/2014	IT Vision Australia Pty Ltd	IT Vision Enhancement To Central Records System - Addition of Recent File List	10,708.50
EFT93992	18/09/2014	WA Naturally Publications	Visitors Centre Merchandise	953.91
EFT93993	18/09/2014	Wellstead Automotive Services	Bush Fire Vehicle Servicing	1,706.10
EFT93994	18/09/2014	Westrac Equipment Pty Ltd	Grader Parts	796.31
EFT93995	18/09/2014	Western Australian Local Government Association	Roadwise Signage For Bins - Pilot For Frenchman Bay Community Safety	492.80
EFT93996	18/09/2014	Landmark Limited	Fertiliser Supplies	372.46
EFT93997	18/09/2014	West Australian Newspapers Limited - (North Road)	Advertising	2,342.49
EFT93998	18/09/2014	Western Power	Easement Costs: Lot 115 Lockyer Avenue	398.00
EFT93999	18/09/2014	Western Power Corporation	Design Fee For Moving Power Pole to Accommodate Proposed Footpath Construction	1,500.00
EFT94000	18/09/2014	Woolworths Limited	Groceries For Day care	1,143.50
EFT94001	18/09/2014	Wood And Grieve Engineers	Amendments To Design Drawings For Princess Avenue Upgrade (Slk 0.02 - 1.00)	2,948.00
EFT94002	18/09/2014	Wren Oil	Waste Disposal - Waste Oil	165.00
EFT94003	18/09/2014	Lata Stewart (Wright)	Rates Refund For Assessment A148410	2,121.83
EFT94004	18/09/2014	Zenith Laundry	Laundry Services/Hire	128.49
EFT94005	18/09/2014	Quantified Tree Risk Assessment Ltd	QTRA Training And Visual Tree Assessment Training	3,504.60
EFT94006	25/09/2014	ABA Security	Q14023 - Secure Parking Compound	24,602.29
EFT94007	25/09/2014	Advertiser Print	Advertising	910.00
EFT94008	25/09/2014	Albany Advertiser Ltd - North Road	Library Sales of Anzac Expeditionary Forces Book- August 2014 - 3 Copies	52.50
EFT94009	25/09/2014	Albany Industrial Services Pty Ltd	Cartage of Top Soil For Nanarup Road Foreshore Trail	704.00
EFT94010	25/09/2014	Albany Farm Tree Nursery	Nursery Supplies	237.60
EFT94011	25/09/2014	Albany Soil And Concrete Testing	Testing Clay At Hanrahan Rd Waste Facility.	1,654.40
EFT94012	25/09/2014	Albany Sweep Clean	Sweeping of Car parks, Pathways And Boardwalks	4,914.00
EFT94013	25/09/2014	Albany Indoor Plant Hire	Indoor Plant Hire	1,041.92
EFT94014	25/09/2014	Albany Chamber of Commerce And Industry	Advertising City of Albany Pages	4,566.20
EFT94015	25/09/2014	Albany Agricultural Society Incorporated	Sponsorship of The Anzac Biscuit Competition - Albany Show 2014	275.00
EFT94016	25/09/2014	Tricoast Civil	Construction of Minna St Footpath As Per Quote Q14035	8,663.27
EFT94017	25/09/2014	Albany Refrigeration	August 2014 - Preventative Maintenance	742.50
EFT94018	25/09/2014	Albany Landscape Supplies	Crushed Limestone	30.00
EFT94019	25/09/2014	Albany Maritime Foundation	Albany Boatshed Hire For Library Author Event	220.00
EFT94020	25/09/2014	Albany Skips And Waste Services	Hire of Skip Bin And Tip Fees	1,115.00
EFT94021	25/09/2014	Albany Office Products Depot - North Road	Stationery Supplies	285.00
EFT94022	25/09/2014	Albany Quality Lawnmowing	Lawn Mowing Lotteries House	110.00
EFT94023	25/09/2014	Albany Combined Cabs Pty Ltd	Taxi Fares Youth Advisory Council	22.50
EFT94024	25/09/2014	Albany Wallcutting Services	Cut Concrete At Stirling Terrace Crossover To Hardware Car park	308.00
EFT94025	25/09/2014	Albany Independent Carpets	Commercial Vinyl Planks For The Gardeners New Officers	1,790.00
EFT94026	25/09/2014	Albany Legal Pty Ltd	Professional Services	4,054.60
EFT94027	25/09/2014	Albany Irrigation & Drilling	Irrigation Supplies	132.20
EFT94028	25/09/2014	Alinta	Gas Usage Charges For 186 Collie St Albany From 12/8/14 - 9/9/14	307.75
EFT94029	25/09/2014	All Events Prosound Hire	Bendigo Film Albany Town Hall 17 September 2014	360.00
EFT94030	25/09/2014	Allied Pumps	New Pump For The Sewerage Pit - Swarbrick Street Toilets	3,259.30
EFT94031	25/09/2014	Amphibian Plumbing And Gas	Plumbing Repairs/Maintenance	4,214.84
EFT94032	25/09/2014	Paperbark Merchants	CBW Competition Prize Vouchers/Newspapers/Books/Magazines	399.68
EFT94033	25/09/2014	Apex Club of Albany Inc	10 X Apex Mt Clarence Books	99.50
EFT94034	25/09/2014	ATC Work Smart	Casual Staff	13,658.23
EFT94035	25/09/2014	ATF Services Pty Ltd	Re-Instate Blown Over Fence	302.50
EFT94036	25/09/2014	Audiocom Albany	I phone 4S 8Gb Device Only (No Sim)/Ipad Air 16Gb Wifi Enabled Device Only (No Sim)/Screen guard/Phone covers	1,312.00
EFT94037	25/09/2014	Austral Pool Equipment	10 X Pool Lane Ropes 3 X Anti Grate 350mm	7,640.16
EFT94038	25/09/2014	Australian Asphalt Pavement Association	Pavement Maintenance Training - 30 Delegates	12,628.00
EFT94039	25/09/2014	Anthony Ball	Reimbursements For Inspection of Equipment Options For ALAC	128.50
EFT94040	25/09/2014	Barretts Mini Earthmoving & Chipping	Removal of Trees	1,060.00
EFT94041	25/09/2014	Bennetts Batteries	Super Red EP2 Grease Cartridges/Batteries/Oil Supplies.	774.40
EFT94042	25/09/2014	Albany Traffic Control	Provision of Traffic Management	7,060.90
EFT94043	25/09/2014	Best Office Systems	Photocopier Charges	488.00
EFT94044	25/09/2014	Albany Bitumen Spraying	Supply Plant And Labour For Various Hotmix Repairs	6,169.90
EFT94045	25/09/2014	Blackwoods	Safety Gloves And Equipment	125.18

REPORT ITEM CSF129 REFERS

EFT94046	25/09/2014	Brownes Foods Operations Pty Ltd	Catering Supplies	88.92
EFT94047	25/09/2014	Bunnings Group Limited	Paint/Tools/Hardware Supplies	223.85
EFT94048	25/09/2014	Bunns Vineyard	Catering Supplies	180.00
EFT94049	25/09/2014	C&C Machinery Centre	Supply And Delivery of Massey Ferguson 5420 Tractor As Per Tender Number C14011	96,995.80
EFT94050	25/09/2014	Camtrans Albany Pty Ltd	C14017 Supply And Delivery Of Paving Units - Stirling Terrace.	8,891.46
EFT94051	25/09/2014	Camlyn Springs Water Distributors	Water Container Refills/Water Dispenser Rentals	1,180.00
EFT94052	25/09/2014	J & S Castlehow Electrical Services	Electrical Maintenance & Repairs	1,710.06
EFT94053	25/09/2014	Coca-Cola Amatil Pty Ltd	Soft Drink Supplies For ALAC Cafe	1,036.55
EFT94054	25/09/2014	Coles Supermarkets Australia Pty Ltd	Groceries	101.91
EFT94055	25/09/2014	Comfort Inn Admiral	Accommodation And Meals for Staff Attending Training	167.50
EFT94056	25/09/2014	Courier Australia	Freight Fees	1,451.41
EFT94057	25/09/2014	Albany Signs	Design, Supply And Install Signage to I30 Hyundai 'Amazing Albany'	352.00
EFT94058	25/09/2014	Covs Parts Pty Ltd	Vehicle Parts	213.72
EFT94059	25/09/2014	Creative Landscapes	Memorial Garden Soft Landscaping - Eastern Side Of Anzac Centre	22,253.00
EFT94060	25/09/2014	Holcim (Australia) Pty Ltd	Supply M³ of 25/14/70 Slump - Rapid 2 Full Rate Footpath Mix	404.80
EFT94061	25/09/2014	The Laminex Group (Cullity's)	CCA Reeded Decking Supplies	1,727.81
EFT94062	25/09/2014	Al Curnow Hydraulics	Vehicle Parts/Maintenance	171.71
EFT94063	25/09/2014	D & K Engineering	Repairs At Skate Park On Sanford Rd And Playground At Emu Point As Required	451.00
EFT94064	25/09/2014	Dalespring Pty Ltd/Milawa Pty Ltd	Rates Refund For Assessment A161307	225.15
EFT94065	25/09/2014	David Roberts Graphics	Bluebeam Revu Standard & Bluebeam Revu Standard Annual Maintenance	4,730.00
EFT94066	25/09/2014	De Lage Landen Pty Limited	IT Department Master Lease Agreements	7,186.30
EFT94067	25/09/2014	Landgate - Property & Valuations	Land Enquiries	754.50
EFT94068	25/09/2014	Western Australian Planning Commission	DAP City of Albany - P2140411 486 Down Road, Drome	6,707.00
EFT94069	25/09/2014	Janine Determes	Fitness Instruction	135.00
EFT94070	25/09/2014	Dick Smith Electronics	1.8M USB A To Micro USB B	19.72
EFT94071	25/09/2014	Angela Lena Diletti	Tutoring At The VAC - Junior Art & Materials	918.00
EFT94072	25/09/2014	Dylans on The Terrace	Catering	820.00
EFT94073	25/09/2014	Albany Engineering Company	Machine Pin As Per Sample	101.77
EFT94074	25/09/2014	Environmental Health Australia (SA) Incorporated	Australian Food Safety Assessment (AFSA) Pads & Postage To Albany	395.85
EFT94075	25/09/2014	Evertrans	Fit Rated Tie Down Points, Replace Tow Ring And Safety Chains And Fit Traffic Cone Holder/Semi Parts	3,446.30
EFT94076	25/09/2014	Eyerite Signs	CCTV Signage	1,040.60
EFT94077	25/09/2014	Farm Fresh Wholesalers (Violet Holdings P/L)	Catering Supplies - ALAC	63.55
EFT94078	25/09/2014	The Fixuppery	Window Cleaning Services	247.50
EFT94079	25/09/2014	Tammie Flower	Fitness Instruction	270.00
EFT94080	25/09/2014	Furniture Options Pty Ltd	6 X Round Flip Top Cocktail Tables	1,974.72
EFT94081	25/09/2014	Gadens Lawyers Perth Pty Ltd	Rates Refund For Assessment A185723	294.04
EFT94082	25/09/2014	Gallery 500	Art Supplies	204.95
EFT94083	25/09/2014	Karlie Gligorevic	Working With Children Check - Creche Backup Support	80.00
EFT94084	25/09/2014	Gordon Walmsley Pty Ltd	Supply And Lay Flush Kerbing At Both Ends of Stirling Tce	1,729.00
EFT94085	25/09/2014	Grande Food Service	Catering For Time Out Cafe	1,127.96
EFT94086	25/09/2014	Elizabeth Gray	Employee Assistance Program Services	260.00
EFT94087	25/09/2014	Great Southern Group Training	Casual Staff Apprentices Fees	9,082.98
EFT94088	25/09/2014	Great Southern Packaging Supplies	Cleaning Goods	983.62
EFT94089	25/09/2014	Andrew Greenwood	Travel Reimbursements - Staff Training Course	179.89
EFT94090	25/09/2014	Great Southern Services	Steel Rail Cleaning Plus Cleaning Equipment.	132.00
EFT94091	25/09/2014	Gresley Abas Pty Ltd	C13014 Full Service Consultant - Centennial Park Sporting Precinct Lump Sum Fee For Professional Services, Provisional	177,688.38
EFT94092	25/09/2014	Stephen Grimmer	Sum Allowance For Project Disbursements	
EFT94093	25/09/2014	Lee Griffith	Reimbursements - Alia National Conference	182.00
EFT94094	25/09/2014	Protector Fire Services Pty Ltd	Lee Griffith Photography - Corporate Photos	1,680.00
EFT94095	25/09/2014	Harvey Norman Computers Albany	Refill of CO2 Fire Extinguisher Removed From Centre	141.68
EFT94096	25/09/2014	Helen Leeder-Carlson	Ipad Air Screen Protector	6.40
EFT94097	25/09/2014	Heritage Tanks Australia	Continuation Art Classes With Helen	240.00
EFT94098	25/09/2014	Hudson Henning And Goodman	Supply And Install 220,000 Litre Water Tank In Standard Heritage Colour	13,480.00
EFT94099	25/09/2014	Icky Finks Warehouse Sales	Professional Services	5,390.00
EFT94099	25/09/2014	Icky Finks Warehouse Sales	Canvas Supplies For Vancouver Arts Centre	113.63
EFT94100	25/09/2014	Identity Creative	VIP Function Invites Name Badges	2,442.57

REPORT ITEM CSF129 REFERS

EFT94101	25/09/2014	JJ'S Hiab Services	Pick Up And Delivery Services	88.00
EFT94102	25/09/2014	KLB Systems	Ribbons Datamax So010169 76Mmx360M - Black Plus Delivery	389.40
EFT94103	25/09/2014	Wesfarmers Kleenheat Gas Pty Ltd	LPG Gas	3.85
EFT94104	25/09/2014	Knotts Group Pty Ltd	Plumbing Repairs/Maintenance	1,494.00
EFT94105	25/09/2014	Cameron Langridge	Visitors Centre Merchandise	70.80
EFT94106	25/09/2014	Latro Lawyers	Professional Services	2,679.60
EFT94107	25/09/2014	Mario Lionetti	Groceries For Day Care Centre	184.67
EFT94108	25/09/2014	Robert Craig London	Rates Refund For Assessment A219764	49.28
EFT94109	25/09/2014	Lorraine Distributors Pty Ltd	Cleaning Supplies	678.80
EFT94110	25/09/2014	Magic Nissan	Purchase of Nissan Leaf Vehicles	66,827.36
EFT94111	25/09/2014	Albany City Motors	Vehicles/Vehicle Parts/Repairs	249.28
EFT94112	25/09/2014	Michael Martain	Reimbursements For Gym Equipment Inspection Options Trip To Perth Expenses	663.52
EFT94113	25/09/2014	Vicki Michelle Martin	Fitness Instruction	135.00
EFT94114	25/09/2014	James Mclean - Sculptural Timber Creations	Supply & Installation of New Promotions Board And Federation Frame In Entry of Vancouver Arts Centre	429.00
EFT94115	25/09/2014	Western Australian Rangers Association Inc	Rangers Conference 10 & 11 September 2014	570.00
EFT94116	25/09/2014	Modern Teaching Aids Pty Ltd	Day Care Centre Resources	49.46
EFT94117	25/09/2014	Nurrunga Communications	Two Way Radio Repairs/Maintenance	125.00
EFT94118	25/09/2014	Norman Disney And Young	Professional HVAC Inspections For Various Sites As Per Quote Qu14145286	2,860.00
EFT94119	25/09/2014	PN & ER Newman Quality Concrete Products	Round 1200mm Manhole Lid	495.00
EFT94120	25/09/2014	Albany News Delivery	Newspaper Deliveries	224.40
EFT94121	25/09/2014	Nikana Contracting Pty Ltd	Removal of Rubbish Boat Harbour Skip Bins	717.20
EFT94122	25/09/2014	A Noble And Son Ltd	Recovery Tow Strap & Bow Shackles	1,786.00
EFT94123	25/09/2014	Okeefe's Paints	Paint & Painting Supplies	31.27
EFT94124	25/09/2014	Orica Australia P/L	920Kg Chlorine Drum/Pallet Of Soda Ash/Cylinder Hire	3,867.52
EFT94125	25/09/2014	Origin Energy	LP Gas Delivery	5,875.80
EFT94126	25/09/2014	Palmer Earthmoving (Australia) Pty Ltd	North Road Stormwater Drainage Upgrade C13026	205,504.29
EFT94127	25/09/2014	Pathwest Laboratory Medicine WA	Pre-Employment Screening	35.00
EFT94128	25/09/2014	4 Steel Supplies	3.2 Mtr 50XI Gal Pipe - Powder Coated Hawthorn Green	3,563.72
EFT94129	25/09/2014	Albany Police And Citizens Youth Club	Service Agreement City Of Albany And Albany PCYC Re Management Of Albany SK8 And BMX Park	1,100.00
EFT94130	25/09/2014	Kristie Porter	Fitness Instruction	360.00
EFT94131	25/09/2014	Reeves And Company Butchers Pty Ltd	Catering	127.00
EFT94132	25/09/2014	W P Reid	Stirling Terrace - Paving Installation As Per Q14029	22,327.00
EFT94133	25/09/2014	Rexel Australia	Tube	16.96
EFT94134	25/09/2014	Serena Mclauchlan	Town Hall - Open & Close For Albany Art Prize	847.50
EFT94135	25/09/2014	Scizophrenia Fellowship Albany And District Inc	Rates Refund For Assessment A188585	55.00
EFT94136	25/09/2014	Skill Hire WA Pty Ltd	Casual Staff Apprentices Fees	4,566.48
EFT94137	25/09/2014	Southern Electrics	2014 / 15 July - PMA (Water Treatment Inspection)/Preventative Maintenance/Electrical Repairs	8,966.74
EFT94138	25/09/2014	Southern Tool & Fastener Co	High Tensile 8mm Chain	26.00
EFT94139	25/09/2014	Southway Distributors Pty Ltd	Catering Supplies	1,113.68
EFT94140	25/09/2014	Southern Edge Arts Inc	Kids Culture Project T2, 2014	1,185.00
EFT94141	25/09/2014	South Coast Cranes	Crane Hire	453.75
EFT94142	25/09/2014	Sportsworld of WA	Sports Store Purchases	168.30
EFT94143	25/09/2014	Stewart And Heaton Clothing Pty Ltd	Emergency Services Uniforms	27.15
EFT94144	25/09/2014	St John Ambulance Association WA Inc	First Aid Training	199.00
EFT94145	25/09/2014	Sunny Sign Company	Assorted Signage	316.80
EFT94146	25/09/2014	The Sunday Times	Advertising	1,823.88
EFT94147	25/09/2014	Albany Lock Service	Padlocks Fire Gate 45mm C4/Padlocks E3 Type	272.40
EFT94148	25/09/2014	Albany IGA	Purchases For Visitors Centre	284.99
EFT94149	25/09/2014	Synergy	Grouped Electricity Account Charges	45,766.07
EFT94150	25/09/2014	Tectonics Construction Group Pty Ltd	Contract C14002 - West Rail Barracks Stages 1-3	27,409.98
EFT94151	25/09/2014	Telford Industries	Test Tubes And Pool Cleaning Brush	215.77
EFT94152	25/09/2014	Thinkwater Albany	Supply Reticulation Materials For The Forts	9,834.15
EFT94153	25/09/2014	Caroline Ellen Tompkin	Fitness Instruction	90.00
EFT94154	25/09/2014	Top Group (WA) Pty Ltd	City Of Albany Cml 22-27 Sept 2014	660.00
EFT94155	25/09/2014	Traffic Force	Traffic Management	4,061.05
EFT94156	25/09/2014	Trevelen Farm - Great Southern Wine	Refreshments For Library Rural Hour Event.	174.00

REPORT ITEM CSF129 REFERS

EFT94157	25/09/2014	The Trophy Shop	Shields For ALAC Social Netball	224.70
EFT94158	25/09/2014	Albany Tyrepower	Tyre Purchases/Maintenance	1,091.20
EFT94159	25/09/2014	Vancouver Waste Services Pty Ltd	Green Waste Services - Bulk Green Waste	19,592.10
EFT94160	25/09/2014	Sarah Vallentine	Flyer Distribution For Anzac Albany	105.00
EFT94161	25/09/2014	IT Vision Australia Pty Ltd	Plant Module Training	1,806.20
EFT94162	25/09/2014	Julia Warren	Fitness Instruction	180.00
EFT94163	25/09/2014	Albany & Great Southern Weekender	Advertising	1,517.56
EFT94164	25/09/2014	Western Australian Local Government Association	Advertising	1,069.43
EFT94165	25/09/2014	West Australian Newspapers Limited	Advertising	186.57
EFT94166	25/09/2014	Westshred Document Disposal	Document Disposal - Various Locations	454.30
EFT94167	25/09/2014	West Australian Newspapers Limited	Advertising	554.30
EFT94168	25/09/2014	Wilson Machinery	Vehicle Parts	774.40
EFT94169	25/09/2014	Nicolette Williams	Councillor Childcare & Mileage Claim	527.75
EFT94170	25/09/2014	Workwise Occupational Health	Case Coordination/Pre-employment Assessments	509.28
EFT94171	25/09/2014	Zenith Laundry	Laundry Services/Hire	53.40
EFT94172	25/09/2014	Albany Agricultural Society Incorporated	Reserves Operational Costs	380.00
EFT94173	30/09/2014	Sketchy Ink	Product A Design Concept For The Window Display Using 2013 Winning Artwork As Inspiration. Production And Install of Window Display.	999.00
EFT94174	02/10/2014	ABA Security	Replacement Camera As Per Quote 11941	599.00
EFT94175	02/10/2014	Albany City Lawns	Two Days of Mowing And One Spraying At Lancaster Park	693.00
EFT94176	02/10/2014	Albany Printers	500 Invitations & 2000 Post Cards - Albany Art Prize	920.00
EFT94177	02/10/2014	Albany Refrigeration	Quarterly Maintenance July 2014	770.00
EFT94178	02/10/2014	Albany Surf Life Saving Club	Kidsport Vouchers	90.00
EFT94179	02/10/2014	Albany Landscape Supplies	Crushed Limestone	90.00
EFT94180	02/10/2014	Albany Maritime Foundation	Community Funding For Festival of The Sea Saturday 4th April 2015	4,400.00
EFT94181	02/10/2014	Albany Office Products Depot	Stationery Supplies	2,130.10
EFT94182	02/10/2014	Albany Psychological Services	Consultation Fees - Employees Assistance Program	836.00
EFT94183	02/10/2014	Albany Quality Lawnmowing	Lawn Mowing At Lotteries House	110.00
EFT94184	02/10/2014	Albany Irrigation & Drilling	Supply of Reticulation Pumps For Railways Oval	9,068.55
EFT94185	02/10/2014	Alinta	Gas Usage Charges For 87 Vancouver St From 13/6/14 - 8/9/14	596.45
EFT94186	02/10/2014	All Events Prosound Hire	Bendigo Film Wednesday 25/9/14 Venue Manager	360.95
EFT94187	02/10/2014	All Park Products	Hmod-E-3/2 Modular Triple Installation Kit - X 2 Electric Ccq Hotplate's , Aztec Silver Baffled Fat Tray - For Units Out In The Open With No Shelter Including Transport As Quoted	9,607.40
EFT94188	02/10/2014	Amphibian Plumbing And Gas	Plumbing Repairs/Maintenance	10,182.30
EFT94189	02/10/2014	Paperbark Merchants	Newspapers/Books/Magazines/Stationery	1,906.19
EFT94190	02/10/2014	Artform Signs & Displays	Supply And Install One Sponsor board For The National Anzac Centre	4,823.50
EFT94191	02/10/2014	Banksia Gardens Resort Motel	Accommodation For Mr D. Price - Includes Accommodation, All Meals, Telephone, Etc	341.50
EFT94192	02/10/2014	Barkers Trenching Services	Found Stormwater Pits And Pipe Work Locations 8 Hours Excavator And Labour.	1,320.00
EFT94193	02/10/2014	Bennetts Batteries	Battery Purchases	176.00
EFT94194	02/10/2014	Berg Contracting Services	Asbestos Removal From Princess Royal Fortress As Per Quotation Number 140258	9,030.00
EFT94195	02/10/2014	Bloomin Flowers	Flower Arrangement	80.00
EFT94196	02/10/2014	Albany Bobcat Services	Bobcat Wet Hire For Nanarup Road Foreshore	3,038.75
EFT94197	02/10/2014	Sarah Bowles	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14	6,552.50
EFT94198	02/10/2014	Brownes Foods Operations Pty Ltd	Catering Supplies For Time Out Cafe	88.92
EFT94199	02/10/2014	Construction Training Fund	BCITF Levy For The Month of Sept 2014 Less Collection Commission	14,446.26
EFT94200	02/10/2014	Bunnings Group Limited	Hardware/Tool Supplies	111.59
EFT94201	02/10/2014	Cabcharge Australia Limited	Cab Charges	208.11
EFT94202	02/10/2014	Vince Calleja	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14	6,552.50
EFT94203	02/10/2014	Caltex Australia Petroleum Pty Ltd	Litres Diesel Fuel	3,851.42
EFT94204	02/10/2014	Cardno (WA) Pty Ltd	Provide Consultant Services To Hanrahan Leachate Project Stage 3 As Per Quotation P13017	3,685.00
EFT94205	02/10/2014	J & S Castlehow Electrical Services	Electrical Repairs/Maintenance	3,047.11
EFT94206	02/10/2014	Synergy Graphics	Commitment To Customers And Colleagues - Design A4	495.00
EFT94207	02/10/2014	C.L Creek & S Creek (Catmando Excavations & Civil Earthworks)	Contract Works At Emu Point - Excavate Pile Foundation	220.00
EFT94208	02/10/2014	Chariot Mini Diggers	Parkland Clearing On Reserve Above Innis St In Preparation For A Controlled Burn	396.00
EFT94209	02/10/2014	CJD Equipment Pty Ltd	Grader Circle Wear Plates And Spacers As Required.	647.61

REPORT ITEM CSF129 REFERS

EFT94210	02/10/2014	Coca-Cola Amatil Pty Ltd	Soft Drink Supplies For ALAC Cafe	1,204.15
EFT94211	02/10/2014	Coles Supermarkets Australia Pty Ltd	Groceries	271.01
EFT94212	02/10/2014	Creative Landscapes	Section C - As Per Proposed Landscape Works Plan Hard Landscaping (Concrete Agg & Cobblestone) S_01 In Situ Concrete Paving 430m ²	19,360.00
EFT94213	02/10/2014	Downer Edi Works Pty Ltd	Supply Drops of Black Asphalt For Seal Repairs	2,638.70
EFT94214	02/10/2014	The Laminex Group (Cullity's)	Treated Pine Supplies	1,168.24
EFT94215	02/10/2014	AI Curnow Hydraulics	Vehicle Parts/Maintenance	2.64
EFT94216	02/10/2014	Bronwyn Cutler	Employee Assistance Program Counselling Services	165.00
EFT94217	02/10/2014	Cynergic Communications	Service Charges	66.00
EFT94218	02/10/2014	D & K Engineering	Fire Gates X 3.	2,901.90
EFT94219	02/10/2014	Janine Determes	Fitness Instruction	45.00
EFT94220	02/10/2014	Discovery Media	Call For Entries On The Art Prize Australia Website & Social Media Campaign Per Month	300.00
EFT94221	02/10/2014	Carolyn Dowling	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14	6,552.50
EFT94222	02/10/2014	Druella McTavish	Reimbursement For Materials Purchased For "It Was All Yellow" Workshop	66.87
EFT94223	02/10/2014	Vicki Duncan	Rates Refund For Assessment A194471	2,308.08
EFT94224	02/10/2014	Easifleet Management	Motor Vehicle Lease Rental/Esp Bureau Fee/Bureau Fee Rebate	8,903.87
EFT94225	02/10/2014	Farm Fresh Wholesalers (Violet Holdings P/L)	Catering Supplies	63.80
EFT94226	02/10/2014	All Truck Repairs	Annual Bush Fire Brigade Vehicles Service And Inspections	3,370.43
EFT94227	02/10/2014	Tammie Flower	Fitness Instruction	270.00
EFT94228	02/10/2014	G & S Industries	6m Hinged Heavy Duty Tapered Octagonal Column, Base plate Mounted, Hot Dipped Galvanised C/W Access Door And Spigot	2,752.24
EFT94229	02/10/2014	Alison Goode	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14	7,175.21
EFT94230	02/10/2014	Great Southern Institute of Technology	Fire Warden Training	2,360.00
EFT94231	02/10/2014	Great Southern Pest & Weed Control	Pest & Weed Controls	154.00
EFT94232	02/10/2014	Great Southern Packaging Supplies	Cleaning Supplies	1,732.94
EFT94233	02/10/2014	Great Southern High Pressure Water Cleaning	Pressure Clean Old Bricks Median Front North Road Office	1,678.60
EFT94234	02/10/2014	Great Southern Turf	120 Metres Turf	1,155.00
EFT94235	02/10/2014	Great Southern Liquid Waste	Servicing of Public Ablution Blocks	796.00
EFT94236	02/10/2014	Great Southern Bio Logic	Undertake A Targeted Flora Survey At Lowlands Reserve For The Proposed Realignment of The Bum Rock Track As Per Quote Qu14148911.	1,859.00
EFT94237	02/10/2014	Gerry Gregson	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14 & Mileage claim	7,239.38
EFT94238	02/10/2014	Gregg's Cafe	Catering	400.00
EFT94239	02/10/2014	GSM Auto Electrical	Vehicle Parts/Maintenance	336.75
EFT94240	02/10/2014	Ray Hammond	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14	6,552.50
EFT94241	02/10/2014	Protector Fire Services Pty Ltd	Fip & Bows Backup Battery Replacement - City of Albany Administration Building - North Road	1,049.95
EFT94242	02/10/2014	Helen Leeder-Carlson	Continuation Art Classes With Helen	240.00
EFT94243	02/10/2014	Hema Maps Pty Ltd	Visitors Centre Merchandise	720.72
EFT94244	02/10/2014	Himac Industries	Leveler For Kanga	770.00
EFT94245	02/10/2014	Bill Hollingworth	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14	6,552.50
EFT94246	02/10/2014	Alan Hortin	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14	6,552.50
EFT94247	02/10/2014	H And H Architects	Q14012 - Princess Royal Fortress - Design Services Architectural Food And Beverage Heritage	10,340.00
EFT94248	02/10/2014	Hudson Henning And Goodman	Professional Services	3,396.80
EFT94249	02/10/2014	Icky Finks Warehouse Sales	Art Supplies	29.13
EFT94250	02/10/2014	Identity Creative	Anzac Albany VIP Function Envelopes & Stickers	922.90
EFT94251	02/10/2014	Instant Weighing	Supply And Fit Compuload 4000 With Printer As Per Quote Number 2014182 & Supply And Fit Printer As Per Quote Number 2014182	11,770.00
EFT94252	02/10/2014	Jacqueline A'Court	Sale Of Artwork - Governor Phillip With His Pets: Acrid Vulgar & Domestic	510.00
EFT94253	02/10/2014	Jetblack Mc	Design Two Amazing Albany Exhibition Banners	462.00
EFT94254	02/10/2014	John Kinnear And Associates	Professional Services - Set Out Memorial Garden Landscape	2,575.92
EFT94255	02/10/2014	Kim Angela Tomlinson	Employee Assistance Program Counselling Services	130.00
EFT94256	02/10/2014	Knotts Group Pty Ltd	Free Standing Shower Cartridges And Poolside Shower Cartridge	2,042.08
EFT94257	02/10/2014	Latro Lawyers	Professional Services	1,601.60
EFT94258	02/10/2014	Dr Jim Leighton	Twinrix Vaccine For Depot Staff	121.00
EFT94259	02/10/2014	Loadtek Aust	10m X Hydraulic Hose (Lap Pool Lane Anchor Point Protectors)	96.80
EFT94260	02/10/2014	Lower King Liquor & General Store	" 38 Ships" Shiraz Wine	4,260.95
EFT94261	02/10/2014	Lower Great Southern Hockey Association Inc	Kidsport Vouchers	3,610.00

REPORT ITEM CSF129 REFERS

EFT94262	02/10/2014	Lush Floral Designs	VIP Anzac Function 3 X Large Arrangements On Plinths Assorted Flowers For View Restaurant	1,000.00
EFT94263	02/10/2014	M & B Sales Pty Ltd	270 Metres of Reeded Decking	966.72
EFT94264	02/10/2014	Albany City Motors	Vehicles/Vehicle Parts/Repairs	287.81
EFT94265	02/10/2014	Gregory Roderick Mcfarlane	Rates Refund For Assessment A160599	55.00
EFT94266	02/10/2014	Ian Mcloughlin	Reimbursement For Fuel	72.74
EFT94267	02/10/2014	Midalia Steel Pty Ltd	Steel Supplies	8.51
EFT94268	02/10/2014	Modern Teaching Aids Pty Ltd	Day care Resources	1,011.98
EFT94269	02/10/2014	Mount Romance Australia Pty Ltd	Visitors Centre Merchandise	162.60
EFT94270	02/10/2014	MSS Security	Passenger And CBS Screening - Delayed Flights August 2014	6,567.34
EFT94271	02/10/2014	Adrian Nicoll	Easel For Civic Events - Opening of The National Anzac Centre	500.00
EFT94272	02/10/2014	OCS Services Pty Ltd	Cleaning Services	24,079.40
EFT94273	02/10/2014	Opus International Consultants Ltd	Additional Superintendence Tasks For Period Beyond 21 April 2014, Due To Project Extending Beyond Originally Planned Completion Date	3,726.25
EFT94274	02/10/2014	Origin Energy	Bulk Gas Supplies ALAC	6,009.15
EFT94275	02/10/2014	Palmer Earthmoving (Australia) Pty Ltd	Metal Dust	3,421.90
EFT94276	02/10/2014	Pauls Pet Food	Alert Plus Dog Food	65.00
EFT94277	02/10/2014	Pennant House	City of Albany Flag Repairs	50.60
EFT94278	02/10/2014	Penrose Professional Lawn care	Lawn Mowing Services At The VAC September 2014	308.00
EFT94279	02/10/2014	Perth Safety Products Pty Ltd	Traffic Cones 700mm Reflection City of Albany Sticker	1,485.00
EFT94280	02/10/2014	Plastics Plus	20 L White Plastic Buckets With Lids	176.00
EFT94281	02/10/2014	Premier Workplace Solutions	Supply And Delivery of Mir450Ext External Convex Mirror	182.60
EFT94282	02/10/2014	Janelle Price	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14	6,552.50
EFT94283	02/10/2014	Realforce Pty Ltd	Rates Refund For Assessment A94308	5,900.29
EFT94284	02/10/2014	Reeves And Company Butchers Pty Ltd	Catering	1,087.05
EFT94285	02/10/2014	Relationships Australia WA Inc	Employee Assistance Program	165.00
EFT94286	02/10/2014	Repco Auto Parts	Vehicle Parts	209.00
EFT94287	02/10/2014	Ricoh	Photocopier Charges - Various Locations	23,147.51
EFT94288	02/10/2014	3rd Albany Scout Group	Kidsport Vouchers	440.00
EFT94289	02/10/2014	Southern Electrics	Led Light Fittings And Parts/Electrical Repairs Maintenance	5,073.34
EFT94290	02/10/2014	Southern Tool & Fastener Co	FS130 Bullbar Brush cutters As Per Quote Number 110011028	1,240.00
EFT94291	02/10/2014	Southway Distributors Pty Ltd	Catering Goods	1,670.81
EFT94292	02/10/2014	Southcoast Security Service	Security Services - Library 22/09/2014	445.50
EFT94293	02/10/2014	South Coast Natural Resource Management Inc	Hire of NRM Learning Centre For Asphalt Training Wednesday 10 September 2014	400.00
EFT94294	02/10/2014	Department of The Premier & Cabinet - State Law Publisher	Government Gazette Advertising - 4 September 2014 - Bush Fire Control Officers 2014/2015	83.40
EFT94295	02/10/2014	Position Partners	Target Sets Service	252.87
EFT94296	02/10/2014	Statewide Building Certification WA	York Street Albany Town Square Development - Revision 1	429.00
EFT94297	02/10/2014	Bluescope Distribution Pty Ltd	Supply of ERW Tube Material Number: 160257 For Door Construction In Parks Shed	48.40
EFT94298	02/10/2014	Gregory Brian Stocks	Deputy Mayoral Sitting Fee And Allowance 1/7/14 - 30/9/14	10,415.00
EFT94299	02/10/2014	Albany Lock Service	Padlocks E3 Type	805.15
EFT94300	02/10/2014	Robert Sutton	Councillor Allowance And Sitting Fees From 1/7/14 - 30/9/14	6,552.50
EFT94301	02/10/2014	Synergy	Electricity Supplies For 52 Barker Rd Centennial Park From 19/8/14 - 15/9/14	22,887.85
EFT94302	02/10/2014	T & C Supplies	Hardware/Tool Supplies	544.15
EFT94303	02/10/2014	Talis Consultants Pty Ltd	Provision of Consultancy Services To Prepare Tender Documentation For The City's Waste Collection And Disposal Services And The Cleaning of Public Infrastructure As Per Quote P14014	17,037.67
EFT94304	02/10/2014	Thinkwater Albany	Supply of Material	1,990.00
EFT94305	02/10/2014	Caroline Ellen Tompkin	Fitness Instruction	90.00
EFT94306	02/10/2014	Torque Fitness & Wellbeing	Fitness Instruction	135.00
EFT94307	02/10/2014	Traffic Force	Traffic Control	33,397.45
EFT94308	02/10/2014	Albany Tyrepower	Tyre Purchases/Maintenance	1,047.90
EFT94309	02/10/2014	Vancouver Waste Services Pty Ltd	Supply & Deliver Gravel	1,205.00
EFT94310	02/10/2014	IT Vision Australia Pty Ltd	Quote 3327: Synergy soft Improvements:	13,872.10
EFT94311	02/10/2014	Julia Warren	Fitness Instruction	135.00
EFT94312	02/10/2014	Albany & Great Southern Weekender	Advertising	2,519.55
EFT94313	02/10/2014	Dennis Wellington	Mayoral Allowances & Sitting Fees 1/7/14 - 30/9/14	23,933.75
EFT94314	02/10/2014	Western Australian Local Government Association	Advertising	343.28

REPORT ITEM CSF129 REFERS

EFT94315	02/10/2014	Whipstick Investments Pty Ltd	Rates Refund For Assessment A160602	55.00
EFT94316	02/10/2014	Nicolette Williams	Councillor Allowance And Sitting Fees From 1/9/14 - 30/9/14	1,892.50
EFT94317	02/10/2014	Joshua Woods	Aboriginal Monitoring For Replacement of Stairs On Marine Drive, Mt Adelaide	400.00
EFT94318	02/10/2014	Zenith Laundry	Laundry Services/Hire	45.42
EFT94319	02/10/2014	Nevestica	Red Poppy Boutonniere	685.90
EFT94320	09/10/2014	Abundant Superannuation Fund	Superannuation Contributions	507.99
EFT94321	09/10/2014	Ace Superannuation Fund	Superannuation Contributions	185.61
EFT94322	09/10/2014	AJW Superannuation Fund	Superannuation Contributions	687.93
EFT94323	09/10/2014	Albany Community Hospice	Payroll Deductions	166.00
EFT94324	09/10/2014	Albany Community Foundation	Payroll Deductions	75.00
EFT94325	09/10/2014	AMP Superannuation Savings (Signature Super)	Superannuation Contributions	2,854.47
EFT94327	09/10/2014	Australian Taxation Office	Payroll Deductions	477,793.00
EFT94328	09/10/2014	Australian Services Union WA Branch	Payroll Deductions	6,190.30
EFT94329	09/10/2014	Prime Super	Superannuation Contributions	1,214.56
EFT94330	09/10/2014	Australian Super	Superannuation Contributions	8,029.85
EFT94331	09/10/2014	Banscott Super Fund	Superannuation Contributions	896.22
EFT94332	09/10/2014	BT Super For Life	Superannuation Contributions	696.48
EFT94333	09/10/2014	BT Super For Life	Superannuation Contributions	498.06
EFT94334	09/10/2014	BT Super For Life	Superannuation Contributions	91.58
EFT94335	09/10/2014	BT Super For Life	Superannuation Contributions	405.15
EFT94336	09/10/2014	Child Support Agency	Payroll Deductions	2,331.87
EFT94337	09/10/2014	Colonial First State Firstchoice Personal Super	Superannuation Contributions	1,277.82
EFT94338	09/10/2014	Colonial First State Firstchoice Personal Super	Superannuation Contributions	1,425.36
EFT94339	09/10/2014	Colonial First State Firstchoice Personal Super	Superannuation Contributions	357.93
EFT94340	09/10/2014	Culloton Superannuation Fund	Superannuation Contributions	86.51
EFT94341	09/10/2014	First State Super	Superannuation Contributions	1,358.22
EFT94342	09/10/2014	First Super	Superannuation Contributions	551.94
EFT94343	09/10/2014	Wealth Personal Super And Personal Pension	Superannuation Contributions	233.53
EFT94344	09/10/2014	Wealth Personal Super And Personal Pension	Payroll Deductions	674.55
EFT94345	09/10/2014	Wealth Personal Super And Personal Pension	Superannuation Contributions	147.49
EFT94346	09/10/2014	HBF of WA	Payroll Deductions	469.95
EFT94347	09/10/2014	ING One Answer Personal Super	Superannuation Contributions	781.76
EFT94348	09/10/2014	North Personal Superannuation & Pension Fund	Superannuation Contributions	551.94
EFT94349	09/10/2014	North Personal Superannuation & Pension Fund	Superannuation Contributions	337.78
EFT94350	09/10/2014	North Personal Superannuation & Pension Fund	Superannuation Contributions	219.48
EFT94351	09/10/2014	Oak Tree Superannuation Fund	Superannuation Contributions	246.19
EFT94352	09/10/2014	Onepath Life Limited (Integra Super)	Superannuation Contributions	180.59
EFT94353	09/10/2014	Planet Luck Superannuation Fund	Superannuation Contributions	1,689.54
EFT94354	09/10/2014	Rest Superannuation	Superannuation Contributions	7,935.34
EFT94355	09/10/2014	Maritime Super	Superannuation Contributions	79.99
EFT94356	09/10/2014	WA Local Govt Superannuation	Superannuation Contributions	212,688.63
EFT94357	09/10/2014	Water Corporation Superannuation Plan	Superannuation Contributions	726.96
EFT94358	09/10/2014	Wayne John Stead Pty Ltd Superannuation Fund	Payroll Deductions	259.69
EFT94359	09/10/2014	Westscheme	Superannuation Contributions	3,728.23
EFT94360	09/10/2014	Asgard	Superannuation Guarantee Contributions	115.43
EFT94361	09/10/2014	ABA Security	Q14023 - Secure Parking Compound As Per Quote 11567 Variation To Quote	5,325.98
EFT94362	09/10/2014	Absolute Stone	Memorial Garden - Granite Cobbles For National Anzac Centre	58,183.46
EFT94363	09/10/2014	Acorn Trees And Stumps	Removal of Woody Weeds And Overhanging Branches Along Entrance To Carlyle's Function Centre Mt Adelaide.	2,100.00
EFT94364	09/10/2014	Advertiser Print	Anzac Books X 50	500.00
EFT94365	09/10/2014	Aerodrome Management Services Pty Ltd	37Eng Jet Compliance Works For Albany Airport	40,150.00
EFT94366	09/10/2014	Albany V-Belt And Rubber	Filters/Vehicle Parts	770.55
EFT94367	09/10/2014	Albany Gas Centre Pty Ltd	Fix Gas Leak From Supply Pipe. New Flange Required.	393.00
EFT94368	09/10/2014	Albany Gateway.Com.Au	12 Month Albany Gateway Advertising	455.00
EFT94369	09/10/2014	Albany Refrigeration	Refrigeration & Air-conditioning Repairs & Maintenance	890.56
EFT94370	09/10/2014	Albany Office Products Depot	Stationery Supplies	672.55
EFT94371	09/10/2014	Albany Swimming Club Inc	Kidsport Vouchers	600.00

REPORT ITEM CSF129 REFERS

EFT94372	09/10/2014	Albany Basketball Association	Kidsport Vouchers	7,475.50
EFT94373	09/10/2014	Albany Milk Distributors	Milk Deliveries - September 2014	865.48
EFT94374	09/10/2014	Albany Spray On Lawns	Hydro Seeding Bank At Surfers Beach Due To Erosion	1,210.00
EFT94375	09/10/2014	Albany Legal Pty Ltd	Professional Fees	610.00
EFT94376	09/10/2014	Albany Irrigation & Drilling	Irrigation Supplies	5,899.75
EFT94377	09/10/2014	All Events Prosound Hire	Bendigo Film Festival Wednesday 01/10/2014 Venue Manager	341.25
EFT94378	09/10/2014	Ampac Debt Recovery (WA) Pty Ltd	Rates Debt Recovery	1,394.25
EFT94379	09/10/2014	Amphibian Plumbing And Gas	Plumbing Repairs/Maintenance	3,857.80
EFT94380	09/10/2014	Aon Risk Services Australia Limited	Valuation Consulting Fee	1,650.00
EFT94381	09/10/2014	Ardess Nursery	Fertiliser Supplies	1,001.00
EFT94382	09/10/2014	Art Almanac	Advertising	185.00
EFT94383	09/10/2014	Artsouthwa Incorporated	Community Enterprise Funding Program - Make A Scene Artist Collective Auspicing Agreement	4,500.00
EFT94384	09/10/2014	ATC Work Smart	Casual Staff/Apprentice Fees	25,860.36
EFT94385	09/10/2014	Aurora Environmental Albany	Validation For Asbestos Remediation, Princess Royal Fortress	2,101.00
EFT94386	09/10/2014	Australia Post	Postage/Agency Fees	3,128.04
EFT94387	09/10/2014	Auscoinswest	Supply of 2,000 National Anzac Centre Souvenir Coins/Supply of 1,000 Princess Royal Fortress Souvenir Coins	3,300.00
EFT94388	09/10/2014	Aysemart	Visitors Centre Merchandise	225.00
EFT94389	09/10/2014	Raymond John Barr	Rates Refund For Assessment A50087	2,020.60
EFT94390	09/10/2014	Barkers Trenching Services	Trenching For Irrigation At Railways Oval	11,002.00
EFT94391	09/10/2014	Battery World	Batteries	270.00
EFT94392	09/10/2014	Benara Nurseries	Nursery Supplies	585.20
EFT94393	09/10/2014	Bennetts Batteries	Battery Purchases	246.40
EFT94394	09/10/2014	Albany Traffic Control	Traffic Management	6,474.83
EFT94395	09/10/2014	Best Office Systems	Photocopier Charges	1,270.25
EFT94396	09/10/2014	Matthew Bird	Reimbursements For City Function	53.00
EFT94397	09/10/2014	Blackwoods	Quick Set Cement	377.49
EFT94398	09/10/2014	Albany Bobcat Services	Bobcat & Truck Hire	4,710.75
EFT94399	09/10/2014	Building Commission	BSL Levy - September 2014	7,838.98
EFT94400	09/10/2014	Bunnings Group Limited	Ryobi One+ 18V 1.5 & 4.0 Ah Lithium+ Cordless Impact Drill/Drill Bits/Cloth Tape	694.34
EFT94401	09/10/2014	Caltex Australia Petroleum Pty Ltd	Litres Diesel Fuel	995.48
EFT94402	09/10/2014	J & S Castlehow Electrical Services	Electrical Repairs/Maintenance	5,181.00
EFT94403	09/10/2014	CJD Equipment Pty Ltd	Vehicle Parts	375.10
EFT94404	09/10/2014	BIS Cleanaway Limited	Rubbish Removal Contract/Further Contract - Various Locations	12,336.56
EFT94405	09/10/2014	Coles Supermarkets Australia Pty Ltd	Groceries	103.20
EFT94406	09/10/2014	Courier Australia	Freight Fees	280.00
EFT94407	09/10/2014	Albany Signs	Pull Up Exhibition Banners For Amazing Albany And CMCA	1,232.00
EFT94408	09/10/2014	Creative Landscapes	Memorial Garden Soft Landscaping - Western Side of Anzac	26,857.60
EFT94409	09/10/2014	Croker Lacey Graphic Design	Concept Design of Word mark - VAC Rebrand	1,320.00
EFT94410	09/10/2014	Downer Edi Works Pty Ltd	Coldmix For Edge Repairs On Lower King Road	4,778.89
EFT94411	09/10/2014	CTA (WA) Pty Ltd	Suresteel CRS008/ Hybrid Studs' Stainless Steel For 3 X Pram Ramps 3 X 2.0 X 600 = 1440Units	2,383.85
EFT94412	09/10/2014	The Laminex Group (Cullity's)	MGP10 H3 Treated Pine	144.58
EFT94413	09/10/2014	AI Curnow Hydraulics	Inspect Skid Steer Lift Cylinders.	672.76
EFT94414	09/10/2014	D & K Engineering	Construction of 5, 1400 X 90 X 90 Duargalv Steel Post, 1 Post At 800 X 90 X 90 With A 250Mm Square Plate Welded To The Base All Tops To Be Welded Caps Flush To The Outside Diameter. Duragalv Tubing.	584.27
EFT94415	09/10/2014	Shauna Dale	Reimbursements For EAP Breakfast/Morning Tea Stress Management Workshops	96.00
EFT94416	09/10/2014	Andrew Doede Deen	Rates Refund For Assessment A82703	1,423.49
EFT94417	09/10/2014	Department of Transport	Vehicle Search Fees	226.25
EFT94418	09/10/2014	Digger's View Pty Ltd	Visitors Centre Merchandise	210.00
EFT94419	09/10/2014	Discovery Bay Tourism Experience	Visitors Centre Merchandise	224.55
EFT94420	09/10/2014	Dog Rock Veterinary Clinic	Cat Sterilisation Subsidy Applications Aug - Sept 2014	847.50
EFT94421	09/10/2014	Doralane Pastries	Catering	186.17
EFT94422	09/10/2014	Jon Edward Doust	Mc Fee For Library Ruro Tour Event	275.00
EFT94423	09/10/2014	Earth Nymph Design Pty Ltd	Visitors Centre Merchandise	1,427.45
EFT94424	09/10/2014	Economic Development Australia	EDA Membership Renewal Advice - Membership Period 1 Jan 2015 - 31 Dec 2015	400.00
EFT94425	09/10/2014	Albany Engineering Company	Repair Pivot Knuckle On Grader	840.40
EFT94426	09/10/2014	Albany Filter Clean	Filter Changing/Cleaning	28.00

REPORT ITEM CSF129 REFERS

EFT94427	09/10/2014	The Fixuppery	Window Cleaning Services	853.01
EFT94428	09/10/2014	Tammie Flower	Fitness Instruction	315.00
EFT94429	09/10/2014	Folklore Skateboards (Australia) Pty Ltd	Prizes For Sk8 & Scooter Comp	330.80
EFT94430	09/10/2014	Franks Loader Service	Track Remediation Works At The Deeps, Lowlands Reserve	3,036.00
EFT94431	09/10/2014	Fremantle Arts Centre Press	Visitors Centre Merchandise	1,080.81
EFT94432	09/10/2014	Gallery 500	Art Supplies	13.15
EFT94433	09/10/2014	Julie-Ann Gray	Reimbursement For Catering For Cheyne Beach Community Drop In Session	92.40
EFT94434	09/10/2014	Great Southern Group Training	Casual Staff Apprentices Fees	9,052.61
EFT94435	09/10/2014	Great Southern Institute of Technology	Responsible Service of Alcohol Training For Mixed Group	1,407.40
EFT94436	09/10/2014	Great Southern Pest & Weed Control	Removal of Bees	302.50
EFT94437	09/10/2014	GSP Workforce	Weed Spraying And Gardening At Lotteries House	331.98
EFT94438	09/10/2014	Great Southern Packaging Supplies	Cleaning Supplies	2,849.43
EFT94439	09/10/2014	Great Southern Tourism Events	Taste Great Southern 2015	11,000.00
EFT94440	09/10/2014	Gresley Abas Pty Ltd	C13014 Full Service Consultant - Centennial Park Sporting Precinct Professional Services	11,000.00
EFT94441	09/10/2014	Lee Griffith	Anzac Centre Day & Night	560.00
EFT94442	09/10/2014	Gt Bearing And Engineering Supplies	Tcerb Retractable Extension Bar	400.00
EFT94443	09/10/2014	Havoc Builders Pty Ltd	Works And Materials On The Women's Rest Centre & Refurbish Men's Toilets And Shower	11,054.54
EFT94444	09/10/2014	House of Tickets	48,000 Colour Tickets	5,600.00
EFT94445	09/10/2014	H And H Architects	Consultant Services - Albany Airport Terminal Security Upgrade Stage 2	4,667.58
EFT94446	09/10/2014	Hudson Henning And Goodman	Professional Services	380.60
EFT94447	09/10/2014	Humes Wembley Cement	Concrete Products	1,936.00
EFT94448	09/10/2014	HW & Associates	City Of Albany - Reception Upgrade, Provision of Quantity Surveying Services	1,100.00
EFT94449	09/10/2014	Icky Finks Warehouse Sales	Art Supplies	286.52
EFT94450	09/10/2014	Indra Geidans	Delivery Of Drawing Workshop September 2014	371.25
EFT94451	09/10/2014	Instant Weighing	Perform Calibration Test On Compuload Scales In Loader	1,840.00
EFT94452	09/10/2014	Statewide Racking & Storage Solutions	2 Tier Noiseless Trolleys X 3	1,047.00
EFT94453	09/10/2014	Jack The Chipper	Chipping of Memorial Drive, Mount Clarence On The 18th And 19th Sept 2014	2,433.20
EFT94454	09/10/2014	Albany Mapping And Surveying Services	Feature Survey For Millbrook Road	13,091.10
EFT94455	09/10/2014	Just A Call Deliveries	Internal Mail Deliveries	1,041.81
EFT94456	09/10/2014	David King	Reimbursements For Meeting Consultants In Perth	26.80
EFT94457	09/10/2014	Knotts Group Pty Ltd	Reactive Maintenance - Supply And Install A Flick Mixer - Investigate And Clear Blockage In The Café Area, Supply And Install New Flexi Leads To The Poolside Showers (Free Standing). & Tools And Hardware - Supply Submersible Pump, Hoses And Fittings	1,174.20
EFT94458	09/10/2014	Kookas Catering	Catering	1,888.00
EFT94459	09/10/2014	LA Freegard	Clearing of Vegetation Around Critical Infrastructure On Mt Clarence.	2,500.00
EFT94460	09/10/2014	Albany World of Cars	Fuel Filter Cartridge	119.97
EFT94461	09/10/2014	Latro Lawyers	Professional services	3,448.50
EFT94462	09/10/2014	David Leech	Visitors Centre Merchandise	125.00
EFT94463	09/10/2014	The Leisure Institute of WA (Aquatics) Inc	LIWA Memberships Renewals	990.00
EFT94464	09/10/2014	Lifetime Distributors	Library Local Book Stocks	10.00
EFT94465	09/10/2014	Mario Lionetti	Groceries For Day Care	316.56
EFT94466	09/10/2014	Lower King Liquor & General Store	Fuel Purchases	228.34
EFT94467	09/10/2014	M & B Sales Pty Ltd	Town Square - 135X32 Jarrah Lengths 1.5M To 5.4M, Total	24,758.53
EFT94468	09/10/2014	Lani Malan	Fitness Instruction	585.00
EFT94469	09/10/2014	Vicki Michelle Martin	Fitness Instruction	450.00
EFT94470	09/10/2014	Mcleods Barristers & Solicitors	Professional services	3,885.49
EFT94471	09/10/2014	Western Australian Rangers Association Inc	Rangers Uniforms	110.00
EFT94472	09/10/2014	Modern Teaching Aids Pty Ltd	Calming Comfy Pillow Set of 5 & Giant Comfy Cushions	333.71
EFT94473	09/10/2014	Moir & Co Pty Ltd	Removal of Rubbish From Cape Riche Camp Site	770.00
EFT94474	09/10/2014	Nurrunga Communications	Two Way Radio Repairs/Maintenance	153.00
EFT94475	09/10/2014	MSS Security	Monthly Fee For Permanent Guard Services 1/8/14 - 31/8/14	53,743.21
EFT94476	09/10/2014	Natalie Radivojevic	Reimbursements For Judging Panel Selection Day In Fremantle 23/06/2014	242.90
EFT94477	09/10/2014	Norman Disney And Young	Lap Pool Project - Concept Design / Schematic	1,925.00
EFT94478	09/10/2014	PN & ER Newman Quality Concrete Products	10 X Planter Boxes	7,603.20
EFT94479	09/10/2014	Albany News Delivery	Newspaper Deliveries 8/9/2014 - 5/10/2014	138.14
EFT94480	09/10/2014	Paul Nielsen	Reimbursements For ALIA Conference	122.00

REPORT ITEM CSF129 REFERS

EFT94481	09/10/2014	OCS Services Pty Ltd	Cleaning Services Depot - August 2014	2,851.98
EFT94482	09/10/2014	Okeefe's Paints	Paint & Painting Supplies	1,086.51
EFT94483	09/10/2014	Opus International Consultants Ltd	Superintendence of Construction Contract North Road Stormwater Drainage Upgrade (C13026)	12,515.25
EFT94484	09/10/2014	Origin Energy	Bulk Gas Supplies	7,539.95
EFT94485	09/10/2014	Palmer Earthmoving (Australia) Pty Ltd	Road Base Delivered To Mercer Road Depot	2,272.80
EFT94486	09/10/2014	John Tavis Pamplin	Rates Refund For Assessment A6138	1,147.16
EFT94487	09/10/2014	Pauls Pet Food	Alert Cat Food 3Kg	9.10
EFT94488	09/10/2014	Perth Petroleum Services	Skcet 35L Chemical Spill Kit Carry Bag	142.78
EFT94489	09/10/2014	Phillip Best Plumbing Pty Ltd	Annual Servicing - Larrs Mighty Therm And Raypack Spa Unit And Other Items	6,308.26
EFT94490	09/10/2014	Phil Woolhouse Hydraulics	Contract Administration For C14028	5,280.00
EFT94491	09/10/2014	Kristie Porter	Fitness Instruction	720.00
EFT94492	09/10/2014	Precision Hearing	Baseline Hearing Tests - Works & Services Staff	1,936.00
EFT94493	09/10/2014	Project3 Pty Ltd	Anzac Albany Event 2014 - Sponsorship Commission - Royal Australian Mint	11,000.00
EFT94494	09/10/2014	Reeves And Company Butchers Pty Ltd	Catering	85.00
EFT94495	09/10/2014	Roadtech Constructions Pty Ltd	Albany Heritage Park - Hydraulics And Pathway Works In Accordance With C14028	52,773.71
EFT94496	09/10/2014	The Royal Life Saving Society WA Inc	Anzac Inbound Call Centre Services September 2014	4,053.40
EFT94497	09/10/2014	RPS Australia East Pty Ltd	Professional services	2,376.00
EFT94498	09/10/2014	Serena Mclauchlan	VAC Kids Art Space Classes Plus Materials/Home school	529.01
EFT94499	09/10/2014	Securepay Pty Ltd	Web Payments Seat Advisor Pricing Transaction Fee Without Fraud guard	53.13
EFT94500	09/10/2014	Seek Limited	Advertising - Seek Job Ad - Retail Officers National Anzac Centre	280.50
EFT94501	09/10/2014	Shanghai Shed	Bundles Of 6mm Pith Cane	159.00
EFT94502	09/10/2014	Smiths Aluminium & 4WD Centre	1800mm Diameter Aluminium Lid For Pump Well	1,585.00
EFT94503	09/10/2014	Southern Electrics	Fix Down Lights Around The Swimming Pool, Gym And Reception.	1,507.28
EFT94504	09/10/2014	Southern Tool & Fastener Co	Inox Aerosol 300G/Hand cleaner Industrial 500ML/Metres of Chain High Tensile 8Mm	268.20
EFT94505	09/10/2014	Southway Distributors Pty Ltd	Catering Goods	1,716.50
EFT94506	09/10/2014	Southcoast Security Service	Security Services - Business Banking Services September 2014	1,767.21
EFT94507	09/10/2014	Rosemary Spaanderman	Rates Refund For Assessment A55924	1,901.63
EFT94508	09/10/2014	Gary Owen Spence	Lawn mowing Maintenance At Day care September & October 2014	230.00
EFT94509	09/10/2014	Spur of The Moment Design	Booklets And Bookmarks - Books On Prescription	906.40
EFT94510	09/10/2014	Star Sales And Service	Husqvarna Huryth2242TDF Ride On Mower As Per Quote Number 417	5,412.00
EFT94511	09/10/2014	Position Partners	12 Months Upgrade To Magnet Office 37255 - Magnet Office Site	1,094.50
EFT94512	09/10/2014	Statewide Building Certification WA	Albany Town Square - Decking Multipoles And Umbrellas	715.00
EFT94513	09/10/2014	St John Ambulance Association WA Inc	Provide First Aid - 1 Day Course - G Davis	409.00
EFT94514	09/10/2014	Cameron Darcy Stocks	Rates Refund For Assessment A140248	338.24
EFT94515	09/10/2014	Subway	W&S And P&D Informal Discussions Over Lunch On 10 July 2014	60.00
EFT94516	09/10/2014	Sunny Sign Company	Assorted Signage	2,160.40
EFT94517	09/10/2014	Albany Lock Service	Fix Faulty Lock On Ladies (Staff) Change Room Door.	396.20
EFT94518	09/10/2014	Murray Swarbrick	Reimbursements For Waste And Recycling Conference	38.83
EFT94519	09/10/2014	Synergy	Electricity Supplies For Streetlights From 25/8/14 - 24/9/14	56,292.60
EFT94520	09/10/2014	T & C Supplies	Hardware Supplies- September 2014	124.33
EFT94521	09/10/2014	T & C Supplies	Hardware Supplies	76.46
EFT94522	09/10/2014	T-Quip	Mower Deck Baffles As Required	262.70
EFT94523	09/10/2014	Tim Waters Design	National Anzac Centre Flyers	915.75
EFT94524	09/10/2014	Caroline Ellen Tompkin	Fitness Instruction	45.00
EFT94525	09/10/2014	Torque Fitness & Wellbeing	Fitness Instructor	45.00
EFT94526	09/10/2014	Carolyn Francis Trapnell	Visitors Centre Merchandise	218.00
EFT94527	09/10/2014	Traffic Force	Traffic Control	6,392.19
EFT94528	09/10/2014	Albany Tyrepower	Tyre Purchases/Maintenance	352.30
EFT94529	09/10/2014	University of Western Australia	Emu Point To Middleton Beach Coastal Strategy Monitoring Program	2,612.42
EFT94530	09/10/2014	Vancouver Waste Services Pty Ltd	Supply & Deliver of Bedding Mix	2,283.50
EFT94531	09/10/2014	Sarah Vallentine	Casual Hours At VAC 10/9/2014	94.50
EFT94532	09/10/2014	Albany & Great Southern Weekender	Monthly Display Advertising	1,657.15
EFT94533	09/10/2014	Westrac Equipment Pty Ltd	Supply Parts As Per Quote Number 00Q218081	331.41
EFT94534	09/10/2014	West-Oz Web Services	Completed Bookings Marketing Fee August 2014	84.51
EFT94535	09/10/2014	Wines By Design	50 X Birch Cylinders/Set Up And Preparation For Branding of Anzac Logo/Freight	1,067.00
EFT94536	09/10/2014	Woodlands Distributors And Agencies	16 Rolls of Black OXO Degradable Dog Waste Bags	396.00

REPORT ITEM CSF129 REFERS

EFT94537	09/10/2014	Workwise Occupational Health	Pre Employment Assessments	972.26
EFT94538	09/10/2014	Zenith Laundry	Laundry Services	16.30
EFT94539	14/10/2014	Homewares Pty Ltd	Mojo Maxi Lounges 36 X Black 14 X Polka Dot	4,950.00
				\$4,336,380.39

Summary - List of Accounts for Payment

Trust	\$	-
Credit Cards	\$	21,452.05
Payroll	\$	1,122,341.48
Cheques	\$	108,522.92
Electronic Funds Transfer	\$	4,336,380.39
Total	\$	5,588,696.84

Executed Documents and Common Seal Register

Document Number	Description	DATE SENT RECD - 1asc
EDR1439624	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: GRANTS ACQUITTAL FOR DEPARTMENT OF SPORT AND RECREATION CSRFF2013/14 - DEVELOPMENT OF A NEW PLAYING FIELD AT CENTENNIAL PARK (STAGE 1) PARTIES: DEPARTMENT OF SPORT AND RECREATION SIGNED BY THE CEO 1 COPY	18/09/2014
EDR1439625	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: APPLICATION FOR DEPARTMENT OF TRANSPORT FOR REGIONAL AIRPORT DEVELOPMENT SCHEME (RADS) PROGRAM 15/17 FOR \$575,000: 15/16 WORKS - RUNWAY AND RFDS FACILITIES UPGRADE PARTIES: N/A SIGNED BY THE CEO 1 COPY	18/09/2014
EDR1439626	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: APPLICATION TO DEPARTMENT OF TRANSPORT FOR REGIONAL AIRPORT DEVELOPMENT SCHEME (RADS) PROGRAM 15/17 FOR \$1,500,000:16/17 WORKS - REPLACEMENT OF INSTRUMENT LANDING SYSTEM (ILS) PARTIES: N/A SIGNED BY THE CEO 1 COPY	18/09/2014
EDR1439655	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: INVOICE FROM PALMER EARTHMOVING PARTIES: PALMER EARTHMOVING SIGNED BY THE CEO 1 COPY	22/09/2014
EDR1439656	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: INVOICE FROM C & C MACHINERY FOR MASSEY FERGUSON 5420 TRACTOR PARTIES:N/A SIGNED BY THE CEO 1 COPY	22/09/2014
EDR1439658	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: BUILDING FORM FOR HALL ADDITIONS (KITCHEN AND VERANDAH) AT 60 WINDSOR ROAD, WELLSTEAD. PARTIES: N/A SIGNED BY THE CEO 1 COPY	22/09/2014
EDR1439717	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE:APPLICATION TO LANDCORP FOR NEW YEARS EVE 2014 FIREWORKS FUNDING OF \$5,000 PARTIES: N/A SIGNED BY THE CEO 1 COPY	25/09/2014
EDR1439718	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: GRANT AGREEMENT FOR 2014-2015 REGIONAL BICYCLE NETWORK (RBN) FOR \$300K PARTIES: DEPARTMENT OF TRANSPORT SIGNED BY THE CEO 2 COPIES	25/09/2014
EDR1439720	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM csf109 RE: AWARD OF TENDER C14024 - WEST RAIL BARRACKS CONSTRUCTION - STAGES 4 & 5 PARTIES: TECTONICS CONSTRUCTION GROUP PTY LTD SIGNED BY THE CEO 1 COPY	25/09/2014

REPORT ITEM CSF130 REFERS

EDR1439735	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: APPLICATION TO ALBANY PORT AUTHORITY FOR ALBANY'S ANNUAL AUSTRALIA DAY CELEBRATIONS 2015 FUNDING OF \$5,000 PARTIES: N/A SIGNED BY THE CEO 1 COPY	26/09/2014
EDR1439736	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: APPLICATION TO ALBANY PORT AUTHORITY FOR VANCOUVER STREET FESTIVAL 2015 FUNDING OF \$5,000 PARTIES: N/A SIGNED BY THE CEO 1 COPY	26/09/2014
EDR1439737	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: APPLICATION TO SEMC - NATURAL DISASTER RESILIENCE PROGRAM (NDRP) 14/15 FOR \$30,000:TORBAY HILL RISK ASSESSMENT AND COMMUNITY FIRE MANAGEMENT STRATEGY PARTIES: N/A SIGNED BY THE CEO 1 COPY	26/09/2014
EDR1439783	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: APPLICATION TO SEMC - NATURAL DISASTER RESILIENCE PROGRAM (NDRP) 14/15 FOR \$40,738: IMPLEMENTATION OF CITY OF ALBANY FUEL MANAGEMENT STRATEGIES (STAGE 1) PARTIES: N/A SIGNED BY THE CEO 1 COPY	30/09/2014
EDR1439806	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: DEED OF SERVICE (LIFEGUARDING) PARTIES: SURF LIFESAVING WESTERN AUSTRALIA INC. (SLSWA) SIGNED BY THE CEO 1 COPY	01/10/2014
EDR1439817	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: 2015/16 BRIDGE FUNDING ALLOCATION PARTIES: MAIN ROADS, WA LOCAL GOVERNMENT GRANTS COMMISSION SIGNED BY THE CEO 1 COPY	02/10/2014
EDR1439819	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: DEFERRED PENSIONER CLAIM FOR RATES AND ESL PARTIES: N/A SIGNED BY THE CEO 1 COPY	02/10/2014
EDR1439898	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: CAMPERVAN AND MOTORHOME CLUB OF AUSTRALIA LTD (CMCA) CONTRACT \$60K CASH, \$100K IN KIND PARTIES: CAMPERVAN AND MOTORHOME CLUB OF AUSTRALIA LTD SIGNED BY THE CEO 1 COPY	07/10/2014
EDR1439940	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: INVOICE FROM ALBANY ASPHALT SERVICES PARTIES: ALBANY ASPHALT SERVICES SIGNED BY THE CEO 1 COPY	09/10/2014
EDR1439974	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: GRANTS ACQUITTAL FOR DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS CLGF 11.12 - GREAT SOUTHERN CENTENNIAL PARK (PHASE 1) PARTIES: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS SIGNED BY THE CEO 1 COPY	13/10/2014

REPORT ITEM CSF130 REFERS

EDR1439978	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: GRANT APPLICATION TO STRATEGIC CRIME PREVENTION UNIT WA POLICE - COMMUNITY CRIME PREVENTION FUND 14/15 (RND 2) FOR 2015 MAD YOUTH PROGRAM FOR \$24,931.80 PARTIES: STRATEGIC CRIME PREVENTION UNIT WA POLICE SIGNED BY THE CEO 1 COPY</p>	14/10/2014
EDR1439979	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 3.3 RE: REPLACE EXISTING SINGLE UNIT TOILET FACILITY WITH A SINGLE DISABLED ACCESS CONTAINED UNIT PUBLIC FACILITY AT TORBAY WEST FLOODGATES PARTIES: N/A SIGNED BY THE CEO 1 COPY</p>	14/10/2014
EDR1439980	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 3.3 RE: BUILD A NEW WOODEN BOARDWALK AT RUSHY POINT (R35754) BETWEEN THE PATHWAY AND THE EXISTING BIRD HIDE PARTIES: N/A SIGNED BY THE CEO 1 COPY</p>	14/10/2014
EDR1439997	<p>COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: GRANT ACQUITTAL FOR DEPARTMENT OF SPORT AND RECREATION CLUB DEVELOPMENT INITIATIVE 12.13 - CLUB DEVELOPMENT OFFICER WITH CITY OF ALBANY PARTIES: DEPARTMENT OF SPORT AND RECREATION SIGNED BY THE CEO 1 COPY</p>	15/10/2014

REPORT ITEM CSF130 REFERS

Document Number	Description	DATE SENT RECD - 1asc
NCSR1439580	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS FOR C14023(F) - PANEL OF SUPPLIERS - VEGETATION MAINTENANCE WORKS PARTIES: LINDSAY ALLAN FREEGARD SIGNED BY THE CEO 2 COPIES	16/09/2014
NCSR1439581	COPY OF COMMON SEAL ITEM: OCM 24.06.2014 ITEM CSF094 RE: DEED OF EXTENSION OF LEASE FOR BELCAP INVESTMENTS PTY LTD ON PORTION OF CROWN RESERVE 2681 - MT MELVILLE PARTIES: BELCAP INVESTMENTS PTY LTD SIGNED BY THE CEO 3 COPIES	16/09/2014
NCSR1439648	COPY OF COMMON SEAL ITEM: OCM 27.05.2014 ITEM RE: APPROVAL OF A NEW LEASE FOR CAFE/RESTAURANT AT THE ALBANY HERITAGE PARK PARTIES: SAT APPLICATION FOR IMPERIAL GROUP PTY LTD. SIGNED BY THE CEO 1 COPY	22/09/2014
NCSR1439659	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF14029 RE: SIGNING OF CONTRACTS FOR C14029 - CONSTRUCTION OF ELLEN COVE STAIRS UPGRADE PARTIES: ROBINSON BUILDTECH SIGNED BY THE CEO 2 COPIES	22/09/2014
NCSR1439661	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS FOR C14028 ALBANY HERITAGE PARK - HYDRAULICS AND PATHWAY WORKS PARTIES: ROADTECH PTY LTD SIGNED BY THE CEO 2 COPIES	22/09/2014
NCSR1439662	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM RE: SIGNING OF CONTRACTS FOR C14026 - PURCHASE AND REMOVAL OF SCRAP METAL PARTIES: SIMS GROUP AUSTRALIA HOLDINGS LTD SIGNED BY THE CEO 2 COPIES	22/09/2014
NCSR1439663	COPY OF COMMON SEAL ITEM: N/A RE: SECTION 70A NOTIFICATION FOR SUBDIVISION APPROVAL 148655 (LOT 22 ROCKY CROSSING ROAD) LOT 152 ON DEPOSITED PLAN 401414 TO READ: LOT 152 IS SUBJECT TO A FIRE MANAGEMENT PLAN FOR ANY FUTURE DWELLING AND CONSTRUCTION OF A DWELLING PARTIES: DAVID FRANKLIN TUKE & COLLEEN ANNETTE TUKE SIGNED BY THE CEO 1 COPY	22/09/2014
NCSR1439664	COPY OF COMMON SEAL ITEM: N/A RE: SECTION 70A NOTIFICATION FOR SUBDIVISION APPROVAL 148655 (LOT 22 ROCKY CROSSING ROAD) LOT 151 AND 152 ON DEPOSITED PLAN 401414 TO READ: A RETICULATED SEWERAGE SERVICE IS NOT AVAILABLE TO THE LOTS. PARTIES: DAVID FRANKLIN TULE & COLLEEN ANNETTE TUKE SIGNED BY THE CEO 1 COPY	22/09/2014

REPORT ITEM CSF130 REFERS

NCSR1439665	COPY OF COMMON SEAL ITEM: N/A RE: SECTION 70A NOTIFICATION FOR SUBDIVISION APPROVAL 144943 (47082 SOUTH COAST HIGHWAY), LOTS 56 AND 62 ON DEPOSITED PLAN 401274 TO READ: RETICULATED WATER IS NOT AVAILABLE AND PROVISION OF ADEQUATE POTABLE WATER SUPPLY WILL BE THE RESPONSIBILITY OF THE LANDOWNER. PARTIES: MARIO D'ADDARIO AND FILOMENA D'ADDARIO SIGNED BY THE CEO 1 COPY	22/09/2014
NCSR1439666	COPY OF COMMON SEAL ITEM: N/A RE: SECTION 70A NOTIFICATION FOR SUBDIVISION APPROVAL 144943 (47802 SOUTH COAST HIGHWAY), LOTS 57,58,59,60 AND 61 ON DEPOSITED PLAN 401274 TO READ: RETICULATED WATER IS NOT AVAILABLE AND ADEQUATE POTABLE WATER SUPPLY WILL BE THE RESPONSIBILITY OF THE LOT OWNER. PARTIES: MARIO D'ADDARIO AND AMANDA D'ADDARIO (NOW OVENS) SIGNED BY THE CEO 1 COPY	22/09/2014
NCSR1439695	COPY OF COMMON SEAL ITEM: N/A RE: TO DISCHARGE THE SECTION 136C EASEMENT SHOWN AS "B" ON DP 70821. PARTIES: LODGED BY JOHN KINNEAR AND ASSOCIATES SIGNED BY THE CEO 1 COPY	24/09/2014
NCSR1439730	COPY OF COMMON SEAL ITEM: OCM 27.05.2014 ITEM RE: APPROVAL OF A NEW LEASE TO IMPERIAL GROUP PTY LTD FOR CAFE/RESTAURANT AT ALBANY HERITAGE PARK PARTIES: IMPERIAL GROUP PTY LTD, JOHN SAVILLE-WRIGHT AND LYNETTE DOROTHY VINCENTI AS GUARANTORS SIGNED BY THE CEO 1 COPY	25/09/2014
NCSR1439784	COPY OF COMMON SEAL ITEM: OCM 15.03.2011 ITEM 4.6 RE: SPONSORSHIP AGREEMENT WITH ROYAL AUSTRALIAN MINT AS MAJOR PARTNER IN STIRLING TERRACE MESS HALL - \$50,000 FOR ANZAC COMMEMORATION IN 2014 PARTIES: ROYAL AUSTRALIAN MINT SIGNED BY THE CEO 2 COPIES	30/09/2014
EDR1439820	COPY OF COMMON SEAL ITEM: OCM 15.03.2011 ITEM 4.6 RE: VARIATION TO SPONSORSHIP AGREEMENT WITH RACWA HOLDINGS PTY LTD AS MAJOR PARTNER IN ANZAC COMMEMORATION IN 2014, ANZAC DAY IN 2015 AND SUPPORT OF THE NATIONAL ANZAC CENTRE PARTIES: RACWA HOLDINGS PTY LTD SIGNED BY THE CEO 2 COPIES	02/10/2014

REPORT ITEM CSF130 REFERS

NCSR1439822	<p>COPY OF COMMON SEAL ITEM: OCM 24.06.2014 ITEM CSF094 RE: APPROVAL OF DEED OF ASSIGNMENT OF LEASE FOR SITE 20 BAXTERI ROAD, CHEYNES ON CROWN RESERVE 878 PARTIES: ASSIGNOR: STANLEY ROBERT NEGRI AND PATRICIA NEGRI; ASSIGNEE: BRIAN LEE FULLER AND JEANETTE MAY FULLER SIGNED BY THE CEO 4 COPIES</p>	02/10/2014
NCSR1439881	<p>COPY OF COMMON SEAL ITEM: N/A RE: SUBDIVISION APPROVAL 672-10 (16 GWYDD CLOSE ELLEKER) LOTS 1,2,3,4,5,6,7,8,9 ON STRATA PLAN 67394 TO READ: THE OWNERS ARE ADVISED THAT A RAINWATER/POTABLE WATER STORAGE TO A MINIMUM VOLUME OF 55,000 LITRES IS TO BE PROVIDED TO EACH LOT. PARTIES: BACKWATER NOMINEES PTY LTD (ACN 008 895 181) SIGNED BY THE CEO 1 COPY</p>	06/10/2014
NCSR1439882	<p>COPY OF COMMON SEAL ITEM: N/A RE: SUBDIVISION APPROVAL 672-10 (16 GWYDD CLOSE ELLEKER) LOTS 1,2,3,4,5,6,7,8,9 ON STRATA PLAN TO READ: THE OWNERS ARE ADVISED THAT AT THE TIME OF BUILDING CONSTRUCTION, ALTERNATIVE TREATMENT UNITS (ATU's) AND AN AREA OF 150M2 FOR AN EFFLUENT TREATMENT FIELD, BOTH TO BE LOCATED IN THE COMMON PROPERTY WILL NEED TO BE PROVIDED. PARTIES: BACKWATER NOMINEES PTY LTD (ACN 008 985 181) SIGNED BY THE CEO 1 COPY</p>	06/10/2014
NCSR1439883	<p>COPY OF COMMON SEAL ITEM: OCM 15.03.2011 ITEM 4.6 RE:AMENDED SCHEDULE 1 FOR AGREEMENT WITH BGC FOR TRANSPORT OF COMMUNITY EVENT (PROJECTIONS AND STORYTELLING) FOR ANZAC COMMEMORATION 2014 FOR \$50K PARTIES: BGC AUSTRALIA PTY LTD SIGNED BY THE CEO 1 COPY</p>	06/10/2014
NCSR1439975	<p>COPY OF COMMON SEAL ITEM: OCN 15.03.2011 ITEM 4.6 RE: AMENDED SCHEDULE 1 FOR AGREEMENT WITH ROYAL AUSTRALIAN MINT AS MAJOR PARTNER IN STIRLING TERRACE MESS HALL - \$50,000 FOR ANZAC COMMEMORATION IN 2014 PARTIES: ROYAL AUSTRALIAN MINT SIGNED BY THE CEO 2 COPIES</p>	13/10/2014
NCSR1439986	<p>COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS FOR C14023(C) - PANEL OF SUPPLIERS - VEGETATION MAINTENANCE WORKS PARTIES: THE TRUSTEE FOR THE KJ WALLACE DISCRETIONARY TRUST (TRADING AS ETS VEGETATION MANAGEMENT) SIGNED BY THE CEO 2 COPIES</p>	14/10/2014

REPORT ITEM CSF130 REFERS

NCSR1439987

COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM
CSF109 RE: SIGNING OF CONTRACTS FOR C14024 - WEST
RAIL BARRACKS CONSTRUCTION - STAGES 4 & 5
PARTIES: TECTONICS CONSTRUCTION GROUP PTY LTD
SIGNED BY THE CEO 2 COPIES

14/10/2014

Holiday Accommodation

The dwelling itself is orientated to the north, with open play / recreation areas facing in that same direction, away from the majority of residents located in the suburb of Goode Beach.

There are three downstairs bedrooms providing accommodation for a maximum of six people – and that would be the maximum size group to be entertained by the managing agent as instructed by the landowners.

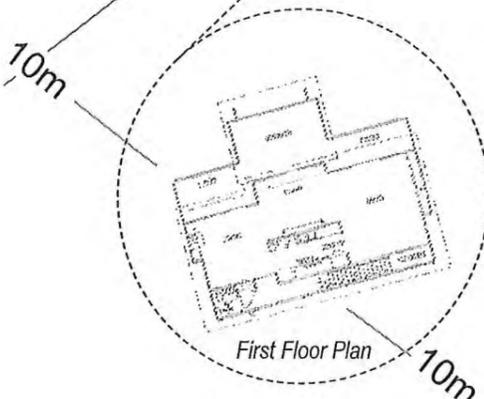
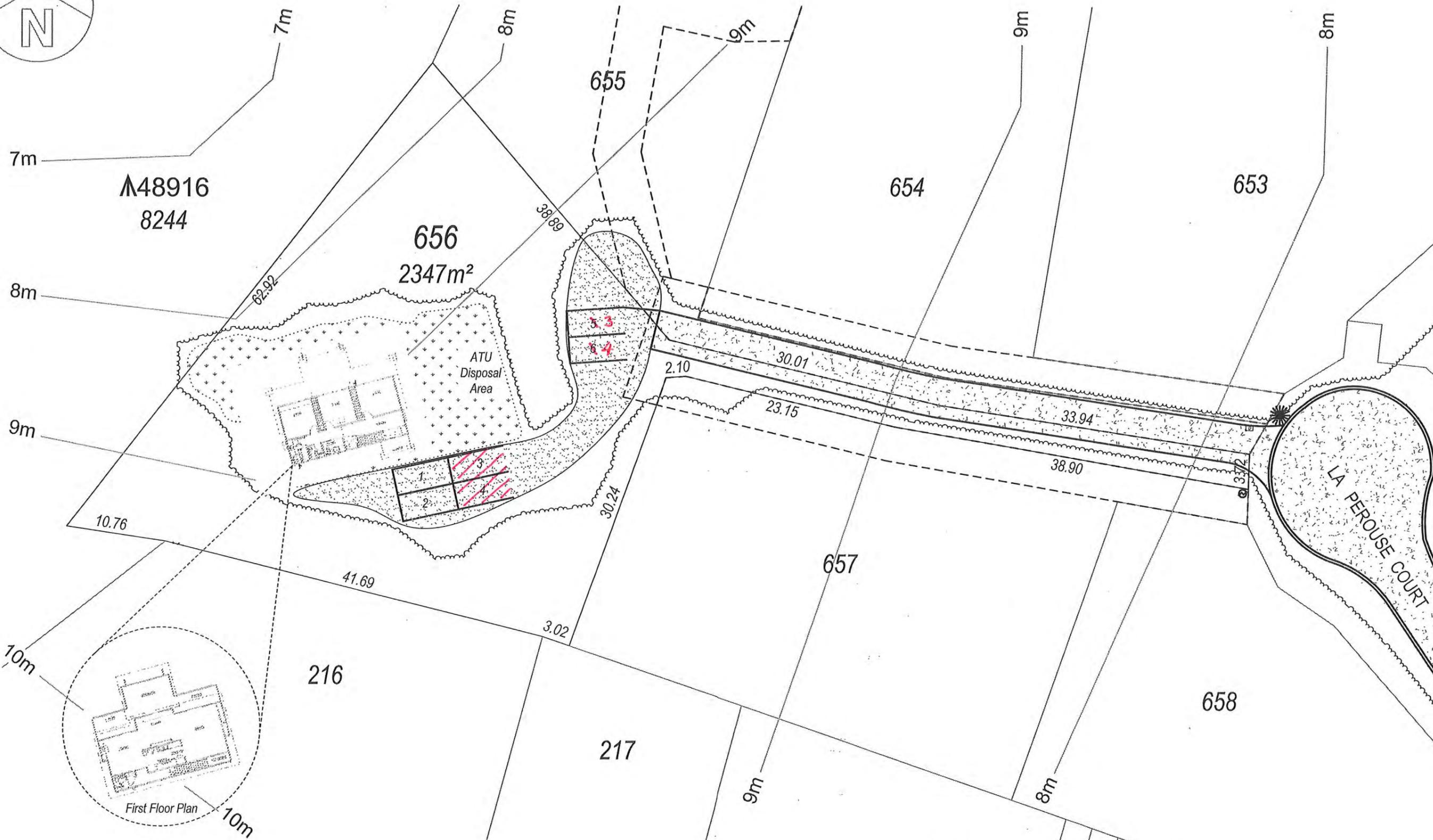
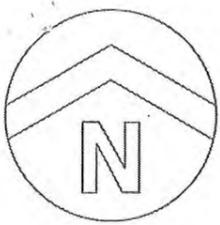
There is a large grassed area immediately east of the dwelling for ATU wastewater disposal, and the driveway is gravel base and drains naturally on-site, catering for up to six private cars parked (two tandem end to end bays). There are a further two car parking bays on-site at the entrance to the drive-way.

In association with the gravel areas of the current driveway, it is not expected that there will be any problem with on-site parking and traffic management. LPS #1 Clause 5.8.5.1 requires a minimum of four (4) on-site car parking bays. Pursuant to Clause 5.8.5.12, Bus and Coach parking is not advocated, and it is not considered desirable or necessary in the circumstance.

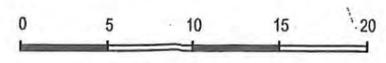
Short-stay Tourist Management Plan

The owners / managers have drafted a Management Plan for Tourist Accommodation in accordance with the City of Albany's guidelines, and would seek to ensure that the casual tenants comply at all times. The following commitments are made in relation to future management of tourist activities :

- ❖ **Residential amenity** – the house is located on a cul-de-sac backing onto the Vancouver Lake nature reserve. It is on a large block with no adjoining neighbours currently.
- ❖ **Noise** – the house is fully insulated, and the selection of building materials will prevent internal noise from escaping – the external entertainment areas (ground floor and balcony) both face north, away from the vast majority of other dwellings situated in Goode Beach should not be a major issue currently as there are no adjoining neighbours and the land surrounding the house are vacant with natural bush land.
- ❖ **Code of conduct** – 35 La Perouse Court adjoins Lake Vancouver and is close to the Torndirrup National Park – our patrons will be requested to be considerate, respectful and empathetic at all times of this beautiful part of Albany, leave no more than footprints on the walk trails in the nature reserves.
- ❖ **Car parking** – there are four car parking spaces designated (two by two-tandem), and all cars must be parked in the spaces provided on the property – there is to be no temporary or permanent parking by visitors or service vehicles in La Perouse Court.
- ❖ **Managing agent** – all bookings will be taken by a professional property manager, and there will be a local caretaker employed to deal with any on site requirements that may occur during visitor stays.
- ❖ **Waste management** – there will be two rubbish bins and two recycling bins provided and maintained on-site, with the caretaker responsible for kerb placement and retrieval each week / fortnight.
- ❖ **Domestic fire management & emergency response** – a fire blanket will be provided in the house, and an emergency exit plan posted next to the front door – the emergency evacuation point will be the car park next to the house, and then the cul-de-sac itself.
- ❖ **Bushfire management & emergency response** – the evacuation point will be Goode Beach, which is about 100m from the property until emergency services arrive, or alternatively walk paths lead to Vancouver Lake – both offer access to permanent water and human safety from the threat of fire.
- ❖ **Complaints** – guests will have the contact details of the caretaker and any complaints will be addressed immediately within 12 hours by telephone or in person.
- ❖ **Maximum stay** – up to 3 months maximum stay per guest in any 12 month period, but most stays would be an average of 3-7 days.
- ❖ **Guest register** – a register of all guest stays will be maintained with relevant lawful details retained for a period of 12 months from occupation.



-  Side Entry Pit
-  Street Light
-  Power Connection
-  Lawned Area
-  Driveway (Gravel)
-  Bitumen
-  Edge of Vegetation
-  Right of Carriageway
-  Car Bays



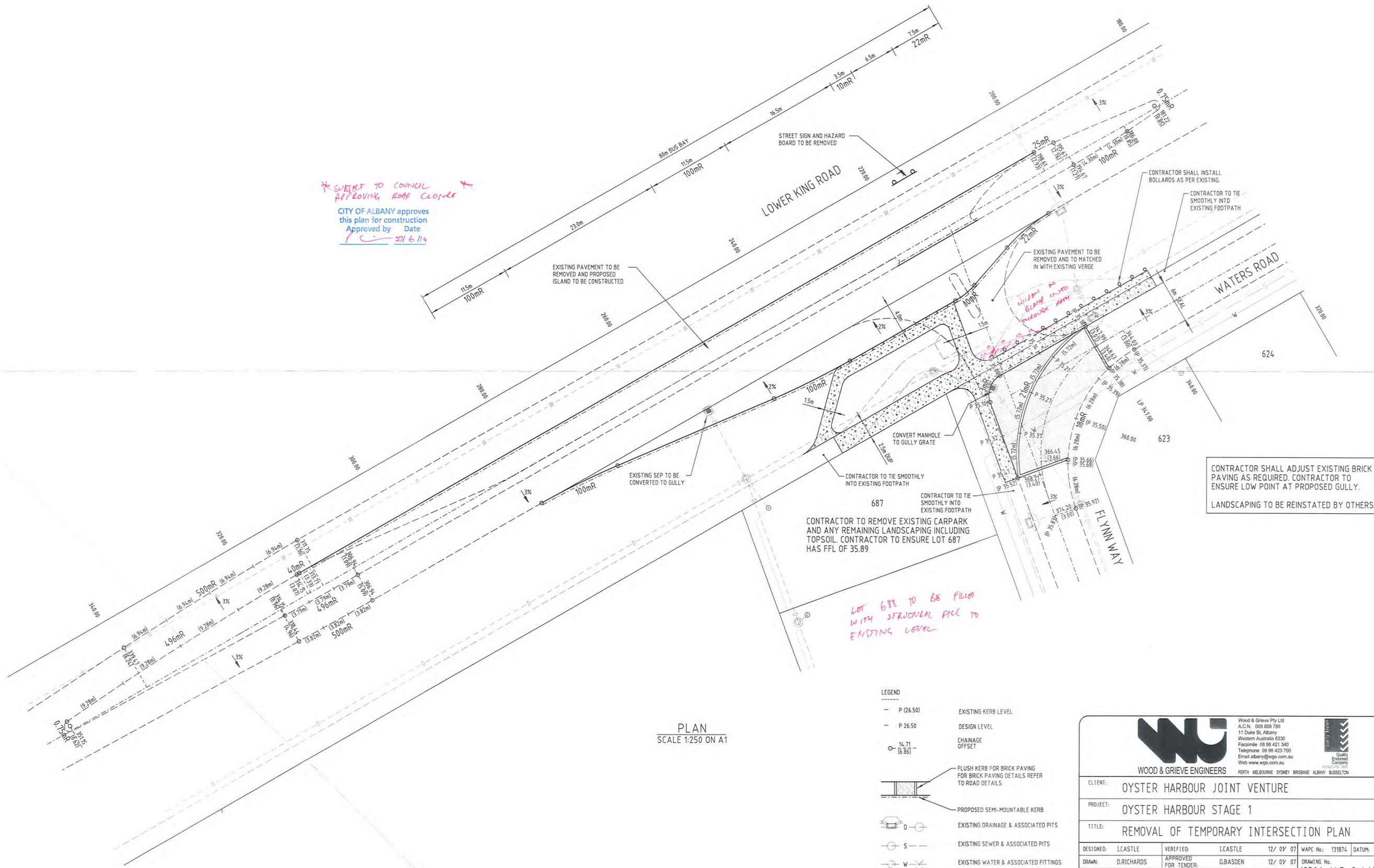
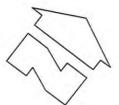
Scale 1:400 (A3)

SMITHSON PLANNING
 364 Middleton Road Albany WA 6330
 PO Box 5377 Albany WA 6332
 Tel: (08) 9842 9841
 Fax: (08) 9842 9843
 Mobile: 0428 556 444
 Web: www.smithsonplanning.com.au
 Town Planning & Environmental Assessment

Client : J.H. Soderstrom
Project: Holiday Accomodation
Title : Site Feature Plan
Scale : 1:400 (A3)
Source: John Kinnear & Assoc.
Date : July 2014

Land : Lot 656 (#35) La Perouse Court
Suburb: Goode Beach
C/T : 2564-191

REV.	DESCRIPTION	DRN	VER'D	APPROVED
A	ORIGINAL ISSUE	DJR	IRC	IRC 12/01/07



** SUBJECT TO COUNCIL APPROVING ROAD CLOSURE **
 CITY OF ALBANY approves this plan for construction
 Approved by Date
 [Signature] 27/6/14

PLAN
 SCALE 1:250 ON A1

LEGEND

— P (26.50)	EXISTING KERB LEVEL
— P 26.50	DESIGN LEVEL
○ 14.71 (6.86)	CHAINAGE OFFSET
	FLUSH KERB FOR BRICK PAVING FOR BRICK PAVING DETAILS REFER TO ROAD DETAILS
	PROPOSED SEMI-MOUNTABLE KERB
	EXISTING DRAINAGE & ASSOCIATED PITS
	EXISTING SEWER & ASSOCIATED PITS
	EXISTING WATER & ASSOCIATED FITTINGS

SCALE BAR 1:250 @ ORIGINAL SHEET SIZE A1

<p>WOOD & GRIEVE ENGINEERS</p>		Wood & Grieve Pty Ltd A.C.N. 008 808 786 11 Duke St, Albany Western Australia 6330 Facsimile 08 98 421 340 Telephone 08 98 423 700 Email albany@wge.com.au Web www.wge.com.au	
		PERTH MELBOURNE SYDNEY BRISBANE ALBANY BUSSELTON	
CLIENT:	OYSTER HARBOUR JOINT VENTURE		
PROJECT:	OYSTER HARBOUR STAGE 1		
TITLE:	REMOVAL OF TEMPORARY INTERSECTION PLAN		
DESIGNED:	I.CASTLE	VERIFIED:	I.CASTLE 12/ 07 07
DRAWN:	D.RICHARDS	APPROVED FOR TENDER:	G.BASDEN 12/ 07 07
APPROVED FOR CONSTRUCTION:	I.CASTLE 16/ 07 07	WAPC No.:	131874
		DATUM:	A. H. D.
		DRAWING No.:	18306-ALB-C-1/ R6
		REV.	A

A 44123



REPORT ITEM PD058 REPERs

Doc No: City of Albany Records
File: ICR6016891
Date: 12 OCT 2006
Officer: PLAN7

Your Ref : 131874/PA16749
Enquiries : Georgina Folvig

Attach:

Chief Executive Officer
City of Albany
P O Box 484
ALBANY WA 6331

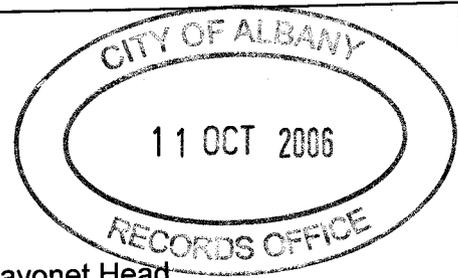
**Approval Subject To Condition(s)
Freehold (Green Title) Subdivision**

Application No : 131874

Planning and Development Act 2005

Applicant	: Chappell Lambert & Everett Po Box 796 SUBIACO WA 6904
Owner	: Alan Raymond Martin 442 Lower King Road BAYONET HEAD WA 6330 and Frances Noreen Smith 442 Lower King Road BAYONET HEAD WA 6330
Application Receipt	: 14 July 2006

Lot number	: 43
Location	:
Diagram/Plan	: D034923/43
C/T Volume/Folio	: 1757/481
Street Address	: Lot 43 Lower King Road, Bayonet Head
Local Government	: City of Albany



The Western Australian Planning Commission has considered the application referred to and is prepared to endorse a deposited plan in accordance with Plan No. 2036-18o, Revised 20.9.06, once the condition(s) set out have been fulfilled.

This decision is valid for four years from the date of this advice, which includes the lodgement of the deposited plan within this period.

The deposited plan for this approval and all required written advice confirming that the requirement(s) outlined in the condition(s) have been fulfilled must be submitted by 6 October 2010 or this approval no longer will remain valid.

Great Southern Office, PO Box 1108, Albany, Western Australia 6330
Tel: (08) 9892 7333; Fax: (08) 9841 8304; TTY: (08) 9264 7535; Infoline: 1800 626 477
e-mail: corporate@wapc.wa.gov.au; web address: <http://www.wapc.wa.gov.au>
ABN 35 482 341 493



Reconsideration - 28 days

Under section 151(1) of the *Planning and Development Act 2005*, the applicant/owner may, within 28 days from the date of this decision, make a written request to the WAPC to reconsider any condition(s) imposed in its decision. One of the matters to which the WAPC will have regard in reconsideration of its decision is whether there is compelling evidence by way of additional information or justification from the applicant/owner to warrant a reconsideration of the decision. A request for reconsideration is to be submitted to the WAPC on a Form 3A with appropriate fees. An application for reconsideration may be submitted to the WAPC prior to submission of an application for review. Form 3A and a schedule of fees are available on the WAPC website: <http://www.wapc.wa.gov.au>

Right to apply for a review - 28 days

Should the applicant/owner be aggrieved by this decision, there is a right to apply for a review under Part 14 of the *Planning and Development Act 2005*. The application for review must be submitted in accordance with part 2 of the *State Administrative Tribunal Rules 2004* and should be lodged within 28 days of the date of this decision to: the State Administrative Tribunal, 12 St Georges Terrace, Perth, WA 6000. It is recommended that you contact the tribunal for further details: telephone 9219 3111 or go to its website: <http://www.sat.justice.wa.gov.au>

Deposited plan

The deposited plan is to be submitted to the Department of Land Information (DLI) for certification. Once certified, DLI will forward it to the WAPC. In addition, the applicant/owner is responsible for submission of a Form 1C with appropriate fees to the WAPC requesting endorsement of the deposited plan. A copy of the deposited plan with confirmation of submission to DLI is to be submitted with all required written advice confirming compliance with any condition(s) from the nominated agency/authority or local government. Form 1C and a schedule of fees are available on the WAPC website: <http://www.wapc.wa.gov.au>

Condition(s)

The WAPC is prepared to endorse a deposited plan in accordance with the plan submitted once the condition(s) set out have been fulfilled.

The condition(s) of this approval are to be fulfilled to the satisfaction of the WAPC.

The condition(s) must be fulfilled before submission of a copy of the deposited plan for endorsement.

The agency/authority or local government noted in brackets at the end of the condition(s) identify the body responsible for providing written advice confirming that the WAPC's requirement(s) outlined in the condition(s) have been fulfilled. The written advice of the agency/authority or local government is to be obtained by the applicant/owner. When the written advice of each identified agency/authority or local government has been obtained, it should be submitted to the WAPC with a Form 1C and appropriate fees and a copy of the deposited plan.



If there is no agency/authority or local government noted in brackets at the end of the condition(s), a written request for confirmation that the requirement(s) outlined in the condition(s) have been fulfilled should be submitted to the WAPC, prior to lodgement of the deposited plan for endorsement.

Prior to the commencement of any site works or the implementation of any condition(s) in any other way, the applicant/owner is to liaise with the nominated agency/authority or local government on the requirement(s) it considers necessary to fulfil the condition(s).

The applicant/owner is to make reasonable enquiry to the nominated agency/authority or local government to obtain confirmation that the requirement(s) of the condition(s) have been fulfilled. This may include the provision of supplementary information. In the event that the nominated agency/authority or local government will not provide its written confirmation following reasonable enquiry, the applicant/owner then may approach the WAPC for confirmation that the condition(s) have been fulfilled.

In approaching the WAPC, the applicant/owner is to provide all necessary information, including proof of reasonable enquiry to the nominated agency/authority or local government.

The condition(s) of this approval, with accompanying advice, are:

CONDITION(S)

1. The plan of subdivision being amended in accordance with Plan No. 2036-180, Revised 20.9.06 and as required by any of the following conditions and/or advice.
2. Suitable arrangements being made with the Water Corporation so that provision of a suitable water supply service will be available to lot(s) shown on the approved plan of subdivision. (Water Corporation)
3. Suitable arrangements being made with the Water Corporation so that provision of a sewerage service will be available to the lot/s shown on the approved plan of subdivision. (Water Corporation)
4. The provision of easements for existing or future water, sewerage and/or drainage infrastructure as may be required by the Water Corporation being granted free of cost to that body. (Water Corporation)
5. Arrangements being made to the satisfaction of the Western Australian Planning Commission and to the specification of Western Power for the provision of an underground electricity supply service to the lot(s) shown on the approved plan of subdivision. (Western Power)



6. The transfer of land as a Crown Reserve, free of cost to Western Power for the provision of electricity supply infrastructure. (Western Power)
7. The applicant/owner making a pro-rata contribution towards the cost of the acquisition of the primary school site identified in the Bayonet Head Outline Development Plan. (Department of Education)
8. Those lots not fronting an existing road being provided with frontage to a constructed road(s) connected by a constructed road(s) to the local road system and such road(s) being constructed and drained at the applicant/owner's cost. As an alternative the WAPC is prepared to accept the applicant/owner paying to the local government the cost of such road works as estimated by the local government subject to the local government providing formal assurance to the WAPC confirming that the works will be completed within a reasonable period as agreed by the WAPC. (Local Government)
9. Street corners within the subdivision, with the exception of the roundabout in the south eastern corner, are to be truncated as indicated on the plan of subdivision. (Local Government)
10. The cul-de-sac heads being designed, constructed and drained to the satisfaction of the local government. (Local Government)
11. The temporary access point to Lower King Road being designed and constructed to the satisfaction of the local government. (Local Government)
12. Bollards being installed along the Lower King Road frontage of Lot 43 at the owner/applicant's cost and to the satisfaction of the local government. (Local Government)
13. Arrangements being made to the satisfaction of the local government for the deposit of a bond to ensure closure of the temporary access to Lower King Road (as indicated on the plan of subdivision), following construction of connecting subdivisional roads to the east and the south. (Local Government)
14. Notification in the form of a section 70A notification, pursuant to the Transfer of Lands Act 1893 (as amended) is to be placed on the Certificates of Title of the proposed lot(s) advising that access from the subdivision to and from Lower King Road is provided on a temporary basis only and the access point will be closed when further stages of the subdivision are completed. (Local Government)
15. The southernmost subdivisional road being widened to 16 metres between the roundabout and the temporary access point to Lower King Road. (Local Government)
16. Elizabeth Street and Lower King Road being widened in accordance with the plan submitted by the subdivider.



17. Arrangements being made with the local government for the upgrading and/or construction of Elizabeth Street to urban standard. (Local Government)
18. Arrangements being made with the local government for the upgrading of Lower King Road in accordance with the Bayonet Head Outline Development Plan. (Local Government)
19. The battleaxe accessway(s) being constructed, drained and sealed at the applicant/owner's cost to the specifications of the local government. (Local Government)
20. A 2.5 metre wide dual use path/cycleway being constructed along the southern side of Elizabeth Street between Lower King Road and the eastern boundary of Lot 43 by the applicant/owner. (Local Government)
21. Construction of 1.5 metre footpaths along the northern side of the east-west subdivisional roads, connecting Waters and Culley Roads to the Lower King Road dual use path, and along the eastern side of the north-south subdivisional road, above the roundabout. (Local Government)
22. The land being filled, retained and/or drained at the subdivider's cost to the satisfaction of the Western Australian Planning Commission and any easements and/or reserves necessary for the implementation thereof, being granted free of cost. (Local Government)
23. The applicant/owner is to provide a geotechnical report certifying that the land is physically capable of development prior to the commencement of site works. (Local Government)
24. Arrangements being made for the preparation and implementation of a drainage management plan to the satisfaction of the Department of Water and the City of Albany, in accordance with the Department's Water Sensitive Urban Design Guidelines, the Bayonet Head Outline Development Plan and the PPK Flood Management Plan, April 2000. (DoW/LG)
25. The lots being provided with stormwater drainage connections and being connected to the comprehensive district drainage system at the subdivider's cost to the satisfaction of the Western Australian Planning Commission. (LG)



26. Subdivisional works/construction should not commence until Council has approved detailed engineering plans and specifications of the works, including earthworks, roads and paths, drainage, clearing, landscaping/rehabilitation and soil stabilisation measures, both during and after construction. (Local Government)
27. All areas disturbed as a result of subdivisional works are to be reinstated (including restoration and stabilisation of topsoil) to the satisfaction of the Western Australian Planning Commission. (LG)
28. All buildings, outbuildings and/or structures being demolished and materials removed from the **affected** lots and road reserve. (Local Government)
29. The proposed reserve(s) shown on Plan No. 2036-18o, Revised 20.9.06, being shown on the Deposited Plan as a "Reserve for Recreation" and vested in the Crown under Section 152 of the *Planning and Development Act 2005*, such land to be ceded free of cost and without any payment of compensation by the Crown.
30. Arrangements being made to the satisfaction of the local government for the construction of 2 parking bays in the road reserve adjacent to the public open space. (Local Government)
31. Uniform fencing along the boundaries of all of the proposed lots abutting the public open space are to be constructed at the applicant/owner's cost. (Local Government)
32. The subdivider providing a contribution for infrastructure and works in accordance with the cost schedule for the Bayonet Head ODP Area, as provided for under Clause 5.2.4 of the City of Albany's Town Planning Scheme No. 3. (Local Government)
33. Preparation and implementation of a landscape and vegetation plan for the Lower King Road frontage of Lot 43, to the satisfaction of the local government. (Local Government)

ADVICE

1. With regard to Condition 5, Western Power provides only one point of electricity supply per freehold (green title) lot and requires that any existing overhead consumer service is required to be converted to underground.

If an existing aerial electricity cable servicing the land the subject of this approval crosses over a proposed lot boundary as denoted on the approved plan of subdivision, satisfactory arrangements will need to be made for the removal and relocation of that cable.

With regard to Condition 6, the specific location and area of land required is to be to the satisfaction of the WAPC on the advice of the local government and Western Power.

2. Condition 9 - The roundabout has insufficient room to properly develop approach geometry. Some widening of the approach legs on the 16 metre road reserve will be required.
3. Condition 17 will apply to the section of Elizabeth Street between Lower King Road and the eastern boundary of Lot 43.
4. Condition 22 - retaining walls will be required where lot gradients exceed 1 in 10, as per the City of Albany Subdivision Guidelines.
5. Condition 24 - the City of Albany advises that the drainage management plan is to demonstrate how the works identified in the PPK Flood Management Plan are to be implemented for catchments H & E.
6. The Department of Water advises that the plan should identify interim measures, demonstrating how stormwater will be retained on site and not exported to neighbouring properties.
7. As stormwater from this site will eventually drain into a wetland system before it enters Oyster Harbour, it is important that no direct drainage occurs into these areas and that temporary basins are constructed to ensure some opportunity for nutrient stripping. The Department of Water is supportive of the construction of temporary basins to retain developed flows on site until such time as neighbouring properties are developed and/or the remaining drainage system is constructed. Any significant erosion or scouring as a result of the basins should be remedied at the earliest possible time to prevent sediment and nutrient export into downstream waterways. Early consultation regarding detailed design should be undertaken with the Department of Water and the City of Albany at development stage.
8. Condition 25 - Connection of each lot to the drainage network will be required and each lot is to be provided with a separate house connection pit. Provision of on site detention to reduce runoff rates from each lot to pre-development flows is supported as an appropriate method to control stormwater volume. It is essential that the system is considered in conjunction with existing and proposed downstream drainage facilities. (LG)
9. Condition 26 - approved plans are those that have been submitted to and approved by Council, duly amended to meet its requirements and endorsed as approved. At both design and construction stage, subdivisional works shall be assessed in accordance with the City of Albany's Subdivision Guidelines. The applicant will be advised of any changes required when works plans are assessed by Council.
10. The emission of noise, dust and/or sand are to be managed in accordance with Department of Environment and Conservation guidelines.



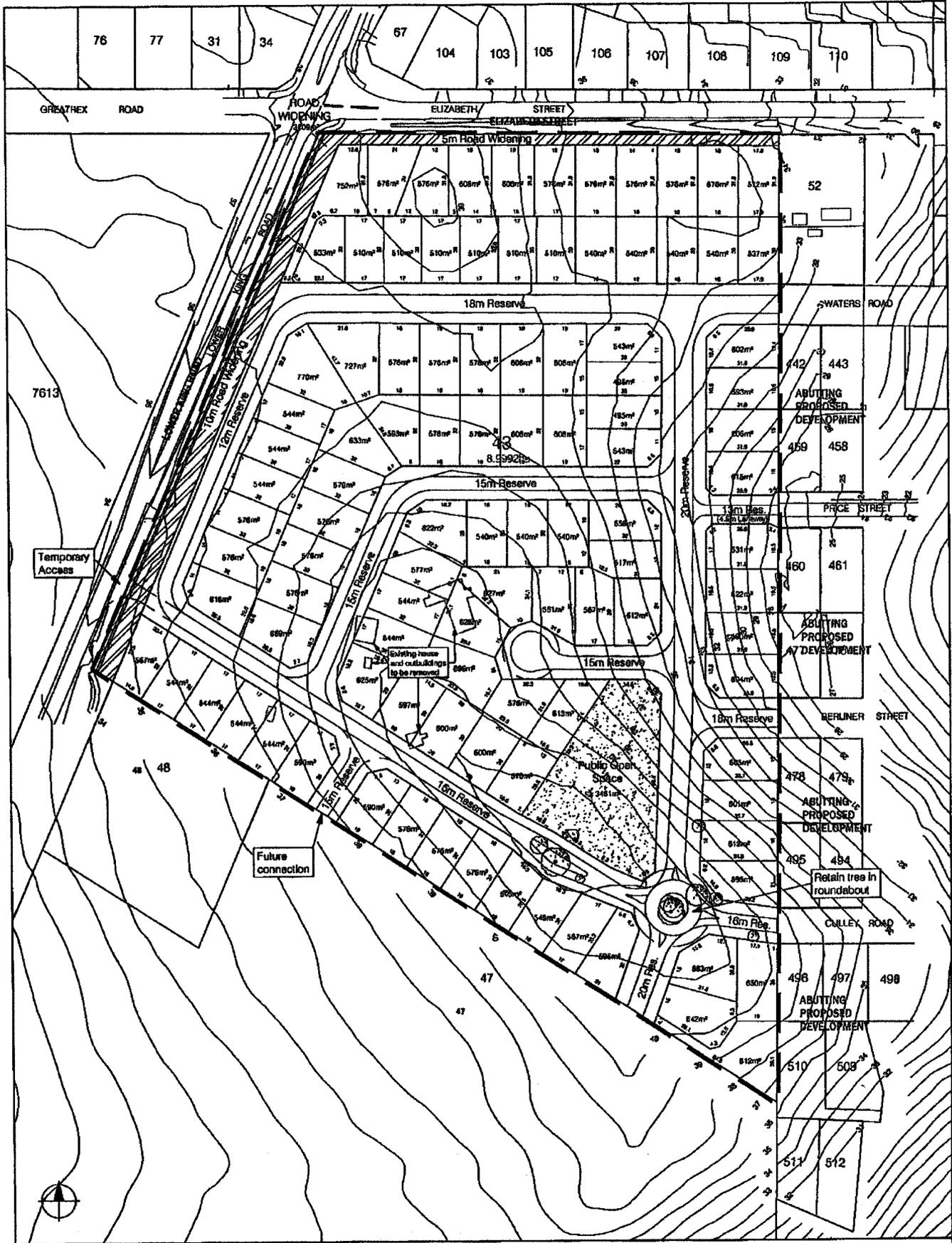
11. Condition 28 - If any portion of the existing building is to be demolished to facilitate the proposed subdivision, a Planning Approval and/or Demolition Licence is to be obtained from the local government prior to the commencement of demolition works.

12. Condition 31 - Fencing solid to a maximum height of 1.2 metres and/or permeable to a maximum height of 1.8 metres will be permitted.

13. Condition 33 - The plan should achieve the rationale of Open Space Area P16 of the Bayonet Head Outline Development Plan, as follows:
P16 is intended to function as a landscape buffer along Lower King Road.
Its rationale includes:
 - a) *Provision of a visual buffer to Lower King Road*
 - b) *Provision of a noise attenuation buffer (by distance, not necessarily obstruction/barrier) to Lower King Road, and*
 - c) *The enhancement of the landscape value and resource of Lower King Road, as a transitional environment between the rural hinterland and the urban area in accordance with the Bayonet Head Physical Assessment Study.**The ultimate landscaping of the POS should give preference to establishing large canopy trees (where existing tree cover may be absent) and/or creating an avenue along Lower King Road.*

REDACTED

Moshe Gilovitz
Secretary
Western Australian Planning Commission
06 October 2006

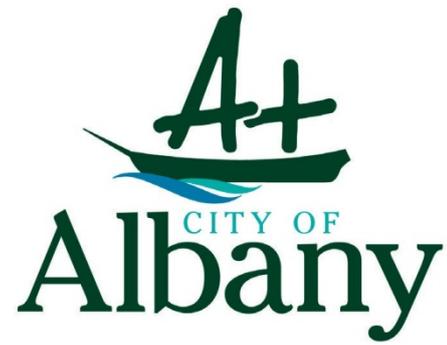


**AMENDED PLAN OF SUBDIVISION
LOT 43 LOWER KING RD, BAYONET HEAD
CITY OF ALBANY**

D.P.L REF: 131274
SCALE: 100 LOTS
GROUP:
NON RES:
FIELD: 102 LOTS
Application Area
8.9902 ha



CHAPPELL DATE: 07.06.08
LAMBERT REVISED: 20.09.08
EVERETTY SCALE: 1:1500 (A3)
TOWN PLANNING + URBAN DESIGN COMPILED: CLE, HSG
LEVEL 1 - 26 BOWLING STREET SUDBURY VIC 3008 PD 048 FOR BAYONET HEAD
SUBDIVISION 2008 1022 APPLICATION 1137 1-26 BOWLING STREET SUDBURY VIC 3008
PLAN No.: 2038-180



Planning & Development Services

City of Albany
Policy

SIGNS

City of Albany - Sign Policy

Policy Statement

1. Signs are an element of the built environment that if not appropriately managed can detract from the visual amenity of an area. Too many signs can be less effective in their purpose as messages get lost in the clutter.

Objectives

2. Signs should:
 - a) Be structurally sound;
 - b) Be appropriate to the use of the land;
 - c) Be appropriate to the character of an area;
 - d) Be appropriate to the character of the building; and
 - e) Not present a hazard to pedestrians or block motorists' views.

Scope

3. The signage policy is complimentary to Local Planning Scheme No 1 and guides the development/erection of signs that require planning approval. It does not apply to signs that are exempted or listed in the scheme.

Relationship of this Policy to Local Laws.

4. The SIGNS LOCAL (AMENDMENT) LAW 2008 is a local law that has to be complied with in addition to the Local Planning Scheme and Local Scheme Policy. The City's Building services section issues licences under the local law. The local law is mainly focused on the physical erection of signs and controlling construction standards, safety and maintenance of signs.
5. Part 8 of the LPS1 requires the prior approval of advertisements, except for the erection of any of the exempted classes of advertisements listed in Schedule 5 of *Local Planning Scheme 1*.
6. This Policy is adopted in accordance with the City of Albany *Local Planning Scheme 1* (LPS1). This Policy supports signs and design criteria in addition to and without contradicting the exempted classes of advertisements listed in Schedule 5 of *Local Planning Scheme 1*.

Definitions

7. The City's *Local Planning Scheme 1* defines advertisement as:

“any word, letter, model, sign, placard, board, notice, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purposes of, advertisement, announcement or direction, and includes any hoarding or similar structure used, or adapted for use, for the display of advertisements. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising.”

Note: advertisement is inclusive of any word, letter, illustration painted onto a wall or structure.

Strategic Context

8. This policy relates directly to the following element of the *Community Strategic Plan “Albany 2023”*: *to advocate, plan and build friendly and connected communities.*

Legislative Context

9. In addition to provisions of the scheme and policy, the City of Albany has adopted a Sign Local Law. The local law has been adopted to ensure that the larger wall signs and signs affixed to the ground are structurally adequate.
10. All signs require a permit in accordance with the Sign Local Law.

Policy Provisions

11. A proposed sign that complies with the provisions of Schedule 5 of *Local Planning Scheme 1* and the provisions of this Policy does not require Planning Approval.
12. Planning approval is required for all signage that is not exempted as listed in the Schedule 5 of *Local Planning Scheme 1* and Table 1 within this Policy.
13. Planning approval is required for signage proposed within a place of heritage significance.

Note: Applications for signs within a place of heritage significance will be referred to the regional heritage advisor and/or State Heritage Office for assessment.

14. The following signs will not be permitted:
- a) A sign that can be viewed externally to a Lot and that is advertising a business, services or goods that are not available to the public within that Lot (third party sign);
 - b) A sign that is illuminated in a living area (residential, tourist residential, etc).
 - c) A Sky Sign.

Note: A Sky Sign extends higher than the roof gutter line of a building...includes a floatation sign.

15. With the exception of a third party sign or sky sign, an application for a sign that is non-compliant with Schedule 5 of the Local Planning Scheme 1 or the provisions of the Policy will at the discretion of the assessing officer be either approved on the ground that the sign complies with the objectives of the Policy, be refused on the ground that the sign does not comply with the objectives of the Policy or referred to the Council for deliberation.
16. Advertising structures are to be placed completely within the confines of the lot. The exceptions to this are A-Frame Signs and Flag Signs.
17. Approved illuminated signs are not to be illuminated outside of business operational hours.
18. Attachment 1 is to be completed on application for planning approval for an advertisement.

Table 1

Schedule 5 – Exempted Advertisements [cl.8.2(f)]			Policy				
<p>If a proposed sign complies with the following Scheme provisions, then Planning Scheme Consent is not required.</p>			<p>If a proposed sign complies with Schedule 5 of the Scheme and the following Scheme Policy provisions, then Planning Scheme Consent is not required.</p>				
Land Use and/or Development	Exempted Sign Type & No. (Includes the change of posters or poster signs and applies to non-illuminated signs unless otherwise stated).	Maximum Area	Policy Provisions				
Dwellings	One professional nameplate as appropriate.	0.2m ²	<p>Illuminated signs are not exempted in residential areas and will not be supported.</p> <p>Other than for an approved business, (Home Business, Bed and Breakfast, Holiday Accommodation, Medical Clinic, Consulting Rooms and the like), signs at residential properties will not be supported.</p>				
Home Business or Home Occupation	One advertisement sign describing the nature of the home business or home occupation.	0.5m ²	<p>The criteria applied to Home Business or Home Occupation also apply to Bed and Breakfast, Holiday Accommodation, Medical Clinic, Consulting Rooms, Agriculture related business and the like.</p> <p>Illuminated signs are not exempted in living areas and will not be supported.</p> <table border="1"> <tr> <td>Wall Sign exempted if:</td> <td>Complies with Scheme (max 0.5m²) (includes Banner Sign)</td> </tr> <tr> <td>Free Standing Sign exempted if:</td> <td>1) Complies with Scheme (max 0.5m²) and does not exceed one (1) free standing sign that does not exceed 2m in height and 2m².</td> </tr> </table>	Wall Sign exempted if:	Complies with Scheme (max 0.5m ²) (includes Banner Sign)	Free Standing Sign exempted if:	1) Complies with Scheme (max 0.5m ²) and does not exceed one (1) free standing sign that does not exceed 2m in height and 2m ² .
Wall Sign exempted if:	Complies with Scheme (max 0.5m ²) (includes Banner Sign)						
Free Standing Sign exempted if:	1) Complies with Scheme (max 0.5m ²) and does not exceed one (1) free standing sign that does not exceed 2m in height and 2m ² .						

Schedule 5 – Exempted Advertisements [cl.8.2(f)]			Policy	
Places of Worship, Meeting Halls and Places of Public Assembly	One advertisement sign detailing the function and/or activities of the institution involved.	0.5m ²	Fence Sign exempted if:	1) Complies with Scheme (max 0.5m ²) and does not exceed one fence sign that does not exceed 1m ² .
			Wall Sign exempted if:	Complies with Scheme (max 1 sign and max 0.5m ²). (includes Banner Sign)
			Free Standing Sign exempted if:	1) Complies with Scheme (max 1 sign and max 0.5m ²) and does not exceed one free standing sign that does not exceed 2m in height and 7.5m ² .
Cinemas/Theatres	Two advertisement signs (illuminated or non-illuminated) detailing the entertainment being presented from time to time at the venue upon which the signs are displayed.	No sign is to exceed 5m ²	Wall Sign exempted if:	Complies with Scheme (max 5m ² and max 2 signs) (includes Banner Sign)
			Free Standing Sign exempted if:	1) Complies with Scheme (max 5m ² and max 2 signs) or does not exceed one free standing sign that does not exceed 5m in height and 5m ² .
Shops, Showrooms and Other Uses appropriate to a Shopping Area	All advertisement signs affixed to the building below the top of the awning or, in the absence of any awning, below a line measured at 5 metres from the ground floor level of the building.	Not applicable	Wall Sign exempted if:	Complies with Scheme (below 5m and area not applicable) (includes Banner Sign)
			Projection Sign exempted if:	1) Does not exceed one per building; 2) Does not project from building more than one metre; and 3) Does not exceed 2m ² .
			Flag Sign - exempted if:	<u>Located on Building</u> Complies with Scheme (below 5m and area not applicable) and does not exceed two (2) per Lot. <u>Free Standing</u> Complies with Scheme (below 5m and area not applicable) and: 1) Does not exceed 2 per Lot (includes flag signs approved in road reserve); 2) Does not exceed 3m in height.

Schedule 5 – Exempted Advertisements [cl.8.2(f)]			Policy	
			Fascia Sign (affixed on or below fascia) exempted if:	Complies with Scheme (below 5m and area not applicable) and: 1) For fascia signs that are hanging (below fascia), a minimum ground clearance of 2.75m is achieved.
			Free Standing Sign (Pylon/Monolith) exempted if:	Complies with Scheme (below 5m and area not applicable) and: 1) Does not exceed 6m in height; 2) Does not exceed one (1) per lot; 3) Does not project beyond property boundary.
			Roof Sign exempted if: <i>Note: Sky signs are not permitted</i>	Complies with Scheme (below 5m and area not applicable) or: 1) Does not exceed 10m ²
Industrial and Warehouse Premises	A maximum of <u>four</u> advertisements signs applied to or affixed to the walls of the building but not including signs which project above the eaves or the ridge of the roof of the building, and excluding signs projecting from a building and excluding signs which are connected to a pole, wall or other building.	Total area of such advertisements not to exceed 15m ²	Wall Sign exempted if:	Complies with Scheme (max 15m ² and max 4) (includes Banner Sign)
			Flag Sign – affixed to building exempted if:	1) Does not exceed two (2) per Lot.
			Fascia Sign (affixed on or below fascia) exempted if:	1) For fascia signs that are hanging (below fascia), a minimum ground clearance of 2.75m is achieved.
	A maximum of two freestanding advertisement signs not exceeding five metres in height above ground level.	Total area of such advertisements not to exceed 10m ² and individual advertisement signs are not to exceed 6m ²	Free Standing Sign (Pylon/Monolith) exempted if:	1) As per Scheme: and a. does not project beyond property boundary; b. does not exceed 6m in height above ground level; c. individually do not exceed 9m ² . 2) Flag sign may be approved in addition to Pylon sign subject to: a) Max 2 per Lot (includes flag signs approved in road reserve); b) Not to exceed 3m in height and 3m ² in area.

Schedule 5 – Exempted Advertisements [cl.8.2(f)]			Policy
Racecourses, Major Racing Tracks, Sports Stadium, Major Sporting Grounds and Complexes	All advertisement signs provided that, in each case, the advertisement is not visible from outside the complex or facility concerned either from other private land or from public places and streets.	Not applicable	Wall Sign exempted if: <ol style="list-style-type: none"> 1) Maximum of one (1) wall sign advertising the use (football club), visible to the street.
			Free Standing Sign exempted if: <ol style="list-style-type: none"> 1) Maximum of one (1) free standing sign advertising the use (golf club), visible from the street and not exceeding 3m in height.
			Third Party Sign exempted if: <p>Complies with Scheme (not visible from outside complex).</p>
Public Places and Reserves	<ul style="list-style-type: none"> • Advertisement signs (illuminated and non-illuminated) relating to the functions of Government, a public authority or Local Government excluding those of a promotional nature constructed or exhibited by, or on behalf of any such body; • Advertisement signs (illuminated and non-illuminated) required for the management or control of traffic on any public road, car park, cycleway, railway or waterway where such advertisement has been constructed or exhibited by or at the direction of a Government department, public authority or the Local Government; and • Advertisement signs (illuminated and non-illuminated) required to be exhibited by or pursuant to any statute or regulation or the like made pursuant to powers contained within a statute provided that such advertisement is constructed and/or exhibited strictly in accordance with 	Not applicable	Exempted if complies with Scheme

Schedule 5 – Exempted Advertisements [cl.8.2(f)]			Policy
	the requirements specified therein.		
Railway Property and Reserves	Advertisement signs exhibited on such land provided that each such advertisement is directed only at persons at or upon the railway station.	No sign is to exceed 2m ²	Exempted if complies with Scheme (max 2m ²)
Advertisements within Buildings	All advertisement signs placed or displayed within buildings, which cannot be seen by a person outside of those buildings.	Not applicable	Exempted if complies with Scheme
All Classes of Buildings other than Dwellings	One advertisement sign containing the name, number and address of the building, the purpose for which the building is used or the name and address of the managing agent thereof.	0.2m ²	Exempted if complies with Scheme (0.2m ²)
Temporary Signs	Exempted Sign Type & No. (Includes non-illuminated signs unless otherwise stated).	Maximum Area	Illuminated signs are not to be supported...otherwise as per Scheme (exempted).
Building Construction Sites (advertisement signs displayed only for the duration of the construction) as follows: a) Dwellings b) Multiple Dwellings, Shops, Commercial and Industrial Properties c) Large Developments or Redevelopment Projects involving	a) One advertisement sign per street frontage containing details of the project and the contractors undertaking the construction work; a) One sign as for a) above; and b) One sign as for a) above and one additional sign showing the name of the project builder	a) 2m ² ; b) 5m ² ; and c) 10m ² (main sign) & 5m ² (additional sign)	Exempted if complies with Scheme

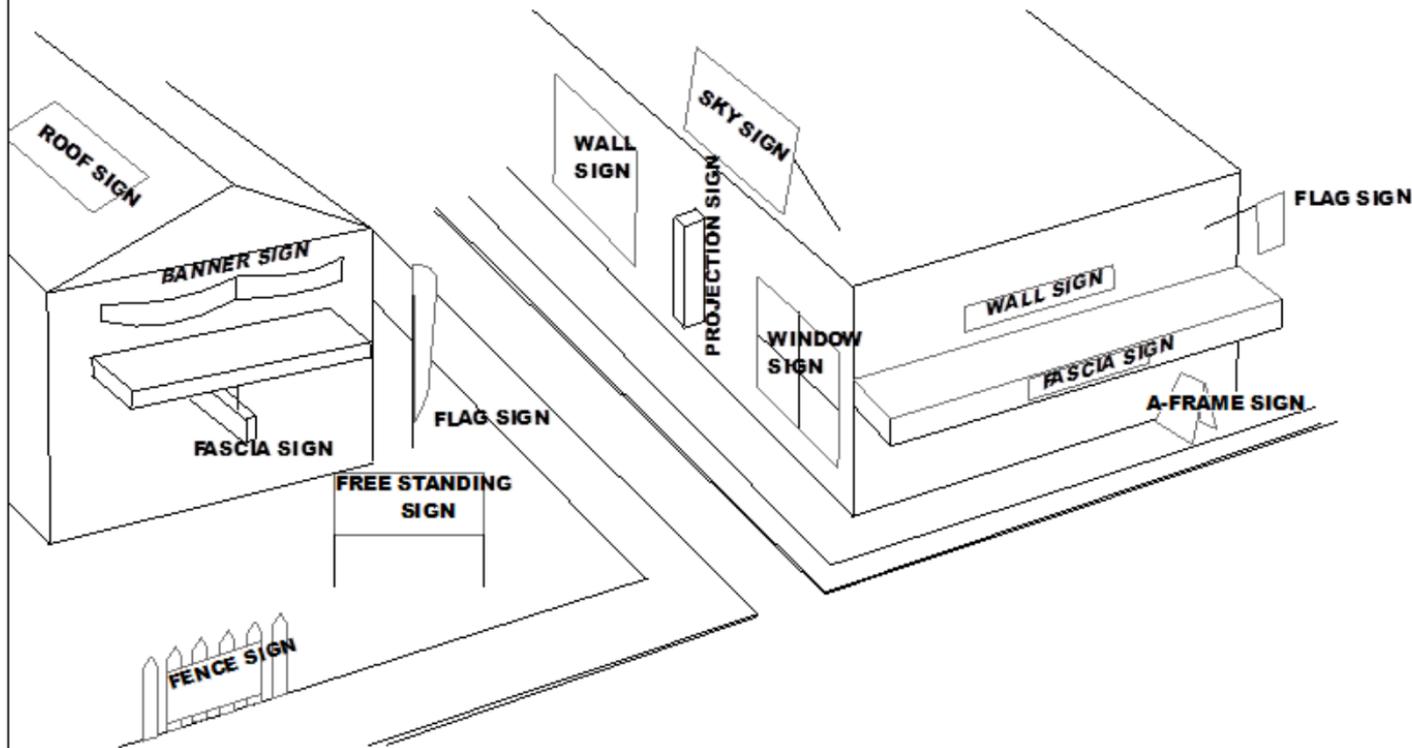
Schedule 5 – Exempted Advertisements [cl.8.2(f)]			Policy
Shopping Centres, Offices or Other Buildings exceeding three storeys in height.			
Sales of Goods or Livestock	One advertisement sign per lot displayed for a period not exceeding three months advertising the sale of goods or livestock upon any land or within any building upon which the sign is exhibited provided that the land is not normally used for that purpose.	2m ²	Exempted if complies with Scheme
Property Transactions (advertisement signs displayed only for the duration of the period over which property transactions are offered and negotiated) as follows: a) Dwellings b) Multiple Dwellings, Shops, Commercial and Industrial Properties c) Large Properties comprised of Shopping Centres, Buildings in excess of four storeys and Rural Properties in excess of five hectares	a) One advertisement sign per street frontage for each property relating to the sale, leasing or impending auction of the property at or upon which the sign is displayed; b) One advertisement sign as for a) above; and c) One advertisement sign as for a) above.	a) 2m ² ; b) 5m ² ; and c) 10m ²	Exempted if complies with Scheme

Schedule 5 – Exempted Advertisements [cl.8.2(f)]			Policy
<p>Display Homes (advertisement signs displayed only for the duration of the period over which homes are on display for public inspection)</p>	<p>One advertisement sign for each dwelling on display plus one additional advertisement sign for each group of dwellings displayed by a single project builder giving details of the project building company and details of the range of dwellings on display.</p>	<p>2m² (individual sign) 5m² (additional sign)</p>	<p>Exempted if complies with Scheme</p>
<p>Other Signs</p>	<p>Refer to Local Planning Policy Signs.</p>	<p>Not applicable</p>	<p>A-Frame Sign exempted if:</p> <ol style="list-style-type: none"> 1) Located on Crown Road Reserve immediately adjacent to business to which sign relates; 2) Placed so as not to obstruct a pedestrian or impede the vision of a driver of a vehicle entering or leaving a thoroughfare or crossing; 3) Sign writing relates only to business adjacent; 4) Removed at the close of business each day; 5) One (1) per business; 6) Does not exceed 1m in height and 1m² in area. <p>Flag Sign – free standing exempted if:</p> <ol style="list-style-type: none"> 1) Located on private allotment or Crown Road Reserve immediately adjacent to business to which sign relates; 2) Placed so as not to obstruct a pedestrian or impede the vision of a driver of a vehicle entering or leaving a thoroughfare or crossing; 3) Sign writing relates only to business adjacent; 4) Removed at the close of business each day; 5) Max 2 per Lot; 6) Does not exceed 3m in height and 3m² in area. <p>Sign on vehicle</p> <ol style="list-style-type: none"> 1) Advertisements displayed on or in any

Schedule 5 – Exempted Advertisements [cl.8.2(f)]			Policy	
			<p>vehicle or vessel which is normally moving is exempt from requiring approval.</p> <p>Window Sign</p> <p>Election Sign exempted if:</p>	<p>1) Signs in windows are exempt from requiring approval.</p> <p>1) Free standing and not being affixed to any existing sign, post, power or light pole, or similar structure;</p> <p>2) Placed so as not to obstruct a pedestrian or impede the vision of a driver of a vehicle entering or leaving a thoroughfare or crossing;</p> <p>3) Not being erected until the election to which it relates has been officially announced;</p> <p>4) Being removed within 24 hours of the close of polls on voting day;</p> <p>5) Being securely installed;</p> <p>6) Not being an illuminated sign;</p> <p>7) Not incorporating reflective or fluorescent materials.</p>
			Offices	<p>Free Standing Sign</p> <p>1) Maximum of one free standing sign not exceeding 6m in height and 9m²</p> <p>Wall Sign</p> <p>1) Not exceeding 10% of the area of wall.</p> <p>Flag sign - wall</p> <p>1) Max 2 per Lot (includes flag signs approved in road reserve);</p> <p>2) Not to exceed 3m in height and 3m² in area.</p> <p>Fascia Sign</p> <p>1) For fascia signs that are hanging (below fascia), a minimum ground</p>

Schedule 5 – Exempted Advertisements [cl.8.2(f)]			Policy
			<p>clearance of 2.75m is achieved.</p> <p>Projection Sign</p> <ol style="list-style-type: none"> 1) Does not exceed one per building; 2) Does not project from building more than one metre; and 3) Does not exceed 2m².
			<p>Any signs that fallout out of the category of signs referred to in the Scheme and Policy require Planning Approval. Such signs will be judged against protecting the amenity of an area and in-keeping with existing characteristics.</p>

REPORT ITEM PD059 REFERS



Attachment 1: Additional Information for Advertising

ADDITIONAL INFORMATION FOR ADVERTISEMENTS

Note: To be completed in addition to the Application for Planning Approval form.

1. DESCRIPTION OF PROPERTY UPON WHICH ADVERTISEMENT IS TO BE DISPLAYED INCLUDING FULL DETAILS OF ITS PROPOSED POSITION WITHIN THAT PROPERTY:

2. DETAILS OF PROPOSED SIGN:

a) TYPE OF STRUCTURE ON WHICH ADVERTISEMENT IS TO BE ERECTED (I.E. FREESTANDING, WALL MOUNTED, OTHER):

b) HEIGHT: _____

WIDTH: _____

DEPTH: _____

c) COLOURS TO BE USED:

d) HEIGHT ABOVE GROUND LEVEL:

- (TO TOP OF ADVERTISEMENT): _____

- (TO UNDERSIDE): _____

e) MATERIALS TO BE USED: _____

ILLUMINATED: YES/NO

If yes, state whether steady, moving, flashing, alternating, digital, animated or scintillating and state intensity of light source: _____

3. PERIOD OF TIME FOR WHICH ADVERTISEMENT IS REQUIRED:

4. DETAILS OF ANY SIGNS (IF ANY) TO BE REMOVED IF THIS APPLICATION IS APPROVED:

NOTE: THIS APPLICATION SHOULD BE SUPPORTED BY A PHOTOGRAPH OR PHOTOGRAPHS OF THE PREMISES SHOWING THE PROPOSED POSITION FOR THE ADVERTISEMENT SUPERIMPOSED THEREON AND THOSE ADVERTISEMENTS TO BE REMOVED, AS DETAILED IN SECTION 4 ABOVE.

SIGNATURE OF ADVERTISER(S): _____ DATE: _____

(IF DIFFERENT FROM LANDOWNERS)

Review Position and Date

N/A

Associated Documents

Local Planning Scheme 1

Version Control

Document Approval			
Document Development Officer:		Document Owner: <i>(Dale Putland)</i>	
Enter Title		Jan Van Der Mescht	
Document Control			
File Number - Document Type:	LP.PLA.1 – Policy		
Synergy Reference Number:	(?)		
Meta Data: Key Search Terms	Policy		
Status of Document:	Council policy position: Draft		
Document file details:	Location of Document:		
Quality Assurance:	Chief Executive Officer		
Distribution:	Internal Document/Public Document		
Document Revision History			
Version	Author	Version Description	Date Completed
Draft	Adrian Nicoll	Draft (Advertising)	1/10/2014



Planning & Development Services



YAKAMIA/LANGE STRUCTURE PLAN

DRAFT

Contents

This structure plan comprises three (3) parts being: an executive summary; a non statutory (explanatory) section; and a statutory (provisions) section.

Part 1 – Executive Summary

The executive summary gives an overview of the purpose of the plan, major influences that guided outcomes and principle components of the plan.

Part 2 – Non-statutory (explanatory) section

The non-statutory section provides a reference guide to interpret and justify the implementation of the statutory section.

Part 3 – Statutory (provisions) section

The statutory section contains the structure plan map(s) and statutory planning provisions.

1.	Executive Summary.....	6
1.1	Local Structure Plan Area.....	6
	Plan 1 Structure Plan Areas.....	6
1.2	Purpose of Structure Plan.....	7
1.3	Structure Plan Approval Process	7
1.4	Major Planning Influences.....	7
1.5	Vision.....	8
	Plan 2 – Vision.....	8
1.6	Key Principles.....	8
1.7	Objectives.....	9
1.8	Implementation.....	10
	Table 1: Indicative Water Infrastructure Sizing	11
	Plan 3 (Proposed Water Management Areas)	12
	Plan 4 (Arterial Drainage Plan - North)	13
	Plan 5 (Arterial Drainage Plan - South)	14
	Table 2: Surface water modelling results – peak flow (m ³ /s)	15
	Plan 6 (Existing Flood Extent and Key Reporting Locations)	16
1.9	Acknowledgements.....	17
2.	Explanatory Section	17
2.1	Introduction	17
	Plan 7 (Albany Local Planning Strategy Map 9B)	18
	Plan 8 (Land Zonings).....	19
	Table 3 Potential Land Use/Population/Dwellings	20
	Table 4 Potential POS.....	20

Plan 9 (Opportunities and Constraints Plan)	21
Plan 10 (Structure Plan).....	22
2.2 Previous Reports and Studies	23
2.3 Site Conditions/Constraints	23
1. Land Use	23
2. Landform	24
Plan 11 (Landform Plan)	25
3. Biodiversity.....	25
Plan 12 Vegetation.....	26
Plan 13 Summary of Opportunities and Constraints Plan.....	29
4. Soils.....	30
Plan 14 (Soil Association Mapping).....	31
Plan 15 (Acid Sulfate Soils).....	31
5. Groundwater and Surface Water	32
Plan 16 Floodplain Development Plan	33
6. Bushfire Hazard	34
Plan 17 Fire Mapping.....	35
7. Heritage	36
Plan 18 (Aboriginal Heritage Sites).....	36
8. Transport.....	37
Plan 19 Existing and Potential Future Major Roads	37
Plan 20 Department of Planning Estimated – Built out Scenario – Transport	38
Plan 21 Range Rd to North Rd – Intersection Design.....	39
Plan 22 – DEC Preferred Location for Range Rd.....	40
Plan 23 Design Layout for Range Rd	41
Plan 24 Catalina Structure Plan	42
Plan 25 Chester Pass Rd and Barnesby Drive – Intersection Design.....	43
9. Utilities	44
Plan 26 Water Corporation – Strategic Infrastructure Development.....	44
3. Statutory Section.....	45
3.1 Introduction	45
3.2 Structure Plan Area.....	45
3.3 Land Use and Subdivision Requirements	46
1. Objectives	46
2. Land Use Permissibility	46
3. Local Development Plans	46

4.	Design.....	47
5.	Management Plans	47
6.	Public Parkland	47
	Plan 27 - WAPC POS Model.....	48
	Plan 28 – Precinct 1	50
	Precinct 2 (6.8ha and 14ha)	50
	Plan 29 – Precinct 2	51
	Precinct 3 (16ha, 10ha and 10ha)	51
	Plan 30 – Precinct 3	52
	Plan 31 – Precinct 4	53
	Precinct 5 (13.5ha and 15.4ha).....	53
	Plan 32 – Precinct 5	54
	Plan 33 – Precinct 6	55
7.	Retaining Walls	55
8.	Drainage	55
9.	Vehicle and Pedestrian Infrastructure	56
	Plan 34 Properties adjacent to Sydney St – Indicative Road Design	58
	Plan 35 Area 1 – treatments	59
10.	Setbacks.....	59
11.	Sewer, Water, Electricity and Telecommunications Infrastructure	59
12.	Geotechnical Investigation and Acid Sulphate Soils Management	59
13.	Aboriginal Heritage	59
14.	Residential Density.....	60
15.	Special Use Area	60
16.	Easements – access to reserves	60
17.	Steep Topographies	60
18.	WAPC Residential Design Codes	61
19.	WAPC Liveable Neighbourhoods	61
20.	Buffer to Western Power Substation.....	61
21.	Foreshore Areas.	61
22.	Environment Protection and Biodiversity Conservation Areas.....	61
23.	Monitoring	62
24.	Public Use	62
25.	Fire Risk.....	62
3.4	Structure Plan	63

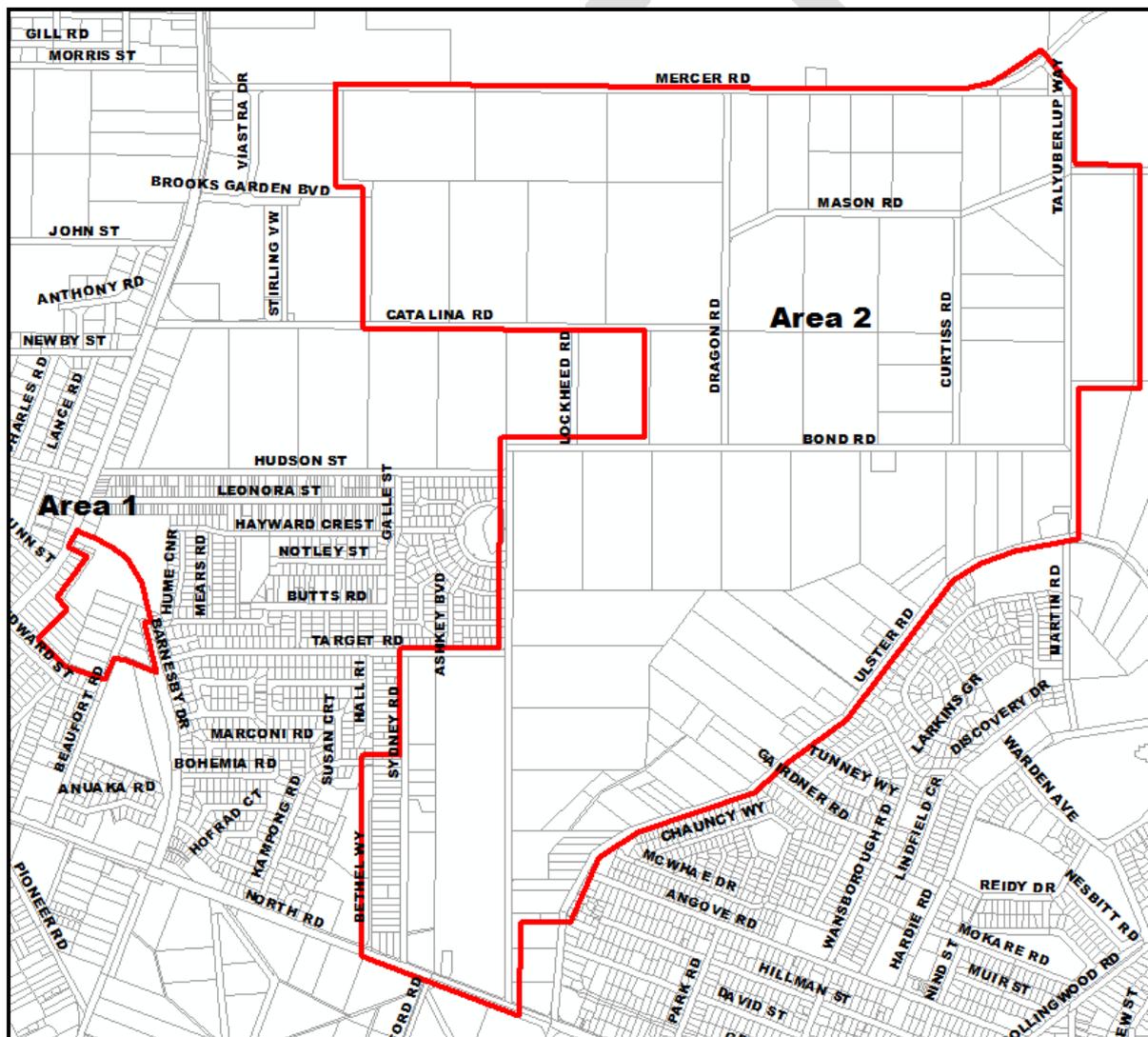
1. Executive Summary

1.1 Local Structure Plan Area

The study area for the Local Structure Plan includes the localities of Yakamia and Lange in the City of Albany. The localities of Yakamia and Lange are located north of Albany on the fringes of existing urban developed land, approximately 3.5km from Albany’s central business district and 1.5km from a neighbourhood shopping centre and Service Industries at Catalina (Chester Pass Road). Two separate assessment areas apply - a small area to the west adjacent to Barnesby Drive and a large over 300ha area located between Mercer and North Roads. Refer to the following Plan 1 for boundary detail.

Plan 1 Structure Plan Areas

(Source: COA)



1.2 Purpose of Structure Plan

The Yakamia/Lange structure plan provides guidance to the City of Albany and the Department of Planning in the exercising of discretion for the location and layout of land uses and management of environmental issues within the structure plan area.

It includes potential development areas, foreshore protection areas, vegetation protection areas and road networks. It also provides proposals for the implementation of the plan such as zoning mechanisms and management arrangements.

The study areas have been the subject of increasing development pressure over recent years and amendments and subdivisions have previously been considered within the structure plan areas.

1.3 Structure Plan Approval Process

The preparation of the structure plan was undertaken by the City of Albany with support of environmental consultants in developing a Water Management Strategy and Environmental Opportunities and Constraints Plan.

Preparation occurred under the direction of key stakeholders, which included; Councillors, landholders, Department of Planning, Department of Parks and Wildlife, Office of the Environmental Protection Authority, Department of Water, Main Roads WA and Water Corporation.

Preparation involved the following key steps:

- Identification of opportunities and constraints;
- Discussion and evaluation of options;
- Consultation; and
- Adoption of a preferred option.

1.4 Major Planning Influences

Major influences included the following:

- Local Planning Scheme 1 zones;
- Principles defined by Liveable Neighbourhoods (i.e. walkable (400m) neighbourhood, 10% POS, Conservation Category Wetlands);
- Areas adjacent to waterways (flood prone land, riparian vegetation, foreshores);
- Vegetation in excellent condition and identified as Priority Ecological Communities;
- Comments received from the Office of the Environmental Protection Authority;
- Fire management safety; and
- High densities in unconstrained areas adjacent to the Catalina shopping centre.

These issues have been investigated thoroughly with the help of key stakeholders, a steering committee and specialist consultants.

1.5 Vision

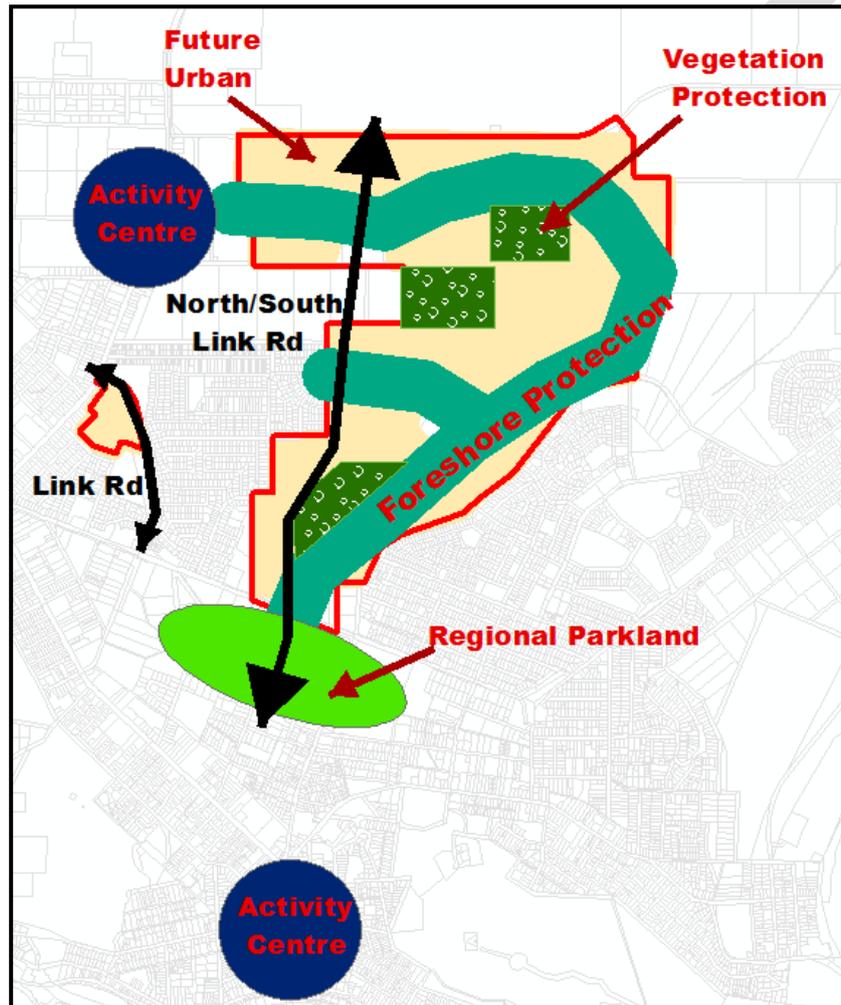
The ultimate vision for the area is:

“To establish an integrated urban and environmentally sustainable landscape that:

- *protects the foreshore areas adjacent to waterways that feed into Oyster Harbour;*
- *protects priority ecological communities;*
- *protects jarrah communities in excellent condition; and*
- *provides for diverse land development options; ranging from a high density node adjacent to the Catalina commercial precinct through to medium to large lots on the steeper slopes and adjacent to vegetation protection areas.”*

Plan 2 – Vision

(Source: COA)



1.6 Key Principles

Protect and enhance foreshore areas adjacent to waterways

A ‘foreshore’ is defined as; “land adjoining or directly influencing a body of water that is managed to protect waterway and riparian values” (Water and Rivers Commission Foreshore Policy 1, 2002).

- Maintain water quality and quantity to Oyster Harbour by managing land uses and redeveloping waterways (eg. developing sediment basins);

- Improve Biodiversity (diversity of life) adjacent to waterways by enabling uniform redevelopment and management of foreshores via a foreshore management plan;
- Seek funds via 10% POS provision for development of public open space facilities (formal and informal - pedestrian path/boardwalk) within foreshores.

Protect Vegetation as a means to maintain threshold, visual amenity and diversity of life.

- Protect possibly threatened vegetation (*Banksia coccinea*); and
- Protect remnant vegetation that is in excellent condition and that forms a natural corridor;

Residential

- Support high density (R30) residential on flat topography adjacent to major link roads and the Catalina commercial precinct;
- Support medium density (R25) in relatively unconstrained areas;
- Support low density (R2 or R5) adjacent to steep topographies, areas adjacent to a foreshore and in areas where the connection to deep sewer is constrained.

Transportation

Roads are to be developed in accordance with *Liveable Neighbourhood* principles (i.e. to follow contours).

A 30m wide road reserve is to be set aside and a 2 lane sealed road is to be developed to direct traffic to and from the CBD along two new North/South link roads - Range Rd and Barnesby Drive. Ultimately these routes will be developed with 4 lanes. The development of the north/south links will help alleviate congestion issues being experienced at the Chester Pass Roundabout.

Major intersection treatments will be required for intersection at Range Rd and Mercer Rd, Range Rd and North Rd; Range Rd and Catalina Rd and Barnesby Drive and Chester Pass Road.

School Sites

A primary school site has been identified as part of a previous consultation process with the Department of Education and a structure plan endorsed for the properties in the locality between Hudson and Catalina Roads. The site identified is located at the corner of Catalina Road and Lockheed Street. The Yakamia Primary School exists in the locality at Barnesby Drive.

Public Recreation Space

Public spaces for both passive (informal) and active (formal - sporting) recreation have been identified in the structure plan area in accordance with recommendations made in 'The Liveable Neighbourhoods' and by the Department of Sport and Recreation. In principle, larger/multi use spaces (>5000m²) have been encouraged. The locality is within short distance to the Centennial Park sporting precinct, which includes an aquatic centre and indoor and outdoor sporting facilities.

1.7 Objectives

The objectives of the structure plan are to:

1. Facilitate an urban form that provides for housing and associated infrastructure which is responsive to the character of the site and the locality, as depicted on the Plan;
2. Provide safe and convenient vehicle and pedestrian access to the activity centres at Chester Pass Road and the Central Business District;
3. Provide a stormwater system that minimises risk to public health and amenity, protects the built environment from flooding and water logging and that enhances the quality of water flowing to the Oyster Harbour;

4. Maintain vegetation where possible within road reserves, areas of public open space and foreshore areas and protect vegetation in excellent condition and where possibly threatened species exist;
5. Provide a range of public open spaces catering for recreational, sporting and nature use by the local community.

1.8 Implementation

Structure Plan

There are a number of steps to be taken before the implementation of the structure plan. Part of the process will involve the review of the structure plan by:

- Amending the Rural and Yakamia Creek zones on the Scheme maps to Future Urban or Residential and to include contribution plans;
- Contribution planning reviews;
- Urban Water Management Planning;
- Foreshore Management Planning;
- Fire Management Planning;
- Transport Management Planning;
- Local (detailed) area plans; and
- For areas vegetated and identified by the structure plan, referral to the Office of the Environmental Protection Authority and the Commonwealth Department of Sustainability, Environment, Water, Population and Communities (SEWPaC) to determine a level of assessment under the EPBC Act.

Infrastructure Provisions

Applications for subdivision and development will need to demonstrate what, where and when supporting infrastructure (eg. deep sewerage) will be developed.

Management Planning

Management planning is to be undertaken at the subdivision stage to provide site specific detail.

A Water Management Strategy has already been prepared to support the structure plan. Key requirements of development relating to water management include:

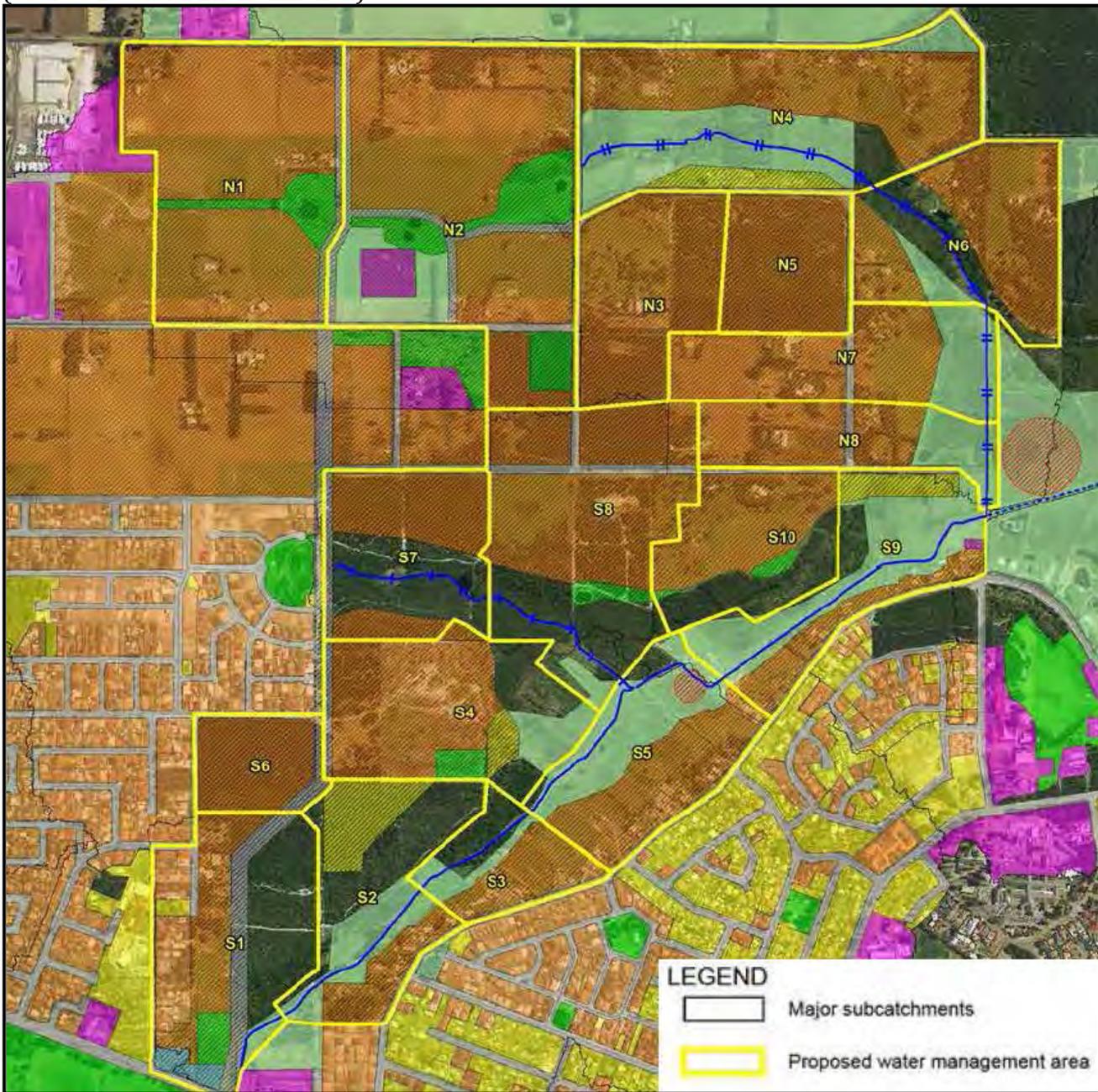
- Detention of surface water flows to ensure that development does not result in an increase to peak flow rates to downstream drainage systems or natural flow paths.
- Provide drainage infrastructure which provides conveyance of stormwater from upstream catchments without increases to upstream flood frequency.
- Control of sediment transport through management of flow velocities and provision of sediment control points prior to discharge and energy dissipation structures at discharge points.
- Development of land in the Barnseby Drive precinct should facilitate reconstruction of Yakamia Drain to the western side of Beauford Road and provide a defined floodway for safe passage of flows.
- Proposed future intersections at Barnseby Drive / Chester Pass Road and Range Road / North Road will need to be designed to facilitate safe passage of major flood events.

The model of the existing drainage system was modified to represent the future landuse scenario proposed by the structure plan, and development of other areas outside of the structure plan area. Preliminary modelling suggests that provision of detention storage at 19 locations can be effective in managing peak flow rates and therefore achieve the key requirements outlined above. Peak discharge rates and design storage volumes for each of the flood storage areas is outlined in the following Table 1 and Plans 3, 4 and 5.

Table 1: Indicative Water Infrastructure Sizing

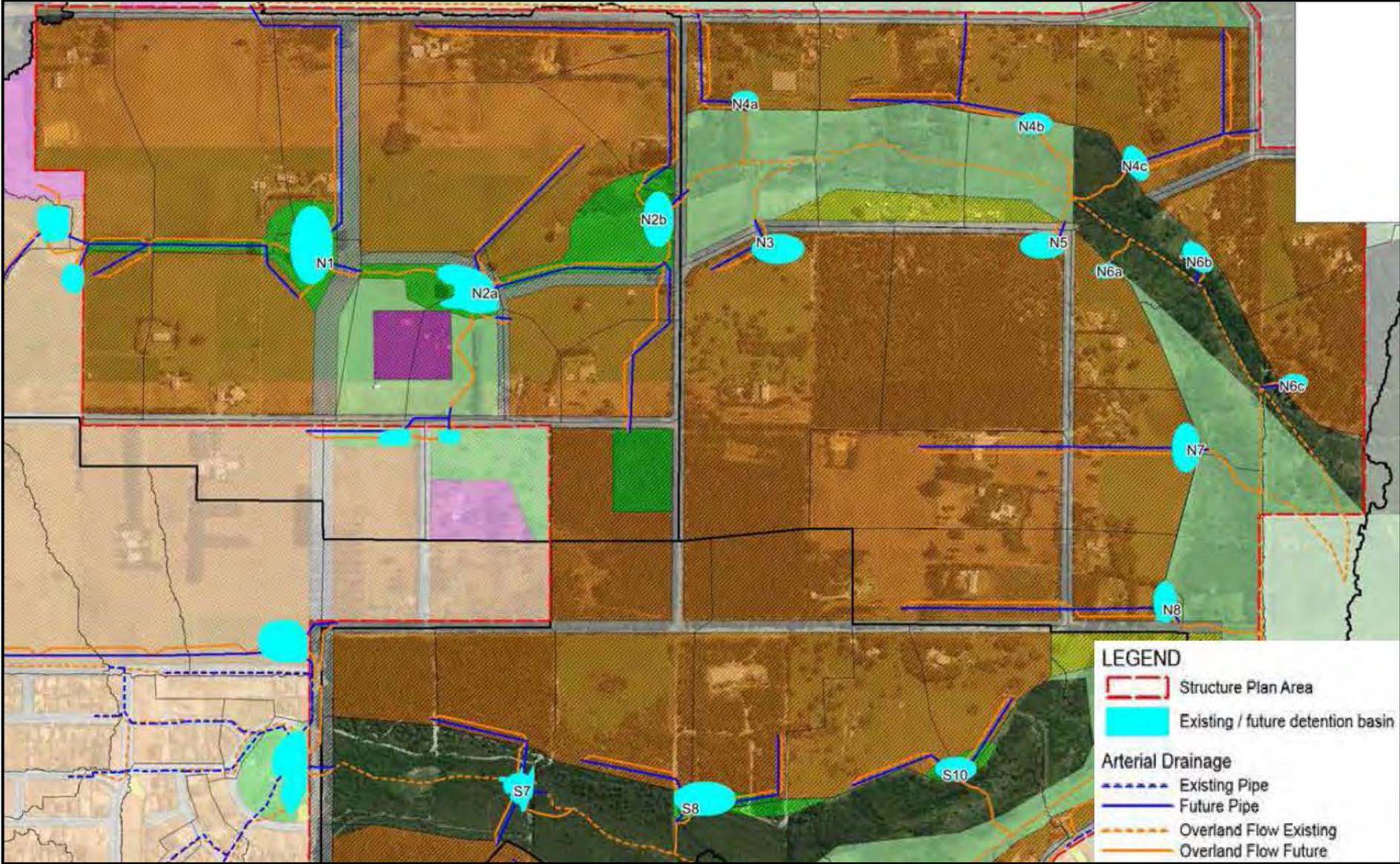
Location	Design Detention	Peak Discharge (m³/s)	Peak Discharge (m³/s) 10 Year
S1	2132	0.192	1.148
S4a	1000	0.087	0.118
S4b	491	0.091	0.295
S6	869	0.138	0.705
S7	1228	1.027	3.979
S8	3110	0.129	0.97
S10	1242	0.076	0.546
N1	8112	0.147	1.502
N2a	4333	0.172	1.379
N2b	4262	0.181	1.25
N3	2654	0.095	0.677
N4a	790	0.167	2.224
N4b	1287	0.07	1.305
N4c	1181	0.153	2.852
N5	1717	0.057	0.65
N6a	296	0.06	0.164
N6b	928	0.13	0.849
N6c	551	0.019	0.427
N7	1944	0.073	0.495
N8	1299	0.066	0.463

Plan 3 (Proposed Water Management Areas)
(Source: Essential Environmental)

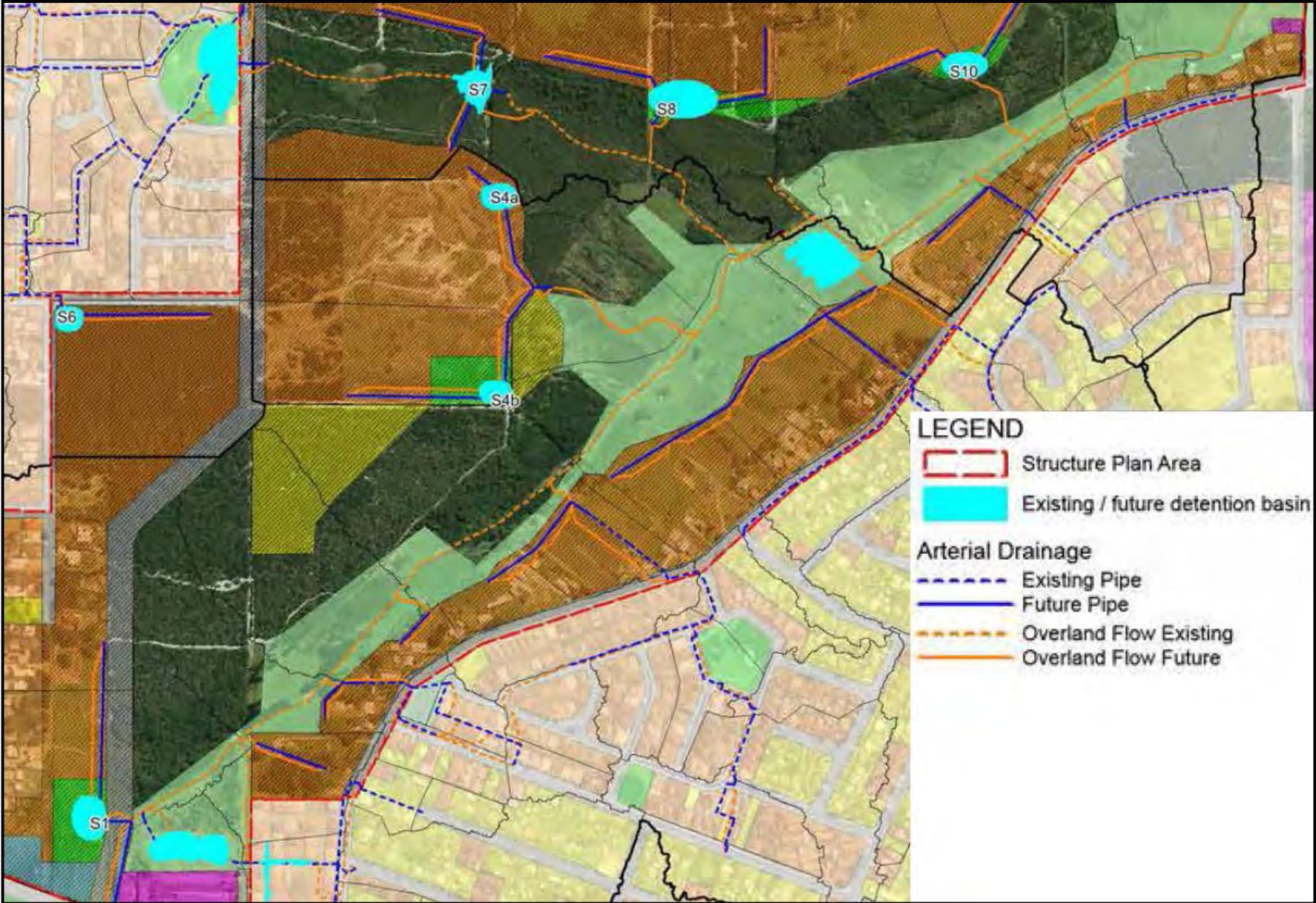


Plan 4 (Arterial Drainage Plan - North)

(Source: Essential Environmental)



Plan 5 (Arterial Drainage Plan - South)
(Source: Essential Environmental)



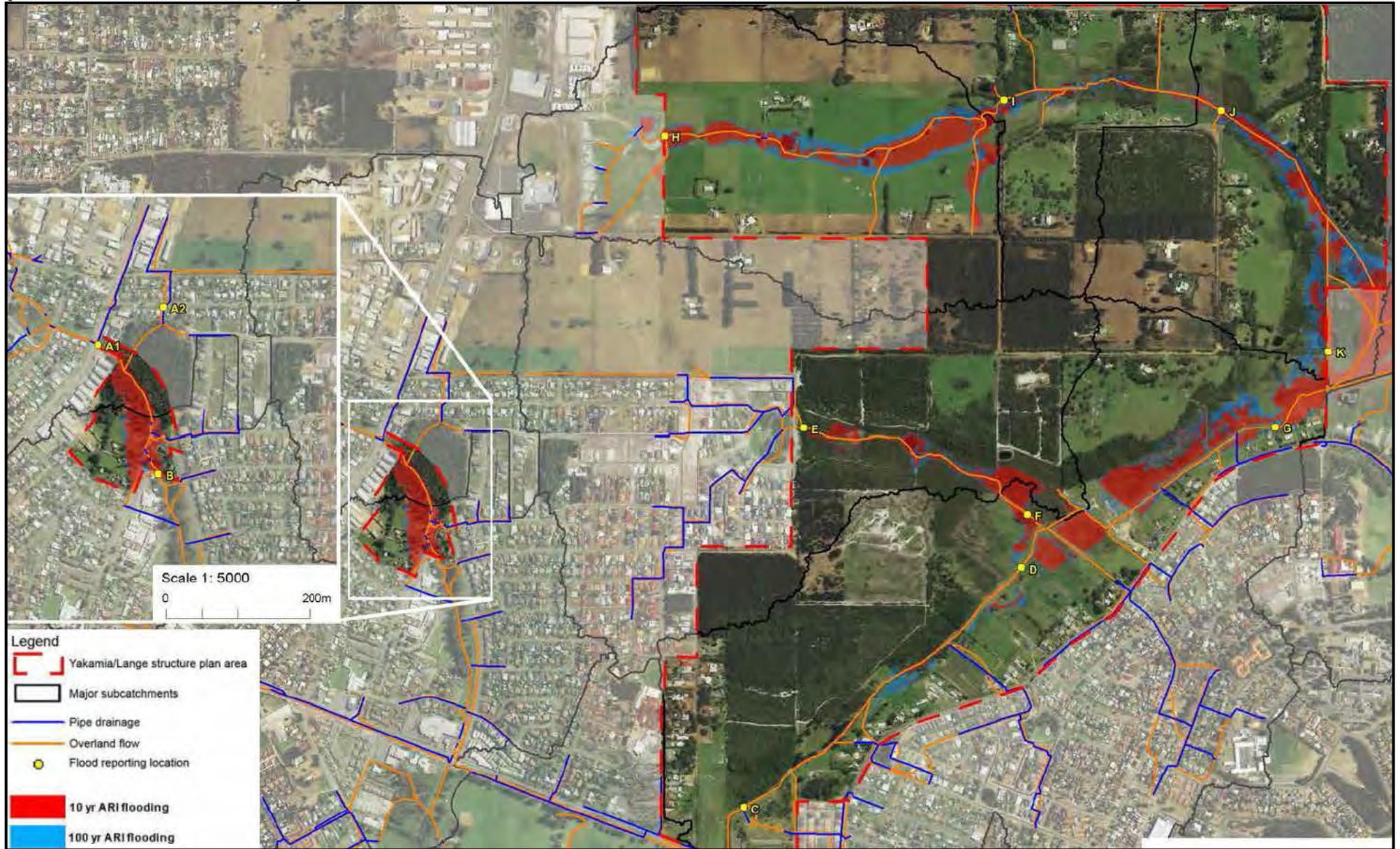
The impact of development using the proposed detention arrangements can be assessed by observing the predicted change in peak discharge rates at the key locations as presented in the following Table 2 and Plan 5. It can be seen that the proposed detention storages achieve protection of downstream systems by providing nominal reductions or manageable increases in peak flow rates during major and minor events.

Table 2: Surface water modelling results – peak flow (m³/s)

Loc	Existing		Post-development		Change %		Comment
	5 year	100 year	5 year	100 year	5 year	100 year	
A1	2.735	9.116	2.684	7.5	-1.9%	-17.7%	Reduction due to piping existing drain. Upstream impact to be assessed further during design.
A2	0.335	1.22	0.262	0.986	-21.8%	-19.2%	Assumed detention storage to be provided in upstream catchment reduces flow rates
B	3.466	7.856	3.583	9.189	3.4%	17.0%	Increase due to removal of localised flooding. Downstream impact to be assessed further during design.
C	8.19	16.88	8.3	17.08	1%	1%	Nominal increase due to local urbanisation
D	8.49	19.67	8.81	20	4%	2%	Nominal increase due to local and upstream urbanisation. Impact is offset by improved environmental performance along creek / drain.
E	1.32	5.62	1.01	3.45	-23%	-39%	Reduced peak flows due to better utilisation of existing detention storage.
F	0.99	7.4	1.16	5.25	17%	-29%	Increased catchment from S8. Increase in minor event flow expected and can be accommodated with construction of living stream.
G	9.8	31.23	10.08	27.15	3%	-13%	The impact of small increase in minor event flows is offset by improved environmental performance along creek / drain.
H	0.17	0.47	0.32	0.73	88%	55%	A piped outlet will be provided from existing upstream detention area to improve safety and amenity; this has resulted in increased flow rates.
I	0.2	3.15	0.18	1.25	-10%	-60%	Nominal reduction in minor flows due to pipe size increments
J	0.75	14.82	0.78	7.41	4%	-50%	Nominal increase due to local urbanisation.
K	0.78	6.39	0.9299	5.5211	19%	-14%	Moderate increase due to local urbanisation. Impact is offset by improved environmental performance along creek / drain.

Plan 6 (Existing Flood Extent and Key Reporting Locations)

(Source: Essential Environmental)



1.9 Acknowledgements

Key Stakeholders

Department of Planning
 City of Albany
 Department of Water
 Department of Environment and Conservation
 Main Roads WA
 Water Corporation
 Councillors
 Landholders
 Aurora Environmental
 Essential Environmental

2. Explanatory Section

2.1 Introduction

Planning of the area evolved the result of landholders appealing to the City of Albany, the Department of Planning and the Environmental Protection Authority to support subdivision and development.

Structure planning is required prior to supporting rezoning, subdivision and/or development. For reasons including:

- achieving integrated and connected land use management; and
- as a requirement of the scheme (areas zoned 'Future Urban');

Factors that have dominated discussion for land use planning include the following:

1. There are three dominant valleys with foreshore areas at their base.

The Department of Water defines a 'foreshore' area as follows:

The land that adjoins or directly influences a 'waterway'. It is the area of transition between the edge of the waterway and the furthest extent of riparian vegetation, the floodplain and riverine landforms, or a negotiated area endorsed by the Department of Water.

A 'waterway' is defined as:

Any river, creek, stream or brook, including its floodplain and estuary. This includes systems that flow permanently, for part of the year or occasionally; and parts of the waterway that have been artificially modified (source: Operational policy 4.3: Identifying and establishing waterways foreshore areas)

The structure plan recommends that the areas identified as foreshore, are managed appropriately. The foreshore areas are important as they;

- Are of archaeological (Yakamia Creek - Aboriginal Heritage) significance;
- Support extensive areas of emergent and fringing foreshore vegetation;
- Help to manage water quality and quantity;
- Enhance biodiversity; and
- Constitute part of a linked natural system and destruction of these areas would impact on the biodiversity of life at Oyster Harbour.

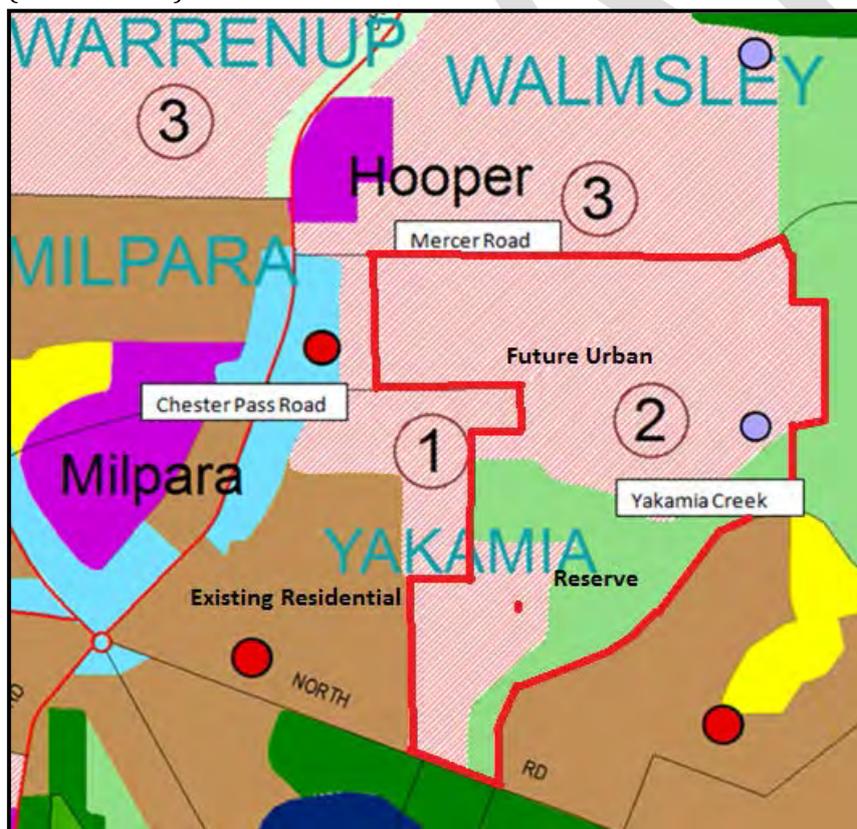
2. There are remnant stands of vegetation in good to excellent condition in parts;
 - Under the EPBC Act, a person who proposes to take an action which will have, or is likely to have, a significant impact on a matter of national environmental significance is responsible for referring the action to the Commonwealth Environment Minister for a decision as to whether an assessment is required.
 - Carnaby's Black-Cockatoo (white tail) are listed as endangered and Western Ringtail Possum are listed as threatened under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act). Both species exist within the locality.
3. There are Priority Ecological Communities identified (possibly threatened vegetation);
4. Consideration of two new north/south roads (Range Rd and Barnesby Drive);
5. An Arterial Drainage Plan, a Water Management Strategy and an Environmental Opportunities and Constraints Plan;
6. Western Australian Planning Commission Structure Planning Guidelines and policies; and
7. Comments received from key stakeholders, which includes the public/landholders;

There are approximately 140 different lots/landholdings identified within the structure plan area. The average lot size is 4.5ha with the largest lot being approximately 14ha. The land is either used for living purposes (single dwelling), market gardening, grazing or is vacant.

The City of Albany Local Planning Strategy (2010) identifies the area as being suitable, in the short to medium term for 'Future Urban' expansion (refer to the following map and in particular, the areas coloured pink).

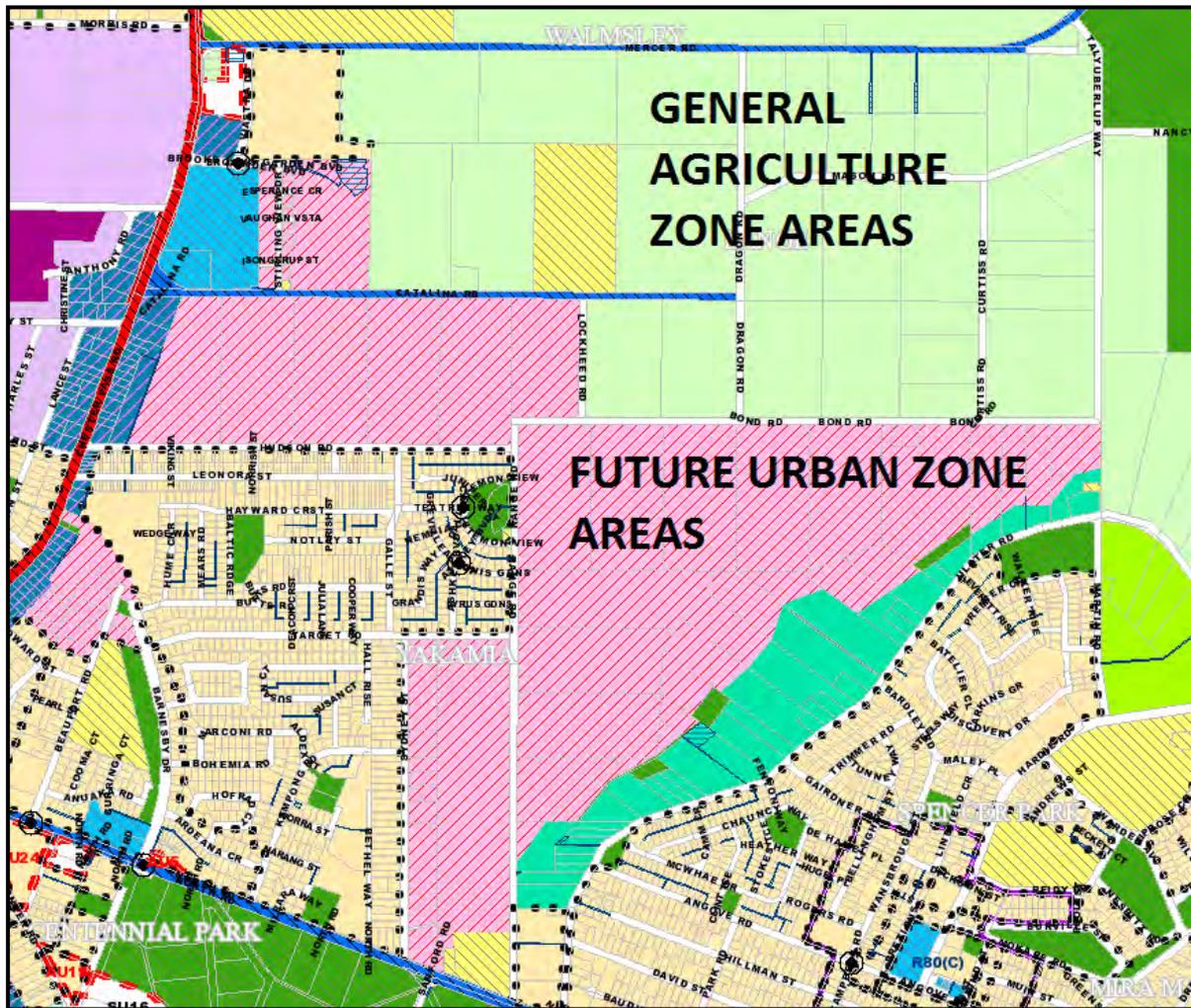
Plan 7 (Albany Local Planning Strategy Map 9B)

(Source: COA)



The *Local Planning Scheme 1* governs use and development of the localities. Other than for a 'Single Dwelling' and incidental uses, the scheme requires Structure Planning and in some instances rezoning prior to supporting intensification. Zonings for the localities include: 'Future Urban'; 'Yakamia Creek' and 'Rural' (Refer to following zoning diagram).

Plan 8 (Land Zonings)
(Source: COA)



The structure plan encompasses an area of approximately 350ha, just over half of which, is indicated for residential, ¼ identified as foreshore and 1/6 for conservation. The area is capable of accommodating approximately 2700 dwellings and a population of 6500 persons (refer to Table 3).

The structure plan recognises the need to request financial contributions for the development of infrastructure associated with recreation within areas of POS and the foreshore (refer to Table 4).

Table 3 Potential Land Use/Population/Dwellings

Use	Area	Ratio	Dwe/Pop (2.4p/d)
Western Power Substation	1.5ha		
Buffer to Substation	6.6ha		
Foreshore Area	97ha	27%	
Vegetation Protection Areas	42.8ha	15%	
Public Service Areas	2.5ha		
School Site	3.2ha		
Special Use Site	1ha		
Residential	198ha	56%	2700/6500
Total	352.6ha		

Table 4 Potential POS

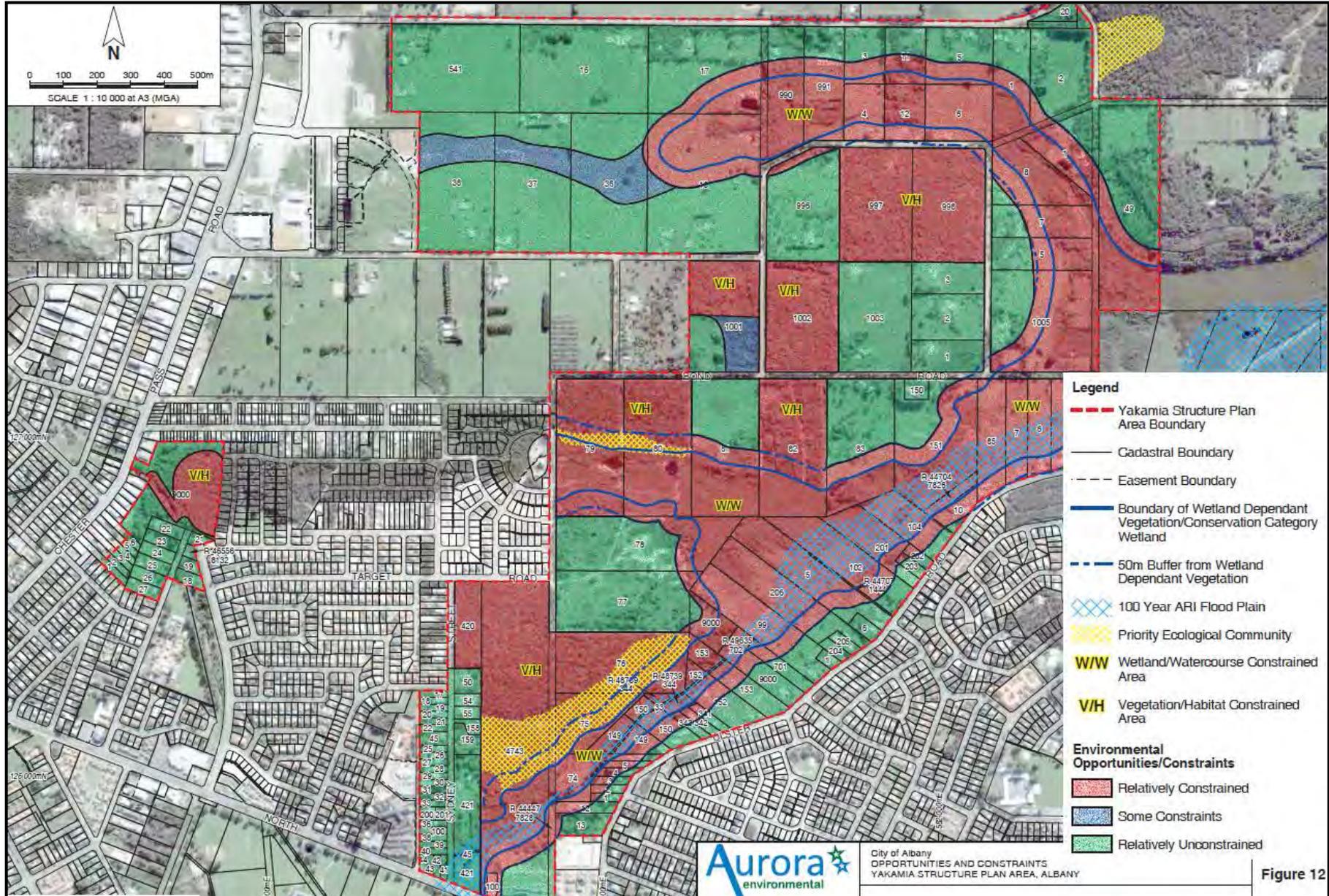
Residential Land Use	Area
Residential R2	3.6ha
Residential R25 (350m ²)	74ha
Residential R30 (300m ²)	35ha
Residential R5/25	85ha
Total Residential	198ha
Approximate Potential POS based on total hectares and 10% calculation	198ha X10% of this equates to 19.8ha
POS Proposed	
10.2ha of formal and informal space is proposed to be developed via cash contribution in areas given up as 'foreshore'. Additional areas may eventuate once a foreshore management plan has been completed.	
2 x parks at 3000m ² , 2 x parks at 5000m ² , 1 x park at 6000m ² and 2 x parks at 1ha (developed with formal and informal facilities) proposed outside of foreshore (Total = 3.2ha)	
Total POS = 13.4ha	
Balance of 10% (6.4ha) to be used to develop recreation facilities within foreshore and parks outside of foreshore (eg. paths, play equipment, sporting fields).	

Having assessed various characteristics of the localities via an Environmental Opportunities Constraints Plan (refer to following plan), a Water Management Plan, an Arterial Drainage Plan and consultation with key stakeholders; a structure plan indicating preferred land uses, and the location of supporting infrastructure (roads and POS) has been formulated (refer to following plans).

The structure plan:

- 1) Indicates the general layout for land uses, the provisions of roads, pedestrian linkages and other urban design elements highlighted in 'Liveable Neighbourhoods';
- 2) Indicates areas worthy of conservation and resource enhancement;
- 3) Promotes a mix of housing types - low density (R2 5000m² and R5 2000m²), medium density (R25 350m²) to higher density (R30 300m²); and
- 4) Integrates the provision of Public Open Space with natural features (foreshore areas) to provide active and passive facilities and to include drainage management measures.

Plan 9 (Opportunities and Constraints Plan)
 (source: Aurora Environmental)



Plan 10 (Structure Plan)
 (Source: COA)



2.2 Previous Reports and Studies

There has been a long history of consideration for residential expansion in the subject locality. The following documents have all played some part in recommending or guiding development and environmental management for the localities of Yakamia and Lange:

- The Albany Local Planning Strategy (City of Albany, 2010);
- The Draft Yakamia District Structure Plan prepared by Taylor Burrell (1999) to facilitate, guide and coordinate the urban development of Yakamia. More recently, the Allerding Burgess (2004) draft structure plan;
- A Yakamia Creek Flood Study report published by Water and Rivers Commission (2001) to help provide an understanding of the hydrological behaviour of the creek;
- Coffey Environmental Report of wetlands and waterways (2008);
- The City of Albany rezoning documentation for Lot 4743 North Road from 'Future Urban' to 'Residential R20' and 'Parks and Recreation' (The EPA undertook preliminary assessment under Section 48(1) of the *Environmental Protection Act 1986*);
- A vegetation assessment for Lot 4743 North Road (Coffey Environments 2008);
- An opportunistic flora survey for Lots 79 and 80 Bond Street (Alan Tingay and Associates 1996);
- An opportunistic flora and vegetation survey (2000) to supplement 1996 survey for lots 79 and 80 Bond Street (ATA Environmental 2000);
- A flora survey for Location 4743 Yakamia (Sandiford 2005)
- Flora and fauna surveys for the previous Yakamia Structure Plan area (ATA Environmental 2005);
- An Environmental Opportunities Constraints Plan (Aurora Environmental 2013). This report reviews previous environmental reports and develops a consolidated environmental constraints plan; and
- A Water Management Strategy and Arterial Drainage Plan (Essential Environmental 2014).

2.3 Site Conditions/Constraints

1. Land Use

The Yakamia/Lange area is currently a mix of urban and rural land uses including; rural residential, some small scale horticulture and grazing.

Much of the area is cleared although pockets of vegetation remain, particularly within and fringing a flood plain in the lower catchment and foreshores in upper catchments. The urban uses are on the fringe and are mixed between residential, industrial and commercial. There is a large neighbourhood (Big W, fuel depot and Harvey Norman) shopping complex in the vicinity of the structure plan area (Corner of Catalina and Chester Pass Roads).

Due to the close proximity of the structure plan area to the activity centre at Chester Pass Rd, the predominant land use expected for the area is residential. The density of residential is expected to vary depending on constraints (i.e. high density adjacent to the existing activity centre and low density adjacent to foreshore areas (fire risk) and on steep slopes).

Land Use Recommendations

1. *It is recommended that the structure plan:*

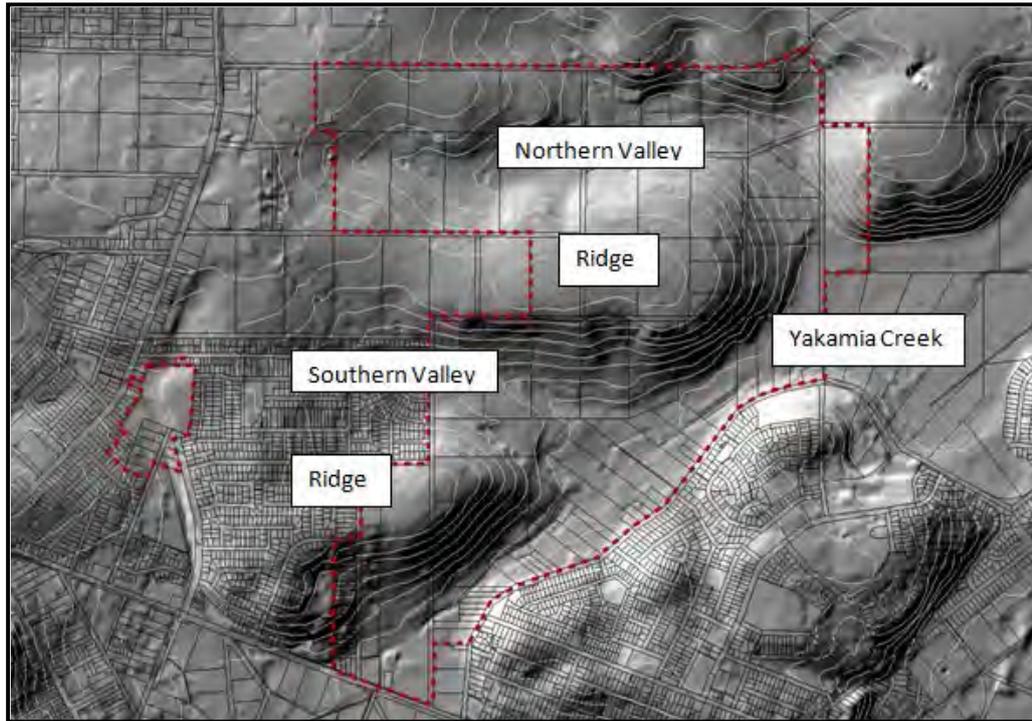
- *Supports higher densities adjacent to the commercial area at Chester Pass Rd;*
- *Supports lower density for steep gradient areas and for areas adjacent to arterial drains or areas subject to flooding and fire risk areas;*
- *Supports special uses (eg offices and medical clinic) adjacent to North Rd;*
- *Ensures no private development or uses in foreshore areas;*
- *Ensures a suitable setback between development and sensitive areas (vegetated, foreshores, rivers, wetlands etc);*
- *Considers development in relation to visual integrity (eg. discourage development that dominates the landscape, discourage development along areas of entry to the City);*
- *Ensures the protection of the natural resources such as water, soil and vegetation (i.e. encourage revegetation to stabilize and neutralise soil conditions);*
- *Utilizes existing infrastructure (roads, sewer, water, drainage);*
- *Considers fire risk;*
- *Maintain the integrity/function of the CBD (discourage development that will take this away);*
- *Provides safe access;*
- *Provides pedestrian access;*
- *Ensures orientation of lot for solar access (orientate lots east west);*
- *Ensures a minimum contribution of 10% of the gross subdivisional area for public parkland;*
- *Ensure surveillance measures.*

2. Landform

The structure plan area is characterised by undulating topography. There are two major valleys sloping east-west towards the Yakamia Creek, which floods during extended periods of rain. The northern most valley has a gentle gradient, is majority cleared and developed with some dams. The southern valley has steeper sides and is mostly vegetated. There are two ridges located between the valleys; they both have an aspect towards the south and are partly vegetated.

Plan 11 (Landform Plan)

(source: COA)



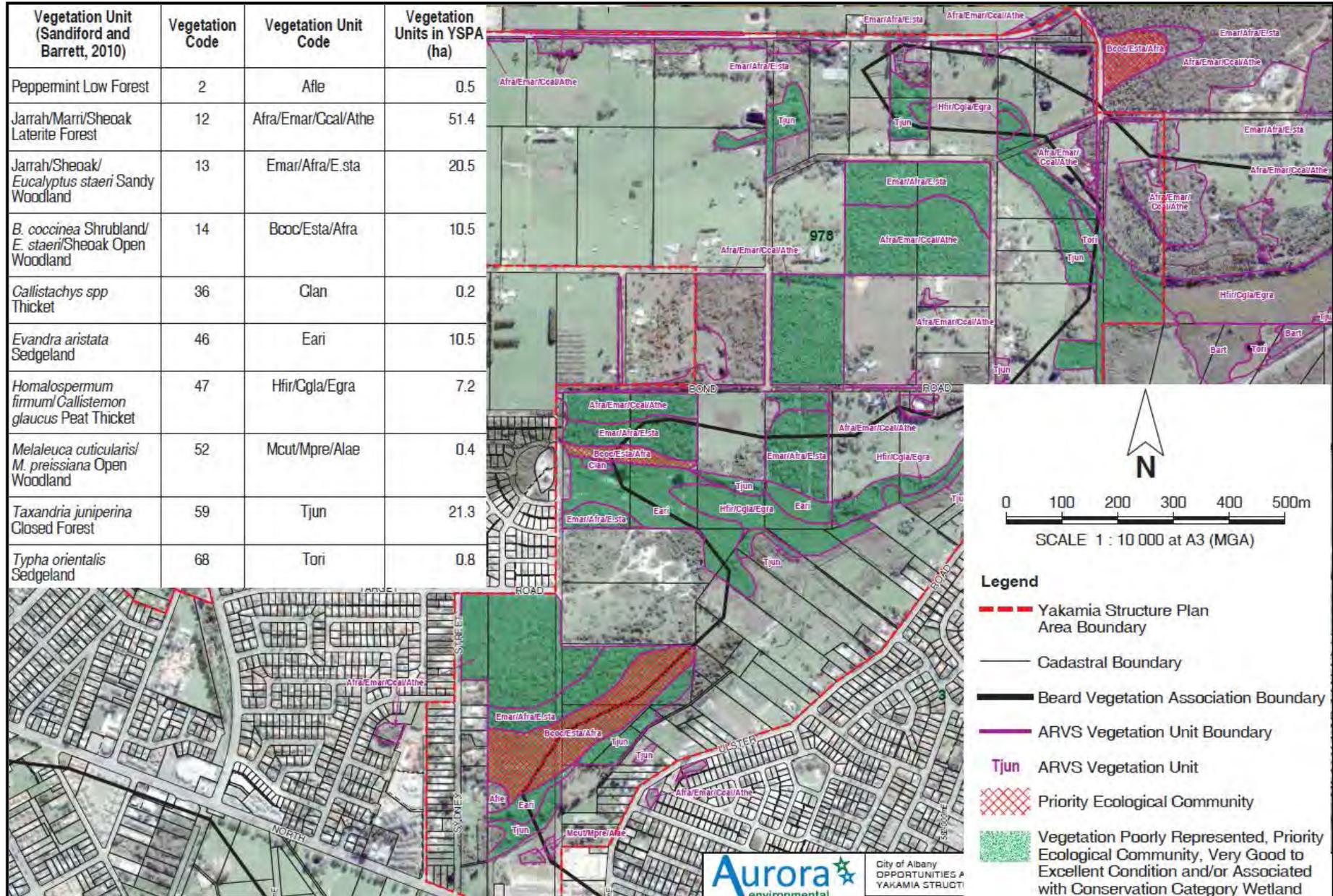
Landform Recommendations

1. *The following provisions need to be included:*
 - *Roads should be located to follow the contour of the land where possible;*
 - *High retaining walls should be avoided on steep sites. Where retaining is necessary, this should be done within the dwelling walls or stepped and landscaped.*
2. *The structure plan designates development away from the valley floors where flooding may occur and where riparian vegetation exists.*
3. *The structure plan designates a lower density of development on the steeper slopes.*

3. Biodiversity

The 'Albany Regional Vegetation Survey' (2010); the 'Flora Survey for the Yakamia Structure Plan Area' (2006); the 'Fauna Survey for the Yakamia Structure Plan Area' (2006); and the 'Environmental Opportunities Constraints Report' (2013) together provide an assessment of the extent, rarity, diversity and reservation status of flora and fauna within and around the structure plan area (the following plan illustrates remnant vegetation).

Plan 12 Vegetation
(source: COA)



The 'Albany Regional Vegetation Survey' (2010) assessed and mapped the following vegetation units for the Yakamia locality:

Banksia Coccinea Shrubland/Eucalyptus Staeri/Sheoak Open Woodland;



Callistachys spp Thicket



Evandra Aristata Sedgeland Peat Thicket



Homalospermum Firmum/Callistemon Glaucus



Jarrah/Marri/Sheoak Laterite Forest



Jarrah/Sheoak/E.Staeri Sandy Woodland



Melaleuca Cuticularis/M. Preissiana Open Woodland



Peppermint Low Forest



Taxandria Juniperina Closed Forest



Typha Orientalis Sedgeland



Of the species identified for the Yakamia locality:

- **Banksia coccinea Shrubland/Eucalyptus staeri/Sheoak Open Woodland** has been identified as a Priority 1 Ecological Community (possibly threatened) and therefore is worthy of protection. There are two areas where these communities exist. These areas are illustrated on the Environmental Opportunities and Constraints Map (cross hatch – orange).

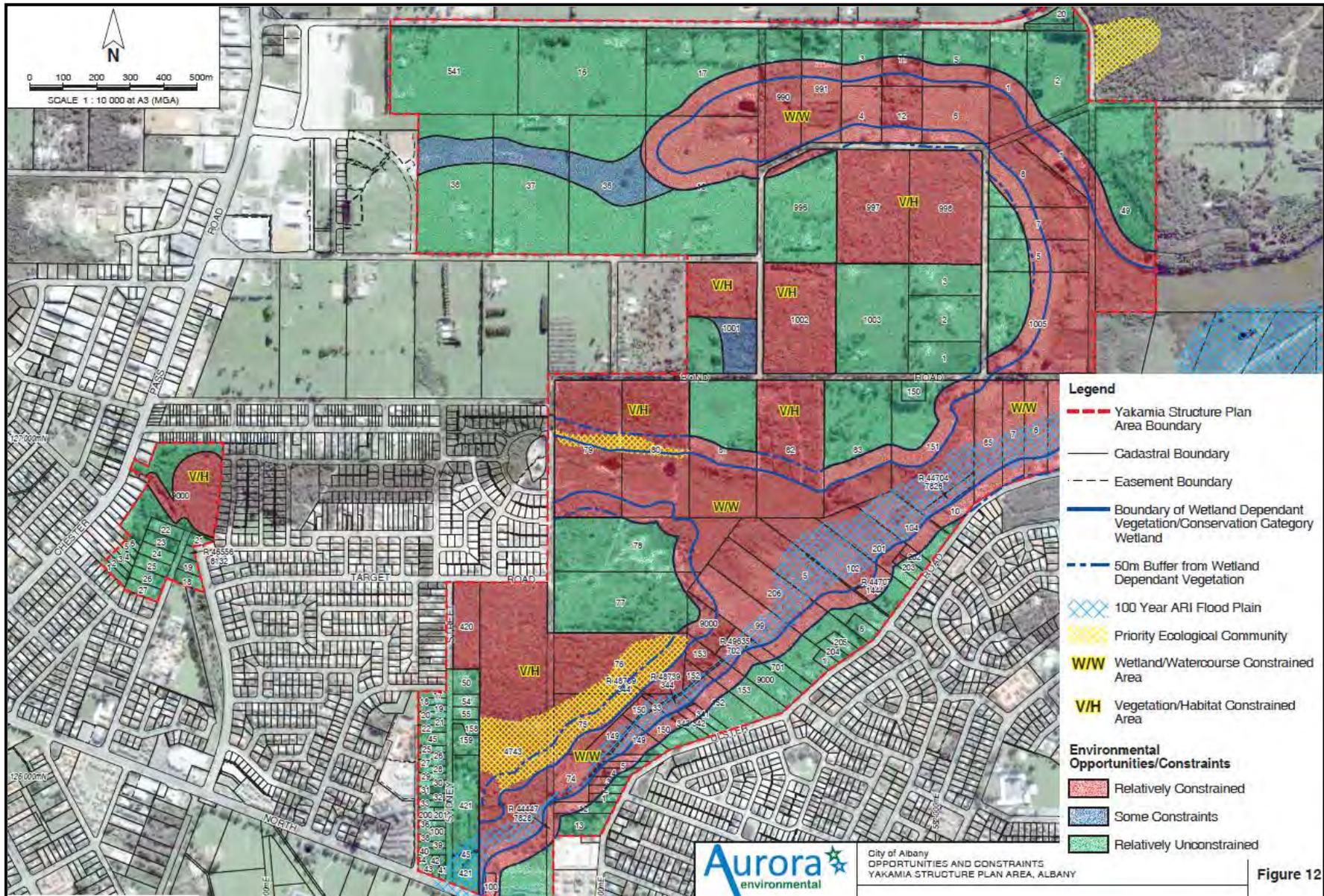


- Remnant **Jarrah/Marri/Sheoak** and **Jarrah/Sheoak/E.Staeri** vegetation exists throughout the area. While all naturally vegetated areas have environmental and amenity values, the EPA is primarily concerned with the protection of regionally significant natural areas.

The EPA has developed criteria for the identification of regionally significant natural areas which can be used across Western Australia. The criteria are (EPA, 2003, 2006, 2008):

- adequate representation of the range of ecological communities
 - areas with a high diversity of landforms, flora and /or fauna species or communities
 - areas containing rare or threatened species or communities maintaining ecological processes or natural systems
 - areas of scientific or evolutionary importance, and
 - areas of wetland, streamline and estuarine fringing vegetation and coastal vegetation.
- No threatened flora has been identified in the structure plan area.
 - Carnaby's Black-Cockatoo (white tail) and Western Ringtail Possum are likely to be found at different times throughout the locality. Carnaby's Black-Cockatoo (white tail) are listed as endangered and Western Ringtail Possum are listed as threatened under the Commonwealth Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act).

Plan 13 Summary of Opportunities and Constraints Plan.
 (source: Aurora Environmental)



Biodiversity Recommendations

The following is recommended:

1. Enforce the development of a foreshore management plan(s) in anticipation of rehabilitating foreshores;
2. Identify Priority Ecological Community and vegetation in excellent condition that's large enough to sustain habitats as being suitable for protection;
3. Identify the need to refer applications involving the clearing of vegetation to the Office of the Environmental Protection Authority and the Commonwealth Department of Sustainability, Environment, Water, Population and Communities (SEWPaC);

4. Soils

The Yakamia catchment is steep and has relatively thin layers of sand and sedimentary rocks overtopping granite. This geology, coupled with high rainfall distributed throughout the year means that there is limited water retention capacity within the catchment and results in almost continual base flow within drains and watercourses. While this presents challenges for retention of nutrients it may provide opportunities for stormwater harvesting and can deliver watercourses that offer high amenity and environmental assets.

The subject locality comprises of three different soil characteristics being:

- Dc unit - Gravelly yellow duplex soils;
- S7 unit - Deep leached sands; and
- S7f unit - Humus podzols.

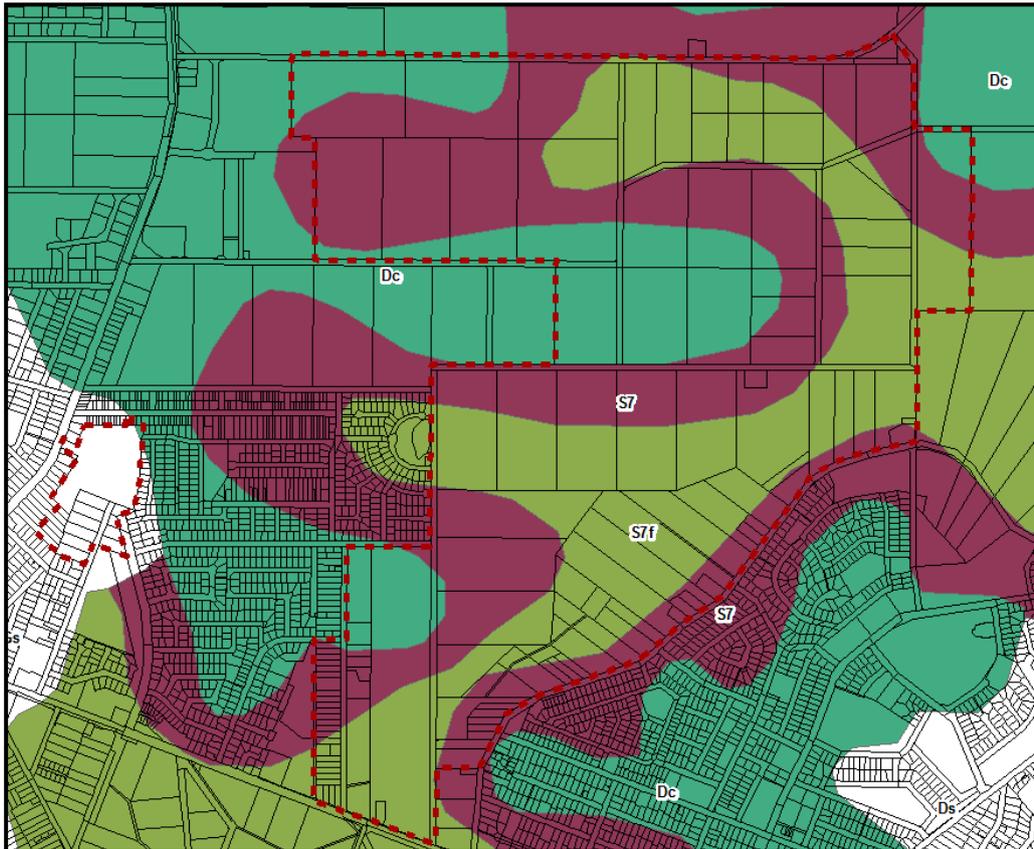
The Dc unit forms the ridges between the valleys and is made up of gravelly yellow duplex soils and some lateritic boulders. The flood risk for these areas is 'low' and the foundation soundness is 'fair' (source: *Environmental Report 1992 – AGC Woodward-Clyde Pty Ltd*).

The S7 unit forms the valleys and is made up of deep leached sands. The flood risk for these areas is 'Medium' and the foundation soundness is 'Good' (source: *Environmental Report 1992 – AGC Woodward-Clyde Pty Ltd*).

The S7f unit can be described as being humus podzols. The flood risk for these areas is 'Medium to High' and the foundation soundness is 'Good' (source: *Environmental Report 1992 – AGC Woodward-Clyde Pty Ltd*).

Plan 14 (Soil Association Mapping)

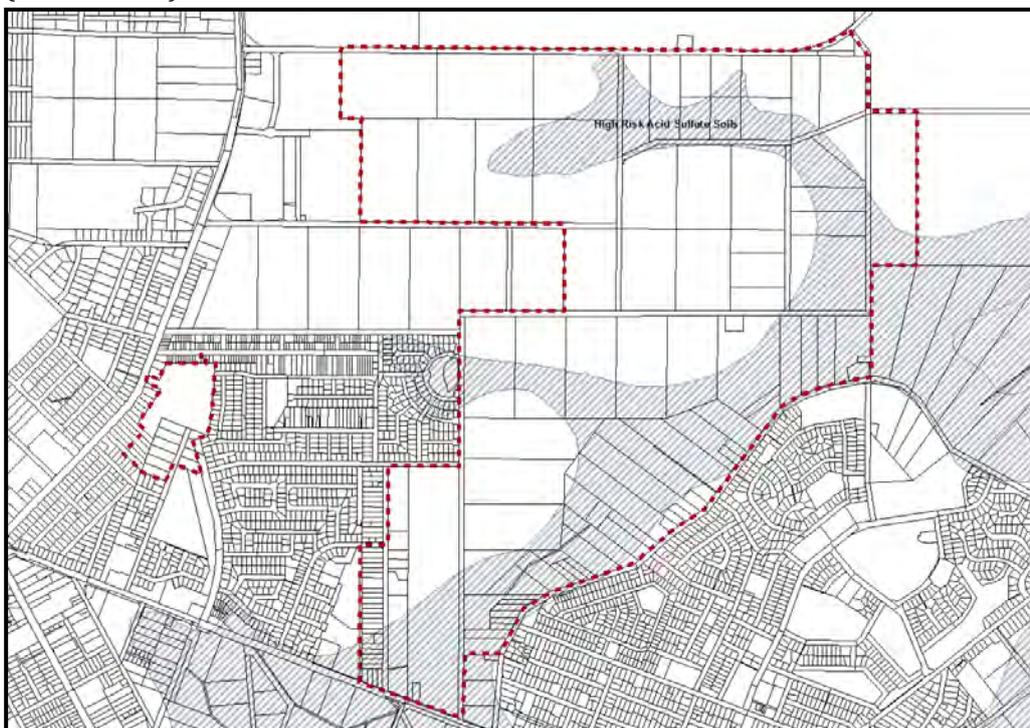
(source: COA)



Geographical mapping indicates a 'high risk' of acid sulfate soils in the valley areas.

Plan 15 (Acid Sulfate Soils)

(source: COA)



Soil Recommendations

1. *The following provisions need to be included:*
 - *For the areas indicated as acid sulphate, prior to subdivision and development, an acid sulphate soil management plan needs to be written and implemented.*
 - *Development should be located in accordance with a Water Management Strategy.*

5. Groundwater and Surface Water

Groundwater in the Yakamia area comprises a sedimentary aquifer with intergranular porosity, which is part of an extensive regional groundwater resource (Government of Western Australia, 2007a). There is some evidence that perched water tables develop within the area during the winter months and the groundwater discharges into Yakamia Creek via the perched winter groundwater tables (Government of Western Australia, 2007b).

Surface drainage of the Structure Plan area is determined by two east-west ridges. The valleys adjacent to the ridges drain to the Yakamia Creek, which in turn drains into Oyster Harbour.

Because a large part of the developed and developing catchment is steep, the run-off generated within overland flow paths, drains and watercourses is fast moving and can represent a hazard. It is important to consider the accessibility and depth of high velocity flows in planning and designing drainage infrastructure.

A significant impact of high velocity flows is that overland flow paths, drains and watercourses are susceptible to erosion. Where erosion occurs, large amounts of sediment can be generated and subsequently deposited in downstream parts of the catchment causing blockages and environmental impacts. It is necessary to design drainage infrastructure to withstand high velocity flows where they occur to minimise erosion and generation of sediment. It is also important to consider placement of sediment control structures and/or systems in critical locations through the catchment.

Oyster Harbour is known to be susceptible to high nutrient loads from its contributing catchments. The use of sediment control structures and/or systems will help to reduce nutrient and other pollutant loads to Oyster Harbour. Consideration should also be given to other structural and non-structural water sensitive urban design strategies to both reduce applied and discharged nutrient and other pollutant loads in the catchment.

During 2011 a stormwater snapshot was conducted in the Albany Harbours Catchment by the Department of Water. Eleven sites were sampled with eight sites on the Yakamia creek (YAK001-YAK1). Overall the nutrients exceeded the recommended trigger value on most occasions. Heavy metals including aluminium, Copper, Iron and Zinc were detected at various sites. Pathogens exceeding recommended guideline values were also detected. Land-uses within the catchment areas and adjacent to flood-ways and drains are clearly impacting on the quality of water being distributed to our harbours.

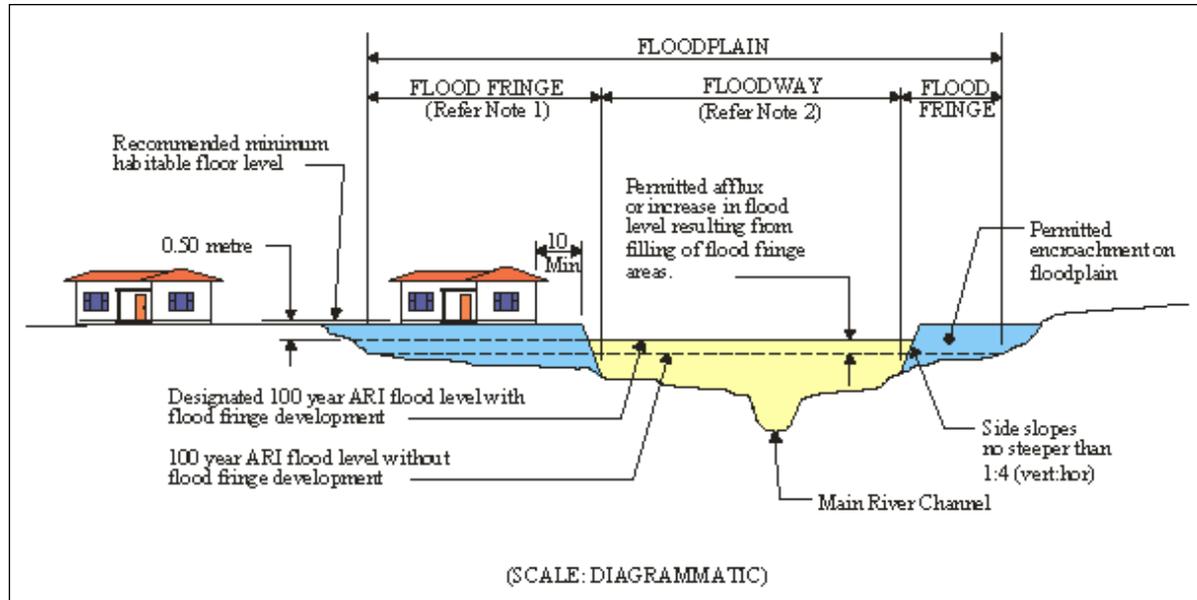
The Department of Water, in carrying out its role in floodplain management, provides advice and recommends guidelines for development on floodplains with the object of minimising flood risk and damage. The Department of Water uses the following guiding principles to ensure proposed development in flood prone areas is acceptable with regard to major flooding:

- proposed development has adequate flood protection from a 100 year ARI flood; and
- proposed development does not detrimentally impact on the existing 100 year ARI flooding regime of the general area.

The Department of Water's recommended floodplain development strategy includes the following provisions which are graphically represented by the figure below.

Plan 16 Floodplain Development Plan

(source: DOW)



Department of Water's provisions:

1. Proposed development (ie, filling, building, etc) that is located within the flood fringe is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 0.5 metre above the adjacent 100 year ARI flood level is recommended to ensure adequate flood protection.
2. Proposed development (ie, filling, building, etc) that is located within the floodway and is considered obstructive to major flows is not acceptable as it would increase flood level upstream. No new dwellings are acceptable within the floodway.
3. A failure to properly adhere to these recommendations will result in a greater exposure to risks of flood damage. This advice is related to major flooding only and other planning issues, such as environmental and ecological considerations, may also need to be addressed.

Water Recommendations

1. The structure plan is to make reference to the Water Management Strategy and Arterial Drainage Plan developed for the Yakamia Catchment.
2. The structure plan is to indicate foreshores and flood-ways and include the following provisions:
 - Proposed development (ie, filling, building, etc) that is located within the flood fringe is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 0.5 metre above the adjacent 100 year ARI flood level is recommended to ensure adequate flood protection.
 - Proposed development (ie, filling, building, etc) that is located within the floodway and is considered obstructive to major flows is not acceptable as it would increase flood level upstream. With the exception of the flood area indicated on the western side of Range Rd, no new dwellings are acceptable within the floodway.
 - The structure plan supports development (special uses) within the floodway at the western side of Range Rd subject to appropriate flood management works.
3. The structure plan needs to locate sediment control structures and/or systems in critical locations through the catchment.
4. The following provisions need to be included:

- *Direct drainage from any future subdivision areas into the creek system is not to occur;*
 - *Nutrient and flood mitigation measures (detention or infiltration swales, filter strips, and nutrient stripping features) to be incorporated for primary treatment of stormwater before discharge;*
 - *Design drainage infrastructure to withstand high velocity flows where they occur to minimise erosion and generation of sediment.*
 - *Urban and foreshore water management planning is required prior to supporting subdivision;*
 - *Suitable management is required to minimise the extent and spread of weed infestations;*
 - *The use of Alternative Effluent Treatment systems where deep sewer is not capable of being developed;*
 - *Maintain overland flow paths;*
 - *Enforce the development of rainwater tanks to help harvest potable water and attenuate stormwater;*
 - *A monitoring program will be required to gather information and monitor post-development impacts. The program should include monitoring of the following:*
 - *Water quality of the creek system;*
 - *Groundwater in the local vicinity where possible;*
 - *Changes in vegetation within the creeks, flood plains and buffers;*
 - *Rehabilitation success.*
5. *Development of land in the Barnseby Drive precinct should facilitate reconstruction of Yakamia Drain to the western side of Beauford Road and provide a defined floodway for safe passage of flows.*
6. *Proposed future intersections at Barnseby Drive / Chester Pass Road and Range Road /North Road will need to be designed to facilitate safe passage of major flood events.*

6. Bushfire Hazard

Vegetated areas exist in pockets on the ridges and in strips adjacent to some valley/foreshore areas.

The Western Australian Planning Commission and Fire and Emergency Services Authority of Western Australia endorsed the 'Planning for Bush Fire Protection Guidelines (edition 2)' in May 2010 to outline a range of matters that need to be addressed at various stages of the planning process. In March 2010, the 'Australian Standard 3959-2009: Construction of buildings in bushfire-prone areas (AS3959-2009)' was approved nationally to ensure that new buildings in bush fire prone areas are built to standards that improve their performance when subject to burning debris, radiant heat and flame contact.

The City developed a *Bushfire Hazard Mitigation Strategy, June 2014*. The fire strategy has been prepared to facilitate the integration of specified bush fire management measures into local government planning, development and land management processes on the basis of the current bush fire hazards and risk levels assessed across the municipality.

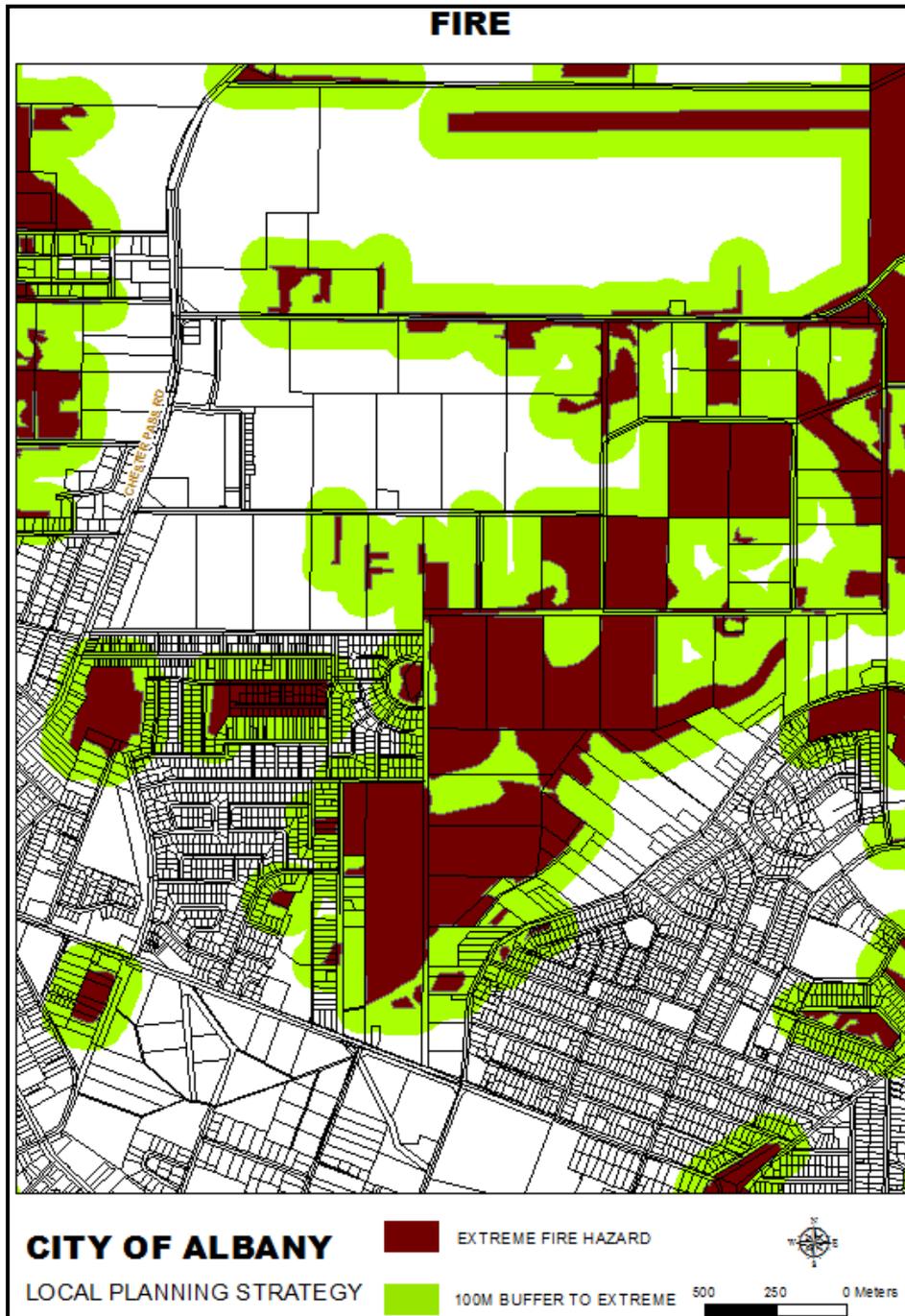
The CoA BFHMS classifies bush fire prone areas throughout the CoA. The City's *Local Planning Scheme 1* requires all land use and development proposals to incorporate appropriate fire protection requirements by:

- *Implementing Western Australian Planning Commission Bushfire Protection policies;*
- *Implementing the City's Bushfire Hazard Mitigation Strategy;*

- *The provision of adequate fire fighting water supply and equipment;*
- *the provision of fire access tracks; and*
- *incorporation of construction standards for buildings including those in AS 3959 – Construction of Buildings in Bushfire Prone Areas.*

Plan 17 Fire Mapping

(Source: COA)



Bushfire Recommendations

1. *A provision needs to be included to ensure that development adjacent to fire risk areas is designed, constructed and maintained to mitigate loss of property and life.*

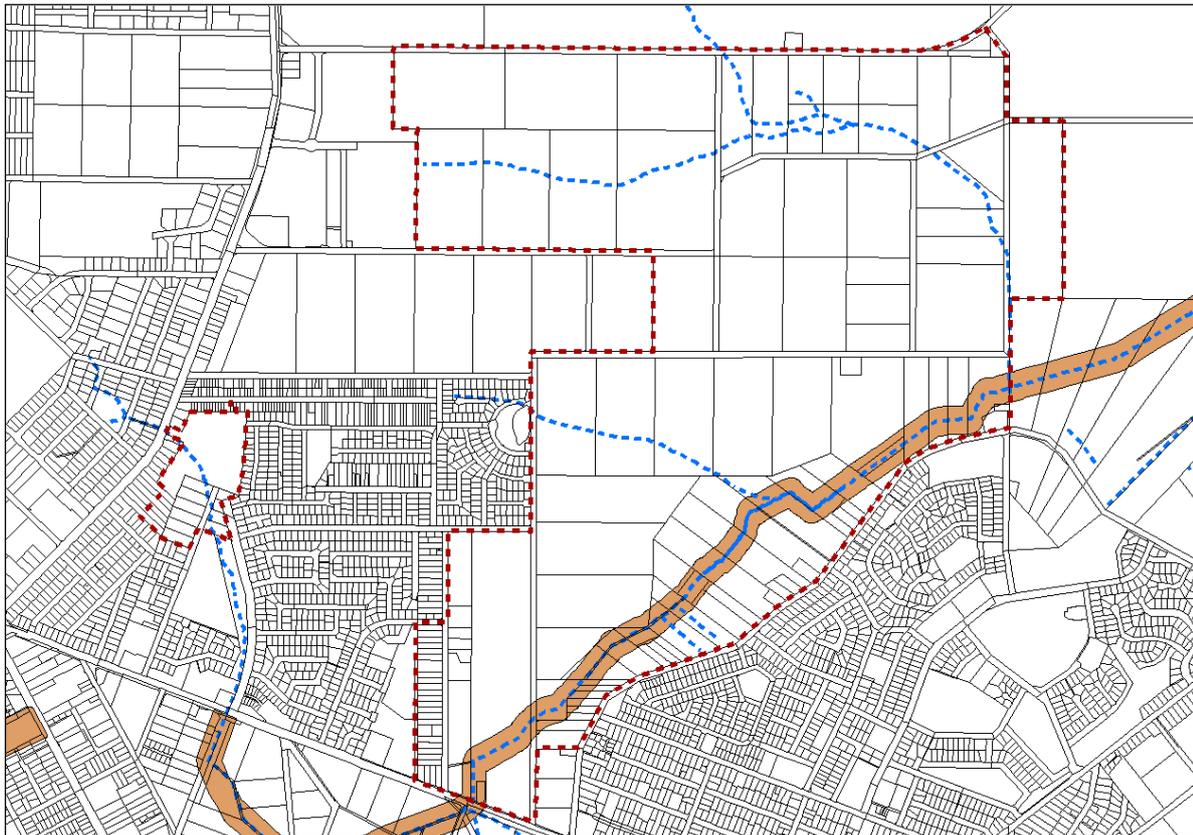
7. Heritage

An Aboriginal heritage survey was undertaken for the Yakamia Structure Plan area by Brad Goode and Associates in (2007). A search of archival records indicated that no Aboriginal heritage sites (archaeological or ethnographic) had been previously recorded within the Structure Plan area (*Goode and Associates, 2007*).

During the 2007 assessment, consultation was undertaken with ten members of the Aboriginal Heritage Reference Group Aboriginal Corporation (AHRGAC). The members identified Yakamia Creek as a place of importance for the gathering of resources, travel and association with spiritual beliefs in the *Marchant* (water snake). As a result, the group recommended that that Yakamia Creek be registered with the Department of Indigenous Affairs (DIA) as a site under Section 5(b) of the '*Aboriginal Heritage Act 1972*'. The Group requested that provisions be made so that Yakamia Creek has a buffer zone (30m) where no urban development takes place and that the creek line be rehabilitated with local native plant species.

Plan 18 (Aboriginal Heritage Sites)

(source: COA)



Heritage Recommendations

1. *The structure plan needs to identify a minimum 30m setback/buffer area to the Yakamaia Creek.*
2. *The structure plan needs to highlight a need for referral to the DIA prior to supporting any development within the 30m setback area.*

8. Transport

There are existing sealed and gravel roads constructed within the structure plan area, which provide access to the existing rural/residential landholdings.

Major developed roads either within or bordering the structure plan area include Catalina Road, Mercer Road, Barnesby Drive, North Road and Chester Pass Road.

Traffic on these roads feed to and from the Chester Pass Roundabout. Safety and congestion concerns have been raised as a result of the existing and estimated future volume of traffic feeding to and from the roundabout.

The City of Albany in partnership with the Department of Planning and Main Roads WA indicated existing major roads (highlighted in red on the following plan) and potential future roads (highlighted in blue on the following plan) within and around Albany's urban area. North Road, Mercer Road, Catalina Road, Barnesby Drive, Chester Pass Road and Range Road (Future Rd) were all identified as roads in the Yakamia/Lange areas, capable of acting as major distributors. All of these roads will need some attention (i.e. road widening, extensions, intersection treatments) in order to support additional traffic, the result of new residential growth.

Plan 19 Existing and Potential Future Major Roads

(Source: COA)

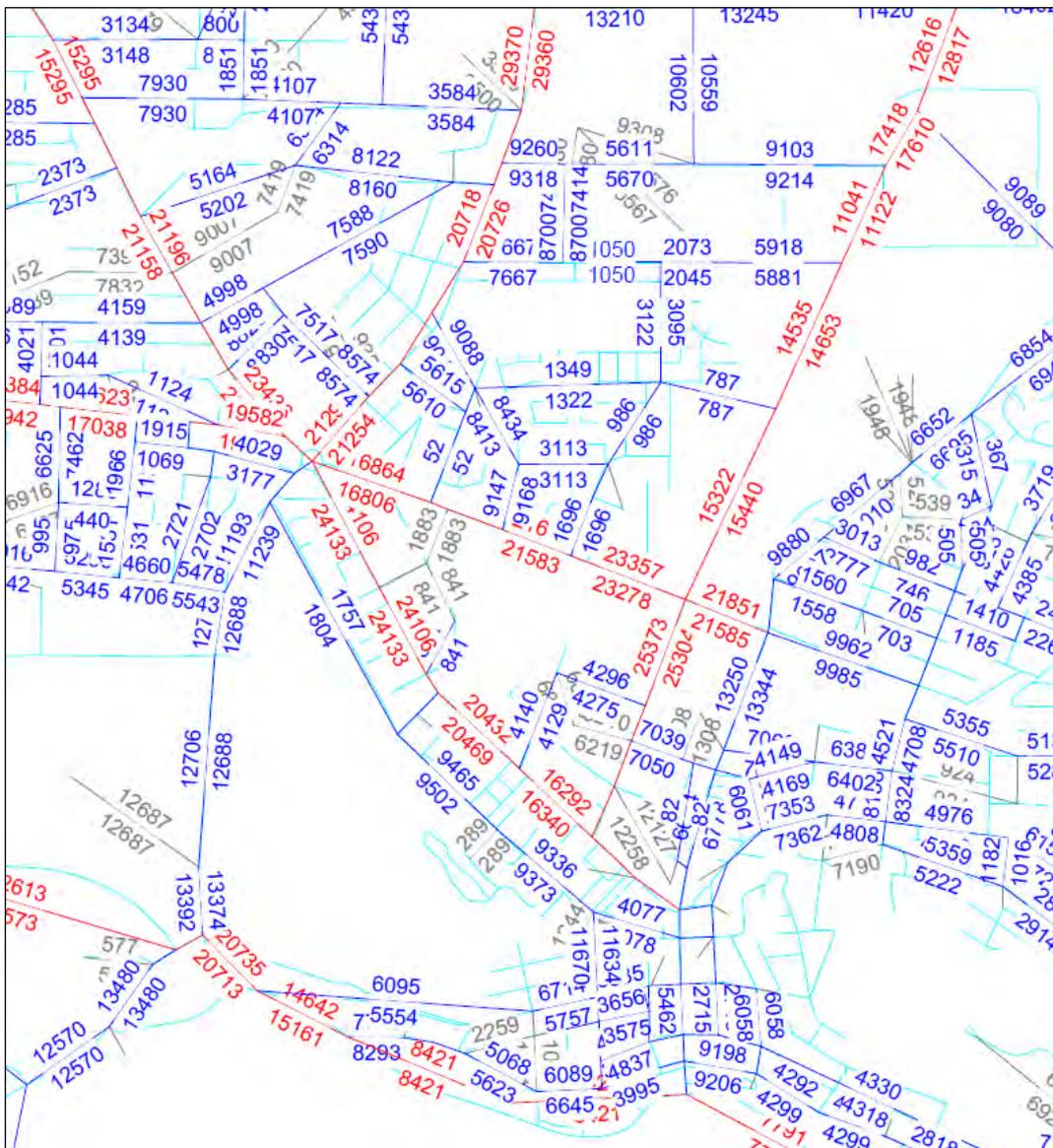


If Albany is developed to its full potential in accordance with outcomes considered by the Albany Local Planning Strategy, the following vehicle movements are estimated:

- Approximately 80,000 vehicles are expected at the Chester Pass Road roundabout (refer to following plan), a substantial increase from the current approximate 55,000vpd;
- Approximately 15,000 vehicles are expected to use an indicative Range Rd (north/south link); and
- Approximately 9000 vehicles are expected to use Barnesby Drive if connected through to Chester Pass Road.
(refer to following plan)

Plan 20 Department of Planning Estimated – Built out Scenario – Transport

(Source: DOP)



Range Road

The development of a new north south link called Range Rd will help to relieve traffic congestion at the Chester Pass Roundabout. Treatments may be necessary at various intersections along major roads.

Preliminary design drawings for Range Rd and intersection treatments at Range Rd and North Rd have been undertaken as seen in plan below:

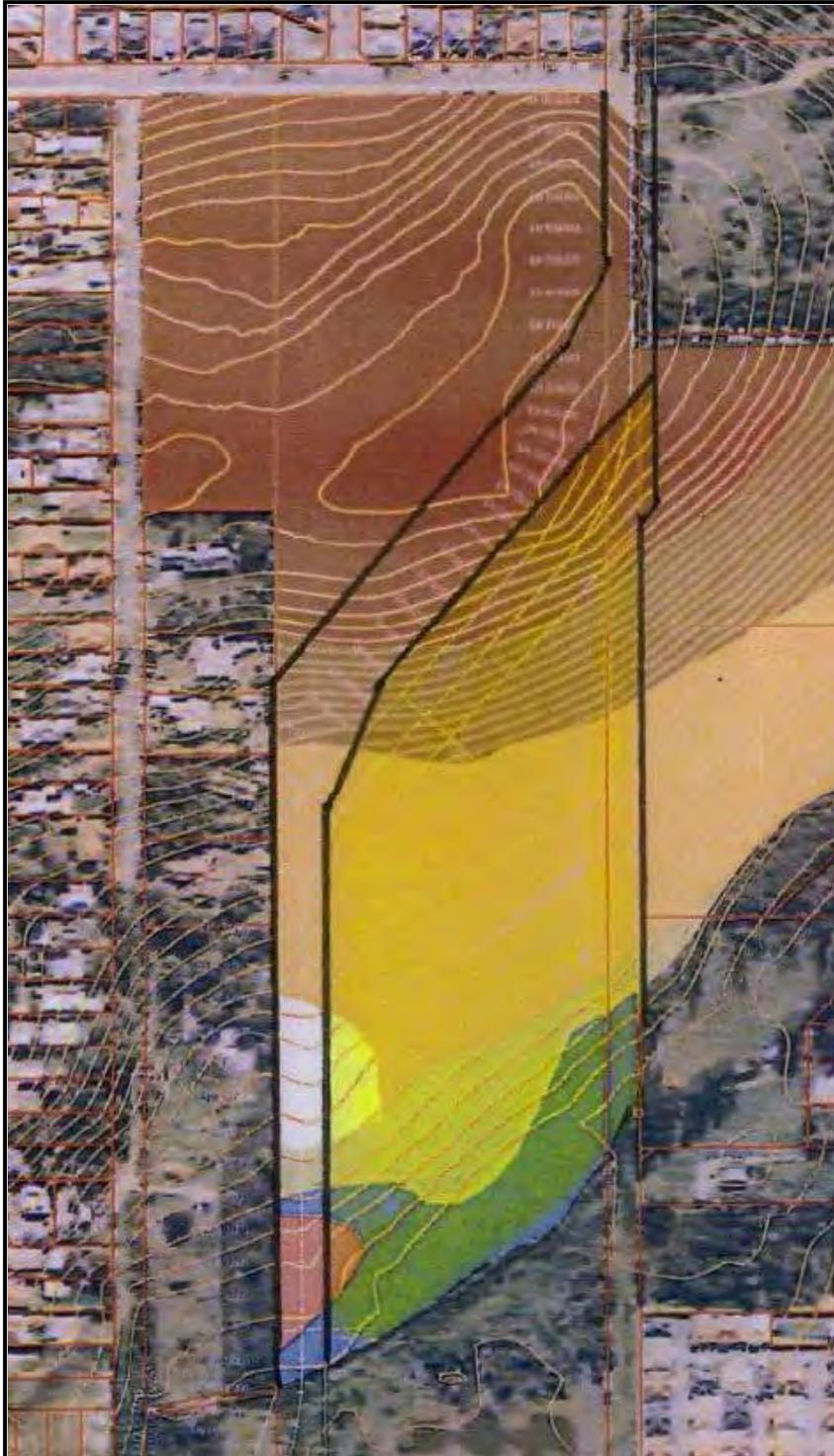
Plan 21 Range Rd to North Rd - Intersection Design (source: COA)



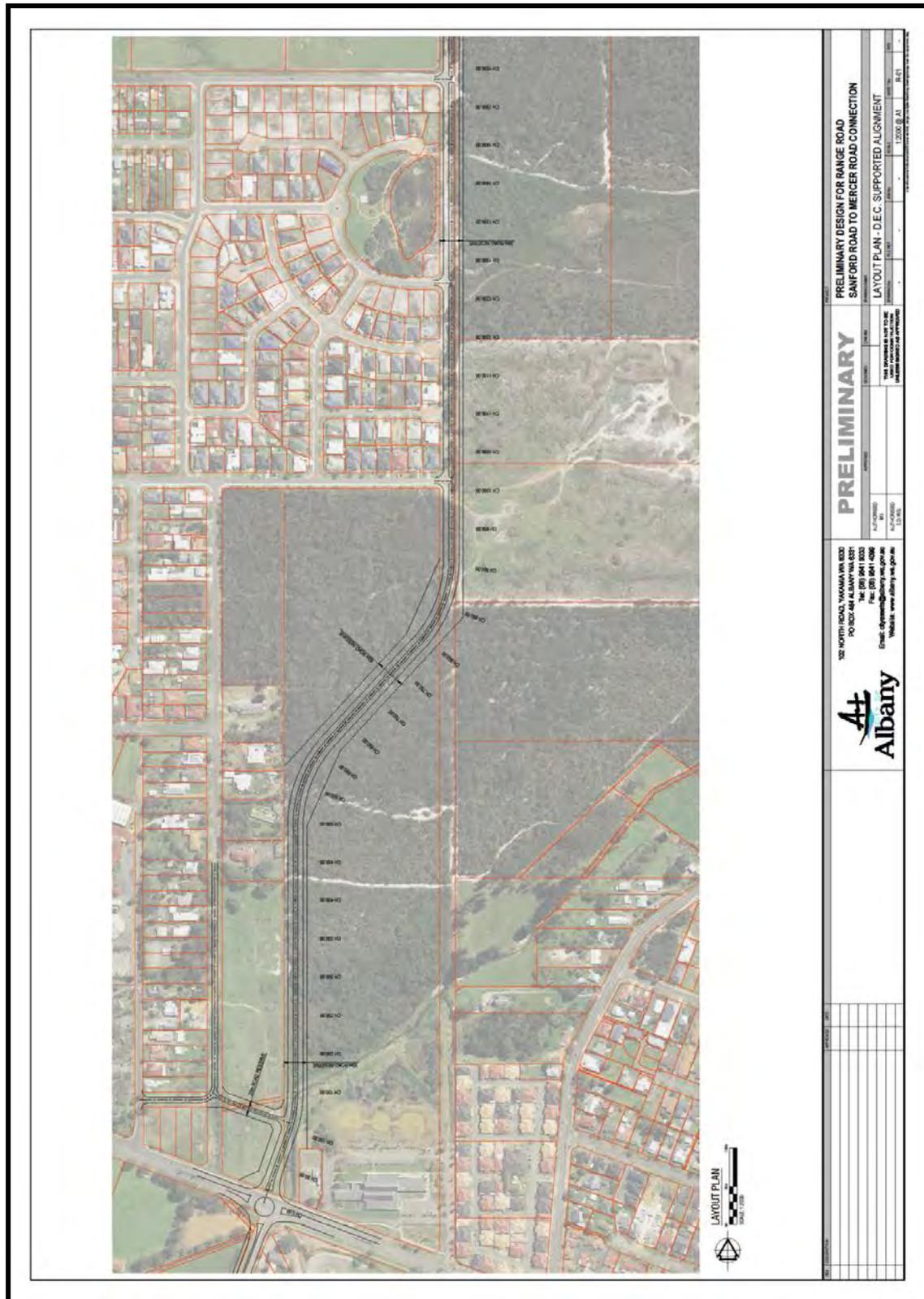
The Department of Environment and Conservation has supported in principle the following road alignment for Range Rd through Lot 4743 North Rd.

Plan 22 - DEC Preferred Location for Range Rd

(Source: COA)



Plan 23 Design Layout for Range Rd
 (Source: COA)



A structure plan with the Range Rd alignment has been endorsed for the land between Hudson and Catalina Rd's.

Plan 24 Catalina Structure Plan

(Source: COA)



The Yakamia/Lange structure plan aligns Range Rd taking into consideration:

- The DOP futuristic model;
- The DEC preferred route;
- What has been endorsed for the area between Hudson and Catalina Roads;
- The constraints the result of the Western Power Lot to the north of Catalina Road; and
- Linkage to the north of Mercer Road.

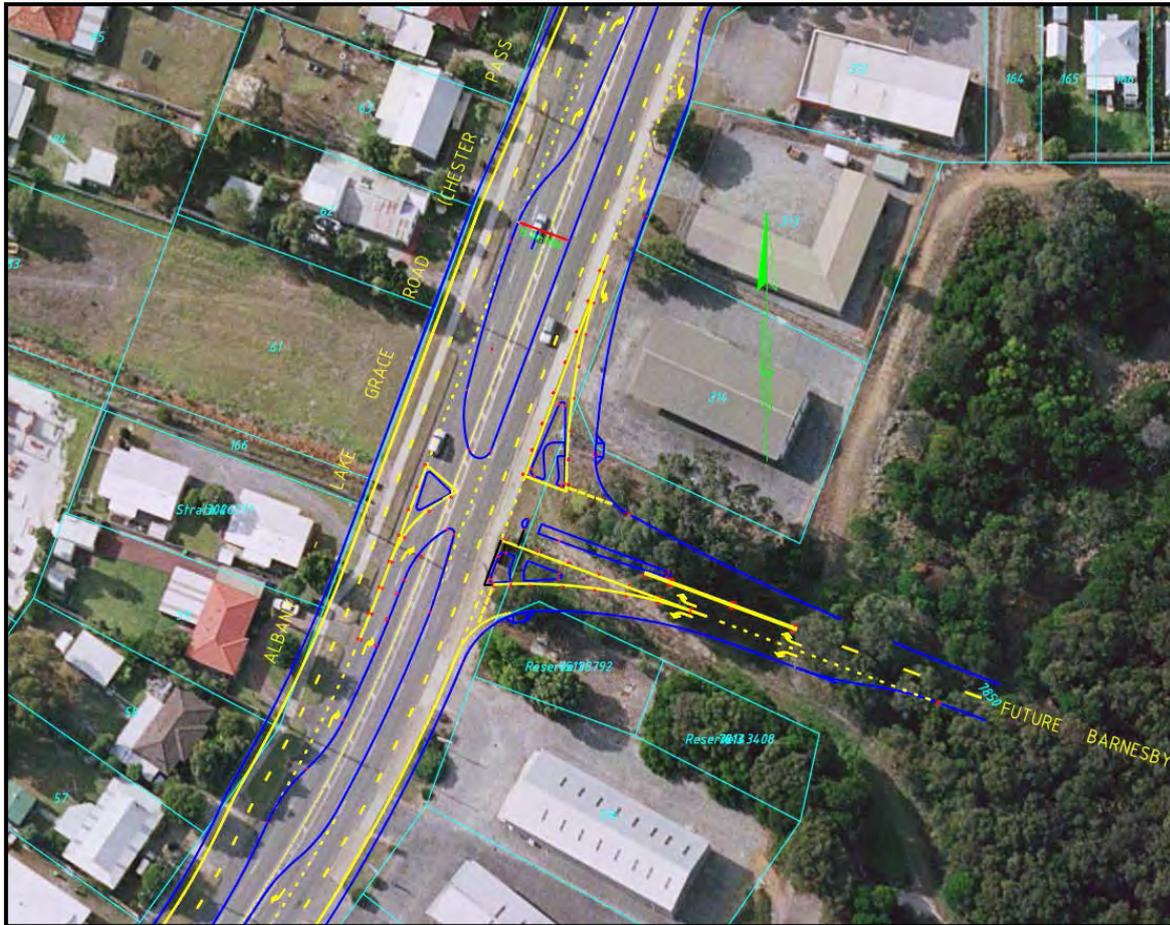
Barnesby Drive

The connection of Barnesby Drive through to Chester Pass Rd will in addition to the Range Rd connection take pressure off the main Chester Pass Rd roundabout. The connection of Barnesby Drive directly onto Chester Pass Rd is not without difficulty given the intersection location at the bottom of a crest curve on a Restricted Access Vehicle route.

Access on and off Barnesby Drive will need to be restricted to left in and left out only. A preliminary design drawing for intersection treatments at Barnesby Drive and Chester Pass Rd has been undertaken as seen in plan below:

Plan 25 Chester Pass Rd and Barnesby Drive – Intersection Design

(source: COA)



Transport Recommendations

As a means to safely distribute vehicles the result of future development, the following is recommended:

1. The structure plan indicates a new 4 lane north/south link road (Range Rd) between Mercer Rd and North Rd;
2. The Structure plan indicates a need for the development of a section of Barnesby Drive linking through to Chester Pass Rd;
3. The structure plan indicates a need for intersection treatments at:
 - Range Rd and Mercer Rd;
 - Range Rd and Catalina Rd;
 - Range Rd and North Rd; and
 - Barnesby Drive and Chester Pass Rd.
4. The structure plan indicates a need for the upgrading of the following Rd's:
 - Mercer Rd; and
 - Catalina Rd.
5. The structure plan indicates suitable road alignments to cater for surveillance to public parklands and to act as hazard separations for areas of fire risk.

9. Utilities

Deep sewer, electricity and gas mains are all developed in the vicinity of the structure plan areas.

Western Power

Western Power own Lot 36 Catalina Rd, which is situated within the structure plan area. Western Power plan to develop (2030) this lot in the future (15-20 years) as a substation. A flat, sandy and dry area of 1.5ha (120m x 120m) with proximity to roads is required to support the development of the substation.

Western Power advised that:

“Scope exists for the proposed major north-south link road to be incorporated into Western Power land. Agreement to this is dependent upon most suitable site for substation being protected, also that there are suitable developer contribution arrangements to be established in relation to its reservation and development.”

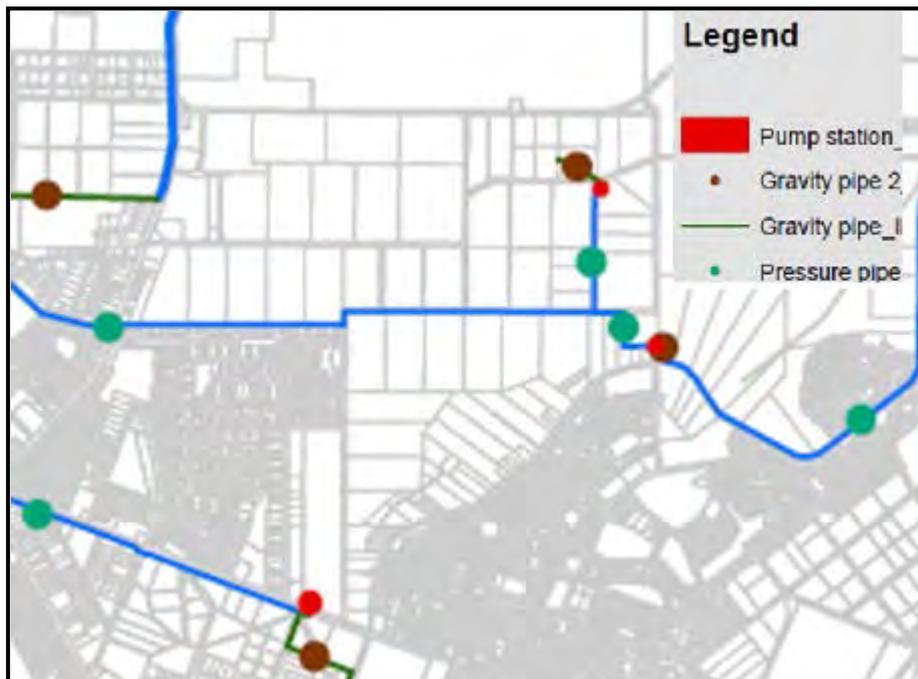
Water Corporation

The Water Corporation has provided a plan illustrating the location and type of possible future infrastructure. The plan illustrates a pressure pipe running east/west along Hudson Rd and north/south adjacent to Chester Pass Rd.

The Water Corporation advised that sewer is not available to the areas located between the Yakamia Creek and Ulster Road.

Plan 26 Water Corporation – Strategic Infrastructure Development

(source: Water Corporation)



Utility Recommendations

1. *It is recommended that the structure plan recognises proposals within the Western Power lot and plans development accordingly. Measures need to be established to ensure an interface with adjoining development and to mitigate safety, visual, nuisance and security impacts. For the substation, a provisions needs to be included to identify a 100m visual screening to adjoining sensitive land uses.*
2. *Road connections should be coordinated throughout the area to allow for future transmission lines.*

3. Statutory Section

3.1 Introduction

The structure plan outlines various land uses and reserves applicable within the structure plan area.

In the event of there being any variations or conflict between the provisions, standards or requirements of this structure plan, then the provisions, standards or requirements of the Scheme shall prevail. This is the case for areas that are currently zoned 'General Agriculture'.

Prior to enacting standards of the structure plan that contradict standards of the scheme, amendments will need to be made to the scheme. For example, the 'General Agriculture' zone will need to be changed in the scheme to 'Future Urban' to reflect recommendations of the structure plan.

3.2 Structure Plan Area

The structure plan area has been established taking into consideration recommendations made by a Water Management Strategy for the catchment area and in the City's Local Planning Strategy (ALPS). The ALPS recommends that areas south of Mercer Road should be considered for urban development in the short to medium term. The structure plan encompasses two different areas:

Area 1:

- Adjacent to Barnesby Drive; and

Area 2:

Bound by the following:

- Northern Boundary – Mercer Rd;
- Western Boundary – Chester Pass Rd and existing residential development;
- Eastern Boundary – Areas designated in the Albany Local Planning Strategy Map 9b as being suitable for 'Regional Reserve'; and
- Southern Boundary – North Rd and Ulster Rd.

3.3 Land Use and Subdivision Requirements

1. Objectives

- a) Development and subdivision is to occur in accordance with the following objectives:
1. Facilitate an urban form that provides for housing and associated infrastructure which is responsive to the character of the site and the locality, as depicted on the Plan;
 2. Provide safe and convenient vehicle and pedestrian access to the activity centres at Chester Pass Road and the Central Business District;
 3. Provide a stormwater system that minimises risk to public health and amenity, protects the built environment from flooding and water logging and that enhances the quality of water flowing to the Oyster Harbour;
 4. Maintain vegetation where possible within road reserves, areas of public open space and foreshore areas and protect vegetation in excellent condition and where possibly threatened species exist;
 5. Provide a range of public open spaces catering for recreational, sporting and nature use by the local community.

2. Land Use Permissibility

- a) The structure plan identifies different areas to accommodate different uses or to achieve specific purposes. For example, areas delineated as 'Residential' are intended for urban development at the nominated density, areas delineated as 'Foreshore' are intended for recreation, drainage management and fauna habitat and areas delineated as 'Environment Protection and Biodiversity Conservation' are intended for flora and fauna habitat and visual amenity.
- b) Ultimately the different areas will be zoned or reserved in accordance with the *Local Planning Scheme 1* to reflect the land use or purpose. For example, an area delineated as 'Residential' will be zoned 'Residential' and areas delineated as 'Foreshore' or 'Environment Protection and Biodiversity Conservation' will be reserved as 'Parks and Recreation'.
- c) Proposals to develop an area that is delineated as 'Environment Protection and Biodiversity Conservation' will require referral to the Commonwealth Department of Sustainability, Environment, Water, Population and Communities (SEWPaC) to determine a level of assessment under the EPBC Act.
- d) The Office of the Environmental Protection Authority has supported in principle development of some areas that are vegetated. The structure plan has indicated development potential for these areas subject to referral to the Commonwealth Department of Sustainability, Environment, Water, Population and Communities (SEWPaC) to determine a level of assessment under the EPBC Act.
- e) The structure plan has illustrated the potential for a single house for some areas that are vegetated as of right in accordance with the *Local Planning Scheme 1*.

3. Local Development Plans

- a) Local Development Plans (detailed area plans) are to be prepared prior to any subdivision and/or development of properties with a density >R25.

4. Design

- a) The design of development and/or subdivision is to be considerate of the Western Australian Planning Commission Liveable Neighbourhoods document (i.e. lot layout, conservation category wetlands, POS).

5. Management Plans

- a) The City may request that the following management plans are developed and implemented to accompany the subdivision or the development of more than one dwelling or lot:
- Foreshore management plan(s);
 - Acid sulphate soil management plan;
 - Urban water management plan;
 - Fire management plan;
 - Weed Management plan(s);
 - Monitoring Management plan(s);
 - Traffic Management plans; and
 - Contribution Plans.

6. Public Parkland

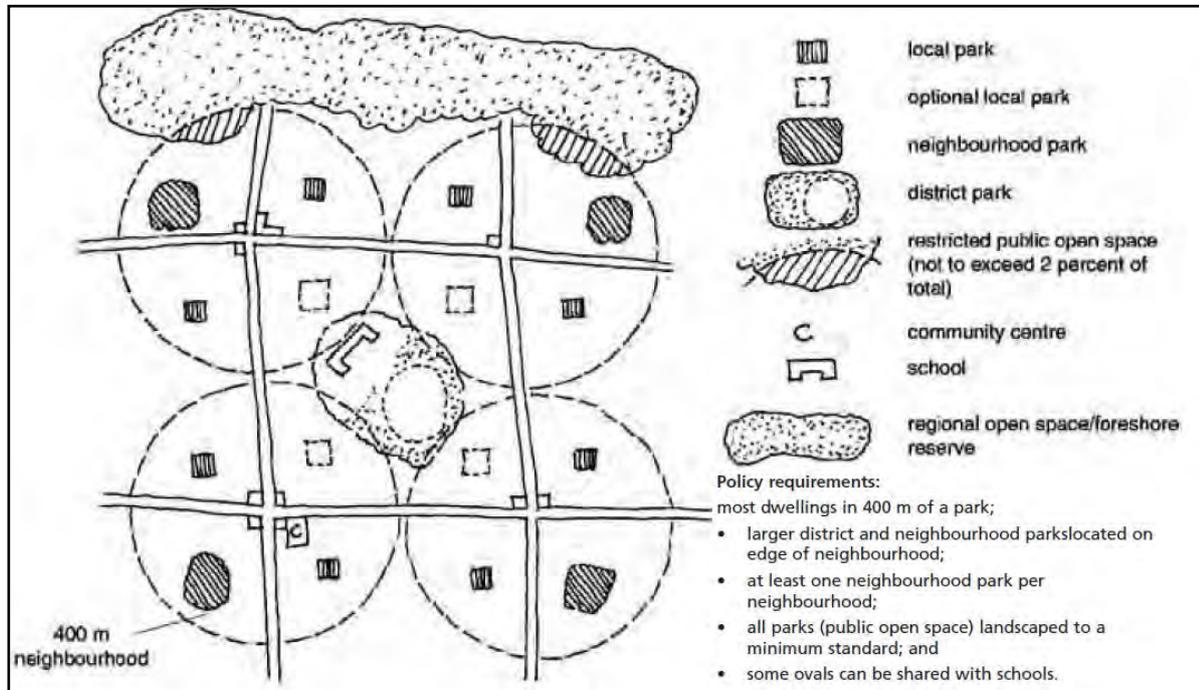
- a) The main objective for the provision of POS is to:
- ensure POS is large enough, located within walking distance (400m) and has a variety of facilities (eg. informal and formal) to attract people of all ages and aspirations.
- b) A minimum contribution of 10% of a gross subdivisional area must be given up free of cost by the developer/subdivider as land for public parkland and/or as cash to be used to develop public parkland and associated facilities.
- c) Where on advice of the Local Government, sufficient open space is provided in the locality, an open space contribution will not generally be required for a lot with the potential to subdivide 5 lots or less.
- d) Subdivision or development applications giving up land for POS that is in excess of 10% of the gross subdivisional area of the Lot are to be financially reimbursed at the time of subdivision or development.
- e) A foreshore is to be provided free of cost where subdivision abuts a watercourse, such as a river or creek, or a body of water such as a lake, or the coast in accordance with State Planning Policy 2.6 State Coastal Planning Policy and State Planning Policy 2.9 Water Resources. A foreshore is to be given up in addition to the 10% POS contribution.
- f) The WAPC will be guided by the local government to ensure that active and passive recreation needs of future residents will be adequately catered for before it will agree to the inclusion of natural or cultural areas in the 10% POS contribution.
- g) At the time of subdivision, the developer is to provide an open space schedule detailing the amount, distribution and staging of the delivery of open space.

Location

- h) Public parkland is to be located:

- central to neighbourhood;
- within 400m of dwelling(s);
- to take advantage of natural features (foreshore, beach, creek, vegetation);
- in accordance with the structure plan; and
- in accordance with the following WAPC Model.

Plan 27 - WAPC POS Model



i) The following characteristics are to be considered when analysing if appropriate spaces and facilities are available or proposed within walking distance (400m) or within a locality:

- Encourage the development of larger rather than smaller spaces to provide a combination of functions - drainage, active, passive and conservation, and to make more attractive/user friendly to community.
- Careful thought needs to be given towards cost of maintaining parks. The developer should maintain a park for the first few years. Drainage, vegetation and infrastructure should be developed with a view to minimise maintenance cost.
- Informal and formal recreation developed adjacent to foreshores is highly valued.
- Paths adjacent to foreshores are highly valued and currently lacking. Paths should be designed as a circuit.
- Native vegetation is a valuable component for informal recreation.
- Parks should be developed with play equipment that educates kids about nature.
- Important to consider safety associated with persons (kids) and roads adjacent to parks.
- Parks need to have flat areas for recreating.
- The provision of POS and facilities should align with the City of Albany:
 - a. Asset Management Policy and Strategy; and
 - b. Bike strategy.
- Consider creating a theme for each park.
- The following facilities are highly valued: Barbeque; Shelter; Reticulated grass; Quiet places; Seating; Toilets; Drinking water; Paths, bush walk trails and multi use

trails (eg. mountain bikes); Open space; Parking; Child play equipment; Shade; and Waste disposal facilities and dog poo bags.

- The demographics of a locality should be considered when determining the design of POS (eg. old age persons prefer informal recreation).
- Need to feel safe (surveillance) walking within a POS area.
- POS should be located adjacent to other high use facilities such as cafe, shops or a school.
- POS needs to cater for the need to walk a dog.
- Consider designing parks to accommodate events (eg. develop with amphitheatre).
- Consider developing Yakamia Creek (through to Oyster Harbour) as a future Regional recreational facility.
- Areas of bushland (eg. vegetation areas proposed for conservation) and drainage management areas that have little or no recreational value are not to be ceded to the City of Albany as POS.
- POS should be provided as a priority over cash in lieu.
- Where cash in lieu is provided, the following use of the cash should apply (listed in priority of order):
 - To purchase land for POS;
 - To develop informal and formal recreation facilities within POS;
 - To compensate developers contributing in excess of the 10%;
 - To develop recreation facilities within foreshore areas;
 - To purchase and/or develop areas for community recreation (eg. library);

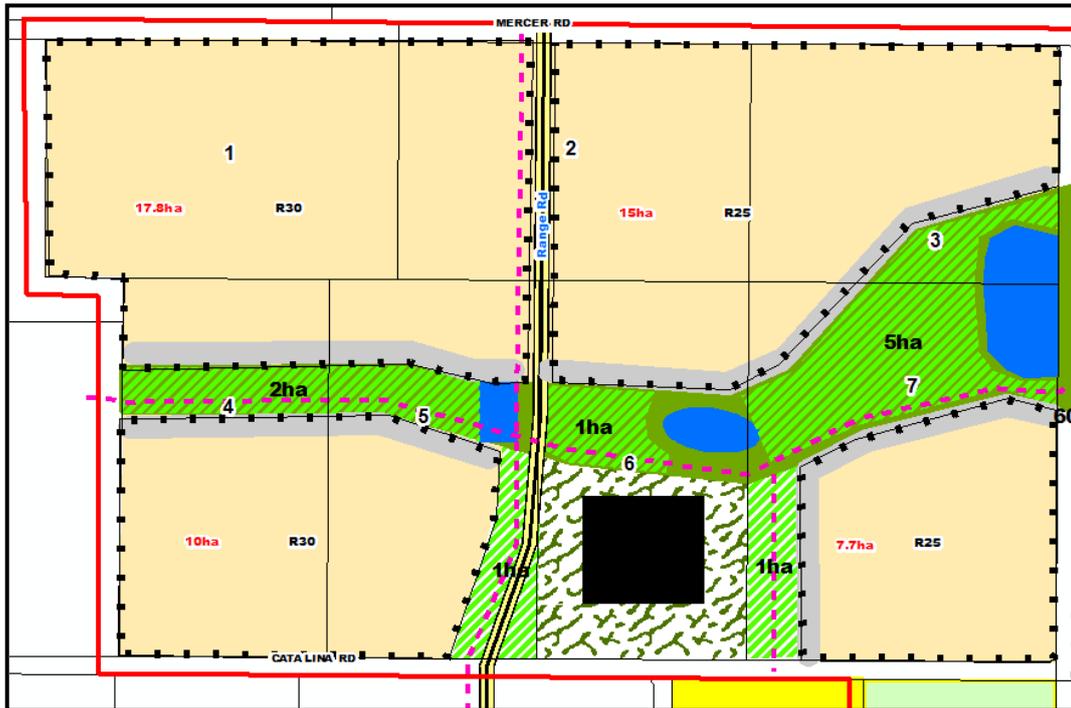
Precincts

- j) Public open space is to be provided generally in accordance with the structure plan and the following provisions relating to specific precincts.

Precinct 1 (17.8ha, 15ha, 10ha and 7.7ha)

1. For this precinct, the plan proposes to utilise the foreshore area for formal (sporting) and informal (passive) recreational use. The foreshore is central to the precinct, reasonably flat and capable of being developed as a large recreational space facilitating a combination of activities. The foreshore areas are given up free of cost and in addition to any POS contributions.
2. For this precinct, the plan also proposes the development of parkland adjacent to a proposed electricity transfer station. The purpose is to provide a buffer (100m) between residential development and a proposed electricity transfer station.
3. Subdivision and development within this precinct is to be given up as follows:
 - Areas 1, 2, 3, 4 and 6 are to provide a cash contribution based on 10% of a gross subdivisible area;
 - Areas 5 and 7 are to cede approximately 1ha each to provide a 100m buffer between residential development and a proposed electricity transfer station.
4. Financial contributions are to be used to develop formal (sporting) and informal (passive) activities (eg. Paths, landscaping, play equipment) within the foreshore areas, within the parks located adjacent to a proposed electricity transfer station and to reimburse any landholders (areas 5 and 7) giving up more than a 10% land contribution.

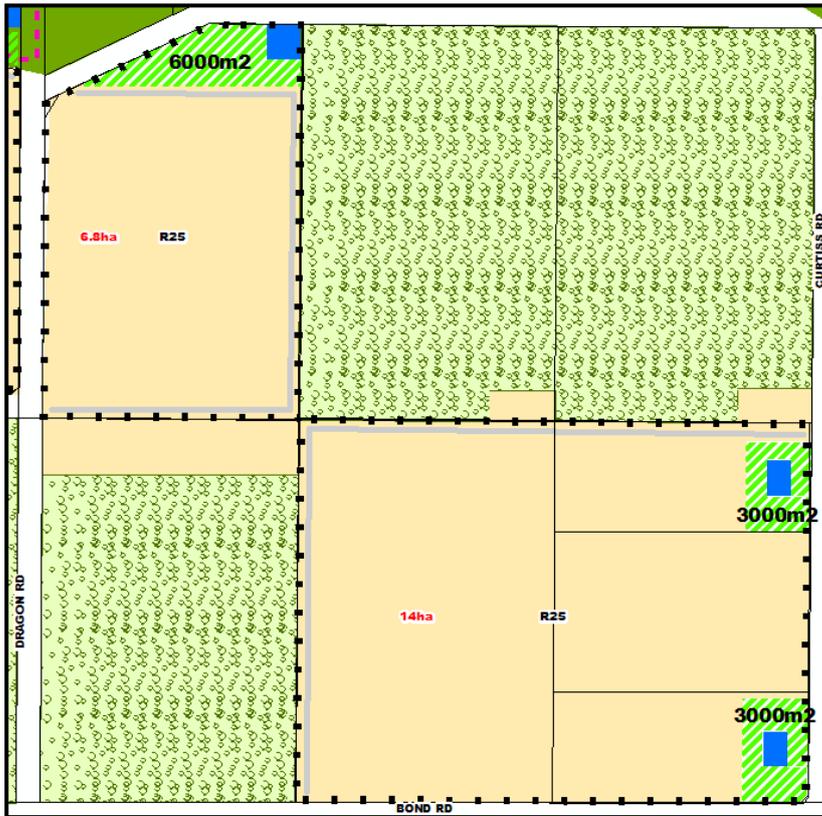
Plan 28 – Precinct 1
(Gross area approx = 50ha)
 (Source: COA)



Precinct 2 (6.8ha and 14ha)

5. For this precinct, the plan proposes the development of three parks (3 x neighbourhood Parks) in strategic locations that support drainage management. The total area of which amount to approximately 1.2ha. The land in these areas is reasonably flat and adjacent to a foreshore or prime access routes.
6. Subdivision and development within this precinct is to be given up as follows:
 - Areas 2 and 4 are to provide a cash contribution based on 10% of a gross subdivisible area;
 - Areas 1, 3 and 5 are to cede areas as indicated in the following plan for sporting and passive use.
7. Financial contributions are to be used to develop facilities within the parks (eg. Paths, landscaping, play equipment) and to reimburse any landholders (areas 3 and 5) giving up more than a 10% land contribution.

Plan 29 – Precinct 2
(Gross area approx = 20ha)
 (Source: COA)

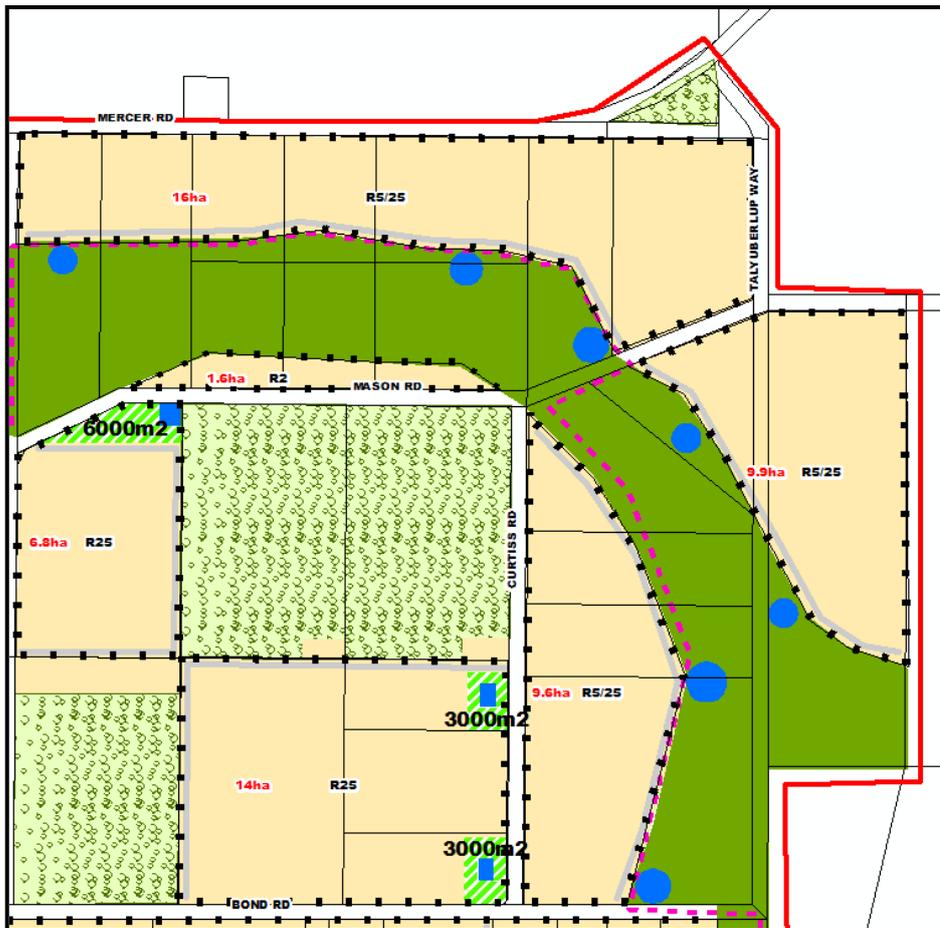


Precinct 3 (16ha, 10ha and 10ha)

8. For this precinct, the land is constrained by steep slopes. Development is expected to be of a low density. Parkland to accommodate sporting type activities is not expected as a result of low density or suitable as a result of the gradients.
9. For this precinct, the plan proposes the use of a pedestrian links developed within the foreshore to provide passive recreation and to provide access to spaces nearby for sporting recreation.
10. Subdivision and development proposed within this precinct is to provide cash contributions to construct paths as shown on the following plan.

Plan 30 – Precinct 3

(Source: COA)

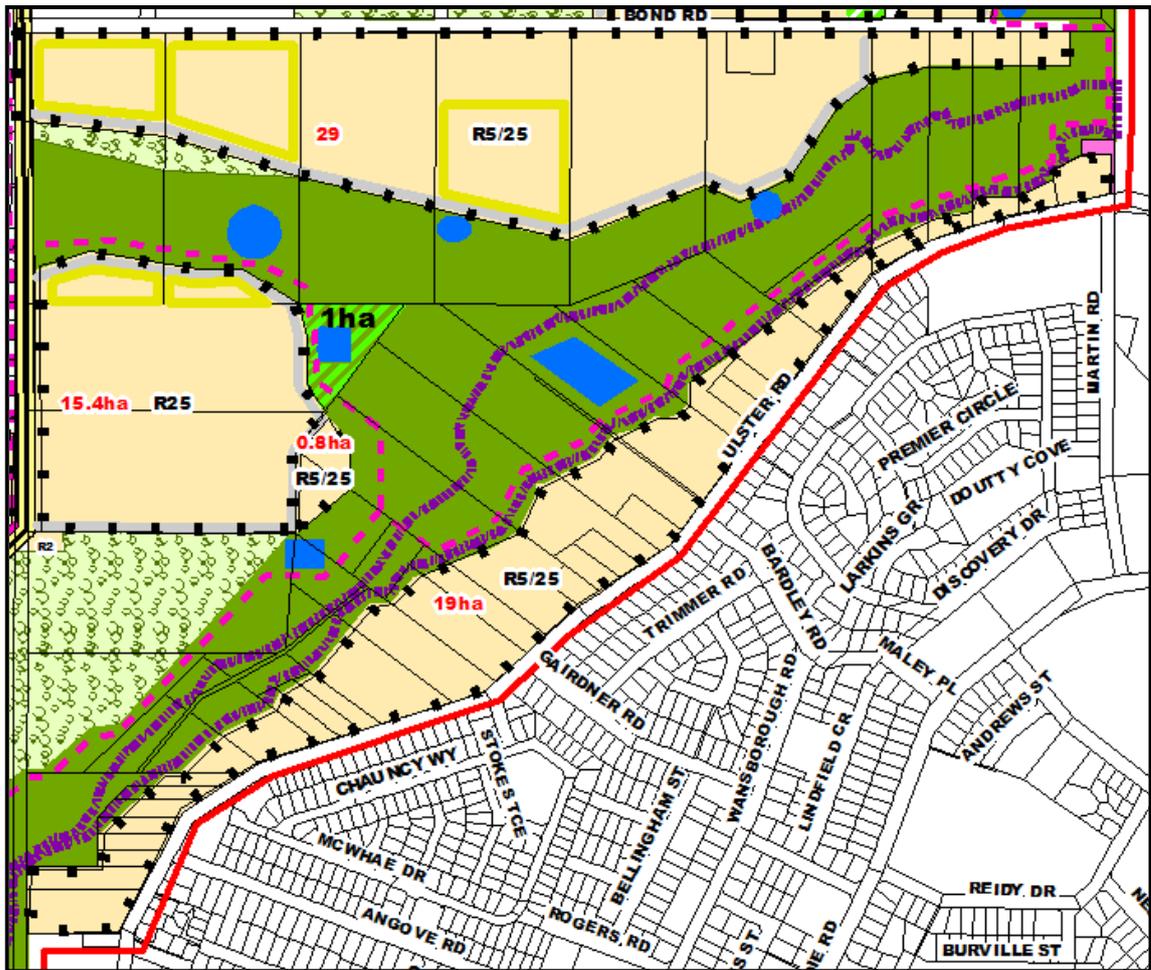


Precinct 4 (29ha and 19ha)

11. For this precinct, the land is constrained by steep slopes. Development is expected to be of a low – medium density. Parkland to accommodate sporting type activities is not expected as a result the density or suitable as a result of the steep gradients.
12. For this precinct, the plan proposes the use of a pedestrian link developed within the foreshore to provide passive recreation and to provide access to spaces nearby for sporting recreation.
13. Subdivision and development proposed within this precinct is to provide a cash contribution to construct paths as shown on the following plan.

Plan 31 – Precinct 4

(Source: COA)

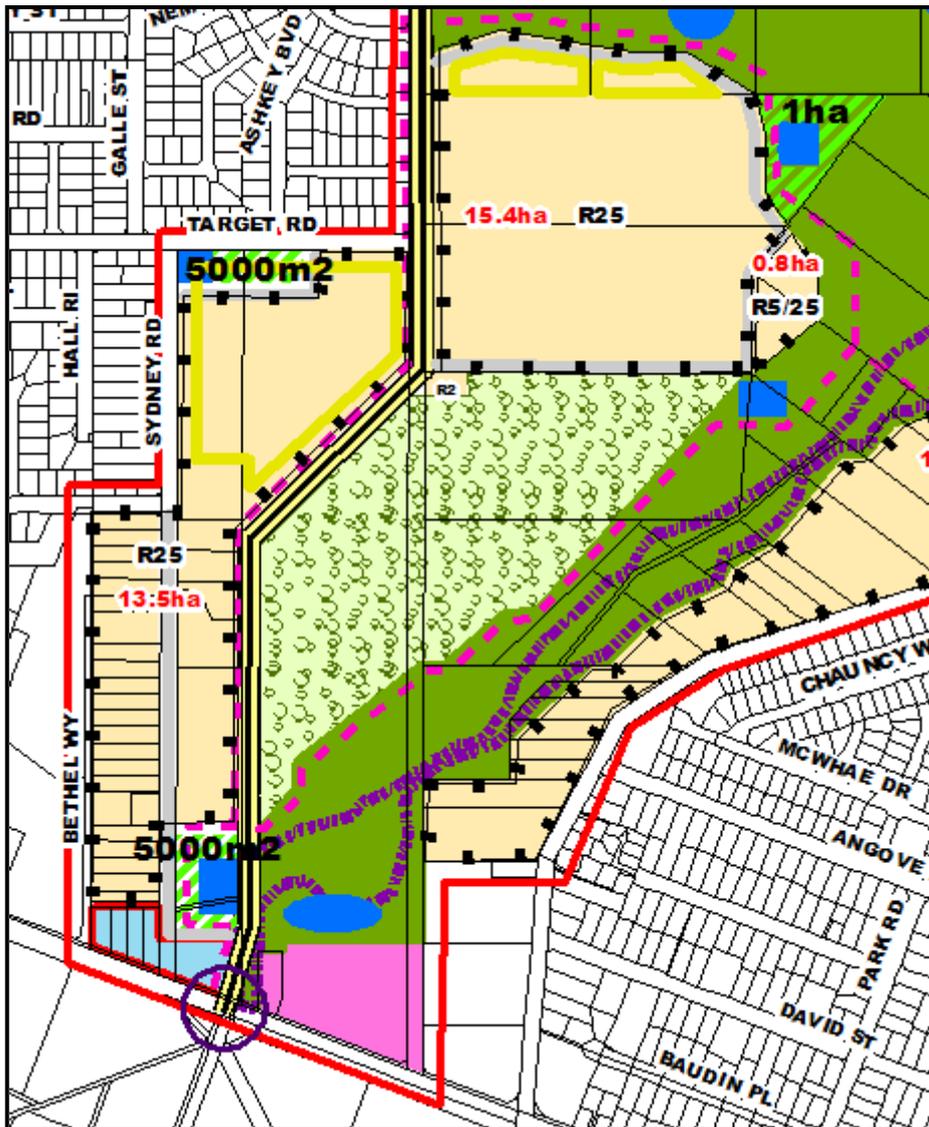


Precinct 5 (13.5ha and 15.4ha)

14. For this precinct, the plan proposes the development of three parks (3 x neighbourhood Parks) in strategic locations that support drainage management. The parkland identified in these areas is reasonably flat and adjacent to a foreshore or prime access routes.
15. Subdivision and development within this precinct is to be given up as follows:
 - Areas 1 and 2 are to provide a cash contribution based on 10% of a gross subdivisible area. Financial contributions are to be used to develop facilities within the park identified in the foreshore, which is to be given up free of cost;
 - Areas 3, 4 and 5 are to cede land as indicated in the following plan for sporting and passive use.
16. For lots with the potential to subdivide more than 5 lots, a financial contribution is to be provided based on 10% of the gross subdivisible area. The contribution is to be used to develop facilities within the parks (eg. Paths, landscaping, play equipment) and to reimburse any landholders giving up more than a 10% land contribution.

Plan 32 – Precinct 5

(Source: COA)

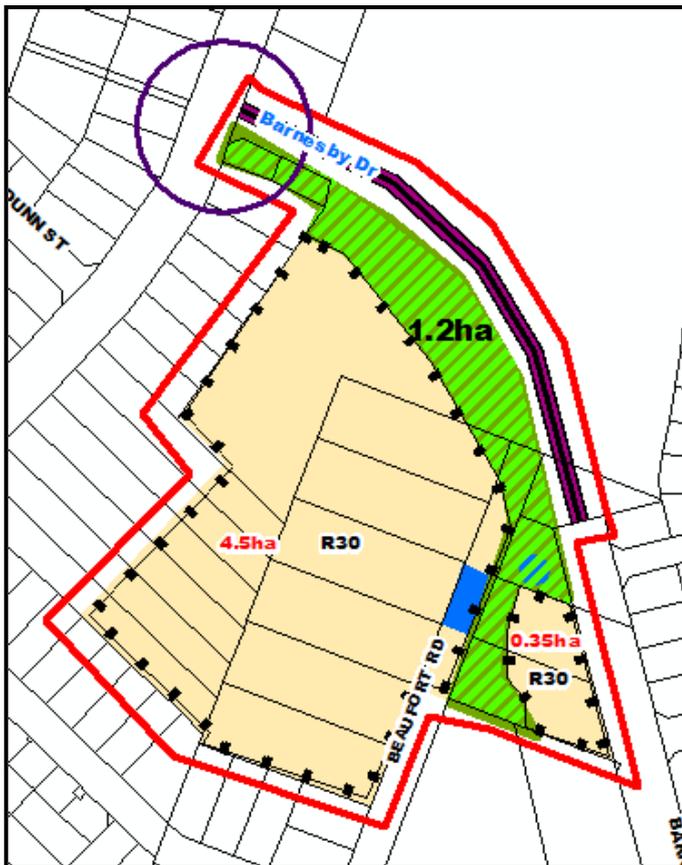


Precinct 6 (4.5ha and 0.35ha)

17. For this precinct, the plan proposes to utilise the foreshore area for informal (passive) recreational use. The foreshore areas are given up free of cost and in addition to any POS contributions.
18. For lots with the potential to subdivide more than 5 lots, a financial contribution is to be provided based on 10% of the gross subdivisible area. The contribution is to be used to develop recreational facilities (path) within the foreshore.

Plan 33 – Precinct 6

(Source: COA)

**7. Retaining Walls**

- a) High (>1m) retaining walls should be avoided where possible and in particular where they are exposed to public view (i.e. adjacent to roads and areas of POS).
- b) Where retaining (>1m) is necessary, this should be done within the dwelling walls or stepped and landscaped.

8. Drainage

- a) Water management is to occur in accordance with recommendations made in the Yakamia/Lange Water Management Strategy and Arterial Drainage Plan. Recommendations include the development of stormwater basins in specified locations to accommodate development in identified precincts.
- b) As a means to manage nutrient inputs; design and development is required to retain the post development hydrology as close as possible to the pre-development hydrology.
- c) Drainage should be designed to accommodate one in five year average recurrence interval (ARI).
- d) Nutrient and flood mitigation measures such as detention or infiltration swales, filter strips and nutrient stripping features are to be incorporated for primary treatment of stormwater before discharge into creeks. These areas are to be landscaped. Avoid locating drainage management infrastructure in wet boggy areas.

- e) Drainage management measures are to be designed such that maintenance is kept to a minimum.
- f) Direct drainage from any future subdivision areas into the creek system is not to occur.
- g) Design drainage infrastructure to withstand high velocity flows where they occur to minimise erosion and generation of sediment.
- h) At the time of subdivision, the first developer in a drainage catchment area shall undertake an urban water management plan in accordance with the Yakamia Water Management Strategy. This plan shall incorporate a contribution plan for drainage infrastructure common to the catchment to the satisfaction of the City and DOW.
- i) Where disturbance to vegetation protection areas occurs during construction, rehabilitation is to occur.
- j) Suitable management is required to minimise the extent and spread of weed infestations.
- k) Alternative Effluent Treatment units being developed in areas where deep sewer is not capable of being developed.
- l) Water tanks being developed at lots adjacent to foreshores to attenuate stormwater and to store potable water.
- m) A monitoring program will be required to gather information and monitor post-development impacts. The program should include monitoring of the following:
 - a) Water quality of the creek system;
 - b) Groundwater in the local vicinity where possible;
 - c) Changes in vegetation within the creeks, flood plains and buffers; and
 - d) Rehabilitation success.
- n) The arterial drain (open drain) running adjacent to the new section of Barnesby Drive is to be re-aligned and re-developed to avoid flooding of the residential lots. This is to be done in accordance with Better Urban Water Management Principles.
- o) Proposed future intersections at Barnseby Drive / Chester Pass Road and Range Road /North Road will need to be designed to facilitate safe passage of major flood events.

9. Vehicle and Pedestrian Infrastructure

- a) Traffic Impact Assessments being undertaken to the satisfaction of the City prior to supporting subdivisions and developments that have the potential to substantially (eg. 44 vehicles/day) increase the amount of vehicles to a local area.
- b) Road alignments (Range Rd and Barnesby Dr) are to be located in accordance with the structure plan. Variations to the locations may occur where local circumstances dictate in order to protect existing vegetation, provide a better traffic management outcome, refine lot orientations, increase public access to public open space and foreshore areas, etc.
- c) Properties adjoining an unconstructed road are to provide a contribution to the satisfaction of the City. The City generally requires a contribution for the cost of

constructing half the width of the road for the section of lot fronting the unconstructed road.

- d) At the time of subdivision or development of a property where Range Road or Barnesby Drive dissect, a 30m road reserve is to be ceded to the Crown and a two lane sealed road constructed to the satisfaction of the City. Considering these roads will benefit users outside of the structure plan area, the City will seek alternative funds for the development of these roads to their full potential (4 lanes).
- e) The section of Range Rd dissecting City owned land is to be developed with contributions obtained from the sale of the section of land that's owned by the City and located just north of Range Rd.
- f) At the time of development or subdivision, per lot contribution (for all lots located in structure plan areas) is to be made for intersection treatments proposed at locations illustrated on the structure plan. The method for contribution is as follows:
 - o Cost of treatments, divided by lot potential in structure plan area equals cost per lot. A cost schedule of necessary infrastructure is to be developed and updated annually.
 - o Mercer/Range Rd intersection ~ \$300,000;
 - o Catalina/Range Rd intersection ~ \$700,000;
 - o North/Range Rd intersection \$1million;
 - o Total - \$2million

\$2000, 000 divided by 2700dwellings (198ha x 14dw/ha) = \$740/dwelling entitlement.
- g) The Barnesby/Chester Pass Rd intersection (approximate value - \$1.5million) is to be funded by Main Roads WA and the City of Albany.
- h) Road alignments submitted as part of a subdivision or development application are to be located such that they follow the contour of the land, where possible and consider vegetation protection and fire risk reduction measures.
- i) 2.5m Dual Use paths are to be constructed along strategic routes by lot owners as a condition of subdivision or development to the satisfaction of the City.
- j) Crossovers to Range Rd and Barnesby Drive are to be restricted. All access must be via internal subdivisional road(s).
- k) The section of land fronting Mercer Rd has in places - poor line of site due to the alignment of the road. Access via developments to Mercer Rd needs to be minimised and strategically located to maintain safe movement.
- l) An east west road link is to be developed at the time of development or subdivision between Bethel Way, Sydney St and Range Rd. The following indicative road plan has been provided as an example:

Plan 34 Properties adjacent to Sydney St – Indicative Road Design

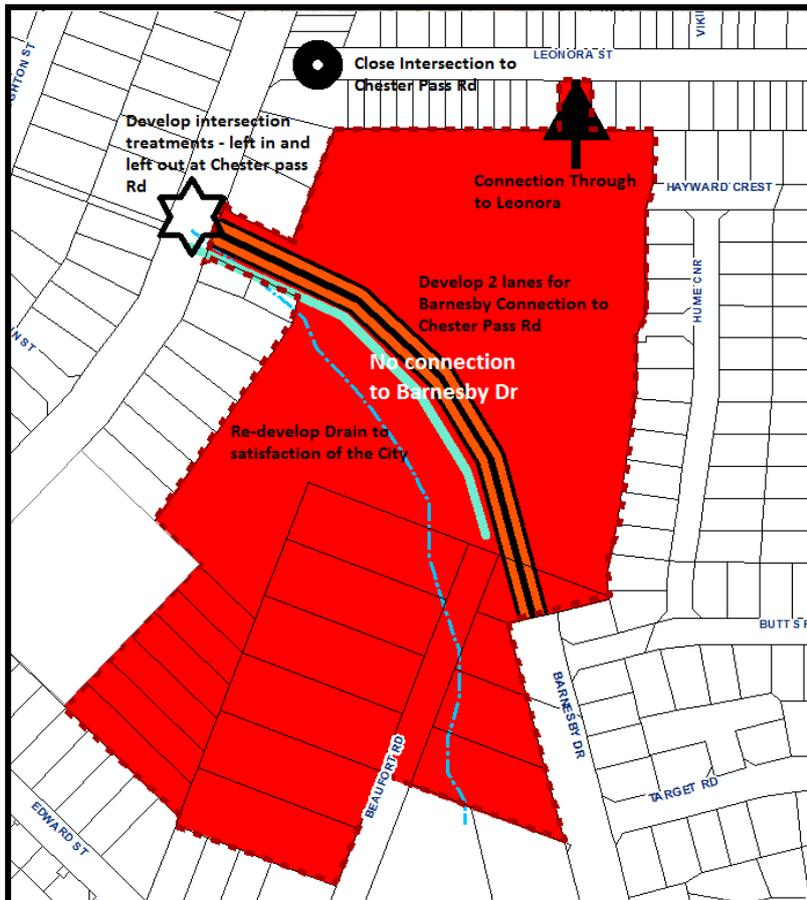
(source: COA)



- m) As a condition of subdivision/development, lots adjacent to Sydney Street are to be designed to incorporate access on to Sydney St.
- n) As a condition of subdivision/development, lots fronting Sydney St are to:
 - provide a financial contribution to the satisfaction of the City for the upgrading/development of Sydney St; or
 - Develop Sydney St to the satisfaction of the City.
- o) Crossovers to Sydney Street are to be shared as a means to limit crossovers onto Sydney St.
- p) As a condition of subdivision/development, Lot 9000 Beaufort Rd is required to:
 1. Develop Barnesby Drive through to Chester Pass Rd (2 lane Rd); and
 2. Relocate and develop the arterial drain to the satisfaction of the City.

Plan 35 Area 1 - treatments

(source: COA)



10. Setbacks

- a) A 7.5m clearance between the boundary of the commercial lots in the vicinity of Barnesby Drive and residential development is to be achieved.

11. Sewer, Water, Electricity and Telecommunications Infrastructure

- a) All future development and subdivision within the structure plan area is to be connected to reticulated water, sewer, electricity, gas and telecommunications.

12. Geotechnical Investigation and Acid Sulphate Soils Management

- a) A Geotechnical Survey will be required for subdivision or development proposals to determine acidity, contamination and building capability. Areas defined as having acidity present will need to demonstrate adequate management and treatment measures during the subdivision or development phases.

13. Aboriginal Heritage

- a) At the time of subdivision or development, a minimum 30m setback/buffer area to the Yakamaia Creek is to be reserved for the purpose of Aboriginal Heritage Protection.

14. Residential Density

- a) Development and subdivision is to be in accordance with the density depicted on the structure plan map.

Residential – R2 (min 5000m²/Lot)

There is one area coded R2. This area is isolated and potentially too costly to connect to deep sewer. This area is also low lying and on the fringe of a foreshore. Intensification of this area may require landfill, which may inherently affect water flow and quality. Alternative Effluent Treatment Systems developed to the satisfaction of the State Health department and the City of Albany may be necessary for any additional development in this area.

Residential - R5/25

Development of these areas is constrained by high costs due to steep topographies and separation distances to deep sewer infrastructure as forecast by the Water Corporation.

The structure plan is proposing to support subdivision and development within these areas at a density of either R5 or R25. Development at the R5 density will not require connection to deep sewer.

Residential – R25 (350m²) Areas

These areas should be developed at an R25 density.

Residential – R30 (300m²) Areas

These areas are unconstrained and within close distance to commercial nodes. These areas should be developed at an R30 density.

15. Special Use Area

- a) The following special uses may be supported within this area:
- Medical Clinic;
 - Offices;
 - Residential R30;
 - Aged Persons Village (R50); and/or
 - Holiday Accommodation (R50).
- b) As a means to limit access to North Rd, an east west road link is to be developed at the time of development or subdivision between Bethal Way, Sydney St and Range Rd.
- c) Flood and drainage management measures being implemented to the satisfaction of the City.

16. Easements – access to reserves

- a) An easement or road reserve may need to be provided as part of a development to enable access to Conservation Category Wetlands, arterial drains or floodways.

17. Steep Topographies

- a) Development is to be undertaken such that earthworks and retaining is minimised. This can be done by stepping a building with the contour of the land.

18. WAPC Residential Design Codes

- a) Development and subdivision is to be in accordance with the Residential Design Codes.

19. WAPC Liveable Neighbourhoods

- a) Development and subdivision is to be in accordance with the WAPC Liveable Neighbourhoods Document.

20. Buffer to Western Power Substation

- a) Development proposed adjacent to the proposed Western Power Substation is to achieve a separation distance to the satisfaction of the City (100m).
- b) Development of electrical infrastructure is to be located central to the western power lot boundaries. Vegetation capable of screening electrical infrastructure is to be developed surrounding.

21. Foreshore Areas.

- a) Areas designated as 'foreshore' are to be ceded to the Crown for its intended purpose (eg. drainage reserve or recreation) at the time of subdivision or development, free of cost and without payment of compensation by the Crown.
- a) No development will be permitted in the 'foreshore' areas other than for conservation, recreation or stormwater management.
- b) Rehabilitation of these areas is to occur as a condition of subdivision and development in accordance with a foreshore management plan.
- c) Habitable development (ie, filling, building, etc) proposed adjacent to a foreshore area is to have a minimum floor level of 0.5 metre above the adjacent 100 year ARI flood level.

22. Environment Protection and Biodiversity Conservation Areas

- a) At the time of subdivision or development, areas designated for Environment Protection and Biodiversity Conservation are to be protected without payment of compensation by the Crown. The protected areas are to be kept in private ownership and protected via a conservation notice on title.
- b) A 'Single House' may be developed (as of right – Local Planning Scheme 1) on a per Lot basis to the satisfaction of the City.
- c) The following areas noted on the structure plan require a protection notice:
 - Portion of Lot 4743 south of the proposed link road and adjoining property's east of Range Road (Lots 75 and 76);
 - Vegetation on Lots 997, 998, 1001 and 1002 north of Bond Road.
- d) Fencing and fire break development of these areas is not permitted as this will diminish the purpose which is to protect the vegetation. Bollards may be permitted to demarcate lot boundaries.

23. Monitoring

- a) A monitoring program will be required to gather baseline information and monitor post-development impacts. The program should include monitoring for a period of two years of the following:
- Water quality of the creek system.
 - Groundwater in the local vicinity where possible.
 - Changes in vegetation within the creeks, flood plains and buffers.
 - Rehabilitation success.

24. Public Use

- a) Public use areas are to be dealt with in accordance with corresponding provisions within the relevant scheme.

Area designated as Western Power Substation

Within the Western Power Lot 36 Catalina Rd, support subdivision and development in accordance with the structure plan, which designates portions for:

- Range Rd;
 - 'Public Use' reserve (western power substation); and
 - Residential R30.
- b) Landscaping to occur in the buffer area to the substation to the satisfaction of the City of Albany.

25. Fire Risk

- a) A detailed Fire Management Plan shall be prepared for any subdivision and development in areas within 100m of vegetation.
- b) Development shall accord with an approved Fire Management Plan in accordance with FESA/WAPC Planning for Bush Fire Protection Edition 2, and any City of Albany Fire Management requirements.
- c) Development abutting areas within which remnant vegetation is to be retained shall provide an adequate (20m) Building Protection Zone (which may include road reserve, foot or dual use path and setback area) and appropriate dwelling construction standard in accordance with AS 3959-2009.

3.4 Structure Plan
(source: COA)



CERTIFIED THAT THIS STRUCTURE PLAN
WAS ADOPTED 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

And by
RESOLUTION OF THE COUNCIL OF THE CITY of Albany ON

..... Date

And
PURSUANT TO THE COUNCIL'S RESOLUTION HEREUNTO AFFIXED IN THE
PRESENCE OF:

.....
Mayor, City of Albany

.....
Chief Executive Officer, City of Albany

..... Date

This Structure Plan is prepared under the provisions of the
City of Albany Town Planning Schemes 1A and 3

Document Approval			
Document Development Officer:		Document Owner: <i>(Member of EMT)</i>	
Manager Planning Services		Executive Director Planning and Development Services	
Document Control			
File Number - Document Type:	LP.PLA.1		
Synergy Reference Number:			
Meta Data: Key Search Terms	Structure Plan.		
Status of Document:	DRAFT		
Document file details:	Location of Document: Intranet, Extranet		
Quality Assurance:	Planning and Development Services Committee Council		
Distribution:	Public Document		
Document Revision History			
Version	Author	Version Description	Date Completed
1.0	Planning Services	To Executive Directors @ City of Albany, Department of Planning and Office of the Environmental Protection Authority for informal comment	09 July 2013
		To Office of the Environmental Protection Authority for informal comment	March 2014
		To landholders for 'Question Period'	Sept/Oct 2014
		Council support for advertising	

		Advertising	
		Final City of Albany adoption	
		WAPC endorsement	



Government of **Western Australia**
Office of the **Environmental Protection Authority**
Strategic Policy and Planning Division

City of Albany Records
ICR14149666
AMD153;LP:PLA.1
11 SEP 2014
EDPD



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

Doc No:
File:
Date:
Author:
Subject:
Category:
Classification:
Accession:
Indexing:
Storage:
Disposition:

Your Ref: AMD153, LP.PLA.1/LT1488106
Our Ref: ER06-2013-0077
Enquiries: Liesl Rohl, 6145 0858
Email: liesl.rohl@epa.wa.gov.au

ATTENTION: Dale Putland

Dear Mr Foster

YAKAMIA / LANGE STRUCTURE PLAN - LOTS 997, 998, 1001 and 1002

I refer to my previous letter, dated 7 July 2014, and the meeting onsite with planning officers from the City of Albany, on 1 August 2014, regarding the *Yakamia/Lange Structure Plan* (structure plan).

The purpose of the site meeting was to discuss potential land use options regarding the bushland on Lots 997, 998, 1001 and 1002 that may meet the Environmental Protection Authority's (EPA) environmental objectives so that the structure plan can be finalised. The Office of the Environmental Protection Authority (OEPA) strongly supports the City of Albany's intention to retain a consolidated portion of bushland on these lots for conservation purposes in accordance with the EPA's *Bulletin No 20 Protection of naturally vegetated areas through planning and development*. It is acknowledged that the Department of Parks and Wildlife is not considering these lots for inclusion into the conservation estate.

The main land use option discussed on site with the City of Albany officers, proposed that Lots 997, 998, 1001 and 1002 be subdivided into four equal sized rural lots (approximately 7ha) with a building envelope (5000m²) on the boundary of the each lot adjacent to existing cleared land. The City of Albany officers proposed that each of the 7ha lots would become conservation lots to be managed by the land owner through conservation covenants and scheme provisions.

This option acknowledges that under the current 'General Agriculture' zoning in the *City of Albany Town Planning Scheme No 1* (TPS 1) a single dwelling is permitted on each rural lot.

OEPA advice

The OEPA is of the view that the subdivision of Lots 1001 and 1002 into 7ha lots can meet the EPA's environmental objectives subject to the proposed lots being managed for conservation purposes.

The OEPA recommends that provisions should include in TPS No 1 in relation to Lots 1001 and 1002 limiting fencing and firebreaks in the conservation areas.

The OEPA does not support further subdivision of Lots 997 and 998 as the bushland is described as being in 'Very Good' to 'Excellent Condition' (Keighery, 1994), is in close proximity to other areas of native vegetation and contains habitat for Black Cockatoos.

The OEPA is of the view that development on Lots 997 and 998 should be restricted to one dwelling per lot as currently permitted under TPS No 1. Building envelopes should be located on the edges of the lots adjacent to the road to reduce fragmentation and impacts on the bushland.

The OEPA notes that the proposed 5000m² building include building protection zones. Permitted buildings would need to be constructed to Australian Standard 3959. I recommend that you discuss this aspect with the DoP and Department of Fire and Emergency Services to ensure that this is acceptable from a bushfire risk perspective.

I trust this information is of assistance. Should you have any enquiries please contact Liesl Rohl on 6145 0858.

Yours sincerely

REDACTED

Darren Foster
DIRECTOR

2 September 2014

cc: Department of Parks and Wildlife – Albany
Department of Planning- Albany

CITY OF ALBANY
STRATEGIC BUSHFIRE PLAN
2000 – 2005

ENDORSEMENT

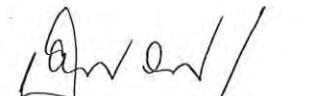
This Strategic Bushfire Plan for the City of Albany was formally adopted by the Council of the City of Albany at its meeting held on 5th June, 2001 following endorsement by the Bushfire Management Committee of the City of Albany at its meeting held on 9th May, 2001.


K. JOHNSON
CHIEF BUSHFIRE
CONTROL OFFICER


C. BUTCHER
BUSHFIRE ADVISORY
COMMITTEE CHAIRMAN


CR D. WOLFE
BUSHFIRE MANAGEMENT
COMMITTEE CHAIRMAN


A. GOODE JP
MAYOR


A. HAMMOND
CHIEF EXECUTIVE OFFICER

Dated this 13th day of SEPTEMBER 2001.

OFFICIAL SIGNING OF STRATEGIC BUSHFIRE PLAN 2000-2005



Ken Johnson, Cr Des Wolfe, Mayor Alison Goode JP, Charlie Butcher, Andrew Hammond

CONTENTS

INTRODUCTION	3
GLOSSARY OF ABBREVIATIONS	4
PART 1 - RESPONSIBILITIES	5
1.1 CITY OF ALBANY'S STATEMENT OF COMMITMENT	5
1.2 VOLUNTEER BUSHFIRE BRIGADES STATEMENT OF COMMITMENT:	5
1.3 FIRE & EMERGENCY SERVICES AUTHORITY- ROLE & RESPONSIBILITIES	5
PART 2 - THE VOLUNTEER BUSHFIRE ORGANISATION	7
2.1 MISSION STATEMENTS:	7
2.2 THE VOLUNTEER BUSHFIRE BRIGADES	7
2.3 BRIGADE STRUCTURE – OFFICE BEARERS:	10
2.4 BRIGADE CONSTITUTIONS	12
2.5 BUSHFIRE BRIGADE/COUNCIL REPRESENTATION	12
2.6 STRUCTURE OF THE BUSHFIRE ORGANISATION	13
2.7 CHIEF BUSH FIRE CONTROL OFFICER	14
2.8 DEPUTY CHIEF BUSH FIRE CONTROL OFFICER	14
2.9 SENIOR FIRE CONTROL OFFICER'S	15
2.10 POLICIES OF INSURANCE	17
2.11 BRIGADE OPERATING PROCEDURES	17
2.12 MEMBERSHIP	18
2.13 HAZARD REDUCTION UNIT	19
PART 3 - BUSHFIRE BRIGADE RESOURCES	21
3.1 FIRE STATIONS	21
3.2 FIRE APPLIANCES:	21
3.3 COMMUNICATIONS & SUBSIDIARY EQUIPMENT	23
3.4 SAFETY EQUIPMENT AND CLOTHING	23
3.5 MEALS FOR VOLUNTEER FIREFIGHTERS	24
3.6 PROVISION OF CONSUMABLES	24
PART 4 - TRAINING	25
4.1 BUSH FIRE SERVICE	25
4.2 BRIGADES	26
PART 5 - PROPERTY FIRE RISK MANAGEMENT	27
5.1 CITY OF ALBANY - FIRE RISK AND HISTORY	27

5.2	PUBLIC LAND	28
5.3	PRIVATE PROPERTY	29
5.4	PLANTATIONS	29
5.5	FIREBREAKS AND FIREBREAK EXEMPTIONS	29
5.6	OPTIONAL PERIMETER FIREBREAKS – BRIGADE AREAS	30
5.7	EMERGENCY RESPONSE PLANS:	30
5.8	REPORTING OF FIRES	30
PART 6 - FUNDING		32
6.1	CITY OF ALBANY	32
6.2	FIRE AND EMERGENCY SERVICES AUTHORITY OF W.A.	32
6.3	LOTTERIES COMMISSION OF W.A.	32
6.4	PLANTATIONS	32
6.5	LAND DEVELOPMENT/SUBDIVISIONS	33
6.6	BRIGADES	34
PART 7 - ACTION PLAN		35

APPENDICES

<i>Appendix 1</i>	<i>City of Albany Plant List (Fire Vehicles)</i>
<i>Appendix 2</i>	<i>Membership Application Forms</i>
<i>Appendix 3</i>	<i>Brigade Constitution (Example)</i>
<i>Appendix 4</i>	<i>Brigade Operating Procedures</i>
<i>Appendix 5</i>	<i>Equipment Standard for 2nd Hand Heavy Duty Fire Units</i>
<i>Appendix 6</i>	<i>Vehicle Replacement/Purchase Program</i>
<i>Appendix 7</i>	<i>Emergency Plant</i>
<i>Appendix 8</i>	<i>Meal Standards</i>
<i>Appendix 9</i>	<i>List of Council Controlled Reserves</i>
<i>Appendix 10</i>	<i>MRWA – Control of Road Verge and Road Reserve Burning Policy</i>
<i>Appendix 11</i>	<i>City of Albany Firebreak Notice</i>
<i>Appendix 12</i>	<i>Bushfire Emergency Response Plan</i>
<i>Appendix 13</i>	<i>Harvest Ban Boundaries</i>
<i>Appendix 14</i>	<i>Brigade Districts</i>
<i>Figure 1</i>	<i>Response Coverage</i>
<i>Figure 2</i>	<i>Hierarchy of Command in Volunteer Bushfire Brigades</i>
<i>Figure 3</i>	<i>Overall Structure of the Volunteer Bushfire Brigade Service</i>
<i>Figure 4</i>	<i>Minimum Training Levels for Volunteer Bushfire Brigade Members</i>
<i>Figure 5</i>	<i>Reported Fires by Brigade Area 1995-2000</i>

INTRODUCTION

The City of Albany covers an area of approximately 4,800 square kilometres and is located in the Great Southern Region and on the south coast of Western Australia. The City's hinterland contains spectacular coastal and rural scenery, diverse agricultural areas, large areas of national parks and coastal reserves and a variety of urban and semi-rural living areas.

In its strategic plan, "Albany 2020 - Charting Our Course", the City of Albany has stated as its vision "The superbly located rural City of Albany will be a safe, caring community in harmony with its natural environment, historic past, prosperous hinterland and unique sense of place". Fire is a constant threat to the well-being of the community, to the environment and to the region's economy. The City has therefore listed as one of its major ports of call "The continual development of Council services and facilities to meet the needs of all stakeholders".

The City has provided approximately \$3 million for fire protection over the last five (5) years. In the last two (2) years alone, funding has been allocated as follows:

➤ Equipment Purchase	\$515,000.00
➤ Fire Suppression	\$24,000.00
➤ Fire Prevention	\$223,400.00
➤ Brigade Maintenance	\$230,000.00

In 1995, the former Shire of Albany prepared a Strategic Bushfire Plan which provided a five (5) year capital replacement program for vehicles used by volunteer bushfire brigades. That Plan has led to a major upgrade of the vehicles and equipment available to VBFB's. The challenges facing the City, over the next five (5) years are however more complex. In particular, the number of volunteers are declining, equipment prices are rising, competition for limited funding is intensifying, the capacity for wild fire has increased and more administrative requirements are being imposed upon both the VBFB's and Council.

The following strategy seeks to provide a framework for strategic bushfire management for five (5) years and beyond. The Strategy sets out financial management of the service, puts in place opportunities for both brigade rationalisation and change management and it consolidates all operating procedures into a single document.

Without clear strategic direction, the future of the VBFB's would be subject to political intervention and competition for funding. The safety of Albany's community requires that bushfire management and funding be more securely defined.

GLOSSARY OF ABBREVIATIONS

BFS	Bush Fire Service of Western Australia
CALM	Department of Conservation and Land Management
CBFCO	Chief Bush Fire Control Officer
DCBFCO	Deputy Chief Bush Fire Control Officer
DFCO	Deputy Fire Control Officer
DOLA	Department of Land Administration
EDDS	Executive Director of Development Services
FCO	Fire Control Officer
FESA	Fire and Emergency Services Authority of Western Australia
FRS	Fire and Rescue Service of Western Australia
FPO	Fire Prevention Officer
MRWA	Main Roads Western Australia
MIS	Manager of Inspection Services
SES	State Emergency Service (also WASES)
VBFB	Volunteer Bush Fire Brigade
VCL	Vacant Crown Land
WASES	West Australian State Emergency Service

PART 1 - RESPONSIBILITIES

1.1 CITY OF ALBANY'S STATEMENT OF COMMITMENT

The City of Albany recognises its responsibility and duty of care, as provided by the Bush Fires Act 1954, to provide for and achieve an acceptable minimum standard of fire protection throughout the district of the City of Albany.

Further, the City of Albany accepts its obligations to provide the necessary funding and resources to adequately equip and maintain the VBFB's established in accordance with this Strategic Bushfire Plan.

To maintain the service provided to the community by VBFB members and to protect the value of fire fighting equipment provided by brigades and private owners, the City of Albany will provide for both the safety of VBFB personnel and their equipment and will at all times keep current the appropriate policies of insurance for brigade members and equipment in accordance with the Bush Fires Act.

To maximise the effectiveness of the bushfire organisation, the City of Albany will ensure it maintains and enhances the cooperation and liaison which is necessary between the City, the Volunteer Bushfire Brigades, the Fire and Emergency Services Authority of WA and the Department of Conservation and Land Management.

To advocate on behalf of VBFB's and to improve the fire service, the City of Albany will make provision for training, funding and equipment as documented in this Strategic Plan.

1.2 VOLUNTEER BUSHFIRE BRIGADES STATEMENT OF COMMITMENT:

The volunteer bushfire brigades commit themselves to providing a minimum standard of fire protection for the community of the City of Albany and to ensuring their obligations under the Bush Fires Act 1954, are met.

Volunteer brigade members will maintain a state of vigilance and preparedness commensurate with their status within the bushfire organisation. They will conduct themselves in a manner that will enhance the image of their brigade, the bushfire organisation and the City of Albany as a whole, so as not to bring disrepute to any concerned parties.

VBFB's will provide statesmen/women from within their ranks to fill key roles, care for equipment and seek training.

1.3 FIRE & EMERGENCY SERVICES AUTHORITY- ROLE & RESPONSIBILITIES

FESA was established as a statutory government authority on 1st January 1999, following recommendations made by the Emergency Services Taskforce appointed by the State Government in 1997.

FESA has four key operational divisions. These are the WA State Emergency Service, Fire Services of WA (incorporating the Fire & Rescue Service and Bush Fire Service), Emergency Management Services of WA, Sea Search and Rescue and Unexploded Ordnance Services. In addition, there are two divisions providing a range of support services across the organisation including Human Services and Business Services.

1.3.1 Fire Service Functions (FRS & BFS)

The Fire Services Division is committed to delivering a range of community education programs including summer and winter fire safety preparedness, caring for seniors, schools education and smoke alarm initiatives.

1.3.2 Fire & Rescue Service

The FRS is responsible for fire suppression within the gazetted FRS district and will also provide assistance, (where practicable), outside the gazetted FRS district. The FRS is also responsible for dealing with emergencies such as hazardous material incidences, road and other types of rescues. The FRS in Albany currently is comprised of 20 career staff and 20 volunteer firefighters.

1.3.3 Bush Fire Services

The BFS is responsible for the administration of the Bush Fires Act in WA and provides training and advisory services in prevention and suppression of fires to Local Governments and volunteer fire fighters in the region.

The Bush Fire Service District Fire Operations Centre will:

- on request from any agency and as the situation demands, activate the District Fire Co-ordination Centre,
- co-ordinate Local Governments involved with the incident, and
- provide up-to-date weather reports to the Incident Controller.

1.3.4 West Australian State Emergency Service

On request from the Bush Fires Service District Fire Co-ordinations Centre, the SES will:

- provide communication resources for operation use on the fire ground,
- source other equipment required to support fire operations,
- provide Regional SES Headquarters as an additional co-ordination centre when required,
- provide non combative support to the fire organisation, at a Forward Control Facility or at the Bush Fire Service District Co-ordination Centre, and
- source and distribute catering requirements to fire combatants as required on a cost re-coup basis.

PART 2 - THE VOLUNTEER BUSHFIRE ORGANISATION

2.1 MISSION STATEMENTS:

2.1.1 Mission Statement- City of Albany 2020

As trustees for Albany's future on behalf of our diverse communities, your Council will be a customer driven organisation committed to service and on-going communication in order to evaluate and respond to changing community needs and expectations. We will:

- Provide decisive leadership.
- Advocate strongly to maximise opportunities offered by external influences and to minimise any adverse impacts.
- Establish and encourage a culture of innovation and enterprise.
- Responsibly manage Council's services and assets.
- Promote the development of dynamic, diverse and sustainable rural and urban communities.
- Promote a positive attitude towards the sustainable management and use of all resources
- Encourage a diverse range of industry, business and investment throughout our region.
- Advocate and provide for strong sound and accessible infrastructure.

2.1.2 Mission Statement- Bushfires

To protect life, property and the environment by providing a service for the prevention, control and suppression of fire within the district of the City of Albany.

2.2 THE VOLUNTEER BUSHFIRE BRIGADES

There are currently 16 brigades established to protect the 48.04 million hectares of the City of Albany. These are (in alphabetical order):

BRIGADE	TYPE	AREA OF CROWN LAND
Bornholm	Rural/Urban	3,780 ha
Elleker	Rural/Urban	2,087 ha
Gnowellen	Rural	2,567 ha
Green Range	Rural	3,339 ha
Highway	Rural/Airport	825 ha
Kalgan	Rural/Urban	8,158 ha
King River	Rural/Urban	2,996 ha
Kojaneerup	Rural	2,508 ha
Manypeaks	Rural/Urban	1,509 ha
Napier	Rural	306 ha
Redmond	Rural/Urban	587 ha
South Coast	Rural/Urban	7,021 ha
South Stirlings	Rural	52 ha
Torbay	Rural/Urban	236 ha
Wellstead	Rural/Urban	24,599 ha
Youngs Siding	Rural/Urban	922ha
		Total 61,492 ha

FESA recommends in its publication "Planning for Fire" that housing (urban and rural) should be located within 20 minutes travel time of an authorised fire fighting appliance.

The location of each brigade fire shed is shown in Figure 1, together with the area that those brigades can cover with 20 minute response time. This is based upon a 5 minute call out and 15 minute travel distance at an average of 80 km/hr. It is recognised that travel distance may be slightly less in some areas due to speed restrictions in built up areas etc.

Figure 1 also shows the brigade area that each brigade is responsible for. Some brigades cover large land areas with a limited number of landowners whilst others are smaller and more urban in nature.

Over previous years, the region of the City of Albany has realised and responded to needs and changes in its requirements for provision of bushfire services and equipment. This has seen a vast increase in bushfire services and spending through the provision of vehicles, equipment, administration and resources. Volunteer Bushfire Brigades have also responded through increased coordination, equipment, training and states of readiness etc. Brigades have also recognised the need to respond to changes through sharing of resources and have rationalised resources through amalgamation such as the West Redmond & Redmond brigades, North Napier & Napier brigades, Upper & Lower Kalgan brigades and Drome & East Chorkerup brigades.

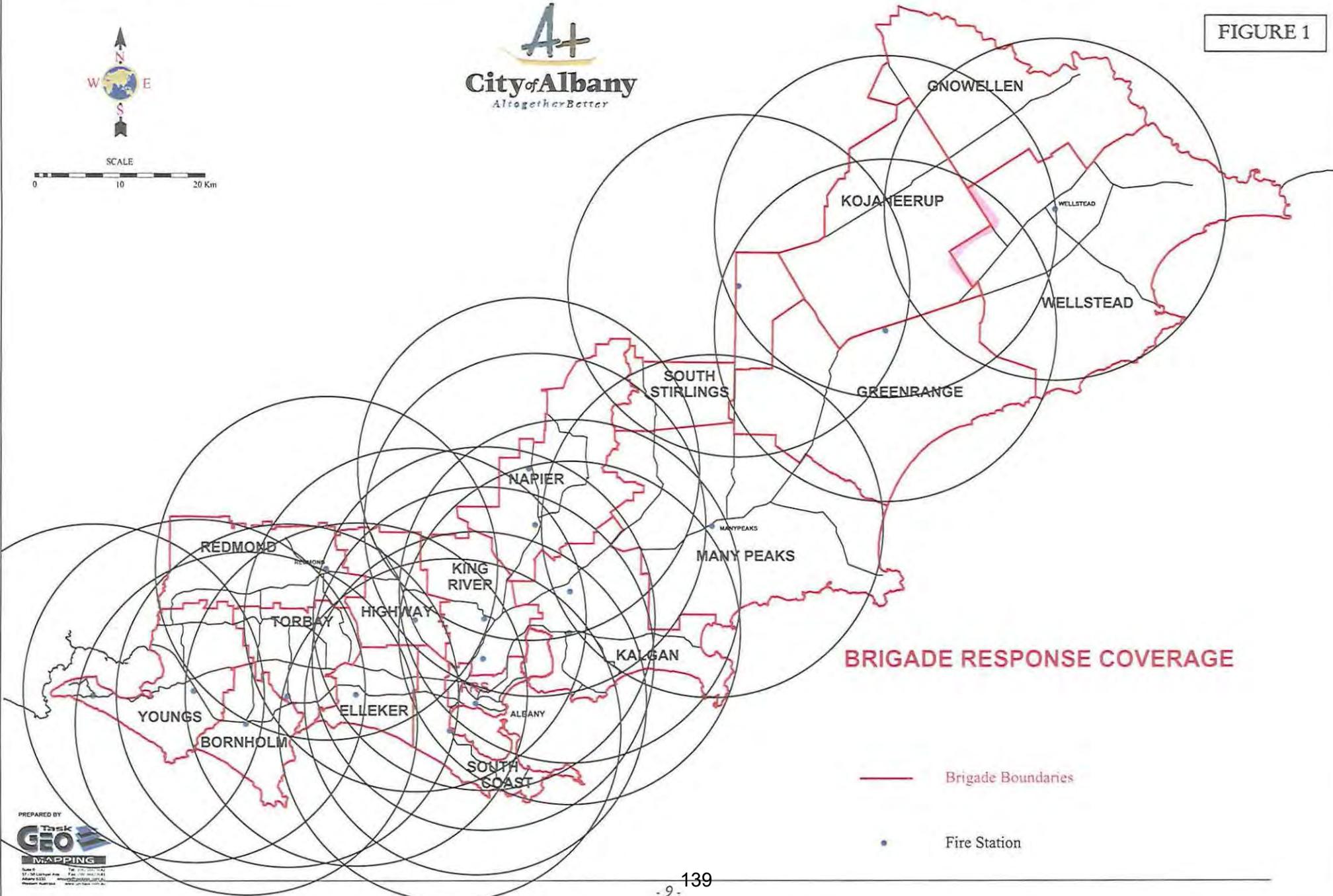
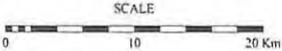
Future rationalisation, as recommended by the Bushfire Advisory and Management Committees, will be required by both the City and Brigades to ensure that regional infrastructure improves with the limited resources available.

Collectively there will be 34 appliances on the maintenance program owned and operated by the VBFB's and the City of Albany at the end of this financial year. The type and distribution of those appliances is detailed in Appendix 1. The replacement value of the fire sheds and appliances at 30th June 2000 was:

Sheds	\$0.203 mil
Contents	\$0.113 mil
Appliances	\$1.204 mil
Total	\$1.520 mil



FIGURE 1



2.3 BRIGADE STRUCTURE – OFFICE BEARERS:

2.3.1 Election of Office Bearers

Each brigade convenes an annual general meeting of members from within their brigade area for the purpose of electing the following operation and administrative positions.

2.3.2 Command Officers

2.3.2.1 Fire Control Officers: Each brigade provides one FCO who is the officer in charge of the brigade. Fire Control Officers:

- Are responsible for carrying out inspections and the issuing of permits within their brigade area.
- During incidents within the FCO's appointed area, take control, set up Incident Control procedures and assume the role of Incident Controller, or appoint another member to take this responsibility.
- Establish and maintain effective communications and liaison both with the CBFCO, Brigade personnel and Emergency Services, to ensure prompt response and recovery at all incidents within the Brigade area.
- Coordinate and manage the resources of the Brigade.
- Ensure that senior brigade officers are delegated tasks, have taken control of designated functions and that firefighters are coordinated in their approach to fighting the fire in accordance with the overall plan to combat the fire.
- Ensure that all tasks undertaken are carried out in the safest possible manner and inexperienced members are teamed with experienced brigade members.
- Ensure Fire Incident Reports are completed and Fire Incident Investigation procedures are implemented if necessary.
- Ensure that active firefighters are trained and fully conversant with their brigade firefighting equipment.

The City of Albany requires the FCO to have a current police clearance due to the substantial powers that the Bush Fires Act 1954 allows. Powers of FCO's include but are not limited to:

- Power of entry onto land - Section 14;
- Power to vary prohibited burning times under a delegation of local government - Section 17(7), (8) & (10);
- Power to issue permit to burn during restricted burning times - Sections 18(6) & (7) & 23(2);
- Power to require production of permit to burn - Section 24B(1);
- Power to give directions to person lighting fire in open air Section 25;
- Power to clear firebreak on a failure to comply with a notice to do so - Section 33(4);
- Power to issue permit to burn Crown lands and entering on Crown lands - Section 34;
- Power to take such measures as appear necessary or expedient and practicable for carrying out normal brigade activities among other things - Section 34;
- Various Special Powers - Section 39;
- Powers on outbreak of fire - Section 39A

2.3.2.2 DFCO/Captains: Each brigade provides a DFCO/Captain who is responsible for assuming the role of the FCO in his/her absence.

2.3.2.3 ***Lieutenants:*** Each brigade has a number of Lieutenants who make recommendations to the FCO with regard to fire control in their area of the brigade. Lieutenants may also fill the positions of Training Officer, Communications Officer, Equipment Officer and Fire Prevention Officer (FPO) within the brigade.

2.3.3 Brigade Members

2.3.3.1 ***Brigade Members:*** Will be those active members of a brigade, other than the above office bearers, who provide the bulk of the volunteer bushfire service and the labour to prevent and suppress fires.

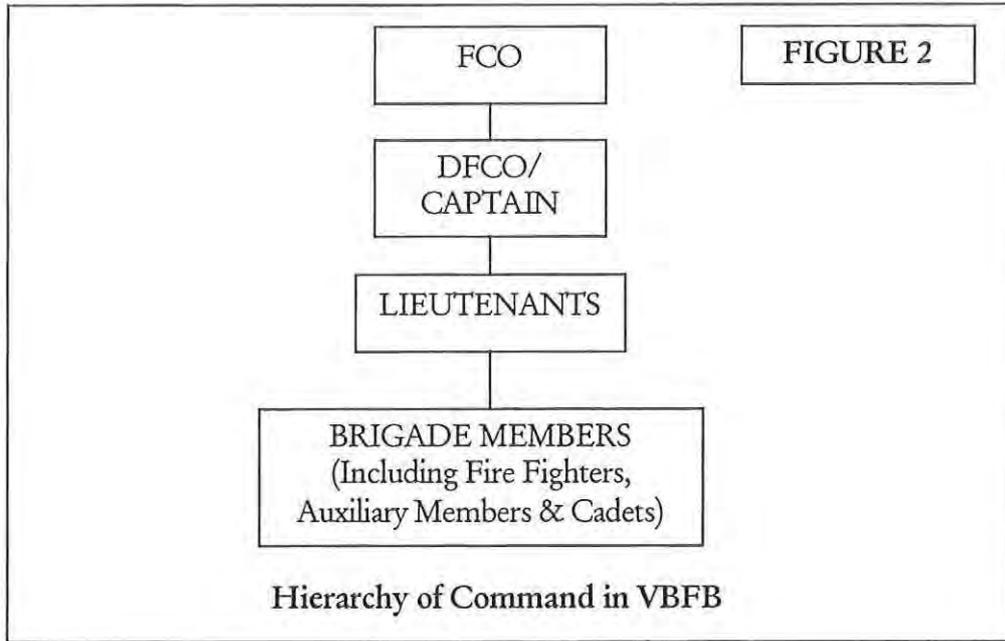
2.3.3.2 ***Auxiliary Brigade Members:*** Are the members of a VBFB, other than the above members or office bearers, that have completed, and had accepted, an official brigade membership nomination form. An auxiliary member is involved in a support role only such as administration, communications, transportation, etc.



2.3.3.3 ***Cadet Members:*** Cadet members are aged between 11 to 15 years inclusive and are the City's future volunteer fire fighters. They do not attend uncontrolled fire or other emergency incidents and are supervised when undertaking normal brigade activities as defined by paragraphs c, d, e, f and g of section 35A of the Bush Fires Act. Cadet members are ineligible to vote and are not assigned rank. Parental or guardian consent must be obtained prior to acceptance of a cadet member.

NOTE: No person may be nominated for, nor elected to any position within a brigade without first having completed an official brigade membership nomination form, a copy of which is included at Appendix 2.

The structure of each VBFB is set out in Figure 2.



2.3.4 Management Committee

Each brigade also has a Management Committee, which may include all or some of the following:

- President/Chairperson
 - Secretary
 - Treasurer
 - Equipment Officer
 - Communications Officer
 - Training Officer
 - Fire Prevention Officer
- } Administration Officer

Only registered brigade members may fill these positions.

2.4 BRIGADE CONSTITUTIONS

All brigades operate under their brigade constitution, adopted so as to meet the needs of the brigade and complying with the appropriate legislative requirements.

The constitution provides for the day to day operation of the brigade, including procedures at meetings, election of brigade officers, membership subscriptions, financial control, duties of officers, etc.

A sample constitution for a Volunteer Bushfire Brigade is contained in Appendix 3.

2.5 BUSHFIRE BRIGADE/COUNCIL REPRESENTATION

The current administrative arrangement to coordinate bushfire control in the City of Albany is the Volunteer Bushfire Association, Association Bushfire Advisory Committee and the Council's Bushfire Management Committee. Council provides secretarial and administrative support to the Association, Advisory and Management Committees.

Items raised from within the brigades will be brought to the attention of the Council's Bushfire Administration Officer for presentation to the Bushfire Association or the Advisory Committee, as appropriate. All resolutions from the Advisory Committee will be referred through Council's Bushfire Management Committee for consideration and a recommendation submitted for Council's consideration.

Representatives of the BFS, CALM and Tree Plantation Companies will be invited to attend all meetings of the Bushfire Association, the Bushfire Advisory Committee and the BFS and CALM will be invited to attend Council's Bushfire Management Committee, to act in an advisory capacity only.

2.5.1 Bushfire Association

The Volunteer Bushfire Association consists of registered volunteer bushfire brigade members who are eligible to individually propose motions and vote at the annual Bushfire Association meeting.

2.5.2 Bushfire Advisory Committee

The Advisory Committee makes recommendations to the Bushfire Management Committee on all motions received from VBFB's, CBFCO and DCBFCO. Two (2) authorised representatives from each brigade are empowered to propose motions, and vote on behalf of their brigade together with the CBFCO and DCBFCO.

2.5.3 Bushfire Management Committee

The Council's Bushfire Management Committee is formed and operated under the Council's standing orders and reports directly to Council. Membership of the Committee comprises:

- four City Councillors or appointed deputies (including the Chairman);
- the Chief Bushfire Control Officer, (or proxy);
- the Deputy Chief Bushfire Control Officer, (or proxy); and
- the Chairperson of the Bushfire Advisory Committee, (or deputy chairperson).

All matters to be brought to the attention of Council's Bushfire Management Committee will be the subject of written agenda items prepared by Council officers in accordance with Council protocols and standard meeting procedure.

2.6 STRUCTURE OF THE BUSHFIRE ORGANISATION

The Bush Fires Act requires that the City of Albany have a number of statutory positions for the Volunteer Bushfire Service. The City of Albany shall have a:

Chief Bushfire Control Officer,	}	(Not from same sector groups)
Deputy Chief Bushfire Control Officer,		
Senior Bushfire Control Officer (North East Sectors),		
Senior Bushfire Control Officer (South West Sectors),		
Fire Weather Officers,		
Fire Weather Recording Officers,		
Radio Schedule Officers.		

The Volunteer Bushfire Association receives one nomination for each of the above positions at its AGM from each Volunteer Bushfire Brigade and fills those positions by ballot. The appointees then become authorised officers under the Act upon ratification by Council.

Council will allocate staff resources at the City of Albany or subject to the City's operational requirements, engage contract services to provide the Volunteer Bush Fire Brigades with the following service.

Training Officer,
Equipment Officer,
Administration Officer,
Communications Officer,
Fire Prevention Officer.

Matters at an organisational level, specific to these positions, should be referred to these officers who will be responsible for reporting and providing advice to the Bushfire Association. Contact in the first instance should be through the Bushfire Administration Officer, Senior Ranger or Manager Inspection Services.

2.7 CHIEF BUSH FIRE CONTROL OFFICER

The responsibilities and duties of the CBFCO include, but are not limited to, those for an FCO and to:

- Provide leadership to volunteer bushfire brigades;
- Assist in monitoring bushfire brigades' resourcing, equipment (including protective clothing) and training levels and report thereon with recommendations at least once a year to the City;
- Liaise with the City of Albany concerning fire prevention and suppression matters generally and directions to be issued by the City to FCO's (including those who issue permits to burn) Volunteer Bushfire Brigades and Officers.
- Assist in ensuring that VBFB's are registered with the City of Albany and that lists of brigade members are maintained and notified to the City no later than 31st May in each year.

During Fire Incidents the CBFCO:

- Coordinates and supports VBFB's through provision and management of resources, with a priority of life and property.
- Establishes and maintains effective communication & liaison with brigade FCO's, Emergency Services & Statutory Authorities.
- Ensures Brigade FCO's have taken command and established Incident Control procedures.
- Ensures that meteorological and intelligence reports are provided as required.
- Assists the Incident Controller through advice on strategy, plans and tactics to combat the fire and reduce escalation of incidents.
- Ensure that Brigade FCO's complete Fire Incident Reports and initiate Fire Incident Investigation procedures if required.

2.8 DEPUTY CHIEF BUSH FIRE CONTROL OFFICER

The DCBFCO

- Assists the CBFCO through fulfilling the same functions of the CBFCO, in conjunction with the CBFCO, within the designated sector groups under his control.

- In the absence of the CBFCO, the DCBFCO assumes the role of the CBFCO throughout the City of Albany with the assistance of the SFCO's for each sector group.

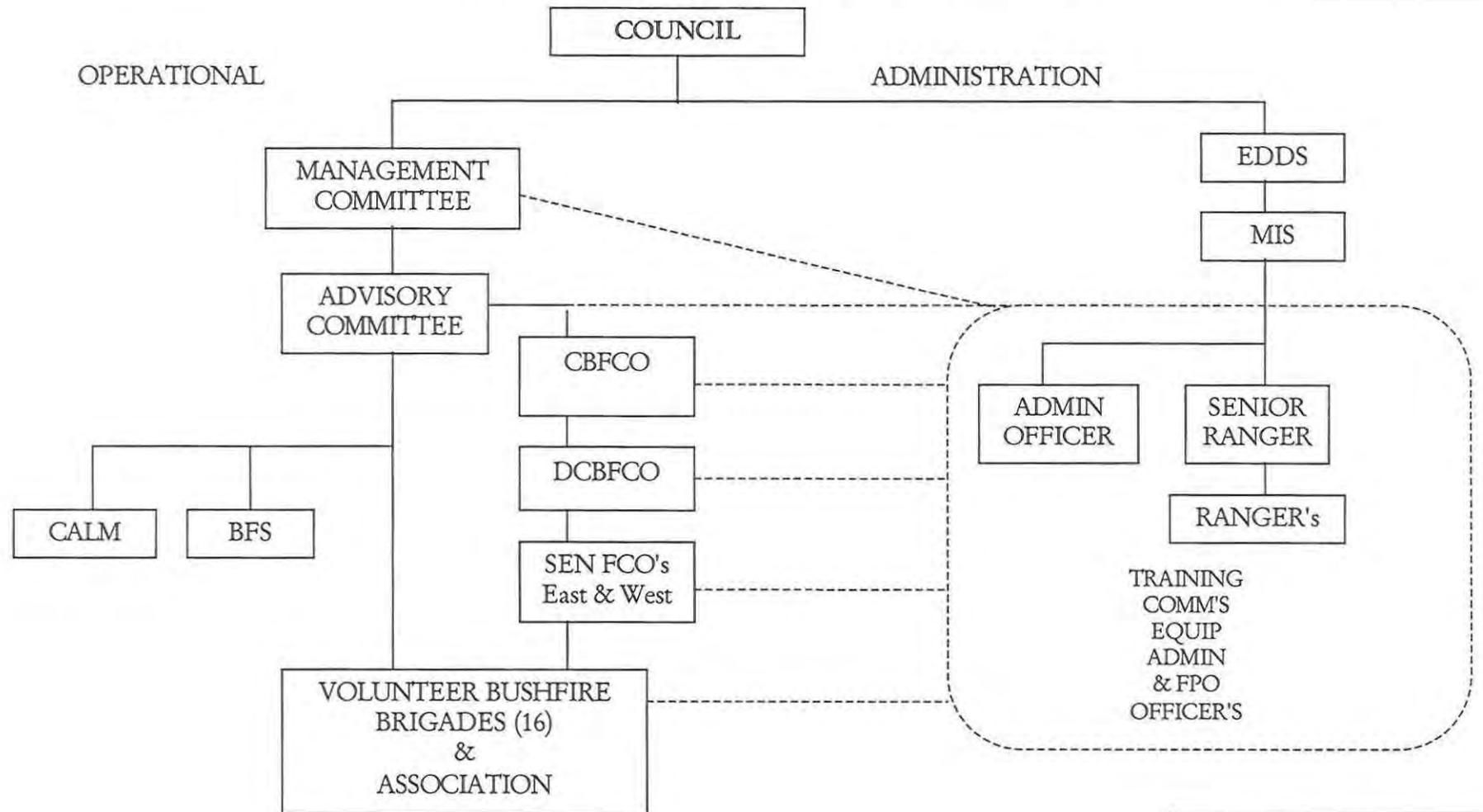
2.9 SENIOR FIRE CONTROL OFFICER'S

- The SFCO's are responsible for assisting the CBFCO and DCBFCO in their particular sector groups as directed.

The overall structure of the Volunteer Bushfire Brigades, operational and administrative, is outlined in Figure 3.

STRUCTURE OF THE BUSHFIRE ORGANISATION

FIGURE 3



- Broken lines show support function.
- Solid lines show chain of decision making & reporting responsibility.

2.10 POLICIES OF INSURANCE

The City of Albany, in recognition of its obligations under section 37 of the Bush Fire Act, provides for the safety and protection of bushfire brigade personnel and equipment by keeping in force and effect an insurance policy, which encompasses:

- Disability or injury of a volunteer brigade member;
- Loss or damage to any appliance, equipment or apparatus of a bushfire brigade;
- Loss or damage to any privately owned vehicle, appliance, equipment or apparatus instructed to assist in fire control; (currently \$200,000)

where such injury, loss or damage occurs under the direction of a Bushfire Control Officer or an officer or member of a bushfire brigade for the purposes of the Bushfires Act 1954, and occurs in the course of normal brigade activities, including travelling to or from the scene of a fire.

The City of Albany extends insurance coverage for that bushfire brigade property, buildings (on public land), and equipment listed on Council's insurance schedules.

Where a volunteer bushfire brigade assists a private property owner or occupier by carrying out a hazard reduction burn (not including property improvement) and does not charge a fee for service, council's insurance cover applies.

Insurance cover is not extended:

- Where a volunteer bushfire brigade member is injured undertaking activities for property improvement purposes;
- To vehicles and equipment that is not included on Council's plant list and not owned by Council when used for property improvement activities;
- To private contractors. (Private contractors should carry specific Bushfire Insurance in addition to their general 3rd party/public liability insurance prior to being utilised in a bushfire situation.)

Where volunteer bushfire brigades are requested by owners or occupiers to assist in carrying out hazard reduction burns for which the volunteer bushfire brigade charges a fee for service,* or for property improvement, (whether or not remuneration is received), Council's insurance does not apply as the volunteer bushfire brigade will be deemed to be a contractor. Appropriate insurance coverage is required to be arranged by the volunteer bushfire brigade separate from Council's insurance when remuneration is to be received or the volunteer bushfire brigade is involved in property improvement.

* Donations are not considered to be a fee for service for insurance purposes however the Australian Taxation Office rules that if a donation is given when a reciprocal service is expected, the donation is deemed to be a fee for service for which GST is payable if the brigade is registered for GST purposes.

2.11 BRIGADE OPERATING PROCEDURES

Each Brigade has been issued with Brigade Operating Procedures and those procedures set out safe operating practices for volunteer bushfire brigade members. A copy of the BOP is attached to this strategy at Appendix 4 and will be updated from time to time.

2.12 MEMBERSHIP

2.12.1 Existing Membership

All brigades are required to keep an up to date register of all current members and advise the Council Bushfire Administration Officer accordingly so that appropriate insurance coverage is available. Once accepted, a membership to a volunteer bushfire brigade is for life unless otherwise cancelled as a result of the member resigning, leaving the district, being dismissed, or dying.

The decline in the rural population and VBFB membership has resulted in a reduction from 20 brigades to the current 16 through amalgamation over the past decade. The City of Albany currently has approximately 680 volunteer bushfire brigade members on its records. This has declined from over 800 members on record over the past few years. The majority of these members on record have enrolled at some stage, indicating that they may be willing to attend and help at a fire if available and requested, however they are mostly untrained and unfamiliar with procedures and equipment. It is estimated that there are less than 160 members who could be considered active in that they have received formal training, are familiar with brigade equipment and procedures and have attended a fire over the past few years.

Volunteer bushfire brigades should encourage participation by all enrolled members of the brigade. Whilst it is acknowledged that some members are often not available, it should be recognised that some members may fall into an inactive status through not being contacted when a fire or other event occurs. Although this is a problem with no simple solution, it is easy to fall into the routine of only calling upon those members who are willing and available most often.

2.12.2 New Membership

All prospective volunteer bushfire brigade members are required to complete a formal membership application form (Appendix 2) prior to being considered for membership. Brigades maintain and provide to the City, at least once per year, an up to date register of all brigade members and provide the original copy of all new membership registration forms to the City.

Current membership requirements are:

2.12.3 Firefighting Members are required to be 16 years of age or over, should be in good health and have no known medical conditions which might endanger themselves or others or limit their capacity to fight fires.

2.12.4 Auxiliary Members are required to be 16 years of age or over and should only be used in a support role such as communications, administration or other support duties that they are considered capable of undertaking. Auxiliary members are not to be used in a fire fighting role or in any role that may be detrimental to theirs or others safety.

2.12.5 Cadet Members are aged between 11 to 15 years inclusive. They do not attend uncontrolled fires or other emergency incidents and are supervised when undertaking normal brigade activities as defined by paragraphs c, d, e, f and g of section 35A of the Bush Fires Act. Cadet members are ineligible to vote and are not assigned rank. Parental or guardian consent must be obtained prior to acceptance of a cadet member.

In recognition of the declining and ageing VBFB membership, the City of Albany will need to embark upon an ongoing publicity and public awareness campaign (involving media releases and newsletters, etc) to boost the volunteer bushfire brigades. Failure to do so will compromise the level of fire protection within the District in the future.

Bushfire brigades also need to take a pro-active role in raising the awareness of brigade activity, membership, fire prevention and fire suppression within the community by canvassing for new members. Participation and promotion at public displays, major events and at social events are important opportunities.

Where Tree Plantations exist within the brigade district, brigades should make contact with the relevant companies to encourage membership, interest and close participation in brigade activities and concerns. Brigades should also consider encouraging interaction through social activities.

2.13 HAZARD REDUCTION UNIT

The past few years have seen an increase in the need for Hazard Reduction Burning due to an increase in arson and also the increase in the fuel loading in some locations. Evidence of the past couple of years highlights the need for better management of high-risk areas. The Hazard Reduction Unit is being established in addition to the existing Volunteer Bushfire Brigades. This Unit will provide support to the City Rangers with the hazard reduction program thereby releasing Rangers for other duties as required. The unit will not work in conflict with other Volunteer Bushfire Brigades or the Fire and Rescue Service of WA.

2.13.1 Purpose of the Hazard Reduction Unit:

The purpose of the Hazard Reduction Unit is to:

- Maintain a strong customer focus through establishing close contacts with members of the community who raise concerns over hazardous locations.
- Provide a resource with the capacity to reduce hazards within reserves vested in the City that are not covered by Volunteer Bushfire Brigades.
- Assist in the prioritisation of locations that have been confirmed as a fire risk.
- Provide value for money through monitoring and reduction of hazards and thereby reducing the economic costs that would be incurred through property damage as a result of a wildfire.
- Assist in the training of Volunteer Bushfire Brigade recruits or other Volunteer Bushfire Brigade members wanting more experience in fire situations in a non-threatening environment.
- Utilise the existing appliances stored at the City of Albany's Mercer Road Depot. This will further make available fire fighters to run the appliances and thereby provide members who are well conversed with the use of these appliances.

2.13.2 Training:

The Rangers already possess the appropriate skills and flexibility for this unit, and the unit will receive training through courses run by the Bush Fire Service.

2.13.3 Membership:

Membership is open to any person who is a member of a Volunteer Bushfire Brigade within the City of Albany.

2.13.4 Roles and Responsibilities:

Incident Controller: The Senior Ranger or his representative will be the incident controller and team leader for hazard reduction burns. He will undertake the same responsibilities already given to Fire Control Officers' under the Bush Fires Act and in accordance with the City of Albany guidelines.

Team Coordinator: The team coordinator will organise the number of personnel required for each team and liaise with other Brigades to determine experience needs. (ie maintain a list of current and new members who may be interested in getting additional experience.)

Program Coordinator: The Program Coordinator will liaise with the above officers and develop a program for hazard reduction burning and prioritise accordingly.

PART 3 - BUSHFIRE BRIGADE RESOURCES

3.1 FIRE STATIONS

Fire stations have been developed to house appliances used for fire prevention and suppression throughout the City of Albany. All new fire stations purchased and constructed are capable of housing and completely enclosing a minimum of two heavy-duty fire trucks and are fully lockable.

FESA have indicated that the funding of fire stations has a very low priority and will not even be considered unless Native Title claims have been resolved. The Lotteries Commission has granted funding for some, but not all applications to date. Future funding through FESA and Lotteries depends on priorities and availability in competition with other applicants. Competition for funds from these sources has increased over recent years. Another possible source of funding or materials for fire stations may be available from Tree Plantation Companies who have indicated that they may be willing to consider donations of sheds from plantation properties or contributions towards funding in accordance with the Community Based Plantation Fire Equipment Agreement Code of Practice.

When considering the construction of fire stations, issues such as the availability of suitable sites, vesting, native land title claims and ownership are taken into consideration. New fire stations should not be constructed on private property as this may lead to future complications such as sale of land, denial of access to the property and future restrictions of extensions or modifications etc. The City will normally fund at least 50% for new fire stations, provided the above considerations are taken into account.

There are a number of fire stations currently located on private and public land used in combination with other interests and purposes. These include the Airport fire station, the fire station located at Whale World, the Napier fire stations and Kojaneerup. At the present time there are special garaging arrangements in place for housing of fire appliances at Whale World and the fire stations on private properties in Napier and Kojaneerup VBFB areas. There currently are no town sites suitable for erection of fire stations within the Kojaneerup and Gnowellen VBFB districts. It is recognised however, that circumstances may change in the future necessitating modification of these conditions such as extending, relocating and/or erecting fire stations on public land specifically vested for the purpose.

The City will, in conjunction with relevant VBFB's, endeavour to source suitable fire station sites for both the Gnowellen and Kojaneerup brigade districts and commence construction of fire stations to house new fire appliances as they come on line.

Fire stations are located in those positions shown on Figure 1.

3.2 FIRE APPLIANCES:

The City of Albany, in conjunction with FESA, will, in accordance with this Strategic Plan, embark on an ongoing fire appliance purchase, replacement and re-deployment program. While the number and type of appliances purchased is limited by Council's budget, and the availability of financial assistance, the program has been developed as per the following guidelines;

- Current assets will be replaced with consideration given to fuel type, condition, availability of parts, and age/kilometres travelled.
- No truck will be over 20 years of age at time of replacement.
- Second hand trucks purchased will be less than ten years old at time of purchase. If FESA funding is granted, new vehicles will be purchased.
- No Fast Attacks will be over 10 years of age at time of replacement and will be new when purchased.
- The size of Council's bushfire brigade fleet will not be increased beyond 34 appliances.
- The size of the City's bushfire brigade fleet will be re-evaluated, with the assistance of the brigades, upon the completion of the City's Fire Prevention Plan which will determine response capability.
- Strategic placement will be based upon foreseen fire risk, reported fires, manning margins and attendance limitations due to distance constraints etc.
- City owned equipment may be re-deployed within a brigade district or to the district of another brigade to ensure the maximum benefit to the bushfire brigade organisation as a whole.
- City owned equipment considered surplus to requirement may be sold or disposed of so as to maximise the cost effectiveness to the organisation, and to alleviate unnecessary maintenance costs etc.
- Consultation will take place with relevant brigades and concerned parties together with Bushfire Advisory and Management Committees prior to selling or re-deployment of equipment.
- Fire vehicles and appliances purchased for use on public roads must comply with Department of Transport regulations.
- Vehicles are not to be purchased by brigades with the intention of inclusion in the City's plant list for maintenance and/or registration purposes.
- All second hand vehicles are to be approved by the City's mechanic prior to purchase, to ensure all fire appliances and equipment do not pose undue threat of injury.
- Ex CALM and second hand heavy duty fire units purchased by the City for brigade use are to be brought up to a suitable standard as detailed in Appendix 5 as soon as practicable after purchase.
- New and replacement vehicles should be housed in a suitable lockable fire shed to prevent unnecessary deterioration due to exposure to the elements and to provide security.
- Upgrades to equipment (crew cabs, 900Litre fast attacks & extra fittings etc) may be funded by brigades in addition to standard equipment supplied by the City.
- When purchasing replacement vehicles, during the preceding year, consultation will take place with relevant brigades and the Advisory and Management Committees to determine the most suitable replacement vehicle.



In accordance with the Vehicle Purchase/Replacement Plan detailed at Appendix 6, it should take six years to achieve the replacement objective for trucks and ten years for fast attacks based upon an average annual expenditure of \$200,000. This will allow Council to own appliances, reduce maintenance costs and minimise potential for appliance failure and injury to VBFB members.

The above plan should ensure that brigades will only need to fund minor plant purchases and ancillary equipment.

The City and other agencies also have items of plant such as water tankers, fast fill pumps, extra fire units, loaders, dozers and graders etc, that are available and can be supplied on request through the CBFCO or City Officers. The high capital cost of these items and low usage rates makes it unviable to have these items within Council's BFB plant inventory. A list of available equipment/suppliers is contained in appendix 7. Requests for extra plant must be authorised by the CBFCO or City Officers. Cooperation from neighbouring brigades is also expected for supply of plant and manpower during a wildfire or controlled burn, depending on those brigades own risks and requirements.

3.3 COMMUNICATIONS & SUBSIDIARY EQUIPMENT

The City of Albany will maintain an effective VHF two-way radio communications system, which will act as the bushfire radio command network. To support this network, VHF repeater sites at Willyung Hill and Greenrange together with VHF radios at the City of Albany's offices and in the City's Incident Control Caravan will be maintained. VHF radios are supplied and maintained for CBFCO, DCBFCO, SFCO's East and West, brigade FCO's, DFCO's and VBFB fire vehicles contained in the City plant listing, (refer Appendix 1). The City will also make provision for annual refitting of the above radios in its annual budget when new office bearers are elected. In addition, pagers and chargers will be provided on request, for use by FCO's if required, and Weather Stations will be issued to designated Weather Recording Officers. At this stage council will not provide GPS systems for fire vehicles, however if FESA decide that GPS systems are necessary and are to be provided as standard equipment with new fire vehicles, Council may consider the purchase of GPS systems for existing fire vehicles.

3.4 SAFETY EQUIPMENT AND CLOTHING

All VBFB members should have, upon arrival at a fire scene, safety equipment kits consisting of:

- 1 pair Proban fire retardant overalls (yellow);
- 1 firefighters hard hat (white, rural);
- 1 pair plastic eye goggles; and
- 1 pair leather gloves.

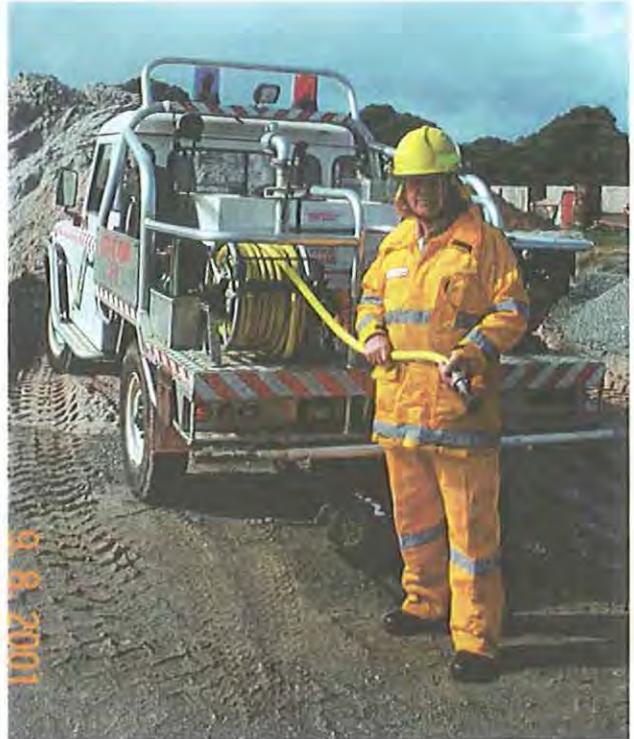
Firefighters will be encouraged to wear all safety equipment, however it is recognised that in some circumstances, the necessity for certain items may diminish. Brigade members are encouraged to not wear safety equipment for any purpose other than bushfire brigade activities. Requirements for non-brigade members are as specified in BOP B3.

Safety kits or parts thereof, and fire boots, will be provided to brigades at half cost under the existing grant subsidy scheme provided by FESA. A complete kit currently costs approximately \$73 at the subsidised rate. Fire boots cost approximately \$70 at the subsidised rate.

Fire boots are considered a personal item and do not form part of safety kits. They should not be utilised by multiple persons. Any person attending a fire or other brigade activity will be responsible for providing their own appropriate footwear, which should provide adequate protection from fire and associated hazards.

Every new fire tender will come complete with sufficient gloves and goggles to outfit the standard number of operators for that vehicle in accordance with FESA's stowage list, and must remain with the appliance when not in use.

Ownership of all equipment provided by the City, will remain with the City of Albany in conjunction with the bushfire brigade concerned. Persons issued with equipment who leave the district or who are no longer active within the brigade, will return that equipment to the brigade for issue to the appropriate officer.



3.5 MEALS FOR VOLUNTEER FIREFIGHTERS

The City of Albany will, in its annual budget, set aside funds for catering purposes at fires. If the City is requested to supply meals, then the standard set out in Appendix 8 will be adhered to whenever possible. (Subject to availability, notification and timeframes etc). Alternatively, reasonable costs for self organised catering may be reimbursed to the relevant brigade or organisation. Firefighters should normally be at the scene of a wildfire for a minimum of 4 hours before a substantial meal will be provided unless normal meals are missed, the safety of fire fighters is at risk or other criteria dictate that a meal should be provided. All catering requests must be authorised by the CBFCO or Rangers prior to ordering.

Brigades have the option of self catering for volunteer firefighters or requesting other agencies for catering assistance. Other agencies may include the SES, and Salvation Army etc, or be sourced through the City of Albany. CALM has advised that their mobile kitchen is available on request for use by brigades at any wildfire. (This does not have to be a CALM fire). Fires belonging to other agencies, (ie- outside the City of Albany's volunteer bushfire brigade responsibility) such as CALM or FRS, should normally be catered for by that agency.

3.6 PROVISION OF CONSUMABLES

The City of Albany will also provide fire-fighting foam, comprox and marking tape as required.

PART 4 - TRAINING

The City of Albany in conjunction with the Bush Fire Service and Bushfire Brigades will implement an appropriate training program so as to ensure the bushfire organisation is trained to an adequate minimum standard.

4.1 BUSH FIRE SERVICE

To facilitate basic training, courses are conducted by the Bush Fire Service of FESA as per their training calendar. Further courses may be provided on request dependent upon demand. Firefighters course training modules include:

Module	Content	
1.	Safety and Survival (includes basic first aid)	} Bushfire } Awareness } Certificate
2.	Wildfire Behaviour	
3.	Wildfire Suppression	
4.	Communications	
5.	Organisation and Chain of Command	
6.	Map Reading	
7.	Driving	
8.	Hand Tools	
9.	Hydrants and Hoses	
10.	Introduction to Structural Fires	
11.	Fire Extinguishers	
12.	Ropes and Ladders	

Other courses or seminars available may include:

- A Fire Control Officers Course,
- B Incident Control Systems- Battle Board Course,
- C Incident Control Systems- Module 4.04,
- D Fire Weather

Chainsaw and advanced first aid training is not considered a necessity and is not normally provided.

Fire Control Officers - Aspirant FCO's are encouraged to participate in a FCO's course. FCO's are required to participate in the two-day "Fire Control Officer" training course, within six months of having been elected to that position.

New Members - every new member intending to participate in an active fire fighting capacity is required to undertake modules 1-3 of the Firefighters course prior to being exposed to the hazards of a wild fire situation.

Existing Members -existing active members that have not yet undertaken Modules 1-3 for the firefighters course, will be encouraged to complete these modules as soon as possible and then complete further modules as training opportunities become available.

All brigade members that have, or will be given responsibility for the operation of any brigade equipment or fire appliance are to undergo the appropriate "equipment familiarisation" training, including the use of two-way radios, to ensure correct operation. They will also be encouraged to participate in drills and hazard reduction burns when they take place to implement the training they receive. The City of Albany will use the quarterly "Firebreak" newsletter to advise brigade members of upcoming training opportunities.

FIGURE 4

OFFICER	MODULES							COURSES				EXERCISES
	1-3	4	5	6	7	8	9-12	A	B	C	D	
Senior City Ranger	X	X	X	X	O	X	X	X	X	X	O	O
City Rangers	X	O	O	X	O	O	X	X	X	O	O	O
Admin Officer (BF)	X	O	O	O	O	O	O	X	X	O	O	O
CBFCO	X	X	X	X	O	O	X	X	X	X	O	X
DBFCO	X	X	X	X	O	O	X	X	X	X	O	X
FCO	X	X	X	X	O	O	X	X	X	O	O	X
Active Firefighter	X	X	O	X	O	O	X	O	O	O	O	X
Auxiliary	X	O	O	O	O	O	O		O		O	O
Cadet	X	O	O	O		O	O		O		O	O

(X = Mandatory, O = Desirable)

4.2 BRIGADES

Brigades are encouraged to carry out regular exercises to ensure all active members are kept up to date with the use of brigade equipment, current practices and recommended procedures. Training sessions should be held bi-annually and be combined with brigade social activity to promote interest in the brigade. The bushfire organisation’s training officer and the brigade training officers will be responsible for coordination and making recommendations as to training at an organisational and brigade level. Such recommendations will take into account the relevancy and value of skills and experience that have been acquired in the field.

Brigades are encouraged to obtain details of and notify the relevant contact from plantation companies concerned as to exercises, equipment familiarisation, training and social events occurring, in order to foster cooperation and efficiency in the event of fires.



PART 5 - PROPERTY FIRE RISK MANAGEMENT

5.1 CITY OF ALBANY - FIRE RISK AND HISTORY

The City of Albany covers an area of approximately 4800 square kilometres. It has approximately 160km of coastline and extends 30km inland from the state's southern coast.

The City has approximately 30,000 residents and its resident population is growing by approximately 1.5% per annum. That growth is primarily in the urban and urban fringe areas. The rural population has remained static at approximately 6000 persons.

The majority of the City's resident population live or work within 20 minutes response time of a City or FRS appliance. Nonetheless, the extent of vegetation coverage and the land form of the region put large percentages of those residents in high or extreme fire hazard areas as defined in "Planning for Fire"; Many urban, semi-rural and rural lots have slopes in excess of 15 degrees and/or vegetation cover greater than 30%.

According to FESA's statistics, the City of Albany recorded 45% of all fires in 1999/2000, within the Great Southern. As shown in Figure 5, brigades closest to the urban areas (South Coast, Elleker, City of Albany, King River and Kalgan) have been the most active over the last 5 years. Those to the east, where landholdings are in large acreages and the population is more sparsely distributed, have been less active.

Of the reported fires, 70% or more resulted from unknown causes (arson suspected in most cases) or the escape of a fire from a controlled burn. Brigade members and members of the public are encouraged to maintain vigilance to the threat of arson and wildfire. Arson remains a major problem for the VBFB's and the City of Albany is concerned that there has been reported cases and prosecution of arsonists from within the VBFB service. With the powers vested with FCO's under the Bush Fires Act, the City of Albany requires that those officers obtain State police clearances upon appointment to those positions. Clearances may be obtained at City expense by the individual or by the City with the individual's consent. If the clearance provides information which would in the view of Council make the person an unsuitable candidate to perform the duties, or exercise the powers provided to the position under the Act, or in accordance with the Strategic Plan, then Council may decline to appoint the person to the nominated office.

During the period from 1st July 1997 to 30th June 1999, 39% of fires were on private property, 36% on City reserves (including road verges) and 9% on VCL or CALM reserves. Fire prevention is an important defence against wild fire and CALM has a strategic fire prevention program in place within National Parks and State Forests. The City of Albany has yet to develop a Fire Prevention Strategy and it is only recently that funding for fire prevention on City reserves increased from \$20,000 per annum (1998) to \$45,000 (2000/01).

Included at Appendix 9 is a list of Council controlled reserves which require periodic controlled burning and/or the strategic installation of fire breaks. This list is currently incomplete but will be updated as time permits. With the increase in conservation concerns over recent years, there has been growing pressure from some of the populace not to burn bushland at all. While there are good reasons in some cases not to burn, an overall balance needs to be established and it should always be remembered that an overriding factor is consideration for the preservation of human life and the abatement of hazards that could threaten life and property. For many years prior to European settlement, aboriginal tribes lit bushfires that aided in the conservation of our native flora and fauna and in effect reduced the hazard to them. Hot fires resulting from high fuel

loadings can increase overall damage, whereas low fuel loadings resulting from burns of a managed frequency basis, normally result in cooler burns which by and large do not damage flora to the stage where it can not regenerate.

The City of Albany's Fire Prevention Officer commenced a more focussed fire prevention program in 2000 and the preparation of a comprehensive Fire Prevention Plan is a high priority for the City.

5.2 PUBLIC LAND

The City of Albany is responsible for the fire management of all land within the boundaries of the municipality, other than those that come under the control and management of agencies such as CALM or MRWA. The City of Albany is also responsible for all bushfire brigade activity in relation to the abatement of fire hazards on public lands. FESA manages VCL on behalf of DOLA.

The City is undertaking a reserve fire management program whereby issues such as fire hazards, fuel loadings, mosaic burning programs, firebreak construction and vehicle access are addressed in conjunction with conservation responsibilities such as erosion, weed control and preservation of native flora and fauna. The City will allocate a minimum of \$45,000 per year over the term of this strategic plan in an attempt to bring the City's reserves to an acceptable fire risk standard.

Volunteer Bushfire Brigades are responsible for assessing the extent of fire hazards on reserves within their brigade area and reporting those hazards, through the City of Albany to the appropriate authorities. Brigades are encouraged to assist the responsible authority, where requested and where practical, to abate those hazards by identifying strategic firebreak options and carrying out or assisting in controlled burns.

Brigades are encouraged to develop planned and safe programs for hazard reduction within their districts which include factors such as mosaic patch burning, the frequency of burning and seasonal aspects. The above factors need to take into consideration the priority of life and property protection together with issues such as environmental concerns and controlling and extinguishment of the fires. Permission from the City must be obtained prior to burning of public land.

Road verge hazard reduction burning shall only be carried out with Council and/or MRWA approval (as appropriate). The City is currently developing guidelines and criteria for burning permit applications for its road reserves. MRWA, under the Main Roads Act, is vested with responsibility for the control and management of highway and main road verges. Full particulars of the MRWA's responsibilities, practices and procedures are contained in the MRWA's "Control of Road Verge Burning on Highway and Main Road Reserves" document of July 1984, a copy of which forms Appendix 10 of this Strategy.



5.3 PRIVATE PROPERTY

The City of Albany will when requested, make available to brigades on an annual basis a schedule of all property owners in the brigade's district. This can be provided by way of printout or computer disk.

Owners and occupiers of private property within the City of Albany are responsible for the installation of firebreaks and the abatement of fire hazards on their property, in accordance with Council's Firebreak Notice. (Appendix 11)

Non compliance with Council's Firebreak Notice is to be reported by brigade FCO's to Council's Senior Ranger who is responsible for issuing notices and/or infringements, as appropriate, under section 33 of the Bush Fires Act.

Where brigades are requested by owners or occupiers to assist in carrying out hazard reduction burns (for which the brigade charges a fee), or for property improvement (whether or not payment is received), the brigade is deemed to be a contractor and appropriate insurance coverage is required to be arranged. Council's insurance does not cover these scenarios.

Where a brigade assists a private property owner or occupier by carrying out a hazard reduction burn (not including property improvement) and does not charge a fee for service, Council's insurance cover applies. Donations from the landowner to a brigade are not considered to be a "fee for service" for insurance purposes.

5.4 PLANTATIONS

Owners and managers of tree plantations are responsible for compliance with the requirements of Council's Firebreak Notice and the policies and practices established by the Great Southern Plantations Fire Advisory Committee. Tree plantation companies are encouraged to actively participate in Bushfire Brigade meetings, drills and training. They are encouraged to familiarise themselves with brigade procedures and equipment and to foster good relations with brigades by interacting at social events, training sessions and promotional days.

5.5 FIREBREAKS AND FIREBREAK EXEMPTIONS

Section 33 of the Bush Fires Act 1954 provides Council with the authority to require the owner or occupier of land to either:

- (a) install firebreaks, or
- (b) abate a fire hazard.

Applications to vary Council's firebreak notice (firebreak exemption) may from time to time be approved by the Council provided that a minimum standard of fire protection, in accordance with the accepted criteria, is in place.

Applications for firebreak exemptions are to be completed on the current application form and forwarded to the relevant FCO prior to 23rd November in each year for inspection by the FCO (or his delegate). The FCO will then make a recommendation and forward the application to Council for approval. If an applicant fails to comply with the exemption requirements, Council's Senior Ranger should be notified for issue of an infringement as per section 33 of the Bush Fires Act.

5.6 *OPTIONAL PERIMETER FIREBREAKS – BRIGADE AREAS*

Approvals granted by Council for the installation of perimeter firebreaks as specified on the firebreak notice shall remain in effect in those areas.

Applications for optional perimeter firebreaks within brigade areas will be considered by Council and are to be received no later than 1st May in each year.

5.7 *EMERGENCY RESPONSE PLANS:*

The City of Albany Bushfire Emergency Response Plan is attached at Appendix 12. This document details the overall fire response to fires in the City of Albany. The purpose of the procedures detailed in this plan is to ensure a fast and efficient response from the City's VBFB's at a bushfire emergency. Specific operational instructions for the guidance of the City of Albany's Bushfire Brigades are contained in the City's Bushfire Operating Procedures (BOPs) at Appendix 4.

5.8 *REPORTING OF FIRES*

Fires are required to be reported to the City within 7 days of the occurrence of the fire in accordance with Section 43 of the Bush Fires Regulations.

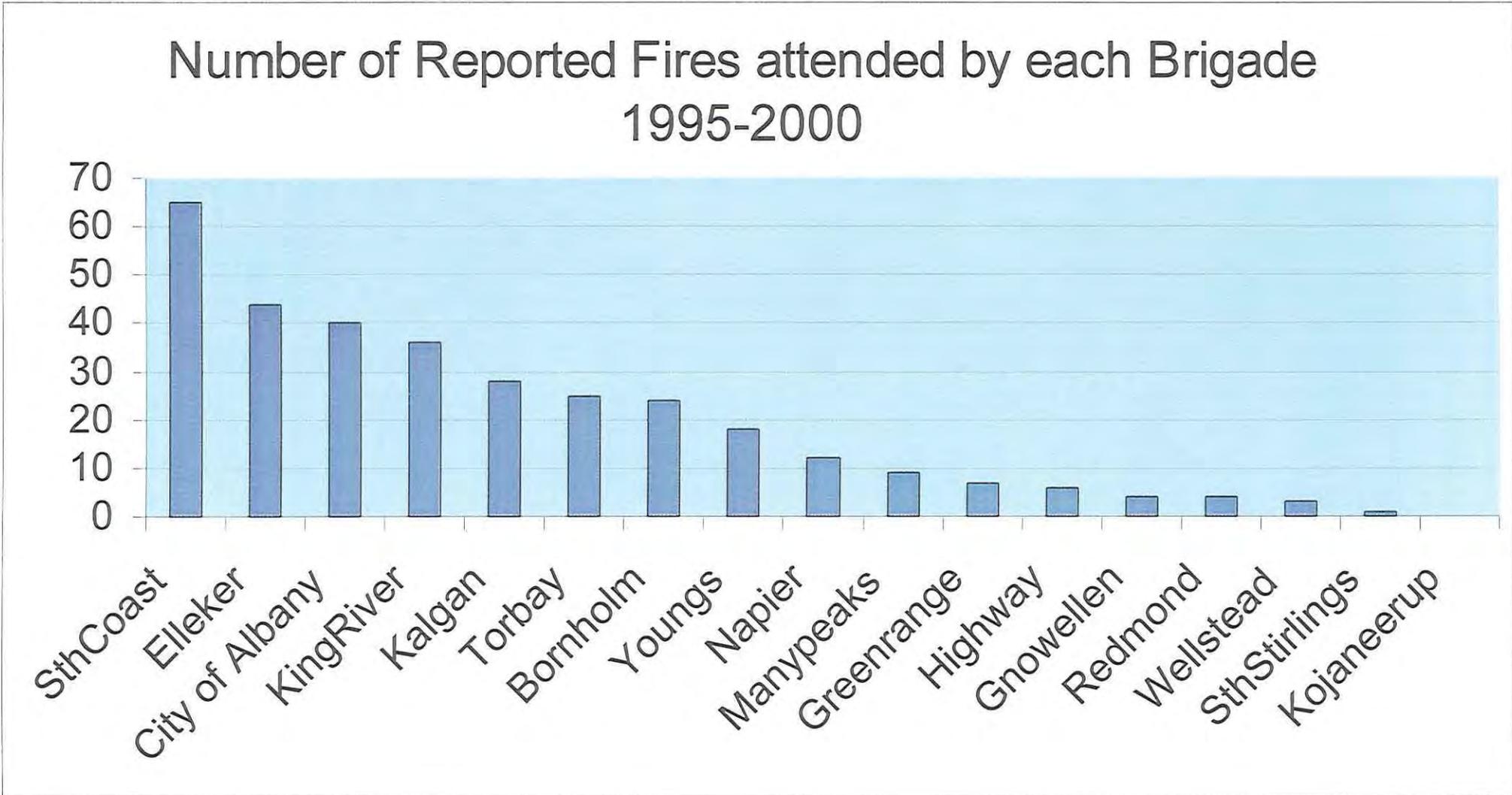
Details required are:

- (a) date of the fire,
- (b) cause or origin of the fire,
- (c) approximate area burned,
- (d) estimate of total loss,
- (e) time when the fire was noticed,
- (f) time when the fire was extinguished,
- (g) details of persons and equipment used to suppress the fire.

Apart from a legal requirement to report these details, justifying the purchase/replacement of equipment or funding of brigades will be influenced by fire history and attendance at fires.

The City of Albany is required to forward fire incident reports to the Bush Fire Service in June of each year in accordance with Bush Fires Regulations.

FIGURE 5



PART 6 - FUNDING

6.1 CITY OF ALBANY

With the assistance of other funding agencies, the City will be responsible for funding the capital costs (plant replacement) associated with the implementation of this Strategic Plan. Other costs associated with brigade activity, such as the purchase of fuels and oils, motor vehicle licenses, equipment maintenance and vehicle repair (based upon an approved maintenance schedule prepared by Council's Senior Mechanic), will also be borne by the City of Albany. Any purchase, repair or service that will incur a cost to the City of Albany will be required to be authorised by a Council Officer and a purchase order arranged by the relevant officer prior to incurring the cost.

The City of Albany will set aside each financial year, sufficient funds to purchase the equipment and vehicles detailed in the Equipment Purchase and Replacement Programs. \$8,000 per annum (adjusted for CPI & inflation) will be budgeted by Council to cover fuel/oil costs for the City's fire fleet. Those brigades in close proximity to the City Depot, (eg: King River, Kalgan, Elleker, Highway and South Coast) are encouraged to utilise the Depot refuelling facilities in place of private vendors, as the City obtains diesel and unleaded fuel at a significantly lower cost than that supplied by private vendors. Fuel savings should also be achieved by refuelling at the City Depot on regular appliance maintenance runs. Rangers are available to open bowsers at the depot after-hours in an emergency.

To minimise equipment purchase cost to the City, application will be made for the subsidised purchase of capital equipment through FESA's "Equipment Grants Scheme", the Lotteries Commission's "Volunteer Emergency Services Funding Program" and Tree Plantation Companies where applicable.

6.2 FIRE AND EMERGENCY SERVICES AUTHORITY OF W.A.

FESA's "Equipment Grants Scheme" provides for the subsidised purchase of items of bushfire equipment including-

- protective clothing;
- fire appliances and stowage kits; and
- fire stations.

6.3 LOTTERIES COMMISSION OF W.A.

Where Lotteries Commission funding becomes available under the Lotteries Commission "Volunteer Emergency Services Funding Program", applications from VBFB's for minor equipment are encouraged to be lodged through the Advisory Committee. It is expected any such funding will assist in the purchase of capital equipment that is not otherwise eligible for FESA funding. Consideration may be given by the City, on an annual basis, for limited contributions towards brigades lotteries funding applications. These applications, together with justification of requirement, will need to be submitted prior to March each year and Council will not support grant applications which jeopardise or are inconsistent with this strategy. Lotteries Commission grant applications for stowage equipment and minor capital purchases etc will be encouraged by the City of Albany, upon the recommendation of the Advisory and Management Committees

6.4 PLANTATIONS

Donations of cash, equipment, land or kind from the owners or managers of tree plantations within the City of Albany will be considered by Council on their merits.

6.6 BRIGADES

Brigades will be responsible for funding utility costs and the administrative costs associated with their activities (eg. postage and supply of stationary (including paper for photocopying) etc). The City will support brigade administrative processes through the provision of photocopying facilities for reasonable but limited quantities, providing prior arrangement and suitable notice is given.

Brigades that require items of equipment, additional to that funded by the City, will be required to fund such purchases. Social costs are to be at brigades expense. Brigades will also be responsible for funding of insurance and all associated costs, where a landowner is charged for the provision of a service.

Brigades may refund the reasonable expenses of their elected officers, incurred in carrying out the duties of their positions.

It is expected that brigades will raise funds by way of membership fees, donations, social activities and sponsorships (eg. rural traders, insurance company's etc). The City will commit to supply annual lists of ratepayers in each brigades district to allow for the soliciting of donations or annual subscriptions as required. These will be supplied in paper, floppy disk or label format.

PART 7 - ACTION PLAN

The Strategic Bushfire Plan 2000-2005 incorporates many of the initiatives developed by the former Shire of Albany Bushfire Plan 1995-2000. The previous document however was principally developed to provide a strategic framework to upgrade appliances throughout the district.

This plan incorporates the following actions:

<u>ACTION</u>	<u>RESPONSIBILITY</u>
Fire Appliances (City of Albany plant)	City of Albany
Fire Appliances (Brigade plant)	Brigade
Fire Stations (Provision of New)	City of Albany
Fire Stations (Structural Maintenance for City Owned Stations)	City of Albany
Fire Stations/Operations Centres - Utility costs	Brigade
Insurance (Normal Brigade Activities)	City of Albany
Insurance (Property Improvement or Payment for Service)	Brigade or Landowner
Maintenance/Fuel/Oil costs for appliances allocated a City of Albany plant number	City of Albany
Maintenance/Fuel/Oil costs for Appliances not allocated a City of Albany plant number	Brigade
Upgrades for vehicle purchases (Crew Cabs/900L Fast Attacks)	Brigade
Radios (issued in accordance with this plan)	City of Albany
Additional Radios	Brigade
Pagers (issued in accordance with this plan)	City of Albany
Additional Pagers	Brigade
Additional Stowage Equipment	Brigade
Postage/Stationery	Brigade
Telephone costs/charges	Brigade
Weather Stations (Designated Weather Recording Officers)	City of Albany
Weather Stations (Additional)	Brigade
Fire Hydrant Maintenance (outside FRS gazetted area)	City of Albany
Fire Hydrant Maintenance (within FRS gazetted area)	FRS
Foam/Comprox/Marking Tape	City of Albany



Council Management Plan

Strategic Bush Fire Plan 2014 - 2019

© City of Albany 2014

102 North Road, Yakamia WA 6330 | PO Box 484, ALBANY WA 6331
Tel: (08) 9841 9333 | Fax: (08) 9841 4099 | Email: staff@albany.wa.gov.au | Website: www.albany.wa.gov.au

Document Approval			
Document Development Officer:		Document Owner: <i>(Member of EMT)</i>	
Manager Rangers & Emergency Services		Executive Director Planning & Development	
Document Control			
File Number - Document Type:	CM.STD.6 – Corporate Management Standards – Management Plan Register		
Synergy Reference Number:			
Meta Data: Key Search Terms	Fire, Bush Fire, Plan, BFAG, BFAC, CBFCO, DCBFCO, SFCO		
Status of Document:	Draft		
Document file details:	Location of Document: Intranet, Extranet N:\General\Governance\Corporate Documents		
Quality Assurance:	Chief Executive Officer, Executive Management Team		
Distribution:	Internal Document, Public Document		
Document Revision History			
Version	Author	Version Description	Date Completed
Draft V1.0	Position Title	Draft	15/5/2014

DOCUMENT IS UNCONTROLLED WHEN PRINTED

Contents

1	DEFINITIONS	2
2	INTRODUCTION	3
2.1	OBJECTIVES	3
2.2	KEY PRINCIPLES	3
2.3	BUSH FIRE – A YEAR-ROUND FOCUS.....	4
2.4	RISK ASSESSMENT.....	4
2.5	ASSOCIATED DOCUMENTS.....	4
2.6	LEGISLATIVE AND STRATEGIC CONTEXT	5
3	FOCUS AREA 1 - PREVENTION OF BUSH FIRE	6
3.1	COMMUNITY.....	6
3.2	VOLUNTEER BUSH FIRE BRIGADES	6
3.3	THE CITY OF ALBANY	6
4	FOCUS AREA 2 - PREPAREDNESS FOR BUSH FIRE	7
4.1	COMMUNITY.....	7
4.2	VOLUNTEER BUSH FIRE BRIGADES	7
4.3	CITY OF ALBANY	7
5	FOCUS AREA 3 - RESPONSE TO BUSH FIRE	8
5.1	COMMUNITY.....	8
5.2	VOLUNTEER BUSH FIRE BRIGADES	8
5.3	CITY OF ALBANY	8
6	RESOURCING THE STRATEGIC BUSH FIRE PLAN	9
6.1	FINANCIAL	9
6.2	FIRE STATIONS.....	9
6.3	PERSONNEL SUPPORT	9
7	GOVERNANCE OF VOLUNTEER BUSH FIRE BRIGADES	9
7.1	VOLUNTEER BUSH FIRE BRIGADES	9
7.2	BRIGADE STRUCTURE	10
7.3	ROLES AND RESPONSIBILITIES.....	10
	<i>7.3.1 Chief Bush Fire Control Officer (CBFCO) / Deputy Chief Bush Fire Control Officer (DCBFCO)</i>	<i>10</i>

7.3.2	<i>Senior Fire Control Officer (SFCO)</i>	10
7.4	BRIGADE GOVERNANCE STRUCTURE	11
7.4.1	<i>Bush Fire Advisory Group (BFAG)</i>	11
7.4.2	<i>Bush Fire Advisory Committee (BFAC)</i>	11
7.5	INTERAGENCY RELATIONSHIPS	11
8	APPENDICES	12
8.1	APPENDIX - CBFCO POSITION DESCRIPTION	12
8.2	APPENDIX 2 - DCBFCO POSITION DESCRIPTION.....	14
8.3	APPENDIX 3 - SFCO POSITION DESCRIPTION	16
8.4	APPENDIX 4 - BFAG TERMS OF REFERENCE	17
8.5	APPENDIX 5 - BFAC TERMS OF REFERENCE	20
8.6	APPENDIX 6 - BRIGADE BOUNDARIES	22

1 Definitions

TERM	MEANING
AWARE Grant	The AWARE program is a grant scheme designed to enhance WA's emergency management arrangements by building emergency management capacity. The AWARE program is administered by the SEMC Secretariat.
EMERGENCY	An event, actual or imminent, which endangers or threatens to endanger life, property or the environment, and which requires a significant and coordinated response. The term emergency is used on the understanding that it also includes and reference to the word disaster.
EMERGENCY MANAGEMENT	The management of the adverse effects of an emergency including: (a) Prevention – the mitigation or prevention of the probability of the occurrence of and the potential adverse effects of an emergency. (b) Preparedness – preparation for response to an emergency (c) Response – the combating of the effects of an emergency, provision of emergency assistance for casualties, reduction of further damage and help to speed recovery and (d) Recovery – the support of emergency affected communities in the reconstruction and restoration of physical infrastructure, the environment and community, psychosocial and economic wellbeing.
HAZARD MANAGEMENT AGENCY (HMA)	A public authority or other person, prescribed by regulations because of that agency's functions under any written law or because of its specialized knowledge, expertise and resources, to be responsible for the emergency management or an aspect of emergency management of a hazard for a part or the whole of the State.
LIFELINES	The public facilities and systems that provide basic life support services such as water, energy, sanitation, communications and transportation. Systems or networks that provide services on which the well-being of the community depends.

ABBREVIATION	MEANING
AIIMS	Australasian Inter-Agency Emergency Management System
BFAC	Bush Fire Advisory Committee
BFAG	Bush Fire Advisory Group
CBFCO	Chief Bush Fire Control Officer
DCBFCO	Deputy Chief Bush Fire Control Officer
DCPFS	Department of Child Protection and Family Services
DFES	Department of Fire and Emergency Services of Western Australia
DPaW	Department of Parks and Wildlife
IMT	Incident Management Team (under AIIMS)
LEMC	Local Emergency Management Committee
LGGS	Local Government Grants Scheme
SEMC	State Emergency Management Committee
SEMP	State Emergency Management Policy

2 Introduction

Bush fire activities within the City of Albany have previously been guided by the *City of Albany Strategic Bush Fire Plan (2001)* which was adopted in 2001 and expired in 2005. With increased awareness of the impact fire emergencies can have on the local community it is an opportune time for the City of Albany to review the way it currently manages all aspects of bush fire emergencies within the City of Albany.

The State Emergency Management Committee (SEMC) report, *Emergency Preparedness Report 2012*, identified a major fire in the southern part of the state and an extreme/severe cyclone in northern areas as being the two greatest risks faced in Western Australia.

The State Emergency Management Plan, *WESTPLAN – Fire*, identifies four key phases of bush fire risk management: prevention, preparedness, response and recovery. This Plan is structured to address the City of Albany's obligations in the first three areas of bush fire management. The City's obligations for recovery are documented in the *City of Albany Local Recovery Plan*.

In keeping with current and proven emergency management doctrine, and *SEMP 2.9 – Management of Risks*, the City of Albany will increase its focus on prevention and preparedness for fire emergencies while continuing to enhance performance in the response stage.

2.1 Objectives

This Bush Fire Strategic Plan aims to document the City of Albany's strategic plans in relation to prevention, preparedness and response to bush fire within the City of Albany and to affirm the City's commitment to the principles of *Westplan – Fire*.

2.2 Key Principles

The City of Albany commissioned a robust review into its relationship with volunteer and allied professional fire agencies and the local community in respect to fire management. The report titled *Independent Review into Improving Support to the Volunteer Bush Fire Brigades and overall Emergency Management*, authored by Chris Morrison, was presented to the City of Albany in September 2013.

The *Independent Review* recommended that the City adopt the following five key principles:

Principle 1 – The City of Albany will create and support a culture of volunteer management and engagement.

Principle 2 – The City of Albany recognises and supports its responsibilities for emergency management under the *Emergency Management Act 2005*.

Principle 3 – The City of Albany supports WESTPLAN – Fire as the overarching strategy and approach to bush fire emergency management.

Principle 4 – The City of Albany endorses the use of Australasian Inter-agency Incident Management Systems (AIIMS) as the sole approach to incident management.

Principle 5 – The City of Albany recognises and supports emergency management training under DFES approved courses as standard but will add additional training to support community needs.

The Strategic Bush Fire Plan has been developed to encompass the above principles and also aims to address the implementation of the recommendations detailed in the Morrison *Independent Review*, especially with regards to safety. Therefore the following key principle has been added to this Plan:

Principle 6 – The City of Albany recognises its obligations to the Bush Fire Brigades and volunteers and will ensure the highest level of safety is in place at all times on all fire ground.

2.3 Bush Fire – a Year-round Focus

Historically bush fire operations have focused on the response phase and have therefore been considered a ‘summer’ issue. The increased focus on prevention and preparedness in *WESTPLAN - Fire* promotes the benefit to be gained by a greater effort in bush fire risk mitigation and community preparedness.

The renewed focus does not detract from the importance of response activities: it highlights strategies to be implemented which have a significant and sustained benefit to the whole community.

-  - Prohibited Season – no burning permitted
-  - Restricted Season – permits to burn required
-  - Open Season – fires can be lit without a permit

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
SW Sector												
NE Sector												
Prevention												
Preparation												
Response												
Recovery												

2.4 Risk Assessment

The City of Albany will conduct a Community Emergency Risk Assessment process, using risk management process ISO 31000 principles, to identify all hazards likely to impact on the City of Albany. The bush fire risk and treatment plans will be identified during this process and this Plan will be reviewed to address new or emerging bush fire risks.

A risk assessment project has been completed to identify City of Albany reserves where high fuel loading poses a fire risk. (Refer *Strategen Report*.) Risk management plans for the identified high-risk reserves will be developed and implemented.

2.5 Associated Documents

This Strategic Bush Fire Plan forms part of the City of Albany’s emergency management arrangements (as required under the *Emergency Management Act 2005*) and should be read in conjunction with related documents:

- Local Emergency Management Arrangements (under development)
- Local Recovery Plan (under development)

- Local Welfare Plan
- Brigade Operating Procedures (under development)
- Risk Register and Treatment Plans (to be developed following Community Emergency Risk Assessment project)

The City of Albany emergency management arrangements and plans will be regularly tested and reviewed.

2.6 Legislative and Strategic Context

The City of Albany has legal obligations for bush fire risk mitigation and management. These responsibilities are outlined in the following documents:

- Australian Standard 3959 Construction of Buildings in Bushfire-Prone Areas (AS 3959)
- Building Act 2011
- Building Code of Australia
- Bush Fires Act 1954
- Bush Fires Regulations 1954
- City of Albany Local Planning Scheme No 1 2014
- Conservation and Land Management Act 1984
- Emergency Management Act 2005
- Emergency Management Regulations 2006
- Environmental Protection Act 1986
- Environmental Protection (Clearing of Native Vegetation) Regulations 2004
- Fire Brigades Act 1942
- Fire Brigades Regulations 1942
- Fire and Emergency Services Act 1998
- Occupational Safety and Health Act 1984
- Occupational Safety and Health Regulations 1996
- Planning and Development Act 2005
- State Emergency Management Plans
 - WESTPLAN – Fire
 - WESTPLAN – Recovery Coordination
- State Emergency Management Committee (SEMC)
 - 2.5 Emergency Management in Local Government Districts
 - 2.9 Management of Risk
 - 3.1 Emergency Management Exercises
- Western Australian Planning Commission (WAPC) Development Control Policy 3.7 Fire Planning and Planning for Bush Fire Protection (DC 3.7)
- Western Australian Planning Commission (WAPC) Planning for Bushfire Protection Guidelines edition 2 2010
- Western Australian Planning Commission (WAPC) State Planning Policy 2.5: Land Use Planning in Rural Areas (SPP 2.5)
- Western Australian Planning Commission (WAPC) State Planning Policy 3.4: Natural Hazards and Disasters (SPP 3.4)

3 Focus Area 1 - Prevention of Bush Fire

The City Of Albany has legislated responsibilities for bush fire prevention under the *Bush Fire Act 1954*. The targeted application of prevention strategies is the most cost effective method of effecting bush fire risk mitigation in the local community. For this reason special focus needs to be made in this area.

The City also recognises that bush fire prevention is a shared responsibility and will work with stakeholders to promote cooperation to achieve common bush fire prevention objectives.

3.1 Community

Wide-ranging community participation in the Community Emergency Risk Assessment process will be encouraged to ensure a broad perspective of identified risks is achieved.

The City of Albany will develop a community fire prevention educational and awareness program for delivery to those people living in high fire risk areas. This strategy will utilise the expertise and experience of related and supporting agencies to reinforce key prevention messages. Any educational program developed will also consider the needs and requirements of visitors to the City of Albany.

Sections 28 and 33 of the *Bush Fire Act 1954* clearly identify property holders' statutory obligations to prepare for, prevent and manage fires on their land. The City of Albany will ensure that property holders are made aware of these responsibilities and will provide accurate and up to date information regarding fire-breaks and other fire mitigation measures.

The City of Albany, as the local government authority, has key responsibilities to ensure compliance with these requirements by rigorously undertaking fire-break inspections and, where necessary, imposing fines for non-compliance and taking action to enforce fire-break requirements.

3.2 Volunteer Bush Fire Brigades

The City of Albany Volunteer Bush Fire Brigades:

1. Will work with the City of Albany to educate their local community about strategies land owners can employ to help mitigate the risk of fire on their land.
2. Play a role in assisting to identify bush fire hazards in their area and assist in the development of fire management plans for the areas considered most at risk.
3. Will assist in delivering arson prevention strategies to reduce arson in the local area with a subsequent reduction in fire threat to the local community.

3.3 The City of Albany

The City of Albany is currently undertaking a review of the Albany Local Planning Strategy (ALPS) to clearly identify bush fire prone areas. On endorsement of the Strategy, the City will initiate a review of its local planning scheme (LPS1) and policies to ensure new buildings within the defined areas comply with applicable construction and development standards, and where practical, incentives and controls are introduced to increase protection of existing properties.

The City of Albany will:

1. Review its planning approval process to ensure this information and the City of Albany's position is well known to all land owners, developers and other agencies who have an interest in these areas.

2. Impose harvest and vehicle movement bans in accordance with Department of Fire and Emergency Services (DFES) guidelines across relevant sections of the City in order to reduce fire risks. The City will develop a process to ensure these bans are in place in a timely manner.

4 Focus Area 2 - Preparedness for Bush Fire

4.1 Community

The City of Albany will develop community education **preparedness** programs with special focus on those people living in identified high fire risk areas. These programs will utilise the expertise and experience of key local brigade personnel and supporting agencies aimed at ensuring the local community is as prepared as possible. Any educational program developed will also consider the needs and requirements of visitors to the City of Albany.

4.2 Volunteer Bush Fire Brigades

City of Albany bush fire brigades will place increased emphasis on preparedness. Effective preparation of local brigades will minimise response time and reduce the risk of incidents escalating. This will be achieved through the development of pre-formed response plans and scaling-up processes aimed at improving response times and turn-outs.

Brigade preparations will be enhanced through targeted training programs to improve each brigade's capacity to respond to incidents with suitably skilled volunteers. A training audit will be conducted to determine the training requirements of each brigade.

The training programs will aim to ensure sufficient numbers of suitably trained and experienced fire fighters at every tier of every bush fire brigade including Incident Controller, Fire Control Officer, Deputy Fire Control Officer, Sector Commander, Crew Leader and Ground Controller.

The Brigade will use lessons learnt from post incident reviews as the basis for pre and post season briefings. The briefings will aim to create a culture of continuous improvement in overall operations.

As part of a pre-season preparation process, City of Albany Bush Fire Brigades will participate in scenario-based training exercises. These exercises aim to provide opportunities for individual brigades, brigade cells and/or the whole of the City of Albany to regularly test their response procedures to ensure skills are enhanced and best practice processes embedded in operations.

The exercises may include the following:

- Prescribed burning of City of Albany reserves
- LEMC exercises (desk top or field exercises)
- Joint agency exercises (for example DPaW prescribed burns)
- Exercises developed by the Emergency Management Training Officer

4.3 City of Albany

The City of Albany will:

1. Actively engage with other fire agencies, including DPaW and DFES to develop opportunities for inter-agency scenario based training.
2. Develop a series of exercises to test preparedness for upcoming fire seasons.
3. In conjunction with brigades, conduct a training audit to determine brigade member training needs.
4. Develop and maintain a volunteer bush fire brigade members training data base.

5. Conduct pre-season testing of operation centres and facilities to ensure a high state of readiness.
6. Conduct a rigorous review of existing practices to ensure adequate and proper response procedures are in place. The review should include, but is not limited to; incident control, incident management teams (including pre-formed incident management teams based on fire danger rating) and call out procedures.
7. Conduct a review of public information and warning procedures (an area identified in *the Royal Commission into Black Saturday Bush Fires* as being of primary importance).
8. Review existing bulk rubbish collection arrangements to assist the community to be better prepared for each fire season.

5 Focus Area 3 - Response to Bush Fire

The City of Albany is responsible for developing and implementing rapid, effective and complementary fire response arrangements for all land located outside of the gazetted fire district.

5.1 Community

The City of Albany recognises the doctrine of shared responsibility regarding bush fires and that it is the community members' responsibility to prepare their home and families for bush fire and for individual families to prepare their bush fire survival plan.

The City will develop a community fire liaison/education program for delivery to the community, in particular those people living in high fire risk areas. This program will utilise the expertise and experience of related and supporting agencies to reinforce the key response message 'Prepare. Act. Survive'. A key component of this program will focus on educating the community about the importance of having a pre-determined action plan in place and the impact of actively defending their properties.

5.2 Volunteer Bush Fire Brigades

Brigade response to bush fires will be carried out in accordance with the City of Albany's Brigade Operating Procedures (BOPs). The BOPs will be reviewed regularly to ensure they comply with industry 'best practice' and DFES operational doctrine.

Fire responses are based on the priorities of life, property, critical infrastructure and the environment. The fundamental priority remains the safety of personnel tasked with responding to an incident. Responses to fire at the local level will be overseen by the Chief Bush Fire Control Officer, Deputy Chief Bush Fire Control Officer and Senior Fire Control Officers and managed using AIIMS. In line with WESTPLAN – Fire an Incident Controller (IC) will be in place and clearly identified for each fire.

Brigades will implement a post incident review process after each incident attended with the aim of enhancing operations to maximise the benefit to the community. Information gained during this review process will be used as a basis for ongoing discussions and continuous process improvement across the brigade network.

5.3 City of Albany

The City of Albany's response to bush fires will be carried out in accordance with the City of Albany's Brigade Operating Procedures (BOPs) and City of Albany Policies. This includes the City's responsibilities as a member of an IMT under AIIMS.

The City of Albany will implement further post incident review process for all significant incidents. The reviews will be appropriate to the size of the incident and aims to provide for

an incremental growth process for all Incident Controllers and others involved in the incident. The focus of these reviews will be educative and informing and aims to build response capacity into all brigades.

6 Resourcing the Strategic Bush Fire Plan

6.1 Financial

The City of Albany is committed to providing sufficient resources to meet the objectives and requirements of this Strategic Plan. Achieving the stated objectives will ensure there is a maximum level of fire prevention, preparedness and response for the Albany community. At the same time, bush fire volunteers are to be provided with a safe work environment where risks are reduced and/or effectively managed.

In addition to the City of Albany resources, continued effort will be made to secure sufficient and appropriate funding under the Local Government Grants Scheme (LGGS). The City will work closely with the brigades to ensure equitable distribution of LGGS funding based on need and an open and transparent system of reporting.

The DFES Resource to Risk assessment will be reviewed annually to ensure appliance numbers and types meet the identified and projected needs of the community.

The City of Albany will also explore funding opportunities through grants, such as the AWARE program which offers funding for prevention, preparedness and recovery activities.

6.2 Fire Stations

The City of Albany will undertake a review of Brigade facilities (sheds and headquarters) to ensure they are sufficient to meet the needs of the local brigade and community and seek funding for required upgrades through the DFES Resource to Risk program.

6.3 Personnel Support

The City of Albany has recently undertaken a review of existing staff roles and numbers to ensure all aspects of emergency management, including bush fire, is effectively managed and brigades are adequately supported. (Refer to the *Morrison Review*).

Declining brigade membership is a threat to bush fire management. The City of Albany will undertake targeted recruitment campaigns to help boost brigade membership aimed at reversing the general trend towards ageing membership in many local brigades.

Bush Fire Brigades also have a key role to play in this area by actively supporting recruitment activities at the local level and establishing inclusivity processes to increase the number of new recruits and retain membership.

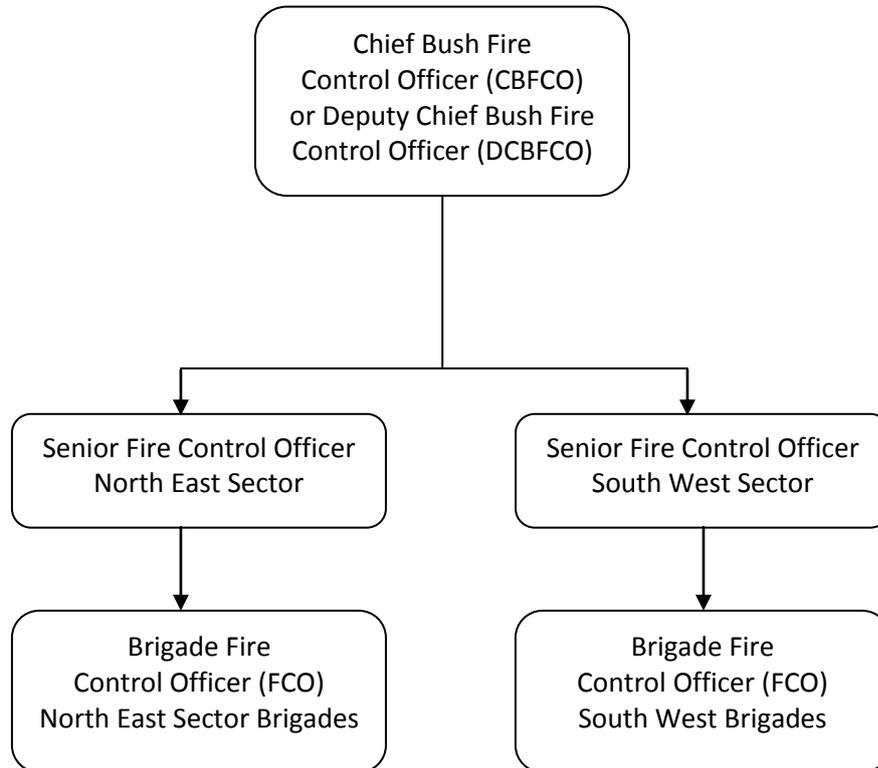
7 Governance of Volunteer Bush Fire Brigades

7.1 Volunteer Bush Fire Brigades

The City of Albany will work with Bush Fire brigades to develop a set of administrative guidelines which suit the needs of the brigades and are consistent with best practice for similar organisations across WA.

7.2 Brigade Structure

The City of Albany will take every reasonable step to recruit, select, appoint and induct properly qualified and experienced people into the key leadership roles required under the *Bush Fire Act (1954)*. These roles, at both brigade and City level, are critical to providing effective leadership to the brigades and will enable the City and its volunteer brigades to deliver an effective bush fire mitigation and response service.



7.3 Roles and Responsibilities

7.3.1 Chief Bush Fire Control Officer (CBFCO) / Deputy Chief Bush Fire Control Officer (DCBFCO)

The City of Albany has reviewed the position description for the role of Chief Bush Fire Control Officer and the Deputy Chief Bush Fire Control Officer to ensure there is clear understanding of the roles and responsibilities of these key roles and a suitable selection/appointment process implemented.

See Appendix 1 for CBFCO Position Description

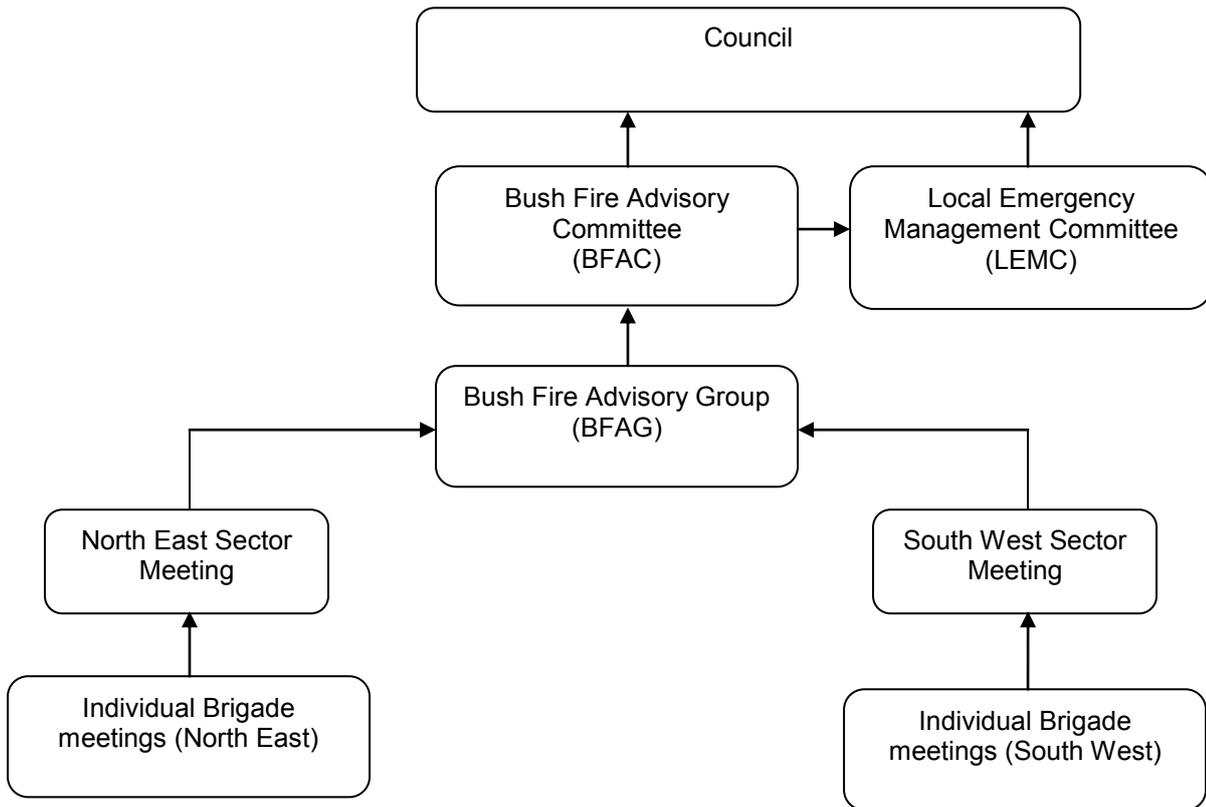
See Appendix 2 for DCBFCO Position Description

7.3.2 Senior Fire Control Officer (SFCO)

The City of Albany has reviewed the position description for the role of Senior Fire Control Officer to ensure there is clear understanding of the roles and responsibilities of this key role and a suitable selection/appointment process implemented.

See Appendix 3 for SFCO Position Description

7.4 Brigade Governance Structure



7.4.1 Bush Fire Advisory Group (BFAG)

The City of Albany has reviewed and developed revised Terms of Reference for the Bush Fire Advisory Group to guide its operations. The Terms of Reference will be made available to key personnel in each brigade and within the City of Albany.

See Appendix 4 for BFAG Terms of Reference

7.4.2 Bush Fire Advisory Committee (BFAC)

The City of Albany has reviewed the membership and role of the Bushfire Advisory Committee, and developed revised Terms of Reference for the Committee. The Terms of Reference will be available to key personnel in each brigade and within the City of Albany.

See Appendix 5 for BFAC Terms of Reference

7.5 Interagency Relationships

The City of Albany is committed to working closely with our allied professionals; Department of Fire and Emergency Services (DFES), Department of Parks and Wildlife (DPaW), Fire and Rescue Service (FRS), and neighbouring local governments.

These relationships will be enhanced through ongoing dialogue, sharing of information, membership on key groups or committees, joint exercises and if necessary, expertise and/or appliances.

The City of Albany has entered formal discussions with allied agencies with a view to developing Memoranda of Understanding.

8 Appendices

8.1 Appendix - CBFCO Position Description

Chief Bush Fire Control Officer (CBFCO) Position Description

Position Objective:

The CBFCO oversees the safe and effective operations of the Brigades with regards to the prevention, preparedness, response and recovery phases of bush fire.

The role of the Chief Bush Fire Control Officer is that of a leader, decision maker and manager of the City of Albany Volunteer Bush Fire Brigade: it is not that of a hands-on fire fighter.

Key Responsibilities:

The key responsibilities of the Chief Bush Fire Control Officer include:

1. Providing decisive leadership to the City of Albany Volunteer Bush Fire Brigades ('Brigades').
2. Ensuring the commitment to safety of personnel and the community is a priority at all incidents.
3. Taking steps to monitor and facilitate the training of Brigade members with the aim of ensuring that they are appropriately trained to safely and effectively undertake assigned tasks.
4. Fostering a Brigade culture in which ongoing training is valued and accepted as an integral aspect of being a Brigade member.
5. Identifying future Brigade leaders and mentoring their development.
6. Assisting Brigades to operate within the parameters defined through legislation, state emergency plans and the City of Albany's plans, strategies, policies and procedures.
7. Assisting the City of Albany to implement its local emergency arrangements and plans (pertaining to bush fire) throughout the district and advocating a strategic approach for the prevention, preparedness, response and recovery of bush fire incidents.
8. Providing input into the development of Brigade Operating Procedures and promoting the use of these Procedures by the Brigades.
9. Encouraging Brigades to be involved with the annual planning and budgeting process for Local Government Grants Scheme (LGGS) applications to ensure Brigades are adequately resourced.
10. Encouraging Brigades to provide annual acquittals for funds provided through the LGGS.
11. Establishing and maintaining effective internal communication and liaison across the City of Albany Brigades.
12. Fostering liaison between Brigade members, the City of Albany and the community and related emergency agencies and stake holders.
13. Representing the Brigades through committee membership including: LEMC, BFAC and DOAC.
14. Promoting Brigade involvement in developing community awareness of fire prevention and preparedness at a local brigade level.

15. Promoting the values of volunteer fire brigades to the community and within the brigades.

During Bush Fire Incidents

It is recognized that the Incident Controller (IC) is responsible for the overall management and control of an incident. During bush fire incidents, the CBFCO has responsibilities to assist, guide and mentor the brigade members filling the role of IC. This does not mean the CBFCO assumes the role of IC, unless the nature of the incident necessitates the appointment of a better qualified IC.

Responsibilities include:

1. Providing leadership and direction to the Brigade members during bush fires including delegating tasks to DCBFCO, FCOs or Brigade members.
2. Facilitating the prompt response to bush fire incidents by Brigades by effectively managing Brigade resources.
3. Promoting AIIMS as the incident management system that will be used for the management of every incident attended by the Brigades.
4. Ensuring an Incident Controller is appointed and identified for all incidents.
5. Assisting the Incident Controller by providing advice on strategy, plans and tactics to combat the fire and reduce the escalation of incidents.
6. Where necessary assuming the role of Incident Controller.
7. Attending the operations centre, as and when appropriate, during incidents.
8. Identifying and continually monitoring and resource requirements at an incident, including the provision of food, medical aid and counseling services to ensure these needs are being met.
9. Ensuring meteorological and intelligence reports are provided as required.
10. Liaising with allied agencies.
11. Ensuring incident debriefing, as appropriate to the size of the incident, takes place in a timely manner.
12. Follow up with the Brigade FCO to encourage the completion of a Fire Incident Report and initiation of Fire Incident Investigation procedures if required.

Criteria of Chief Bush Fire Control Officer –

Skills and Attributes:

- Demonstrated leadership skills
- Effective management skills
- Effective interpersonal skills
- Proactive attitude to relationship building
- Good written and verbal communication skills
- Experience in managing operations
- Ability to perform under stressful conditions

Knowledge and Experience:

- Current or recent previous experience as Fire Control Officer
- Working knowledge of the Bush Fire Act 1954
- Extensive knowledge of WESTPLAN - Fire 2013
- Experience in managing a volunteer organization or similar
- Have successfully completed training and gained qualifications in the following (or be willing to complete same prior to next bush fire season):
 - AIIMS 3
 - Level 1 Incident Controller
 - Chief Bush Fire Control Officer

8.2 Appendix 2 - DCBFCO Position Description

Position Description

Deputy Chief Bush Fire Control Officer (DCBFCO)

Position Objective:

The DCBFCO is assists the Chief Bush Fire Control Officer (CBFCO) to oversee the safe and effective operations of the Brigades with regards to the prevention, preparedness, response and recovery phases of bush fire.

Key Responsibilities:

The key responsibilities of the DCBFCO include:

1. Provide support to the CBFCO and to assume the position of CBFCO in his or her absence
2. Under the direction of the CBFCO, provide leadership to the City of Albany Volunteer Bush Fire Brigades ('Brigades').
3. Ensuring the commitment to safety of personnel and the community is a priority at all incidents.
4. Assisting the CBFCO in taking steps to monitor and facilitate the training of Brigade members with the aim of ensuring that they are appropriately trained to safely and effectively undertake assigned tasks.
5. Assisting to foster a Brigade culture in which ongoing training is valued and accepted as an integral aspect of being a Brigade member.
6. Identifying future Brigade leaders and mentoring their development.
7. Assisting the CBFCO to ensure Brigades operate within the parameters defined through legislation, state emergency plans and the City of Albany's plans, strategies, policies and procedures.
8. In consultation with the CBFCO, provide input into the development of Brigade Operating Procedures and promoting the use of these Procedures by the Brigades.
9. Assisting in establishing and maintaining effective internal communication and liaison across the City of Albany Brigades.
10. Promoting Brigade involvement in developing community awareness of fire prevention and preparedness at a local brigade level.
11. Promoting the values of volunteer fire brigades to the community and within the brigades.

During Bush Fire Incidents

It is recognized that the Incident Controller (IC) is responsible for the overall management and control of an incident. During bush fire incidents, the DCBFCO has responsibilities to assist, guide and mentor the brigade members filling the role of IC. This does not mean the DCBFCO assumes the role of IC, unless the nature of the incident necessitates the appointment of a better qualified IC.

Responsibilities include:

1. Promoting AIIMS as the incident management system that will be used for the management of every incident attended by the Brigades.
2. In consultation with the CBFCO, assist the Incident Controller by providing advice on strategy, plans and tactics to combat the fire and reduce the escalation of incidents.
3. Where necessary assuming the role of Incident Controller.
4. Attending the operations centre, as and when appropriate, during incidents.
5. Assisting to identify and monitor resource requirements at an incident, including the provision of food, medical aid and counselling services.
6. Ensuring meteorological and intelligence reports are provided as required.
7. Liaising with allied agencies.
8. Assisting with incident debriefing, as appropriate to the size of the incident, takes place in a timely manner.

Criteria of Deputy Chief Bush Fire Control Officer –**Skills and Attributes:**

- Effective management skills
- Effective interpersonal skills
- Good written and verbal communication skills
- Experience in managing operations
- Ability to perform under stressful conditions

Knowledge and Experience:

- Current or recent previous experience as Fire Control Officer
- Knowledge of the Bush Fire Act 1954
- Knowledge of Westplan Fire 2013
- Experience in managing a volunteer organization or similar
- Have successfully completed training and gained qualifications in the following (or be willing to complete same prior to next bush fire season):
 - AIIMS 3
 - Level 1 Incident Controller
 - Fire Control Officer course

8.3 Appendix 3 - SFCO Position Description

SENIOR FIRE CONTROL OFFICER (SFCO)

Position Objective:

The Senior Fire Control Officer assists with the safe and effective operations of the Brigades with regards to the prevention, preparedness and response phases of bush fire. A SFCO is appointed for each Brigade Sector.

Key Responsibilities:

In conjunction with the CBFCO and DCBFCO the SFCO will;

- Working within the Sector's call-out procedures, facilitate the prompt response to bush fire incidents by Brigades by the effective dispatch of Brigade resources.
- Liaise with Comcen regarding incident names and numbers.
- Coordinate and manage the resources of the sector in response to fire incidents within the sector.
- Encourage Brigades to provide arrival messages and PAFTACS report (as per BOP requirements) and ensure an Incident Controller (IC) is identified for each incident.
- Promote AIIMS as the incident management system that will be used for the management of every incident attended by the Brigades.
- Assist the IC by providing advice on strategy, plans and tactics to combat the fire and reduce the escalation of incidents.
- Assist the IC to identify and monitor resource requirements at an incident.
- Assist the IC to ensure meteorological and intelligence reports are provided as required.
- Provide leadership and assistance to FCOs and brigades within the sector area with respect to fire prevention, preparation for fire and response to fire incidents in the sector.
- Assist with the preparedness of sector resources under the direction of the CBFCO.
- Assist with the establishment and maintenance of effective communications with and between the CBFCO, DCBFCO and brigade personnel.

8.4 Appendix 4 - BFAG Terms of Reference

TERMS OF REFERENCE

BUSH FIRE ADVISORY GROUP (CITY OF ALBANY OPERATIONAL WORKING GROUP)

File reference:

Type: City of Albany Operational Working Group

Appointment reference: Not applicable.

The Bush Fire Advisory Group (BFAG) operates as a subordinate operational working group to the Bush Fire Advisory Committee (BFAC).

The Group does not have any delegated authority from Council.

BFAG Functions:

The City of Albany covers an area of over 4,800km² and its Volunteer Bush Fire Brigades comprises 16 brigades. The BFAG is a brigade-wide forum that brings together all brigades on common ground for the discussion of operational issues.

The BFAG functions are as follows:

- Facilitates and fosters open communication and cooperation across City of Albany Volunteer Bush Fire Brigades.
- Provides a forum at which brigade-wide issues can be discussed and resolved.
- Formally reports to the BFAC on operational matters referred to BFAG.
- Communicates directives from Council to the brigades.
- Provide advice and input to the City of Albany on operational matters relating to bush fire prevention and mitigation, preparedness and response.
- Provides a forum for the City of Albany to present and disseminate information to brigades.
- Provides a forum for other agencies to provide reports on bush fire related issues.
- Reviews and provides advice on the City of Albany's local emergency management arrangements and plans pertaining to bush fire.
- Reviews and provides advice on the City of Albany's policies and procedures regarding bush fire prevention and mitigation, preparedness and response.
- Provides the nominations for CBFCO and DCBFCO that will be presented to BFAC who will seek Council endorsement
- Ratifies the nomination of FCOs elected by brigades.
- Supports and guides all brigades within the City of Albany and assisting brigades to fulfill their objectives.

Membership:

- Chair – elected from the group
- Chief Bush Fire Control Officer
- Deputy Bush Fire Control Officer

- Senior Fire Control Officer (North East Sector)
- Senior Fire Control Officer (South West Sector)
- Bush Fire Control Officers
- City of Albany Manager Rangers & Emergency Management
- City Emergency Management Administrator (admin support)

Other brigade members are welcome to attend BFAG meetings, with each brigade allocated two votes.

Visitors:

Visitors may be invited to present at meetings.

Meeting Schedule:

At least two BFAG meetings are to be held annually, with one pre-season and one post-season meeting. Meetings will be held on a week night, commencing at 7.30pm.

Special BFAG meetings may be called if and when required.

Meeting Location:

Meetings are to be held at the City of Albany's North Road offices,

Reporting Guidelines:

Reports should be provided in writing and verbal presentations should be kept to duration of no longer than 10 minutes (plus question time).

Responsible Team: Planning and Development.

The City Emergency Management Team supplies support services such as organizing meetings, preparing agendas, taking minutes and actions and preparing any papers to be presented to BAFC as requested by the Chair.

Agenda:

- The CBFCA, DCBFCA and the City of Albany can place items for discussion on the agenda.
- Agenda items should be discussed at sector level prior to the BFAG meeting and FCOs should represent their agreed brigade's view.
- Motions and discussions from sector meetings can be placed on the agenda through the brigade FCO or the sector DCBFCA.
- External agencies (e.g. DFES and DPaW) can request items to be placed on the agenda through the City of Albany.
- BFAG agenda items are to be received by the City of Albany one month prior to the meeting date.
- The City of Albany is to distribute the agenda to brigades at least two weeks prior to the meeting date.
- Urgent operational items can be raised at anytime outside BFAG.

Recording of minutes:

- Minutes and updates are created by City Emergency Management Team.

- Minutes are to be circulated to CBFCO and the Chair of BFAG for ratification within two weeks of the meeting.
- The minutes will be circulated to DBCFO, BFCOs, City Emergency Management Team and ED within two weeks of receiving ratification.
- Actions should be clear with date and owner.
- The Emergency Management Administration officer is responsible for ensuring that the minutes of meetings and associated information is filed on the City of Albany's records management system.

Conflict of interest:

Members are to declare if they have an interest in any matter for consideration by the BFAG.

8.5 Appendix 5 - BFAC Terms of Reference

BUSH FIRE ADVISORY COMMITTEE

Terms of Reference

File reference:

Type: Standing Committee of Council

Legislative Authority:

Under the *Bush Fires Act 1954 (S 67)*, local governments may appoint such persons as it sees fit as a bush fire advisory committee for the purpose of advising the local government regarding all matters relating to:

- the preventing, controlling and extinguishing of bush fires;
- the planning and layout of fire breaks;
- prosecutions for breaches of the Bush Fire Act;
- the formation of bush fire brigades;
- the grouping thereof under brigade officers;
- the ensuring of cooperation and coordination of bush fire brigades in their efforts and activities; and
- any other matter relating to bush fire control.

Local government makes the rules for guidance of the committee.

The committee is answerable to the local government and shall, as and when required by the local government, report fully on its activities.

BFAC Functions:

- To consider reports regarding operational matters received from Bush Fire Advisory Group (BFAG) and provide recommendations to Council as appropriate.
- To consider nominations for the position of Chief Bush Fire Control Officer and Deputy Chief Fire Control Officer and make recommendations as appropriate to the City of Albany's Chief Executive Officer (or delegate).
- Advise and assist the City of Albany in ensuring that local risk management plans pertaining to bush fire are established and maintained.
- Liaise with the Bush Fire Advisory Group, other emergency management agencies and other supporting agencies in the testing of local bush fire risk management plans.
- Support the City of Albany to ensure appropriate and timely training programs are developed and delivered to brigade members, including on-going scenario-based training.
- Advise the City of Albany on operational and administrative matters relating bush fire prevention, preparedness, response and recovery, as per relevant legislation and policies.
- Advise and assist the City of Albany in the development of bush fire community engagement and education programs.
- Facilitate and foster open communication and cooperation with other fire and emergency agencies and neighboring local governments.

Membership

- Two or three elected members (Chairperson)
- Chief Bush Fire Control Officer

- Chair of Bush Fire Advisory Group (BFAG)
- Department of Fire and Emergency Services (DFES) Representative
- Department of Parks and Wildlife (DPaW) Representative
- City of Albany Manager Rangers & Emergency Management (executive support – non- voting)
- City Emergency Management Administrator (administrative support – non-voting)

Guests of Committee

By invitation (non-voting) – e.g. CBFCOs of neighbouring local governments.

Meeting Schedule

Four meetings per year (pre and post fire season). Meetings to be scheduled to be held within four weeks of a BFAG meeting. Additional meetings may be scheduled as required.

Meeting Location

City of Albany Council Chambers.

Executive Officer

Executive Director Planning and Development Services

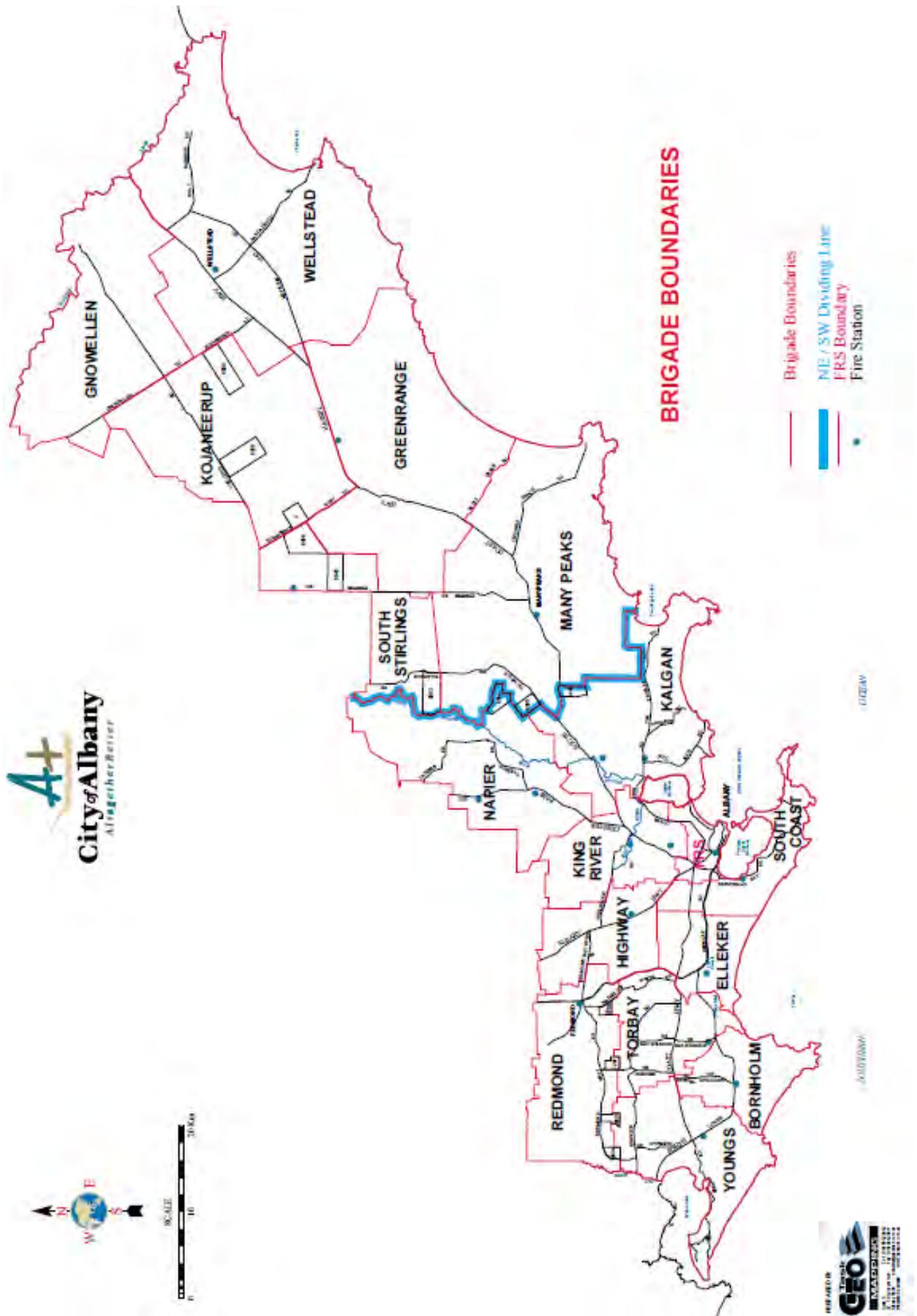
Delegated Authority

None

Reporting Guidelines

The committee is answerable to the local government and shall, as and when required by the local government, report fully on its activities.

8.6 Appendix 6 - Brigade Boundaries



Title:

Ranger & Emergency Service: Administer the Bush Fires Act 1954.

Function:**Authority to:**

- (1) Issue directions to Bush Fire Brigades (includes authority to issue direction regarding burning bush on, or at the margin of, streets, roads and ways under the care, control and management of the local government and give direction to Bush Fire Control Officers, appointed under the Bush Fires Act 1954).
- (2) Appoint Fire Control Officers & define areas of responsibility (includes the authority to appoint Fire Control Officers, the Chief Bush Fire Control Officer and Deputy Bush Fire Control Officers in accordance with section 48 of the Bush Fires Act 1954).
- (3) Approve Fire Hazard Reduction by Burning Applications (includes Authority to endorse applications submitted for hazard reduction by burning on any land in the district, at the request of the owner or occupier of the land).
- (4) Give Notice to Install Firebreaks Around Properties (includes Authority to take measures for preventing a bush fire, including requiring firebreaks (fire access tracks) around properties).
- (5) Prosecute and Serve Infringement Notices (Consider allegations and issue infringement notices committed against the Bush Fires Act 1954).
- (6) Vary Prohibited and Restricted Burning Times. (including Authority to Vary Prohibited Burning Times, in accordance with s17(7) and (8), of the Bush Fires Act 1954: shortening, extending, suspending or reimposing a period of prohibited burning times; or imposing a further period of prohibited burning times).

Conditions:

- (a) Issue direction to a registered Bush Fire Brigade: Having reasonably sought information prior to issuing directions and so satisfying themselves that direction is needed.
- (b) Prior to persons appointed as Rangers instigating proceedings in a Court of Competent jurisdiction the section Manager is to be consulted.
- (c) Appointed persons must be qualified in accordance with DFES prescribed qualifications.
- (d) The Chief Bush Fire Control Officer and Deputy Bush Fire Control Officers who shall be first, second in seniority of those officer, and subject thereto may determine the respective seniority of the other Bush Fire Control Officers appointed.
- (e) Appointments must be published in a newspaper circulating in the district and Government Gazette.
- (f) Approve Fire Hazard Reduction by Burning Applications: DFES and DEC must be consulted.
- (g) Give Notice to Install Firebreaks Around Properties: Prevention measure and fire breaks (fire access tracks) are to be in accordance with the City of Albany Fire Management Requirements Notice (Section 33 of the Bush Fires Act 1954).
- (h) Vary Prohibited and Restricted Burning Times: The Officer in charge of the regional offices of the Department of Environment and Conservation (DEC) and Department of Fire and Emergency Services (DFES) are to be consulted before the authority under this delegation is exercised.
- (i) A notice signed by the CEO is to be published in accordance with the Act for all variations.

Designated/Authorised Officers:

- Chief Executive Officer (All)
- Deputy Chief Executive Officer (All)
- Executive Director Planning & Development Services (All)
 - Manager Ranger & Emergency Services (All) (Not 2)
 - All Rangers (4)(5)
 - Chief Bush Fire Control Officer (1)
 - Deputy Chief Bush Fire Control Officer (1)

Legislation:

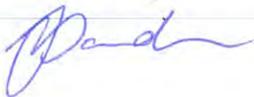
Bush Fires Act 1954, s17(7),(8),(10), and s18(5)(a), s33, s33(6), s38(1)(2)(a) (6) (c&ca), s38(d), s38(1), s38(2)(a), s38(4)(5)(a), s48, s59(3) & s59A(2)

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – October 2014
Date : 3 November 2014

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of October 2014.
2. Within this period 52 Planning Scheme Consent applications were determined, of these;
 - 50 Planning Scheme Consent applications were approved under delegated authority;
 - 1 Planning Scheme Consent application was cancelled; and
 - 1 Planning Scheme Consent application was withdrawn.



Jessica Davidson
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for October 2014.

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2140236	23/06/2014	J Stadler	Thompson Road	Youngs Siding	Aquaculture (Marron Ponds)	Delegate Approved	16/10/2014	Alex Bott
P2140332	5/08/2014	GM Cooper	Park Road	Spencer Park	Single House - Relocated Dwelling	Delegate Approved	10/10/2014	Tom Wenbourne
P2140361	14/08/2014	TG Burgess	Robert Street	Mount Clarence	Single House - Design Codes Assessment (Side Setback)	Delegate Approved	10/10/2014	Jess Anderson
P2140365	15/08/2014	P & V Holmberg	Thompson Road	Youngs Siding	Chalet/Cottage Units x 3	Delegate Approved	1/10/2014	Taylor Gunn
P2140366	15/08/2014	R Sutherland	Marine Terrace	Middleton Beach	Grouped Dwelling x 2 (Convert Existing Garage to Dwelling)	Delegate Approved	1/10/2014	Taylor Gunn
P2140398	5/09/2014	B & S Prater	Lower Denmark Road	Elleker	Holiday Accommodation	Delegate Approved	3/10/2014	Jess Anderson
P2140403	9/09/2014	C Warr	Boronia Avenue	Collingwood Heights	Family Day Care	Delegate Approved	8/10/2014	Jess Anderson
P2140409	11/09/2014	L Checketts	Frederick Street	Albany	Bed and Breakfast	Delegate Approved	23/10/2014	Alex Bott
P2140410	12/09/2014	Harley Dykstra Pty Ltd	York Street	Albany	Change of Use - Recreation - Private (Yoga); Shop; Restaurant; Office (Incidental)	Delegate Approved	15/10/2014	Taylor Gunn
P2140414	15/09/2014	Klopper & Davis Architects	Grove Street East	Little Grove	Single House - Additions & Alterations	Delegate Approved	17/10/2014	Taylor Gunn
P2140417	16/09/2014	A & F Rayfield	Festing Street	Albany	Bed and Breakfast	Delegate Approved	13/10/2014	Jess Anderson
P2140421	17/09/2014	J & S Leavesley	Walford Road	Kalgan	Holiday Accommodation (Change of Use from Ancillary Accommodation)	Delegate Approved	23/10/2014	Alex Bott
P2140422	17/09/2014	T Goodall	Newton Street	Robinson	Change Of Use - General Industry (Holding Tanks And Packing Facility)	Delegate Approved	21/10/2014	Taylor Gunn
P2140426	19/09/2014	G & R Philpott	Cunningham Street	Emu Point	Bed and Breakfast	Delegate Approved	15/10/2014	Jess Anderson
P2140429	23/09/2014	South Coast Sheds	Frenchman Bay Road	Little Grove	Single House - Outbuilding	Delegate Approved	1/10/2014	Jess Anderson
P2140430	25/09/2014	Turps Steel Fabrications	Hope Street	Collingwood Park	Single House - Design Codes Assessment	Delegate Approved	2/10/2014	Alex Bott

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2140432	26/09/2014	S Pontin	Puls Road	Torbay	Bed and Breakfast (Temporary ANZAC)	Cancelled	17/10/2014	Taylor Gunn
P2140433	26/09/2014	The Plunkett Group	Coyanarup Place	Warrenup	Single House	Delegate Approved	7/10/2014	Alex Bott
P2140435	30/09/2014	G McMorran	Humphreys Street	Lockyer	Single House - Additions (Design Codes Assessment)	Delegate Approved	6/10/2014	Taylor Gunn
P2140437	30/09/2014	South Coast Sheds	Bottrell Close	Warrenup	Single House - Outbuilding	Delegate Approved	3/10/2014	Jess Anderson
P2140438	3/10/2014	N Yates	Collingwood Road	Collingwood Heights	Single House - Outbuilding (Setback Variation)	Delegate Approved	8/10/2014	Jess Anderson
P2140439	3/10/2014	Zac Caramia Homes	Notley Street	Yakamia	Single House - Outbuilding (Setback Variation)	Delegate Approved	21/10/2014	Taylor Gunn
P2140440	3/10/2014	G Bailey	Hare Street	Middleton Beach	Holiday Accommodation - (Temporary Anzac)	Delegate Approved	8/10/2014	Taylor Gunn
P2140441	6/10/2014	P Ryans-Taylor & E Bett	Ulster Road	Yakamia	Ancillary Accommodation (Change of Use - Workshop/Storeroom to Ancillary Accommodation)	Delegate Approved	23/10/2014	Alex Bott
P2140442	6/10/2014	J Pitzalis	Middleton Road	Albany	Restaurant	Delegate Approved	23/10/2014	Alex Bott
P2140443	6/10/2014	D Norton	Albany Highway	Warrenup	Single House & Outbuilding (Setback Variation)	Delegate Approved	13/10/2014	Jess Anderson
P2140444	6/10/2014	W Bennett	Home Road	Robinson	Single House - Outbuilding (Setback Variation)	Delegate Approved	15/10/2014	Jess Anderson
P2140448	7/10/2014	Ryde Building Company Pty Ltd	Meananger Crescent	Bayonet Head	Single House (Overlooking - Design Codes Assessment)	Delegate Approved	15/10/2014	Taylor Gunn
P2140449	7/10/2014	Koster's Outdoor Pty Ltd	Greenwood Drive	Willyung	Single House - Outbuilding	Delegate Approved	10/10/2014	Taylor Gunn
P2140451	8/10/2014	Harley Dykstra Pty Ltd	Sanford Road	Centennial Park	Change of Use - Shop/ Lunchbar/ Warehouse	Delegate Approved	24/10/2014	Alex Bott
P2140452	8/10/2014	R Townsend-Hick	Baker Street North	Lower King	Single House - Carport (Setback Variation)	Delegate Approved	10/10/2014	Jess Anderson
P2140455	9/10/2014	P Davey	Weston Ridge	Willyung	Single House - Outbuilding	Delegate Approved	16/10/2014	Taylor Gunn
P2140458	13/10/2014	H Jensen	Diamond Street	Little Grove	Development - Shed (Domestic Storage)	Delegate Approved	16/10/2014	Craig McMurtrie
P2140461	13/10/2014	Turps Steel Fabrications	Notley Street	Yakamia	Single House - Patio (Setback Variation)	Delegate Approved	17/10/2014	Jess Anderson

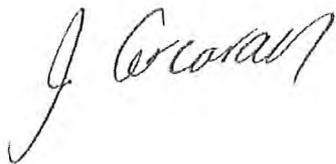
Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2140465	15/10/2014	Creations Homes	Gladville Road	Mckail	Single House - Additions	Delegate Approved	21/10/2014	Taylor Gunn
P2140466	15/10/2014	Ranbuild Great Southern	Trebor Road	Cuthbert	Rural Pursuit - Machinery Shed (Seed Potato Production)	Delegate Approved	22/10/2014	Alex Bott
P2140467	15/10/2014	Albany Construction & Maintnance	Grenfell Drive	Bayonet Head	Single House - Outbuilding (Setback Variation)	Delegate Approved	20/10/2014	Jess Anderson
P2140469	16/10/2014	Outdoor World Albany	Orion Avenue	McKail	Single House - Addition (Patio) - Setback Variation	Delegate Approved	17/10/2014	Taylor Gunn
P2140472	17/10/2014	Ryde Building Company Pty Ltd	Stirling View Drive	Lange	Grouped Dwelling x 2	Delegate Approved	24/10/2014	Jess Anderson
P2140473	17/10/2014	P & R Winfield	Allwood Parade	Bayonet Head	Single House - Addition (Carport)	Delegate Approved	22/10/2014	Taylor Gunn
P2140474	20/10/2014	Puls Patios	Banks Street	Lockyer	Single House - Addition (Patio) - Setback Variation	Delegate Approved	24/10/2014	Jess Anderson
P2140476	21/10/2014	Morley Davis Architects	Hardie Road	Spencer Park	Aged Persons' Village (Renewal of P2120231)	Delegate Approved	30/10/2014	Alex Bott
P2140478	21/10/2014	Koster's Outdoor Pty Ltd	Cull Road	Gledhow	Single House - Carport/Patio	Delegate Approved	29/10/2014	Taylor Gunn
P2140479	21/10/2014	Koster's Outdoor Pty Ltd	Geake Street	Spencer Park	Single House - Outbuilding (Setback & Wall Height Variation)	Delegate Approved	24/10/2014	Alex Bott
P2140480	22/10/2014	City of Albany	Torbay Inlet Road	Elleker	Development - Replacement Toilet Facility	Delegate Approved	27/10/2014	Jess Anderson
P2140482	22/10/2014	Spinifex Crushing And Screening Services Pty Ltd	Mindijup Road	Palmdale	Industry - Extractive (Granite)	Withdrawn	24/10/2014	Alex Bott
P2140484	23/10/2014	D Leeflang	Boronia Avenue	Collingwood	Development - Retaining Wall	Delegate	27/10/2014	Jess Anderson
P2140487	24/10/2014	Koster's Outdoor Pty Ltd	Frenchman Bay Road	Torndirrup	Single House - Outbuilding (Height Relaxation)	Delegate Approved	29/10/2014	Jess Anderson
P2140494	27/10/2014	T Mastalerz	Albany Highway	Centennial Park	Office - Addition (Outbuilding Storage)	Delegate Approved	29/10/2014	Alex Bott
P2140495	27/10/2014	P Weadon	Bon Accord Road	Kalgan	Single House - Outbuilding	Delegate Approved	29/10/2014	Jess Anderson
P2140496	27/10/2014	J Bresanello	Hare Street	Mount Clarence	Single House - Carport (Side Setback Variation)	Delegate Approved	31/10/2014	Jess Anderson
P2140498	28/10/2014	K Hawkins	Mears Road	Yakamia	Single House - Outbuilding Addition (Setback Variation)	Delegate Approved	30/10/2014	Taylor Gunn

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – October 2014
Date : 3 October 2014

1. In October 2014, 94 building permits were issued for building activity worth \$9,498,140. This included 3 demolition licences and 1 sign licence.
2. The 2 attached graphs compare the current City activity with the past 4 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 October 2014, the fourth month of activity in the City of Albany for the financial year 2014/2015.



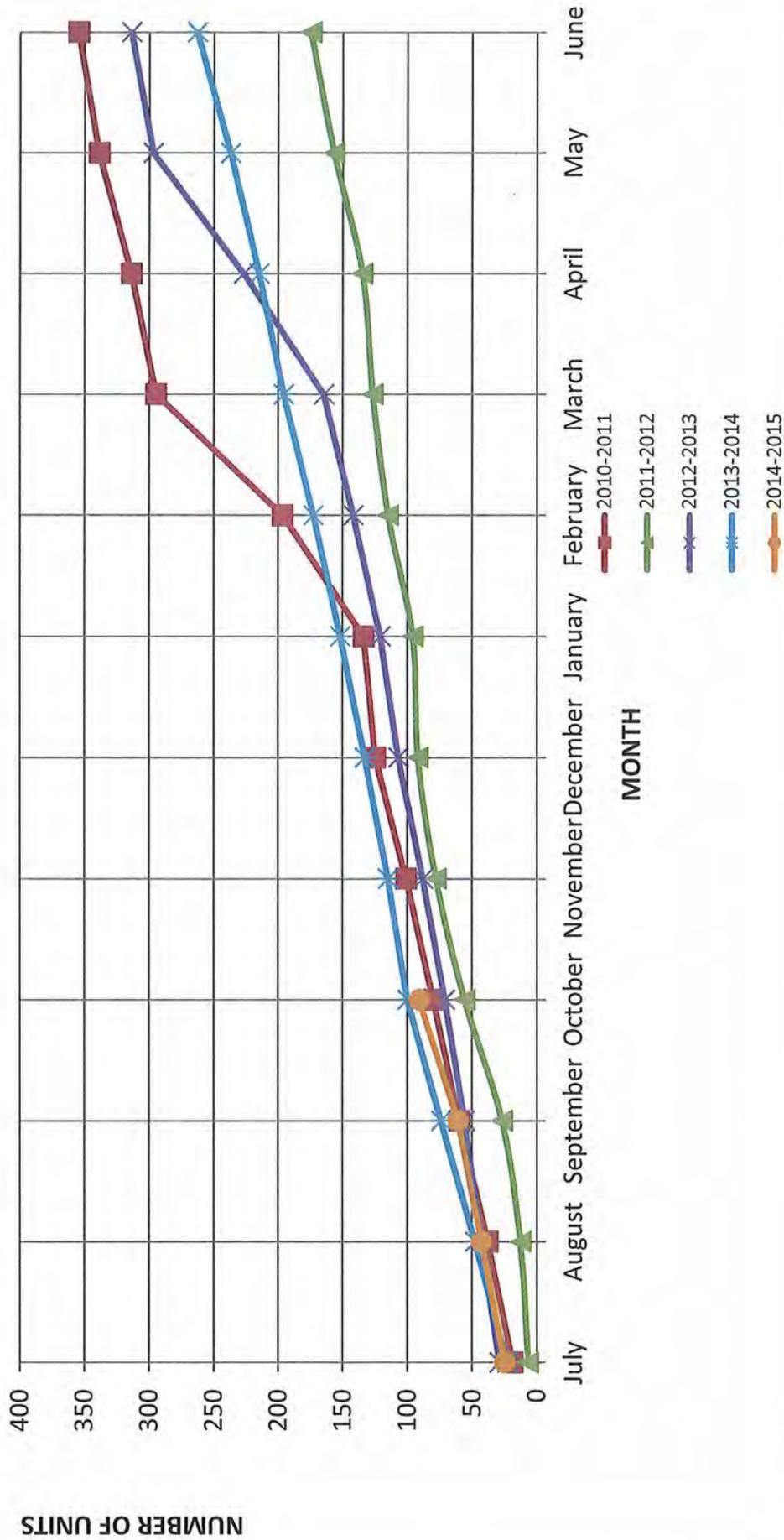
Jasmin Corcoran
Administration Officer – Development

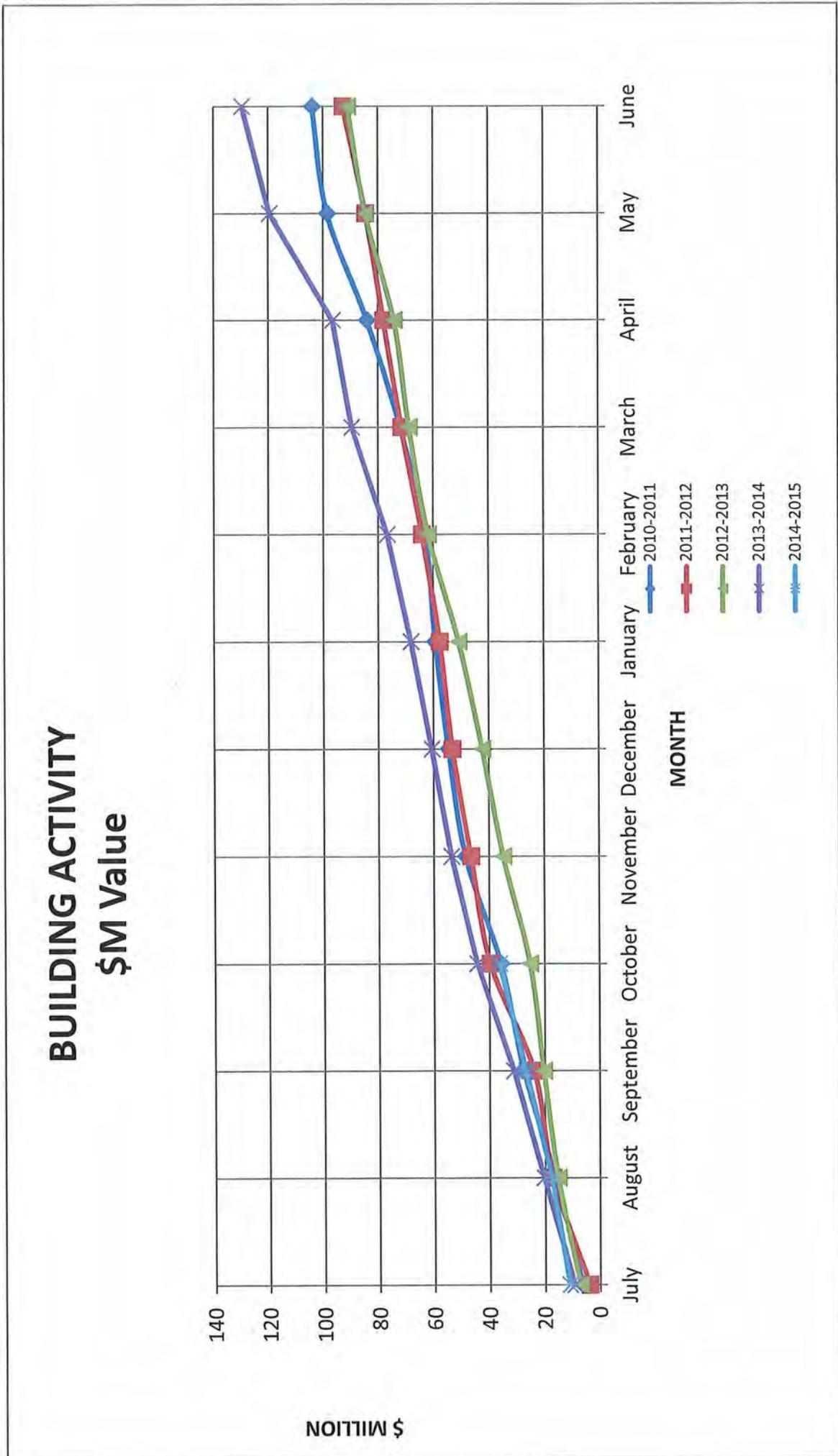
CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2014 - 2015

2014-2015	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE	
	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value		
JULY	24	6,129,910	1	275,000	19	452,292	34	916,879	0	0	0	2	1,392,677	9	1,273,004	17	712,190	11,151,952
AUGUST	18	4,891,437	0	0	16	316,435	19	215,747	0	0	0	1	310,000	4	279,820	7	353,555	6,366,994
SEPTEMBER	18	5,917,349	0	0	16	272,242	30	1,359,029	0	0	0	1	550,000	14	1,215,237	7	99,075	9,412,932
OCTOBER	26	5,697,038	4	692,803	20	495,380	27	715,299	0	0	0	1	680,826	5	888,594	6	128,200	9,498,140
NOVEMBER																		
DECEMBER																		
JANUARY																		
FEBRUARY																		
MARCH																		
APRIL																		
MAY																		
JUNE																		
TOTALS TO DATE	86	22,835,734	5	967,803	71	1,536,349	110	3,206,954	0	0	0	5	2,933,503	32	3,656,655	37	1,293,020	36,430,018

DWELLING UNITS





BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for September 2014

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140791	OWNER BUILDER	SHED - UNCERTIFIED	13-17	Lot 201	CUTHBERT STREET	ALBANY
140803	SHANE & NUALA	ALTERATION/ADDITIONS TO EXISTING DWELLING - CERTIFIED	32	Lot 1	CLIFF STREET	ALBANY
140807	CONGRAM REALFORCE PTY LTD	AMENDMENT TO ORIGINAL BP 130653 FOR NEW TAVERN RESTAURANT - ALTERATION TO VERANDAH ROOF - UNCERTIFIED	6	Lot 6	TOLL PLACE	ALBANY
140796	REALFORCE PTY LTD	RESTAURANT - ALTERATION TO VERANDAH ROOF - UNCERTIFIED	104-110	Location Lot	STIRLING TERRACE	ALBANY
140743	PLUNKETT HOMES (1903) PTY LTD	NEW DWELLING - UNCERTIFIED	4	17.8.2 Lot 32	MASKILL PLACE	ALBANY
140845	OCCUPANCY PERMIT	UNCERTIFIED DUE SOUTH RESTAURANT - OCCUPANCY PERMIT BUILDING APPROVAL CERTIFICATE -	6	Lot 6	TOLL PLACE	ALBANY
140778	BUILDING APPROVAL	BUILDING APPROVAL CERTIFICATE -	54	Lot 31	ALISON PARADE	BAYONET HEAD
140788	CERTIFICATE PULS PATIOS	VARIATION TO FOOTING PATIO - SITE 60 -	20	Lot 501 Site 60	ALISON PARADE	BAYONET HEAD
140835	PULS PATIOS	UNCERTIFIED PATIO - UNCERTIFIED	3	Lot 13	BAYONET HEAD ROAD	BAYONET HEAD
140784	AUSCAN CONSTRUCTION ECOFIT HOMES	PATIO - UNCERTIFIED	9	Lot 672	MCCARDELL CRESCENT	BAYONET HEAD
140826	ECOFT HOMES	CARPOT/PATIO/ VERANDAH - SITE 75 - UNCERTIFIED	20	Lot 501 Site 75	ALISON PARADE	BAYONET HEAD
140765	KOSTERS OUTDOOR PTY LTD	PATIO AND SHED - UNCERTIFIED	16	Lot 452	PAUL TERRY DRIVE	BAYONET HEAD

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140827	ECOFIT HOMES	NEW PARK HOME - SITE	20	Lot 501	ALISON PARADE	BAYONET HEAD
140865	RYDE BUILDING	75 - UNCERTIFIED NEW DWELLING & RETAINING WALLS -	44	Lot 166	MEANANGER CRESCENT	BAYONET HEAD
140831	COMPANY PTY LTD PLUNKETT HOMES	UNCERTIFIED NEW DWELLING -	15	Lot 806	GRESHAM TERRACE	BAYONET HEAD
140748	(1903) PTY LTD POCOCK BUILDING	UNCERTIFIED NEW DWELLING -	7	NEW LOT 720 DYER COURT FORMERLY OF LOT 720	DYER COURT	BAYONET HEAD
140818	COMPANY PTY LTD HOME GROUP WA GREAT SOUTHERN	UNCERTIFIED NEW DWELLING -	16	Lot 555	ALLWOOD PARADE	BAYONET HEAD
140763	PTY LTD KENT CORPORATION	UNCERTIFIED NEW DWELLING AND CARPORT LOT 15 -	33	NEW LOT 15 OF BARKER RD	BARKER ROAD	CENTENNIAL
140762	PTY LTD KENT CORPORATION	CERTIFIED NEW DWELLING AND CARPORT LOT 21 -	33	734 BARKER RD NEW LOT 21 OF LOT 734 BARKER RD	BARKER ROAD	PARK CENTENNIAL
140764	PTY LTD KENT CORPORATION	CERTIFIED NEW DWELLING AND CARPORT LOT 1 -	33	NEW LOT 1 OF LOT 734 BARKER RD	BARKER ROAD	PARK CENTENNIAL
140802	PTY LTD REALFORCE PTY LTD	CERTIFIED INTERNAL FITOUT - MEDICAL CLINIC -	130-138	Lot 103	LOCKYER AVENUE	PARK CENTENNIAL
140789	HOME GROUP WA GREAT SOUTHERN	CERTIFIED NEW OFFICE - PODIATRY	37-39	Lot 60	PIONEER ROAD	PARK CENTENNIAL
140821	PTY LTD CABLELOGIC	PRACTICE - CERTIFIED REPLACEMENT HORIZONTAL SIGN	26	Lot 122	PRIOR STREET	PARK CENTENNIAL
140855	DOWN UNDER	RETAINING WALL -	60	Lot 175	BORONIA AVENUE	PARK COLLINGWOOD
140792	CONTRACTING TURPS STEEL	UNCERTIFIED PATIO - UNCERTIFIED	5	Lot 3	HOPE STREET	HEIGHTS COLLINGWOOD
140841	FABRICATIONS RANBUILD GREAT SOUTHERN	FARM MACHINERY STORAGE SHED - UNCERTIFIED	43	Lot 5	TREBOR ROAD	PARK CUTHBERT

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140839	CITY OF ALBANY	FULL DEMOLITION OF EXISTING SINGLE CUBICLE LONG DROP TORBAY WEST PUBLIC		Reserve 24514 Lot 2	TORBAY INLET ROAD	ELLEKER
140840	CITY OF ALBANY	TOILET - CERTIFIED SHED & SOLID FENCE - UNCERTIFIED PATIO - UNCERTIFIED PATIO - UNCERTIFIED	39	Location RES 42256 Lot 946	TORBAY INLET ROAD MERMAID AVENUE	ELLEKER EMU POINT
140849	CONSTRUCTION OWNER BUILDER	GARAGE - UNCERTIFIED AMENDMENT TO ORIGINAL BUILDING	341	Lot 205	BON ACCORD ROAD	KALGAN
140795	IAN & MAUREEN	PERMIT 120056 - NEW DWELLING - UNCERTIFIED GROUPED DWELLING X 2	19	Lot 150	MANYAT PLACE	KING RIVER
140804	BOOTH PAUL & GRACE	NEW DWELLING - UNCERTIFIED	47	Lot 204	MIGO PLACE	KRONKUP
140816	THOMPSON RYDE BUILDING	UNCERTIFIED GROUPED DWELLING X 2	26	Lot 98	STIRLING VIEW DRIVE	LANGE
140815	COMPANY PTY LTD OWNER BUILDER	UNCERTIFIED PATIO - UNCERTIFIED	18	Lot 36	GOSS STREET	LITTLE GROVE
140825	CITY OF ALBANY	RUSHY POINT BOARDWALK - CERTIFIED PATIO x 2 - UNCERTIFIED	166	Location RES 35754 Lot 116	MARINE TERRACE O'CONNELL STREET	LITTLE GROVE LITTLE GROVE
140782	CONSTRUCTION SOUTH COAST SHEDS	SHED - UNCERTIFIED	604	Lot 38	FRENCHMAN BAY ROAD	LITTLE GROVE
140799	WA COUNTRY BUILDERS PTY LTD	NEW DWELLING - UNCERTIFIED PATIO - UNCERTIFIED	12B	Lot 252	SPRING STREET	LITTLE GROVE
140770	AUSCAN	PATIO - UNCERTIFIED	1-13	Lot 420	MENZIES STREET	LOCKYER
140820	CONSTRUCTION OUTDOOR WORLD ALBANY	PATIO - UNCERTIFIED	6	Lot 403	GIFFORD STREET	LOCKYER

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140757	RBD BUILDING & MAINTENANCE PTY LTD	ADDITION AND ALTERATION TO EXISTING DWELLING - CARPORT - UNCERTIFIED	11	Lot 333	HUMPHREYS STREET	LOCKYER
140828	OWNER BUILDER	SHED AND RETAINING WALL - UNCERTIFIED	36	Lot 114	BAKER STREET NORTH	LOWER KING
140773	LUKE LEEDER	SHED - UNCERTIFIED	7	Lot 225	DANIELS CLOSE	LOWER KING
140824	ALBANY CONSTRUCTION & MAINTENANCE	SHED - UNCERTIFIED		Lot 15	HILLVIEW RISE	LOWER KING
140741	TIMOTHY MAW	NEW DWELLING - UNCERTIFIED	161	Lot 178	LOWANNA DRIVE	MARBELUP
140856	PLUNKETT HOMES	AMENDMENT TO ORIGINAL BP 140720 - UNCERTIFIED	27	Lot 724	KITCHER PARADE	MCKAIL
140810	(1903) PTY LTD	SHED - UNCERTIFIED	13	Lot 678	MCGONNELL ROAD	MCKAIL
140701	OWNER BUILDER	PATIO - UNCERTIFIED	14	Lot 759	ORION AVENUE	MCKAIL
140813	ALBANY PERRELLA BUILDING & FABRICATION	SHED - UNCERTIFIED	477	Lot 11	SOUTH COAST HIGHWAY	MCKAIL
140848	JACK TOWTON	SHED - UNCERTIFIED	74	Lot 31	MORGAN ROAD	MCKAIL
140806	RICHARD CHARLES	ALTERATIONS/ADDITIONS TO EXISTING DWELLING - CERTIFIED	63	Lot 176	GLADVILLE ROAD	MCKAIL
140809	MICHAEL & JOHN	ANCILLARY ACCOMMODATION & SHED - UNCERTIFIED	477	Lot 3	SOUTH COAST HIGHWAY	MCKAIL
140793	GIMONDO PLUNKETT HOMES	NEW DWELLING - UNCERTIFIED	44	Lot 131	LAKESIDE DRIVE	MCKAIL
140860	(1903) PTY LTD	NEW DWELLING - UNCERTIFIED	26	Lot 364	COMET CORNER	MCKAIL
140800	COMPANY PTY LTD	OCCUPANCY PERMIT - RESTAURANT BAR	11	Lot 655	FLINDERS PARADE	MIDDLETON
140790	FRANK FLAVEL	PIGGERY SHELTER - UNCERTIFIED	1109	Location 1932	MILLBROOK ROAD	BEACH MILLBROOK
				5322.449 Lot		

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140794	MCB CONSTRUCTION	AMENDMENT TO ORIGINAL BP140279 - EXTENSION OF EXISTING SHOWR PATIO - UNCERTIFIED	139	Lot 500	CHESTER PASS ROAD	MILPARA
140766	PTY LTD KOSTERS OUTDOOR	PATIO - UNCERTIFIED	66	Lot 204	RUFUS STREET	MILPARA
140807	PTY LTD AR & DA DOCKING	AMENDMENT'S TO ORIGINAL BP130557 - CERTIFIED EXTENSIONS -	242-244	Location Lot 7 8	MIDDLETON ROAD	MIRA MAR
140760	J & TW DEKKER PTY LTD	UNCERTIFIED OCCUPANCY PERMIT PATIO - UNCERTIFIED	17	Lot 41	TAYLOR STREET	MIRA MAR
140808 140843	OWNER BUILDER	UNCERTIFIED OCCUPANCY PERMIT PATIO - UNCERTIFIED	242-244 149	Location Lot 7 8 Lot 1	MIDDLETON ROAD HARE STREET	MIRA MAR MOUNT
140774	BAROVEN PTY LTD	AMENDMENT TO ORIGINAL BP140428 - ALTERATIONS / ADDITIONS AND WALLS TO ENTRY	7	Location RES	FORTS ROAD	CLARENCE MOUNT
140735	BAROVEN PTY LTD	STATEMENT - CERTIFIED FORTS RESTAURANT/CAFE OFFICE MUSEUM AND SALES OUTLET - OCC FULL DEMOLITION 2X	38226 462-472	Lot 1347 Location RES	FORTS ROAD	CLARENCE MOUNT
140871	OCCUPANCY PERMIT	STATEMENT - CERTIFIED FORTS RESTAURANT/CAFE OFFICE MUSEUM AND SALES OUTLET - OCC FULL DEMOLITION 2X	7	Location RES	FORTS ROAD	CLARENCE MOUNT
140829	AD CONTRACTORS	SHEDS EXTENSION OF	38226 462-472	Lot 1347 Location Lot	PRINCESS ROYAL DRIVE	CLARENCE MOUNT
140822	DON FRASER	NEW DWELLING -	622 7	621 1325 Lot 17	RANFORD STREET	MELVILLE MOUNT
140781	KIM TAYLOR	CARPOT - UNCERTIFIED NEW DWELLING -	92	Lot 261	PRINCESS AVENUE	MELVILLE ROBINSON
140759	J & TW DEKKER PTY LTD	UNCERTIFIED NEW DWELLING -	28	Lot 781	GEAKE STREET	SPENCER PARK
140702	OUTDOOR WORLD ALBANY	UNCERTIFIED CARPORT - UNCERTIFIED	99	Lot 157	PULS ROAD	TORBAY

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140814	MCB CONSTRUCTION	NEW CALLING TOWER -	261	Lot 7083	ROBERTS ROAD	TORNDIRRUP
140811	PTV LTD NEW HORIZON HOMES	UNCERTIFIED ALTERATIONS/ADDITION S ON EXISITING DWELLING -	342	Lot 26	FRENCHMAN BAY ROAD	TORNDIRRUP
140834	(WA) PTY LTD KOSTERS OUTDOOR	UNCERTIFIED CATTERY - CERTIFIED	61	Location 392 Lot	MERCER ROAD	WALMSLEY
140783	PTV LTD SOUTH COAST SHEDS	SHED - UNCERTIFIED	11	Lot 502	BOTTRELL CLOSE	WARRENUP
140767	DAVID HOLLOWAY	SHED - UNCERTIFIED	8	Lot 106	KOOYONG AVENUE	WARRENUP
140776	GARRY GOLDING	SHED - UNCERTIFIED	49	Lot 230	WARRENUP PLACE	WARRENUP
140838	WA COUNTRY	ANCILLARY ACCOMMODATION -	163	Lot 321	DELORAINE DRIVE	WARRENUP
140786	BUILDERS PTY LTD WALTOY PTY LTD	UNCERTIFIED FULL DEMOLITION OF	67	Lot 6	ROCKY CROSSING ROAD	WILLYUNG
140817	KOSTERS OUTDOOR	EXISTING DWELLING SHED - UNCERTIFIED		Lot 723	GREENWOOD DRIVE	WILLYUNG
140744	PTV LTD RYDE BUILDING	NEW DWELLING -		Lot 725	WESTON RIDGE	WILLYUNG
140707	COMPANY PTY LTD RYDE BUILDING	UNCERTIFIED NEW DWELLING -		Lot 723	GREENWOOD DRIVE	WILLYUNG
140724	COMPANY PTY LTD RYDE BUILDING	UNCERTIFIED NEW DWELLING & RAINWATER TANK -		Lot 722	GREENWOOD DRIVE	WILLYUNG
140812	COMPANY PTY LTD PERRELLA BUILDING & FABRICATION	UNCERTIFIED PATIO - UNCERTIFIED	25A	Lot 304	KAMPONG ROAD	YAKAMIA
140852	TURPS STEEL	PATIO - UNCERTIFIED	7	Lot 843	NOTLEY STREET	YAKAMIA
140805	NATHAN PAUL & JODIE LOUISE WIGNALL	CARPORT - UNCERTIFIED	4	Lot 21	SYDNEY STREET	YAKAMIA

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140798	DAVID & HELENA	ANCILLARY ACCOMMODATION -	13	Location Lot 98	LEONORA STREET	YAKAMIA
140823	COOPER WREN (WA) PTY LTD	UNCERTIFIED NEW DWELLING -	25	99 100 Lot 834	NOTLEY STREET	YAKAMIA
140861	PLUNKETT HOMES	UNCERTIFIED NEW DWELLING -	18	Lot 114	HUME CORNER	YAKAMIA
140854	(1903) PTY LTD PLUNKETT HOMES	UNCERTIFIED NEW DWELLING -	22	Lot 116	HUME CORNER	YAKAMIA
140769	(1903) PTY LTD HOME GROUP WA	UNCERTIFIED NEW DWELLING -	5	Lot 100	HUME CORNER	YAKAMIA
140768	GREAT SOUTHERN PTY LTD HOME GROUP WA	UNCERTIFIED NEW DWELLING -	8	Lot 130	MEARS ROAD	YAKAMIA
140777	GREAT SOUTHERN PTY LTD PLUNKETT HOMES	UNCERTIFIED NEW DWELLING -	85-95	Lot 82	BOND ROAD	YAKAMIA

No.	SINGLE DWELLING	GROUP DWELLING	DOMESTIC/ OUTBUILDINGS	ADDITIONS/ DWELLINGS	HOTEL/ MOTEL	NEW COMMERCIAL	ADDITIONS/ COMMERCIAL	OTHER
1	1,000	50,000	15,000	10,000		680,826	\$ 10,000.00	19,500
2	80,000	\$ 100,000.00	4,000	43,850			\$ 10,394.00	2,000
3	106,369	\$ 120,569.00	6,000	48,000			\$ 103,000.00	80,000
4	134,910	\$ 422,234.00	14,300	65,000			\$ 115,200.00	100
5	150,512		15,000	147,000			\$ 650,000.00	20,000
6	184,225		16,000	190,060				6,600
7	200,000		17,500	2,800				
8	210,932		18,960	7,000				
9	230,148		19,000	25,000				
10	234,709		19,800	43,975				
11	234,817		25,000	5,000				
12	235,010		25,000	2,000				
13	240,000		27,000	3,000				
14	250,000		30,000	4,000				
15	257,000		31,200	5,000				
16	259,156		38,070	5,400				
17	260,467		\$ 48,000.00	6,600				
18	273,355		\$ 50,000.00	7,000				
19	278,631		\$ 75,000.00	7,000				
20	284,000		\$ 550.00	8,000				
21	290,916			8,777				
22	307,889			9,973				
23	314,213			10,000				
24	353,687			11,000				
25	366,849			12,000				
26	\$ 158,243.00			12,864				
27				15,000				
Total	5,897,038	692,803	495,380	715,299	\$ -	680,826	\$ 888,594.00	\$ 128,200.00

Grand Total \$ 9,498,140.00

N.B Red font denotes Park Home Licence