



ATTACHMENTS

Ordinary Meeting of Council

Tuesday 28 October 2014

6.00pm

City of Albany Council Chambers

ORDINARY COUNCIL MEETING
ATTACHMENTS –28/10/2014
** REFER DISCLAIMER **

TABLE OF CONTENTS

Attachment	Report No.	Description	Page No.
A	ED	Economic Development Committee	
	ED017	• Linyi China-Albany Business Delegation Visit	1
	ED018	• Adoption of Major and Regional Events Strategy 2014-2017	16
	ED019	• 2014 Australian Aged and All Schools Cross Country Championships-Post Event Evaluation Report	28
B	CS	Community Services Committee	
	CS012	• Community Development Strategy 2014-2018	36
	CS015	• City of Albany Sport and Recreation Futures Plan (2015-2030) Endorsement of Project Scope and Methodology	73
C	CSF	Corporate Services & Finance Committee	
	CSF119	• Financial Activity Statement-August 2014	84
	CSF120	• List of Accounts for Payment-September 2014	93
	CSF121	• Delegated Authority Reports-September 2014	109
	CSF122	• Quarterly Report-Tenders Awarded-July to September 2014	114
	CSF123	• Adoption of Budget Review for the Period Ending 31 August 2014	115
	CSF124	• Proposed Changes to Reserve 4156-WA Museum	131
D	WS	Works & Services Committee - Nil	
E		Planning & Development Committee	
	PD053	• Advertise Draft Kalgan Rural Village Developer Contribution Policy	132
	PD055	• Planning Scheme Consent-Animal Husbandry-Intensive (Rotational Outdoor Piggery) Lot 5738 and 5759, 381 Hazzard Road, Green Valley	164
	PD056	• Planning and Building Reports September 2014	273
		Local Emergency Management Committee Nil	

**AGREEMENT BETWEEN THE CITY OF LINYI, P. R. CHINA AND THE
CITY OF ALBANY, THE COMMONWEALTH OF AUSTRALIA ON THE
ESTABLISHMENT OF FRIENDLY CO-OPERATIVE RELATIONSHIP**

The City of Linyi, P. R. China and the City of Albany, The Commonwealth of Australia, with the aim of building a long-term partnership based on the principles of equality, mutual benefit, mutual respect and common development, have agreed on the following through friendly consultation:

1. Both sides agree to formally start a co-operative relationship between the two cities.
2. A system of mutual visit and meetings between the leaders shall be established and liaison departments shall be appointed by both sides respectively to facilitate consultations on the matters of common concern.
3. Both sides shall actively promote economic and trade cooperation in accordance with the principles of mutual benefit and enhance the cooperation between the enterprises of both cities in the fields of trade, investment, technology and environmental protection.
4. Both sides shall carry forward the exchanges of culture, education, science and technology to enhance mutual understanding and friendship.
5. Done in duplicate in Chinese and English, both texts being authentic, and each side retaining one copy.



Mr. Zuo Peiting

Executive Vice-Mayor

The City of Linyi

People's Republic of China



Mr. Dennis Wellington

Mayor

The City of Albany

The Commonwealth of Australia

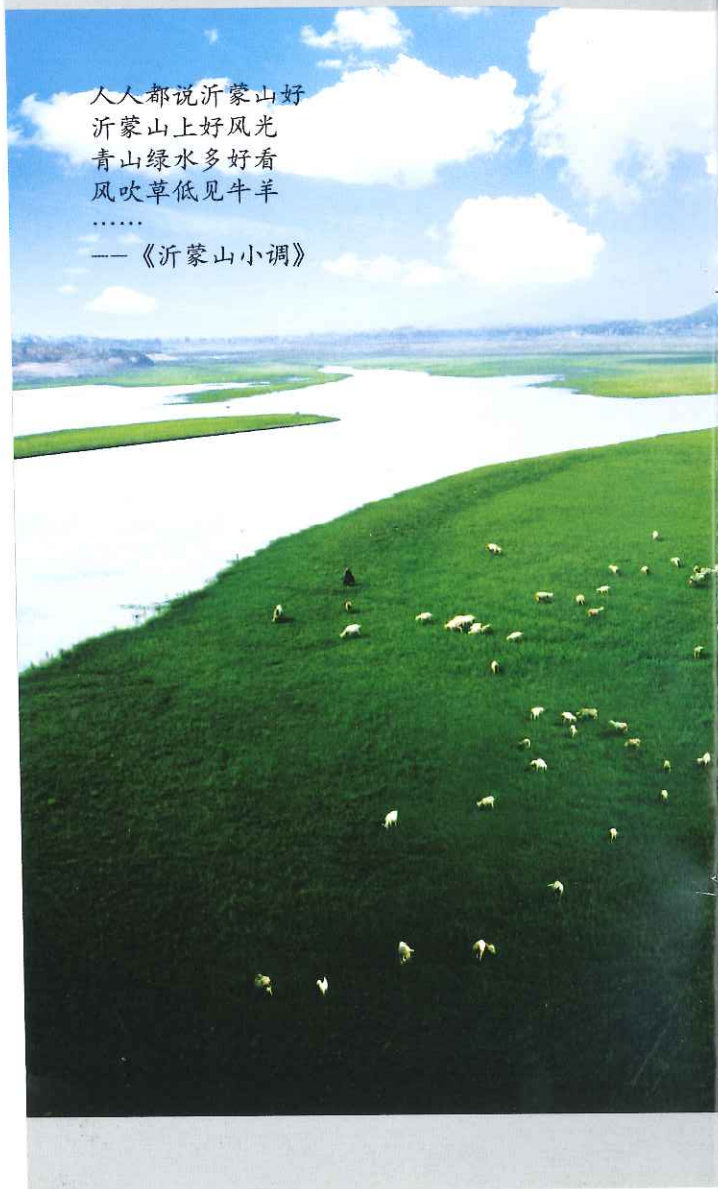
Linyi China July 16, 2014



接待手册



中共临沂市委
临沂市人民政府



接待方案

临沂市人民政府外事与侨务办公室
2014年7月

目 录

Contents

1、来访人员名单	(1)
Name List of Albany Delegation	
.....	(1)
2、陪同人员名单	(3)
Name List of Accompanying Personnel	
.....	(3)
3、日程安排	(5)
Programme	(7)
4、临沂基本情况	(10)
Introduction of Linyi City	(16)

7月14日 周一

24℃ ~ 33℃ 多云

Monday July 14

24℃ ~ 33℃ Cloudy

7月15日 周二

23℃ ~ 34℃ 多云

Tuesday July 15

23℃ ~ 34℃ Cloudy

7月16日 周三

24℃ ~ 33℃ 雷阵雨

Wednesday July 16

24℃ ~ 33℃ Thundershower

7月17日 周四

22℃ ~ 29℃ 雷阵雨

Thursday July 17

22℃ ~ 29℃ Thundershower

来访人员名单

Name List of Albany Delegation

丹尼斯. 威灵顿 Mr. Dennis Wellington	奥尔巴尼市市长 Mayor of City of Albany
罗德里克. 海德威克 Mr. Roderick Hedderwick	奥尔巴尼工商协会会长 President Albany Chamber of Commerce and Industry
马修. 伯德 Mr. Matthew Bird	奥尔巴尼市旅游发展服 务局局长 Manager, Tourism Development and Services, City of Albany
拉塞尔. 普理查德 Mr. Russell Pritchard	大南方区发展委员会地 区经理 Regional Manager, Great South- ern Development Commission
理查德. 贝尔德 Mr. Richard Baird	大南方区语法学校代理 校长 Acting Headmaster, Great Southern Grammar
西蒙. 佛莱顿 Mr. Simon Fretton	奥尔巴尼港务局业务发 展经理 Business Development Manager, Albany Port Authority

威廉. 皮尔斯 Mr. Willam Piercey	联合谷物运输公司奥尔巴尼区域经理 Albany Zone Manager, Co - Operative Bulk Handling
约翰. 斯普里格 Mr. John Sprigg	卓伟林农场葡萄酒庄总经理 Managing Director, Trevelen Farm Wines
尹传水 Mr. Frank Yin	兴盛国际资源有限公司总经理 Managing Director, Ishine International Resources Ltd
牛雨欣 Ms. Claudia Niu	兴盛国际资源有限公司业务经理 Business Development Manager, Ishine International Resources Ltd
韩艺彬 Ms. Livia Han	翻译 Translator

陪同人员名单

Name List of Accompanying Personnel

陈先运 Chen Xianyun	市长 Mayor of Linyi Municipal People's Government
左沛廷 Zuo Peiting	常务副市长 Executive Vice - Mayor of Linyi Municipal People's Government
李沂明 Li Yiming	市委秘书长 Secretary - General of The Standing Committee of Linyi Municipal People's Congress
谭庆功 Tan Qinggong	市政府秘书长 Secretary - General of Linyi Municipal People's Government
姜良安 Jiang Liangan	市政府副秘书长 Deputy Secretary - General of Linyi Municipal People's Government

马永印 Ma Yongyin	市外侨办主任 Director of The Foreign Affairs and Overseas Chinese Affairs Office of Linyi Municipal Peo- ple's Government
张 剑 Zhang Jian	市外侨办副主任 Deputy director of The Foreign Affairs and Overseas Chinese Affairs Office of Linyi Munici- pal People's Government

日 程 安 排

7 月 14 日 (星期一)

- 09:35 访问团搭乘 ZH9615 航班从广州
白云机场抵达临沂机场
- 10:30 参观临沂城市规划展及北城新区
- 12:00 午餐(自助)
- 13:00 代表团入住铂尔曼酒店
- 14:00 参观临沂商城
- 15:30 访问临沂大学
- 18:00 左沛廷副市长宴请代表团一行

7 月 15 日 (星期二)

- 09:00 赴临沭参观草柳编博物馆、常林
集团、金正大集团
- 12:00 午餐
- 14:00 参观经济开发区(临工集团、立晨

物流、东部铜业、临沂一中南校区、临沂外国语学校)

18:00 晚餐

7 月 16 日 (星期三)

09:00 参观金锣集团、千山木业等

12:00 午餐(自助)

14:00 与工商联座谈

15:30 参观市博物馆

17:30 陈先运市长会见奥尔巴尼市代表团并举行两市建立友好合作城市关系协议书签字仪式

18:00 陈先运市长宴请代表团一行

7 月 17 日 (星期四)

09:00 代表团离开临沂前往外地参观

• 6 •

AGENDA ITEM ED017 REFERS

Programme for Albany Delegation

July 14, Monday

09:35 Meet Albany delegation at Linyi airport

10:30 Visit Linyi Urban Planning Exhibition Center

12:00 Lunch (Buffet)

13:00 Check in at the hotel (Pullman)

14:00 Visit Linyi Complex

15:30 Visit Linyi University

18:00 Mr. Zuo Peiting, Executive Vice - Mayor of Linyi Municipal People's Government host a banquet for the delegation

July 15, Tuesday

09:00 Visit Willow Museum, Changlin Group (agricultural machinery), Jin Zhengda Group (compound

• 7 •

AGENDA ITEM ED017 REFERS

fertilizer, low control releasing
fertilizer)

- 12:00 Lunch at Linshu County
- 14:00 Visit Linyi Economic & Technological Development Area (Volvo - Lingong Group, Lichen Logistics, Eastern Copper, South Campus of Linyi No. 1 Middle School, Linyi Foreign Language School)

18:00 Dinner

July 16, Wednesday

- 09:00 Visit Jinluo Group (meat processing), Qianshan Wood (wood processing)
- 12:00 Lunch (Buffet)
- 14:00 Visit Linyi Association of Industry and Commerce
- 15:30 Visit Linyi Museum
- 17:30 Mr. Chen Xianyun, Mayor of Linyi Municipal People's Govern-

• 8 •

ment meet delegation and sign
friendship city agreement with
Mayor Wellington

- 18:00 Banquet hosted by Mr. Chen Xianyun

July 17, Thursday

- 09:00 Depart from Linyi

• 9 •

临沂市基本情况

临沂位于山东省东南部,地近黄海,南邻苏北。现辖9县3区和3个开发区,其中两个国家级开发区,156个乡镇、街道,3990个行政村(居),1090万人,总面积1.72万平方公里,平原、山区、丘陵各占三分之一,是山东省人口最多、面积最大的市。成功创建了全国文明城市、全国双拥模范城市、中国优秀旅游城市、国家园林城市、国家环保模范城市、国家卫生城市、国家森林城市,被授予中国书法名城、中国温泉城、中国市场名城、中国物流之都称号。在2011年中科院发布的294个城市幸福感调查中,临沂市居民幸福感排第二名;在2013年全国城市文明指数和未成年人思想道德建设工作两项测评中,临沂得分均列全国地级城市第一名。

文化古城。至今已有2500多年的建

• 10 •

城史。春秋时建启阳城,秦时属琅琊郡,汉代设临沂县,清设沂州府。1950年设临沂专区。1994年,经国务院批准改设地级临沂市。临沂有着灿烂的历史文化。闻名中外的《孙子兵法》、《孙臆兵法》竹简就出土于临沂城。孔子72贤徒中有13人生长在临沂。历史上24孝中有7孝在临沂。宗圣曾子、智圣诸葛亮、书圣王羲之、大书法家颜真卿和珠算发明家刘洪等都出生和曾生活在这里。

革命老区。抗日战争和解放战争时期,我党我军先后在这里创建了滨海、鲁中、鲁南革命根据地。1940年8月,这里成立全国第一个中国共产党执政的省级人民政权——山东省战时工作推行委员会,1945年改称山东省人民政府。山东党政军机关、八路军第一一五师、八路军第一纵队、新四军、华东局机关、华东野战军曾长期驻扎在这里。刘少奇、陈毅、罗荣桓、徐向前、粟裕等老一辈无产阶级革

• 11 •

命家都曾经在这里工作过。当时根据地 420 万人,120 多万人次拥军支前,有 21 万多人参军参战,有 10 多万名革命烈士在这里献出了宝贵生命。革命战争年代,涌现出红嫂、沂蒙六姐妹等一大批先模人物。

资源大市。农副产品产量高、质量好,有花生、黄烟、桑蚕、柳编、银杏、金银花、板栗、茶叶八大特色基地和蔬菜、果品两大优势产业。矿产资源种类较多,已发现和探明储量的矿产有 78 种,其中,白云岩储量居全国第一位,金刚石、石英砂、陶瓷土储量居全国第二位。

旅游胜地。蒙山被誉为“天然氧吧”和“养生长寿山”,是国家 5A 级旅游景区;全长 3800 米的莒南天然卧佛被誉为“世界奇观”;沂水地下大峡谷全长 6100 米,被誉为“中国地下河漂流第一洞”;沂河小埠东橡胶坝长 1247 米,被列入世界吉尼斯纪录;银雀山汉墓竹简博物馆、王

· 12 ·

羲之故居、山东省政府旧址(八路军 115 师司令部)、孟良崮战役纪念馆、平邑自然博物馆等一批名胜古迹和旅游景点在全省乃至全国有较高的知名度。

商贸名市。临沂市区有各类专业批发市场 101 处,2013 年实现商品交易额 2096.2 亿元,商品覆盖 6 万多个品种,涵盖小商品、五金、建材、板材等 27 大类,基本覆盖了生产资料、生活资料主要门类,商品交易辐射全国 30 多个省、市、自治区,远销 20 多个国家和地区。

生态水城。沂河、沭河纵贯全境,流域面积占全市总面积的 77%,沂河水源地是淮河流域水质最好的地区,沂河风景区被列为首批国家 18 个水利风景区之一。临沂城区已建成 7 座橡胶坝、8 道节制闸,形成水面 48 平方公里,一次性蓄水 1.62 亿立方米,形成了“六河贯通、八水绕城”的水城景观;沂河南北直线道路 191 公里已全部建成通车,市区建成区绿

· 13 ·

化覆盖率达到 44.9%，人均公园绿地面积达到 17 平方米。

枢纽城市。兖石、胶新铁路形成十字交叉，京沪、日东、青兰、长深、临枣五条高速公路纵横交错，公路、铁路通车里程分别达到 2.56 万公里和 516 公里，均居全省前列；市区距岚山、日照、连云港三大港口均在 100 公里左右，距青岛港 150 公里；临沂飞机场为国家二级机场，目前已开通直达北京、上海、广州、深圳等城市的 20 多条航线，形成了比较完善的立体交通体系。

改革开放以来，临沂大致经历了脱贫、基本小康和建设全面小康的发展阶段。1985 年，临沂被列为全国 18 个连片扶贫地区之一，到 1995 年在全国率先整体脱贫，2000 年与全国同步基本实现了小康。近年来，全市上下坚持以科学发展观为统领，围绕建设富裕美丽的“大临沂、新临沂”这一目标，创造性地贯彻执行中

央、省委省政府系列方针政策和决策部署，开拓进取，扎实工作，经济社会实现了又好又快发展。2013 年，全市实现地区生产总值 3336.8 亿元，同比增长 11%；公共财政收入 216.1 亿元，增长 16.6%；固定资产投资 2431.6 亿元，增长 20.8%；社会消费品零售总额 1781 亿元，增长 13.4%；进出口总额 94.1 亿美元，增长 19.1%；城镇居民人均可支配收入 27511 元，增长 12.5%；农民人均纯收入 10389 元，增长 13.6%。今年一季度，全市实现地区生产总值 718 亿元，同比增长 10.4%。1-5 月份，完成公共财政收入 107.2 亿元，增长 18.9%；固定资产投资 869.9 亿元，增长 18.5%；社会消费品零售总额 763 亿元，增长 12.7%；进出口总额 43.6 亿美元，增长 28.4%。

Introduction of Linyi City

Linyi, a city near Yi River, is located in the southeast of Shandong Province. It exercises jurisdiction to 3 districts, 9 counties and 3 development areas. It covers an area of 17,200 square kilometers and has a population of 10.83 million, and it is the biggest city in Shandong in terms of both population and area. In 2013, our GDP reached 333 billion yuan, a year-on-year increase of 11.04%; and the total volume of import and export reached 9.41 billion US dollars, increasing 19.1%.

Linyi has been awarded the titles of "National City with Civility", "National Garden City", "National Outstanding City on Environmental Protection", "National Sanitary City", "China Calligraphy City", "China Geothermal City", "China Market City", "China Logistic City" and so on.

Linyi is a city with long history and

• 16 •

AGENDA ITEM ED017 REFERS

splendid culture. It was established about 2500 years ago. Linyi is the hometown of many celebrities in Chinese history, such as Zhuge Liang, a famous statesman and strategist in the Three Kingdom Period (220 - 280); Wang Xizhi, a famous calligrapher in the Jin Dynasty (265 - 420); Liu Hong, the inventor of abacus. 13 of Confucius Students were from Linyi, and 7 of the most famous 24 filial stories happened in Linyi. The world renowned bamboo slips of Sun Zi's Art of War and Sun Bin's Art of War were also unearthed here.

Linyi is a city rich in resources. The agricultural products here are of high quality and large quantity. We have eight bases with characteristics for peanut, raw tobacco, silkworm, wickerwork, ginkgo, honeysuckle, chestnut and tea. Vegetables and fruits are the products with strong competitive edge. There are also many kinds of mineral resources in Linyi, of which 78 kinds have been explored. The dolomite reserve ranks first in the country and that of

• 17 •

diamond, silica sand and ceramic clay ranks second in China. Based on the rich resources, we have developed eight pillar industries including foodstuff, metallurgy, chemical, wood, machinery, building material, pharmaceutical and textile & garment.

The tourism resources in Linyi are of special characteristics. Mount Meng, one of the national AAAA - grade Tourist Attractions, is the second highest mountain in Shandong Province, and it is called the "Natural Oxygen Bar" and "Longevity Mountain" as it is very good for people's health to stay there. The mountain featuring a lying 3800 - meter Buddha is called world wonder. The underground canyon has a total length of 6100 meters and is entitled the longest canyon in China and the best underground canyon for drifting. The Xiaobudong Rubber Dam runs 1247 meters and is listed in the Guinness Book of World Records. Other places of interest, such as the Museum of Bamboo Slips and the Former Residence of Wang Xizhi, Natural Museum in

• 18 •

AGENDA ITEM ED017 REFERS

Pingyi County all enjoy high popularity in the country.

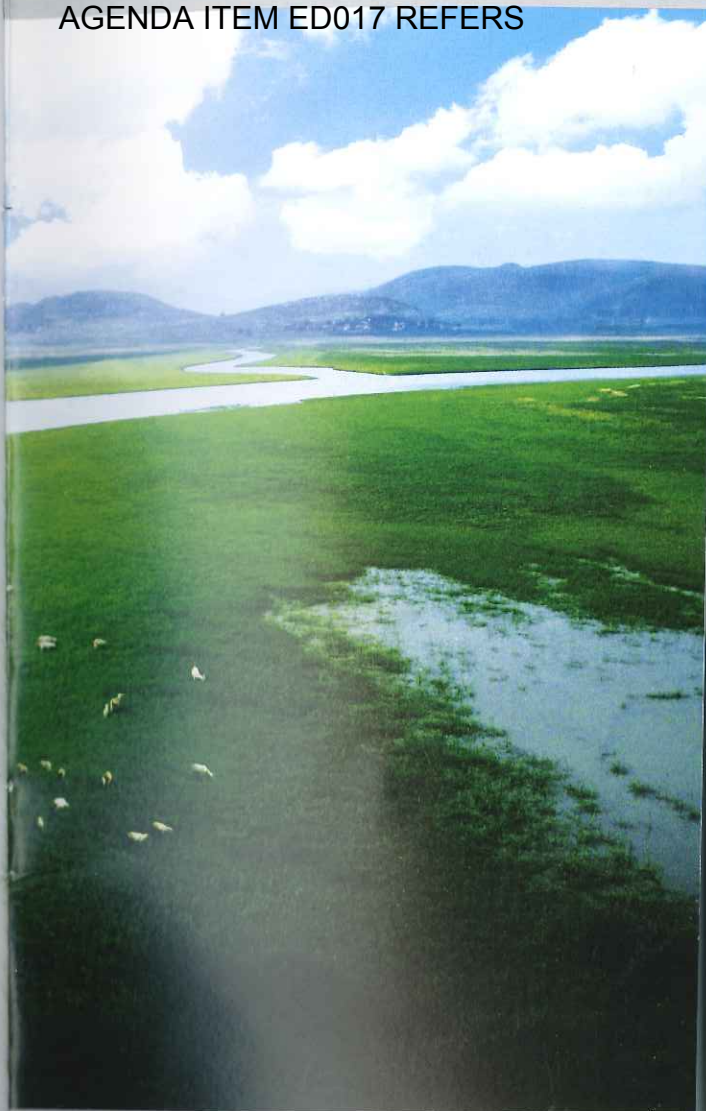
Linyi is also famous for its business and trade. At present, there are 101 specialized wholesale markets in Linyi. In 2013, the sales volume reached 209 billion yuan and the sales network covers all provinces, municipalities, and autonomous regions in China and 20 countries and regions in the world with 60,000 brands of products in 27 categories such as small commodity, hardware, building materials, wood - based panel.

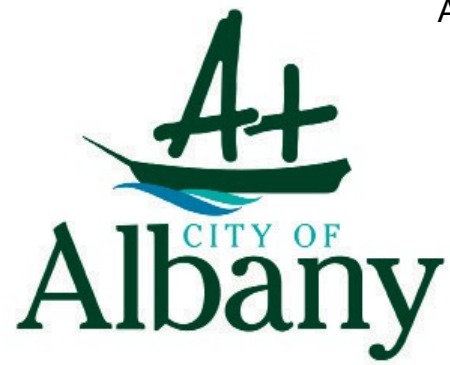
Linyi is rich in water resources, with Yi River and Shu River running through the city. The drainage area covers 77% of the area of Linyi. In downtown areas, we have built 7 rubber dams and 8 water gates, forming 48 square kilometers of water surface. There are 191km of roads along the river bank. The green coverage ratio in urban areas reaches 44.9%, and the per capita green coverage is 17 square meters.

Linyi is a city with advantageous loca-

• 19 •

tion and convenient transportation. There are two railways and five expressways criss-cross in the city. The mileage of expressway and highway is 516km and 25,600km respectively, ranking in the front in the province. It is only 120 kilometers to nearby ports (Lanshan, Rizhao, Lianyungang) and 150 kilometers to Qingdao Port. Linyi Airport is the national second - grade airport with more than 20 domestic airlines, which makes it much more convenient for Linyi to connect with the outside world.





Major & Regional Events Strategy 2014 - 2017



DRAFT September 2014

CONTENTS

Tourism, Events and Economic Development..... 3

Events defined 4

Role of Albany City Council..... 5

Focus Areas – Major & Regional Events..... 6

Attachments 12

Draft Event Evaluation Tool

Events & PR Position Description

DRAFT



ALBANY

1. Tourism, events and economic development

The City of Albany's vision is to be Western Australia's most sought after and unique Regional City to live, work and visit. The City's Community Strategic Plan – Albany 2023 has identified 5 key themes. "Smart, Prosperous and Growing" is one of these key themes and forms the platform for the City's Economic Development Strategy adopted by Council in November 2013.

A key objective of the Economic Development Strategy is to develop Major and Regional Events as an important contributor to the growth of tourism development within the City of Albany.

The staging of Major and Regional Special Events has the ability to produce a wide range of significant economic and social benefits for communities and regions, and is considered a Regional promotional tool for successful tourism destination development.

Events increase the opportunities for new expenditure by attracting visitors to that destination and by also retaining the expenditure of locals who may spend their leisure dollars elsewhere. Events can also strongly influence both day trip and overnight visitation and have been used successfully to attract visitors during the quieter or shoulder periods of a tourist season.

As well as providing opportunities to increase direct visitor expenditure at a destination, they can also contribute substantially to a destination's range of tourist attractions, facilitate media coverage for the destination, promote awareness of the destination for future visitation and lead to the construction of new facilities and infrastructure.

Albany has identified the visitor economy as being critical to the economic success of the region and major events are one of the core pillars of this visitor economy. This strategy sets out a plan for determining the types of major events that are right for Albany now and in the future and that have the potential to stimulate powerful outcomes for the region.

Major events can play a key role in helping cities achieve their long-term economic and social aspirations. This has been recognised by many successful cities around the world. The four main benefit streams associated with events are:

- **Economic benefits**
- **Destination Promotion**
- **Social wellbeing**
- **Legacy benefits.**

Economic Benefits

Events can deliver direct economic benefits by bringing new money into the economy. This can occur through two distinct channels:

- **The event organiser sources a proportion of its income from outside the region and spends it in the region to deliver the event. This results in additional business to business expenditure.**
- **The event attracts visitors who spend money in the region. This results in additional consumer to business expenditure in the economy.**

Events can also deliver indirect economic benefits via multiplier effects that result from the introduction of new money into the local economy that stays in the region through employment of services and purchase of goods and services sourced locally.

Various multiplier formulas and event economic impact models exist to differing levels of sophistication however the City will adopt a standard event multiple of 1.2 x direct economic impact estimates as this is generally accepted as a reasonable measure of total economic benefit. This is considered conservative as in comparison Tourism Research Australia estimates total tourism output multiplier for the Australian economy is 1.92, that is for every dollar tourism generates directly, it value adds an additional 92 cents to other parts of the economy (source: Tourism's Contribution to the Australian Economy 1997/8 to 2012/3, TRA April 2014).

Event visitors are attractive as they display above average levels of daily expenditure. The current Australian standard for estimating average visitor spend is holiday and leisure visitor \$180 per night and sports event visitor \$234 per night (sport participating and watching) sourced from Tourism Research Australia (NVS Overnight data 2013/14).

Destination Promotion

Hosting major events can have a significant impact on a host destination and its image, and can be a cost effective means of promoting the Amazing Albany destination brand to a wide audience of potential visitors, investors and new residents. Hosting major events has been identified as an effective driver to attract the important Perth visitor market to Albany destination. Tourism Research Australia surveyed visitors that had attended an event in the past 2 years. Results revealed some 98% of those surveyed indicated an interest in attending events in regional areas, and 87% said they were willing to travel more than 2 hours/overnight trip (source: Events: Drivers of Regional Tourism, TRA August 2014).

Social Wellbeing

As well as their short-term benefits, events make cities more vibrant and interesting places to live, bringing people and communities together and giving them a sense of identity, belonging and building civic pride.

Legacy benefits

Elevating the host's global stature and accelerating its economic and social development, major events can be a significant catalyst for change and building capacity within the local community. Cities have used major events to give focus to their priorities such as fast-tracking city infrastructure or developing long-term business and trade connections.

2. Events Defined

A term sometimes used loosely to encapsulate all levels of group activities it is important to clearly define what are Major and Regional events that relate directly to this strategy. The following list defines various levels of events as they relate to Albany and the Great Southern;

Mega events - Anzac Centenary Commemoration weekend, one off, irregular basis and of international importance.

Major events - events of national or international interest, that are pivotal to Amazing Albany brand, generate economic and social benefits. Typically one off, major economic drivers and brand enhancers, City may or may not be involved in event delivery beyond financial support and marketing. The City allocates a major event attraction budget each year and secured the Clipper Round the World Yacht Race in 2013 and the National Athletics Cross Country Championships in 2014.

Regional events - events that attract regional participation and visitation, that reinforce the Amazing Albany brand, and generate economic and social benefits. The City's Regional Event Sponsorship (RES)

program is annual event sponsorship funding program focused upon delivering economic and social outcomes. Examples of events funded under the City's RES include the Great Southern Festival (PIAF), Albany Car Classic, and the Albany Urban Downhill.

Community events – events that are organised by local community groups and are designed to attract a local audience and in many cases raise funds or awareness for local organisations ongoing sustainability. The City of Albany currently allocates funding annually to

Civic events - events that are driven by and supported by local communities that deliver social outcomes in a local setting. Examples of Civic events delivered by the City include the Annual Christmas Pageant, , Australia Day and New Years Eve events.

This strategy only relates to Major and Regional Events

3. Role of Albany City Council

The City of Albany is a major contributor to local tourism most visibly via the direct operation and management of the Albany Visitor Centre, the Albany Heritage Park visitor attractions and the Albany Regional Airport. In addition the City allocates funds for visitor destination marketing of the region, major event attraction and event sponsorship. The Council is also involved in the planning, provision and management of community activities, services and infrastructure that are shared by residents and visitors. These include parks and reserves, roads, water management, pedestrian and streetscape improvements, and public amenities such as toilets, trails, bikeways and parking areas.

Council also owns and leases a number of tourist commercial accommodation (caravan parks) and hospitality facilities (cafes and restaurants), the Brig Amity replica attraction, the HMAS Perth dive site, undertakes a major coordination role for land based activities for visiting cruise ships and contributes to tourism related initiatives on a project style basis.

Council's central role in tourism also includes acting as the consenting authority for most development applications and is responsible for decisions related to land use planning.

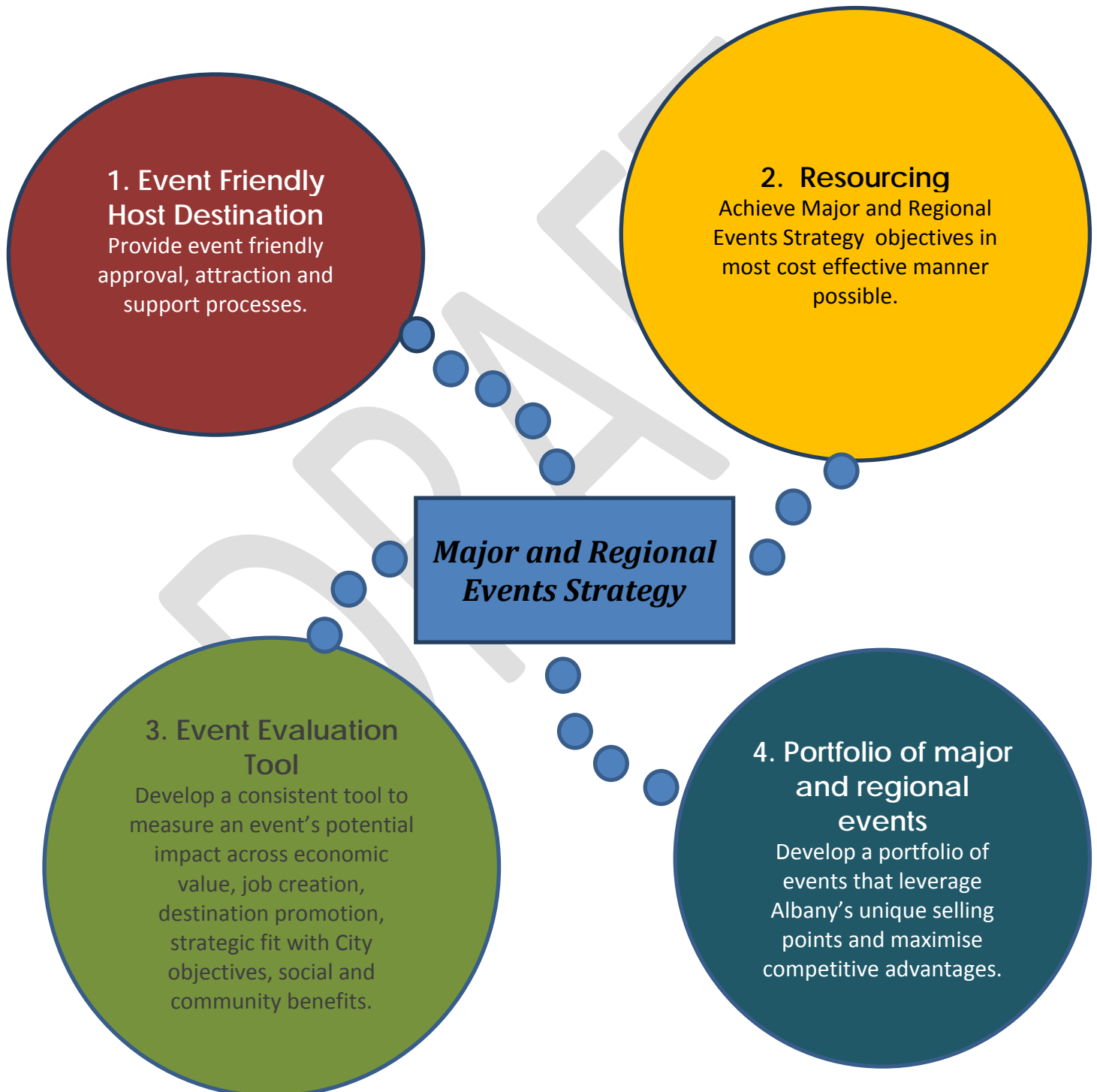
Economic development is a major role and responsibility of local governments and is considered essential to increase the social, economic and environmental prosperity of Albany and the surrounding region. Tourism has been identified as a key economic development priority for Albany.

Developing and supporting a strong major and regional event portfolio of events has been identified a cornerstone for Albany's visitor destination development. However not all events are commercially viable on a standalone basis, even if they generate region wide benefits that exceed the cost of running the event. This is the reason why public funds are required to assist in major event attraction and delivery.

4. Focus Areas - Major and Regional Events

The City has identified four main focus areas for the Major and Regional Events Strategy;

- Event friendly host destination
- Effective and value for money resourcing
- Event evaluation tool
- Portfolio of major and regional events



Focus Area 1: Event Friendly Host Destination

The City of Albany facilitates the development of a successful local visitor industry by operating attractions and maintaining visitor facilities, attracting major events, marketing the visitor destination, and attracting additional investment. Attracting and supporting major events is a key activity of Council via annual budget allocations towards the major event attraction and regional event sponsorship programs.

However providing funding of major and regional events is only one part of the City's role. Albany must compliment its proactive approach to securing and supporting events by implementing an 'event-friendly' and easy to do business with approach across all its departments.

This event-friendly approach applies equally to infrastructure (e.g. provision of venues, tourism and transport) and regulatory processes (to avoid red tape and to assist in facilitation of gaining approvals).

Focus Area	Objectives	Actions
1	1.1 Develop event friendly approval processes.	<p>Create Events and PR Coordinator role to provide one main City contact point for external event organisers.</p> <p>Develop streamlined and improved City events approval processes.</p> <p>City to adopt "can do" and supportive economic development perspective across all departments.</p>
1	1.2 Implement a timely and effective selection process for Major Event attraction.	<p>Use the event evaluation tool to instruct major event selection. Target score 45/70 points.</p> <p>Council to adopt this strategy and the event budgets.</p> <p>Delegate authority to CEO to select hosting and funding of events that meet budget allocations and evaluation tool conditions without the need for Council approval.</p>
1	1.3 Develop strategic partnerships with key event stakeholders	<p>Establish working relationships with key agencies;</p> <ul style="list-style-type: none"> - Tourism WA's Eventscorp. - Perth Convention Bureau - Great Southern Development Commission - Regional Development Australia - Sports Marketing Australia - Australia's South West

		<p>Establish working relationships with local partners;</p> <ul style="list-style-type: none"> - ACCI - Albany Entertainment Centre - Albany Venues - Neighbouring LGAs <p>Establish working relationships with regional event organisers.</p>
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Focus Area 2: Resourcing

Implementation of the Major and Regional Events Strategy is the responsibility of the City's Tourism Development and Services section within the Community Services Directorate.

The Manager of Tourism Development and Services role is responsible for a number of key visitor industry economic drivers including;

- Airport; key transport infrastructure for business, FIFO, tourism markets, potential learning hub and job creator,
- Visitor centre & servicing; welcoming point for destination to visitors and attracting new residents,
- Destination marketing; Amazing Albany brand, tourism, new residents, business attraction,
- Product development; visitor products and infrastructure, accommodation, hospitality, attractions, retail and tour experiences, investment and infrastructure attraction, and
- Major and Regional events; key economic and social outcomes drivers.

Council approved the creation of an Events & Public Relations Coordinator role in the 2014/15 budget and this is now in place. This position is currently implementing a new events approval process to streamline the City's internal event approval processes across all directorates. The role is responsible to:

- Provide a central contact and administration role for external entities (both commercial and not for profit groups) seeking to stage events within the City of Albany municipality.
- Assist in the delivery of key Community Services business units marketing and social media promotional activities.
- Assist in the delivery of the Amazing Albany destination brand, marketing, tourism, website and social media initiatives where required.

Focus Area	Objectives	Actions
2	2.1 Grow Major Event Attraction and Regional Event Sponsorship budgets.	<p>Council to commit to long term funding of Major and Regional events program and strategy.</p> <p>CEO to investigate new and sustainable funding models, partnerships, local business contributions, commercial differential rating models to grow the City's tourism, events and economic development budgets.</p>

Focus Area 3: Event Evaluation Tool

A key part of this strategy paper is the development of an event evaluation tool that can be used to understand the strengths and weaknesses and guide support of future events for the Albany's major and regional events portfolio.

A draft assessment methodology has been developed to measure an event's potential impact across economic value, job creation, destination promotion, strategic fit with City objectives, social and community benefits.

A maximum score of 70 can be attributed to any one event from this tool.

The assessment tool scores an event across 7 variables being;

- 1 Number of visitors from outside the region and from within the region
- 2 Economic spend Return on Investment (ROI) and overall spend
- 3 Number of jobs created
- 4 Level of strategic fit with City objectives
- 5 Level of destination exposure/media and PR value
- 6 Timing of event in shoulder or low periods
- 7 Social value, level of community engagement

Focus Area	Objectives	Actions
3	3.1 Develop a consistent approach to event measurement and evaluation that weights event deliverables based on Albany's unique requirements.	<p>Develop and adopt the event evaluation tool.</p> <p>Test and continually refine tool.</p> <p>Council to assist in establishing minimum rating scores for financially supporting events.</p>

Focus Area 4: Portfolio of Major and Regional Events

A Portfolio Approach to major and regional events for Albany needs to be clear what type of events to attract and support. As guiding principles the City of Albany will support development of major events which;

1. Positively reflect the character of Albany and south coast region lifestyles,
2. Support Albany's unique identity and align with the Amazing Albany destination brand,
3. Will attract significant visitor numbers to the destination via a strategically balanced year round event calendar, and
4. Leverage and maximise Albany's unique points of difference and competitive advantages,

To be clear Albany's points of difference and competitive advantages include;

Uniquely Albany:

- Strong ANZAC historical connection.
- Oldest WA European Settlement boasting strong examples of heritage buildings.

Food and Wine quality and diversity are rated highly;

- The Southern Coast region is renowned for its organically grown produce, award winning wines, and gourmet foodie scene.

Strong Art and Culture scene:

- Albany Entertainment Centre (AEC) impressive state of the art performance facility seating up to 623 people in main theatre and attracting high profile international acts.
- Strong local creative industry and Vancouver Arts Centre.

Trails development:

- Trails – southern terminus for both the Bibbulmun walking and the Munda Biddi mountain bike trails.
- Mountain biking, adventure based sports and outdoor recreation pursuits are a strong focus.

Impressive Natural Environment:

- Elevated vantage points in and around City to take advantage of land based viewing of events in and around the harbour.
- Diverse ecology of flora and fauna (whales, potoroos, birds).
- West Cape Howe National Park is the most southerly point in WA.
- The main population centre is surrounded by four National Parks (Gull Rock, Torndirrup, Waychinicup and West Cape Howe) and one designated Nature Reserve (Two Peoples Bay) lends itself to tag line “a city surrounded by amazing nature”.
- Impressive protected natural harbour for sailing, cruising, whale watching, fishing and diving.
- Neighbouring hinterland includes the Stirling Ranges, Porongurups, and Fitzgerald River National Parks boasting significant natural biodiversity.

Strong Green credentials:

- Renewable energy, the 18 wind turbines produce some 80% of Albany’s electricity needs.
- Traffic management systems (no traffic lights, bypass roads, roundabouts).

In addition the City of Albany Events Strategy has a strong preference to support events that;

- ✓ Take place in the shoulder or low season for visitors, and
- ✓ Showcases the best of Albany and the south coast to the rest of Australia and overseas.
- ✓ Provide a direct financial return to the City by way of fees and charges recouped through City of Albany business units i.e. commissions from accommodation bookings and airport passenger levies.

Focus Area	Objectives	Actions
4	<p>4.1 Develop a cost effective major and regional events portfolio that delivers required outcomes and benefits.</p> <p>4.2 Secure at least one major event for the Albany region each year that delivers an agreed ROI from city direct investment.</p>	<p>Leverage off Albany destination awareness from Anzac 2014-2018 event mega event program.</p> <p>Actively pursue at least one major event per annum that scores minimum pre-event assessment target of 45/70.</p> <p>Support regional event organisers via the annual RES program to develop an active regional event portfolio that scores greater than 35/70.</p>
4	<p>4.3 Attract and support business events to the Albany destination.</p> <p>MICE – Meetings Incentive Conference Exhibitions industry sector.</p>	<p>Provide support services to business conferences and meetings.</p> <p>Develop business events venues information collateral and provide supporting visitor information and services.</p> <p>AVC to act as preferred accommodation and</p>

AGENDA ITEM ED018 REFERS

		<p>tour booking service.</p> <p>Partner with local venue (AEC) and key agency stakeholders to attract MICE events.</p>
4	4.4 Use major and regional events as a key platform for delivery of Amazing Albany destination marketing message.	<p>City's Event support conditional on Amazing Albany brand integration.</p> <p>RES program acquittal tied to Amazing Albany brand KPIs.</p> <p>Integrate event marketing across Amazing Albany marketing channels and collateral.</p>

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Attachments

- New Draft Event Evaluation Tool

DRAFT

City of Albany

Major Event evaluation tool
as at September 2014

Evaluation variable	Score (1 to 10)	Notes
1 Number of visitors		Visitors are defined as any competitor, participant, spectator, event organiser, support crew that visits Albany and normally resides outside the Albany LGA region. Do not include local Albany residents
2 Economic spend ROI and overall spend		Use profile id calculation tool. Calculate ROI based on funding level requested score 1-5. Estimate total dollar spend score 1-5.
3 Number of jobs created		Use profile id calculation tool. Calculate number of jobs created. Scored as either nil=0, through to >40=10. See separate table.
4 Level of strategic fit with City objectives		Assess against City of Albany "smart prosperous and growing" and events strategy objectives. Scored as either nil=0, very low=2, low=4, medium=6, high=8, very high=10.
5 Level of destination exposure/media and PR value		Scored as either nil=0, very low=2, low=4, medium=6, high=8, very high=10
6 Timing of event in shoulder or low periods		Scored as peak=2, shoulder=6, low=10
7 Social value, level of community engagement		Scored as either nil=0, very low=2, low=4, medium=6, high=8, very high=10
Total score out of a maximum of 70 points		

Visitor numbers calculation tool

Visitors are defined as any competitor, participant, spectator, event organiser, support crew that visits Albany and normally resides outside the Albany LGA region. Do not include local Albany residents.

Scoring table

Number of visitors	Score
0	0
1-250	1
251-500	2
501-750	3
751-1000	4
1001-1500	5
1501-2500	6
2501-4000	7
4001-6500	8
6501-10000	9
>10000	10

Economic Value calculation tool

Economic value based on twomeasures. 1. Total event economic impact in dollars, and 2. Calculated ROI based on level of City funding asked/provided.

Scoring table

1. Total Dollar Spend	Score	2. ROI based on City level of support	Score
0	0	0	0
up to \$500k	1	0-4	1
\$500k-\$1m	2	5-9	2
\$1m-\$3.5m	3	10-14	3
\$3.5m-\$5m	4	15-20	4
>\$5m	5	>20	5

Add the scores from total economic value and ROI together to get Economic Value total score.

Use the profiel id calculator tool to calculate 1. Total dollar spend.

Calculate ROI, divide total dollar spend figure by leve of funding supplied by City

Jobs calculation tool

Jobs created using profiler id calculation tool.

Scoring table

Number of jobs	Score
0	0
1-3	1
3-6	2
6-9	3
9-12	4
12-15	5
15-20	6
20-25	7
25-30	8
30-35	9
>35	10

Media PR Value

Assess level of destination awareness, level of media exposure, level of PR value achieved. Scored subjectively on scale 0-10

Scoring table

Level of fit	Score
nil	0
	1
very low	2
	3
low	4
	5
medium	6
	7
high	8
	9
very high	10

Strategic Fit

Assess against City of Albany "smart prosperous and growing" and events strategy objectives. Scored subjectively on scale 0-10

Scoring table

Level of fit	Score
nil	0
	1
very low	2
	3
low	4
	5
medium	6
	7
high	8
	9
very high	10

SMART PROPEROUS GROWING OBJECTIVES

Strategic Objective: 1.1 ??.

Strategic Objective: 1.2 To strengthen our region's economic base.

Strategic Objective 1.3 To develop and promote Albany as a unique and sought after destination.

EVENT STRATEGY OBJECTIVES

Support development of major events which;

1. Positively reflect the character of Albany and south coast region lifestyles,
2. Support Albany's unique identity and align with the Amazing Albany destination brand,
3. Will attract significant visitor numbers to the destination via a strategically balanced year round event calendar,
4. Leverage and maximise Albany's unique points of difference and competitive advantages,

Timing

Encourage staging of events in low and shoulder periods. Only 3 scores available, 0, 7 or 10 depending on which month event is staged.

Scoring table

Level of fit	Score	
Peak period	0	Albany seasonality defined
Shoulder period	7	Low months; May, June, July and August
Low period	10	Shoulder; February, March, October and November
		Peak; December, January, April and September

Social value

Assess level of social value, level of local community engagement achieved. Scored subjectively on scale 0-10

Scoring table

Level of fit	Score
nil	0
	1
very low	2
	3
low	4
	5
medium	6
	7
high	8
	9
very high	10

DRAFT – Not for public circulation

Community Development Strategy 2014 - 2018

Contents

Executive Summary	3
Links to City Community and Corporate Plans	4
City of Albany Community Profile	5
What is Community Development?	6
Community Development at the City of Albany	7
What the Community Said	8
Key Focus Areas	9
Action Plan:	
Safe Communities	11
Inclusive Communities	13
Connected Communities	17
Sustainable Communities	21
References	24

Executive Summary

The City of Albany's Community Development Strategy will direct the activities in the Community Development area for the City over the next four years. Based on the principles of Asset-Based Community Development methodology, the Strategy has been developed to build on the community's strengths and opportunities, utilising existing facilities and services to strengthen community capacity and wellbeing.

The Strategy development involved a process of research and extensive community consultation in the first quarter of 2014. Feedback was provided through 322 surveys, 65 quick ideas 'postcards', nine focus groups/workshops comprising 92 people in total, and seven written submissions from stakeholders.

Results from the consultation identified that the City's community value the natural environment, the lifestyle, the climate/weather and the peaceful, friendly atmosphere. The community development priorities the community want the City to concentrate on have been arranged into the following Key Focus Areas:

- Safe Communities
- Inclusive Communities
- Connected Communities
- Sustainable Communities

An Action Plan has been developed with specific strategies to fulfil the community's priorities. The Strategy adopts the principles of Asset-Based Community Development as the methodology to guide implementation. This methodological approach utilises the community's strengths and opportunities, and builds on existing facilities and services to strengthen community capacity and wellbeing.

For this Strategy to be successfully implemented, partnerships with stakeholders and the broader community, together with relevant departments within the City will be essential. Supporting communities to reach and sustain their potential is consistent with the City's strategic vision to be Western Australia's most sought-after and unique Regional City to live, work and visit.



Links to City Community and Corporate Plans

How this Strategy links to the City's Community Strategic and Corporate Plans is illustrated in Figure 1 as follows:



Community Profile

Residential:

The City's population has grown from 33,446 in 2006 to 34,579 in 2011, with an estimated population of 36,262 in 2013 (Australian Bureau of Statistics, 2011).

The City has a higher proportion of unoccupied dwellings than the state average. This is attributed to a large number of Albany holiday homes which are not utilised on the rental market.

Workforce:

The City has relatively similar proportion of its population in employment, compared with the rest of the state. Its unemployment rate is 4.9% compared with 4.7% statewide. Youth unemployment in the City of Albany is 10.9%, higher than for regional WA.

Household:

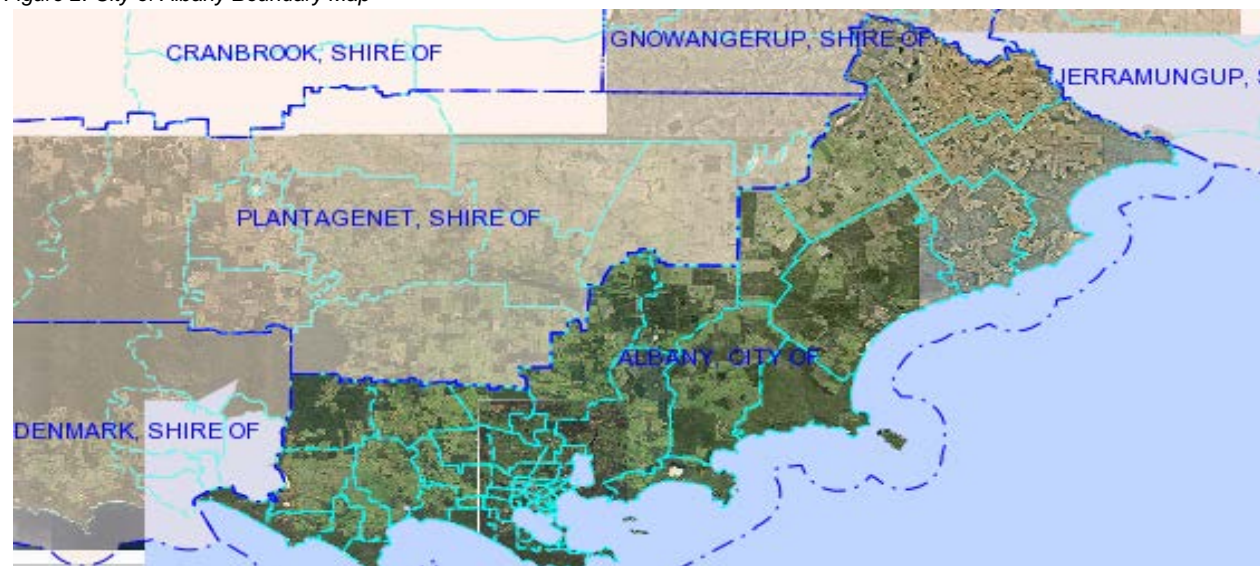
The City has seen significant growth from 2006 to 2011 in the number of lone person households, corresponding with increases in population aged 60+ years. Growth has also occurred in the 20-24 year age bracket (Australian Bureau of Statistics, 2011).

While the City has a larger proportion of people who speak English only, between 2006 and 2011 the City experienced growth in the population who speak Filipino/Tagalog and Afrikaans (Australian Bureau of Statistics, 2011).

A higher proportion of the City's households experience housing stress, defined as households in the lowest 40% of equivalised incomes, who are paying more than 30% of their usual gross weekly income on rent or mortgage payments (Australian Bureau of Statistics, 2011). This is particularly evident among renters more so than home owners.

City of Albany Community Profile

Figure 2: City of Albany Boundary Map



The City of Albany is the administrative and service centre for the Great Southern Region. It is located around 400 kilometres south east of Perth, and is bounded by the Shires of Plantagenet and Gnowangerup in the north, the Shire of Jerramungup in the north east, the Southern Ocean in the south east and south, and the Shire of Denmark in the west. The City of Albany encompasses a rural area surrounding a regional township. Rural land is used mainly for agriculture, particularly sheep and cattle grazing, timber production and farming and fruit and vegetable growing. Tourism is an important industry.

SEIFA Index

The Socioeconomic Index for Area (SEIFA) measures the relative level of socioeconomic disadvantage based on a range of contributing factors, including income, employment and educational attainment. It is designed to give an indication of how disadvantaged an area is, compared with other areas around the country. High scores on the index mean a lower level of disadvantage for that area, whereas a lower score indicated a higher level of disadvantage.

The City of Albany has a SEIFA index of 987. Compared with surrounding local government areas, The City of Albany is more disadvantaged than the Shires of Denmark, Jerramungup and Gnowangerup, but with lower disadvantage than Plantagenet. In relation to other WA local governments, the City is roughly in the middle on the SEIFA index.

What is Community Development?

There are many definitions of 'Community Development', however the United Nations articulates the concept as "a process designed to create conditions of economic and social progress for the whole community with its active participation and fullest possible reliance upon the community's initiative" (as cited in Braden & Mayo, 1999). Effective community development harnesses the participation of those who represent a range of interests, and the government and non-government sectors to work together with groups (Jackson, Mitchell, & Wright, 1989; Frank & Smith, 1999; Brennan, Frumento, Bridger, & Alter, 2013).

Community development is not an activity, but is a process, or a set of principles that is used to enable communities to grow and change according to their own needs and priorities. It is inclusive, and focuses on groups who are often disempowered due to economic hardship, disability, ethnic background or age. Community Development is a grass roots approach to resolving issues identified by the community (Kretzmann & McKnight, 1996; Toomey, 2011).

As there are many approaches to Community Development, the City of Albany Community Development team has adopted the *Asset-Based Community Development* (ABCD) methodology. ABCD utilises the strengths, capacities and resources as a means for developing sustainable communities. This is opposed to the more traditional approach to community development which begins with problems, weaknesses and deficiencies (Kretzmann & McKnight, 1996; Mathie & Cunningham, 2003). ABCD empowers community to create positive and meaningful change from the inside out rather than top down.

The assets within a community include:

- Gifts, passions and skills of individuals;
- Land, building, equipment parks within a community;
- Community groups;
- Agencies – government and non government;
- Local businesses;
- Local stories, history and values.

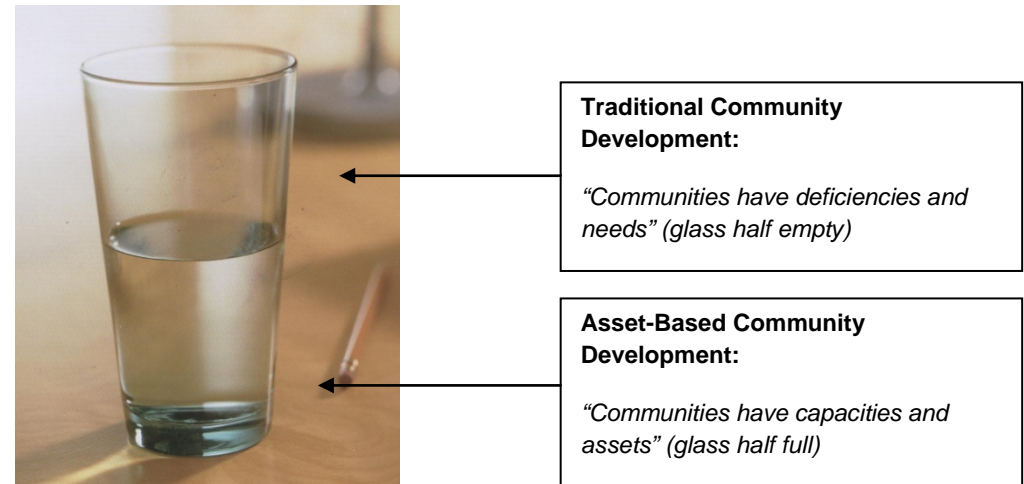


Figure 3: 'Asset-Based Community Development'. Cited in Kenyon, P, accessed www.bankofideas.com.au September 2014

Community Development at the City of Albany

Government activities in community development play an important role in contributing to the physical, psychological and social capacity of its community. Often referred to as the government closest to the people, local government is arguably best placed to identify and respond to the unique needs of the local community, including its diverse populations. Further, community development in local government helps to build a strong and self-reliant community, and helps councils be responsive to community needs (Mowbray, 2011; Pugh & Saggars, 2007; Cavaye, 2000).

At the City of Albany community development activities occur across its various departments and business units (see Figure 3), and have included:

- *Engagement and participation* – involving people in decision-making to improve outcomes;
- *Advocacy* – representing the issues and interests of the community to the various levels of government and key stakeholders;
- *Capacity building* – building the skills, networks and knowledge of and within the community;
- *Access, inclusion and equity* – removing barriers to participation in civic and community life.



Guiding Principles

The following principles underpin Asset-Based Community Development, and will therefore underpin this Strategy:

Partnerships

With the community and community leaders
With government agencies
With service providers
With schools

Inclusion

A 'whole community' focus, with an emphasis on increasing community control over decision-making that impacts their lives

Sustainability

Integrated, multi-disciplinary approaches to increase the likelihood of ongoing success and resourcing of programs and services

Community Development at the City of Albany

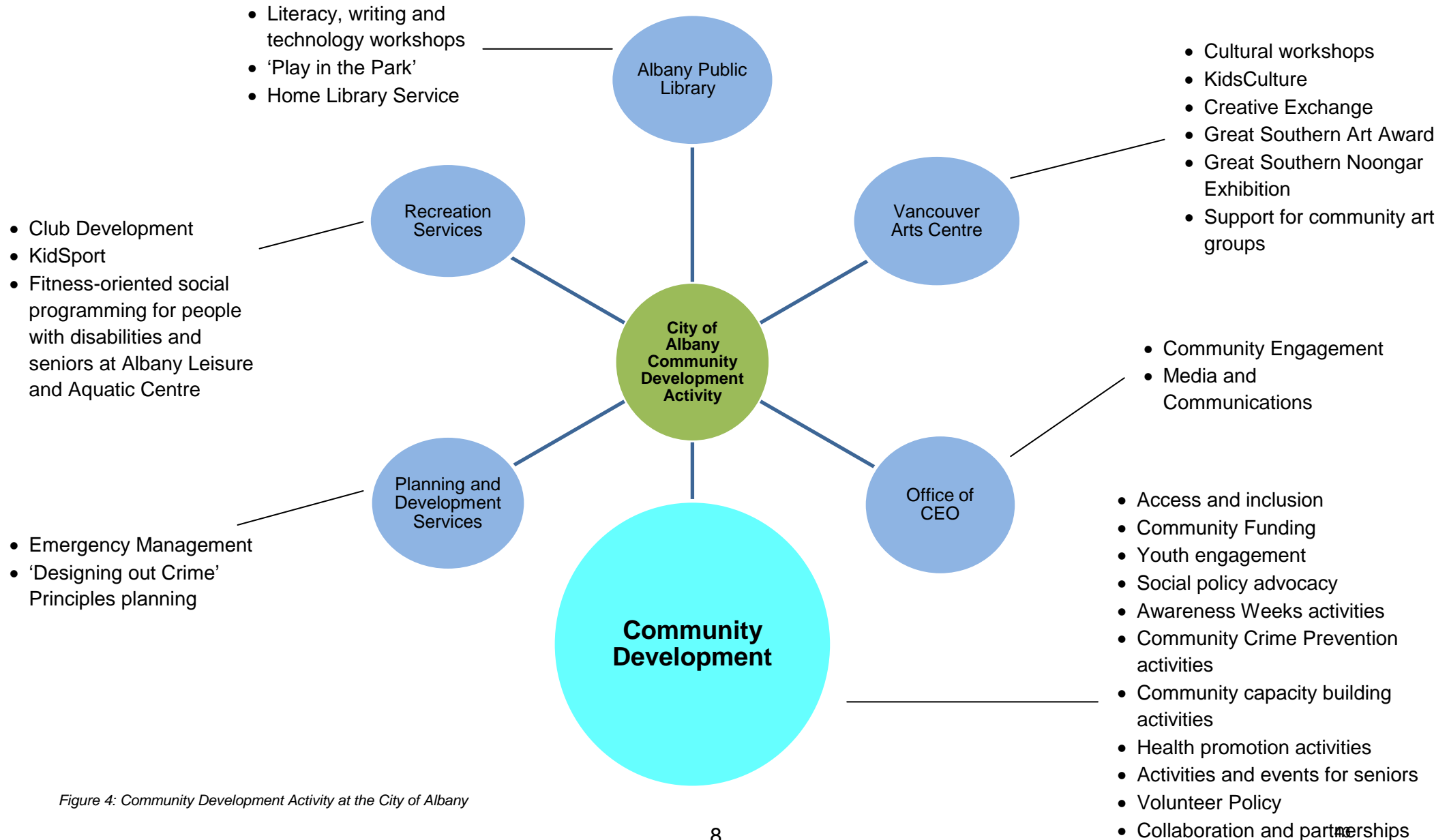


Figure 4: Community Development Activity at the City of Albany

What the Community Said

The City undertook extensive consultation in the process of reviewing the Community Development Strategy. This included 322 surveys submitted, 65 quick-ideas postcards returned, nine focus groups comprising 92 participants in total, and seven stakeholder submissions received. In addition, the City had consultation 'stalls' at various events and in public places including the Albany Farmers Markets, Albany Public Library, various community activity groups such as playgroup days, and at three rural outdoor movie nights the City co-hosted with Progress Associations in the Bornholm, Wellstead and Redmond townships.

Residents were asked a range of questions about what they like about their community, when they last felt enthusiastic about doing something for their local community, what their ideal community looked like, and what issues they would prioritise in order to realise this ideal community.

Please list the three words which you feel best describe your community.

- Beautiful
- Quiet
- Peaceful

What does your ideal community look like?

- Improved connection (to information, services, local events, transport, spaces and places).
- An inclusive community which values people of all ages, abilities and diversity.
- Increased use of the community's natural environment and green spaces.

What has brought you to this community, or kept you here?

- Lifestyle
- Family
- Natural Environment

What people, facilities, services and other resources do we have that could help achieve your ideal community?

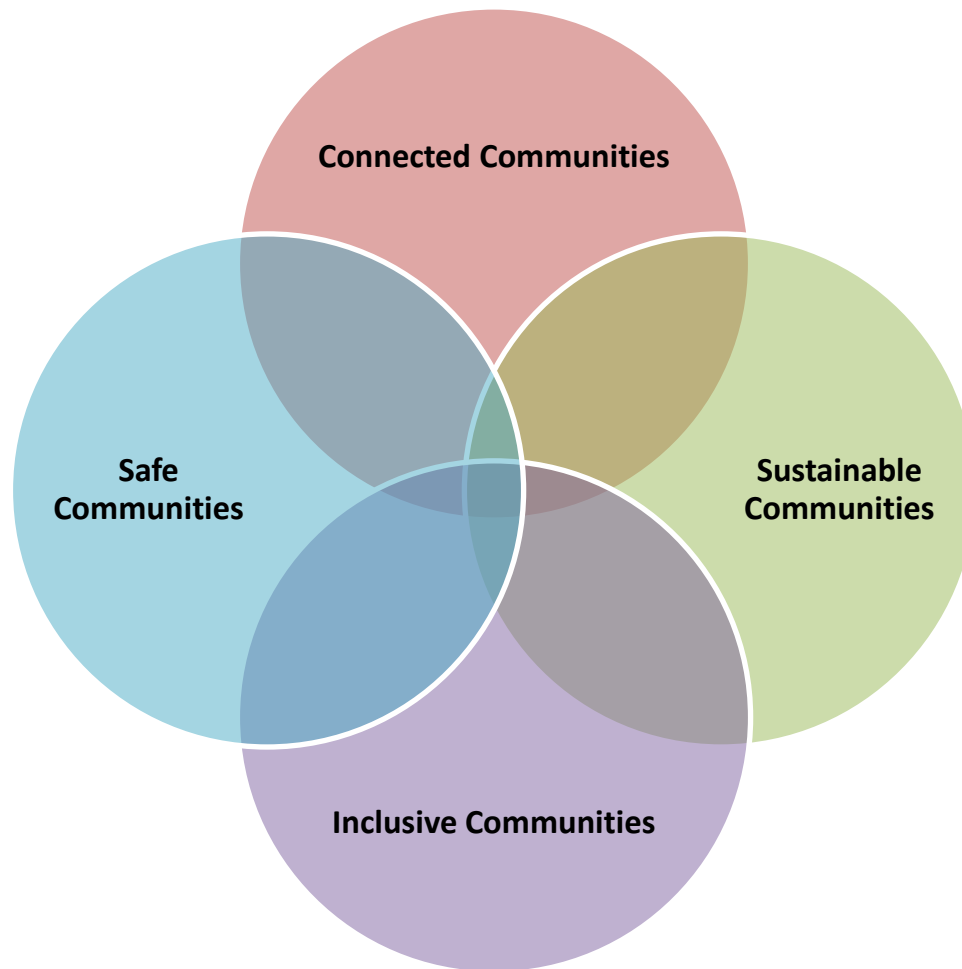
- Many community facilities like halls and meeting spaces – just increase their use
- More local playgrounds
- Albany Public Library

Achieving your ideal community

- More activities for young people
- Improved cycle and footpaths
- More community-based activities and events

Key Focus Areas

The consultation generated significant amounts of community feedback, more than expected, which necessitated considerable time to sort through. This feedback was initially coded according to emerging and then recurring patterns of responses. At the conclusion of the data analysis, four consistently recurring 'themes' were evident:



Objectives and Strategies



The Strategy covers four key focus areas representing community priorities. Objectives and strategies have been developed to address each focus area, with key stakeholders and timelines for completion identified. Additionally, the Strategy identifies anticipated outcomes and resources required.

1. Safe Communities



Rationale:

The City is committed to increasing community safety, and currently has a number of direct responsibilities in local emergency management, public health and public safety. The City recognises that when people feel safe in their community they are more likely to be involved in community and civic life.

This focus area addresses Community Strategic Plan Objectives:

- 3.3: To develop vibrant neighbourhoods which retain our local character and heritage, and;
- 4.3: To develop and support a healthy, inclusive and accessible community.

Objective	Strategy	Key Stakeholders and Partners	Outcome
1.1 To be perceived as a safe community to live and work.	1.1.1 Add questions relating to community safety in the City's bi-annual community perception survey.	WA Police Albany Chamber of Commerce and Industry CBD Businesses	Regularly captured data will provide a baseline to measure the impact of activity in this area.
	1.1.2 Increase awareness of Albany's crime statistics.	WA Police Media outlets	The perception of crime in Albany aligns with the actual crime statistics
1.2 To engage youth in positive activities.	1.2.1 Continue to support the Strike II youth drop-in service.	Albany PCYC WA Police Amity Health	A reduction in the number of reported juvenile offences.
	1.2.2 Develop and implement programs for youth at risk of offending.	Albany PCYC WA Police Albany Youth Support Assoc (AYSA) <i>Recreation Services</i> <i>Vancouver Arts Centre (VAC)</i> <i>Albany Public Library</i>	
1.3 To increase knowledge of emergency preparedness among vulnerable members of the community	1.3.1 Develop and implement education and awareness initiatives to increase knowledge of emergency preparedness.	Department of Fire and Emergency Services St John Ambulance Disability Service Providers Seniors Services Groups Albany Migrant Resource Centre <i>Emergency Services</i>	Increased awareness of emergency preparedness among vulnerable community members.
1.4 To increase knowledge and awareness of transport-related safety.	1.4.1 Participate in White Ribbon Day each year.	RoadWise Office of Road Safety	Bi-annual perception survey results indicate transport-related behaviours are less of a community safety issue.
	1.4.2 Develop and implement a pedestrian safety awareness campaign.	Cycle User Groups Skate park Users Walking Groups Over 50s Recreation Assoc Schools	

2. Inclusive Communities



Rationale:

The City supports inclusive communities which are welcoming and embracing of diversity, supportive of people who are socially and/or financially disadvantaged, and which reduce barriers to participation in community life.

The City will work in partnership with marginalised, disadvantaged, and culturally and linguistically diverse groups to develop community-driven initiatives that increase social inclusion and participation in community and civic life.

The City recognises the importance of housing as a key determinant of health and wellbeing and will advocate and work in partnership with relevant stakeholders to respond to the issue of homelessness.

This focus area addresses Community Strategic Plan Objective 4.3: To develop and support a healthy, inclusive and accessible community.

Objectives	Strategies	Key Stakeholders and Partners	Outcome
2.1 To be an age-friendly community.	2.1.1 Develop and implement an Age Friendly Communities Plan for the City.	Aged and community care sector Seniors and seniors groups WA Country Health Services (WACHS) Department of Transport Mental health services Disability services sector Albany Local Planning Scheme stakeholders Department of Sport and Recreation (DSR) Great Southern Development Commission (GSDC)	Age Friendly Communities Plan adopted by Council and implemented.
	2.1.2 Review the Youth Advisory Committee to determine its effectiveness as a representative model for youth engagement.	Schools Department of Local Government and Communities	The City has a representative youth engagement model.
2.2 To be an inclusive and accessible community.	2.2.1 Support community groups and clubs to make their facilities and activities more accessible and inclusive to all.	DSC External funding agencies DSR City of Albany Access and Inclusion Working Group (AIWG) Community groups and clubs Albany Regional Volunteer Service (ARVS) Disability services sector	Community-based facilities and clubs are accessible and inclusive of all abilities and backgrounds.

Objectives	Strategies	Key Stakeholders and Partners	Outcome
	2.2.2 Work in partnership with identified CaLD communities to reduce barriers to participation in community life.	Rainbow Coast Neighbourhood Centre (RCNC) Office of Multicultural Interests, CaLD communities	People from CaLD communities feel welcomed and included in their local neighbourhoods.
	2.2.3 Work with retail and small business stakeholders to increase awareness of barriers to physical access to their premises.	Albany Chamber of Commerce and Industry DSC Individual small business 'champions' Various networking groups	Physical access in retail and small business outlets is improved.
	2.2.4 Continue to ensure the initiatives in the City's Access and Inclusion Plan 2012-2017 are implemented.	AIWG <i>City of Albany</i>	The Access and Inclusion Plan 2012-2017 is implemented as a whole of council Plan.
2.3 To contribute to the development of local responses to housing stress.	2.3.1 Collaborate with relevant stakeholders to develop effective programs and services to support those vulnerable to housing stress.	Department of Housing Shalom House Prospect House AYSA Women's Refuge Albany Community Legal Service Great Southern Regional Homelessness Forum	Appropriate activities are developed and implemented.
	2.3.2 Increase the capacity of the City to advocate for diverse housing developments that are accessible to a variety of household types, lifestyle choices and income levels.	Department of Housing Planning Commission Retirement Village Companies Great Southern Homelessness Forum <i>Planning and Development Services</i>	A diverse range of housing options to meet a variety of lifestyle and income needs.

3. Connected Communities



Rationale:

This key focus area centres on bringing people together, and connecting people with local activities, events, City information and services and existing community spaces and places.

The City recognises the importance of an inter-connected transport networks in enabling people to come together and to participate in community life. The City will advocate for improved transport options, including public transport, and increased opportunities for walking and cycling.

This focus area addresses Community Strategic Plan Objective 3.1: To advocate, plan and build friendly and connected communities.

Objectives	Strategies	Key Stakeholders and Partners	Outcome
3.1 To create inclusive and dynamic community spaces for linking people, activities and events.	3.1.1 Undertake an audit of the community spaces within the City's municipal boundary, and promote these facilities to the public.	Community groups Progress Associations Community halls DSR <i>Club Development Officer</i>	Audit completed, and listing made available to the public. Existing community facilities are well utilised.
	3.1.2 Ensure information relating to City programs, services and events is available and easily accessible to the community.	Media outlets AIWG CaLD community Senior Citizens Centre <i>Information Services</i> <i>Mayoral Liaison</i>	City community programs, services and events are widely accessed by all sections of the community.
	3.1.3 Develop, implement and review the establishment of neighbourhood 'hubs' activities to link residents to their local community.	Progress and/or Residents Associations Local shops and businesses Local schools Community groups and members Sporting clubs ARVS DCLG WA Police <i>Library</i> <i>Communications Team</i>	Communities are livelier, engaged, and people feel more connected to their neighbours and local activities.
	3.1.4 In partnership with relevant Progress Associations, deliver events in at least two rural communities each year.	Progress Associations Rural communities and businesses DCLG Rural Women's Network Wellstead CRC Mens Resource Centre	People living in rural communities are able to access locally-based events.

Objectives	Strategies	Key Stakeholders and Partners	Outcome
3.2 To improve connection between people and places within the City.	3.2.1 Work with relevant stakeholders to increase opportunities for active transport across the City.	Dept of Transport Main Roads Schools and tertiary education facilities Population Health DSR Community groups Albany Bike Users Group Albany Cycle Club Skate park users <i>Recreation Services</i> <i>Works and Services</i> <i>Major Projects</i>	People have greater opportunities to walk and cycle to their destinations.
	3.2.2 Advocate for improvements to Albany's public transport system so it provides a reliable, convenient and accessible way for the community to move around the city.	Department of Transport Main Roads Schools and tertiary education facilities Local Members of Parliament (MPs) Seniors interest groups Disability service providers <i>Chief Executive Officer</i> <i>Mayor/Councillors</i> <i>Communications Team</i>	Albany's public transport network is reliable, convenient and accessible, operating at times when people need it.

4. Sustainable Communities



Rationale:

Sustainable communities provide a better quality of life for the whole community without compromising the wellbeing of other communities. Sustainable communities seek environmental, economic and social benefits.

The City is committed to becoming a 'clean, green and sustainable' City, and supporting the community to have greater ownership of its natural assets, parks and gardens. The City recognises that clean, healthy environments enhance wellbeing, and will develop strategies to increase connection to its green spaces and parks.

Furthermore, the City will also help improve the capacity of various clubs and community groups to increase their sustainability.

This key focus area relates to Community Strategic Plan Objectives:

- 2.3: To advocate and support 'green initiatives' with our region, and;
- 4.1: To build resilient and cohesive communities with a strong sense of community spirit.

Objectives	Strategies	Key Stakeholders and Partners	Outcome
4.1 To promote the uptake of low consumption lifestyles and environmentally aware practices.	4.1.1 Promote availability of purpose funding and other schemes designed to increase community uptake of renewable energy and water sources.	Media outlets Stakeholder networks Relevant govt agencies <i>Communications Team</i>	Increased community awareness of available funding sources, leading to an increased uptake of funding for renewable energy installations.
	4.1.2 Promote and increase awareness of existing community gardens and associated facilities.	RCNC Mills Park Group King River Rec Club <i>Communications Team</i>	Increased awareness and utilisation of existing community gardens and associated facilities.
	4.1.3 Promote and support opportunities for the community to connect with local producers, market gardeners and farmers.	Farmers and Boatshed Markets Progress Associations RCNC Email distribution lists <i>Communications Team</i>	Increased awareness of local producers, market gardeners, farmers and available produce.
	4.1.4 Encourage local community groups to enter awards recognising environmental sustainability.	Relevant awards bodies ARVS <i>Communications Team</i> <i>Club Development Officer</i>	An increase in the number of local nominations for relevant awards.
4.2 To increase community use of the City's developed reserves and parks.	4.2.1 Work in partnership with the Developed Reserves team to coordinate an audit of the facilities available in the City's parks and make this information available to the public.	<i>Developed Reserves Coordinator</i> <i>Communications Team</i>	Increased community awareness of the various City parks and gardens and their facilities, leading to an increased community use of these assets.
4.3 To increase the governance, planning, program delivery and volunteer management capacity of community groups and	4.3.1 Develop and implement an annual program of capacity building workshops for community groups and clubs.	ARVS DSR Community groups Corporate community <i>Club Development Officer</i>	A program of capacity building activities for community groups is developed and implemented and is accessible to community groups and clubs.

Objectives	Strategies	Key Stakeholders and Partners	Outcome
organisations within the City.	4.3.2 Review and update the Community Funding and Event Sponsorship program to continue the policy beyond 2015-16.	Previous applicants for City Funding and Event Sponsorship	Community Funding and Event Sponsorship continues beyond 2015-16.
	4.4.3 Promote the services of local community groups and clubs to help increase membership.	Media outlets <i>Communications Team</i>	Increased awareness of community groups and clubs.

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Council Strategy

COMMUNITY DEVELOPMENT STRATEGY

© City of Albany 2008

Revision 2

Executive Summary

The City of Albany as a whole is a 'community development organisation' as its primary functions are leadership, governance and managing and offering services, infrastructure, and facilities for the community. While recognising the contribution of other sections this strategy relates primarily to the direction and operation of the City of Albany community development department. This mission statement of this department is:

“To develop the Albany Community as a whole by assisting community groups and individuals to reach and sustain their capacity”

The community development team will operate under the 'Self Driven Model' of community development. Implementation of this model will include conducting several common activities such as:

- offering facilitation for groups at key decision making points;
- acting in an advocacy capacity;
- implementing programs/ initiatives;
- maintaining and developing relevant knowledge; and
- providing specific relevant internal and external consultation.

In addition this strategy outlines actions within the key focus areas of Seniors, Youth, Disability, Indigenous, Community Financial Assistance, Volunteering and Rural Communities.

It is recognised that community development is a process involving constant change, influenced by many external and internal, positive and negative influences.

At any point in time it is likely that the number of potential community development initiatives, activities and requests will exceed the human and financial resources available. In order to maximise the community development effect, new and existing initiatives will continuously be evaluated and a process of prioritisation undertaken based on a number of factors listed within the 'implementation and prioritisation' section of the strategy.

Finally the strategy details the quantitative and qualitative methods to be used to evaluate the effectiveness of its implementation.

Strategic Context

This City's first community development strategy was developed in 2005 on the basis of information and feedback provided by the elected members of Albany City Council through their responses to a Community Development Survey Questionnaire and Service Matrix. The strategy was reviewed in February 2007 and was again revised in April 2008 by the City's Economic and Community Development Strategy and Policy Committee.

While this document is framed within the strategic context of the "City of Albany 3D Corporate Plan 2004-2007" it is recognised that at the time of the last review a new corporate strategy is in the process of being completed.

Strategic Focus Areas

Community development strategies/actions common to seniors, youth and general community sectors.

The mission of the community development department is:

“To develop the Albany Community as a whole by assisting community groups and individuals to reach and sustain their capacity”

For the purpose of this definition capacity is defined as most efficient level of activity and output while maintaining internal cohesion and human and physical and financial resources.

To achieve this, the ‘Self Driven Model’ of community development is utilized to assist and support Albany residents as they investigate and develop an awareness of issues, make collective decisions and take action to develop their community.

Seniors (Persons Aged 55 Years or Older)

The City of Albany has one of the highest percentages of seniors population in Australia, at around 25%, compared to the current State and National averages of 17% and 18% respectively. The Albany proportion is expected to increase to around 30% by the year 2015 as the ‘Baby Boomers’ move into this demographic. Seniors are living longer, staying active longer, participating more in community and becoming more vocal in relation to their needs and aspirations. Seniors can however be at risk of reduced physical activity, reduced mobility, social isolation and other issues. There is a strong need for consultation, programs and infrastructure, provided by council, to service Albany’s ‘Senior’s’ population.

Youth and Young People (up to 25 years)

Youth and young people are a unique yet diverse demographic who need to be included in the decisions that affect their lives. This represents a strong need for consultation, programs and infrastructure provided by the City of Albany to service Albany’s youth and young people population.

Disability

A disability can result in a person having a substantially reduced capacity for communication, social interaction, learning or mobility and a need for continuing support services in daily life. A core aim of the City of Albany is to ensure that all public services, facilities and information are available to all community members, including those who have a disability, so that they have the opportunity and choice to participate in all aspects of community life.

While referred to as an important area in the Community Development Strategy, key actions are contained in a separate strategy – ‘Access and Inclusion Strategy for People with Disabilities’ document NS073133.

Indigenous

Noongar people of the Meananger (or Mineng) group are the traditional owners Albany and have occupied this area for at least 18,000 years. Indigenous people represent 3 per cent of Albany's population. Recognising the need to enhance the social and economic circumstances of its indigenous community, council has identified Aboriginal issues as a key priority area. As such there are two relevant strategies containing key actions for this area:

'Aboriginal Accord': document NS06648

'Aboriginal Accord - Action Plan': document NS06649

Other Priority Areas

Community Financial Assistance Program

The City of Albany has an estimated over 200 community organisations, clubs and associations. It is recognised that they provide valuable services to the Albany community, which would be beyond the capability of the City of Albany to provide without them. The City of Albany makes provision within its budget for the Community Financial Assistance Grants Program, designed to assist community organisations, clubs and associations to develop and maintain facilities, to carry out their activities and to operate effectively. The program is designed to build the capacity of the community to meet its own needs and aspirations.

Volunteering

The estimated 7000+ local volunteers are the lifeblood of the Albany community, contributing countless hours of unpaid work in a wide range of agencies and organisations. Over 200 Albany community organisations, staffed by volunteers, manage or operate community facilities or are established to promote specific interests. Finding, recruiting, training and retaining volunteers is a major challenge for the many organisations that require the services of volunteers.

In 2003 with the assistance of a State Government Grant, the City of Albany established a Volunteer Resource Centre to coordinate and improve the management of volunteers throughout the community. The Albany regional Volunteer Centre is now an incorporated entity and the City of Albany retains representation on its board of management.

Rural Communities

Albany is unique in that it has a blend of rural and city lifestyles. The recent centralisation of services to Albany town site and increasing mobility of Australians is impacting on the sense of community in the smaller outlying rural communities. There is a need for consultation, support and programs to assist with revitalising smaller communities in the City of Albany boundaries.

Key Action Plan Outline

Community development strategies/actions common to seniors, youth and general community sectors

Core Services

Offer a facilitation service that at key decision making points:

- Assists groups identify their current situation and realistic future goals.
- Identifies strategies and actions to achieve these goals through providing ideas, examples of resources, strategic problem solving and direction to funding opportunities

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development team

Advocate on behalf of community, specifically in the Areas of Senior and Youth by:

- Acting as executive officer on the City's Youth Advisory Council and Seniors Advisory Committee
- Assisting the Youth Advisory Council and Seniors Advisory Committee to be proactive on key issues of their communities
- Serving on boards/ committees whose aims are highly congruent with those identified in this strategy

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development team

Implement / Initiate community projects, programs and events relevant to the strategy

Timeframe	Ongoing
Resources	Project budgets identified annually, external grants
Officer	Community Development team

Maintain a high level of knowledge in relation to the needs, aspirations and potential of the Albany Community and the proven and/ or innovative ways these needs can be met by:

- Fostering and maintaining lines of communication with community members in relation to their needs and desires
- Researching trends and best practice and conduct ongoing professional development
- Taking community members and councillors to conferences where possible
- Maintaining and utilising relevant data bases

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development team

Provide considered advice and information relevant to key focus areas, to assist external and internal stakeholders with the achievement of goals congruent with this strategy

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development team

Supporting Actions

Wherever possible directly implement or involve a training component to value add to community development activities and initiatives by developing the capacity of individuals and organisations

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development team

Maintain an awareness of cultural sensitivity and the overall inclusiveness of the Albany Community while designing and implementing community development projects and initiatives.

Timeframe	Ongoing
Resources	Existing allocation. Partnerships with agencies such as the Albany Migrant Resource Centre
Officer	Community Development team

To manage partnerships with external and internal agencies by adopting the 'lead agency model'.

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development team

Inform councillors in relation to key community development team initiatives, emerging trends, training opportunities and community feedback through the production of a quarterly newsletter for councillors.

Timeframe	Ongoing
Resources	Existing allocation.
Officer	Community Development team

Seniors specific actions (Persons Aged 55 Years or Older)

To promote seniors as valued members of the Albany community by:

- Promoting a positive image of seniors through all media and City of Albany publications.
- Developing and supporting initiatives and programmes which positively promote seniors
- Encouraging the nomination of seniors for recognition of their achievements (Sport, citizenship, academic, etc)
- Encouraging and developing links between seniors and other sectors of the community, including intergenerational programmes to reduce ageist stereotypes.

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Seniors

To enhance seniors quality of life through accessible healthy lifestyle choices by:

- Supporting City of Albany built environments that encourage physical activity in everyday life
- Identifying participation barriers (including cost) in City of Albany facilities and assist with improving senior's access and participation to healthy lifestyle activities.
- Supporting community groups to deliver senior's health and wellbeing programs
- Developing & maintaining links with health and wellbeing agencies.
- Initiating seniors health and wellbeing projects

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Seniors

Develop and support positive (inclusive and diverse) lifestyles and relationships by:

- Building community networks between seniors and other sectors of the community, including intergenerational links.
- Improving information and referrals on activities and services between organisations that positively promote seniors.
- Supporting community groups to deliver a range of healthy activities (lifelong learning, sports, environment, family and health) for seniors
- Actively promoting the importance of seniors in our community
- Facilitating the involvement of seniors in volunteering

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Seniors

A lively and visible arts community that values senior's creative participation and interest in the arts by:

- Establishing partnerships with the arts community to increase our capacity and ability to cater for the senior's community.
- Assisting with the development of seniors arts projects and involving seniors in arts projects

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Seniors

Develop a diverse mix of skilled and informed seniors community that can independently support their lifestyle options and choices by:

- Supporting computer and technology training
- Supporting and finding opportunities for programs and partnerships that develop older peoples skills in financial security, income generation and financial management.
- Promoting existing employment, education and training opportunities for seniors in Albany.

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Seniors

Act in an advocacy capacity for a well-planned built environment that positively impacts on the independence, mobility and quality of life in old age.

Pedestrian

- Improve and maintain accessibility in relation to the footpaths, pedestrian crossings and trail networks

Mobility

- Explore alternative transport modes
- Encourage volunteer transport schemes
- Encourage local business to sponsor community shuttle services

Recreation Facilities, Parks and Trails

- Upgrade current parks and recreation facilities to be age friendly
- Develop support facilities along trails and footpaths to enhance accessibility
- Ensure that older people have access to recreation and fitness centres
- Support programs that encourage older people to use parks and recreation facilities.

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Seniors

Youth and Young People specific actions

To promote youth as valued members of the Albany community by:

- Promoting a positive image of youth through all media and City of Albany publications.
- Developing and supporting initiatives and programmes which positively promote youth
- Encouraging the nomination of young people for recognition of their achievements (Sport, citizenship, academic, etc)
- Encouraging and developing links between youth and other sectors of the community, including intergenerational programmes to reduce ageist stereotypes.

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Youth

To encourage youth engagement in physical activity, recreation and sport by:

- Promoting physical recreational opportunities to the youth community.
- Educating and developing strategies and programs that reduce vandalism to COA recreation facilities.
- Initiating programs to decrease injury and encourage use of safety equipment when participating in sport and recreation
- Consulting youth in City of Albany recreation and parks facility planning and design.
- Encouraging youth to be active & live healthy lifestyles

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Youth

To increase drug & alcohol impact awareness by:

- Promoting positive drug and alcohol free images of youth through all media and City of Albany publications.
- Developing and supporting drug and alcohol free initiatives and programmes which reduce drug and alcohol related harm
- Encouraging active & healthy lifestyles for young people
- Working with other youth agencies to inform youth of the dangers of drugs & alcohol.

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Youth

To facilitate Youth engagement in culture and arts by:

- Encouraging youth involvement in current and future culture and arts programs run at the VAC and youth venue
- Supporting, developing and delivering youth art and culture opportunities

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Youth

Successful futures and careers for Albany youth and an educated informed youth community able to make effective decisions by:

- Encouraging youth to establish links with educational institutions and partner in the provision of programs which benefit youth
- Supporting and assisting youth venues in providing life-skill training
- Promoting existing employment, education and training opportunities for youth in Albany, through community development networks.
- Promoting and supporting youth volunteering (awards, employment opportunities etc)

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Youth

To facilitate future need, planning and resource allocation for Youth by:

- Investigating the demographics of youth under 12 years
- Gaining an understanding of their future needs and likely future demographic shifts as they enter the 12-25 year category

Timeframe	Ongoing
Resources	Include youth specific section in demographic survey
Officer	Community Development Officer Youth

Support the development of a youth friendly Albany community

- Encourage and support relevant planning/works & services staff to meet with YAC and other key youth users when developing youth frequented spaces

Advocate in relation to youth accommodation issues

- Maintain City of Albany representation on the Board of Management for Albany Youth Support Association (Young House)
- Advocate for additional crisis accommodation/support services
- Advocate/support the introduction of student low cost housing

Advocate on behalf of and consult youth in relation to public open space

- Encourage and support youth consultation in the provision and design of public open space

Transport

- Develop/support initiatives for community shuttle/youth bus
- Support inclusion of youth consultation in footpath location and design

Timeframe	Ongoing
Resources	Existing allocation
Officer	Community Development Officer Youth

Disability – Access and Inclusion

To ensure that all public services, facilities and information are available to all community members, including those who have a disability, so that they have the opportunity and choice to participate in all aspects of community life.

Timeframe	Specific Key action Areas detailed in Access and Inclusion Strategy
Resources	Specific Key action Areas detailed in Access and Inclusion Strategy
Officer	Executive Director Corporate and Community Services

Indigenous

For the City of Albany and its people to work with the Indigenous people of Albany to promote the Aboriginal accord, which will in turn promote a greater understanding throughout the community of Indigenous and Non Indigenous people's history and culture.

Timeframe	Specific key action areas detailed in the aboriginal accord action plan
Resources	Specific key action areas detailed in the aboriginal accord action plan
Officer	Executive Director Corporate and Community Services

For 'The City of Albany – Aboriginal Peoples Accord' to be a living document that promotes reconciliation, provides a process of negotiation and co-operation and results in a mutual sharing of the economic and social prosperity of the City of Albany.

Timeframe	Specific key action areas detailed in the aboriginal accord action plan
Resources	Specific key action areas detailed in the aboriginal accord action plan
Officer	Executive Director Corporate and Community Services

For the City of Albany, the people of Albany and the Indigenous community accept their responsibilities to work together to develop an awareness of our shared history and culture, and to build a partnership based upon mutual respect, understanding, co-operation and trust.

Timeframe	Specific key action areas detailed in the aboriginal accord action plan
Resources	Specific key action areas detailed in the aboriginal accord action plan

For the City of Albany, the people of Albany and the Indigenous community accept their responsibilities to work together to develop an awareness of our shared history and culture, and to build a partnership based upon mutual respect, understanding, co-operation and trust.

Timeframe	Specific key action areas detailed in the aboriginal accord action plan
Officer	Executive Director Corporate and Community Services

Community Financial Assistance Program

To provide financial assistance to worthwhile City of Albany community projects and facilities in order to:

- attract and develop a broad range of social, cultural and economic entities.
- encourage and assist community organizations to develop services and facilities that benefit the community.
- identify and facilitate outstanding economic development opportunities for the City of Albany

Timeframe	Specific key action areas detailed in 'community financial assistance program' policy
Resources	Specific key action areas detailed in 'community financial assistance program' policy
Officer	Executive Director Corporate and Community Services

Volunteering

To recognise the importance of volunteers utilised by the City of Albany and to assist with the recruitment and retention of 'City' volunteers by implementing strategies to recognise and attract new volunteers

Timeframe	Ongoing
Resources	COA departments and officers who rely on volunteers
Officer	Community Development Team

To recognise the importance of volunteers to the Albany community and implement additional strategies in this area by a member of the Community Development team serving on the board of the Albany and Regional Volunteer Service

Timeframe	Ongoing
Resources	Existing
Officer	Community Development Team

Explore and develop a volunteer training and reward programs to recruit and retain volunteers (eg. community points reward system)

Timeframe	Ongoing
Resources	Partnership with Albany Regional Volunteer service
Officer	Community Development Team

Rural Communities

To create a sense of belonging and community in surrounding rural communities by ensuring they are included and receive focus in the implementation of the key actions outlined in this strategy

Timeframe	Ongoing
Resources	Existing

To create a sense of belonging and community in surrounding rural communities by ensuring they are included and receive focus in the implementation of the key actions outlined in this strategy

Timeframe	Ongoing
Officer	Community Development Team

To assist rural communities to increase participation and engagement to ensure the sustainability of their communities

Timeframe	Ongoing
Resources	Existing
Officer	Community Development Team

Implementation and prioritisation

Development of community is a collaborative process conducted by community individuals and groups, local government, state and federal government and non-government agencies.

It could also be said that the potential for community development is infinite as communities exist in a state of constant change, impacted upon by many forces which can act both positively and negatively including:

- The growth and decline 'life cycle' of specific community groups, initiatives, ideas and projects.
- The resources available – human, physical, financial, environmental, social.
- Actions and strategy of other groups, individuals and agencies.
- Political factors – local, state, federal and international.
- Economic cycles.

It is recognised that at any point in time it is likely that the number of potential community development initiatives, activities and requests will exceed the human and financial resources available.

In order to maximise the community development effect new and existing initiatives will be continuously be evaluated and a process of prioritisation undertaken under the direction of the Manager of Community Development, with reference to the Executive Director for Corporate and Community Services (where required). This will involve consideration of the factors listed above and:

- A priority on facilitation as outlined in the 'community development strategies/actions common to seniors, youth and general community sectors' section of this document.
- Assessment of level of self ownership, willingness and ability of partners or target groups to follow-up and undertake tasks within the 'self help model'
- Priority in relation to ongoing major commitments (i.e. sportsperson of the year awards, seniors expo)
- Degree of relevance to the principles and ethos of this strategy and the City of Albany's strategy, policy, ethos and directions from council
- Does the initiative fit within the role and services which are the responsibility of another government or non-government agency or internal department
- Level of need and potential benefit
- What is the potential impact if it is not undertaken

Performance Measurement

Community Development Activities and Services

A number of qualitative and quantitative measures will be utilised to measure the effectiveness of this strategy, they include:

- Quantitative feedback from community, for example the City's 'climate survey'
- Evaluation survey at key events
- Qualitative evaluation through discussion, interviews and focus groups with groups, individuals and agencies
- Normative evaluation by officers through experience
- Setting of goals and collection of working statistics – for example: how many groups and individuals have been contact in the past 12 months, how many projects have been initiated with what level of success, how much money has been spent, value for money, facilitation sessions held and outcomes
- Evaluation and feedback from reference groups such as Seniors, Youth and other relevant Advisory Committees.

Community Development Projects

Each project will have clearly identified, measurable aims and objectives including a specific measurable target. An example of this is: 'that participation in x activity will be increased by 20% measured by x'

The evaluation method will include the following criteria:

- Was the project/activities appropriate for the target audience?
- Were the activities implemented, and what level of success was achieved?
- What was the level of attendance or audience reached?
- What changes occurred as a result of participating in the project or activity?
- In the long term what might be sustainable?

Review

Manager Community Development and Executive Director of Corporate and Community Services to review on or before 30/6/2010

Associated Documents

- City of Albany Corporate Documents Policy (2006).
- City of Albany Financial Assistance Policy (2006).
- City of Albany Aboriginal Accord (2003).
- City of Albany Aboriginal Accord Action Plan (2003).
- City of Albany and Aboriginal community Statement of Understanding and Commitment (2006).
- City of Albany Disability Service Plan (2006).

References: Cavaye, Jim (2007); Capable Communities: A Guide to Community Development
Cavaye Community Development

Sport and Recreation Futures Plan Scoping Paper

Draft 1 October 2014

1 Background

Sport and recreation plays an essential part in our community. It is now widely acknowledged and accepted that sport and recreation provides a wide range of benefits to our community, including health, wellbeing, social cohesion, crime prevention.¹

The City of Albany has considerable investment in the provision of sport and recreation facilities and supporting infrastructure and acknowledges the key role those provisions play in influencing health, well being and quality of life at a local level.

The City works in partnership with sport and recreation groups and organisations that program and deliver sport and recreation on a seasonal basis, and collaborate with other key agencies to ensure the best facilities and programs are supported.

The future of sport and recreation is a complex issue, with emerging trends and demographic impacts showing that the *'playing fields and the players'* are changing.

To adequately and appropriately plan, invest in and support the sport and recreation needs for our community over the next 15 years will require strong strategic direction and clear and realistic planning.

*'Sport and recreation should not be considered 'a luxury' but essential to building a safe, healthy and happy community'.*²

2 Current Status

The current Recreation Planning Strategy (2008 – 2013) has now expired. This strategy **excluded** facilities outside the main precinct, recreation program delivery, paths, trails, parks and reserves and club volunteering.

The recent adoption of the Centennial Park Sporting Precinct (CPSP) Master Plan has provided a consolidated regional sport and recreation facilities solution; a venue or hosting premium sporting events and a place to be enjoyed by people of all ages for a range of passive and active recreational pursuits.

Sport and recreation programs are delivered by a combination of:

- Council owned and delivered initiatives (e.g. ALAC programs, Sportsperson of the Year)
- The community sector (through sport and recreation clubs and associations) and
- The commercial sector (e.g. private gyms, fitness instructors, yoga teachers).

¹ Dept of Health 2010, *Pathway to a healthy Community A guide for councillors*, South Metropolitan Public Health Unit, Perth

² Department of Sport and Recreation, 2011 *SD5 Strategic Directions for the Western Australian Sport and Recreation Industry 2011 – 2015*, Western Australia

The City of Albany acknowledges for community based sport and recreation volunteers, there are considerable challenges in the future. The City is responding by building the capacity of the volunteer sport and recreation sector through the appointment of the Smart Club Officer and programs such as the Smart Clubs Introduction to Business Planning and the Presidents Forum.

Kidsport was introduced in the City of Albany in 2011 and since that time there has been strong support from the sporting community to encourage children's participation. From 2011 there have been nearly 1,500 Albany children who used Kidsport vouchers to register for community sport; many of these children would not previously have been able to take part. Kidsport has been a resounding success in financially supporting children into community sport but it has also increased the demands on facilities and volunteers as participation rates continue to grow.

4 Desired Project Outcomes

The City of Albany Sport and Recreation Futures Plan will provide a strategic planning framework and include:

- An **audit** on **current** sport and recreation **facility infrastructure** within the City of Albany and sport and recreation **programs** delivered by City of Albany;
- Identify **growth patterns and trends** which may impact on future sport and recreation needs;
- Identify **future facility requirements and program support**; including **equitable and sustainable funding models** for the next 15 years (to 2030);
- Review all current **management arrangements** and move towards standardized arrangements and documentation;
- Develop **relevant policies** that enable Council to plan and respond to community needs in a systematic, equitable and planned manner;
- Develop processes and procedures for **two way integration** of the Sport and Recreation Future Plan within all key City of Albany strategic documents;

5 Defined Timelines

The Sport and Recreation Futures plan encompasses a 15 year period from 2015 – 2030. This provides an opportunity to integrate with the City of Albany Financial Plans in 5 year projections.

6 Supporting Documentation:

Review of existing documentation including the following:

- City of Albany Community Strategic Plan Albany 2023
- City of Albany Corporate Business Plan (2013 – 2017)
- City of Albany Financial Plan
- City of Albany Local Planning Scheme 1 (2014 – 2017)
- Master Plan and Feasibility Study for Centennial Park Sporting Precinct (2012)
- City of Albany Asset Management Strategy (2013)
- City of Albany Capital Works Programs

- Strategic Directions for the Western Australian Sport and Recreation Industry (SD5)³

7 Global, National and State Trends

For the City of Albany to plan for the future needs of our community we must understand some of the trends, at a global and national level that may impact at a local level, including funding opportunities. The sport and recreation landscape is changing and with greater awareness and planning the City can meet the following potential challenges:

7.1 People

- **Active Ageing**, our population is ageing and in retirement are maintaining a high level of activity, are mobile and economically better off than any previous generation. Most Australians are living 30 years longer than just over a hundred years ago.⁴
- **'Time poor' volunteers** and increasing need to build the capacity and robust business models for sport and recreation volunteers
- **Cultural diversity** including recognition of the Noongar peoples of the South West region of WA and the future impact of the Australian Government immigration policy.
- **Physical Activity Levels:** in the Great Southern region there are 60% of the adult population who were sufficiently active, but there were nearly one in five who were inactive which is significantly higher than compared to rest of WA
- **Overweight and Obesity:** in Great Southern the region there are 40% of the population who are overweight (higher than compared to the rest of WA), and nearly 15% of this cohort are obese

7.2 Infrastructure

- **Consolidation and co-located facilities** with joint management structures to maximize usage and financial sustainability is now the norm and funding bodies are insisting on demonstrating this in all funding applications
- **Construction costs have escalated rapidly** in recent years and some labour shortages are being experienced across the state
- Increase in **outdoor adventure recreational activities**, particularly in younger age groups
- Need to deliver more **diverse participation options** (e.g. new environments, scheduling variations, sport product variations and new pursuits)
- **Whole of life costs** are now being considered in any future major facility development

³ Department of Sport and Recreation, 2011, *SD5 Strategic Directions for the Western Australian Sport and Recreation Industry 2011 – 2015*, Western Australian Government

⁴ Alexandre Kalache, *the Longevity Revolution – creating a society for all ages*, SA Government, 2013

7.3 Environment

- Industrial practices and employment trends have substantially evolved in recent years. **Fly-in/ fly-out** (FIFO), 12-hour shift patterns and increased participation rates for females are examples of the shifting workforce dynamic⁵
- The emerging influence of **climate change** may affect low-cost, regular community-based sport and recreation participation. The only certainty associated with climate change is that there will be greater uncertainty. It is vital that urban green spaces are recognised as underpinning the very fabric of our sport, leisure and recreational industries and that water used to maintain them is considered to be necessary.⁶
- Two income families and people working a variety of part-time and full time mixes has meant that many people are now **'time poor'**. This has had an impact on the delivery of sport and recreation, which has traditionally been delivered by the volunteer sector.

8. Identified Albany Issues and Current Impacts

8.1 Population Increases

Analysis of the five year age groups of the City of Albany in 2011 compared to Regional WA showed that there is a lower proportion of people in the younger age groups (under 15) and a higher proportion of people in the older age groups (65+). Overall, 17.4% were aged 65 years and over, compared with 11.5% for Regional WA.

Projected population forecasts for Albany indicate a population of 45,100 by 2026, with a significant increase in the older population (60 and over).⁷

From the Coffey report it indicates there is considerable change projected to occur in the City of Albany over the next 20 years. The baseline projection estimates that there will be a population rise of 9,870 between 2006 and 2026 – a 31.29% increase over 20 years. The number of households are projected to rise by 5,653 (49.03%).⁸

The needs of different aged groups (particularly seniors and young people) will need to be considered in any future infrastructure requirements and programs.

8.2 Equity and Consistent Management processes across sport and recreation sector

Governance - Historical and adhoc arrangements with some clubs and groups has created inequity in the management arrangements with the City of Albany.

In 2013 the City of Albany reinstated the Recreation Services team including a Club Development Officer. Funded by Dept Sport and Recreation the Club Development scheme had been in place for over ten years before the City signed up to the agreement.

⁵ Peter Watson, 2008, *Review of Sport and Recreation in Regional WA*, Western Australian Government

⁶ Department of Sport and Recreation, 2007, *Climate Change – How climate change could affect sport and recreation now and in the future*, Western Australian Government

⁷ T Mullholland & A Piscicelli, 2012, *Western Australia Tomorrow, Population report No 7 2006 to 2026 Local Government Areas of WA*, Department of Planning

⁸ Coffey Sport and Leisure, 2012 Master Plan and Feasibility Study for Centennial Park Recreation Precinct, WA

The planned upgrade of the Centennial Park Sporting Precinct (CPSP) whilst providing clear direction for a wide range of clubs and indoor and outdoor facilities within the regional sporting precinct, has raised the need for other precinct planning (e.g. Collingwood Park) to address the growing urban population and other sports needs.

Centennial Park whilst central cannot be the only site for the conducting of all sport and recreation activities as this places enormous stress on facilities and does not build cohesive and functional neighbourhoods and community hubs.

The City has received ongoing and consistent requests to address facility demands from the community (examples include Tennis, Kite boarding and the Albany Waterski Club) without a clear understanding on the priorities or strategic direction from Council.

A lack of formal agreements and fee structures for the use of facilities for newly formed passive and active recreational pursuits (e.g. summer beach volleyball)

There is a growth of private commercial operators (fitness instructors and adventure sport companies) requesting City support and the City has not yet developed the process to consistently and equitably deal with these groups and individuals.

8.3 From 'Extreme to Mainstream' Sport and Recreation Events

Increased number of significant outdoor adventure events requesting City support, with a lack of consistent and appropriate sport and recreation event guidelines (e.g. Albany Cycle Club Racing Program, Albany Tri Event, Clipper Round the World Race). This trend is supported by the recent Australian Sports Commission/CSIRO 'Future of Australian Sport – megatrends shaping the sports sector'.⁹

8.4 Funding

The Community Sport and Recreation Facilities Fund (CSRFF) administered by the Department of Sport and Recreation (DSR) provides financial assistance to local government and community sporting groups to develop basic infrastructure for sport and recreation. The City of Albany, for a number of years, had in place a moratorium on all contributing funds to the CSRFF program. This was lifted in 2013 and the City developed a capital seed fund for sporting clubs to leverage CSRFF. As clubs gain awareness of the funding the City is starting to receive numerous requests for the funding. At present there is no strategic direction or policies to assist with identifying the priority projects for the capital seed funding and how best to leverage CSRFF and other funding for the community.

9 Recommended Methodology

Phase	Area	Resources	Cost	Timeline
Phase 1	Scoping Clarify the parameters for the Strategic Sport and Recreation Futures plan (scoping document), define the outcome and key deliverables, vision	<i>Internal: Rec Projects Officer and Manager</i>		<i>Oct 2015</i>

⁹ CSIRO, 2013, *The Future of Australian Sport – Megatrends shaping the sports sector over coming decades*, Australian Sports Commission

	and objectives (draft) and underlying principles.			
Phase 2	Initiation and Initial Consultation Develop Project Management tools and charts, identify key personnel and establish a Project Control Group (internal). Undertake initial consultation with identified key user groups to gather information.	<i>Internal: Rec Projects Officer and Manager</i> <i>Workshops & Consultation</i>	\$200	Nov 2014 – August 2015 PCG Initial consultation (Dec – Feb 2015)
Phase 3	Review of Documentation Review of internal and external documents as recommended in Section 6	<i>Internal: Rec Projects Officer and Manager</i>		By end of January 2015
Phase 4	Profiling and Future Trends Demographic, social and economic profile for the next 15 years (to 2030). Identify relevant industry trends that may have an impact on current and future sport and recreation facility usages and programs.	<i>Internal: Rec Projects Officer and Manager</i> <i>Steve Grimmer</i>		By end of January 2015
Phase 5	Situational Analysis Audit and assessment of current sport and recreation facilities, usage, participation rates and sport and recreation programs (including site visits). Audit the current City of Albany participation and recognition programs delivered by the City of Albany (Kidsport, Albany Sportsperson of the Year and ALAC programs)	<i>Internal Recreation Services, Corporate Services (leasing) & Works & Services</i>		Feb – April 2015
Phase 6	Engagement Targeted engagement through a planned approach, with identified internal and external communities.	<i>Community Services (Rec Services) and Julie Ann Workshops</i>	\$1000	March – April 2015
Phase	Area	Resources	Cost	Time
Phase 7	Draft Report Development of a draft Sport and Recreation Futures Plan (for Council and further public comment)	<i>Advertising</i>	\$500	April - June 2015 Draft July – Sept 2015 Finalise

Phase 8	Final Strategy Preparation of final strategy, including implementation plans, key responsibilities, priorities and timelines. Strategy will also incorporate new policies to support 15 year plan.	<i>Design, Edit & Printing</i> <i>Review – Media (Kier)</i>	\$6000	Oct 2015 - Feb 2016
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10. Overarching Principles

The previous City of Albany Recreation Planning Strategy (2008 – 2013) did not include any overarching principles for sport and recreation provision and it is recommended these be developed to help guide the strategic direction for the next 15 years. They would also need to align with the City of Albany's key Strategic Documents.

11 Risk Assessment

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Sport and Recreation Futures Plan is not adopted by Council.	Unlikely	Moderate Reputation, Organisational Operations & Finance	Medium	Mitigation entirely dependent on Council. Council adopts the Sport and Recreation Futures Plan.
The Sport and Recreation Futures Plan raises community expectations	Possible	Moderate Reputation, Community & Organisational Operations	Medium	Media and Communication Strategy to manage community expectations A realistic implementation plan is developed and managed Funds are allocated in forward budgets to accommodate projects identified in the plan.
Lack of resources to support the development of the Plan	Unlikely	Major Organisational Operations Finance	Medium	Funds are allocated to cover resources
Inconsistent decision making occurs prior to Council's adopting	Likely	Moderate Reputation, & Finance	High	1. In the interim the PCG advises and provides recommendations to Council on any key decisions.

				2. PCG and City Staff develop an interim policy to assist with prioritizing the capital seed funding and leveraging CSRFF. 3. Council to resource and prioritise the completion of the plan.
Time frames to deliver Plan are unrealistic due to competing council priorities	Likely	Minor Reputation, Organisational Operations Finance	Medium	A realistic implementation plan is developed and managed

Next Step

The City of Albany develop a comprehensive and integrated **City of Albany Sport and Recreation Futures Plan (2015 – 2030)** which guides strategic planning for the City of Albany sport and recreation facilities and programs for the next 15 years.

This plan will include elements of the Centennial Park Sporting Precinct Master Plan, and other precinct plans to be identified.

To undertake the recommended methodology a staged approach may be required, to be completed over a 12 – 18 month time frame. **It is expected this project will be completed by February 2016.**

Version Control

Version	Date	Status	Distribution	Comment
01	30 Sept 2014	DRAFT		Author: K Buttfield/S Stephens
02	1 October	DRAFT 2		Reviewed and amended Cameron Woods

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DRAFT

Appendix 1 : Useful Definitions¹⁰

Definitions

Health: the World Health Organisation defines health as ‘a state of complete physical, mental and social wellbeing and not merely the absence of disease or infirmity.’

Health and wellbeing take into account the places people live and the policies that shape their lives, as well as the individual lifestyles people pursue.

Organised Sport and Recreation: involves participation in fixtured sporting events (eg netball/hockey/football) or activities which require the supervision or expertise of an instructor (eg aerobics)

Sport Spaces: provide a setting for formal structured activities. Sport spaces provide a venue for formal structured sporting activities such as team competitions, physical skill development and training. Sport spaces are designed to accommodate playing surface, buffer zones and infrastructure requirements of specific or general sporting activity. Players and spectators attend with the express purpose of engaging in organised sporting activity, training, competition or watch the game. Most sport spaces can be accessed by community members for informal sport and recreation

Recreation: an activity of leisure for free time often done for enjoyment and can be considered healthy, fun and social

Recreation Spaces: Provide a setting for informal play and physical activity, relaxation and social interaction. Recreation spaces can be accessed by all to play, socialise, exercise, celebrate or participate in other activities that provide personal satisfaction or intrinsic reward.

Active Public Open Space: typically provides for more formal recreational pursuits and organised sporting activities (eg ovals, soccer pitches, netball courts). Active spaces within parks may also be hard non-green spaces, such as basketball and tennis courts which are important facilities for physical activity and exercise

Incidental Activity: includes active play and recreation, for example walking the dog, swimming, walking and cycling for recreation, walking for public transport.

Open Space Classification (from DSR) based on the function and catchment hierarchy. The function of the space refers to its primary use and expected activities:

1. Recreation spaces – provide a setting for informal play and physical activity, relaxation and social interaction
2. Sport spaces – provide a setting for formal structured sporting activities
3. Nature spaces – provide a setting where people can enjoy nearby nature and protect local biodiversity and natural area values

Local Open Space (LOS) is usually small parklands that service the recreation needs of the immediate residential population. LOS is primarily used for recreation and may include small areas of nature space. LOS is unlikely to be used for any formal or informal sport.

¹⁰ Healthy Active by Design www.healthyactivebydesign.com.au/

District Open Space (DOS) is principally designed to provide for organised formal sport. DOS will very likely include substantial recreation space and some nature space. DOS serves several neighbourhoods with players and visitors travelling from surrounding districts.

Public Open Space (POS) is a social space such as a park or town square that refers to land reserved for the purpose of structured and unstructured sport, recreation and social activities.

Regional Open Space (ROS) May accommodate important recreational and organised sport spaces as well as significant conservation and/or environmental feature. ROS may provide substantial facilities for organised sport, play, social interaction, relaxation and enjoyment of nature.

City of Albany
MONTHLY FINANCIAL REPORT
For the Period Ended 31st August 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 31st August 2014

	Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(b)	
Operating Revenues								
Grants & Subsidies	8	5 254 693	5 254 693	265 457	1 047 430	781 973	74.7%	▲
Contributions, Donations & Reimbursements		925 356	925 356	197 757	179 108	(18 649)	(10.4%)	
Profit on Asset Disposal	10	0	0	0	0	0		
Fees and Charges		16 639 898	16 639 898	6 968 473	6 849 997	(118 476)	(1.7%)	▼
Service Charges		0	0	0	0	0		
Interest Earnings		1 209 085	1 209 085	85 327	91 354	6 027	6.6%	
Other Revenue		389 000	389 000	19 923	33 362	13 439	40.3%	
Total (Excluding Rates)		24 418 032	24 418 032	7 536 937	8 201 251	664 314		
Operating Expense								
Employee Costs		(22 274 383)	(22 272 383)	(3 392 118)	(3 091 872)	300 246	9.7%	▼
Materials and Contracts		(18 931 907)	(18 852 637)	(2 401 262)	(2 527 287)	(126 025)	(5.0%)	▲
Utilities Charges		(1 840 608)	(1 840 608)	(234 201)	(152 443)	81 758	53.6%	▼
Depreciation (Non-Current Assets)		(12 672 381)	(12 672 381)	(2 112 066)	(2 112 066)	0	0.0%	
Interest Expenses		(974 068)	(974 068)	(9 938)	38 409	48 347	(125.9%)	
Insurance Expenses		(792 644)	(792 644)	0	6 705	6 705	(100.0%)	
Loss on Asset Disposal	10	(305 592)	(305 592)	0	0	0		
Other Expenditure		(2 513 073)	(2 508 673)	(527 693)	(618 533)	(90 840)	(14.7%)	▲
Less Allocated to Infrastructure		917 410	922 435	55 940	87 872	31 932	(36.3%)	
Total		(59 387 246)	(59 296 551)	(8 621 338)	(8 369 215)	252 122		
Contributions for the Development of Assets								
Grants & Subsidies	8	13 198 927	13 346 709	1 435 745	1 947 349	511 604	26.3%	▲
Contributions, Donations & Reimbursements		13 150 000	13 150 000	0	0	0		
Net Operating Result Excluding Rates		(8 620 287)	(8 381 810)	351 344	1 779 385	1 428 040		
Funding Balance Adjustment								
Add Back Depreciation		12 672 381	12 672 381	2 112 066	2 112 066	0	0.0%	
Adjust (Profit)/Loss on Asset Disposal	10	305 592	305 592	0	0	0		
Movement From Current to Non-Current		0	0			0		
Add back Carrying Value of Investment Land		0	0					
Funds Demanded From Operations		4 357 686	4 596 163	2 463 410	3 891 451			
Capital Revenues								
Proceeds from Disposal of Assets	10	912 250	912 250	108 898	259 122	150 224	58.0%	▲
Total		912 250	912 250	108 898	259 122	150 224		
Acquisition of Fixed Assets								
Land and Buildings	10	(16 979 242)	(17 582 873)	(1 046 340)	(860 912)	185 428	21.5%	▼
Plant and Equipment	10	(4 745 398)	(4 745 398)	(400 366)	(10 315)	390 051	3781.3%	▼
Furniture and Equipment	10	(921 464)	(921 464)	(71 000)	(11 222)	59 778	532.7%	▼
Infrastructure Assets - Roads	10	(6 126 682)	(5 994 053)	(294 565)	(225 937)	68 628	30.4%	▼
Infrastructure Assets - Other	10	(17 757 789)	(18 160 331)	(1 706 950)	(1 620 445)	86 505	5.3%	▼
Total		(46 530 575)	(47 404 119)	(3 519 221)	(2 728 832)	790 389		
Financing/Borrowing								
Debt Redemption		(1 518 357)	(1 518 357)	(18 858)	(18 540)	318	1.7%	
Loan Drawn Down		1 220 000	1 220 000	0	0	0		
Profit on Sale of Investments		0	0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0	0		
Self Supporting Loan Issued		0	0	0	0	0		
Total		(298 357)	(298 357)	(18 858)	(18 540)	318		
Demand for Resources		(41 558 996)	(42 194 063)	(965 771)	1 403 201	940 931		
Restricted Funding Movements								
Opening Funding Surplus(Deficit)		3 764 746	3 765 489	3 764 746	4 978 843	1 214 097	(24.4%)	
Restricted Cash Utilised - Loan		3 008 924	3 626 800	0	0	0		
Transfer to Reserves	9	(13 069 934)	(13 069 934)	0	0	0		
Transfer from Reserves	9	17 187 240	17 203 688	0	0	0		
Rate Revenue		30 668 026	30 668 026	30 534 035	30 521 711	(12 324)	(0.0%)	
Closing Funding Surplus(Deficit)	3	0	0	33 333 010	36 903 754	2 142 704		

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st August 2014

Note 1: MAJOR VARIANCES

Comments/Reason for Variance in excess of \$50,000	Variance	
	Timing	Permanent
1.1 Operating Revenues		
Grants & Subsidies		
Budget phasing for receipt of General Purpose Grant and Local Road Grant. Budgeted for September, received August.	■	
Contributions, Donations & Reimbursements		
No material variance		
Fees and Charges		
Primarily year end adjustments upon preparation of annual accounts for 2013/14.	■	
Interest Earnings		
No material variance		
Other Revenue		
No material variance		
1.2 Operating Expense		
Employee Costs		
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).	■	
Materials and Contracts		
Payment of some annual IT licences, budget allocated over whole year (\$40K), purchase of fire protection equipment (\$80K) budgeted later in the year.	■	
Utilities Charges		
Timing of receipt of invoice for electricity. Expect to be to budget over the year.	■	
Depreciation (Non-Current Assets)		
No material variance		
Interest Expenses		
No material variance		
Insurance Expenses		
No material variance		
Loss on Asset Disposal		
No material variance		
Other Expenditure		
Annual subscription to WALGA for various services. Budget allocated to September, actual invoice received August.	■	
Less Allocated to Infrastructure		
No material variance		
1.3 Contributions for the Development of Assets		
Grants & Subsidies		
Timing of receipt of grants. Number of grants received in August, budget allocated to September. Timing of receipt, expect to be to budget over the year.	■	
Contributions, Donations & Reimbursements		
No material variance		
1.4 Funding Balance Adjustment		
Add Back Depreciation		
No material variance		
Adjust (Profit)/Loss on Asset Disposal		
No material variance		

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st August 2014

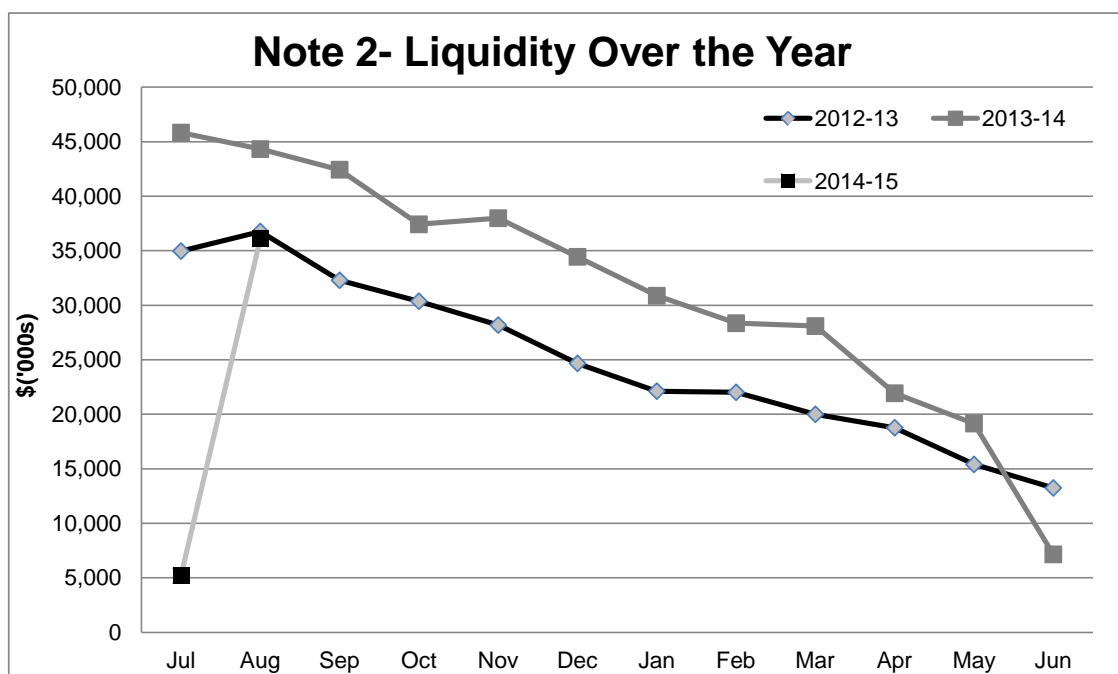
Note 1: MAJOR VARIANCES

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. Expect to be budget over life of the project.	■	
<i>Plant and Equipment</i>		
Budget timing. Few purchases to end of August, however, number of orders and purchases placed in September.	■	
<i>Furniture and Equipment</i>		
Budget timing. Few purchases to end of August, however, number of orders and purchases placed in September.	■	
<i>Infrastructure Assets - Roads</i>		
Timing issue - invoices to be received for some projects. Some projects will be subject to October budget review.	■	
<i>Infrastructure Assets - Other</i>		
Timing issue - invoices to be received for some projects. Some projects will be subject to October budget review.	■	
<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>		
October budget review to address budgeted opening surplus to actual opening surplus, upon completion of 2013/14 Annual Financial report.		■
<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>		
No material variance		

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st August 2014

Note 2: NET CURRENT FUNDING POSITION

Positive=Surplus (Negative=Deficit)			
2014-15			
Note	This Period	Last Period	Same Period Last Year
	\$	\$	\$
Current Assets			
Cash Unrestricted	11,271,690	6,285,396	19,736,971
Cash Restricted	13,144,844	16,276,209	13,850,508
Receivable - Rates and Rubbish	32,862,483	937,662	26,556,180
Receivables - Other	2,454,964	2,057,484	2,072,245
Accrued Income	0	0	26,266
Prepaid Expenses	9,012	9,012	0
Investment Land	574,675	735,409	967,500
Stock on Hand	826,455	841,014	530,637
	61,144,124	27,142,186	63,740,307
Less: Current Liabilities			
Payables	(5,043,409)	(3,127,778)	(5,441,094)
Accrued Expenses	0	0	(17,923)
Income in advance	(71,840)	(521,173)	(66,453)
Provisions	(3,274,508)	(3,254,178)	(2,692,130)
Retentions	(171,858)	(149,018)	(147,259)
	(8,561,615)	(7,052,147)	(8,364,858)
Add Back: Loans	1,503,397	1,503,397	2,597,541
Less: Cash Restricted	(13,097,295)	(15,650,632)	(12,679,319)
Utilised - Loan	(3,510,182)		
Investment land	(574,675)	(735,409)	(967,500)
Net Current Funding Position	36,903,754	5,207,394	44,326,171



Comments - Net Current Funding Position

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st August 2014

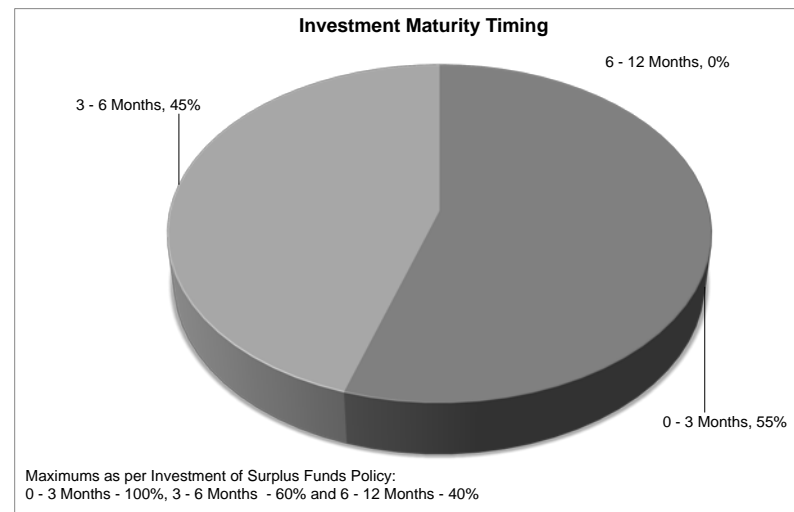
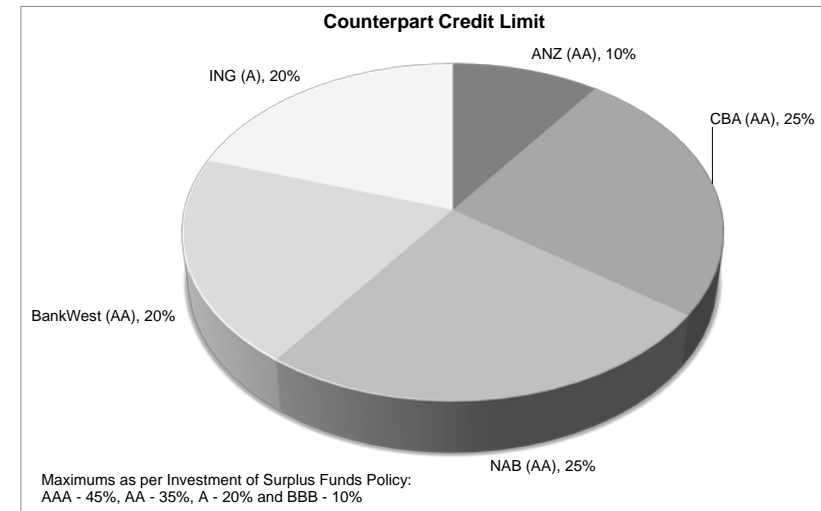
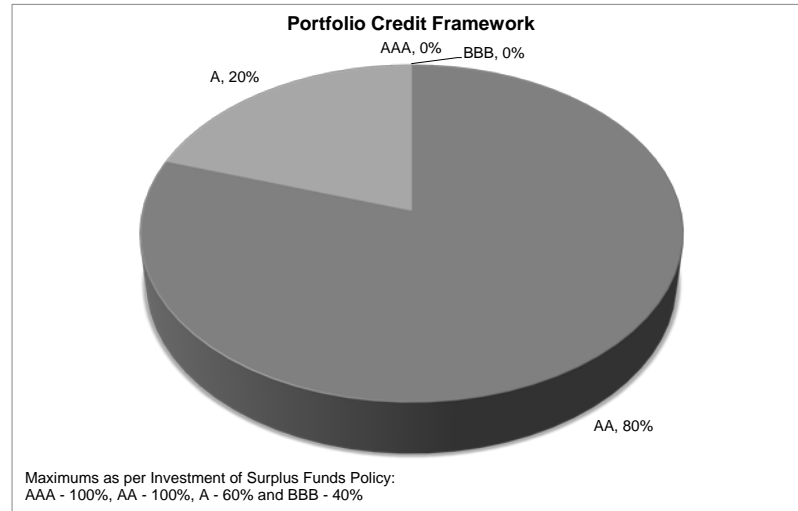
Note 3: CASH INVESTMENTS

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	6/08/2014	30	2.90%	1,000,000	2,384	1,000,000			3.00%	2.90%				
Subtotal						1,000,000	2,384	1,000,000	-	-			31,373	18,138	13,235	
Restricted																
At-Call	CBA	AA	8/08/2014	23	2.46%	2,500,000	3,875	2,500,000			NA	2.46%				
ING	ING	A	8/07/2014	60	3.12%	2,000,000	10,258	2,000,000			3.12%	3.12%				
TD BWR	BankWest	AA	5/08/2014	30	2.70%	2,000,000	4,438	2,000,000			2.70%	2.70%				
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	63,325	9,000,000	-	-			14,809	39,648	(24,839)	
Total Funds Invested						10,000,000	65,708	10,000,000	-	-			46,182	57,786	(11,604)	

Comments/Notes - Cash Investments

City of Albany
Monthly Investment Report
For the Period Ended 31st August 2014

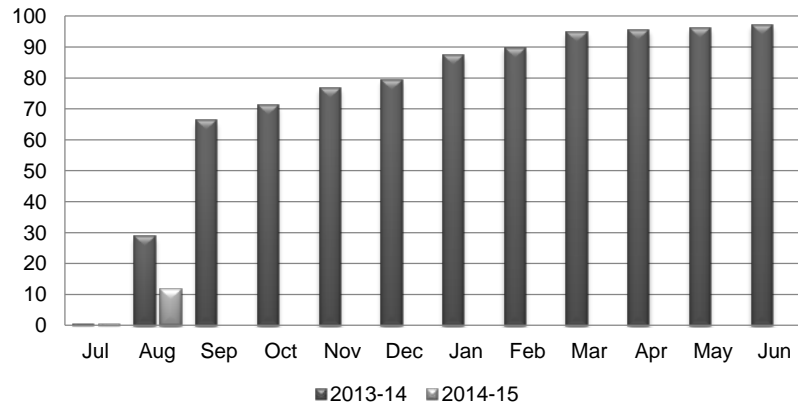
Note 3A: GRAPHICAL REPRESENTATION - CASH INVESTMENTS



City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st August 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	30,521,711		30,521,711
Refuse Levied	5,347,710		5,347,710
ESL Levied	0		0
Other Charges Levied	50,591		50,591
Less Collections to date	(3,888,501)	(230,084)	(4,118,585)
Equals Current Outstanding	32,031,511	830,972	32,862,483
Total Rates & Charges Collectable			32,862,483
% Collected			11.14%

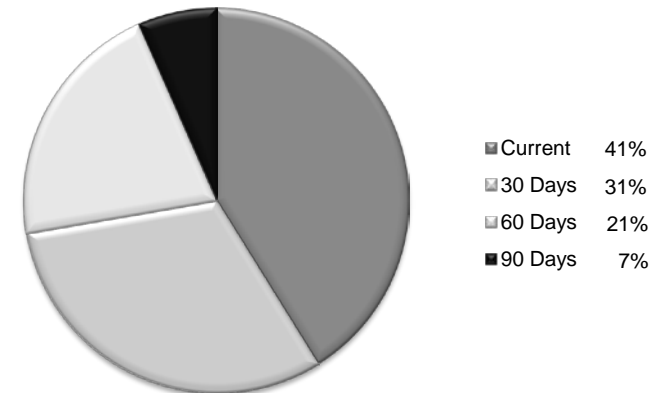
Note 4 - Rates & Charges % Collected**Comments/Notes - Receivables Rates and Rubbish**

Rate notices received by ratepayers about 15-20th of August. First due date is the 18th of September. Large amount of rate payments received in September.

Receivables - General

	Current	30 Days	60 Days	90 Days
	\$	\$	\$	\$
	413,424	312,986	212,361	66,205
Total Outstanding				1,004,976

Amounts shown above include GST (where applicable)

Note 4 - Accounts Receivable (non-rates)**Comments/Notes - Receivables General**

The large amount in 60 days is due to a number of Anzac related sponsorship and grant amounts being invoiced at time of signing particular agreement, but not due for payment until a later date. By the terms of the various agreements, these amounts are not overdue.

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st August 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	1,046,340	860,912	(185,428)	▼
0	1,454,455	520,000	1,974,455	Plant & Equipment	4,745,398	4,745,398	400,366	10,315	(390,051)	▼
0	151,710	0	151,710	Furniture & Equipment	921,464	921,464	71,000	11,222	(59,778)	▼
				Infrastructure						
3,229,698	208,000	0	3,437,698	Roadworks	6,126,682	5,994,053	294,565	225,937	(68,628)	▼
0	271,500	0	271,500	Drainage	1,608,836	1,867,457	366,380	93,380	(273,000)	▼
0	81,000	0	81,000	Bridges	81,000	81,000	0	800	800	▲
847,160	0	0	847,160	Footpath & Cycleways	1,842,760	1,778,524	225,986	98,028	(127,958)	▼
7,410,488	0	700,000	8,110,488	Parks, Gardens & Reserves	10,160,757	10,866,163	989,584	780,389	(276,167)	▼
0	1,068,497	1,205,000	2,273,497	Airport	721,846	270,000	0	397,484	397,484	▲
0	1,423,732	0	1,423,732	Sanitation	1,423,732	1,378,329	0	216,822	216,822	▲
1,470,000	168,858	0	1,638,858	Other Infrastructure	1,918,858	1,918,858	125,000	33,543	(91,457)	▼
23,733,703	5,095,730	2,425,000	31,254,433	Totals	46,530,575	47,404,119	3,519,221	2,728,832	(857,361)	

Comments - Capital Acquisitions

EFT/CHQ	Date	Name	Description	Amount
Total				\$ -

MASTERCARD TRANSACTIONS AUGUST 2014

Date	Payee	Description	Amount
5/08/14	Affa Abare Canberra	Accommodation and Meals- D Putland attending Regional Outlook conference	330.00
8/08/14	Australian Institute	AIBS WA Conference registration - D Koster	1 296.00
18/08/14	Federation Press	Eburn. Emergency Law Books	231.00
30/07/14	Fontshop	FF Info Display - IT License	234.00
6/08/14	Iris Consulting	Digitisation -Planning the way forward training - Y Jolidon	990.00
6/08/14	Virgin	Airfares - S Dale Attending WALGA Conference	659.11
6/08/14	Ibis Hotel Perth	Accommodation - Y Jolidon - Digitisation -Planning the way forward training	591.50
7/08/14	DRI WWW Element5 Info	ET GeoSuite - IT Upgrade Maintenance	700.79
7/08/14	Virgin	Airfare - Y Jolidon - Digitisation -Planning the way forward training	426.04
9/08/14	Ibis Hotel Perth	Accommodation- L Battison - IT Training	278.11
29/07/14	Hougoumont Hotel	Accommodation- C Woods- Centennial Park Sport Meeting Perth.	255.00
30/07/14	ACT Australian Library	Australian Library Information Association National 2014 Conference fee - P Nielsen)	1 444.98
31/07/14	Hotels.com	Accommodation - P Nielsen attending Australian Library Information Association Conference.	358.00
31/07/14	Virgin	Airfares - K Higgins & P Nielsen - OWRG Meeting	991.90
31/07/14	Virgin	Airfares -R Spencer - Albany Art Prize Judge Visit - Perth - Albany	395.10
31/07/14	Virgin	Airfares -C Bullen - Albany Art Prize Judge Visit - Perth - Albany	395.10
1/08/14	Lavender Cottage	Lunch - Economic Development meeting with M. McCormack	252.50
3/08/14	Country Arts	Regional Arts Australian National Art Conference fee - A Perryman	672.00
6/08/14	Virgin	Airfares - T Flett-Attending Community Development Conference in Perth	415.62
20/08/14	Varidesk	Varidesk - Ergonomic and Occupational Welfare (RTW)	1 045.00
8/08/14	Virgin	Airfare G. Foster - Meeting with C Parker (DG of Culture and arts)	415.93
14/08/14	Nespresso Australia	Coffee Capsules for Coffee machine	243.00
15/08/14	Virgin	Airfare- P Nielsen - Attending Melbourne ALIA Conference	276.70
15/08/14	Virgin	Airfare- P Nielsen - Attending Melbourne ALIA Conference	416.41
15/08/14	Virgin	Airfare- P Nielsen - Attending Melbourne ALIA Conference	201.40
15/08/14	Virgin	Airfare- S Grimmer - Attending Melbourne ALIA Conference	881.29
15/08/14	ACT Australian Library	Melbourne ALIA Conference registration - S Grimmer	1 444.98
5/08/14	Department of Environment	Purpose permit	200.00
18/08/14	Wotif Com Pty Ltd	Accommodation - A Greenwood - attending Contract Management course	462.50
29/07/14	Virgin	Airfare - D Lee - attending Project Control Group meeting	494.10
6/08/14	Telstra Store	4G wireless Modem for NAC	336.00
30/07/14	Rendezvous Studio Hotel	Accommodation - Cr Williams - attending WALGA Conference	237.14
30/07/14	Rendezvous Studio Hotel	Accommodation - D Putland - attending WALGA Conference	237.14
8/08/14	Rendezvous Studio Hotel	Accommodation - Mayor D Wellington - attending WALGA Conference	886.45
8/08/14	Rendezvous Studio Hotel	Accommodation - Cr Bowles - attending WALGA Conference	288.15
Various	Sundry < \$ 200.00		3 474.50
Total			22 457.44

PAYROLL 16/08/2014-15/09/2014

Date	Description	Amount
21/08/2014	Payroll	\$ 546 137.62
04/09/2014	Payroll	\$ 544 071.68
05/09/2014	Sundry Payroll	\$ 3 361.70
09/09/2014	Sundry Payroll	\$ 4 650.35
Total		\$ 1 098 221.35

Chq	Date	Name	Description	Amount
30098	21/08/2014	Bradley McDougall	Crossover Subsidy	220.39
30099	21/08/2014	Bart & Maria Wassink	Refund Overpayment On Planning Application P2140356	170.00
30100	21/08/2014	Department Of Transport	Amazing Albany Number Plates 9024A	200.00
30101	21/08/2014	Indra Geidans	Figurative Drawing Workshops Vancouver Arts Centre	397.50
30102	21/08/2014	Petty Cash - Planning And Development Services	Petty Cash Reimbursements	227.05
30103	21/08/2014	Target Australia Pty Ltd	Child Safety Gate	101.50
30104	21/08/2014	Telstra Corporation Limited	Telephone Charges - ADSL	29.95
30105	21/08/2014	Vodafone Pty Ltd	Monthly Sms Services	48.99
30106	21/08/2014	Water Corporation	Water Charges - Various Locations	3 691.10
30107	21/08/2014	Petty Cash - Albany Aquatic And Leisure Centre	Social Netball Umpire Payments	2 000.00
30109	22/08/2014	Amp Flexible Lifetime Super Plan	Superannuation Contributions	2 591.85
30110	22/08/2014	Amp Rsa	Superannuation Contributions	380.24
30111	22/08/2014	Asgard	Superannuation Contributions	837.80
30112	22/08/2014	Australian Catholic Superannuation And Retirement Fund	Superannuation Contributions	81.95
30113	22/08/2014	Bendigo Smartstart Super	Superannuation Contributions	47.37
30114	22/08/2014	Care Super Pty Ltd	Superannuation Contributions	405.20
30115	22/08/2014	Colonial First State Rollover & Super Fund	Superannuation Contributions	489.78
30116	22/08/2014	Hesta Super Fund	Superannuation Contributions	1 713.00
30117	22/08/2014	Hostplus Pty Ltd	Superannuation Contributions	842.70
30118	22/08/2014	loof Investment Management Ltd	Superannuation Contributions	555.72
30119	22/08/2014	loof Employee Super	Superannuation Contributions	397.68
30120	22/08/2014	Kinetic Superannuation	Superannuation Contributions	326.81
30121	22/08/2014	Local Government Super	Superannuation Contributions	488.84
30122	22/08/2014	Mlc Nominees Pty Ltd	Superannuation Contributions	464.32
30123	22/08/2014	Mlc Nominees Pty Limited	Superannuation Contributions	956.74
30124	22/08/2014	Plum Nominees P/L Plum Super Fund	Superannuation Contributions	647.49
30125	22/08/2014	loof Global One (Ex Skandia Global)	Superannuation Contributions	195.38
30126	22/08/2014	Spectrum Super	Superannuation Contributions	421.72
30127	22/08/2014	Spectrum Super	Superannuation Contributions	581.64
30128	22/08/2014	Sunsuper Superannuation	Superannuation Contributions	239.40
30129	22/08/2014	Superwrap Personal Super Plan	Superannuation Contributions	826.05
30130	22/08/2014	Tal Superannuation Limited	Superannuation Contributions	380.24
30131	22/08/2014	Vision Super	Superannuation Contributions	602.00
30132	28/08/2014	Lauren Holmes	Crossover Subsidy	167.38
30133	28/08/2014	Nicholas Ayton	Crossover Subsidy	132.04
30134	28/08/2014	Angela Barker	Reimbursement Of Payment For Short Term Holiday Accommodation Application Fee	100.00
30135	28/08/2014	Dave Stean	Crossover Subsidy	229.22
30136	28/08/2014	Francis Savich	Crossover Subsidy	220.39
30138	28/08/2014	Grace Removals Group	Removal Fees - Ripples In The Pond	176.00
30140	28/08/2014	Stephanie Morrigan	EAP Counselling Services	176.00
30141	28/08/2014	Petty Cash - Albany Regional Day Care Centre	Petty Cash Reimbursements	190.65
30142	28/08/2014	Pivotel Satellite Pty Limited	Satellite Phone Charges	84.00
30143	28/08/2014	Susan Carol Angwin	Tutoring At Vac July And August 2014	1 800.00
30144	28/08/2014	Telstra Corporation Limited	Telephone Charges	11 026.97
30145	28/08/2014	Water Corporation	Repair Service At 141 North Rd Spencer Park - Ja2496481	2 816.55
30146	04/09/2014	Yakamia Primary School	Refund For Payment Of Overcharge Of Entry Fee Refer Invoice 60221	64.00
30148	04/09/2014	Warwick And Jane Meyer	Reimburse Fee For Application For Grant Of Planning Scheme Consent For 41 Sydney St Yakamia Which Was Withdrawn (P2140323)	147.00

			REPORT ITEM CSF120 REFERS	
30149	04/09/2014	Damon Annison	Visitors Centre Merchandise	202.75
30150	04/09/2014	Department Of Transport	Amazing Albany Number Plates 046-A	200.00
30151	04/09/2014	Department Of Transport	Vehicle Registrations	544.60
30152	04/09/2014	Girl Guides Great Southern	Kid Sport Vouchers	280.00
30153	04/09/2014	City Of Joondalup Libraries	Library Missing Book Fees/Late Charges	47.22
30154	04/09/2014	Stephanie Morrigan	EAP Counselling Services	176.00
30155	04/09/2014	Water Corporation	Water Consumption For Rubbish Depot At Cuming Rd Gledhow Lot 167	152.69
30156	11/09/2014	Bethwyn Gratte	Ellam-Innes Collection	150.00
30157	11/09/2014	Morgan Smith	Refund For Cancellation Of Family Membership Within Cooling Off Period	92.00
30158	11/09/2014	Activ - People, Skills & Community	Refund For Annual Room Hire Replacement Of Lost Cheque 28521	50.00
30159	11/09/2014	Bridgestone Australia Ltd	Tyre Purchases/Repairs/Maintenance	257.21
30160	11/09/2014	Broadwater Como Resort	Accommodation & Meals Staff Training	348.00
30161	11/09/2014	Cameron Caravans	Plastic Rotary Vent	45.00
30162	11/09/2014	Petty Cash - Albany Aquatic And Leisure Centre	Social Netball Umpire Payments	2 000.00
30163	11/09/2014	Lockyer Avenue Veterinary Hospital	Cat Sterilisation Subsidy	117.50
30164	11/09/2014	Stephanie Morrigan	EAP Counselling Services	176.00
30165	11/09/2014	Narrikup Netball Club	Kidsport Registration Fees	1 183.00
30166	11/09/2014	Town Of Narrogin	Library Missing Book Fees/Late Charges	8.80
30167	11/09/2014	Petty Cash - Depot	Petty Cash Reimbursements	292.60
30168	11/09/2014	Petty Cash - Albany Regional Day Care Centre	Petty Cash Reimbursements	170.00
30169	11/09/2014	Tanya Morgan	Circular Motion Slate Painting	50.00
30170	11/09/2014	Target Australia Pty Ltd	Food Reg 2009 Reg 11 Exempt Replaces Lost Cheque 28692	100.00
30171	11/09/2014	Water Corporation	Water Consumption For Industrial Waste 50-52 Barker Road Centennial Park	1 428.28
39147	04/09/2014	Albany Halfway House	Refund For Payment Of Duplicated Invoice 60110 Receipt 344351 - See Invoice 59308 Receipt 341895	793.00
				\$ 47 755.25

REPORT ITEM CSF120 REFERS

EFT	Date	Name	Description	Amount
EFT93166	21/08/2014	ABA Security	Q14023 - Secure Parking Compound As Per Quote 11567 Security Services	23 177.80
EFT93167	21/08/2014	Activ Foundation Inc.	Enveloping And Sorting Approximately 1500 Rural Waste Letters	395.00
EFT93168	21/08/2014	Acurix Networks Pty Ltd	Monitoring, Licensing, Support, ADSL Service	13 926.00
EFT93169	21/08/2014	Ad Contractors Pty Ltd	Heavy Duty Equipment Hire	2 356.98
EFT93170	21/08/2014	Advertiser Print	40,000 (80 Reams) A4 Letterhead Printed, 6000 Dining Out Guides)	4 241.00
EFT93171	21/08/2014	Advance Press(2013) Pty Ltd	Print 16,000 City Of Albany Fire Management	4 488.00
EFT93172	21/08/2014	Aecom Australia Pty Ltd	Q14008 - Stirling Terrace Enhancement - Design Services	7 526.75
EFT93173	21/08/2014	Aerodrome Management Services Pty Ltd	Fog Seal On New GA Area As Per Quote 86Eng	10 887.80
EFT93174	21/08/2014	Airport Lighting Specialists Pty Ltd	Portable Emergency Lighting Lamps	3 828.00
EFT93175	21/08/2014	Opteon (Albany And Great Southern WA)	Land Valuation services	880.00
EFT93176	21/08/2014	Albany Farm Tree Nursery	Nursery Supplies	14.08
EFT93177	21/08/2014	Albany V-Belt And Rubber	Filters/Vehicle Parts	109.46
EFT93178	21/08/2014	Albany Port Authority	Annual Lease - Emu Point Licence Number Inf0137	11.00
EFT93179	21/08/2014	Tricoast Civil	Construction of Minna St Footpath As Per Quote Q14035	78 919.37
EFT93180	21/08/2014	Albany Office Products Depot - North Road	Stationery Supplies	460.45
EFT93181	21/08/2014	Albany Volleyball Association Inc	Kidsport Voucher	50.00
EFT93182	21/08/2014	Albany And Regional Volunteer Service	Annual Service Agreement 1/7/2014 - 30/6/2015	8 800.00
EFT93183	21/08/2014	Albany Records Management	Library Services	66.00
EFT93184	21/08/2014	All Events Prosound Hire	Anzac Briefing 12/8/2014	1 105.00
EFT93185	21/08/2014	All Ways Kerbing	Curbing North Rd Roundabout X 2	414.00
EFT93186	21/08/2014	Amity Painting & Decorating	Painting of The Brig Amity (From The Deck To Handrail Including Everything In-between Port To Starboard)	18 430.00
EFT93187	21/08/2014	Ampac Debt Recovery (WA) Pty Ltd	Rates Debt Recovery July 2014	4 558.23
EFT93188	21/08/2014	Amphibian Plumbing And Gas	Plumbing Maintenance/Repairs/Services	1 384.61
EFT93189	21/08/2014	Approved Cabinets	Locker Unit X 20 Lockers, 35Cmh X 45Cmw - Delivered And Installed.	4 378.00
EFT93190	21/08/2014	ATC Work Smart	Casual Staff	7 503.08
EFT93191	21/08/2014	Barefoot Clothing Manufacturers	Uniforms	86.70
EFT93192	21/08/2014	Barkers Trenching Services	Excavator & Labour Albany H/Way	1 622.00
EFT93193	21/08/2014	Bennetts Batteries	Battery Purchases	528.00
EFT93194	21/08/2014	Bertola Hire Services Albany Pty Ltd	Days Hire of Mini Excavator	1 029.60
EFT93195	21/08/2014	Berg Contracting Services	Supply And Install 350 Metres Of 7 Line Farmlock Fence With 2 Plain Wires And 1 Barb As Per Quotation 140246	4 340.00
EFT93196	21/08/2014	Best Office Systems	Casio Se-C450 Cash Register 72 Department Flat Keyboard Thermal Printer Base Programming Included	865.00
EFT93197	21/08/2014	Albany Bobcat Services	Loppings Removal From Wansbough Park	514.25
EFT93198	21/08/2014	BOC Gases Australia Limited	Cylinder Supplies	114.84
EFT93199	21/08/2014	Brownes Foods Operations Pty Ltd	Catering Supplies	200.07
EFT93200	21/08/2014	Cardno Bsd Pty Ltd	Professional Services Rendered	2 365.00
EFT93201	21/08/2014	Bunnings Group Limited	Hardware/Tool Supplies	230.41
EFT93202	21/08/2014	C&C Machinery Centre	Vehicle Maintenance/Parts	269.37
EFT93203	21/08/2014	Caldwell Land Surveys Pty Ltd	Construction of Reticulation At The Multi Use Field.	990.00
EFT93204	21/08/2014	Camtrans Albany Pty Ltd	C14017 Supply And Delivery of Paving Units - Stirling Terrace. Supply And Delivery Of Items 1.1 To 1.3 Concrete Pavers In Accordance With Tender Submission.	4 692.72
EFT93205	21/08/2014	J & S Castlehow Electrical Services	Installation of Smoke alarms	5 519.92
EFT93206	21/08/2014	Chadson Engineering Pty Ltd	Chlorine Supplies	388.30
EFT93207	21/08/2014	Coca-Cola Amatil Pty Ltd	Soft Drink Supplies For ALAC Cafe	536.90
EFT93208	21/08/2014	Coles Supermarkets Australia Pty Ltd	Groceries	129.87
EFT93209	21/08/2014	Contract Control International Pty Ltd	Registration Fees For Staff For Engaging And Managing Consultants	902.00
EFT93210	21/08/2014	Covs Parts Pty Ltd	Vehicle Parts	205.69
EFT93211	21/08/2014	Shauna Dale	Staff Travel Reimbursement - Attend HR Conference	50.00
EFT93212	21/08/2014	Defibtech	1X Albany Heartsafe Defib Package Including Wall Bracket Freight	2 200.00
EFT93213	21/08/2014	Landgate - Property & Valuations	Title Searches - Gross Rental Valuations Chargeable	4 264.05
EFT93214	21/08/2014	Department Of Transport	Annual Licence Fee Commencing 1 Aug 2014 Public Seawall Ramp 3749 Albany Peace Park	37.22
EFT93215	21/08/2014	Janine Determes	Fitness Instruction	180.00
EFT93216	21/08/2014	G & M Detergents & Hygiene Services Albany	Hygiene Contract - Various Locations	1 551.86

REPORT ITEM CSF120 REFERS

EFT93217	21/08/2014	Dog Rock Motel	Accommodation For Michael Eburn plus Meals and meals for Tony Ward, Garry Turner, Suzan Lees And Steve Wise	619.85
EFT93218	21/08/2014	Dog Rock Veterinary Clinic	Cat Sterilisation Subsidy	172.50
EFT93219	21/08/2014	Doralane Pastries	Catering Supplies	169.58
EFT93220	21/08/2014	Dylans On The Terrace	Catering	358.50
EFT93221	21/08/2014	Easifleet Management	Motor Vehicle Lease Rental/Esp Bureau Fee/Bureau Fee Rebate	8 903.64
EFT93222	21/08/2014	Ecotech Pty Ltd	Monthly Validated Data Reporting, Secure Client Webpage And Public Access Webpage As Per Quotation Mxb13-27265556	396.00
EFT93223	21/08/2014	Elleker General Store	Fuel For Bush Fire Brigades	14.01
EFT93224	21/08/2014	Albany Engineering Company	Machine of Pin As Per Sample	125.58
EFT93225	21/08/2014	Evertrans	Vehicle Repairs	154.00
EFT93226	21/08/2014	Eventuate	Consultation Services VIP Function For Anzac 9 May - 18 June 2014	1 650.00
EFT93227	21/08/2014	Eyerite Signs	Mount Clarence - Additional Signage Supply Of 2 X New Faces. Remove And Replace Onto Existing	2 878.04
EFT93228	21/08/2014	Farm Fresh Wholesalers (Violet Holdings P/L)	Catering Goods	48.93
EFT93229	21/08/2014	Farmers Centre (1978) Pty Ltd	Vehicle parts and Supplies	947.06
EFT93230	21/08/2014	Tammie Flower	Fitness Instruction	450.00
EFT93231	21/08/2014	Graham Foster	Reimbursements For Dept Of Premier & Cabinet Dinner	214.50
EFT93232	21/08/2014	Fyntrim Pty Ltd	Supply Of Multi Functional Poles For Stirling Terrace 3 X 10M Poles, 3 X Sets Of Rag bolts Stirling Terrace, 3 X Sets Of Rag bolts Town Square & Freight For Advanced Delivery Of Town Square Rag Bolts (3 Sets)	13 953.00
EFT93233	21/08/2014	Glass Suppliers	3mm Clear Perspex 1@ 2.4X1.2 2@ 1830X1200 1@ 860X1470	547.37
EFT93234	21/08/2014	Great Southern Institute Of Technology	Responsible Service Of Alcohol Training For Sporting Clubs	1 601.20
EFT93235	21/08/2014	Great Southern Packaging Supplies	Cleaning Supplies	1 757.34
EFT93236	21/08/2014	Green Man Media Productions	30 Second TVC Production	632.50
EFT93237	21/08/2014	Harvey Norman Bedding Albany	New ensemble bed for Mary Thompson House	775.00
EFT93238	21/08/2014	Helen Munt	Provision Of Heritage Advisory Services In Albany	660.00
EFT93239	21/08/2014	Icky Finks Warehouse Sales	Art Supplies	21.18
EFT93240	21/08/2014	International Mowers Pty Ltd	Reach Mower Drive Gearbox/Mower Repairs and Maintenance	3 008.50
EFT93241	21/08/2014	Mark Neil Jendrzeczak & M De Piazzi	Rent To 1 August 2015 For Portion Of Lot 117 Mountain Road Pro322 Telecommunication Towers	1 431.94
EFT93242	21/08/2014	Jims Test And Tag	Electrical Testing And Tagging	1 640.18
EFT93243	21/08/2014	JJ'S Hiab Services	Pick And Delivery Services	132.00
EFT93244	21/08/2014	Jock's Commercial Mowing	Contract Mowing Round August 2014	6 545.00
EFT93245	21/08/2014	Js Roadside Products Pty Ltd	White Steelflex Guide Posts	15 812.50
EFT93246	21/08/2014	Kangas Netball Club	Reimbursement For Unused Training already paid	59.00
EFT93247	21/08/2014	Knotts Group Pty Ltd	Plumbing Maintenance/Repairs/Services	1 958.34
EFT93248	21/08/2014	Koster'S Outdoor Pty Ltd	Charge For Garage Door Supply - Forts	3 327.00
EFT93249	21/08/2014	Loadtek Aust	Hydraulic Parts & Services	305.21
EFT93250	21/08/2014	Local Government Managers Australia, WA Division	Induction To Local Government various staff members	1 716.00
EFT93251	21/08/2014	Local Health Authorities Analytical Committee	Analytical Services 2013/14	9 459.72
EFT93252	21/08/2014	Lorlaine Distributors Pty Ltd	Cleaning Supplies	212.10
EFT93253	21/08/2014	Lower King Liquor & General Store	Fuel For Bush Fire Brigades	30.95
EFT93254	21/08/2014	Lower Great Southern Hockey Association Inc	Payment of Outstanding Hockey Levy For Year End 30 June 2014	11 056.94
EFT93255	21/08/2014	M2 Technology Pty Ltd	M2 Messages On Hold Biannual Invoice	754.03
EFT93256	21/08/2014	M & L Australia Pty Ltd	Supply 500 Lapel Pins With Backing Card In Packets	1 274.90
EFT93257	21/08/2014	Lani Malan	Fitness Instruction	697.50
EFT93258	21/08/2014	Albany City Motors	Vehicles/Vehicle Parts/Repairs	75.00
EFT93259	21/08/2014	Michael Martain	Staff Travel Expense Claim - Work - Fitness Show	448.02
EFT93260	21/08/2014	Vicki Michelle Martin	Fitness Instruction	225.00
EFT93261	21/08/2014	Mcleods Barristers & Solicitors	Professional services	963.42
EFT93262	21/08/2014	Merrifield Real Estate	Storage Unit Tenant Id 580 23/71 Cockburn Road	400.00
EFT93263	21/08/2014	Mss Security	Monthly Fee For Permanent Guard Services From 1/6/14 - 30/6/14	53 118.29
EFT93264	21/08/2014	Nevilles Hardware & Building Supplies	Supply of Timber For Horse And Cart Shelter	2 025.65
EFT93265	21/08/2014	Albany News Delivery - North Road - New	Newspaper Deliveries 14/7/14 - 10/8/14	144.44
EFT93266	21/08/2014	Albany News Delivery - VAC - New	Newspaper Delivery From 14/7/14 - 10/8/14	12.40
EFT93267	21/08/2014	Paul Nielsen	Library Event Supplies Reimbursement	279.63

REPORT ITEM CSF120 REFERS

EFT93268	21/08/2014	Northrop Consulting Engineers Pty Ltd	Town Square - Wall Mounted Pole Footing	1 540.00
EFT93269	21/08/2014	OCS Services Pty Ltd	Cleaning Services - VAC	59.37
EFT93270	21/08/2014	Okeefe'S Paints	Supply of Paint And Painting Equipment As Required	296.35
EFT93271	21/08/2014	Origin Energy	LP Gas Delivery	5 651.75
EFT93272	21/08/2014	Palmer Earthmoving (Australia) Pty Ltd	Centennial Park - Multi Use Playing Field - Civil Earthworks C13030	130 753.82
EFT93273	21/08/2014	Pathwest Laboratory Medicine WA	Pre Employment Screens	105.01
EFT93274	21/08/2014	Perth Theatre Trust	Contribution To Perth Theatre Trust For The Operations of AEC For 2014/2015	440 000.00
EFT93275	21/08/2014	Peter Graham And Company Ltd	Roll of Plastic Coated Sight Wire, & Wire Gripples	389.31
EFT93276	21/08/2014	Kristie Porter	Fitness Instruction	450.00
EFT93277	21/08/2014	PRDW Australia Pty Ltd	Visit To Albany , Access Aware Data & Summary Report	2 420.00
EFT93278	21/08/2014	Print Ideas Pty Ltd T/As Art Guide Australia	Advertising - September/October 2014 Issue	748.00
EFT93279	21/08/2014	Raeco International Pty Ltd	Various Promotional Materials Per Online Order	208.16
EFT93280	21/08/2014	Reece Pty Ltd	Supply 100M Coils of 100Mm Subsoil Drainage With Sock	1 305.06
EFT93281	21/08/2014	Ricoh	Photocopier Charges - Black, White & Colour At Various Locations	17 252.79
EFT93282	21/08/2014	Robert John Casey	Refund for Child Withdrawn From Swimming Lessons	130.00
EFT93283	21/08/2014	Rosmech Sales And Service Pty Ltd	Boxes of Broom Segments & Freight.	660.00
EFT93284	21/08/2014	Royals Saints Netball Club	Kidsport Voucher	200.00
EFT93285	21/08/2014	Serena Mclauchlan	Home school Art Classes & Materials Reimbursement	266.12
EFT93286	21/08/2014	Albany Scaffold Hire	Hire, Dismantle And Transport Scaffold Hire of Scaffold - Starboard Side	1 078.00
EFT93287	21/08/2014	Melanie Shamilla Singh	Rates Refund For Assessment A141975	1 200.00
EFT93288	21/08/2014	Skal International Albany	Sponsorship 2 X Meals Photographer Skal Assembly Albany	130.00
EFT93289	21/08/2014	Skill Hire WA Pty Ltd	Casual Staff	6 538.71
EFT93290	21/08/2014	Smiths Aluminium & 4Wd Centre	Aluminium Supplies	38.00
EFT93291	21/08/2014	Smith Constructions Albany Pty Ltd	Works completed to date Contract C13021	466 184.07
EFT93292	21/08/2014	Southern Electrics	Electrical Repairs/Maintenance	669.69
EFT93293	21/08/2014	Southern Tool & Fastener Co	Hardware Supplies	416.80
EFT93294	21/08/2014	Southway Distributors Pty Ltd	Catering Goods	1 967.83
EFT93295	21/08/2014	South Coast Cranes	Hourly Hire of 25 Tonne Frana Crane	308.00
EFT93296	21/08/2014	Sportsworld of WA	Sports Store Purchases	2 019.60
EFT93297	21/08/2014	Statewide Bearings	Vehicle Parts	40.54
EFT93298	21/08/2014	Statewide Building Certification WA	Professional Services Emu Point Cafe - 1 Mermaid Terrace - Emu Point	528.00
EFT93299	21/08/2014	Bluescope Distribution Pty Ltd	Steel Supplies	187.77
EFT93300	21/08/2014	St John Ambulance Australia	First Aid Restocking	115.00
EFT93301	21/08/2014	Streamline Brick Paving	Supply And Installation of Paving For Stage 1 of Median Strips - Up To 1500M2	16 250.00
EFT93302	21/08/2014	Sunny Sign Company	Assorted Signage	1 317.80
EFT93303	21/08/2014	Albany Lock Service	Being For The Purchase of Two (2) Western Power Padlocks	518.90
EFT93304	21/08/2014	Synergy	Electricity Supplies	383.80
EFT93305	21/08/2014	T4 Technology	Keyfolio Pro - Folio With Keyboard For Ipad Air	99.00
EFT93306	21/08/2014	T & C Supplies	Hardware/Tool Supplies	393.94
EFT93307	21/08/2014	The Naked Bean Coffee Roasters	Coffee Supplies	70.00
EFT93308	21/08/2014	Caroline Ellen Tompkin	Fitness Instruction	135.00
EFT93309	21/08/2014	Tradelink Plumbing Supplies	Toilet Seat Caravelle Care	226.66
EFT93310	21/08/2014	Traffic Force	Traffic Control	20 430.26
EFT93311	21/08/2014	Trackspares (Australia) Pty Ltd	Grader Blades	2 750.00
EFT93312	21/08/2014	Truckline	Vehicle Parts - Oil Filters	1 327.93
EFT93313	21/08/2014	Garry Turner	Expenses For Drivers Transporting Fire Vehicle To Narrogin	72.80
EFT93314	21/08/2014	Albany Tyrepower	Tyre Purchases/Maintenance	1 925.10
EFT93315	21/08/2014	Vancouver Waste Services Pty Ltd	13 Cubes Metal Dust	1 710.35
EFT93316	21/08/2014	Nick Walker	Reimbursements For Ellenby Tree Farm Nursery Visit - Stock For CBD Projects	45.60
EFT93317	21/08/2014	Julia Warren	Fitness Instruction	180.00
EFT93318	21/08/2014	Wauters Enterprises Pty Ltd	Mount Clarence Infrastructure Upgrade - Construction Services In Accordance With C13001, Appendix F.	66 892.64
EFT93319	21/08/2014	Albany & Great Southern Weekender	Advertising	390.24
EFT93320	21/08/2014	Wellstead Public Library	Telephone Calls For May, June & July 2014	23.60
EFT93321	21/08/2014	Westrac Equipment Pty Ltd	Vehicle Parts	95.53

REPORT ITEM CSF120 REFERS

EFT93322	21/08/2014	Western Australian Local Government Association	WALGA Subscription - Employment Relations Services (Workplace Solutions)	31 119.03
EFT93323	21/08/2014	Landmark Limited	Supply of Perma Pine Posts	741.19
EFT93324	21/08/2014	West Australian Newspapers Limited - (North Road)	Advertising	5 389.30
EFT93325	21/08/2014	Visimax Safety	Fire Permit Books	568.75
EFT93326	21/08/2014	West Australian Newspapers Limited - (VAC)	Advertising	212.30
EFT93327	21/08/2014	Wren Oil	Waste Disposal, Waste Oil, Admin Fee & Truck Hire	165.00
EFT93328	21/08/2014	Youngs Siding General Store	Fuel Supplies Fire Brigade	753.45
EFT93329	21/08/2014	Zenith Laundry	Laundry Services/Hire	112.51
EFT93330	21/08/2014	Selex Systems Intergration Inc	Freight For Mast Assy For Airport	817.00
EFT93331	21/08/2014	John Lamerand	Laser Blade Laser Cutter Per Indegogo Campaign	595.00
EFT93332	21/08/2014	Jacqui Daniel	Settlement of Deed of Settlement And Release	6 000.00
EFT93333	22/08/2014	Abundant Superannuation Fund	Superannuation Contributions	338.66
EFT93334	22/08/2014	ACE Superannuation Fund	Superannuation Contributions	123.74
EFT93335	22/08/2014	AJW Superannuation Fund	Superannuation Contributions	458.62
EFT93336	22/08/2014	Albany Community Hospice	Payroll Deductions	124.00
EFT93337	22/08/2014	Albany Community Foundation	Payroll Deductions	50.00
EFT93338	22/08/2014	Amp Superannuation Limited	Superannuation Contributions	1 878.46
EFT93339	22/08/2014	Australian Taxation Office	Payroll Deductions	316 158.00
EFT93340	22/08/2014	Australian Services Union WA Branch	Payroll Deductions	4 143.60
EFT93341	22/08/2014	Prime Super	Superannuation Contributions	986.78
EFT93342	22/08/2014	Australian Super	Superannuation Contributions	5 056.51
EFT93343	22/08/2014	Banscott Super Fund	Superannuation Contributions	848.14
EFT93344	22/08/2014	Bt Super For Life	Superannuation Contributions	464.32
EFT93345	22/08/2014	Bt Super For Life	Superannuation Contributions	332.04
EFT93346	22/08/2014	Bt Super For Life	Superannuation Contributions	111.31
EFT93347	22/08/2014	Bt Super For Life	Superannuation Contributions	270.10
EFT93348	22/08/2014	Child Support Agency	Payroll Deductions	1 535.90
EFT93349	22/08/2014	Colonial First State Firstchoice Personal Super	Superannuation Contributions	851.88
EFT93350	22/08/2014	Colonial First State Firstchoice Personal Super	Superannuation Contributions	978.82
EFT93351	22/08/2014	Colonial First State Firstchoice Personal Super	Superannuation Contributions	238.62
EFT93352	22/08/2014	Culloton Superannuation Fund	Superannuation Contributions	55.26
EFT93353	22/08/2014	First State Super	Superannuation Contributions	872.72
EFT93354	22/08/2014	First Super	Superannuation Contributions	367.96
EFT93355	22/08/2014	Generations Personal Super Fund	Superannuation Contributions	127.61
EFT93356	22/08/2014	Generations Personal Super Fund	Payroll Deductions	449.70
EFT93357	22/08/2014	Generations Personal Super Fund	Superannuation Contributions	80.59
EFT93358	22/08/2014	HBF of WA	Payroll Deductions	313.30
EFT93359	22/08/2014	Ing One Answer Personal Super	Superannuation Contributions	522.70
EFT93360	22/08/2014	North Personal Superannuation & Pension Fund	Superannuation Contributions	367.96
EFT93361	22/08/2014	North Personal Superannuation & Pension Fund	Superannuation Contributions	200.54
EFT93362	22/08/2014	North Personal Superannuation & Pension Fund	Superannuation Contributions	85.79
EFT93363	22/08/2014	Oak Tree Superannuation Fund	Superannuation Contributions	208.88
EFT93364	22/08/2014	Onepath Life Limited	Superannuation Contributions	191.44
EFT93365	22/08/2014	Planet Luck Superannuation Fund	Superannuation Contributions	1 193.09
EFT93366	22/08/2014	Rest Superannuation	Superannuation Contributions	4 984.38
EFT93367	22/08/2014	Summit Personal Superannuation	Superannuation Contributions	71.52
EFT93368	22/08/2014	WA Local Govt Superannuation	Superannuation Contributions	143 096.83
EFT93369	22/08/2014	Water Corporation Superannuation Plan	Superannuation Contributions	442.50
EFT93370	22/08/2014	Wayne John Stead Pty Ltd Superannuation Fund	Payroll Deductions	1 137.44
EFT93371	22/08/2014	Westscheme	Superannuation Contributions	2 302.36
EFT93372	22/08/2014	Asgard	Superannuation Guarantee Contributions	115.43
EFT93373	27/08/2014	Selex Systems Intergration Inc	Power Supply Assy As Per Quote 14121 - Foreign exchange variance	101.08

REPORT ITEM CSF120 REFERS

EFT93374	28/08/2014	Telstra Corporation Limited	Telephone Charges - G Foster 18/3/2014 to 17/8/2014	835.12
EFT93375	28/08/2014	Abbotts Liquid Salvage Pty Ltd	Hours Sump Educting And Pipe Cleaning./Disposal Of Controlled Waste.	2 760.00
EFT93376	28/08/2014	Garry Adams	Travel Reimbursement To Attend WALGA Conference And Expo	782.50
EFT93377	28/08/2014	Ad Contractors Pty Ltd	Win , Crush & Stockpile Gravel	38 570.20
EFT93378	28/08/2014	Aeg Ogden (Perth) Pty Ltd	Albany entertainment Centre venue hire deposit	5 000.00
EFT93379	28/08/2014	Aerodrome Management Services Pty Ltd	37Eng Jet Compliance Works For Albany Airport	176 493.55
EFT93380	28/08/2014	Albany Advertiser Ltd - North Road	Library Sales of Anzac Expeditionary Forces Book For Jul 2014 - 1 Copy	17.50
EFT93381	28/08/2014	Albany Industrial Services Pty Ltd	Hire of Float To Transport Excavator, Hire of Excavator For General Earthworks At Bakers Junction Landfill	2 970.00
EFT93382	28/08/2014	Opteon (Albany And Great Southern WA)	Rental Valuations	940.00
EFT93383	28/08/2014	Albany Printers	2014/2015 Tip Passes, Rural Tip Passes & Pass Cards	3 050.00
EFT93384	28/08/2014	Albany Sweep Clean	Sweeping of Car parks, Pathways And Boardwalks	2 573.50
EFT93385	28/08/2014	Albany Stationers	Stationery Supplies	52.05
EFT93386	28/08/2014	Albany Indoor Plant Hire	Indoor Plant Hire	980.31
EFT93387	28/08/2014	Albany Community Radio Inc.	Contribution Towards The Cost of Air Conditioner Unit (Mt Clarence)	781.33
EFT93388	28/08/2014	Albany Refrigeration	Air-conditioning/Refrigeration repairs/maintenance	2 779.65
EFT93389	28/08/2014	Albany Skips And Waste Services	Hire And Tip Fees For Reserves	515.00
EFT93390	28/08/2014	Albany Office Products Depot - North Road	Stationery Supplies	1 260.35
EFT93391	28/08/2014	Albany Combined Cabs Pty Ltd	Youth Advisory Council	30.40
EFT93392	28/08/2014	Albany Office Products Depot - Forts	One Stamp of The National Anzac Centre Star Plus Stamp Pad	35.50
EFT93393	28/08/2014	Albany Irrigation & Drilling	Supply of Reticulation Materials For Railways Oval As Per Quote No: 91	25 998.15
EFT93394	28/08/2014	Alinta	Gas Supplies Daycare Centre 11/7/14 - 12/8/14	391.15
EFT93395	28/08/2014	Allambie Park Cemetery And Crematorium	Reserve Account Cemetery Capital Works 2013/2014 Allocation	56 595.00
EFT93396	28/08/2014	Amphibian Plumbing And Gas	Plumbing Maintenance/Repairs/Services	3 234.79
EFT93397	28/08/2014	Paperbark Merchants	Newspapers/Books/Magazines/Stationery - Library	1 152.73
EFT93398	28/08/2014	Ansir Systems	Albany Airport Terminal Security Upgrade Stage 2 - Baggage Handling System As Per C13024	63 671.30
EFT93399	28/08/2014	Apex Club Of Albany Incorporated	Community Funding Program - Carols By Candlelight	3 500.00
EFT93400	28/08/2014	Ardess Nursery	Nursery Supplies	862.30
EFT93401	28/08/2014	Art Almanac	EA65 Ealmanac Leader Board: Albany Art Prize Exhibition	185.00
EFT93402	28/08/2014	ATC Work Smart	Casual Staff	8 946.34
EFT93403	28/08/2014	Atf Services Pty Ltd	Site Security Fence	2 783.61
EFT93404	28/08/2014	Battery World	Battery Bw-Blgts500B LG Mobile	43.95
EFT93405	28/08/2014	Benara Nurseries	Nursery Supplies	188.65
EFT93406	28/08/2014	Bennetts Batteries	200L Drum of Xhvi 68 Hydraulic Oil.	800.80
EFT93407	28/08/2014	Albany Traffic Control	Traffic Control	940.01
EFT93408	28/08/2014	Bertola Hire Services Albany Pty Ltd	Tiller Hire	49.50
EFT93409	28/08/2014	Albany Bitumen Spraying	Albany Hwy & Sanford Rd Roundabout - Supply Labour - Box out Remove Spoil From Road Pavement And Reinstate With Hotmix	4 900.50
EFT93410	28/08/2014	Boxwood Hill Combined Sports Club	Kidsport Vouchers	345.00
EFT93411	28/08/2014	Britel Enterprises Pty Ltd	Advertising	595.00
EFT93412	28/08/2014	Brownes Foods Operations Pty Ltd	Catering Supplies	27.17
EFT93413	28/08/2014	Kellee Brown & Steven Wise	Rates Refund For Assessment A196655	150.00
EFT93414	28/08/2014	Bunnings Group Limited	Hardware supplies/Tools	102.37
EFT93415	28/08/2014	BWS Consulting	Coaching Session Incl Prep & 3 Way Review Meeting	200.00
EFT93416	28/08/2014	Camtrans Albany Pty Ltd	C14017 Supply And Delivery of Paving Units - Stirling Terrace. Supply And Delivery of Items 1.1 To 1.3 Concrete Pavers In Accordance With Tender Submission.	7 903.52
EFT93417	28/08/2014	Camlyn Springs Water Distributors	Water Container Refills	980.00
EFT93418	28/08/2014	J & S Castlehow Electrical Services	To Repair Power Configuration For The UWA Clock	1 076.96
EFT93419	28/08/2014	Cherry Boots Albany	Visitors Centre Merchandise	64.00
EFT93420	28/08/2014	Christopher Burnell	Supply Rocks North Rd Roundabout	250.00
EFT93421	28/08/2014	Bis Cleanaway Limited	Rubbish Removal Contract	521 192.21
EFT93422	28/08/2014	Coca-Cola Amatil Pty Ltd	Soft Drink For ALAC Cafe	66.36
EFT93423	28/08/2014	Coles Supermarkets Australia Pty Ltd	Groceries For Daycare	1 329.96
EFT93424	28/08/2014	Courier Australia	Freight Charges	365.07
EFT93425	28/08/2014	Downer Edi Works Pty Ltd	Drops of Hotmix To Reinstate Road Pavement On Round About	1 759.13
EFT93426	28/08/2014	Holcim (Australia) Pty Ltd	Supply M3 Of 25/14/80 Slump Rapid 2 Full Rate Footpath Mix	892.09

REPORT ITEM CSF120 REFERS

EFT93427	28/08/2014	Michael Cuddihy	Reimbursements LIWA Conference Fremantle 10 -12 August 2014	567.86
EFT93428	28/08/2014	Al Curnow Hydraulics	Female Hydraulic Couplings As Required	494.29
EFT93429	28/08/2014	Cuscuna Nominees Pty Ltd	Rates Refund For Assessment A71182	13 731.80
EFT93430	28/08/2014	Data #3 Limited	Acrobat V11 - Win - Lic - 1 Usr/Acrobat - Win - Maintenance - 1 Usr Expires 1/8/2015	233.39
EFT93431	28/08/2014	Teresa Marie Davies	Catering - RSA Training Workshop @ Albany Golf Club	150.00
EFT93432	28/08/2014	De Jonge Mechanical Repairs	Vehicle Servicing	495.00
EFT93433	28/08/2014	De Lage Landen Pty Limited	Payment of Contract 073-140002-001 Notification of Assignment of Master Lease Agreement As1139	7 186.30
EFT93434	28/08/2014	Landgate - Property & Valuations	Land Enquiries	281.16
EFT93435	28/08/2014	Janine Determes	Fitness Instruction	180.00
EFT93436	28/08/2014	EEO Specialists Pty Ltd	Full Day Managers Training Course 23/6/14 & Elected Members Tailored Course 23/6/14	5 410.58
EFT93437	28/08/2014	Albany Engineering Company	Repair Loader Quick Hitch And Associated Pins And Bushes As Required	5 778.80
EFT93438	28/08/2014	Eyerite Signs	Signage	220.00
EFT93439	28/08/2014	Farm Fresh Wholesalers (Violet Holdings P/L)	Catering Supplies	58.25
EFT93440	28/08/2014	Department of Fire And Emergency Services	DFES Annual Monitoring 2014/15 DBA 310/025 Princess Royal Fortress	6 746.16
EFT93441	28/08/2014	All Truck Repairs	Carried Out Annual Services And Inspections	4 345.40
EFT93442	28/08/2014	Tammie Flower	Fitness Instruction	315.00
EFT93443	28/08/2014	Esplanade Hotel Fremantle By Rydges	Accommodation Staff Training	585.00
EFT93444	28/08/2014	Glass & Glazing Albany	Supply And Fit Polycarbonate Window To Old Basketball Foyer	352.00
EFT93445	28/08/2014	Glen Leitch Management Pty Ltd T/A Young Australia Workshop	Drumbeat Workshop	300.00
EFT93446	28/08/2014	Grande Food Service	Catering Supplies	2 508.55
EFT93447	28/08/2014	Elizabeth Gray	Employee Assistance Program	520.00
EFT93448	28/08/2014	Great Southern Group Training	Casual Staff/ Apprentices Fees	5 279.34
EFT93449	28/08/2014	Southern Sharpening Services	Hardware Supplies	17.50
EFT93450	28/08/2014	Great Southern Sand And Landscaping Supplies	Stage 3A Leachate Drainage Construction	236 578.95
EFT93451	28/08/2014	Great Southern Packaging Supplies	Safety Workwear	2 930.05
EFT93452	28/08/2014	Great Southern High Pressure Water Cleaning	High Pressure Cleaning The Paving At Mount Clarence To Remove The Bore Water Staining. As Per Quote 1121	2 625.21
EFT93453	28/08/2014	Great Southern Turf	Turf For Barnesby Drive	5 775.00
EFT93454	28/08/2014	Great Southern Liquid Waste	Pump Out, Clean & Disinfect Portaloo At Old Goal, Stirling Tce Albany	357.00
EFT93455	28/08/2014	Protector Fire Services Pty Ltd	Fire Equipment Maintenance - Supply New Layflat Hose 64Mm & Install Existing Bic Fittings To New Hose	256.85
EFT93456	28/08/2014	Harvey Norman Electrical Albany	Breville Urn	139.00
EFT93457	28/08/2014	Helen Leeder-Carlson	Continuation Art Classes With Helen	480.00
EFT93458	28/08/2014	Himac Industries	Replace Hoses On Grapple Bucket	165.00
EFT93459	28/08/2014	The Honey Shop	Merchandise Order - Honey	71.90
EFT93460	28/08/2014	Icon Septech Pty Ltd	600Dia Class D Solid Top Stormwater Cover & High Frame X 1 (Item Code 300S6D3Hf)	389.40
EFT93461	28/08/2014	Identity Creative	Posters - VIP Function	1 084.28
EFT93462	28/08/2014	Albany Mapping And Surveying Services	Town Square - Services Coordination	3 975.95
EFT93463	28/08/2014	JJ'S Hiab Services	Cart Roller From Complex To Collingwood Park	220.00
EFT93464	28/08/2014	Kandoo Windscreens	Supply And Fit New Truck Windscreen.	715.00
EFT93465	28/08/2014	Kidsafe Western Australia	Undertake Comprehensive Playground Inspection For Playgrounds At Emu Point And Three Anchors Middleton Beach	880.00
EFT93466	28/08/2014	Knotts Group Pty Ltd	Plumbing Maintenance/Repairs/Services	110.00
EFT93467	28/08/2014	Lincoln And Gomm Wines	Wine Purchases AAP Opening 2014	1 158.31
EFT93468	28/08/2014	Mario Lionetti	Groceries For Day Care Centre	585.81
EFT93469	28/08/2014	Lockeez Lunchbar	Catering Supplies	300.00
EFT93470	28/08/2014	Lorlaine Distributors Pty Ltd	Cutlery For Civic Kitchen	1 107.60
EFT93471	28/08/2014	Lower King Liquor & General Store	Alcohol Purchases	82.98
EFT93472	28/08/2014	M & B Sales Pty Ltd	Pine H3 Treated	408.74
EFT93473	28/08/2014	Albany Party Hire	Albany Art Prize Equipment Hire	486.75
EFT93474	28/08/2014	Mandalay Technologies Pty Ltd	J2 POS Terminal With Cash Draw And Printer As Per Quote 00000441	4 413.75
EFT93475	28/08/2014	Vicki Michelle Martin	Fitness Instruction	360.00
EFT93476	28/08/2014	Roy Miniter	Monitoring Works At Boulder Hill	400.00
EFT93477	28/08/2014	Pn & Er Newman Quality Concrete Products	Off Set Grates - 1100 X 900 X 150 & Off Set Grates - 1100 X 900 X 125	3 588.20
EFT93478	28/08/2014	Officeworks Superstores Pty Ltd	Qpix All-In-One Card Reader	148.18

REPORT ITEM CSF120 REFERS

EFT93479	28/08/2014	Orica Australia P/L	2 X 920Kg Cl Gas Cylinder Hire	348.50
EFT93480	28/08/2014	Penrose Professional Lawn care	Mow & Edge Lawns	264.00
EFT93481	28/08/2014	Australasian Performing Right Association Limited	Licence Fees For The Public Performance/Communication And Or Reproduction of Music	3 049.51
EFT93482	28/08/2014	4 Steel Supplies	Lengths of 50 X LG Pipe (1 X Sling)	1 737.65
EFT93483	28/08/2014	Plastics Plus	240Ltr Green Wheelie Bins With Red Lids For Middleton Beach Area	266.99
EFT93484	28/08/2014	Kristie Porter	Fitness Instruction	405.00
EFT93485	28/08/2014	Project3 Pty Ltd	Budget Milestone Payment - 1 July 2014 Phase 4, Confirmation of Traffic Management, Infrastructure And Facilities Planning & EIG Event Contractor Review	495 000.00
EFT93486	28/08/2014	Quality Publishing Australia	Visitor Centre Merchandise	191.59
EFT93487	28/08/2014	Reeves And Company Butchers Pty Ltd	Catering Supplies	260.00
EFT93488	28/08/2014	Reece Pty Ltd	Pipes	57.68
EFT93489	28/08/2014	W P Reid	Stirling Terrace - Paving Installation As Per Q14029	21 410.00
EFT93490	28/08/2014	River Hill Contracting Pty Ltd	Sleeman Avenue Drainage Works As Per Quotation Q14020	27 256.79
EFT93491	28/08/2014	Rosmech Sales And Service Pty Ltd	Element Water 12 Mesh	278.28
EFT93492	28/08/2014	Serena Mclauchlan	Home school Art Classes VAC	208.33
EFT93493	28/08/2014	Sheilah Ryan	Gardening @ The VAC	455.00
EFT93494	28/08/2014	Skill Hire WA Pty Ltd	Casual Staff/ Apprentices Fees	3 330.80
EFT93495	28/08/2014	Smiths Aluminium & 4Wd Centre	Repair Grandstand Wheel Onsite	150.00
EFT93496	28/08/2014	Southern Tool & Fastener Co	Hardware Supplies	414.02
EFT93497	28/08/2014	Southway Distributors Pty Ltd	Catering Goods	1 350.00
EFT93498	28/08/2014	Sportsworld of WA	Sports Store Purchases	118.80
EFT93499	28/08/2014	Star Sales And Service	Brush Cutter Liner/Brush Cutter Head	78.00
EFT93500	28/08/2014	Statewide Building Certification WA	Contour Feature Historic Forts Area	726.00
EFT93501	28/08/2014	St John Ambulance Australia	Basic Emergency Life Support- Steve Williams	1 485.00
EFT93502	28/08/2014	Sunny Sign Company	Assorted Signage	10 264.14
EFT93503	28/08/2014	Albany Lock Service	Lock Services/Supplies/Repairs	70.00
EFT93504	28/08/2014	Synergy	Electricity Supplies - Grouped Electricity Account	29 083.50
EFT93505	28/08/2014	T & C Supplies	Hardware/Tool Supplies	261.94
EFT93506	28/08/2014	Jtagz Pty Ltd	Registration Tags	781.00
EFT93507	28/08/2014	T Air Bookkeeping Services	Consultation And Demonstration of Myob Retailer Software	180.00
EFT93508	28/08/2014	Thinkwater Albany	Irrigation Supplies	1 688.26
EFT93509	28/08/2014	Caroline Ellen Tompkin	Fitness Instruction	90.00
EFT93510	28/08/2014	Totally Confidential Records Management	Standard Archive Boxes With Hinged Lids - 397Mm Long X 307Mm Wide X 257Mm High - Bundles of 20	132.00
EFT93511	28/08/2014	Traffic Force	Traffic Control	4 233.76
EFT93512	28/08/2014	The Trophy Shop	Name Badges Youth Advisory Council	74.20
EFT93513	28/08/2014	Garry Turner	Expenses For Drivers Transporting Fire Vehicle To Narrogin	201.45
EFT93514	28/08/2014	Albany Tyrepower	Tyre Purchases/Maintenance	336.75
EFT93515	28/08/2014	Vancouver Waste Services Pty Ltd	Bulk Green Waste	18 188.17
EFT93516	28/08/2014	It Vision Australia Pty Ltd	Renew Synergy soft & Universe Annual License Fees To 30/6/2015	113 018.40
EFT93517	28/08/2014	The It Vision User Group (Inc)	Annual IT Vision User Group Membership	660.00
EFT93518	28/08/2014	Julia Warren	Fitness Instruction	270.00
EFT93519	28/08/2014	Albany & Great Southern Weekender	Advertising	1 988.14
EFT93520	28/08/2014	Westerberg Panel Beaters	Travel, Load And Deliver Vehicle To Depot Mercer Rd	378.40
EFT93521	28/08/2014	Westrac Equipment Pty Ltd	Vehicle Parts	132.66
EFT93522	28/08/2014	Western Australian Local Government Association	City Of Albany Community Emergency Risk Assessment Project 2014	857.87
EFT93523	28/08/2014	Landmark Limited	Herbicides	228.23
EFT93524	28/08/2014	Westshred Document Disposal	Document Disposal	49.50
EFT93525	28/08/2014	Western Power Corporation	59 - 71 Sanford Road Centennial Park - Multi Use Playing Field Detailed Design And Access Offer Sp038938	40 706.00
EFT93526	28/08/2014	West-Oz Web Services	Completed Bookings Marketing Fee	179.76
EFT93527	28/08/2014	Nicolette Williams	Councillor Allowance	4 989.37
EFT93528	28/08/2014	Wood And Grieve Engineers	Superintendence of Contract C13030 As Per Q14011	2 850.00
EFT93529	28/08/2014	Zenith Laundry	Laundry Services/Hire	35.23
EFT93530	28/08/2014	Nevestica	Red Poppy Boutonniere - Invoice For 50% Deposit On Items	685.90

REPORT ITEM CSF120 REFERS

EFT93531	04/09/2014	ABA Security	Security Services - Airport	1 692.00
EFT93532	04/09/2014	Acorn Trees And Stumps	Removal of Blue Gums From Old Motor cross Track On Roberts Rd	4 365.00
EFT93533	04/09/2014	Advertiser Print	20 Anzac Books	200.00
EFT93534	04/09/2014	Airport Lighting Specialists Pty Ltd	V7/IWI Sock5	571.40
EFT93535	04/09/2014	Albany City Lawns	Mowing Lancaster Park	638.00
EFT93536	04/09/2014	Albany Farm Tree Nursery	Nursery Supplies	245.08
EFT93537	04/09/2014	Albany Soil And Concrete Testing	Bore Hole Logs	1 755.60
EFT93538	04/09/2014	Albany Mobile Welding	Construction Of 1 Pipe Support Stand, 1 Pump Hold Down Bolt Cage And 1 Pump Support Bracket Support.	979.00
EFT93539	04/09/2014	Albany Office Products Depot - North Road	Stationery Supplies	11 372.71
EFT93540	04/09/2014	Albany Psychological Services	EAP Counselling Services	1 254.00
EFT93541	04/09/2014	Albany Milk Distributors	Milk Deliveries August	635.29
EFT93542	04/09/2014	Albany Legal Pty Ltd	Professional Fees	459.80
EFT93543	04/09/2014	Albany Junior Soccer Association	Kidsport Vouchers - August 2014	190.00
EFT93544	04/09/2014	All Events Prosound Hire	Hire of Microphone For Bornholme Community	160.00
EFT93545	04/09/2014	Amity Painting & Decorating	Painting of The Emu Point Kit Plus Extra Coat On Floor Plus Painting of Cafe Door	9 625.00
EFT93546	04/09/2014	Amphibian Plumbing And Gas	Plumbing Maintenance/Repairs/Services	1 419.00
EFT93547	04/09/2014	Art Almanac	Advertising	550.00
EFT93548	04/09/2014	ATC Work Smart	Casual Staff/Apprentice Fees	10 530.89
EFT93549	04/09/2014	Barefoot Clothing Manufacturers	Customer Service Uniforms	584.80
EFT93550	04/09/2014	Barkers Trenching Services	825M Sub Soil Drainage Includes Carting Spoil To Dump Site, Carting 2 X Piles Gravel & Spreading On Perimeter Rd. 5 Hrs	18 365.00
			Carting Agcrete For Soil Drainage	
EFT93551	04/09/2014	Albany Bitumen Spraying	Repair Airport Runway	627.00
EFT93552	04/09/2014	Albany Bobcat Services	Bobcat Wet Hire For Nanarup Road Foreshore Trail Works	3 038.75
EFT93553	04/09/2014	Bonser Design	600 Copies of Albany At The Dawn of The Anzac Legend	7 194.00
EFT93554	04/09/2014	Bookmarketing - Gary Speller	Local Stock	13.00
EFT93555	04/09/2014	Brownes Foods Operations Pty Ltd	Catering For Time Out Cafe ALAC	74.15
EFT93556	04/09/2014	Construction Training Fund	BCITF Levy For The Month Of August 2014 Less Collection Commission	15 076.23
EFT93557	04/09/2014	Building Commission	BSL Levy Collected For The Month of August '14 Less Commission	7 764.10
EFT93558	04/09/2014	Bunnings Group Limited	Hardware/Tool Supplies	814.20
EFT93559	04/09/2014	Cabcharge Australia Limited	Taxi Fares	1 338.65
EFT93560	04/09/2014	Caltex Australia Petroleum Pty Ltd **** Bulk Diesel Fuel Only *****	Diesel Fuel	53 943.25
EFT93561	04/09/2014	J & S Castlehow Electrical Services	Installation of New Emergency Lighting In The Spectrum Theatre As Quoted	5 501.17
EFT93562	04/09/2014	Bis Cleanaway Limited	Contract Rubbish Removal	260.82
EFT93563	04/09/2014	Coca-Cola Amatil Pty Ltd	Soft Drink For ALAC Cafe	688.64
EFT93564	04/09/2014	Coles Supermarkets Australia Pty Ltd	Groceries	73.29
EFT93565	04/09/2014	Albany Signs	Design, Supply And Install Signage To Nissan Leaf 'Zero	836.00
EFT93566	04/09/2014	Crumps Canvas	Works As Per Quote 5671	544.50
EFT93567	04/09/2014	D & K Engineering	Fabrication And Installation of Safety Screens For The Landfill Compactor P231 As Per The Quotation	2 618.33
EFT93568	04/09/2014	De Jonge Mechanical Repairs	Vehicle Servicing	334.00
EFT93569	04/09/2014	Denmark Primary School	Reimbursement of duplicate Payment	4 156.80
EFT93570	04/09/2014	Janine Determes	Fitness Instruction	135.00
EFT93571	04/09/2014	Doralane Pastries	Catering Supplies	60.00
EFT93572	04/09/2014	Dylans On The Terrace	Catering	1 002.00
EFT93573	04/09/2014	Easifleet Management	Motor Vehicle Lease Rental/Esp Bureau Fee/Bureau Fee Rebate	8 903.87
EFT93574	04/09/2014	Expo Document Copy Centre	Quote No: 173,927Size: 850Mm X 2090Mm Stock: Zero Banner So Flat Job Title: Amanda Alderson - Pull Up Banners - Zero	528.00
EFT93575	04/09/2014	FG Film Productions (Australia) Pty Ltd	The Light horsemen 2 Screenings	165.00
EFT93576	04/09/2014	All Truck Repairs	Annual Service Bush Fire Brigades	2 804.20
EFT93577	04/09/2014	Flips Electrics	Repairs To Electrical Board At Sanford Road Pump Shed	756.80
EFT93578	04/09/2014	Tammie Flower	Fitness Instruction	315.00
EFT93579	04/09/2014	Franks Loader Service	Remediation Work of Emergency Fire Break In Wignalls West Reserve	852.50
EFT93580	04/09/2014	Girl Guides Western Australia	Kidsport Voucher - Albany Rainbow Girl Guides	200.00
EFT93581	04/09/2014	Great Southern Group Training	Casual Staff Apprentices Fees	3 884.18
EFT93582	04/09/2014	Great Southern Packaging Supplies	Cleaning Supplies	566.16

REPORT ITEM CSF120 REFERS

EFT93583	04/09/2014	Great Southern Services	Touching Up And Cleaning All The Stainless Steel	297.00
EFT93584	04/09/2014	Grocott Transport	Hours Semi Tipper Hire	2 829.75
EFT93585	04/09/2014	Protector Fire Services Pty Ltd	Fire Equipment Maintenance Bush Fire Brigades First Aid Kits	275.28
EFT93586	04/09/2014	Havoc Builders Pty Ltd	Erection of Two Trail Head Sign Shelters On Apex Dr - Mt Clarence And Mt Adelaide	1 500.00
EFT93587	04/09/2014	Statewide Racking & Storage Solutions	S2533Ca - A3 Acrylic Sign Holder, T1248Ch - Signage Base And Stem, T1224Ch - A4 Signage Frame Landscape & T1223Ch - A4 Signage Frame Portrait	583.60
EFT93588	04/09/2014	John Kinnear And Associates	Setout Memorial Gardens Landscape	2 019.90
EFT93589	04/09/2014	Just A Call Deliveries	Internal Mail Deliveries	1 055.34
EFT93590	04/09/2014	Kmart Albany	24 AA - Batteries	30.00
EFT93591	04/09/2014	L-3 Communications Australia Pty Ltd	Relocate Wtmd (Serial No. 21206005033) From Existing Building To New Passenger Screening Area. Recommission And Test In New Location.	5 625.40
EFT93592	04/09/2014	Leading Edge Hifi-Albany	Portable PA System, Belt Pack Transmitter & Microphone	1 723.90
EFT93593	04/09/2014	Daniel Lehen	Staff Travel Expense Claim For LIWA Trade Show And Industry Conference	172.70
EFT93594	04/09/2014	The Leisure Institute Of WA (Aquatics) Inc	LIWA Annual Conference Registration - x 2 Staff	1 200.00
EFT93595	04/09/2014	Mario Lionetti	Groceries For Day Care Centre	118.58
EFT93596	04/09/2014	Judith Kaye Little	Reimbursement Of Additional Contribution For Works	28 460.40
EFT93597	04/09/2014	Local Government Managers Australia, WA Division	Attendance For SCDO To Attend LGMA Community Development Conference	730.00
EFT93598	04/09/2014	The Local Blend	Catering for Anzac Stakeholder Lunch & Briefing	1 120.00
EFT93599	04/09/2014	M2 Technology Pty Ltd	Quarterly Invoice M2 On Hold Customnet 4Vsa Voice Service Agreement - ALAC	402.60
EFT93600	04/09/2014	M & B Sales Pty Ltd	Timber Supplies	290.36
EFT93601	04/09/2014	Albany Party Hire	Hire of One Birko 20 Litre Urn	27.00
EFT93602	04/09/2014	Albany City Motors	Vehicles/Vehicle Parts/Repairs	109.73
EFT93603	04/09/2014	Vicki Michelle Martin	Fitness Instruction	135.00
EFT93604	04/09/2014	Mcleods Barristers & Solicitors	Professional fees	5 088.97
EFT93605	04/09/2014	Metroof Albany	Fasteners & Patio Tube	162.64
EFT93606	04/09/2014	Mount Romance Australia Pty Ltd	Sandalwood Hand Sanitising Gel	99.99
EFT93607	04/09/2014	Mss Security	Monthly Fee Fore Permanent Guard Services For The Period 1/7/14 - 31/7/14	60 526.64
EFT93608	04/09/2014	My Place Colonial Accommodation	CBW Presenter Rebecca Blaxwell Accommodation During Session In Mt Barker, Denmark And Albany	600.00
EFT93609	04/09/2014	NEC Australia Pty Ltd	Support Services Fee For Year 7 - 1 July 2014 To 30 June 2015	11 849.20
EFT93610	04/09/2014	Albany News Delivery - ALAC - New	News Delivery From 11/8/14 - 17/8/14	336.60
EFT93611	04/09/2014	Nigel Palmer Earthmoving	Drainage Works National Anzac Centre Memorial Gardens	25 542.00
EFT93612	04/09/2014	Nkp Cleaning Services	Cleaning of Furnishings - Airport	220.00
EFT93613	04/09/2014	OCS Services Pty Ltd	Cleaning Services	10 835.10
EFT93614	04/09/2014	Okeefe'S Paints	Supply of 10 Litre Paint - Married Quarters Interior Wall	146.57
EFT93615	04/09/2014	Opus International Consultants Ltd	Design of Chelgiup Creek Bridge - Hunton Road Q14004	2 839.49
EFT93616	04/09/2014	Origin Energy	LP Gas Delivery - ALAC	5 970.15
EFT93617	04/09/2014	Palmer Earthmoving (Australia) Pty Ltd	Tonnes Metal Dust	2 550.70
EFT93618	04/09/2014	Paul Armstrong Panelbeaters	Insurance Excess From Estimate	300.00
EFT93619	04/09/2014	Phil Woolhouse Hydraulics	Albany Heritage Park Hydraulics - Stage 1 Design Report & Albany Heritage Park Hydraulics - Stage 2 Documentation	6 700.00
EFT93620	04/09/2014	Jacqui Daniel	3 X Applications For Airport Security	660.00
EFT93621	04/09/2014	Project3 Pty Ltd	Anzac Albany Event 2014	5 500.00
EFT93622	04/09/2014	Jenna Ralston	Refund For Court Hire Charges Game Cancellations Kangas 3 Netball Team - Booking Id # 110401	59.00
EFT93623	04/09/2014	Reeves And Company Butchers Pty Ltd	Catering	230.00
EFT93624	04/09/2014	Reece Pty Ltd	Push On Cap	1.67
EFT93625	04/09/2014	Serena Mclauchlan	Home school Class & Material Reimbursement	165.20
EFT93626	04/09/2014	Jamie Scally	Junior Area Balloon Display For Children's Book Week - Includes All Materials	200.00
EFT93627	04/09/2014	Skill Hire WA Pty Ltd	Casual Staff	2 831.18
EFT93628	04/09/2014	Southern Electrics	Hoist Hire And 20 Hours Labour, Supply And Install 100 Ballasts & Supply And Install 12 Ballasts	21 256.69
EFT93629	04/09/2014	Southway Distributors Pty Ltd	Catering Goods	1 145.56
EFT93630	04/09/2014	Southcoast Security Service	Security For Town Hall Public Forum	148.50
EFT93631	04/09/2014	Gary Owen Spence	August Maintenance	115.00
EFT93632	04/09/2014	Statewide Bearings	Vehicle Parts	6.88
EFT93633	04/09/2014	Statewide Building Certification WA	Centennial Park - Railways Football Oval Water Tank Provide Building Certification And Issue Design Compliance	214.50

REPORT ITEM CSF120 REFERS

EFT93634	04/09/2014	Stewart And Heaton Clothing Pty Ltd	Uniforms for Emergency Services	57.52
EFT93635	04/09/2014	St John Ambulance Association WA Inc	Provide Basic Emergency Life Support x 1 staff	165.00
EFT93636	04/09/2014	Subway	Lunch Risk Assessment Workshop 1	70.00
EFT93637	04/09/2014	Sunny Sign Company	Assorted Signage	130.88
EFT93638	04/09/2014	Synergy	Electricity Supplies	37 427.90
EFT93639	04/09/2014	Syrinx Environmental Pty Ltd	Task 4: Draft Design + Implementation Plan	4 532.00
EFT93640	04/09/2014	T & C Supplies	Hardware/Tool Supplies	371.55
EFT93641	04/09/2014	Caroline Ellen Tompkin	Fitness Instruction	90.00
EFT93642	04/09/2014	Traffic Force	Traffic Management	6 716.30
EFT93643	04/09/2014	Albany Tyrepower	Supply And Fit Truck Tyres.	912.90
EFT93644	04/09/2014	University Of Western Australia	Emu Point To Middleton Beach Coastal Strategy Program	2 779.63
EFT93645	04/09/2014	Vancouver Waste Services Pty Ltd	Provide Soil Conditioner And Metal Dust For Stage 1 Works Along North Road Median Strips	709.50
EFT93646	04/09/2014	Sarah Vallentine	Poster And Flyer Distribution For Albany Art Prize	150.00
EFT93647	04/09/2014	WA Library Supplies	Slide Wall Displayer H	1 190.00
EFT93648	04/09/2014	Julia Warren	Fitness Instruction	135.00
EFT93649	04/09/2014	Albany & Great Southern Weekender	Advertising	555.76
EFT93650	04/09/2014	Westerberg Panel Beaters	Transport Abandoned Vehicle From Millbrook Road To Depot	214.50
EFT93651	04/09/2014	Western Australian Local Government Association	Advertising	749.88
EFT93652	04/09/2014	Western Work Wear	Pair of Safety Boots	180.00
EFT93653	04/09/2014	West Coast Analytical Services	Water Monitoring Services As Per Quotation Q14009	15 255.00
EFT93654	04/09/2014	What'Son	Advertising	395.00
EFT93655	04/09/2014	Wren Oil	Waste Disposal - Filter Drum - 205 Litres	121.00
EFT93656	04/09/2014	Zenith Laundry	Laundry Services/Hire	60.87
EFT93657	04/09/2014	Zipform	Rates Notice Production 2014/15	22 563.35
EFT93658	04/09/2014	Selex Systems Intergration Inc	Power Supply Assy As Per Quote 14121 - Adjustment To \$Us To \$A - Original Payment of \$817, Next Payment Of \$101.08 - Foreign exchange variance	2.48
EFT93659	10/09/2014	Feature Paving	Paving Works For Airport Car park Gardens As Per Quote Dated 3rd August And Site Visit	4 185.50
EFT93660	10/09/2014	Liquid Learning Group Pty Ltd	Registration For Cr Williams To Attend Women In Local Government WA Leadership Summit WA	5 098.50
EFT93661	11/09/2014	3D Catering	3D Catering For OCEO - 4 September 2014	70.00
EFT93662	11/09/2014	A2K Technologies	Autodesk Infrastructure Design Suite Premium 2015 Commercial New Nlm Additional	13 348.50
EFT93663	11/09/2014	ABA Security	Supply Security Service And Installation As Per Quote 11800 Dated 1 July 2014	1 436.00
EFT93664	11/09/2014	Dr Brenda Abbey T/As Eylf Made Easy & Childcare By Design	Posters, Signs For Daycare	72.45
EFT93665	11/09/2014	Albany Industrial Services Pty Ltd	Lime Cartage And Drainage Works At Nanarup Road Foreshore Trail	14 498.00
EFT93666	11/09/2014	Opteon (Albany And Great Southern WA)	Rental Valuations Portion of 77-87 Vancouver St Albany	907.50
EFT93667	11/09/2014	Albany V-Belt And Rubber	Filters/Vehicle Parts	1 103.33
EFT93668	11/09/2014	Albany Landscape Supplies	Aggregate North Rd Roundabout X 2	740.00
EFT93669	11/09/2014	Albany Office Products Depot - North Road	Stationery Supplies	16 224.00
EFT93670	11/09/2014	Albany Whale Tours	Visitors Centre Merchandise	122.10
EFT93671	11/09/2014	Albany Netball Association	Kid sport Vouchers For 2014	4 959.00
EFT93672	11/09/2014	Albany Quality Lawn mowing	Lawn Mowing At Lotteries House	110.00
EFT93673	11/09/2014	Albany Milk Distributors	Milk Deliveries	80.28
EFT93674	11/09/2014	Albany Legal Pty Ltd	Professional Services	1 755.60
EFT93675	11/09/2014	All Events Prosound Hire	Albany Art Prize Events Supplies	911.25
EFT93676	11/09/2014	Tony & Hayley Altham	Rates Refund For Assessment A197300	2 048.82
EFT93677	11/09/2014	Ampac Debt Recovery (WA) Pty Ltd	Rates Debt Recovery	5 148.91
EFT93678	11/09/2014	Amphibian Plumbing And Gas	Plumbing Maintenance/Repairs/Services	1 370.50
EFT93679	11/09/2014	Thomas Anthony Anderson	Compensation For Land Acquisition: Widening of Scrub. Bird Road Reserve	2 400.00
EFT93680	11/09/2014	Paperbark Merchants	Newspapers/Books/Magazines/Stationery	18.99
EFT93681	11/09/2014	ATC Work Smart	Casual Staff/Apprentice Fees	12 475.88
EFT93682	11/09/2014	Australia Post	Agency Commission For Period Ending 31/8/14	2 273.83
EFT93683	11/09/2014	Austral Pool Equipment	10 X Pool Lane Ropes, 2 X 22M Pool Backstroke Flags & 2 X 9M Pool Backstroke Flags & Freight	294.47
EFT93684	11/09/2014	Ball Body Builders	Supply And Fit Therma Guard Lagging To Cab On Fts 12Ha Isuzu Truck South Coast 3.4	5 573.00
EFT93685	11/09/2014	Battery World	6 Volt Batteries For Backup Emergency Lighting	717.00

REPORT ITEM CSF120 REFERS

EFT93686	11/09/2014	Benara Nurseries	Plant Supplies	453.20
EFT93687	11/09/2014	Bennetts Batteries	Battery Purchases	132.00
EFT93688	11/09/2014	Best Office Systems	Photocopier Charges	262.00
EFT93689	11/09/2014	Bloomin Flowers	1X Flower Arrangement In A Box To Be Delivered To E. Evans At Albany Regional Hospital For The Birth of Baby Girl.	60.00
EFT93690	11/09/2014	Albany Bobcat Services	Loppings Removal From Becker Park On The 5/8/2014	607.75
EFT93691	11/09/2014	Air Bp	AVGAS Purchases	4 106.73
EFT93692	11/09/2014	Colin Brinham Fencing & Retaining Walls	Supply & Install Garden Wall Blocks (Heritage Rose Garden Forts) As Per Quote 00000326	3 036.00
EFT93693	11/09/2014	Brownes Foods Operations Pty Ltd	Catering Supplies - ALAC	391.35
EFT93694	11/09/2014	Bunnings Group Limited	Hardware supplies/Tools	519.85
EFT93695	11/09/2014	Donna Cameron Design	Branding - Christmas Pageant	2 596.44
EFT93696	11/09/2014	J & S Castlehow Electrical Services	Electrical Repairs/Maintenance	8 556.36
EFT93697	11/09/2014	Cherry Boots Albany	Visitors Centre Merchandise	52.00
EFT93698	11/09/2014	City Of Joondalup	Reimbursement For Long Service Leave	5 415.19
EFT93699	11/09/2014	Bis Cleanaway Limited	Rubbish Removal Contract	9 066.80
EFT93700	11/09/2014	Coca-Cola Amatil Pty Ltd	Soft Drink For ALAC Cafe	1 685.91
EFT93701	11/09/2014	Coles Supermarkets Australia Pty Ltd	Groceries	1 192.00
EFT93702	11/09/2014	Courier Australia	Freight Charges	895.73
EFT93703	11/09/2014	Albany Signs	Signage	231.00
EFT93704	11/09/2014	Covs Parts Pty Ltd	Vehicle Parts	78.10
EFT93705	11/09/2014	Holcim (Australia) Pty Ltd	Tonnes 5 mm Metal	4 894.74
EFT93706	11/09/2014	Al Curnow Hydraulics	Vehicle Parts/Maintenance	331.79
EFT93707	11/09/2014	Defibtech	1X Albany Heart Safe Defib Package Including Wall Bracket. Freight	2 200.00
EFT93708	11/09/2014	De Jonge Mechanical Repairs	Vehicle Servicing	416.00
EFT93709	11/09/2014	Landgate - Property & Valuations	Consultancy Services Senior Valuer	215.60
EFT93710	11/09/2014	Department Of Transport	Vehicle Search Fees For July 2014	367.25
EFT93711	11/09/2014	Janine Determes	Fitness Instruction	135.00
EFT93712	11/09/2014	G & M Detergents & Hygiene Services Albany	Hygiene Contract - Various Locations	1 551.86
EFT93713	11/09/2014	Doralane Pastries	Catering Supplies	46.17
EFT93714	11/09/2014	Dylans On The Terrace	Catering	323.00
EFT93715	11/09/2014	Elleker General Store	Fuel Purchases	147.89
EFT93716	11/09/2014	Esri Australia Pty Ltd	40 Arcgis For Desktop Basic Cu	12 088.40
EFT93717	11/09/2014	Eyerite Signs	2 X Magnetix For Library Home Delivery Van	253.00
EFT93718	11/09/2014	Farm Fresh Wholesalers (Violet Holdings P/L)	Catering Supplies	43.67
EFT93719	11/09/2014	Feature Paving	Extra Fill & Labour For Deep Box Out (Paving)	885.50
EFT93720	11/09/2014	Department Of Fire And Emergency Services	2014/15 ESL 1st Quarter Contribution	699 139.22
EFT93721	11/09/2014	Albany Filter Clean	Filter Changing/Cleaning	28.00
EFT93722	11/09/2014	Tammy Flett	Reimbursements For Costs To Attend LGMA Community Services Conference	72.05
EFT93723	11/09/2014	Tammie Flower	Fitness Instruction	315.00
EFT93724	11/09/2014	Foxtel Management Pty Ltd	Foxtel Business Premium Package Monthly Subscription Fee	340.00
EFT93725	11/09/2014	Franks Loader Service	Removal of Waste From Miniup Old Motor cross Track, Moving of Trees Trunks. Loader Hire	1 617.00
EFT93726	11/09/2014	Gallery 500	Art Supplies	173.05
EFT93727	11/09/2014	Glass Suppliers	Reglaze Windows/Doors	350.00
EFT93728	11/09/2014	Gordon Walmsley Pty Ltd	Supply And Lay m² of 7mm Asphalt	7 520.00
EFT93729	11/09/2014	Grande Food Service	Catering For Time Out Cafe	1 061.58
EFT93730	11/09/2014	Great Southern Group Training	Casual Staff Apprentices Fees	6 945.49
EFT93731	11/09/2014	Great Southern Institute Of Technology	Staff Second Semester Enrolment For 2014 In Cert III In Civil Construction	5 224.88
EFT93732	11/09/2014	Great Southern Packaging Supplies	Cleaning Supplies	1 631.65
EFT93733	11/09/2014	Great Southern Liquid Waste	Pump out And Flush Septic Tanks	639.00
EFT93734	11/09/2014	Great Southern Boundaries	As Per Specification Q14043 - Perimeter Fencing For The Multi Use Playing Field Adjacent To Sanford Road. All In Black Powder coated Posts, Top And Bottom Rails. Black Plastic Coated Chain Link Mesh, Black Fire Gate And All Essential Elements.	27 264.60
EFT93735	11/09/2014	Gresley Abas Pty Ltd	C13014 Full Service Consultant - Centennial Park Sporting Precinct Lump Sum Fee For Professional Services & C13014 Full Service Consultant - Centennial Park Sporting Precinct Provisional Sum Allowance For Project Disbursements	207 242.94

REPORT ITEM CSF120 REFERS

EFT93736	11/09/2014	Grocott Transport	Hours Semi Tipper Hire	3 869.25
EFT93737	11/09/2014	Gt Bearing And Engineering Supplies	Tcerb Retractable Extension Bar	80.00
EFT93738	11/09/2014	Protector Fire Services Pty Ltd	Fire Equipment Maintenance	1 543.41
EFT93739	11/09/2014	Harvey Norman Electrical Albany	Breville 6L Urn	139.00
EFT93740	11/09/2014	Helen Leeder-Carlson	Continuation Art Classes	480.00
EFT93741	11/09/2014	Helen Munt	Provision of Heritage Advisory Services In Albany	924.00
EFT93742	11/09/2014	Kimberley Higgins	Reimbursement For Library 4G Mobile Broadband Credit	30.00
EFT93743	11/09/2014	The Honey Shop	Visitors Centre Merchandise	109.80
EFT93744	11/09/2014	Stuart Damon Horne	Rates Refund For Assessment A65381	149.99
EFT93745	11/09/2014	H And H Architects	Consultant Services - Albany Airport Terminal Security Upgrade Stage 2 As Set Out In Request For Tender C13008. Price Schedule 2 From Tender Evaluation And Contract Award Through To Defects Liability And Handover Inclusive.	10 889.18
EFT93746	11/09/2014	Industrial Foundation For Accident Prevention	Injury Management Coordinator Course 22 To 24 September 2014	1 355.00
EFT93747	11/09/2014	Jack The Chipper	Tractor Mulching Of 2nd yard	1 415.70
EFT93748	11/09/2014	Albany Mapping And Surveying Services	Feature Survey For Albany Highway As Per Amended Quote	23 999.80
EFT93749	11/09/2014	John Kinnear And Associates	For Survey Of Transects. Preparation Of Drawings, Digital Data For COA Import, Materials, Travelling	7 514.50
EFT93750	11/09/2014	Kmart Albany	Food Regs 2009 Reg 11 Exempt Refund	100.00
EFT93751	11/09/2014	Knotts Group Pty Ltd	Plumbing Maintenance/Repairs/Services	1 371.25
EFT93752	11/09/2014	La Freegard	Removal Of Trees On Pineaster Rd/Removal of Trees For Fire Buffer At The Forts Mt Adelaide.	3 980.00
EFT93753	11/09/2014	Albany World Of Cars	TQ2 IMAX Shuttle SLX 2.5D Auto As Per Quote H3828*9 & Vehicle Registration Fees	38 095.91
EFT93754	11/09/2014	Cameron Langridge	Visitors Centre Merchandise	107.05
EFT93755	11/09/2014	Lifetime Distributors	Local Stock - The Great War 1914 - 1918 3 DVD & I Know A Rhino And My Dad Set 2	27.00
EFT93756	11/09/2014	Mario Lionetti	Groceries For Day Care	133.79
EFT93757	11/09/2014	Little Grove General Store	Fuel Supplies South Coast Bush Brigade	458.20
EFT93758	11/09/2014	The Literature Centre	One Day Presentation For Book Week In Mt Barker - Monday, One Day Presentation For Book Week In Denmark - Tuesday & Three Day Presentation For Book Week In Albany Wednesday - Friday	5 028.07
EFT93759	11/09/2014	Lockeez Lunchbar	Catering	59.50
EFT93760	11/09/2014	Lorraine Distributors Pty Ltd	Cleaning Supplies	187.70
EFT93761	11/09/2014	M2 Technology Pty Ltd	M2 Custom On Hold Program - Biannual Invoice - North Rd Location	754.01
EFT93762	11/09/2014	M & B Sales Pty Ltd	Primed MDF Skirting	31.43
EFT93763	11/09/2014	RI & KJ Mackenzie (Glennoran Leather)	Visitors Centre Merchandise	55.00
EFT93764	11/09/2014	Albany City Motors	Vehicles/Vehicle Parts/Repairs	97.10
EFT93765	11/09/2014	Vicki Michelle Martin	Fitness Instruction	225.00
EFT93766	11/09/2014	James Mclean - Sculptural Timber Creations	Albany Art Prize - Installation of Artworks, Gallery Preparation	475.00
EFT93767	11/09/2014	Metroof Albany	Patio Tube	47.50
EFT93768	11/09/2014	Metro Ceramic Tiles	12m² of 200X200 White Tiles 2/ 15Lt Of Supamastic Deco Glue 5Kg smooth White Glue	547.54
EFT93769	11/09/2014	Metco Farm	Visitors Centre Merchandise	16.50
EFT93770	11/09/2014	Modern Teaching Aids Pty Ltd	Daycare Resources	187.65
EFT93771	11/09/2014	Motel Le Grande	Room Hire - Afternoon Teas 60	624.50
EFT93772	11/09/2014	Norman Disney And Young	Lap Pool Project - Concept Design / Schematic	2 475.00
EFT93773	11/09/2014	OCS Services Pty Ltd	Monthly Cleaning Services August '14	1 118.04
EFT93774	11/09/2014	Sandra O'Doherty	Exhibition Installation	252.00
EFT93775	11/09/2014	Officeworks Superstores Pty Ltd	SanDisk 32Gb Sdhc Memory Card	49.97
EFT93776	11/09/2014	Okeefe'S Paints	Paint & Painting Supplies	579.84
EFT93777	11/09/2014	Opus International Consultants Ltd	Superintendence For Barnesby Dr/North Road Project	15 105.44
EFT93778	11/09/2014	Origin Energy	Bulk Gas Purchases - ALAC	20 251.05
EFT93779	11/09/2014	Otis Elevator Company P/L	Lift Maintenance	1 742.09
EFT93780	11/09/2014	Palmer Earthmoving (Australia) Pty Ltd	Tonnes of Metal Dust	4 242.70
EFT93781	11/09/2014	Paul Armstrong Panelbeaters	Claim No # 028169 9022A - Repairs As Per Estimate 24569	1 195.02
EFT93782	11/09/2014	Plant Supply Company	Nursery Supplies	1 356.96
EFT93783	11/09/2014	Place Laboratory	Q14007 - Town Square Community Space - Design Services	11 539.00
EFT93784	11/09/2014	Kristie Porter	Fitness Instruction	585.00
EFT93785	11/09/2014	Project3 Pty Ltd	Budget Milestone Payment - 1 September 2014 Phase 5, Delivery And Distribution of Program Calendar & EIG Event Contractor Review	605 687.50
EFT93786	11/09/2014	Kerry Jayne Quinlan	Senior First Aid Requal -Staff	80.00
EFT93787	11/09/2014	Raeco International Pty Ltd	Contact & Spine Labels	702.62

REPORT ITEM CSF120 REFERS

EFT93788	11/09/2014	Ramped Technology	Professional Services And Items August 2014	9 933.00
EFT93789	11/09/2014	Reeves And Company Butchers Pty Ltd	Catering	85.00
EFT93790	11/09/2014	Reece Pty Ltd	5 Lengths of Stormwater Pipe	230.74
EFT93791	11/09/2014	Road 'N' Field Spanners	Repair Air Con System On Isuzu Truck As Required.	1 403.24
EFT93792	11/09/2014	Julie Ann Robins	Rates Refund For Assessment A137899	40.88
EFT93793	11/09/2014	The Royal Life Saving Society WA Inc	Resuscitation Renewal Qualifications x 2 staff	35.20
EFT93794	11/09/2014	Secure pay Pty Ltd	Web Payments	47.36
EFT93795	11/09/2014	Sheilah Ryan	Gardening @ VAC	453.00
EFT93796	11/09/2014	Skill Hire WA Pty Ltd	Casual Staff	4 239.77
EFT93797	11/09/2014	Smiths Aluminium & 4Wd Centre	Aluminium Fabrication Materials & Labour	27.00
EFT93798	11/09/2014	Solomons Flooring	Supply And Lay Commercial Vinyl	660.00
EFT93799	11/09/2014	Southern Tool & Fastener Co	Hardware Supplies	263.15
EFT93800	11/09/2014	Southway Distributors Pty Ltd	Catering Goods ALAC	1 272.38
EFT93801	11/09/2014	Southcoast Security Service	Security Services - Various Locations	1 767.21
EFT93802	11/09/2014	Speedo Australia Pty Ltd	Sport Store Purchases	2 626.80
EFT93803	11/09/2014	Star Sales And Service	Line Cutter Heads	414.00
EFT93804	11/09/2014	Statewide Building Certification WA	Princess Royal Fortress - Entrance Walls	214.50
EFT93805	11/09/2014	St John Ambulance Association WA Inc	AED Awareness Training For Amcal Chemist Albany.	209.00
EFT93806	11/09/2014	Structerre Consulting Engineers	Structural Assessment - Ww2 Bunkers At Lot 6981 Albany Highway	572.00
EFT93807	11/09/2014	Sunny Sign Company	Td1 Bracket C/W Bolt & Washer Supply With M10-25 Cone Tip Bolts	4 965.18
EFT93808	11/09/2014	Albany Lock Service	Lock Services/Supplies/Repairs	409.75
EFT93809	11/09/2014	Synergy	Electricity Supplies Streetlights From 25/7/14 - 24/8/14	58 821.55
EFT93810	11/09/2014	T & C Supplies	Hardware/Tool Supplies	263.59
EFT93811	11/09/2014	T-Quip	Anti Scalp Cups	198.40
EFT93812	11/09/2014	The Naked Bean Coffee Roasters	Coffee For Staff	150.00
EFT93813	11/09/2014	Think Water Albany	Supply And Replacement Of Rotor For Leachate Pump	2 749.88
EFT93814	11/09/2014	Three Chimneys Bed & Breakfast	3 X Nights Accommodation For Dr Jane Deet	600.00
EFT93815	11/09/2014	Toll Fast	Freight Charges	1 225.64
EFT93816	11/09/2014	Caroline Ellen Tompkin	Fitness Instruction	180.00
EFT93817	11/09/2014	Traffic Force	Traffic Control	11 349.68
EFT93818	11/09/2014	Truck Centre WA Pty Ltd	Truck Supplies	67.61
EFT93819	11/09/2014	Sarah Vallentine	Fri 22 & 29 Aug - Poster and Flyer Distribution for Albany Art Prize	150.00
EFT93820	11/09/2014	Jerome Bernard Vann	Rates Refund For Assessment A151495	1 700.00
EFT93821	11/09/2014	WA Naturally Publications	Visitors Centre Merchandise	830.55
EFT93822	11/09/2014	Wavesound Pty Ltd	Transparent Language Online Unlimited Multi-Access	1 980.00
EFT93823	11/09/2014	Western Australian Local Government Association	Eight delegates at WALGA Illuminate Conference 6-8 August 2014	5 848.00
EFT93824	11/09/2014	The Window Washer Man	Window Cleaning	42.00
EFT93825	11/09/2014	Woodlands Distributors And Agencies	Rolls of Black Oxo Degradable Dog Waste Bags	396.00
EFT93826	11/09/2014	Jan Zeck	25% Deposit - Boxed Albany Anzac Centenary Commemorative Brooch And Cards/Pairs Boxed Lone Pine Cuff Links And Cards	3 491.00
EFT93827	11/09/2014	Zenith Laundry	Laundry Services/Hire	6.27

\$6 706 617.26

Executed Documents and Common Seal Register

Document Number	Description	DATE SENT RECD - 1asc
EDR1438874	COPY OF EXECUTED DOCUMENT ITEM: N/A RE:INACTIVE RECORDS DESTRUCTION SCHEDULE HAS BEEN COMPLETED IN ACCORDANCE WITH GENERAL DISPOSAL AUTHORITY (GDA-RD2010046) SIGNED BY THE CEO 1 COPY	18/08/2014
EDR1439005	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: GRANT AGREEMENT FOR ALBANY CCTV EXPANSION AND UPGRADE (PROJECT NO. CCTV011415) PARTIES: STRATEGIC CRIME PREVENTION UNIT WA POLICE SIGNED BY THE CEO 1 COPY	21/08/2014
EDR1439008	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: GRANTS ACQUITTAL FOR DEPARTMENT OF TRANSPORT - LITTLE GROVE TRAILER PARKING, INCLUDING COMPLETION CERTIFICATE PARTIES: DEPARTMENT OF TRANSPORT SIGNED BY THE CEO 1 COPY	21/08/2014
EDR1439014	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 NO. 3014:031 RE: ACQUISITION OF LOTS 1,223 AND 225 PERKINS BEACH ROAD. AFFECTED LANDOWNERS HAVE SIGNED CONSENT TO TAKING FORMS. SUBDIVISION APPLICATION REQUIRED TO COMPLETE THE RESUMPTION PROCESS PARTIES: ROGER BRIAN BRADSHAW AND SUSAN DEBRA BRADSHAW, MARTIN JOHN HOLT AND JANETTE MARGARET HOLT, ROSS DAVID YOUNG AND JOANNA TREVELLA YOUNG SIGNED BY THE CEO 1 COPY	21/08/2014
EDR1439064	COPY OF EXECUTED DOCUMENT ITEM: N/A RE:REQUEST FOR PROPOSAL TO LEASE ALAC CAFE PARTIES: N/A SIGNED BY THE CEO 1 COPY	25/08/2014
EDR1439087	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: REQUIREMENT TO REPORT ON PERFORMANCE OF FUNCTIONS UNDER THE FOOD ACT 2008 FOR THE PERIOD 1 JULY 2013 TO 30 JUNE 2014 PARTIES: N/A SIGNED BY THE CEO 1 COPY	26/08/2014
EDR1439134	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: APPLICATION FOR A CHARITABLE COLLECTIONS LICENSE FOR NATIONAL ANZAC CENTRE PARTIES: DEPARTMENT OF COMMERCE SIGNED BY THE CEO 1 COPY	28/08/2014
EDR1439135	COPY OF EXECUTED DOCUMENT ITEM: OCM 126.08.2014 ITEM CSF109 RE: AWARD OF TENDER C14023 - PANEL OF SUPPLIERS - VEGETATION MAINTENANCE WORKS PARTIES: ACORN TREES AND STUMPS; BARRETT'S TREE SERVICES; ETS VEGETATION MANAGEMENT; GREENMAN TRADING COMPANY; JACK THE CHIPPER; SMS SOUTHERN MULCHING SERVICES SIGNED BY THE CEO 1 COPY	28/08/2014
EDR1439165	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: AMENDED GRANTS AGREEMENT FOR FORESHORE REHABILITATION AT CHEYNES BEACH - EXTENSION FROM 31 DECEMBER 2015 TO 31 MAY 2016 PARTIES: SOUTH COAST NRM SIGNED BY THE CEO 2 COPIES	29/08/2014

EDR1439166	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: GRANTS ACQUITTAL FOR LOTTERYWEST - RESTORATION AND STABILISATION OF THE ALBANY CO-OPERATIVE SOCIETY BUILDING (FMR) KNOWN AS WESTRAIL BARRACKS - STAGE 1 PARTIES: LOTTERYWEST SIGNED BY THE CEO 1 COPY	29/08/2014
EDR1439167	COPY OF EXECUTED DOCUMENT ITEM: OCM 15.03.2011 ITEM 4.6 RE: ANNUAL GRANTS ACQUAINTANCE FOR 2013/2014 PARTIES: DEPARTMENT OF FIRE AND EMERGENCY SERVICES SIGNED BY THE CEO 1 COPY	29/08/2014
EDR1439168	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: CENTENNIAL PARK - RAILWAYS FOOTBALL OVAL - INSTALLATION IRRIGATION TANK 22,000L PARTIES: ALBANY TANKS SIGNED BY THE CEO 1 COPY	29/08/2014
EDR1439169	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08..2014 ITEM CSF109 RE: AWARD OF TENDER C14029 - CONSTRUCTION OF ELLEN COVE STAIRS UPGRADE PARTIES: ROBINSON BUILDTECH SIGNED BY THE CEO 1 COPY	29/08/2014
EDR1439170	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD OF TENDER C14025 - LOWER DENMARK ROAD/ROUNHAY ROAD INTERSECTION UPGRADE PARTIES: PALMER EARTHMOVING SIGNED BY THE CEO 1 COPY	29/08/2014
EDR1439211	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.06.2014 ITEM CSF094 RE: ROADS TO RECOVERY FUNDING PARTIES: DEPARTMENT OF INFRASTRUCTURE AND REGIONAL DEVELOPMENT SIGNED BY THE CEO 1 COPY	02/09/2014
EDR1439347	COPY OF EXECUTED DOCUMENT ITEM: OCM 24.08.2014 ITEM CSF109 RE: AWARD OF TENDER C14028 ALBANY HERITAGE PARK - HYDRAULICS AND PATHWAY WORKS PARTIES: ROADTECH CONSTRUCTIONS PTY LTD SIGNED BY THE CEO 1 COPY	08/09/2014
EDR1439521	COPY OF EXECUTED DOCUMENT ITEM: OCM 26.08.2014 ITEM CSF109 RE: AWARD OF TENDER C14026 - PURCHASE AND REMOVAL OF SCRAP METAL PARTIES: SIMS GROUP AUSTRALIA HOLDINGS LTD SIGNED BY THE CEO 1 COPY	12/09/2014

Document Number	Description	DATE SENT RECD - 1asc
NCSR1438964	COPY OF COMMON SEAL ITEM: N/A RE:SECTION 70A NOTIFICATION FOR SUBDIVISION APPROVAL 148268 (LOT 50 LOC 33) LOT 122 AND 123 ON DEPOSITED PLAN 403181 TO READ: THE LOTS ARE SUBJECT TO A FIRE MANAGEMENT PLAN. PARTIES: PETER STEVENS PAULINE STEVENS SIGNED BY THE CEO 1 COPY	19/08/2014
NCSR1439058	COPY OF COMMON SEAL ITEM: N/A RE:SECTION 70A NOTIFICATION FOR SUBDIVISION APPROVAL 147193 (138 HARE STREET) LOT 107 AND 108 ON DEPOSITED PLAN 77620 TO READ: OWNERS ARE ADVISED THAT UPON DEVELOPMENT OF THE LOTS, STORM WATER ATTENUATION EQUIVALENT OF 2.5cu/m IS TO BE INSTALLED TO THE SATISFACTION OF THE CITY OF ALBANY DEVELOPMENT GUIDELINES. PARTIES: DILATE PTY LTD SIGNED BY THE CEO 1 COPY	25/08/2014
NCSR1439063	COPY OF COMMON SEAL ITEM: OCM 26.11.2013 ITEM CSF036 RE:NEW DEED OF LEASE FOR ALBANY BUSINESS TELEPHONES ON PORTION OF CROWN RESERVE 2681 - MT MELVILLE FOR A TERM OF THREE YEARS, WITH AN OPTION FOR A FURTHER THREE YEAR TERM. PARTIES: ABTWA PTY LTD AS TRUSTEE FOR ABT TRUST TRADING AS ALBANY BUSINESS TELEPHONES JOHN CHARLES DENT AS GUARANTOR. SIGNED BY THE CEO 2 COPIES	25/08/2014
NCSR1439111	COPY OF COMMON SEAL ITEM: N/A RE:APPLICATION FOR CLEARING PERMIT FOR GREATREX ROAD RECONSTRUCTION AND WIDENING PARTIES:DEPARTMENT OF ENVIRONMENT REGULATION SIGNED BY THE CEO 1 COPY	27/08/2014
NCSR1439162	COPY OF COMMON SEAL ITEM: OCM 22.07.2014 ITEM WS045 RE: AWARD OF TENDER FOR C14015(G) PANEL OF SUPPLIERS - CONSTRUCTION PLANT AND EQUIPMENT PARTIES: THE HEALY TRUST TRADING AS NJ HEALY & SONS SIGNED BY THE CEO 2 COPIES	29/08/2014
NCSR1439319	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF110 RE: ADOPTION OF STANDING ORDERS AMENDMENT LOCAL LAW 2014 PARTIES: N/A SIGNED BY THE CEO 4 COPIES	05/09/2014
NCSR1439320	COPY OF COMMON SEAL ITEM: N/A RE: SECTION 70A NOTIFICATION FOR SUBDIVISION APPROVAL 144339 (LOT 2 MOORIALUP ROAD), LOT 51 ON DEPOSITED PLAN 400535 TO READ: THIS LOT IS NOT CONNECTED TO A RETICULATED ELECTRICITY SERVICE PARTIES: N/A SIGNED BY THE CEO 2 COPIES	05/09/2014
NCSR1439321	COPY OF COMMON SEAL ITEM: N/A RE: RESTRICTIVE COVENANT FOR SUBDIVISION APPROVAL WAPC 144339 LOT 2 MOORIALUP ROAD NAPIER "NO DEVELOPMENT IS TO TAKE PLACE OUTSIDE THE DEFINED BUILDING ENVELOPE(S), UNLESS OTHERWISE APPROVED BY THE LOCAL GOVERNMENT" PARTIES: ROKEBY ROAD NOMINEES PTY LTD (MARK MCAULIFFE) SIGNED BY THE CEO 3 COPIES	05/09/2014

NCSR1439400	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS FOR C14025 - LOWER DENMARK ROAD/ROUNDHAY ROAD INTERSECTION UPGRADE PARTIES: PALMER EARTHMOVING (AUSTRALIA) PTY LTD SIGNED BY THE CEO 2 COPIES	10/09/2014
NCSR1439402	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS C14023(B) - PANEL OF SUPPLIERS - VEGETATION MAINTENANCE WORKS PARTIES: ALEC HENRY PTY LTD (TRADING AS BARRETT'S TREE SERVICES) SIGNED BY THE CEO 2 COPIES	10/09/2014
NCSR1439405	COPY OF COMMON SEAL ITEM: N/A RE: SECTION 70A NOTIFICATION OF SUBDIVISION APPROVAL 148333 (LOT 15 WOOLLAHRA STREET), LOT 159 AND 160 ON DEPOSITED PLAN 401277 TO READ: A RETICULATED SEWERAGE SYSTEM SERVICE IS NOT AVAILABLE TO THE LOT PARTIES: ROBERT ADRIAN HOFMANN LORRAINE EDNA HOFMANN SIGNED BY THE CEO 1 COPY	10/09/2014
NCSR1439410	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS FOR C14023(A) - PANEL OF SUPPLIERS - VEGETATION MAINTENANCE WORKS PARTIES:THE TRUSTEE FOR RON TAYLOR FAMILY TRUST (TRADING AS ACORN TREE'S AND STUMPS) SIGNED BY THE CEO 2 COPIES	10/09/2014
NCSR1439411	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS FOR C14023(E) - PANEL OF SUPPLIERS - VEGETATION MAINTENANCE WORKS PARTIES:FREEGARD, KENNETH RONALD (TRADING AS JACK THE CHIPPER) SIGNED BY THE CEO 2 COPIES	10/09/2014
NCSR1439428	COPY OF COMMON SEAL ITEM: N/A RE: APPLICATION FOR AMENDMENT TO EXISTING CLEARING PERMIT FOR PRINCESS AVENUE (SLK 0.00 - 1.60) RECONSTRUCTION AND WIDENING PARTIES: DEPARTMENT OF ENVIRONMENT REGULATION SIGNED BY THE CEO 1 COPY	11/09/2014
NCSR1439429	COPY OF COMMON SEAL ITEM: N/A RE: APPLICATION FOR AMENDMENT TO EXISTING CLEARING PERMIT FOR PFEIFFER ROAD (SLK 22.80 - 24.30) RECONSTRUCTION AND WIDENING PARTIES:DEPARTMENT OF ENVIRONMENT REGULATION SIGNED BY THE CEO 1 COPY	11/09/2014
NCSR1439454	COPY OF COMMON SEAL ITEM: OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS FOR C14023(D) - PANEL OF SUPPLIERS - VEGETATION MAINTENANCE WORKS PARTIES: A ADAMS & AE JONES (TRADING AS GREENMAN TRADING COMPANY) SIGNED BY THE CEO 2 COPIES	11/09/2014
NCSR1439458	COPY OF COMMON SEAL ITEM: OCM 15.03.2011 ITEM 4.6 RE: SPONSORSHIP AGREEMENT WITH HEALTH DEVELOPMENT COMPANY FOR \$50,000 PER ANNUM FOR TWO (2) YEARS COMMENCING 1 OCTOBER 2014 WITH OPTION FOR A FURTHER TWO (2) YEARS PARTIES: HEALTH DEVELOPMENT COMPANY SIGNED BY THE CEO 2 COPIES	11/09/2014

NCSR1439555

COPY OF COMMON SEAL ITEM: N/A RE: RESTRICTIVE
COVENANT FOR SUBDIVISION WAPC 147073 LOT 4 SEAWOLF
ROAD ROBINSON- NOT TO UNDERTAKE ANY DEVELOPMENT
OUTSIDE THE BUILDING ENVELOPE AND NOT LOCATE ANY
EFFLUENT DISPOSAL / ALTERNATIVE TREATMENT OUTSIDE
THE EFFLUENT DISPOSAL ENVELOPE. PARTIES: RAYMOND
CALVERT WILLOCK AND CLARA WILLOCK SIGNED BY THE CEO
3 COPIES

15/09/2014

Quarterly Report - Tenders Awarded - July to September 2014

Contract Number	Name/Subject	Contractor	Start Date	Expiry Date	Contract Term	Local/Non Local	Local Content	Non Local Content	Tender Value (inc. GST)
C14003	Key System Upgrade	Albany Lock Services	1/07/2014	30/06/2017	3+2	Local	100%	0%	Schedule of Rates
C14022	Supply of Pre-Mixed Concrete	Holcim (Australia) Pty Ltd	1/07/2014	30/06/2016	2+1	Local	100%	0%	Schedule of Rates
C14018	Supply and Delivery of Multi Functional Poles	Fyntrim Pty Ltd	9/07/2014	N/A	On Supply	Non Local	0%	100%	Schedule of Rates
C14009 (A)	Panel of Suppliers - Drainage Maintenance/Installation Works	Tricoast Holdings Pty Ltd Trading As Tricoast Civil	23/07/2014	30/06/2016	2+1	Local	100%	0%	Schedule of Rates
C14009 (B)	Panel of Suppliers - Drainage Maintenance/Installation Works	Albany Industrial Services Pty Ltd	23/07/2014	30/06/2016	2+1	Local	100%	0%	Schedule of Rates
C14009 (C)	Panel of Suppliers - Drainage Maintenance/Installation Works	AD Contractors Pty Ltd	23/07/2014	30/06/2016	2+1	Local	100%	0%	Schedule of Rates
C14009 (D)	Panel of Suppliers - Drainage Maintenance/Installation Works	Armogedin Pty Ltd T/As Great Southern Sands	23/07/2014	30/06/2016	2+1	Local	100%	0%	Schedule of Rates
C14009 (E)	Panel of Suppliers - Drainage Maintenance/Installation Works	River Hill Contracting Pty Ltd	23/07/2014	30/06/2016	2+1	Non Local	Partial	Partial	Schedule of Rates
C14015 (A)	Panel of Suppliers - Construction Plant and Equipment	Tricoast Holdings Pty Ltd Trading As Tricoast Civil	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14015 (B)	Panel of Suppliers - Construction Plant and Equipment	Albany Industrial Services Pty Ltd	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14015 (C)	Panel of Suppliers - Construction Plant and Equipment	The Trustee for Figliomeni Family Trust	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14015 (D)	Panel of Suppliers - Construction Plant and Equipment	The Trustee for Grocott Transport Trading As Grocott Transport	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14015 (E)	Panel of Suppliers - Construction Plant and Equipment	SM & PA Candy Trading As Albany Bobcat Services	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14015 (F)	Panel of Suppliers - Construction Plant and Equipment	AD Contractors Pty Ltd	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14015 (G)	Panel of Suppliers - Construction Plant and Equipment	The Healy Trust Trading NJ Healy & Sons	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14015 (H)	Panel of Suppliers - Construction Plant and Equipment	B & L Trust Trading As Bill Gibbs Excavations	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14015 (I)	Panel of Suppliers - Construction Plant and Equipment	Palmer Earthmoving Australia Pty Ltd	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14015 (J)	Panel of Suppliers - Construction Plant and Equipment	Armogedin Pty Ltd T/As Great Southern Sands	23/07/2014	30/06/2015	1+1	Local	100%	0%	Schedule of Rates
C14014	Provision of Plumbing Services	Brett Leigh Castle (trading as Amphibian Plumbing and Gas)	1/08/2014	31/07/2016	2+1	Local	100%	0%	Schedule of Rates
C14023(A)	Panel of Suppliers - Vegetation Maintenance Works	The Trustee for Ron Taylor Family Trust (trading as Acorn Tree's & Stumps)	27/08/2014	26/08/2017	3 years	Local	100%	0%	Schedule of Rates
C14023(B)	Panel of Suppliers - Vegetation Maintenance Works	Alec Henry Pty Ltd (trading as Barrett's Tree Services)	27/08/2014	26/08/2017	3 years	Local	100%	0%	Schedule of Rates
C14023(C)	Panel of Suppliers - Vegetation Maintenance Works	The Trustee for The KJ Wallace Discretionary Trust (trading as ETS Vegetation Management)	27/08/2014	26/08/2017	3 years	Local	100%	0%	Schedule of Rates
C14023(D)	Panel of Suppliers - Vegetation Maintenance Works	A Adams & AE Jones (trading as Greenman Trading Company)	27/08/2014	26/08/2017	3 years	Local	100%	0%	Schedule of Rates
C14023(E)	Panel of Suppliers - Vegetation Maintenance Works	Freegard, Kenneth Ronald (trading as Jack the Chipper)	27/08/2014	26/08/2017	3 years	Local	100%	0%	Schedule of Rates
C14023(F)	Panel of Suppliers - Vegetation Maintenance Works	Freegard, Lindsay Allan (SMS Southern Mulching Services)	27/08/2014	26/08/2017	3 years	Local	100%	0%	Schedule of Rates
C14025	Lower Denmark Road-Roundhay Road Intersection	Palmer Earthmoving Australia Pty Ltd	28/08/2014	13/12/2014	End of Defects	Local	100%	0%	\$ 264,687.92
C14029	Construction of Ellen Cove Stairs Upgrade	The Trustee for RWE Robinson Unit Trust trading as Robinson Buildtech	29/08/2014	10/10/2014	End of Defects	Local	100%	0%	\$ 195,240.41
C14028	Albany Heritage Park - Hydraulics and Pathway Works	Roadtech Constructions Pty Ltd	2/09/2014	15/10/2014	End of Defects	Local	100%	0%	\$ 306,798.80
C14024	West Rail Barracks Construction - Stages 4 & 5	Tectonics Construction Group Pty Ltd	24/09/2014	24/02/2015	End of Defects	Local	100%	0%	\$ 372,520.00

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

	Page No.
Statement of Budget Review by Nature and Type	1
Statement of Budget Review by Program	2
Details	
- Budget Review General Works/Variations Variations of Income and expenditures which are materially different to the adopted Budget require councils endorsement. These variations are detailed in this section of the review.	3 - 9
- 2013/14 Carry Forward Adjustments Included in the 2014/2015 Budget are uncompleted 2013/2014 projects carried forward. Balances shown as forecast at the time of budget preparation and are subject to final adjustments. Adjustments have now been finalised and seeking Council's endorsement.	10 - 14
- Opening Funds Reconciliation This note demonstrates the calculation in the opening position 1 July 2014.	15

NB: Instalment payment for rates "date due" have been amended to read the following.

- | | |
|--|---------------------------------|
| • First Instalment payment or payment in full. | 18 th September 2014 |
| • Second Instalment. | 18 th November 2014 |
| • Third Instalment. | 19 th January 2015 |
| • Final Instalment. | 19 th March 2015 |

Statement of Budget Review

By Nature and Type

For The Period Ending 31 August 2014

	2014/2015				
	ORIGINAL ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL	VARIANCE (b) - (a)	VARIANCE
	(a) \$	(b) \$	\$	\$	%
Operating Revenues (Excl Rates)					
Rates	30,668,026	30,668,026	30,521,711	-	
Grants & Subsidies	5,254,693	5,507,388	1,047,430	252,695	4.8
Interest Earnings	1,209,085	1,209,085	91,354	-	
Contributions, Donations & Reimbursements	925,356	1,100,356	179,108	175,000	18.9
Fees & Charges	16,639,898	16,639,898	6,849,997	-	
Profit On Sale Of Assets	-	-	-	-	
Other Revenue	389,000	389,000	33,362	-	
	55,086,058	55,513,753	38,722,962	427,695	
Operating Expenditure					
Employee Costs	(22,274,383)	(22,272,383)	(3,091,872)	2,000	0.0
Materials & Contracts	(18,931,907)	(19,241,810)	(2,527,287)	(309,903)	1.6
Utilities (gas, electricity, water, etc.)	(1,840,608)	(1,840,608)	(152,443)	-	
Insurance	(792,644)	(792,644)	6,705	-	
Interest Expenses	(974,068)	(974,068)	38,409	-	
Other Expenses	(2,513,073)	(2,575,506)	(618,533)	(62,433)	2.5
Depreciation	(12,672,381)	(12,672,381)	(2,112,066)	-	
Loss On Sale Of Assets	(305,592)	(305,592)	-	-	
Less Allocated to Infrastructure Assets	917,410	922,435	87,872	5,025	0.5
	(59,387,246)	(59,752,557)	(8,369,215)	(365,311)	
Contributions for the Development of Assets					
Grants and Contributions	26,348,927	26,624,767	1,947,349	275,840	1.0
Net Operating Result Excluding Rates	22,047,739	22,385,963	32,301,096	338,224	
Adjustment Non Cash Items					
Write Back Non Cash Items	12,977,973	12,977,973	2,112,066	-	
Funds Demanded From Operations	35,025,712	35,363,936	34,413,162	338,224	
Acquisition of Fixed Assets					
Land & Buildings	(17,329,242)	(18,063,384)	(860,912)	(734,142)	4.2
Plant & Equipment	(4,745,398)	(4,965,968)	(10,315)	(220,570)	4.6
Furniture & Equipment	(921,464)	(1,011,464)	(11,222)	(90,000)	9.8
Infrastructure Assets	(23,534,471)	(25,127,470)	(1,846,383)	(1,592,999)	6.8
	(46,530,575)	(49,168,286)	(2,728,832)	(2,637,711)	
Capital Revenue					
Proceeds from Sale of Assets	912,250	912,250	259,122	-	
Financing/Borrowing					
Debt Redemption	(1,518,357)	(1,518,357)	(18,540)	-	
Loan Drawn Down	1,220,000	1,220,000	-	-	
Demand for Resources	(10,890,970)	(13,190,457)	31,924,912	(2,299,487)	
Restricted Funding Movements					
Opening Funds	3,764,746	4,978,843	4,978,843	1,214,097	32.2
Transfer From Restricted Cash Unspent Loans	3,008,924	3,510,182	-	501,258	16.7
Transfer to Reserve Transactions	(13,069,934)	(13,069,934)	-	-	
Transfer from Reserves Transactions	17,187,240	17,908,698	-	721,458	4.2
Closing Funds Surplus/(Deficit)	-	137,326	36,903,754	137,326	

City of Albany REPORT ITEM CSF 123 REFERS
Statement of Budget Review

By Program

For The Period Ending 31 August 2014

2014/2015				
	ORIGINAL ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL	VARIANCE (b) - (a)
	(a) \$	(b) \$	\$	\$
Operating Revenues				%
General Purpose Funding	35,974,755	35,974,755	31,681,822	-
Governance	6,700	6,700	228	-
Law Order and Public Safety	412,284	339,479	33,416	(72,805)
Health	77,200	77,200	47,010	-
Education and Welfare	1,032,242	1,032,242	140,826	-
Community Amenities	7,339,056	7,339,056	5,587,259	-
Recreation and Culture	4,323,885	4,789,385	686,186	465,500
Transport	3,227,603	3,227,603	60,948	-
Economic Services	1,758,681	1,768,681	143,754	10,000
Other Property and Services	933,652	958,652	341,515	25,000
	55,086,058	55,513,753	38,722,964	427,695
Operating Expenditure				
General Purpose Funding	(662,669)	(662,669)	(90,488)	-
Governance	(4,328,765)	(4,328,765)	(581,807)	-
Law Order and Public Safety	(1,849,272)	(1,872,086)	(298,762)	(22,814)
Health	(631,093)	(631,093)	(96,729)	-
Education and Welfare	(1,460,040)	(1,448,061)	(221,134)	11,979
Community Amenities	(9,206,699)	(9,181,644)	(1,124,676)	25,055
Recreation and Culture	(14,876,623)	(15,258,292)	(2,450,274)	(381,669)
Transport	(19,938,273)	(19,925,701)	(2,974,805)	12,572
Economic Services	(3,434,651)	(3,444,651)	(478,150)	(10,000)
Other Property and Services	(2,999,165)	(2,999,599)	(52,393)	(434)
	(59,387,250)	(59,752,561)	(8,369,218)	(365,311)
Non-Operating Grants, Subsidies And Contributions				
Law Order and Public Safety	-	127,000	-	127,000
Community Amenities	70,000	35,000	-	(35,000)
Recreation and Culture	9,176,712	9,455,744	589,641	279,032
Transport	6,325,858	6,152,666	1,357,708	(173,192)
Economic Services	10,750,000	10,828,000	-	78,000
Other Property and Services	26,357	26,357	-	-
	26,348,927	26,624,767	1,947,349	275,840
Adjustment Non Cash Items				
Write Back Non Cash Items	12,977,973	12,977,973	2,112,066	-
Funds Demanded From Operations	35,025,708	35,363,932	34,413,161	338,224
Acquisition of Fixed Assets				
Land & Buildings	(17,329,242)	(18,063,384)	(860,912)	(734,142)
Plant & Equipment	(4,745,398)	(4,965,968)	(10,315)	(220,570)
Furniture & Equipment	(921,464)	(1,011,464)	(11,222)	(90,000)
Infrastructure Assets	(23,534,471)	(25,127,470)	(1,846,383)	(1,592,999)
	(46,530,575)	(49,168,286)	(2,728,832)	(2,637,711)
Capital Revenue				
Proceeds from Sale of Assets	912,250	912,250	259,122	-
Financing/Borrowing				
Debt Redemption	(1,518,357)	(1,518,357)	(18,540)	-
Loan Drawn Down	1,220,000	1,220,000	-	-
Demand for Resources	(10,890,974)	(13,190,461)	31,924,911	(2,299,487)
Restricted Funding Movements				
Opening Funds	3,764,746	4,978,843	4,978,843	1,214,097
Transfer From Restricted Cash Unspent Loans	3,008,924	3,510,182	-	501,258
Transfer to Reserve Transactions	(13,069,934)	(13,069,934)	-	-
Transfer from Reserves Transactions	17,187,240	17,908,698	-	721,458
Closing Funds Surplus/(Deficit)	-	137,326	36,903,754	137,326

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

This Review Maintains Council's Budget in a Surplus Position

		\$
GENERAL WORKS/VARIATIONS. (Additional Funds Required)		(2,713,041)
FUNDED BY		
- Reduction in Expenditure	716,379	
- Adjustment in Grant/Contributions Funding	595,753	
- Adjustment in Revenue	35,000	
- Restricted Cash Adjustments	524,499	1,871,631
Balance		<u>(841,410)</u>
- Adjustment to opening funds from forecast to actual 30 June	1,214,097	
- Carry Forward Adjustment From 2013/14 Financial Year	(235,361)	
		<u>137,326</u>

NB Page 8 of this review is to be read in conjunction with the presentation "Project Update to Elected Members" held on Tuesday 23rd September 2014.

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

SECTION						REQUESTED BY - MATTHEW THOMSON		
WORKS AND SERVICES						DIRECTORATE - WORKS AND SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
13564	Plant Replacement Heavy Fleet	2,536,000		2,626,000		90,000		Hook lift omitted from 14/15 budget to be purchased in
								conjunction with and fitted to plant number P63 Isuzu GIGA, to
17899	Refuse Collection & Waste Minimisation T/F From Reserve		6,431,911		6,521,911		90,000	be funded from the Waste Reserve.
8163	Emu Point Coastal Works	255,000		105,600		(149,400)		Project scope reduced due to a reduction in grant funding.
18625	Emu Point Coastal Works Grant		70,000		35,000		(35,000)	Grant reduced by Department of Transport.
4068	Middleton Beach BBQs	-		15,000		15,000		Upgrade aging BBQ prior to Anzac period (B/F from 2015/16)
78622	Coastal Reserves Enhancement Planning	26,075		11,075		(15,000)		Resourcing in-house.
3431	Ellen Cove Terrace Upgrade	80,000		195,000		115,000		Contractor costs for completion of upgrade of steps and
								provision of central railing - completion before ANZAC
								Celebrations in November.
3207	North Rd Drainage Project (100% R)	241,439		274,939		33,500		Scope variance due to ageing underground services requiring
								repairs.
3320	Sleeman Ave Mitigation Works	72,941		82,941		10,000		Planning costs not factored in to original cost estimate.
3377	Lower Denmark/Roundhay Int Widen	210,000		250,000		40,000		Tender submission above the project estimates.
3236	Pfeiffer Rd slk 20.02 - 22.44	-		57,000		57,000		Project not completed - superintendence work and
								contractual discussions ongoing.
3380	Frenchman Bay Run Off Road	300,000		-		(300,000)		Project cancelled as funding declined.
3381	Lower Denmark Rd Run Off Road	240,000		-		(240,000)		Project cancelled as funding declined.
13485	Asset Funding - Regional Road Group		1,384,698		1,024,698		(360,000)	MRD run off road funding not approved.
3387	Albany Hwy dual use path - Chester Pass Rd	394,160		460,000		65,840		Addition funds to complete the entire Albany H/way section in
	to Verdi St.							one year.
	TOTAL :	4,355,615	7,886,609	4,077,555	7,581,609	(278,060)	(305,000)	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

SECTION						REQUESTED BY - MATTHEW THOMSON		
WORKS AND SERVICES						DIRECTORATE - WORKS AND SERVICES		
ALIAS or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
3361	Princess Ave Slk 0.00 to 1.6	570,000		865,146		295,146		Council resolution for this project deferral is OCM 17.12.13 item
								WS022 - from the Great Southern Regional Road Group to
13485	Asset Funding - Regional Road Group		1,024,697		1,142,755		118,058	defer the widening and reconstruction of 650m of Princess
								Avenue until the 2014-15 financial year
13339	T/F from Road Reserve		479,500		577,882		98,382	Leaving a forecast balance as at 30/06/2015 \$518,183
3448	Purchase Transportable Toilets	-		40,000		40,000		To purchase 2 second hand transportable ablution blocks for
								Anzac and future events from the immigration Department.

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

SECTION		REQUESTED BY - GARRY ADAMS
CORPORATE SERVICES		DIRECTORATE - CORPORATE SERVICES

[illegible]

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

SECTION						REQUESTED BY - CAMERON WOODS		
VARIOUS						DIRECTORATE - COMMUNITY SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
13574	Minor Plant Purchases	231,500		235,070		3,570		Custom made trailer for Christmas Sleigh, car trailer used at present deemed unsafe.
71007	Community Event Sponsorship	34,725		46,704		11,979		To combine Verve Energy community (November 2012) funding
75452	Verve Energy Albany Community Fund	11,979		-		(11,979)		with councils 2014/15 commitment to community funding into one funding pool.
75082	Forts Display Expenditure	-		10,000		10,000		Enhancement of archival research of the Ellam-Innes
75083	Forts Display Income		-		10,000		10,000	collection as part of the Allan and Raye Ellam Estate as instructed by beneficiary's.
78717	Sport 4 All Kidsport Program	108,340		175,173		66,833		Unspent portion of the 2013/14 Grant
75982	Anzac Centenary Event	1,471,000		1,840,000		369,000		Contractor payments phased to 14/15 from 13/14 and dignitary coordination and expansion of scope funded by additional grants.
18213	Anzac Event Sponsorship		915,000		1,259,000		344,000	Grant and sponsorship payments phased to 14/15 from 13/14 and additional sponsorship income received.
15263	Country Arts		37,000		18,500		(18,500)	50% of grant prepaid late June 2014.
TOTAL :		1,857,544	952,000	2,306,947	1,287,500	449,403	335,500	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

SECTION						REQUESTED BY - ANTHONY MCEWAN		
MAJOR PROJECTS						DIRECTORATE - CEO'S OFFICE		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
3266	Town Square Development	851,402		1,141,402		290,000		Upgrade of service infrastructure to Library, Town Hall and Town Square (water supply, comms, electrical and s/w drainage). Inclusion of trafficable paving, increased paving area, timber seating inserts, shade structures, water point.
3298	Stirling Terrace Upgrade	288,725		583,725		295,000		Cost extended through full renewal of drainage infrastructure and services renewal by authorities (power, gas, water, street lighting)
3321	Forts Retail Shop & Admin Relocation/Cafe	662,847		927,847		265,000		Additional infrastructure marked by additional contribution: provision of toilets (3). Increased mechanical ventilation costs, due to operator equipment specifications. Increased glazing area
75075	Heritage Park - Grants/Contribution		150,000		643,000		493,000	Additional contribution/grants obtained
3322	Anzac Centre Memorial Gardens/Entry	498,545		681,545		183,000		Restoration of embankment (stabilisation, rockwork, planting)Increased pavement area – response to National significance.Relocation of fire tanks and services (from cafe area to guns area)
3456	Albany Heritage Park Parade Ground	-		95,000		95,000		Resurfacing of the parade ground at Albany Heritage Park
3457	Wesfarmers Viewing Binoculars	-		25,000		25,000		Viewing Binoculars situated at Wesfarmers lookout (Both of the above has been fully funded by Wesfarmers)
3458	Entry Gates and Fencing			60,000		60,000		Enhance existing gates and erect fence screening.
3459	Admin Building Decking (Albany Heritage Park)	-		35,000		35,000		Provide decking around proposed Admin building OHS.
	TOTAL :	2,301,519	150,000	3,549,519	643,000	1,248,000	493,000	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

SECTION						REQUESTED BY - DALE PUTLAND DIRECTORATE - PLANNING AND DEVELOPMENT SERVICES		
RANGERS								
ALIAS or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
10993	LGGS SES Operating Grant		37,390		26,975		(10,415)	Reduction in grant received in 14/15 due to portion of the grant being Prepaid, received in late 13/14.
30832	LGGS BFB Operating Grant Expenditure	238,294		263,467		25,173		Unspent portion of the 13/14 year grant \$25k carried over to 14/15.
10863	LGGS BRB Operating Grant		238,294		175,904		(62,390)	Reduction in grant received in 14/15 due to portion of the grant being Prepaid, received in late 13/14 \$62k.
14944	Fire Equipment	27,032		154,032		127,000		Additional \$127k to be allocated to Fire Appliances to fit
10975	Fire Equipment Grants & Reimbursements		-		127,000		127,000	Curtains and Lagging, to be reimbursed by DEFS
	TOTAL :	265,326	275,684	417,499	329,879	152,173	54,195	

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

CARRY FORWARD ADJUSTMENTS

CARRY FORWARD WORKS ADJUSTMENTS MUNICIPAL FUNDS. SURPLUS/(DEFICIT)	\$
	(180,511)
FUNDED BY	
- Increase in Expenditure	(825,849)
- Restricted Loan Funds Movement	501,258
- Grant Amendments	72,782
- Increase in opening funds	235,361
- Adjustment in Reserve Funding	196,959
	<u>180,511</u>
	<u>-</u>

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

SECTION CARRY FORWARD ADJUSTMENTS						REQUESTED BY - GARRY ADAMS DIRECTORATE - CORPORATE SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
12604	Mt Clarence Enhancement Project	127,369		261,068		133,699		Carry Forward Amendment based on 2013/14 Actuals
71512	Emu Point to Middleton Beach Coastal Monito	97,059		71,808		(25,251)		Carry Forward Amendment based on 2013/14 Actuals
11502	Emu Point Coastal Protection	5,000		5,196		196		Carry Forward Amendment based on 2013/14 Actuals
71642	Living Stream	17,957		19,250		1,293		Carry Forward Amendment based on 2013/14 Actuals
10084	Princess Royal Fortress Cafe	515,000		512,847		(2,153)		Carry Forward Amendment based on 2013/14 Actuals
12014	Princess Royal Fortress Memorial Garden	425,000		498,545		73,545		Carry Forward Amendment based on 2013/14 Actuals
	Restricted Loan Funds		940,000		1,011,392		71,392	Carry Forward Amendment based on 2013/14 Actuals
71672	Mt. Adelaide Development Plan	40,000		17,342		(22,658)		Carry Forward Amendment based on 2013/14 Actuals
76637	Anzac Centenary	62,116		12,155		(49,961)		Carry Forward Amendment based on 2013/14 Actuals
36452	Library Computer Maintenance	-		21,008		21,008		Carry Forward Amendment based on 2013/14 Actuals
71207	Community Funding	36,536		35,336		(1,200)		Carry Forward Amendment based on 2013/14 Actuals
	TOTAL :	1,326,037	940,000	1,454,555	1,011,392	128,518	71,392	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

SECTION CARRY FORWARD ADJUSTMENTS						REQUESTED BY - GARRY ADAMS DIRECTORATE - CORPORATE SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
71007	Event Minor Sponsorship	7,925		4,725		(3,200)		Carry Forward Amendment based on 2013/14 Actuals
18694	Centennial Park Upgrade	880,659		1,459,798		579,139		Carry Forward Amendment based on 2013/14 Actuals
78695	Centennial Park Upgrade (Grants)		7,203,790		7,351,572		147,782	Carry Forward Amendment based on 2013/14 Actuals
	Restricted Loan Funds		1,568,924		1,883,663		314,739	Carry Forward Amendment based on 2013/14 Actuals
13854	Airport Capital Building Improvements	1,109,651		1,273,348		163,697		Carry Forward Amendment based on 2013/14 Actuals
13864	Airport CASA Jet Compliance	101,846		0		(101,846)		Carry Forward Amendment based on 2013/14 Actuals
13899	Transfer from Airport Reserve		4,776,671		4,838,522		61,851	Carry Forward Amendment based on 2013/14 Actuals
71177	Cat Sterilisation	27,085		24,726		(2,359)		Carry Forward Amendment based on 2013/14 Actuals
3210	Cull Park Catchment Stage 2	20,000		24,700		4,700		Carry Forward Amendment based on 2013/14 Actuals
3212	Lower Barnesby Dr Driveway Culvert	105,000		311,958		206,958		Carry Forward Amendment based on 2013/14 Actuals
3320	Sleeman Ave Mitigation Works	87,000		72,941		(14,059)		Carry Forward Amendment based on 2013/14 Actuals
3207	North Rd Drainage Project	112,417		173,439		61,022		Carry Forward Amendment based on 2013/14 Actuals
	TOTAL :	2,451,583	13,549,385	3,345,635	14,073,757	894,052	524,372	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 AUGUST 2014

SECTION CARRY FORWARD ADJUSTMENTS						REQUESTED BY - GARRY ADAMS DIRECTORATE - CORPORATE SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
3298	Stirling Terrace Upgrade	200,000		288,725		88,725		Carry Forward Amendment based on 2013/14 Actuals
14885	Stirling Terrace Upgrade Grant		100,000		168,750		68,750	Carry Forward Amendment based on 2013/14 Actuals
3266	Town Square Development	825,000		851,402		26,402		Carry Forward Amendment based on 2013/14 Actuals
	Restricted Loan Funds		500,000		615,127		115,127	Carry Forward Amendment based on 2013/14 Actuals
12085	Town Square Development Grants		350,000		206,250		(143,750)	Carry Forward Amendment based on 2013/14 Actuals
8365	Perkins Beach Rd	44,670		8,960		(35,710)		Carry Forward Amendment based on 2013/14 Actuals
3233	Millbrook Rd Road Works	32,000		36,356		4,356		Carry Forward Amendment based on 2013/14 Actuals
8377	Pfeiffer Rd	190,000		-		(190,000)		Carry Forward Amendment based on 2013/14 Actuals
3253	Nanarup Rd Foreshore Trail - Stage 1	130,000		96,278		(33,722)		Carry Forward Amendment based on 2013/14 Actuals
9723	Minna Street	90,000		89,358		(642)		Carry Forward Amendment based on 2013/14 Actuals
3294	Emu Point Dr - Wollaston to Clark	230,000		243,128		13,128		Carry Forward Amendment based on 2013/14 Actuals
73062	Hunton Rd Bridge - Investigation	102,970		90,398		(12,572)		Carry Forward Amendment based on 2013/14 Actuals
3287	Hanrahan Site - Construct Leachate - Drainage System	350,000		304,597		(45,403)		Carry Forward Amendment based on 2013/14 Actuals
	TOTAL :	2,194,640	950,000	2,009,202	990,127	(185,438)	40,127	

CITY OF ALBANY

SECTION FINANCE

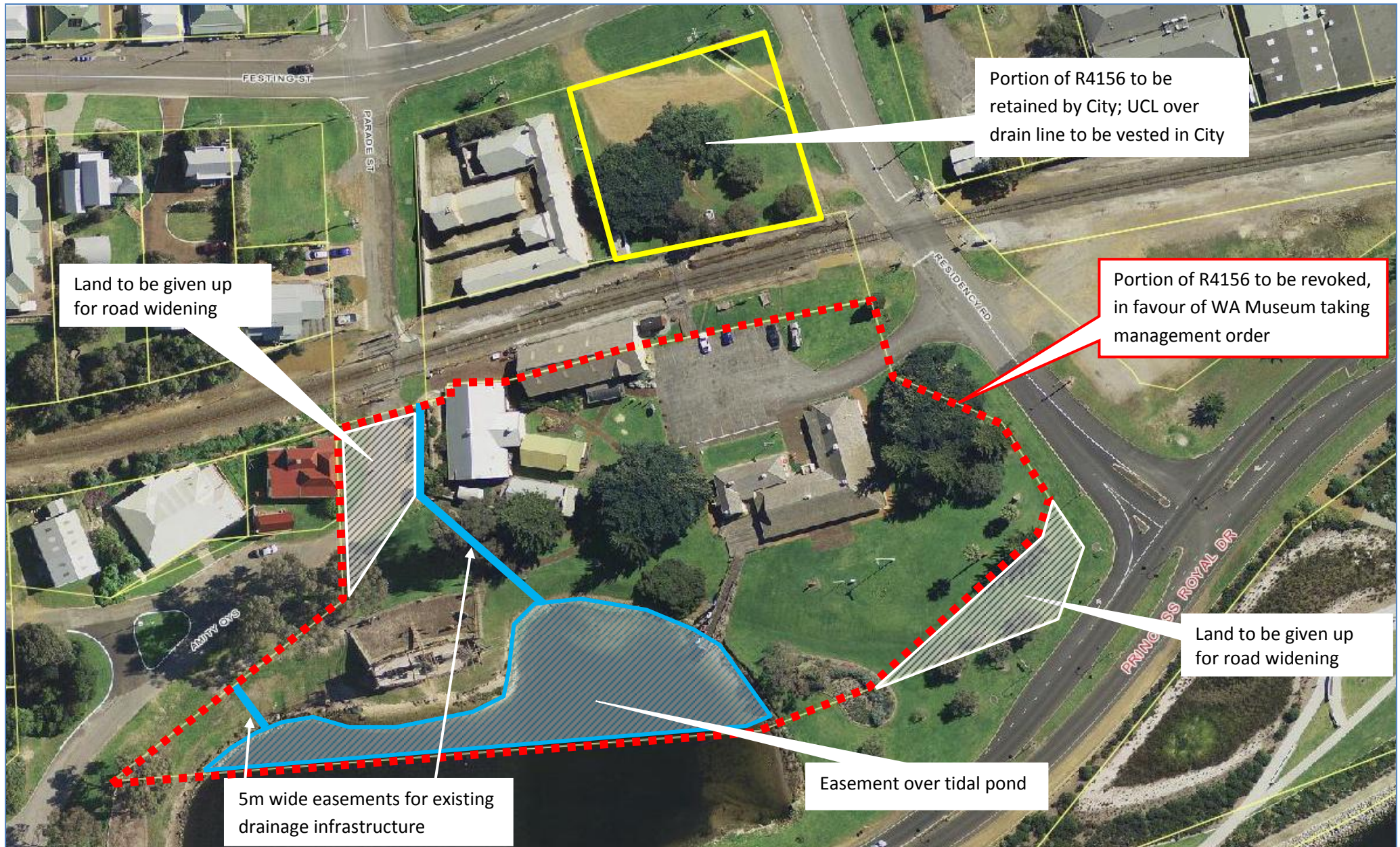
REQUESTED BY - DUNCAN OLDE
DIRECTORATE - CORPORATE SERVICES

JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
13959	Transfer From Waste Reserve		1,796,710		1,751,307		(45,403)	Carry Forward Amendment based on 2013/14 Actuals
3265	North Rd/Albany Hwy median strip	92,000		81,137		(10,863)		Carry Forward Amendment based on 2013/14 Actuals
8076	Upgrade Mills Park	15,972		16,630		658		Carry Forward Amendment based on 2013/14 Actuals
3257	Bettys Beach Reserve - Upgrade tracks	34,300		-		(34,300)		Carry Forward Amendment based on 2013/14 Actuals
3260	Whaling Cove - toilet and day use area	10,522		10,048		(474)		Carry Forward Amendment based on 2013/14 Actuals
3424	Cheyne's Beach - Rehabilitate foreshore	77,400		15,000		(62,400)		Carry Forward Amendment based on 2013/14 Actuals
78622	Coastal Reserves Enhancement Planning	10,000		26,075		16,075		Carry Forward Amendment based on 2013/14 Actuals
3297	Rehabilitation of Miniup Motocross Track	12,500		-		(12,500)		Carry Forward Amendment based on 2013/14 Actuals
3419	Westrail Barracks	180,511		288,064		107,553		Carry Forward Amendment based on 2013/14 Actuals
15709	Transfer From Building Reserve		-		180,511		180,511	Carry Forward Amendment based on 2013/14 Actuals
71752	Organisational Security Key Changeover	20,268		20,702		434		Carry Forward Amendment based on 2013/14 Actuals
15444	Land Tenure Requirements	145,254		129,788		(15,466)		Carry Forward Amendment based on 2013/14 Actuals
	TOTAL :	598,727	1,796,710	587,444	1,931,818	(11,283)	135,108	

RECONCILIATION OF OPENING FUNDS AS AT 1 JULY 2014

	ORIGINAL BUDGET	CURRENT BUDGET	VARIANCE (b) - (a)	VARIANCE %	NOTE
	\$	\$	\$	%	
Net Current Asset Position	20,233,701	20,797,933	564,232	2.8	
Adjustments					
Add back					
Loan Borrowings	1,518,357	1,521,937	3,580	0.2	(a)
Less					
Cash Backed Reserves	14,319,888	13,097,295	- 1,222,593	-8.5	
Restricted Other - Unspent Loans	3,008,924	3,510,182	501,258		
Land held for Resale	658,500	733,550	75,050	11.4	
Opening Funds Surplus/(Deficit)	3,764,746	4,978,843	1,214,097	32.2	

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



Plan of Proposed Land Changes – Reserve 4156, WA Museum



Planning & Development Services

City of Albany
Policy

Kalgan Rural Village Developer Contribution Policy

KALGAN RURAL VILLAGE DEVELOPER CONTRIBUTION POLICY

Policy Statement

1. This Policy has been adopted in accordance with Part 2 of *Local Planning Scheme 1*.
2. Local Government is to have due regard to the provisions of this Policy and the objectives which the Policy is designed to achieve before making its determination.

Objective

3. This Policy is intended to ensure that appropriate developer contributions are made to the upgrade of existing infrastructure at:
 - Hunton Road intersection with South Coast Highway
 - Wheeldon Road – traffic modifications
 - Riverside Road

Scope

4. This Policy applies to the subdivision of land within the *Kalgan Rural Village Structure Plan* area.

Strategic Context

5. This Policy relates directly to the following elements of the *Community Strategic Plan “Albany 2023”*:
 - *To maintain and renew City assets in a sustainable manner; and*
 - *To advocate, plan and build friendly and connected communities.*

Legislative Context

6. *Local Planning Scheme No. 1, Part 2 – Policy Planning Framework*, clause 2.2 *Local Planning Policies* states that:

“The Local Government may prepare a Local Planning Policy in respect of any matter related to the planning and development of the Scheme area so as to apply:

- (a) Generally or for a particular class or classes of matters;*
- (b) Throughout, or in one or more parts of the Scheme area and may amend, add to, or rescind a Local Planning Policy so prepared.”*

Policy Provisions

7. The following developer contributions will be required:
 - A payment of \$8,269.83 (incl GST) as at June 2014 (Increased Annually on 1 July by Perth CPI) , for each additional lot created in the Kalgan Rural Village area, for the purposes of upgrading the entry points to the Kalgan Rural Village site.
 - An additional payment of \$4,864.67 (incl GST) as at June 2014 (Increased Annually on 1 July by Perth CPI), for each additional lot identified as impacting on Riverside Road, to equally contribute to its upgrade.
8. A complete overview of necessary upgrades and attendant cost calculations are provided in Appendix 1 – *Kalgan Rural Village Road Contributions Plan*.

Review Position and Date

9. N/A

Associated Documents10. *Appendix 1 – Kalgan Rural Village Road Contributions Plan (June 2014)*11. *Local Planning Scheme 1 (LPS1)*12. *State Planning Policy 3.6 Development Contributions for Infrastructure***Version Control**

Document Approval			
Document Development Officer: Craig McMurtrie		Document Owner: <i>Dale Putland</i>	
Kalgan Rural Village Developer Contribution Policy			
Document Control			
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CITY OF ALBANY

Road Contributions Plan

Kalgan Rural Village

June 2014



This Document acts as an Addendum to the Kalgan Rural Village Structure Plan and determines how Land Developers in the area will contribute to infrastructure upgrades.

Executive Summary

The intensification of residential land use will increase the population of the area and creating significant demands on existing infrastructure.

Developers are required to contribute to the upgrade of this existing infrastructure at:

- Hunton Road intersection with South Coast Hwy
- Wheeldon Road – traffic modifications
- Riverside Road

The contributions required are:

- a payment of \$8,269.83 (incl GST) as at June 2014 (increased annually on 1 July by Perth CPI), for each additional lot created in the Kalgan Rural Village area, for the purposes of upgrading the entry points to the Kalgan Rural Village site.
- an additional payment of \$4,864.67 (incl GST) as at June 2014 (increased annually on 1 July by Perth CPI), for each additional lot identified as impacting on Riverside Road, to equally contribute to its upgrade.

Contents

Executive Summary	2
Introduction	4
Proposed Development	5
Existing Roads	6
Traffic	7
Design Recommendations	10
Cost Sharing and Contributions	14
Appendix A – Marked-Up Figure 1 from KRVSP indicating Lot Yields and impact on Riverside Road..	15
Appendix B – Lot Yield and Contribution Calculation	17
Appendix C – Traffic Calculations and Counts	19
Appendix D – Proposed Upgrade Treatments	21
Appendix E – Treatment Cost Estimates.....	24

Introduction

In 2012, the Kalgan Rural Village Structure Plan was endorsed. The intensification of residential land use will increase the population of the area and create significant demands on existing infrastructure. This was recognised as part of the Structure Plan and various negotiations were undertaken with the City of Albany and Main Roads WA and commitments made. The outcome of these negotiations proposed road upgrades to ensure that the road network in the area is safe and will meet the expectations of the current and future land owners. The endorsed Kalgan Rural Village Structure Plan (KRVSP) requires that contributions be made to upgrade a number of roads within the Structure Plan area.

There is a need to investigate current usage patterns and determine future usage patterns based on proposed development in the Structure Plan area.

The amount of contribution required was not determined as part of the development of the Structure Plan and has left developers unsure of the contribution amount. The funds acquired from contributions will be set aside for the roads within the Structure Plan area.

The road upgrade cost to meet the total development shall be calculated and this will be the total cost to meet the needs of a 'build-out scenario' (i.e. all lots able to be created, are created). Road upgrading may be paid for 'in kind' by the provision of works rather than as a contribution where appropriate and only by agreement with the City of Albany or Main Roads as applicable.

Proposed Development

Development Area

There are three precincts identified under the Kalgan Rural Village Structure Plan, with precinct 2 and precinct 3 identified as key areas for subdivision. Precinct 2 has been further split into 3 sub-precincts (Appendix A shows a marked up copy of Figure 1 from KRVSP)

The Precincts are defined in the KRVSP as:

PRECINCT 1 - HISTORIC VILLAGE CORE

The historic community node is to be protected and enhanced as a local activity centre. Infill and consolidation through the subdivision of freehold lots is supported subject to further design and assessment to address capability, fire safety, protection of water courses and vegetation, and to ensure enhancement of cultural, heritage and landscape values and the village character.

PRECINCT 2 - RURAL VILLAGE ACTIVITY CENTRE

Controlled expansion of the settlement south and east of the Kalgan River and Highway is supported through subdivision and development.

Precinct 2 encompasses the majority of the developable area as special residential lots. There are some lots to the north of South Coast Highway with some development potential as a result of the Structure Plan.

PRECINCT 3 - RURAL VILLAGE NORTH

In recognition of existing lot sizes, land uses and the constraints of the highway, limited subdivision and boundary rationalisation will be considered. The traditional commercial node is to be retained and enhanced. Development proposals shall give consideration to access, trails, vegetation protection, food production and employment generation.

Lot Yields

Expected lot yields are tabulated in Appendix B. Lots within the rezoned area that have chosen not to be a part of the Structure Plan development have been assigned a nominal predicted yield.

The total and additional lots per precinct that have been used for the calculation are summarised below.

	Total Lots	Additional lots
Precinct 1	17	10
Precinct 2a	60	56
Precinct 2b	42	37
Precinct 2c	22	16
Precinct 3	18	11
	159	130

Existing Roads

Hunton Road

The existing road formation is a 6 metre seal with 1 metre gravel shoulders either side. This is consistent with the City of Albany levels of service standards. The existing bridge over Chelgiup Creek is 5.3m wide. This bridge's deficiencies will be exacerbated with additional traffic volume. Hunton Road is signposted at 60 km/h north of Riverside Road, with recent traffic counts indicating an estimated AADT (Annual Average Daily Traffic) of 59 north of Wheeldon Road and 131 south of Riverside Road. South of Riverside Road, Hunton Road is a derestricted speed zone.

Riverside Road

Riverside Road is an unsealed road. From the intersection of Hunton Road to the first intersection, 280m in length, there is a wider 8.5 metre formation and less restrictive vegetation. Part of this section has been reshaped by the developer of lot 100 in order to make the intersection for his development safe. The end section that will service proposed section 2c has a narrower formation, with a 4 metre width and heavily vegetated and therefore unsuitable for heavy and regular traffic in its current form. Riverside Road is a derestricted speed zone with 2012 traffic counts indicating an AADT of 43.

Wheeldon Road

Wheeldon Road currently provides a through way between South Coast Highway and Hunton Road as well as a parking area for the Luke Penn walk, along the Kalgan River. The existing bridge is narrow, at 5.5 metres wide and the road either side of the bridge has a 5.8m wide seal with 1 metre gravel shoulders. This is a high bridge spanning approximately 70m. Aboriginal heritage surveys undertaken in the area have established that future disturbance to the Kalgan River bed is not supported. Wheeldon Road is signposted at 60 km/h with 2012 traffic counts indicating an AADT of 102.

Churchlane Road

Churchlane Road currently provides a connection between South Coast Highway and Chester Pass Road. There are no other roads intersecting with Churchlane Road. The formation of the road is gravel, with a width of 7 metres and drains for all weather access. With the minimal additional development, sealing of the road would not be required. This is a derestricted speed zone with traffic counts indicating an AADT of 55.

South Coast Highway

South Coast Highway is a major heavy haulage and travel route, heading east from Albany towards Jerramungup. The section fronting the village is designated as a MRWA RAV Network 7 which allows road trains up to 36.5m long and up to 107 tonnes. The posted speed limit is 90Km/h. As a priority heavy haulage route, modification to and safety of intersections is a priority. Anticipated traffic flows from developments on Hunton Road and changes to be made to Wheeldon Road will increase the burden on the intersection of Hunton Road and South Coast Highway. The noise implications of developing lots on South Coast highway and the noise path will not change lot outputs as these properties are smaller and more heavily vegetated.

Traffic

Accident History

Between 2006 and 2012, at the intersection of Hunton Road and South Coast Highway there was a single reported collision between a car and motorcycle, where the motorcyclist was hospitalised. This is the only recorded accident in the Kalgan Rural Village study area in this time period.

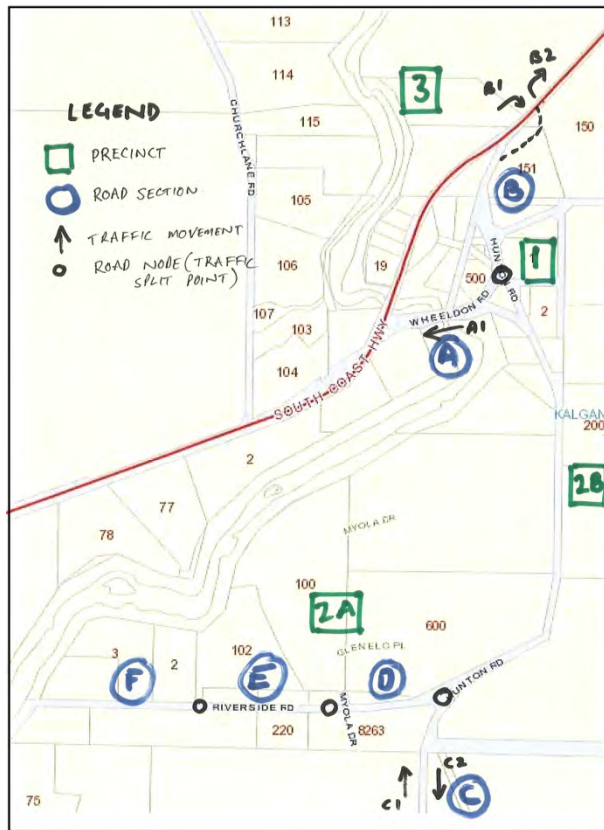
Traffic volumes

The build-out of the Rural Village project will significantly increase traffic volumes. Presently, properties are predominantly larger lifestyle hobby farm lots generating minimal traffic.

In order to calculate the additional vehicles expected as a result of development, a number of assumptions have been made.

Assumptions in additional volume calculations

- Each additional property will generate 4 return trips, or 8 vehicle movements per day for each property. This is justified by the anticipated residents being regular commuters into the Albany area for work.
- 0% organic traffic growth (only by development) for existing traffic within the Village Area (consistent with traffic counts).
- Traffic that would travel from South Coast Highway through Wheeldon Road being reallocated to Hunton Road following the realignment.
- Use of Hunton Road and/or Wheeldon Road as a through road, from South Coast Highway to Nanarup Road, will remain consistent with present usage patterns.
- 90% (80% west and 10% east) of traffic generated from development will use South Coast Highway with 10% heading south towards Nanarup Road. The primary reason for this would be that Hunton Road and Nanarup Road is the route that offers the fastest access to Flinders Park Primary School and Grammar School.
- Due to the expense of widening the Wheeldon Road Bridge, Wheeldon Road is to receive a one way and right turn restriction treatment, therefore 50% of the existing traffic will be reallocated to Hunton Road.
- 100% of traffic from the development area of Churchlane Road and the Hunton Road developments will not head north to Chester Pass Road.
- 10% of traffic from Precinct 3 will use Hunton Road, with schools being the major destination



Traffic Movement	Precinct Calculation
A1	$0.8 \times 0.5 \times (1+2A+2B+2C) + 0.1 \times 0.5 \times (3)$
B1	$0.9 \times 0.5 \times (1+2A+2B+2C) + 0.1 \times 0.5 \times (3)$
B2	$0.1 \times (1+2A+2B+2C)$
C1 = C2	$0.1 \times 0.5 \times (1+2A+2B+2C+3)$

Assumed relevant post-development traffic movements from Kalgan Rural Village

Pre-development traffic counts and post-development calculations are detailed in Appendix C. In summary, the expected additional traffic on the roads in question are summarised below.

Modifications required to meet projected volume	% New development	Total	Net additional vehicles	Projected reduction in vehicles	Projected additional vehicles	Existing Vehicles per Day	
One way treatment	77%	436	334	51	385	102	Wheeldon Road
Intersection realignment at South Coast, Highway and bridge replacement	90%	590	531	-51	480	59	Hunton Road north of Wheeldon

	Existing Vehicles per Day		Projected additional vehicles	Projected reduction in vehicles	Net additional vehicles	Total	% New development	Modifications required to meet projected volume
Hunton Road south of Riverside	131	2010	104		104	235	44%	None
Riverside Road Ch 0 - 270	43	2012	320		320	363	88%	Grade, bind and seal to 6.0m 2-coat seal
Riverside Road Ch 270 - 700	43	2012	128		128	171	75%	Upgraded and 2-coat seal to 5.5m
Riverside Road Ch 700 - 1150	20	2012	56		56	76	74%	Widened to allowing passing opportunities. Resheet.

Design Recommendations

Hunton Road Bridge Upgrade

Main Roads undertook a waterways study to determine an economic replacement for the bridge on Hunton Road. The proposed design is to be based on the BGE report *RN 685*, which recommended a box culvert crossing of two 2400x2400mm culverts with fill to match the current road levels. These bridge replacement works will also widen the bridge to carry the additional two-way traffic and will be designed in the 2013/14 financial year.

Realignment of Hunton Intersection

The intersection of Hunton Road and South Coast Highway has insufficient Approach Sight Distance (ASD), at the existing 90km/h speed limit. Main Roads WA will not support a further decrease of the speed limit in this section as the road is a Strategic Transport Route for heavy haulage.

The preferred option and that identified by Main Roads WA and proposed by the KRVSP is a realignment of the road to intersect at a safer location with the addition of an auxiliary turning lane and slip lane. The Hunton Road to South Coast Highway intersection is to be realigned 100m to the east. This will meet the warrants for the ASD and allow a perpendicular intersection layout.

Auxiliary lanes at Hunton Intersection

Without this development, the through traffic on South Coast Highway is expected to be in the order of 1,750 vehicles a day by 2031. An estimate at the Peak Hour of 13.5% (Austroads Guide 4A recommends using between 11-16% of AADT to determine this figure) means the hourly traffic is 236 vehicles.

Without the development, traffic counts (at Wheeldon Road) indicate that there are currently approximately 6 vehicles turning right from South Coast Highway in the peak hour.

As a result of development, expected daily traffic returning via the right hand turn is 530 vehicles per day. Using a 13.5% peak hour gives an estimate of traffic turning right of 71 vehicles in the peak hour. This meets Austroads and Main Roads warrants for a Right Turn Auxiliary Lane. Although there is less traffic expected to be turning left onto Hunton Road from South Coast Highway, the number of fast moving heavy vehicles on South Coast Highway justify the requirement for a left turn pocket.

It is proposed that slip lanes for both left and right turning traffic entering Hunton Road from South Coast Highway be provided. This project will require the resumption of land as well as an environmental impact assessment.

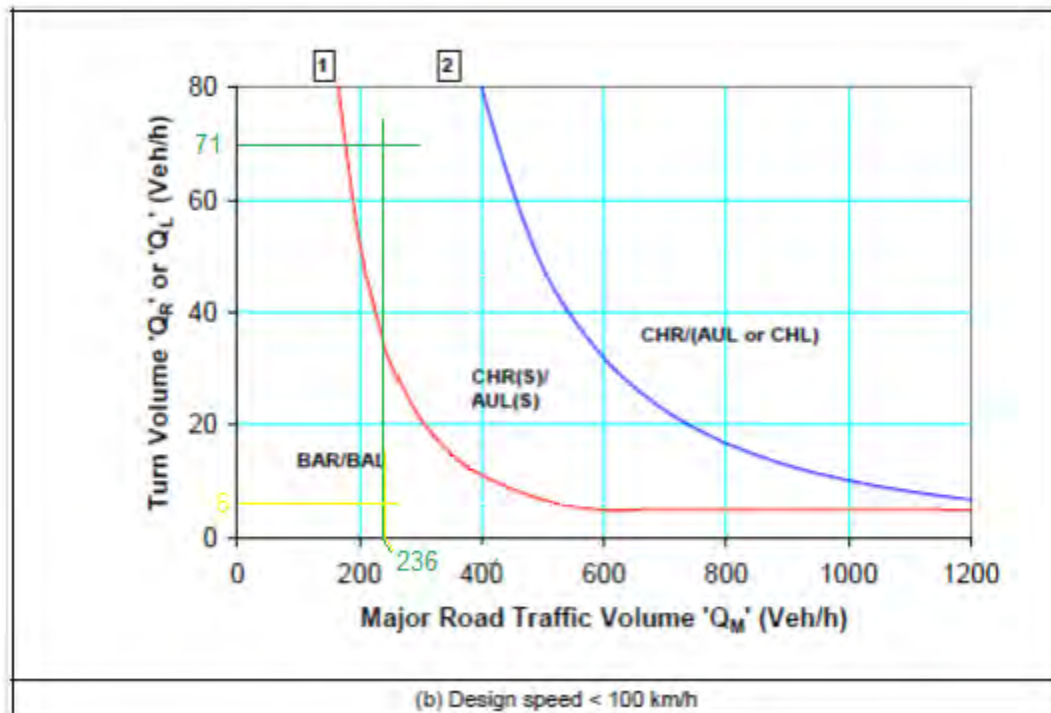


Figure 4.9: Warrants for turn treatments on the major road at unsignalised intersections¹

In Figure 4.9 from Austroads *Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections*. Main Roads WA recommends the application of Figure 4.9, but with the AUR treatment in lieu of the CHR(S) treatment².

The intersection of the green lines shows the anticipated traffic from the development and the intersection of the yellow lines shows current traffic volumes. This shows a significant jump in the traffic conflicts expected at the intersection and warrants an AUR treatment. A preliminary concept design is attached as Appendix D.

The estimated costing for this work forms part of Appendix E and totals \$1,020,311 (exc GST) including the bridge upgrade.

Wheeldon Road

Wheeldon Road also has a narrow bridge, over the Kalgan River. It is proposed that the intersection with South Coast Highway is restricted to left turn egress only. This is due to poor approach sight distance for right turns and the high expense in modifying the bridge on South Coast Highway. Cyclists would continue to be able to use this road from South Coast Highway and allow the owner of 6 Wheeldon Road, direct vehicular access to the Village Centre.

¹ From Austroads *Guide to Road Design – Part 4A: Unsignalised and Signalised Intersections*

² The CHR(S) treatment incorporates line-marked “islands” to help channelise traffic. The AUR treatment is a rural auxiliary lane (right turn pocket) without channelisation. Technical application only- cost difference negligible.



Indicative treatment to the Wheeldon Road and South Coast Highway Intersection

The estimated costing for this work forms part of Appendix E and totals \$77,000 (exc GST).

Riverside Road

Riverside Road is a local road that also provides access down to the Kalgan River. It currently experiences minimal traffic of 43 vehicles per day. With development along the road, the demands will be significantly increased. The design standard requirements for Riverside Road (refer Appendix D2) have been determined and split into 3 starting from Chainage 0 at the Hunton Road intersection:

- Chainages 0 – 270: The road is predominantly cleared and can easily meet sealing requirements to service the 363 vehicles per day. This section requires a 6.0m wide 2-coat seal with 1.2m unsealed shoulders.
- Chainages 270 – 660: 171 vehicles per day are expected to use this section of road at build-out. This section is heavily vegetated and would be treated as a narrower formation road with a minimum 5.5m wide 2-coat seal. Considerations relating to local area traffic management could be made where there is a large tree narrowing the seal for a small section without necessarily removing the tree.
- Chainages 660 – 1100: This section of road is estimated to only carry 76 vehicles per day at build-out. The road is quite narrow and heavily vegetated. In order to minimise tree removal and keep the traffic speed environment low, the expected treatment would involve upgrade works to improve sight distance and passing opportunities, but not sealing this section of road. At the time works are proposed it may be deemed prudent to seal this section of road, but it does not form part of the contribution calculations.

The estimated costing for this work forms part of Appendix E and totals \$227,003 (exc GST). The cost of all works on Riverside Road would be shared by all the developers using the road, no matter where their entry point is.

Environmental Impacts and Heritage Area

The proposed bridge works and road realignment occur in areas of both an environmentally sensitive and Aboriginal Heritage area. This will mean that an environmental impact assessment and Heritage Assessment will need to be completed prior to ground disturbance.

Land Resumption

The realignment and improvement of the Hunton Road and South Coast Highway intersection would require some land resumption. An estimated land resumption of 3163m² is expected to be required for the Hunton Road realignment. An additional 1000m² is being allowed for to accommodate passing lanes on South Coast Highway.

Works required directly by individual Developers

The construction costs of all internal roads currently within private lots will be borne by the developer or in some cases by agreement with adjoining developers. These will be covered by subdivision conditions.

The upgrade of Andrews Road to a sealed standard will be a subdivision condition on lots 4821 and 4904, dependent upon which is first. A cost sharing arrangement may be considered between these two landowners. Sealing of some road frontages may also be a condition on some Precinct 1 lots.

Cost Sharing and Contributions

The proposed sharing of costs is summarised in Appendix B and includes improvements to Wheeldon Road, Hunton Road and South Coast Highway intersection and Riverside Road.

The City of Albany share is based on the existing traffic with the cost associated with the additional traffic from the Kalgan Rural Village development to be paid for by the developers.

The Construction costs of the works are calculated at June 2014 and shall be increased by CPI to when the contribution is paid. The contribution payment must be paid prior to clearance of the new subdivided lots.

In summary;

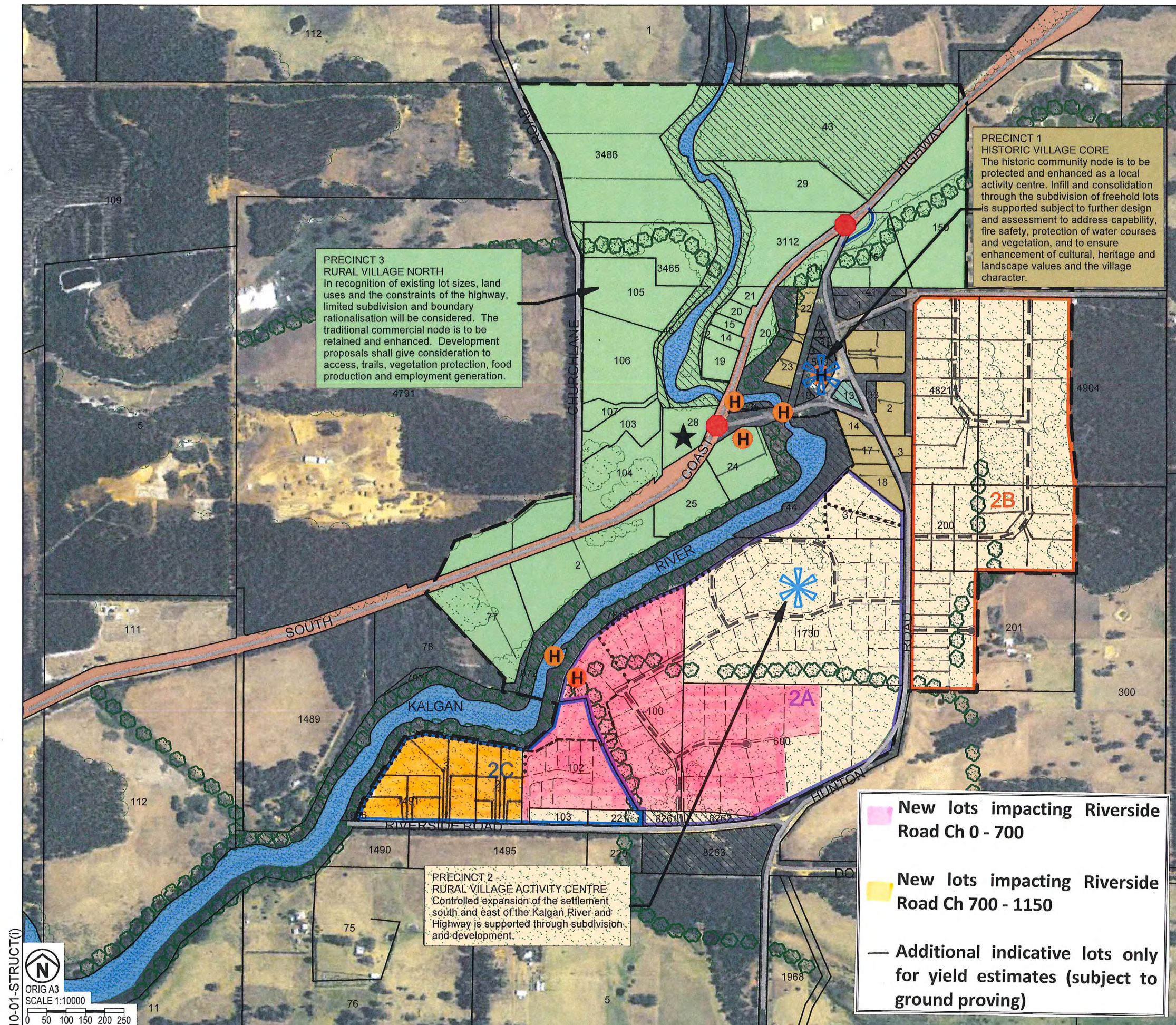
- a payment of \$8,269.83 (incl GST) as at June 2014, for each additional lot created in the Kalgan Rural Village area, for the purposes of upgrading the entry points to the Kalgan Rural Village site.
- an additional payment of \$4,864.67 (incl GST) as at June 2014, for each additional lot identified as impacting on Riverside Road, to equally contribute to its upgrade.

Appendix A – Marked-Up Figure 1 from KRVSP indicating Lot Yields and impact on Riverside Road

For Distribution

KALGAN RURAL VILLAGE STRUCTURE PLAN

Kalgan, City of Albany
(Refer item 2.6 21 June 2011)



As endorsed by the SPC 28 February 2012

AYTON BAESJOU
PLANNING
11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

Appendix B – Lot Yield and Contribution Calculation

For Distribution

Lot		Area	Total lots estimated	Additional Lots Created (less parent lot)			Contribution A - SCH Intersections	Contribution B - Riverside Rd Upgrade	Total Contribution for current lot
				Intersections	Riverside Rd Reseal 0 -700	Riverside Rd Reseal 700 -1150			
22	Precinct 1		2	1			\$7,518	\$0	\$7,518
23	Precinct 1		2	1			\$7,518	\$0	\$7,518
1	Precinct 1		4	3			\$22,554	\$0	\$22,554
2	Precinct 1		2	1			\$7,518	\$0	\$7,518
17	Precinct 1		2	1			\$7,518	\$0	\$7,518
18	Precinct 1		3	2			\$15,036	\$0	\$15,036
3	Precinct 1		2	1			\$7,518	\$0	\$7,518
1491	Precinct 2c	22,373	3	2		2	\$15,036	\$8,845	\$23,881
3	Precinct 2c	33,616	4	3		3	\$22,554	\$13,267	\$35,821
2	Precinct 2c	24,283	3	2		2	\$15,036	\$8,845	\$23,881
103	Precinct 2c	6,113	1				\$0	\$0	\$0
102	Precinct 2c	55,338	10	9	9		\$67,662	\$39,802	\$107,464
221	Precinct 2c	5,714	1				\$0	\$0	\$0
100	Precinct 2a	120,111	14	13	13		\$97,734	\$57,492	\$155,226
600	Precinct 2a	156,890	14	13	11		\$97,734	\$48,647	\$146,381
1730	Precinct 2a	202,689	27	26			\$195,469	\$0	\$195,469
37	Precinct 2a	35,554	5	4			\$30,072	\$0	\$30,072
200	Precinct 2b	38,079	6	5			\$37,590	\$0	\$37,590
4821 (Part only)	Precinct 2b	83,117	10	9			\$67,662	\$0	\$67,662
4904 (Part only)	Precinct 2b	127,293	10	9			\$67,662	\$0	\$67,662
201 (Part only)	Precinct 2b	53,369	8	7			\$52,626	\$0	\$52,626
300 (Part only)	Precinct 2b		8	7			\$52,626	\$0	\$52,626
105	Precinct 3		2	1			\$7,518	\$0	\$7,518
106	Precinct 3		2	1			\$7,518	\$0	\$7,518
151	Precinct 3	28,744	3	2			\$15,036	\$0	\$15,036
150	Precinct 3	67,659	2	1			\$7,518	\$0	\$7,518
3486	Precinct 3	127,724	3	2			\$15,036	\$0	\$15,036
77	Precinct 3	43,213	2	1			\$7,518	\$0	\$7,518
4791 (part only)	Precinct 3		2	2			\$15,036	\$0	\$15,036
24	Precinct 3	22,867	2	1			\$7,518	\$0	\$7,518
			159	130	33	7	\$977,344	\$176,897	\$1,154,241

	Intersections	Riverside
Cost Estimate less COA contribution	\$977,343.57	\$176,897.00
Cost per additional lot (exc GST)	\$7,518.03	\$4,422.43
	\$8,269.83	\$4,864.67

	Lot yield as per KRVSP
	Lot yield estimated only

Total Lots	Additional lots
Precinct 1	17
Precinct 2a	60
Precinct 2b	42
Precinct 2c	22
Precinct 3	18
	159
	130

COST SUMMARY

	Total Cost ex GST	% developers to pay
Hunton Intersection	\$1,020,311	90%
Wheeldon Rd	\$77,000	77%
Riverside Rd 0-270	\$58,788	88%
Riverside Rd 270-660	\$96,179	75%
Riverside Rd 700-1150	\$72,036	74%

Appendix C – Traffic Calculations and Counts

For Distribution

		Add'l Lot Yields	Daily Trips		(A) Increase Wheeldon Rd (one way)	(B) Increase Hunton Rd north of Wheeldon	(C) Increase Hunton Rd south of Riverside	(D) Increase Riverside Road 0-270	(E) Increase Riverside Road 270-700	(F) Increase Riverside Road 700-1100	Increase in Precinct 3
Precinct 1		10	10x8	80	32	40	8				
Precinct 2a		56	56x8	448	179.2	224	44.8	192			
Precinct 2b		37	37x8	296	118.4	148	29.6	0			
Precinct 2c	0-700	9	9x8	72	28.8	36	7.2	72	72		
Precinct 2c	700-1150	7	7x8	56	22.4	28	5.6	56	56	56	
Precinct 3		11	11x8	88	4.4	4.4	8.8	0			88
Total		130		1040	385.2	480.4	104	320	128	56	88

Existing
Traffic

102 59 131 43 43 20 N/A

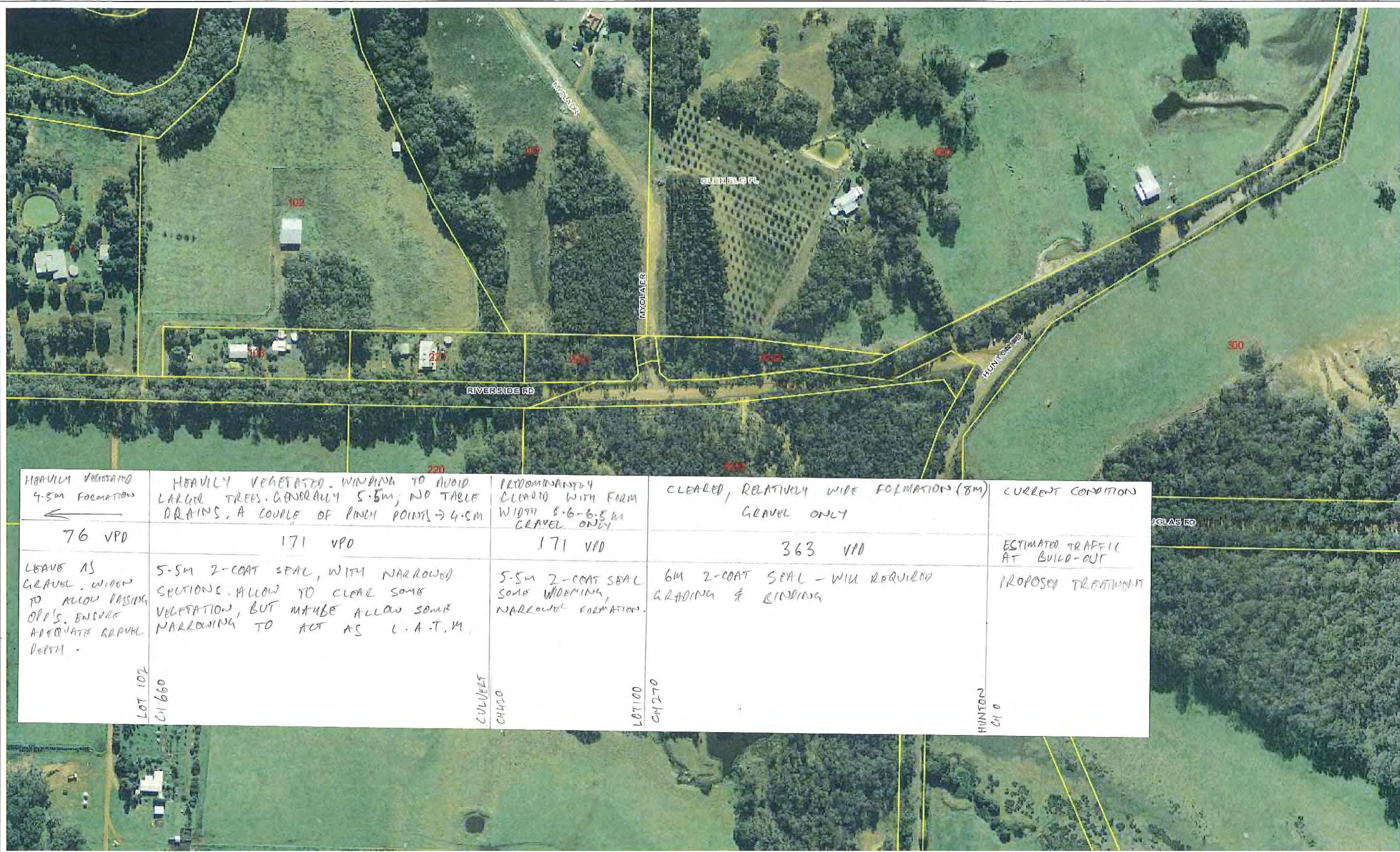
	Existing Vehicles per Day		Projected additional vehicles	Projected reduction in vehicles	Net additional vehicles	Total	% New development	Modifications required to meet projected volume
Wheeldon Rd	102	2012	385.2	51	334.2	436.2	77%	One way treatment
Hunton Rd north of Wheeldon	59	2012	480.4	-51	531.4	590.4	90%	Intersection realignment at South Coast, Highway and bridge replacement
Hunton Rd south of Riverside	131	2010	104		104	235	44%	None
Riverside Road 0 -270	43	2012	320		320	363	88%	Grade, bind and seal to 6.0m 2-coat seal
Riverside Road 270 -	43	2012	128		128	171	75%	Upgraded and 2-coat seal to 5.5m
Riverside Road 700 - 1150	20	2012	56		56	76	74%	Widened to allowing passing opportunities. Resheet.

Appendix D – Proposed Upgrade Treatments

For Distribution



n:\works.service\Infrastructure\05 future works\ir_hunton road realignment\03 design\drawings\14005-preliminary.dwg



HEAVILY VEGETATED 4.5M FORMATION ←	HEAVILY VEGETATED. WINDING TO AVOID LARGE TREES. GENERALLY 5.5M; NO TABLE DRAINS. A COUPLE OF PINCH POINTS → 4.5M	PREDOMINANTLY CLEARED WITH FARM WIDTH 5.6-6.5M GRAVEL ONLY	CLEARED, RELATIVELY WIDE FORMATION (8M) GRAVEL ONLY	CURRENT CONDITION
76 VPD	171 VPD	171 VPD	363 VPD	ESTIMATED TRAFFIC AT BUILD-OUT
LEAVE AS GRAVEL. WIDEN TO ALLOW PASSING OF 1'S. ENSURE ADEQUATE GRAVEL DEPTH.	5.5M 2-COAT SEAL, WITH NARROWED SECTIONS. ALLOW TO CLEAR SOME VEGETATION, BUT MAYBE ALLOW SOME NARROWING TO ACT AS L.A.T.M.	5.5M 2-COAT SEAL SOME WIDENING, NARROWER FORMATION.	6M 2-COAT SEAL - WILL REQUIRE GRADING & BINDING	PROPOSED TREATMENT
LOT 102 CH 660	CULVERT CH 420	LOT 100 CH 270	HUNTON CH 0	



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Tuesday, 1 April 2014

1:3000



Appendix E – Treatment Cost Estimates

For Distribution

	area seal	area form
Hunton with LT pocket	1440	1940
Passing bulge	788	1074
	2228	3014

Item	Description	Unit	Qty	Rate	\$	\$
1	ESTABLISHMENT AND TRAFFIC CONTROL					
1.1	Land Resumption incl admin	SM	3163	\$15.00	\$47,445.00	
1.2	Establishment on Site	item	1	\$25,000.00	\$25,000.00	
1.3	Survey	item	1	\$5,000.00	\$5,000.00	
1.4	Environmental impact assessment	item	1	\$10,000.00	\$10,000.00	
1.5	Traffic Control	item	1	\$40,000.00	\$40,000.00	
1.6	Aboriginal Heritage	item	1	\$20,000.00	\$20,000.00	
						\$147,445.00
2	EARTHWORKS					
2.1	Clearing of site	m ²	3000	\$2.20	\$6,600.00	
2.2	Strip and respread topsoil	m ²	1050	\$5.00	\$5,250.00	
2.3	Cut to fill	m ²	1940	\$8.00	\$15,520.00	
2.4	Import fill	LCM	5000	\$16.00	\$80,000.00	
2.5	Trim subgrade	m ²	1692	\$5.00	\$8,460.00	
						\$115,830.00
3	DRAINAGE					
3.1	Supply and lay RCP 375mmø	m	33	\$175.00	\$5,775.00	
3.3	Headwalls Single	ea	4	\$800.00	\$3,200.00	
3.4	Bridge works	item	1	\$400,000.00	\$400,000.00	
						\$408,975.00
4	METALCOURSES					
4.1	250mm gravel	m ²	3014	\$45.00	\$135,630.00	
						\$135,630.00
5	BITUMINOUS SURFACING					
5.1	2 coat seal	m ²	2228	\$11.00	\$26,747.00	
5.2	Asphalt intersection	m ²	240	\$40.00	\$9,600.00	
5.3	Kerb at intersection	lm	80	\$50.00	\$4,000.00	
5.4	Ascon	item	1	\$10,000.00	\$10,000.00	
5.5	QA	item	1	\$5,000.00	\$5,000.00	
						\$55,347.00
6	Road decommissioning					
6.1	Remove materials to spoil	m ²	1050	\$20.00	\$21,000.00	
						\$21,000.00
7	LINEMARKING AND SIGNAGE					
7.1	Estimate	item	1	\$3,000.00	\$3,000.00	
						\$3,000.00
TOTAL ESTIMATE (excluding GST)						\$887,227.00
Survey and Superintendence						\$88,722.70
Contingency						\$44,361.35
TOTAL ESTIMATE (excluding GST)						\$1,020,311.05

Item	Description	Unit	Qty	Rate	\$	\$
1	ESTABLISHMENT AND TRAFFIC CONTROL					
1.1	Establishment on Site	Unit	1	\$5,000.00	\$5,000.00	
1.2	Survey	Unit	1	\$5,000.00	\$5,000.00	
1.3	Traffic Control	Unit	1	\$8,000.00	\$8,000.00	\$18,000.00
2	ROAD INFRASTRUCTURE					
2.1	Kerbing and island fill	Unit	1	\$50,000.00	\$50,000.00	\$50,000.00
3	LINEMARKING AND SIGNAGE					
3.1	Estimate	Unit	1	\$2,000.00	\$2,000.00	\$2,000.00
TOTAL ESTIMATE (excluding GST)						\$70,000.00
Survey and Superintendence						\$7,000.00
TOTAL ESTIMATE (excluding GST)						\$77,000.00

	Length	width seal	width Clearing	ing cleared v	width form	area seal	area form	area clearing	area to clear
Riverside	270	6	12	12	8	1620	2160	3240	0

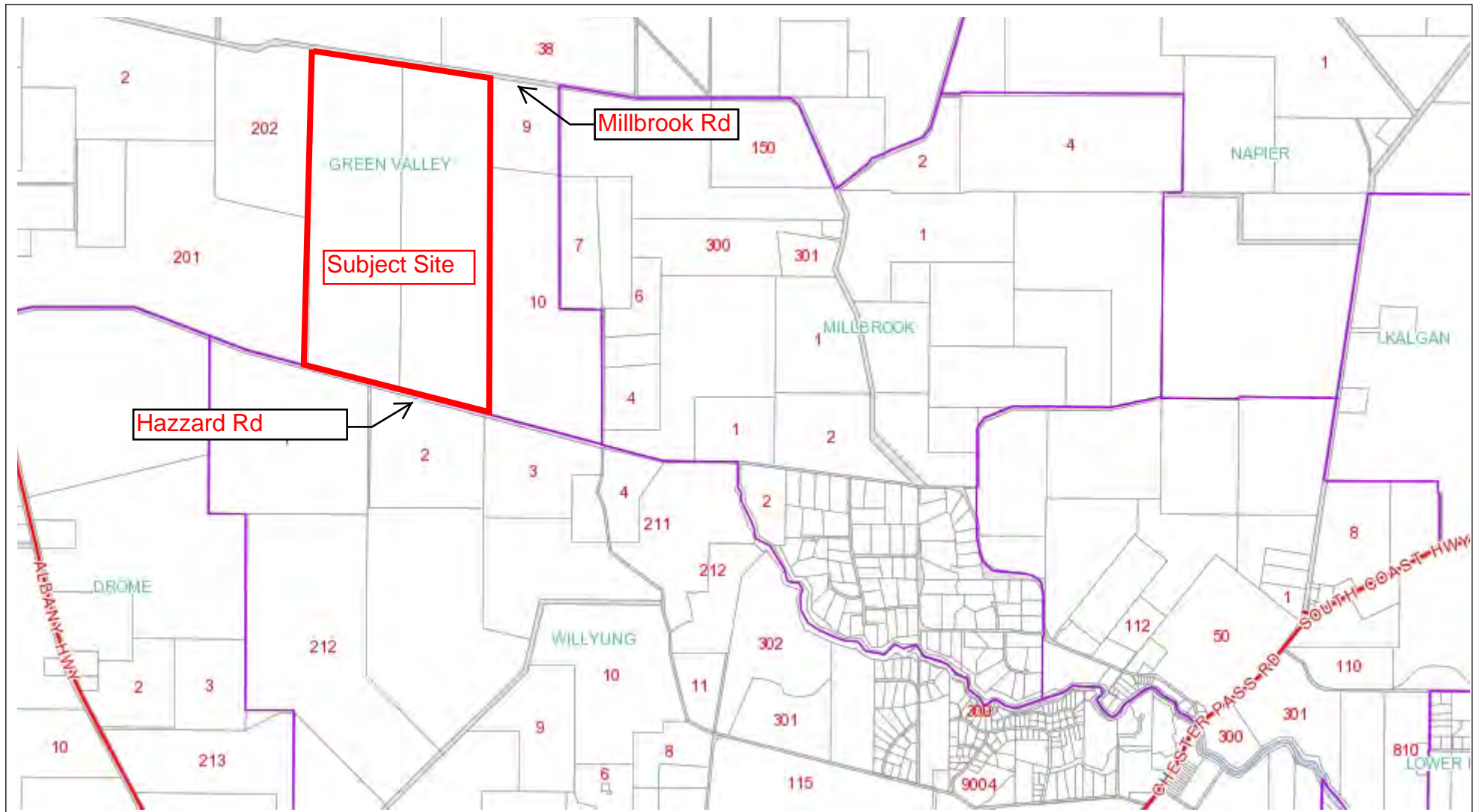
Item	Description	Unit	Qty	Rate	\$	\$
1	ESTABLISHMENT AND TRAFFIC CONTROL					
1.2	Establishment on Site	Unit	1	\$5,000.00	\$5,000.00	
1.3	Survey	Unit	1	\$5,000.00	\$5,000.00	
1.4	Traffic Control	Unit	1	\$6,000.00	\$6,000.00	
						\$16,000.00
2	EARTHWORKS					
2.1	Clearing of site	m²	0	\$2.20	\$0.00	
						\$0.00
4	GRAVEL COURSES					
4.1	Trim & bind	m²	2160	\$5.00	\$10,800.00	
						\$10,800.00
5	BITUMINOUS SURFACING					
5.1	2 coat seal	m²	1620	\$11.00	\$17,820.00	
	intersection extra over	item	1	\$5,000.00	\$5,000.00	
						\$22,820.00
7	LINEMARKING AND SIGNAGE					
7.1	Estimate	item	1	\$1,500.00	\$1,500.00	
						\$1,500.00
ESTIMATE (excluding GST)						\$51,120.00
Survey and Superintendence						\$5,112.00
Contingency						\$2,556.00
TOTAL ESTIMATE (excluding GST)						\$58,788.00

	Length	width seal	width Clearing	ing cleared v	width form	area seal	area form	area clearing	area to clear
Riverside	430	5.5	10	6	6.5	2365	2795	4300	1720

Item	Description	Unit	Qty	Rate	\$	\$
1	ESTABLISHMENT AND TRAFFIC CONTROL					
1.2	Establishment on Site	Unit	1	\$5,000.00	\$5,000.00	
1.3	Survey	Unit	1	\$5,000.00	\$5,000.00	
1.4	Traffic Control	Unit	1	\$6,000.00	\$6,000.00	
						\$16,000.00
2	EARTHWORKS					
2.1	Clearing of site	m²	1720	\$2.20	\$3,784.00	
2.3	Preparation of subgrade	m²	2795	\$5.00	\$13,975.00	
						\$17,759.00
4	GRAVEL COURSES					
	SGR extra	m²	559	\$15.00	\$8,385.00	
4.1	Trim	m²	2795	\$5.00	\$13,975.00	
						\$22,360.00
5	BITUMINOUS SURFACING					
5.1	2 coat seal	m²	2365	\$11.00	\$26,015.00	
						\$26,015.00
7	LINEMARKING AND SIGNAGE					
7.1	Estimate	item	1	\$1,500.00	\$1,500.00	
						\$1,500.00
ESTIMATE (excluding GST)						\$83,634.00
Survey and Superintendence						\$8,363.40
Contingency						\$4,181.70
TOTAL ESTIMATE (excluding GST)						\$96,179.10

	Length	width seal	width Clearing	ing cleared v	width form	area seal	area form	area clearing	area to clear
Riverside	400	0	8	5	7	0	2800	3200	1200

Item	Description	Unit	Qty	Rate	\$	\$
1	ESTABLISHMENT AND TRAFFIC CONTROL					
1.2	Establishment on Site	Unit	1	\$5,000.00	\$5,000.00	
1.3	Survey	Unit	1	\$5,000.00	\$5,000.00	
1.4	Traffic Control	Unit	1	\$5,000.00	\$5,000.00	
						\$15,000.00
2	EARTHWORKS					
2.1	Clearing of site	m²	1200	\$2.20	\$2,640.00	
2.3	Preparation of subgrade	m²	2800	\$5.00	\$14,000.00	
						\$16,640.00
4	GRAVEL COURSES					
4.1	Trim and overlay	m²	2800	\$10.00	\$28,000.00	
						\$28,000.00
5	BITUMINOUS SURFACING					
5.1	2 coat seal	m²	0	\$5.75	\$0.00	
						\$0.00
7	LINEMARKING AND SIGNAGE					
7.1	Estimate	Unit	1	\$3,000.00	\$3,000.00	
						\$3,000.00
ESTIMATE (excluding GST)						\$62,640.00
Survey and Superintendence						\$6,264.00
Contingency						\$3,132.00
TOTAL ESTIMATE (excluding GST)						\$72,036.00

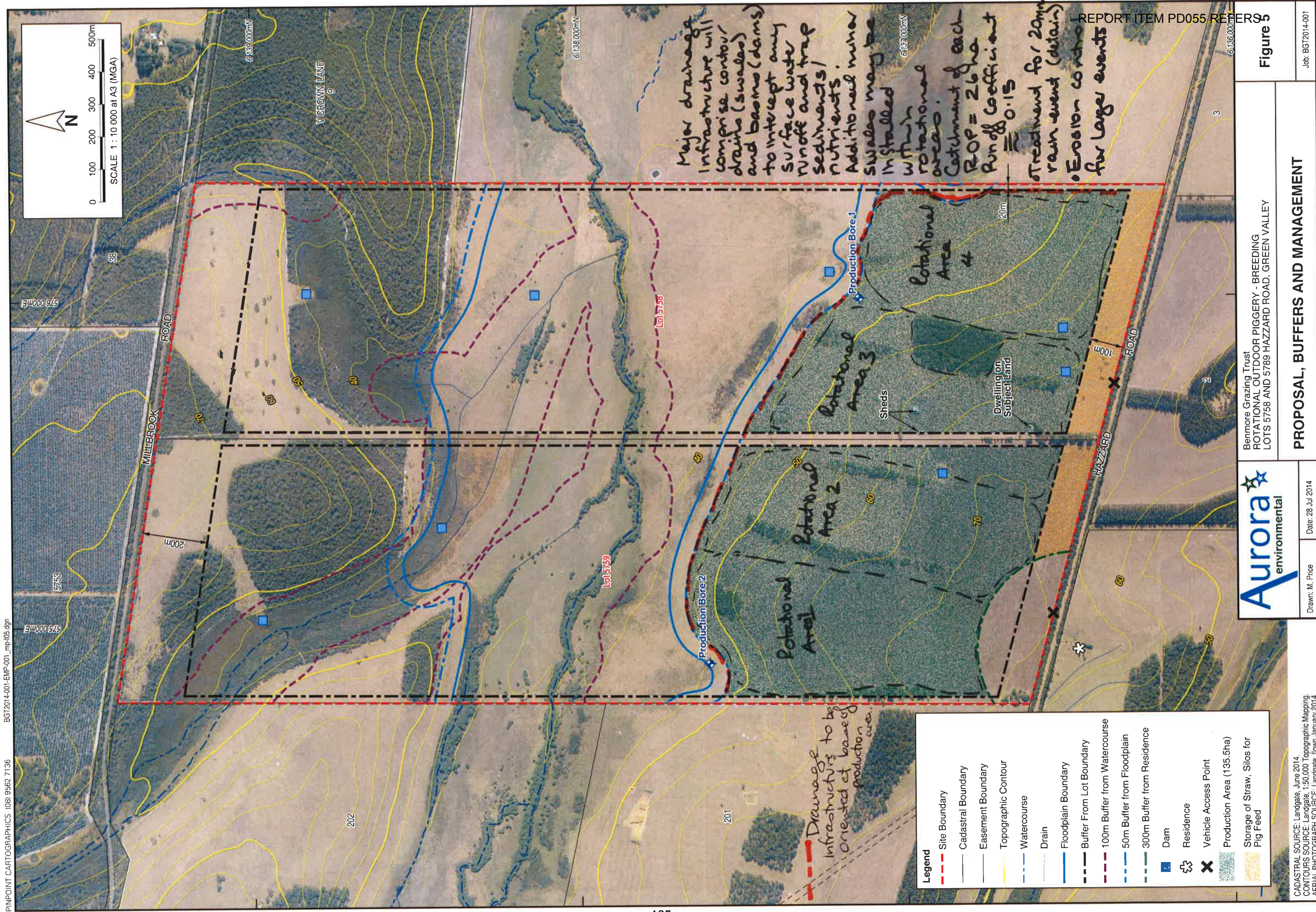


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Thursday, 25 September 2014

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**BENMORE GRAZING TRUST
ENVIRONMENTAL MANAGEMENT PLAN
OUTDOOR ROTATIONAL PIGGERY
LOTS 5758 & 5759,
GREEN VALLEY
CITY OF ALBANY**

Prepared For:	Benmore Grazing Trust 3 Manly Crescent COLLINGWOOD HEIGHTS WA 6330
Report Number:	AA2014/013
Report Version:	Version 2
Report Date:	28 July 2014

DISCLAIMER

This document is published in accordance with and subject to an agreement between Aurora Environmental ("AE") and the client for whom it has been prepared Benmore Grazing Trust ("Client") and is restricted to the scope of works identified by the client in its engagement of AE. This report has been prepared using the standard of skill and care ordinarily exercised by Environmental Scientists in the preparation of such Documents.

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Aurora Environmental has implemented a comprehensive range of quality control measures on all aspects of the company's operation.

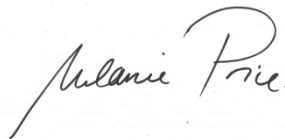
An internal quality review process has been applied to each project task undertaken by us. Each document is carefully reviewed and signed off by senior members of the consultancy team prior to issue to the client.

Document No: AA2014/013

Report No: Version 2

Author: Melanie Price

28 July 2014



Name

Signature

Date

Reviewed by: Kate McCormack

28 July 2014



Name

Signature

Date

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Report File Name	Report Status	Date	Distribution	Format
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BGT-2014-001_EMP_001_mp_V2.docx	Version 2	28 July 2014	Benmore Grazing Trust City of Albany	PDF

TABLE OF CONTENTS

EXECUTIVE SUMMARY	3
1. INTRODUCTION	6
1.1 Background	6
1.2 Applicant Details	7
1.3 Scope of Works	7
2. POLICIES AND PLANNING FRAMEWORK	8
2.1 National Guidelines	8
2.1.1 National Environmental Guidelines for Rotational Outdoor Piggeries	8
2.1.2 APIQ [✓] ™ Standards Manual for Rotational Outdoor Piggeries	8
2.1.3 Fact Sheet, Design and Management of Outdoor Free Range Areas for Pigs	8
2.1.4 Model Code of Practice for the Welfare of Animals – Pigs (Revised)	8
2.1.5 RSPCA – Approved Farming Scheme – Pigs	8
2.2 Western Australia	9
2.2.1 Environmental Protection Act 1986	9
2.2.2 Environmental Protection Authority Guidelines	9
2.2.3 Statement of Planning Policy No 2.5 – Agricultural and Rural Land Use Planning	10
2.2.4 Department of Agriculture and Food Western Australia – ‘Sensitive Sites’	10
2.3 Local Government Authority	10
2.3.1 City of Albany – Local Planning Scheme No. 1	10
2.4 Other Policies	11
2.4.1 Plantagenet Pork Environmental Policy	11
2.5 Additional Research	11
3. SITE DESCRIPTION	12
3.1 Location and Current Land Use	12
3.2 Surrounding Land Uses and Sensitive Receptors	12
3.3 Climate	14
3.3.1 Rainfall	15
3.3.2 Temperature	15
3.3.3 Prevailing Winds	15

3.4	Topography and Slopes	17
3.5	Geology, Landform and Soils	19
3.5.1	Soil Profile	20
3.5.2	Soil Testing	21
3.5.3	Phosphorus Buffering Index (PBI)	21
3.5.4	Permeability	22
3.6	Surface and Groundwater	23
3.7	Wetlands	24
3.8	Vegetation	24
4.	DESCRIPTION OF PROPOSED OPERATION	25
4.1	Rotational Outdoor Piggery - Breeding	25
4.1.1	Rotation	25
4.1.2	Fencing and Water Supply	25
4.1.3	Density of Pigs	26
4.1.4	Rotational Outdoor Piggery Units	27
4.2	Infrastructure and other features	30
4.3	Operations	30
4.4	Biosecurity	30
4.5	Accidents and Emergency Response	32
4.6	Fire Risk Management	32
4.7	Public Relations and Training	32
5.	ROTATIONAL OUTDOOR PIGGERY – PROPOSED MANAGEMENT	33
5.1	Odour	33
5.2	Dust	33
5.3	Noise	33
5.4	Waste Management	34
5.4.1	Nutrient Management	35
5.4.2	Disposal of Dead Pigs	36
5.5	Drainage and water management	37
5.6	Fly Breeding	38

5.7	Weed and pest management	38
5.8	Visual	39
5.9	Transport and Access	39
5.10	Chemicals and Fuels	40
5.11	Monitoring and Evaluation	40
6.	SUMMARY AND COMMITMENTS	41
7	REFERENCES	43

PLATES IN TEXT

Plate 1: Albany Annual Average temperatures and rainfall

Plate 2: Slopes

Plate 3: Internal Electric Fencing and Water Supply Pipe

Plate 4: Wallow

Plate 5: Mating / Artificial Insemination Area

Plate 6: Gestational Radial

Plate 7: Farrowing Radial

Plate 8: Flow Chart for Pig Movement in ROP

Plate 9: Signage at Entry to ROP

Plate 10: View of ROP Area 1 from Hazzard Road

TABLES IN TEXT

Table 1: Summary Table

Table 2: Planning Context

Table 3: Application Details

Table 4: EPA Guidance Statement No. 3 For Extensive Piggeries

Table 5: Buffer Compliance

Table 6: Prevailing Wind Directions for the Albany Airport

Table 7: Maximum Slope of Proposed ROP Areas

Table 8: Soil Units, Landform and Geology Associated with ROP

Table 9: Soil Sampling Results

Table 10: PBI Results - Subsoil

Table 11: Calculated Ksat Values and Drainage Classification

Table 12: Rotational Outdoor Piggery Densities

Table 13: Predicted Nutrient Output by Class of Pig and Bedding Material (kg/head/year)

Table 14: Total Annual Nutrient Application to Soil (Kg/ Year/ Ha)

Table 15: Typical Nutrient Removal through Cropping (Kg /Year)

Table 16: Design Criteria for First Flush Containment Systems

Table 17: Landowner Commitments

ATTACHMENTS

LIST OF FIGURES

Figure 1: Regional Location

Figure 2: Zoning

Figure 3: Site Location

Figure 4: Physical Features

Figure 5: Property Proposal, Buffers and Management

LIST OF APPENDICES

Appendix A: Planning Principles Checklist and APIQV® Standards

Appendix B: Site Selection Characteristics, APL (2011)

Appendix C: Photos of Subject Land

Appendix D: Albany Wind Roses – Bureau of Meteorology

Appendix E: Soil Profile

Appendix F: Soil Sampling Results – Top 10cm

Appendix G: Phosphorus Buffering Index Results- Subsoil

Appendix H: Permeability Results

Appendix I: Design Rainfall Intensity Chart and Intensity Frequency Duration Table – Albany

LIST OF ABBREVIATIONS

AHD	Australian Height Datum
APIQ ^{✓™}	Australian Pork Industry Quality Assurance Program
APL	Australian Pork Limited
AWWG	Animal Welfare Working Group
BOM	Bureau of Meteorology
BSE	Bovine Spongiform Encephalitis
DER	Department of Environment Regulation (previously Department of Environment and Conservation)
DAFWA	Department of Agriculture and Food, Western Australia
DOH	Department of Health, Western Australia
EHO	Environmental Health Officer
EMP	Environmental Management Plan
EPA	Environmental Protection Authority
LPS	Local Planning Scheme
PIMC	Primary Industries Ministerial Council
ROP	Rotational Outdoor Piggery
RSPCA	Royal Society for the Prevention of Cruelty to Animals

EXECUTIVE SUMMARY

This document has been prepared by Aurora Environmental for Benmore Grazing Trust and outlines an environmental management plan (EMP) for the operation of a proposed breeder rotational outdoor piggery (ROP) at Lots 5758 and 5789 Hazzard Road, Green Valley in the City of Albany. The piggery will breed pigs which will be grown for Plantagenet Pork.

The EMP has been prepared in response to requirements outlined in the City of Albany Local Planning Scheme (LPS) No 1 and other relevant legislation, policies and standards. The following matters are considered:

- Planning and policy framework for the establishment of piggeries generally and outdoor rotational operations specifically;
- Land capability, buffers and sensitive receptors; and
- Process and environmental management of the proposed operation.

Details relating to this assessment are summarised in Table 1 and explained in the document text.

TABLE 1: SUMMARY TABLE

ITEM	APPLICATION	COMMENT
Property Details:	Lots 5758 and 5789 Hazzard Road, Green Valley in the City of Albany. Lot 5758 – 229.80 hectares (ha); Lot 5759 – 229.75ha. Total 459.55ha	The subject land is owned/under contract by Benmore Grazing Trust. Land uses on the property currently include pasture and cropping.
Piggery Type:	Free range breeder piggery based on a rotational operation.	
Density of Pigs	Model Code of Practice for the Welfare of Animals – Pigs – 20 – 25 dry sows/ha; RSPCA Approved Farming Scheme Standards for Pigs – 30 adult pigs/ha	Benmore Grazing Trust proposed to have 24 boars and sows per hectare which is within the range recommended by the Model Code and RSPCA standards.
Total number of pigs:	Up to 600 sows and 35 boars and 400 piglets (at any one time).	Output of approximately 10,800 weaners per year.
Rotation	This EMP identifies 4 areas which are suitable for ROPs based on environmental criteria.	Areas have been calculated on 24 sows and boars per hectare. Each rotation unit is at least 26ha to accommodate up to 600 sows and 35 boars in each unit. Each rotation area will be used for two years and rested for at least two years.
Transport of pigs and traffic	<ul style="list-style-type: none"> - Maiden pigs (gilts) are brought in from another piggery on a single day each month. - Weaner piglets are transported one day a week, directly to an off-site grower facility where they are 	<ul style="list-style-type: none"> - Gilts are transported in a semi trailer. - Piglets (as weaners) are transported using a small rigid truck.

ITEM	APPLICATION	COMMENT
	<p>raised to an adequate size prior to being sent to an abattoir for processing.</p> <p>- Feed is brought onto the property once every three weeks.</p>	<p>- Feed is delivered by a B-double (consisting of a prime mover towing two semi-trailers).</p>
Buffers requirements as outlined by APL in Tucker and O'Keefe (2013)	<p>Buffers required:</p> <ul style="list-style-type: none"> - Public road carrying > 50 vehicles per day – 100m. - Public road carrying < 50 vehicles per day – 200m - Town - 750m - Rural residential area - 500m - Rural dwelling – 250m - Property boundary – 20m 	<p>The proposed ROP meets these buffer requirements.</p> <p>Hazzard Road carries approximately 25 vehicles per day (Planning and Engineering Support, City of Albany, pers comm.)</p> <p>The closest dwelling external to the subject land is 100m from the south west property boundary and 300m from the closest proposed ROP.</p>
Design and Management of Outdoor Free Range Areas for Pigs (APL, 2011)		
Site selection factors:	Recommendation	
Annual rainfall less than 750mm	940mm per annum (1880 – 2013). However, there has been a 6-8% decline since 1975 (to approximately 865mm) (Gunby, 2014) and 13.2% decline when comparing 2000 – 2006 rainfall data with the long term average (816mm; Gunby, 2014).	The ROP does not meet this site selection requirement. However the operation can be managed adequately for this rainfall level.
Mean maximum January temperature less than 28°C	23.2°C in February	The ROPs meet this site selection requirement.
Mean minimum July temperature exceeding 3°C	8.4°C in July	The ROPs meet this site selection requirement.
ROP to provide room for 24 sows and boars per ha (which is less dense than RSPCA standards which are based on 30 adult pigs per ha)	600 sows and 35 boars will be provided with a minimum of 26ha area per ROP compartment.	The ROPs meet this site selection requirement.
Buffer of 800m between piggery and major water supply storage	There are no major water supply storage areas within 800m of the subject land.	Proposed ROPs meet this site selection requirement.
Buffer of 100m between piggery and a defined water course	ROPs are set back at least 100m from water courses.	Proposed ROPs meet this site selection requirement.

ITEM	APPLICATION	COMMENT
<p>Buffer of 100m to a public road carrying less than 50 vehicles per day.</p> <p>Buffer of 200m to a public road carrying more than 50 vehicles per day.</p>	<p>Hazzard Road carries less than 50 vehicles per day (Planning and Engineering Support, City of Albany pers comm.). The buffer to this road from proposed ROPs is 100m.</p> <p>Marbellup Road carries more than 50 vehicles per day. A buffer for proposed ROPs allows for a 200m setback.</p>	ROPs will be sited to meet this site selection requirement.
Buffer of 750m to a town site.	The nearest townsite is King River which is 6km to the east.	Proposed ROPs meet this site selection requirement.
Buffer of 500m to a rural residential area.	There are no rural residential areas within 500m. The closest rural residential development is 2.2km to the south east in Willyung.	Proposed ROPs meet this site selection requirement.
Buffer of 250m to external rural dwelling	The nearest dwelling external to the operation is on Lot 1 Hazzard Road and is 100m south of Lot 5759 and 300m from the nearest proposed ROP.	Proposed ROPs meet this site selection requirement.
Buffer of 20m from a property boundary	All existing and proposed ROPs are at least 20m from the property boundary.	Proposed ROPs meet this site selection requirement.
Soils: Well drained soils with sufficient clay to retain nutrients	The ROP sites comprise sandy soils with a gravel and clay content.	The ROPs meet this site selection requirement.
Slopes: Gently sloping land	The site is gently sloping to allow for drainage but not so steep that erosion is likely to occur.	The ROPs meet this site selection requirement.

1. INTRODUCTION

1.1 BACKGROUND

Mr Perry Cusack and Ms Kaylene Parker plan to establish a breeder ROP at Lots 5758 and 5759 Hazzard Road at the locality of Green Valley in the City of Albany ('subject land'; Figure 1).

The subject land is zoned 'Priority Agriculture' under the City of Albany LPS No. 1. Piggeries are defined as 'Animal Husbandry - Intensive' under the City of Albany Local Planning Scheme (LPS) No. 1, which is a discretionary ('D') use when the City of Albany grants planning approval (Table 2). The City of Albany requires applicants to demonstrate that the land use complies with the relevant standards and requirements and may be subject to conditions imposed by the Council in granting planning consent (Table 1). This EMP outlines how the operation will be managed to ensure that unacceptable impacts will not occur.

TABLE 2: PLANNING CONTEXT

City of Albany LPS No. 1 – Zoning of Subject Land	Priority Agriculture Zone Definition: (a) Agricultural land resources that are considered to be of local, State and/or regional significance; (b) Provide for a diversity of sustainable intensive and extensive agriculture activities or rural industries that do not impact upon agricultural activities and protect those land uses from incompatible developments; (c) Manage in a sustainable manner the soil and water resources available in the zone; (d) Prevent land uses and development within the zone that may adversely impact on the continued use of the zone for a diversity of agricultural purposes; and (e) Provide for value-adding opportunities to agricultural and rural products on-site.
Land use definition- Albany LPS No. 1: Animal Husbandry - Intensive	Animal Husbandry – Intensive means premises used for keeping, rearing or fattening of pigs, poultry (for either egg or meat production), rabbits (for either meat or fur production) and other livestock in feedlots.
Requirements for Animal Husbandry - Intensive	Animal Husbandry – Intensive is a discretionary ('D') use and requires planning approval from the City of Albany. Albany LPS No. 1 states that applications need to consider and document: <ul style="list-style-type: none"> • Land capability; • Site management; • Buffer separation for sensitive land uses; • Environmental and nutrient management in line

	with State Planning Policy 11 <i>Agriculture and Rural Land Use Planning</i> and Department of Water (2010) <i>Water Quality Protection Note 33</i> .
City of Albany LPS No. 1 – Surrounding Areas	Rural within 1km

1.2 APPLICANT DETAILS

Details relating to the subject land are summarised in Table 3.

TABLE 3: APPLICATION DETAILS

APPLICANT DETAILS	INFORMATION
Owner details	Benmore Grazing Company Contact: Perry Cusack and Kaylene Parker Mobile: 0427429790 Email: cusack.co@bigpond.com Postal Address: 3 Manly Crescent, Collingwood Heights WA 6330
Land details	Freehold; Lots 5758 and 5759 Hazzard Road, Green Valley in the City of Albany
Land area	Lot 5758 – 229.80ha; Lot 5759 – 229.75ha - Total 459.55

1.3 SCOPE OF WORKS

This document considers the existing environment of the subject land and requirements for ROPs according to national standards and environmental guidelines, state policies and Codes of Practice. Information gathered during desktop and field surveys in relation to the subject land is considered in relation to potential impacts of the ROP and this EMP outlines management strategies to ensure sustainable operation of the piggery.

Preparation of this document has included:

- A desktop review of existing information;
- Site inspection;
- Soil assessment and testing;
- Consideration of applicable standards, guidelines and policies;
- Liaison with the City of Albany; and
- Liaison with nearby landowners.

2. POLICIES AND PLANNING FRAMEWORK

The following standards, guidelines and policies apply to the operation and management of the ROP.

2.1 National Guidelines

2.1.1 National Environmental Guidelines for Rotational Outdoor Piggeries

The National Environmental Guidelines for Rotational Outdoor Piggeries (Tucker and O’Keefe, 2013) provides guidance with respect to the siting, buffers and operation of piggeries which are free range and operated on a rotational basis. This document provides a useful guide in the form of a planning principles checklist that is applicable to this development. The structure of this EMP is based on the National Environmental Guidelines for Piggeries Planning Principles. A copy of the Planning Principles checklist is included in Appendix A.

2.1.2 APIQ[✓]™ Standards Manual for Rotational Outdoor Piggeries

Australian Pork Limited has worked with key stakeholders to develop a Standards Manual for Rotational Piggeries (V3.2.3, 2012), referred to as the Australian Pork Industry Quality Assurance Program (APIQ[✓]™). The program aims to put into place documented procedures and methodologies to carry out key tasks to ensure that high quality pig products can be produced consistently and impacts on the environment and surrounding amenity are sustainably managed. A number of sections of the APIQ[✓]™ are relevant to the preparation of this EMP, and are included in Appendix A.

2.1.3 Fact Sheet, Design and Management of Outdoor Free Range Areas for Pigs

Australian Pork Limited (July 2011) has produced a fact sheet that summarises the desired site selection characteristics, buffer distances and nutrient management actions specifically for outdoor free range piggeries. This fact sheet provides a reference for the assessment of the suitability of the site for the development of a free range piggery, and independent verification of the proposed management practices. A copy of the fact sheet is included in Appendix B.

2.1.4 Model Code of Practice for the Welfare of Animals – Pigs (Revised)

The *Model Code of Practice for the Welfare of Animals – Pigs (Revised)* was prepared by the Animal Welfare Working Group (AWWG) within the Primary Industries Ministerial Council (PIMC) committee system in 2007. The document guides the care and management of pigs so that the basic needs of food, water, space, socialisation, accommodation/shelter and health care are of an adequate standard.

2.1.5 RSPCA – Approved Farming Scheme – Pigs

The RSPCA (2011) has developed standards for pig producers that ensure a high level of welfare for farmed pigs. Pig producers can apply to participate in the RSPCA Approved Farming Scheme and participation is granted if the farming system meets the RSPCA’s standards. Farmers on approved farms are allowed to label their produce with the RSPCA logo so that consumers can be assured that the pigs are kept according to the RSPCA’s welfare standards. These standards are higher than those recommended by the *Model Code of Practice for the Welfare of Animals: Pigs*. The standards are based on providing an adequate diet and water; freedom from discomfort, pain, injury or disease; ability to express normal behaviour and reduction of fear or distress. While these standards are not

mandatory, systems which are eligible for approval under the RSPCA Approved Farming System demonstrates that pigs are raised and handled to the highest standard.

2.2 Western Australia

2.2.1 Environmental Protection Act 1986

ROPs do not constitute a prescribed activity under the *Environmental Protection Act 1986* and therefore do not require a works approval or licence from the Department of Environment Regulation (DER).

2.2.2 Environmental Protection Authority Guidelines

The Western Australian Environmental Protection Authority (EPA) has prepared *Guidance for the Assessment of Environmental Factors – Separation Distances between Industrial and Sensitive Land Uses No. 3* (EPA 2005). The Guidance Statement is intended to provide advice on generic separation distances between specific industry and sensitive land uses to avoid or minimise the potential for land use conflict. The distances outlined are not intended to be absolute separation distances, rather they are a default distance for the purposes of:

- identifying the need for specific separation distance or buffer definition studies; and
- providing general guidance on separation distances in the absence of site specific technical studies.

The separation distances in EPA *Guidance Statement 3* (EPA, 2005) are intended to be used as a tool, supplemented by other appropriate techniques, to assist in the assessment of:

- new individual industries, infrastructure and estates, in the vicinity of existing/proposed sensitive land uses; and
- new individual sensitive land uses or estates, in the vicinity of existing/proposed industry and infrastructure.

The separation distances are also intended to provide assistance to strategic planning studies and processes.

Guidance Statement 3 (EPA 2005) states that extensive piggery (premises on which pigs are fed, watered and housed in outside paddocks or enclosures) may need a 1000m buffer to sensitive land uses (Table 4). Land uses considered by the guidelines to be potentially sensitive to emissions from industry and infrastructure include residential developments (not single rural dwellings), hospitals, hotels, motels, hostels, caravan parks, schools, nursing homes, child care facilities, shopping centres, playgrounds, and some public buildings. Some commercial, institutional and industrial land uses which require high levels of amenity or are sensitive to particular emissions may also be considered “sensitive land uses”. Examples include some retail outlets, offices and training centres, and some types of storage and manufacturing facilities.

The EPA Guidance statement refers to Department of Agriculture and Food (DAFWA) *Guidelines for New and Existing Piggeries* (Latto *et al.* 2000; Table 2 Page 10) which state that a buffer to isolated rural dwellings should be 300m.

There are no sensitive land uses within 1km of the proposed ROP. There is a single rural dwelling that will be 300m from the nearest ROP unit.

The national *Environmental Guidelines for Rotational Outdoor Piggeries* (Tucker and O’Keefe 2013) are based on extensive research and experience and have been adopted in New South Wales, Victoria and Queensland. Additional research has been done by the University of Queensland in support of the ROP Guidelines (Banhazi 2013) for noise, dust and odour. These guidelines, based on specific ROP research, have been chosen for indicative separation distances.

TABLE 4: EPA GUIDANCE STATEMENT NO. 3 FOR EXTENSIVE PIGGERIES

Industry	Description	DER Licence or Works Approval Required?	Key Government Agency for Advice	Code of Practice	Impacts	Buffer Distance to defined sensitive land uses
Piggery - Extensive	Premises on which pigs are fed, watered and housed in outside paddocks or enclosures	Not required	DAFWA, Department of Water, Local Government Authority	DAFWA Guidelines (Latto <i>et al.</i> 2000)	Dust and odour	1000m (Guidance defers to DAFWA buffer for isolated rural dwellings of 300m)

2.2.3 Statement of Planning Policy No 2.5 – Agricultural and Rural Land Use Planning

The objectives of this policy are to protect rural land from incompatible land uses by making land use decisions to support existing and future primary production and protection of priority agricultural land, particularly for the production of food. The policy supports regional development of rural enterprises, seeks to protect and improve environmental and landscape assets and minimise land use conflicts. The policy guides the preparation of planning schemes and other planning decisions.

2.2.4 Department of Agriculture and Food Western Australia – ‘Sensitive Sites’

Sensitive Sites Western Australia (WA) is a DAFWA service designed to help identify the location of sensitive agricultural production systems within the agricultural region of WA. This service aims to assist growers in preparing risk assessment and risk mitigation plans for their ongoing production activities and help protect sensitive agricultural production systems. There are no DAFWA listed ‘sensitive sites’ within 1km of proposed ROPs (DAFWA, 2014). The nearest site is Phillip Brook Winery on Redmond Hay River Road (5km west of the subject land) (DAFWA, 2014).

2.3 Local Government Authority

2.3.1 City of Albany – Local Planning Scheme No. 1

The City of Albany Local Planning Scheme (LPs) No. 1 defines extensive piggeries as a ‘Animal Husbandry - Intensive’. This type of land use is discretionary in ‘Priority Agriculture’ zones and subject to planning scheme consent by the City of Albany, subject to meeting the requirements of environmental guidelines and other applicable standards. Development for such a purpose requires approval by Council to ensure that siting, operations and management objectives can be met.

Council considers each application based on its merits and likely impacts to ensure that relevant factors are taken into consideration.

2.4 Other Policies

2.4.1 Plantagenet Pork Environmental Policy

Plantagenet Pork and the Benmore Grazing Trust are committed to protecting the environment by reducing environmental risks of operations. Therefore, the operators and owners voluntarily commit to the following:

1. Sustainable development – integrate environmental management into planning and decision making processes, to ensure sustainability and minimal impact on the environment.
2. Pollution prevention – Conduct operations in a manner that prevents pollution, conserves resources and proactively addresses past environmental contamination (where this is applicable).
3. Legal compliance – Ensure that operations comply with applicable environmental guidelines, regulations and requirements.
4. Employee involvement – Ensure environmentally responsible stewardship by employees through recycling, conserving resources, reducing waste and eliminating environmental risks in business operations.
5. Continual improvement – Regularly measure performance and practice continual improvement.
6. Training – Staff will be adequately trained in environmental management.

2.5 Additional Research

Research has been undertaken by the University of Queensland and National Centre for Engineering in Agriculture (Banhazi 2013) to determine the levels of odour dust and noise emitted from typical free range piggeries. The research project included the measurement of temperature, relative humidity, odour emission, dust concentrations and noise levels on representative free-range piggeries (including breeding ROP, breeding and grow out ROP and low density breeding ROP with 1,250m² per pig) in three different states (New South Wales, Victoria and Queensland).

Results indicate that odour emission rates measured on free-range pig farms were generally low and not affected by farm differences. While there was a significant difference demonstrated in dust concentrations between different farms, essentially on all farms very low dust concentrations were measured. Most peak dust concentrations were associated with tractor/machinery movements rather than pig activity. The results of this study also demonstrated that very low levels of noise were detected on all farms (study mean of 37 dB) and free-range piggeries on average are quieter places than traditional piggery sheds. Very few vocalisations by pigs were observed during farm visits. It was concluded that free-range piggeries would not be a major source of noise, odour and dust pollution.

3. SITE DESCRIPTION

3.1 LOCATION AND CURRENT LAND USE

The subject land comprises Lots 5758 and 5759 Hazzard Road and is situated in the locality of Green Valley, approximately 13.5km north-west of the Albany central business district in the City of Albany (Figure 1). The subject land is zoned 'Priority Agriculture' under the City of Albany LPS No 1 (Figure 2) and is currently used for cropping and grazing. Lot 5758 comprises 229.80ha and Lot 5759 comprises 229.75ha. The total area of the subject land is 459.55ha. Photographs of the subject land are included in Appendix C.

The southern boundary of the subject land is bordered by Hazzard Road, the northern boundary by Millbrook Road. The eastern and western boundaries are adjacent to private properties (Figures 3 and 4). Surrounding land to the west, north and east is zoned 'Priority Agriculture' and land to the south is zoned 'General Agriculture' (Figure 2) and is used for purposes including grazing, cropping, viticulture, commercial industries and blue gum plantations. The closest non-rural zoned land is 1.1km to the south west and is zoned for Water Corporation Waste Water Treatment Odour Buffer Special Control Area (Figure 2). Other zones include 'General Industry' 2.7km to the south west, 'Rural Residential' 2.2km to the south east and 'Special Use 6' 2.7km to the east. 'Special Use 6' area is at Lot 301 (Pt. Location 5756) Millbrook Road, Millbrook and the zone allows for holiday accommodation, a restaurant and private recreation.

There is an area of unallocated Crown land to the north east of the subject land. The closest Crown reserve is Millbrook Nature Reserve (Reserve 18739) which is 1.3km to the north.

One of the criteria for establishment of an outdoor pork production system is the availability of a sufficient area of land to operate a sustainable rotational system. The subject land provides a large area of land with sufficient buffers to accommodate the outdoor piggery system. A 120ha area has been identified as suitable as a ROP (Figure 5).

3.2 SURROUNDING LAND USES AND SENSITIVE RECEPTORS

The Albany Hinterland farming district extends around the Albany, Redmond and King River town sites. The main farming practices in the area have traditionally been sheep/cattle farming, cereal cropping and blue gum plantations. However, other farming enterprises have also been established, including intensive horticulture, specialty livestock (e.g. goats and alpacas), vineyards and tourism ventures. Land uses immediately adjacent to the subject land include livestock grazing, cropping and blue gum plantations.

In order to minimise the impact of a ROP on surrounding land users, Australian Pork Limited (Tucker and O'Keefe, 2013) have produced national buffer guidelines. Table 5 summarises the level of compliance with the buffer recommendations for the proposed development.

TABLE 5: BUFFER COMPLIANCE

DESIGN AND MANAGEMENT OF OUTDOOR FREE RANGE AREAS FOR PIGS (APL, 2011)		
SITE SELECTION FACTORS:	RECOMMENDATION	
Buffer of 800m between piggery and major water supply storage	There are no major water supply storage areas within 800m of the subject land.	Proposed ROPs meet this site selection requirement.
Buffer of 100m between piggery and a defined water course	ROP units are set back at least 100m from the King River and its flood plain.	Proposed ROP meets this site selection requirement.
Buffer of 100m to a public road carrying less than 50 vehicles per day. Buffer of 200m to a public road carrying more than 50 vehicles per day.	Hazzard Road carries less than 50 vehicles per day (Planning and Engineering Support, City of Albany pers comm.). The buffer to this road from proposed ROPs is 100m. Marbellup Road carries more than 50 vehicles per day. A buffer for proposed ROPs allows for a 200m setback.	Proposed ROP meets this site selection requirement.
Buffer of 750m to a town site.	King River townsite is 6km to the south east Redmond townsite is 11.5km to the west.	Proposed ROP meet this site selection requirement.
Buffer of 500m to a rural residential area.	There are no rural residential areas within 500m. The closest type of rural residential development is 2.2km to the south east in Millbrook.	Proposed ROP meet this site selection requirement.
Buffer of 250m to external rural dwelling	The nearest dwelling external to the subject land is 100m south on Lot 1 Hazzard Road and 300m from the nearest proposed ROP unit.	Proposed ROP meets this site selection requirement.
Buffer of 20m from a property boundary	All existing and proposed ROPs are at least 20m from the property boundaries.	Proposed ROP meets this site selection requirement.

There are 5 rural dwellings/sheds and/or sensitive receptors located within 1km of the proposed ROP as shown in Figure 3. The closest residence/sensitive receptor to any of the proposed ROP units is approximately 100m from the southern boundary of Lot 5759 (300m from the closest ROP unit) at Lot 1 Hazzard Road. The next closest dwelling is 660m east of the property boundary and 680m from the nearest proposed ROP at Lot 10 Hazzard Road. Both distances exceed the 250m buffer recommended for isolated rural dwellings.

3.3 CLIMATE

Albany, located on the south coast of Western Australia (WA), has a Mediterranean climate characterised by generally warm summers and cool, wet winters. The average annual temperature and rainfall information for the Albany airport (approximately 3km south of the subject land) is presented in Plate 1, below (BOM, 2014).

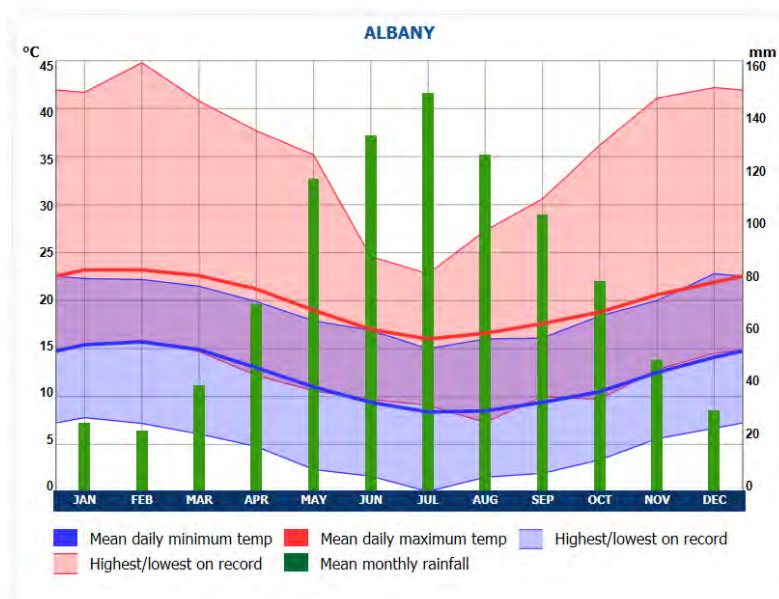
Albany has a significant number of cool cloudy days with drizzle or showers. As summarised by the Bureau of Meteorology (BOM, 2014):

The Southern Ocean is a major factor influencing Albany's climate. The Southern Ocean imparts a moderating influence on Albany through sea breezes in the warmer months and through the effects of a relatively mild and moist air mass at any time of the year. Seasonal variations are mainly due to the north-south movement of sub-tropical ridge. An easterly broad scale flow prevails in summer when the ridge is south of the State. However, the movement of high pressure cells from west to east along this ridge brings a commonly repeated pattern of wind changes to South Coast locations.

Albany's south coast aspect means that the progression of winds from east through north, west, south and returning to east over periods of several days to a week or more during summer can bring a large variation in weather from fine and mild, to hot with thundery showers, to cool and cloudy with drizzle. When the ridge moves north in the cooler months, the moisture-laden westerly winds south of the ridge deliver much of Albany's annual rainfall. Atmospheric disturbances embedded in the westerly winds are common in the winter months with the potential for several cold fronts passing through southwest WA in a week.

The climate in the region is conducive to the establishment of a ROP as extremes of heat and cold are generally not experienced.

PLATE 1: ALBANY ANNUAL AVERAGE TEMPERATURES AND RAINFALL



Source: BOM (2014) <http://www.weatherzone.com.au/climate/station.jsp?lt=site&lc=9500>

3.3.1 Rainfall

The closest rainfall measurement station to the subject land is Albany Airport which is 3km to the south (Bureau of Meteorology (BOM) site number 009999; Plate 1). Albany's long-term median annual rainfall is approximately 940 mm although there can be considerable variation in the total rainfall from year to year (BOM, 2014). On average, approximately 43% of the annual rainfall occurs in winter between June and August. Although cold fronts are responsible for much of the recorded rainfall total, a moist onshore flow can occur in any season and bring showers or drizzle. Albany records rainfall on 175 days annually. July is the wettest month, with a long-term average of over 148mm. The driest month is January with a mean of 22.8mm. Like other parts of south-west WA, winter rainfall has decreased in the region during the latter half of the twentieth century, which is thought to be due to natural variability and climate change. There has been a 6-8% decline since 1975 (to approximately 865mm) (Gunby, 2014) and 13.2% decline when comparing 2000 – 2006 rainfall data with the long term average (816mm; Gunby, 2014).

Ideal rainfall for a ROP is considered to be 750mm per year or less. However, site conditions and management plays a more important part in overall conditions (e.g. adequate soil drainage). Rainfall levels in the area are conducive for minimising dust as consistent rain will prevent the ROPs from becoming too dry.

3.3.2 Temperature

The closest temperature measurement station to the subject land is Albany Airport which is 3km south of the subject land (BOM site number 009999; Plate 1). Average maximum temperatures peak in January and February in Albany, with monthly means of 23.2°C although considerably hotter temperatures (above 35°C) can occur when hot, dry northerly winds blow from inland. Overnight average minima peak in February at 15.7°C. Winter daily maximum temperatures drop to around 8.4°C in July (Plate 1). Temperatures in the area are conducive to the establishment of a ROP as extremes are generally not experienced or do not occur for extended periods of time.

Site selection for outdoor pork production systems (Australian Pork Limited, 2011) identifies that a mean maximum January temperature of less than 28°C and a mean minimum July temperature exceeding 3°C is desirable. The subject land meets these climate requirements with a mean maximum January temperature of 23.2°C and a mean minimum July temperature of 8.4°C.

3.3.3 Prevailing Winds

Wind speed and direction can be significant factors in the dispersal and transmission of odours from intensive rural industries. However, odours are usually associated with intensive operations such as indoor shedded piggeries and poultry farms. Experience has shown that the extensive nature of ROPs are not likely to cause odour issues, especially when adequate buffers to sensitive environments are in place. Research supporting this has been carried out by the University of Southern Queensland and National Centre for Engineering in Agriculture (Banhazi 2013; Section 2.5). In the unlikely event that the ROP activities do generate odours, an analysis of wind speed and direction factors has been undertaken as follows.

The nearest weather station to the subject land that records wind direction and speed data is the Albany Airport, which is 3km to the south of the subject land (BOM, 2008).

The Albany Airport experiences a varied wind climate with a bias toward an easterly wind component in summer and a westerly component in winter. On average, the windiest part of the day during

winter is the morning and in summer is the afternoon. Spring and summer afternoon sea breezes are regularly experienced from directions from the southwest through to the east. However, sea breezes from the south-east or east are most common. Summer sea breezes are frequently quite fresh and sometimes reach 25 knots (46 km/h) or more. Late autumn, winter and early spring see regular north-westerly morning winds due to a combination of the sub-tropical ridge being located to the north, with a high centre over the continent, and a land-breeze effect. Cold fronts with winter westerly winds regularly occur during this period and may bring strong to gale force winds.

The wind data for different times of the day, based on the Albany Airport weather information from the Western Australia Bureau of Meteorology, is described below (Table 6) and shown in Appendix D.

TABLE 6: PREVAILING WIND DIRECTIONS DURING DAYTIME FOR THE ALBANY AIRPORT

SEASON	PREVAILING WIND		DETAILS
	9am (% of time)	3pm (% of time)	
Summer (January)	Easterly (24%)	South-easterly (31%)	<p>In Summer mornings, calm conditions occur 6% of the time and the wind blows in an easterly direction 24% of the time (2% at 1-10km/h, 7% at 10-20km/h). Wind blows from the south east 13% of the time (2% at 1-10km/h, 4.5% at 10-20 km/h). Southerly winds blow 12% of the time (2% at 0-10km/h and 6.3% at 10-20km/h). South westerly winds blow 14% of the time (3% at 1-10km/h and 5% at 10-20km/h).</p> <p>The most prevalent wind in the afternoon (blowing 31% of the time) is from the south east (3% at 10-20km/h and 17% at 20-30km/h). Winds from the south occur 22% of the time (7.5% at 10-20km/h and 11% at 20-30km/h). South west winds occur 22% of the time (3% of 10-20km/h and 12.5% of 20-30km/h). There are rarely calm conditions at this time of the day in Summer.</p>
Autumn (April)	North-westerly (20%)	South-westerly (15%) to South-easterly (19%)	<p>In Autumn, mornings are calm for 17% of the time. Wind is most prevalent from the north west at 20% of the time (5% at 0-10km/h and 8% at 10-20km/h). Winds from the south west (4.5%), south (5%) and south east (4%) are relatively infrequent.</p> <p>Autumn afternoons have 4% time calm, with the most prevalent wind direction being south easterly 19% (2% at 0-10km/h and 7.5% at 10-20km/hr). Winds from the south occur 15% of the time (2% at 0-10km/h and 9% at 10-20km/h).</p>
Winter (July)	North-westerly	Westerly (27%) to North-	<p>Winter mornings are calm for 13% of the time. The most prevalent wind is from the north west</p>

SEASON	PREVAILING WIND		DETAILS
	9am (% of time)	3pm (% of time)	
	(37%)	westerly (24%)	for 37% and north for 23% of the time. Winds from the south west (6%), south (2.5%) and south east (1%) occur relatively infrequently. Winter afternoons have calm conditions 5% of the time with predominant winds coming from a westerly (27%) and north westerly (24%) direction. Winds from the south west occur 18% (2% 0-10km/h and 3% 10-20km/h). Winds from the south (5%) and south east (3%) occur infrequently.
Spring (October)	Westerly (22%)	South-west (25%), West (18%) to South-easterly (15%)	Spring mornings are calm for 8% of the time. The most prevalent winds are from the west (22%). Winds from the south west occur 12% of the time (1.5% 0-10km/h and 4% 10-20km/h). Winds from the south and south east occur less commonly (7%). Spring afternoons are calm 1% of the time. The most prevalent winds are from the south west 22% of the time (0.9% at 0-10km/h and 9% at 10-20km/h). Winds from the west and the south occur 18% of the time (2% at 0-10km/h and 10% at 10-20km/h). Winds from the south east occur 15.5% of the time (1% at 0-10km/h and 4% at 10-20km/h).

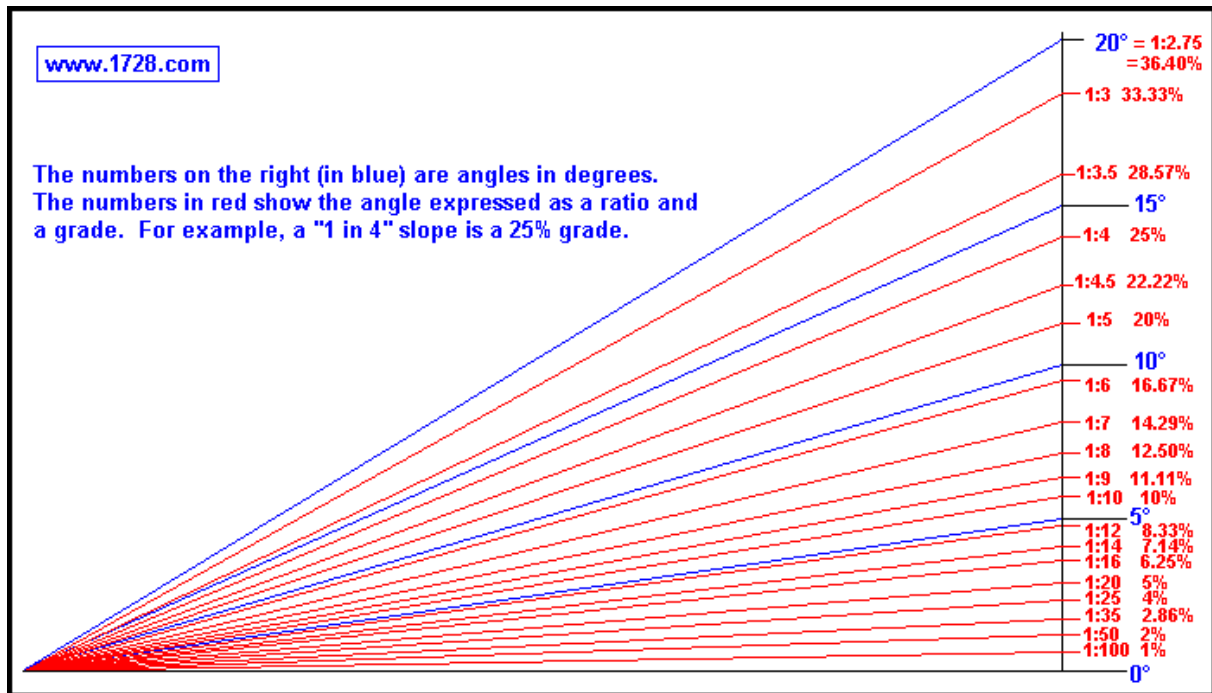
Bureau of Meteorology, 2008. Percentages based on the number of days that wind direction was recorded over the total number of observation days at the Albany Bureau of Meteorology Station between 1965 and 2004.

Should odours be generated by the ROP, they would be unlikely to impact surrounding residences due to the appropriate buffer distances that are in place at the site, and also as winds from the south east, south and south west sectors are typically strong, blowing more than 20km/h. High velocity winds would have the effect of dissipating any odours through mixing within the air stream. Light winds from the south-west, south and south-east, which would have a greater capacity to transport odours offsite, occur less than 5 % of the time in autumn and spring and less than 10 % of the time in summer. As a result, there is a low risk of odour from the ROP impacting on surrounding residences.

3.4 TOPOGRAPHY AND SLOPES

Environmental Guidelines for Rotational Outdoor Piggeries (Tucker and O'Keefe, 2013) state that optimal slopes for ROP compartments is between 2 - 6% (1 in 50 to 1 in 16 and 1.1° to 3.4°; Plate 2). These slopes assist in optimising drainage without promoting erosion. Ideal slopes depend on soil type, land use, vegetative cover, rainfall intensity, agronomic practices and soil conservation methods.

PLATE 2: SLOPES



Source: 1728 (2013)

The subject land comprises a gently undulating plateau adjacent to a valley which contains the King River. The land slopes from Hazzard Road where the height is 70m Australian Height Datum (AHD) down to the north (40mAHD) where the King River flows through a central valley. From the King River, the land slopes up to the north, to a maximum height of 70mAHD adjacent to Millbrook Road. A broad valley runs from west to east through the middle of the property with the lowest point at 35m AHD adjacent to the western boundary.

The proposed ROP units will be located on elevated and relatively flat portions of the property with maximum slopes as shown in Table 7.

TABLE 7: MAXIMUM SLOPE OF EXISTING AND PROPOSED ROP COMPARTMENTS

ROP COMPARTMENT	RATIO OF RISE TO RUN	ANGLE (DEGREES)	GRADE (%)
Area 1	1:30	1.9°	3.3%
Area 2	1:34	1.7°	2.9%
Area 3	1:35	1.6°	2.9%
Area 4	1:36	1.5°	2.7%

As shown in Table 7, the slopes for all the ROP units meet the recommended environmental guidelines (Tucker and O'Keefe, 2013) of a grade between 2% to 6%.

In order to reduce the risk of erosion from pig production areas, interceptor and rollover drains with detention basins will be positioned along the downstream sides of all active pig areas. Where possible, these area will also incorporate a vegetated filter strip (kikuyu and/or trees). This will ensure that any surface flow is slowed and sediment is captured before potentially leaving the dedicated ROP unit areas. Temporary structures such as silt traps may also be used, when erosion is noted from site inspections.

3.5 GEOLOGY, LANDFORM AND SOILS

Geology, landform and soil types found on the subject land are listed in Table 8 and shown in Figure 4. Of the five major soil types which occur on the subject land, the soil units which are associated with the ROP compartments comprises:

- 242KgDMc - which is part of the Dempster Crest Phase and comprises sands and laterite on elongate crests; and
- 242KgV8h – which is a Major Valley 8h Phase and comprises broad, shallow, gently sloping valleys and alcoves. Deep sands and gravelly sands on slopes.

TABLE 8: SOIL UNITS, LANDFORM AND GEOLOGY ASSOCIATED WITH ROP

SOIL UNIT	SUMMARY DESCRIPTION	LANDFORM	GEOLOGY	SOIL	LOCATION AND SUITABILITY
242KgDMc - Dempster crest Phase	Sands and laterite on elongate crests; Typical vegetation: Jarrah-Albany Blackbutt-Marri forest.	Broad convex crests of sandy and lateritic spurs and ridges.	deeply weathered siltstone	Duplex sandy gravels, Grey deep sandy duplexes, Pale deep sands and Shallow gravels.	Occurs where ROP compartments are proposed.
252kgV8h - Major Valleys 8h Phase	Broad, shallow, gently sloping valleys and alcoves. Deep sands and gravelly sands on slopes; Typical vegetation: Jarrah-Sheoak low forest. Humus podzols on floors; Typical vegetation: Kangaroo Grass sedgeland, Paperbark woodland.				Occurs where ROP compartments are proposed.
242KgS7h - Minor Valleys S7 slope Phase	Broad valleys in sedimentary rocks; 30 m relief; smooth slopes. Deep sands and iron podzols on slopes; Typical vegetation: Albany Blackbutt-jarrah-sheoak woodland.	Sideslopes of minor valleys.	colluvium sedimentary rocks.	Pale deep and Grey deep sandy duplexes.	Occurs in the northern portion of Lot 7589 and is not associated with ROP.

	Podzols and yellow duplex soils on floors; paperbark woodland, teatree heath.				
242KgS7f - Minor Valleys S7 floor Phase	Footslopes and swampy valley floors of minor valleys		colluvial and alluvial deposits over weathered sedimentary rocks	Wet and Semi-wet soils, Pale deep sands and Grey deep sandy duplexes	Occurs in the northern portion of Lot 7589 and is not associated with ROP.
242KgV8t - Major Valleys 8 terrace Phase	Terraces				Associated with the King River and its flood plain. Downhill of the ROP.

Source: Department of Agriculture and Food (2013); Green Skills, 2008; Geological Survey of Western Australia, 1984; Churchward *et al.* (1988).

3.5.1 Soil Profile

General soil profiles were determined by Aurora Environmental personnel through excavation of trenches on site (Figure 4; 1 July 2014). Soil logs are included in Appendix E. The general profile for each soil type is:

242KgDMc - Dempster Crest Phase (Sample Site BGT- T1)

- 0 – 15cm BGL: Grey sand with organic matter and root zone; pea gravel;
- 215 – 35cm BGL: Grey sand with lateritic gravel;
- 35 – 110cm BGL: Transition to gravelly sand (light brown to orange) with laterite gravel rocks and boulders; and
- 110 - 160cm BGL: Transition to clayey sand with gravel.

252kgV8h - Major Valleys 8h Phase (Sample Site BGT – T2)

- 0 – 15cm BGL: Grey sand fine grained with organic matter and root zone;
- 15 – 160cm BGL: Light brown fine grained sand with lateritic gravel, rocks and boulders; and
- 1.6 – 190cm BGL: Transitioning to poorly consolidated siltstone with refusal at 160cm.

242KgV8t - Major Valleys 8 terrace Phase (Sample Site BGT – T3)

- 0 – 40cm BGL: Grey to dark grey fine sand with pea gravel, organic matter and root zone. ;
- 40 – 50cm BGL: Light grey sand with lateritic gravel. Refusal at 50cm due to cemented lateritic pavement.
- Auguring indicated that beneath lateritic pavement, there was white clayey sand to 310cm BGL.

3.5.2 Soil Testing

Soil testing has been undertaken by the landowners on Lot 5759 (May 2014) for the parameters shown in Table 9 at locations illustrated in Figure 4. Results are also included in Appendix F. Soil samples comprised composite collected from top 10cm of profile. It should be noted that the subject land has a history of low fertiliser and liming application. This is reflected in the relatively high acidity (pH) and low phosphorus, potassium (K) and sulfur (S).

TABLE 9: SOIL SAMPLING RESULTS

Parameter	Site 1:West	Site 1: East	Site 1: North	Site 2	Site 3	Flats
pH (1:5 soil CaCl ₂)	3.7	3.9	3.8	3.6	4.4	4.2
pH (1:5 soil/water)	4.8	5.0	4.7	4.5	5.7	5.2
pH levels are low and a program of liming is proposed to be implemented to bring the pH as close as possible to the optimum level of around 5.5. This will benefit the cropping phase performance.						
Electrical conductivity (EC) (1:5) dS/m	0.039	0.041	0.048	0.368	0.049	0.177
The EC samples indicate that the property does not have high salt levels						
Organic Carbon (W&B) %	2.86	2.75	3.54	4.89	3.12	4.05
Organic carbon levels are good, indicating that the soil structure is likely to be good and plant nutrient uptake is likely to be facilitated.						
Total Nitrogen (based on NO ₃ – N and NH ₄ -N)	Soil nitrogen levels are 'High' which indicates that there is sufficient N (e.g. from clovers and livestock manure) to support crops and pasture.					
Nitrate Nitrogen NO ₃ -N	12.2	12.2	15.0	3.1	9.3	2.1
Ammonia Nitrogen NH ₄ -N	13.3	8.7	13.2	22.0	4.4	33.6
Phosphorus – P (Colwell) mg/kg	12 Low	22 Low	21 Low	10 Low	13 Low	38 Low
Phosphorus levels are currently low (too low to support cropping and pasture for commercial purposes)						
Phosphorus Buffering Index PBI+ColP	14 Low	34 Low	25 Low	3 Low	8 Low	114 High
PBI within 10cm of ground surface indicates a low ability to sorb phosphorus (except for 'Flats' which has a high ability. Subsurface testing is discussed in Section 3.5.3.						
Potassium – K mg/kg	50 Low	95 Marginal	58 Low	107 Marginal	154 Sufficient	93 Marginal
Sulfur – S mg/kg	4 Low	4 Low	4 Low	13 Sufficient	3 Low	21 High

Source: CSBP Laboratories. Interpretation based on suitability for cropping and pasture production.

3.5.3 Phosphorus Buffering Index (PBI)

Phosphorus Buffering Index (PBI) provides an indication of the ability of the soil to sorb phosphorus. Levels above 100 (DoW 2008), generally indicate a high ability to sorb phosphorus that has been applied to the soil. PBI results are described in Table 9 for topsoil (10cm BGL) and Table 10 for subsoil. Subsoil samples comprised a composite soil sample from 10 – 60cm BGL(1 July 2014; See

Appendix G). Soil in the top 10cm of the soil profile of the site has an inherently low ability to sorb phosphorus. The subsoil tests for PBI indicate that phosphorus sorbing ability increases at depth (20 to 60cm) due to the inherent nature of clayey sand to sorb phosphorus. The sorbing ability of the soils will also increase with liming and a build-up of organic matter.

PBI testing will also be undertaken as part of the APIQ[✓]™ accreditation system as described in Sections 2.1.2 and 5.11.

TABLE 10: PBI RESULTS – SUBSOIL

SITE (FIGURE 4)	PBI VALUE
BGT/T1 10-60CM	73.2
BGT/T2 10-60CM	47.6
BGT/T3 10-60CM	198.9
BGT/4 20-25CM	19.1
BGT/5 20-25CM	477.2

See Appendix G for laboratory report.

3.5.4 Permeability

Soil permeability is a measure of the rate at which water flows through a soil profile and is important in determining land capability as it provides an indication of whether rain and other water will infiltrate readily into the soil, or if it will potentially cause ponding and/or surface runoff.

Infiltration tests were undertaken at two test holes excavated at the site to determine the general permeability of the soil types where the ROP is proposed to be located (Figure 4). A CL26100 well permeameter which is designed to meet the requirements set out in AS/NZS 1547:2012 (Standards Australia, 2012) was used for the investigation. This method is a constant head test, whereby water that infiltrates an unlined test hole is replenished at the same rate from a reservoir, keeping the level of water in the hole constant (i.e. constant head). Field records are taken to measure the loss of water from the reservoir over time, which are then used to calculate the coefficient of permeability (K_{SAT}) for the particular soil profile. The 0.5m deep test holes were created using a hand auger at each location. The permeability calculations, based on field measurements are detailed in Appendix H. The K_{SAT} results and interpreted soil categories are summarised in Table 11.

TABLE 11: CALCULATED KSAT VALUES AND DRAINAGE CLASSIFICATION

LOCATION	K_{SAT} (M/DAY)	SOIL CATEGORY*	SOIL TYPE	SOIL TEXTURE/UNIT	PERMEABILITY
BGT-01	0.68	3	Weakly structured or massive	Loams (with gravel)	Low permeability
BGT-02	1.35	3	Weakly structured or massive	Loams (with gravel)	Low permeability

* Soil Category as per AS 1547:2012.

Based on infiltration testing results, calculated K_{SAT} values range from 0.68m/day to 1.35m/day which equates to 'low permeability'. Based on field observations and permeability, the soils at the site fall into category 3, a loam with low permeability (Standards Australia, 2012). This permeability rating is

considered to be adequate for the ROP as it is high enough to allow adequate drainage to prevent ponding of water on the surface.

3.6 SURFACE AND GROUNDWATER

The subject land is located within the catchment of Oyster Harbour which is 12km to the south east. Oyster Harbour is an estuarine system with significant environmental, social and economic value to the region. The upper reaches of Phillips Brook and Twelve Mile Brook join to form the King River which flows through the property and is associated with a flood plain (Figure 4).

Environmental Guidelines for Rotational Outdoor Piggeries (Tucker and O'Keefe, 2013) recommends that ROPs are located at least 100m from a defined water course. ROP areas have been set back a minimum of 100m from the defined water course (Figure 5). In addition, ROP units will be set back at least 50m from the floodplain (Figure 5).

The subject land contains 4 dams that are associated with ROP units (Figure 4). These dams will be used to store and supply water for the piggery operation (drinking water and water for wallows). Supplementary water will be sourced from two bores (Figures 4 and 5) and pumped to dams or dedicated tanks for distribution to the ROP units.

Groundwater in the Albany area has been characterised by Geological Survey of Western Australia (Smith 1997) and the subject land is described as follows:

- Aquifer characteristics: Sedimentary aquifer with intergranular porosity – extensive aquifers, major groundwater resources.
- Hydrology: Plantagenet Group- siltstones, spongolite, minor sandstone, peat and conglomerate; minor to major aquifers; fresh to saline.
- The water table contour is generally at 40mAHD for the subject land (which coincides with the floodplain area). Site investigations indicate that a vertical separation of at least 3m to groundwater (and most likely significantly more than this) will be achievable above the 45mAHD contour.

Aurora Environmental installed two piezometers on site at BGT02 and BGT03 (Figure 4). Both piezometers were drilled to 3.1m BGL.

- BGT02 was installed at approximately 58mAHD and remained dry when tested on 17 July 2014.
- BGT03 was installed at approximately 40mAHD and experienced a standing water level of 0.5m BGL on 17 July 2014 (approximately 39.5mAHD). The groundwater level is consistent with regional records (Smith 1997).

The groundwater levels in the production bores on the subject land were measured on 17 July 2014:

- Bore on Lot 5758 (Solar Bore; Figure 4): Groundwater at 6.7m BGL. Approximate elevation of bore is 45mAHD so groundwater is at approximately 38.3mAHD.
- Bore on Lot 5759 (Figure 4): Groundwater at 0.46m BGL. Approximate elevation of bore is 40mAHD so groundwater is at approximately 38.5mAHD.

It is considered that if ROP units are kept above the 45mAHD contour and other drainage management is implemented as described in Section 5.5, that impacts on groundwater and water courses can be adequately managed.

The subject land is not in a surface or groundwater protection area and licenses are not required for the use of water for stock purposes.

3.7 WETLANDS

The King River and its associated floodplain is part of the King River Wetland Suite and comprises a dispersed and fragmented floodplain system (Department of Water; DoW 2007; Frodsham 2008; Landgate 2014). The wetland system comprises relatively fresh water (including groundwater) due to relatively high rainfall in the catchment (Frodsham 2008). Historic agricultural use has resulted in clearing of much of the system for grazing and cropping.

There are no RAMSAR Sites (i.e. areas covered by the Convention on Wetlands of International Importance) within 5km of the subject land (Landgate, 2014).

3.8 VEGETATION

Most of the southern portion of the subject land, where the ROP is proposed, has historically been cleared of native vegetation for the establishment of agricultural pursuits. Pockets of native vegetation have been retained as shown in Figure 4.

Historical mapping for vegetation in the Albany and Mount Barker region (Beard 1979) describes upland vegetation associated with the property as a eucalypt and sheoak low forest with *Eucalyptus marginata* (jarrah) and *E. staeri* (Albany blackbutt). The flood plain, although mostly cleared would originally have contained sedges, reeds and heath shrubs. Remaining vegetation associated with the ROP is in a degraded condition due to long term grazing of livestock and weed invasion.

No native vegetation is proposed to be cleared for the establishment of the ROP. It is considered unlikely that vegetation on or off the property will be impacted by the ROP.

4. DESCRIPTION OF PROPOSED OPERATION

4.1 ROTATIONAL OUTDOOR PIGGERY - BREEDING

Benmore Grazing Trust proposes to operate a free range piggery which breeds pigs using a rotational outdoor system. ROPs are set up so pigs can be raised outdoors with shelter from the elements. The operation consists of outdoor paddocks which allow for rooting and foraging areas and huts with bedding for shelter. The huts allow the pigs to shelter from environmental extremes and provide protection for piglets when they are very young. Shelters or sheds with verandas or small pens are not considered free range as they do not comply with the standards set by *National Environmental Guidelines for Piggeries* (Tucker and O’Keefe 2013).

Free range systems such as this provide enough space for the land to assimilate nutrients which are generated through pig manure, as long as suitable soil types and slopes are chosen, stocking rates are consistent with recommendations and rotations move on a two year basis (Tucker and O’Keefe 2013). Also, outdoor operations reduce the level of odour build up (in comparison to shed based piggeries).

4.1.1 Rotation

There is approximately 135.5ha of land that meets all the buffer and physical environment criteria (Figure 4). This area will allow for more than four rotations to be established on the subject land (Figure 4). Rotating the ROP units will be undertaken on a minimum two year cycle, to allow pasture and/or crops to regenerate, assimilate nutrients and reduce the risk of land degradation and disease.

4.1.2 Fencing and Water Supply

Pigs are contained and protected from predators such as foxes by providing shelters and using secure fencing and electrification, where necessary (Plate 3). Other pest control methods are also used to reduce risk (e.g. from foxes).

Water for drinking and wallows will be provided from two bores located on the subject land and will be held in dams and tanks. A six hundred sow and 35 boar operation is estimated to use 10 – 11m³ of water a day in winter and 20 to 30m³ in summer. Water is provided to the pens via pipe work that sits on the surface of the ground at the perimeter fence, which allows it to be moved between rotations for cropping and pasture. Wallows provided in each pen during summer and autumn will help to prevent sunburn and control pests (Plate 4).

PLATE 3: INTERNAL ELECTRIC FENCING AND WATER SUPPLY PIPE



PLATE 4: WALLOW



Note: This photo illustrates an example setup and is not the style of farrowing shelter which will be used for this proposal.

4.1.3 Density of Pigs

Densities of pigs are guided by the Code of Practice for Animal Welfare – Pigs (AWWG, 2007) and the RSPCA Approved Farming Scheme Standards for Pigs (RSPCA, 2010) and are outlined in Table 12. Operations at the proposed ROP will have a maximum stocking rate of 24 sows and boars per hectare

which complies with the RSPCA limit. Through all phases of the pig cycle, the stocking rate will be compliant or at a lower density than relevant guidelines.

TABLE 12: ROTATIONAL OUTDOOR PIGGERY DENSITIES

AGE/ SEX	SPACE ALLOWANCE – CODE OF PRACTICE	SPACE ALLOWANCE – RSPCA
Dry sows	20 – 25 sows per ha	-
Lactating sows with piglets	9 – 14 sows per ha	-
Sows kept in groups	300 – 400 m ² per sow (25 - 33 sows per ha)	-
Boars, lactating sows and gestating gilts/sows	-	30 adult pigs per ha

Source: Code of Practice (AWWG, 2007); RSPCA Approved Farming Scheme Standards for Pigs (RSPCA, 2011).

4.1.4 Rotational Outdoor Piggery Units

Each ROP unit comprises four elements, including:

1. Training pens where boars and gilts are introduced to an electric fence system where the fence is reinforced with ring lock.
2. Mating and artificial insemination area (Plate 5).
3. Gestational radial area (Plate 6).
4. Farrowing radial area (Plate 7).

Radial pens are designed to make it as easy as possible to move pigs between different areas. A single lane extends from the middle of the radial system to allow pigs to be handled at a central point. The flow of pigs through the ROP is shown in Plate 8. Each ROP unit comprises approximately 26ha to allow for required densities and associated access ways.

PLATE 5: MATING / ARTIFICIAL INSEMINATION AREA



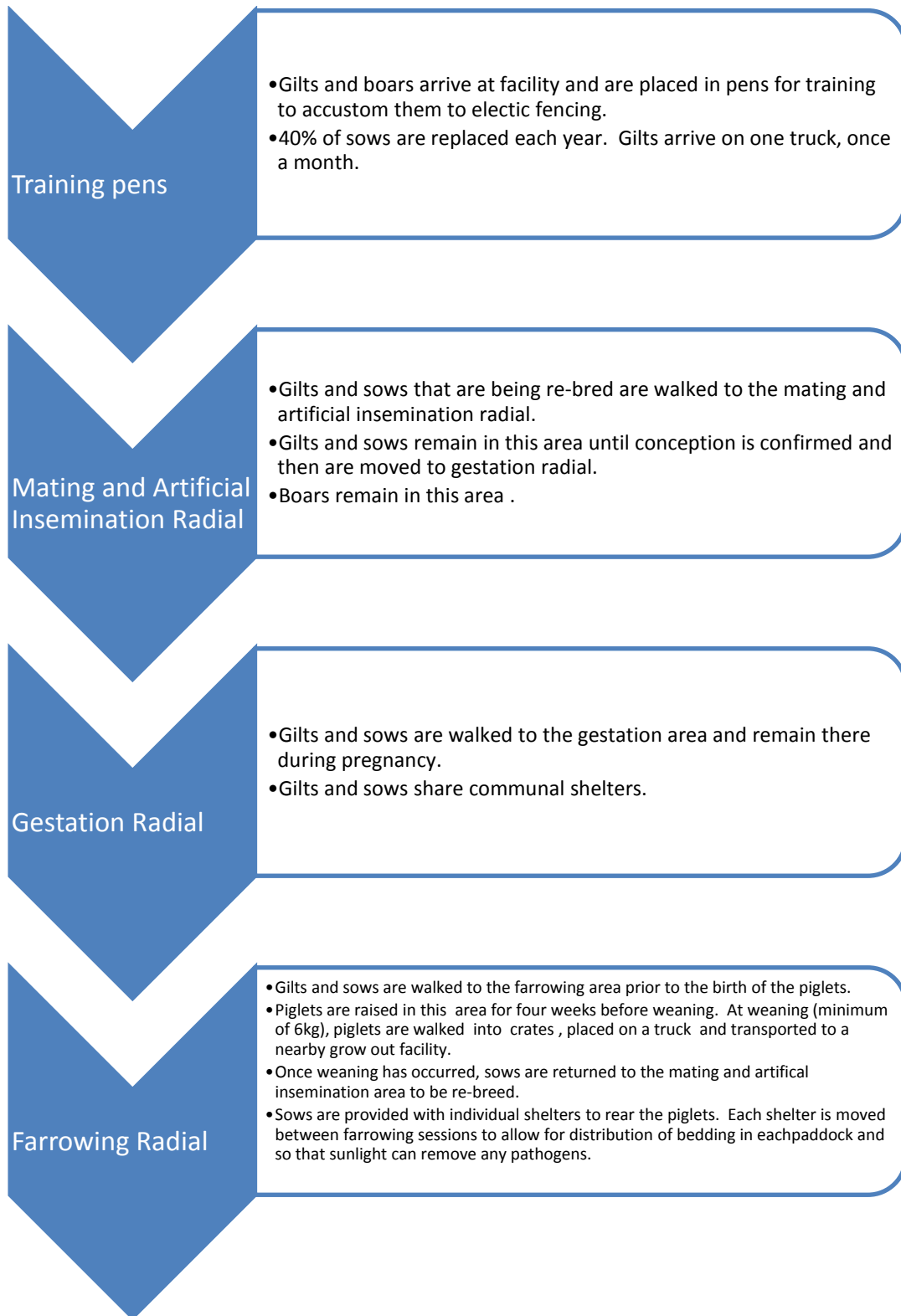
PLATE 6: GESTATION RADIAL



PLATE 7: FARROWING RADIAL



PLATE 8: FLOW CHART FOR PIG MOVEMENT IN ROP



4.2 INFRASTRUCTURE AND OTHER FEATURES

Infrastructure and other features associated with the operation of the ROP includes:

- Silo/s for food storage;
- Site office; and
- Storage area for straw for bedding.

These structures and materials will be placed close to Hazzard Road for ease of access (Figure 4).

4.3 OPERATIONS

The processes and operations for pig breeding, rearing and transport will be in line with the Model Code of Practice for the Welfare of Animals – Pigs (Revised) (AWWG, 2007) and RSPCA Approved Farming Scheme Standards for Pigs (RSPCA, 2011). Plantagenet Pork has an operation manual that guides day to day activities and the cycles of pig management.

- Feed for the pigs will be transported to the site every three weeks using a B double truck. Food for the pigs comprises pellets which will be stored in silos. Feed is blown into the pens from the perimeter to ensure it is distributed widely to allow the pigs to forage, reduce competition and assist in the even distribution of nutrients.
- Straw will be grown on the subject land or imported periodically. Straw will be kept at a single location per ROP unit (Figure 4) to reduce fire risk. Straw is used for bedding in communal and farrowing shelters.
- Gilts will be brought onto the property every month in a semi-trailer. Sows which are surplus to requirements will be transported from site periodically.
- Weaners are transported from the site weekly using a small rigid truck.
- Shelters (communal and farrowing) are moved periodically within the ROP unit paddock to allow for straw bedding to be dispersed.
- Fuel will be stored in the main farm outbuilding area, separate to pig operations.

4.4 BIOSECURITY

Australian agriculture is free from many of the more devastating diseases that exist in other countries around the world. The introduction of exotic diseases and those that already occur in Australia could have a large impact on the livestock industry, including pig production. Adequate biosecurity is required on a pig farm to maintain sanitation, disease control and vermin management and is integral to the health of the pigs and quality of the product. This means that access to the ROP needs to be limited to authorised personnel with a high standard of hygiene at all times.

The Benmore Grazing Trust will ensure that effective contingency plans are in place and that staff are adequately trained to respond to disease risk and other emergency situations. The Australian Veterinary Emergency Plan (AUSVETPLAN; Animal Health Australia, 2001) is a coordinated national response for the control and eradication of high impact animal diseases. In addition, APL and

affiliated operators are party to the Animal Health Australia Cost Sharing Deed of Agreement on Emergency Animal Disease Response (EADR; Animal Health Australia, 2001).

The Benmore Grazing Trust will implement the following:

- Signage to inform visitors they cannot enter the ROP area without permission as per Plate 9.
- Visiting vehicles will not be permitted to drive over alleyways used to walk pigs from pen to pen. Visiting vehicles, including trucks that visit other pig properties are only allowed access to a quarantined area.
- Visitors must not have come into contact with pigs in the 24 hours prior to visiting the ROP. This includes contact with pigs at agricultural shows, farm stays, transport vehicles, abattoirs and pig processing. Exemptions may apply if the pig contact is within the Plantagenet Pork production group and visitation is approved by the Livestock Manger or the consultant veterinarian;
- Visitors must not be experiencing any cold or flu like symptoms;
- Visitors must not have been on an aircraft in the preceding 72 hours;
- Visitors must sign the visitors book and provide relevant details;
- Visitors must wear the protective clothing and footwear provided; and
- Visitors must not feed food scraps to the pigs.

PLATE 9: SIGNAGE AT ENTRY TO ROP



There is a ban on feeding restricted animal material to ruminants to reduce the risk of introduction of Bovine Spongiform Encephalitis (BSE). Pig bedding may contain restricted animal material including tissue and feed. The Pest and Disease Information Service at DAFWA has advised that ruminants can be grazed on pig bedding in the following circumstances:

- Where litter has been incorporated into the soil or spread thinly; and
- Regrowth of pasture has occurred; and

- Bedding and manure has been assimilated for at least three weeks.

4.5 ACCIDENTS AND EMERGENCY RESPONSE

Emergency responses in the pig industry sector are guided by AUSVETPLAN Enterprise Manual – Pig Industry (Primary Industries Ministerial Council, 2011). AUSVETPLAN is a series of technical response plans that describe the proposed Australian approach to an emergency animal disease incident. The documents provide guidance based on recent analysis of risks, linking policy, strategies, implementation, coordination and emergency management plans.

Mass pig deaths due to factors such as abnormal heat stress or disease rarely occur. However, a plan is required for disposal of the pigs should mass deaths occur and management of the issue should the cause be an infectious disease. When disease is the cause of death, the farm owner will obtain a veterinary report and immediately contact the Emergency Disease Watch Hotline (1800 675 888), City of Albany Environmental Health Officers (EHO), Department of Agriculture and Food (DAFWA) and Department of Health (DOH), where applicable. These agencies will provide guidance to the landowner on disease control and hygiene, transport and disposal of diseased/ dead pigs.

Where there are not mass deaths and disease is not the cause, burial of the pigs on the property will be undertaken as described in Section 5.4.2.

Harsh chemicals such as disinfectants will not be used in this piggery operation. However, as for any farming operation, any person storing, handling or transporting dangerous goods (including agricultural chemicals) is required to report spills and other dangerous events to a dangerous goods officer within the Department of Industry and Resources as soon as practicable. Where an agricultural chemical spill is likely to cause pollution or environmental harm, the occupier of the land on which the discharge occurred is required to inform the Department of Environment Regulation.

4.6 FIRE RISK MANAGEMENT

Each ROP unit will have a 4m firebreak around its boundary. A fast attack unit will be kept on site to respond to a fire on the property, should the situation arise. Fire risk within each ROP area will be minimised by storing flammable material such as straw bedding in a single section of the operational area.

The subject land is in the King River Bush Fire Service District.

4.7 PUBLIC RELATIONS AND TRAINING

The landowners and Plantagenet Pork wish to promote good relations with neighbours and the general public to reduce the risk of complaints based on lack of adequate information of farm operations or fears based on misconceptions. All complaints received directly will be recorded in a log book and dealt with in a professional and sensitive manner.

A piggery manager is primarily responsible for the operation of the ROP, including transport of pig to, from and within with property, unloading and loading, feeding and general management and maintenance. Staff will be adequately trained in best practice methodology for management of the ROP.

5. ROTATIONAL OUTDOOR PIGGERY – PROPOSED MANAGEMENT

Free range piggeries, when adequately located and managed, present few management issues (see Banhazi 2013). The management considerations for any piggery is odour, dust, noise, waste, fly breeding, nutrient export and visual management. The extent of possible impacts is closely related to the size, density of pigs, management and type of operation being carried out. Generally, the more intensive the operation, the more risk there is of generating impacts on-site and off-site. This ROP will operate within the recommended density of pigs on a site which has suitable characteristics to support sustained operation.

5.1 ODOUR

ROPs need to meet the minimum separation distances set out in the *Environmental Guidelines for Rotational Outdoor Piggeries* (Tucker and O’Keefe 2013) to minimise the risk of odour nuisance. The ROP compartments in this EMP meet the separation distances outlined. ROPs pose a low risk of causing a substantial off-site odour impact, provided they are designed and managed according to sustainable nutrient loading rate criteria (Tucker and O’Keefe 2013). Measures that assist in keeping odour to acceptable levels include:

- Keeping pig densities at recommended levels;
- Ensuring that there is adequate infiltration of water and drainage of pens;
- The existing screens of native vegetation will assist in creating turbulent airflow, which will help to disperse any odour generated on the site.

Research by University of Southern Queensland and National Centre for Engineering in Agriculture (Banhazi 2013) indicates that risk associated with ROPs from odour is low.

5.2 DUST

Dust from ROP operations can be generated from traffic movements, dry conditions when pens have dry soil exposed or from associated farm operations such as feeding. The proposed setbacks from roads and property boundaries, plus existing shelter belts will ensure that impact from dust is minimal. Dust generation will be minimised though:

- Placement of pens in suitable soil types (i.e. loamy soils with clay and laterite elements);
- Vehicle movements on access roads to be restricted to moderate speeds.

Research by University of Southern Queensland and National Centre for Engineering in Agriculture (Banhazi 2013) indicates that risk associated with ROPs from dust is low.

5.3 NOISE

A low level of noise will be generated by the pigs and use of associated equipment. Noise risk in ROPs is generally not an issue, due to setbacks and the fact that the low density of pigs reduces noise related to competition for food and aggression. Noise associated with loading and unloading the pigs will be limited to daylight hours. It is also considered that noise impacts are unlikely to be a problem given the distances to sensitive receptors (e.g. rural residences), the nearest of which will be 300m to

the south of ROP Area 1. Noise generated will be of a volume generally associated with farming activities in a rural area.

Research by University of Southern Queensland and National Centre for Engineering in Agriculture (Banhazi 2013) indicates that risk associated with ROPs from noise is low.

5.4 WASTE MANAGEMENT

The ROP will generate waste products including pig manure mixed with straw bedding. The nutrients present in these materials including nitrogen (N), phosphorus (P) and potassium (K) will need to be managed to reduce the risk of export from the property. Design and management factors which will be applied to this ROP (in accordance with *Environmental Guidelines for Rotational Outdoor Piggeries*; Tucker and O’Keefe 2013) include:

- **Nutrient budgeting:** While N, P and K accumulate in soils of ROPs, the nutrient accumulation rate is generally not high unless an area has been stocked continuously for more than two years (APL 2011). Consequently, rotations will be planned so that pigs are not continuously stocked on an area for longer than two years. Following the pig stocking phase, crops for hay (or similar) will be grown to utilise accumulated N, P and K.
- **Facilitating even spreading of manure nutrients:** In ROPs, manure and consequently nutrients, are not spread evenly across the paddocks. This increases the risk of nutrient overloading a specific site, leaching and/or runoff. Moving pig shelters and feeding facilities regularly during the stocked phase will help spread nutrients more evenly. Shelters are moved between each litters of piglets, and periodically (2 to 3 months) within the sow/bore rotations. In addition, feed is blown into the enclosures and spread over a relatively large area, and in a variety of locations. These practices assist in evenly distributing the nutrients within the pig area. Manure and bedding will also be spread out after shelters are moved to facilitate more even spreading of nutrients.
- **Minimising uncontrolled movement of nutrients from ROP paddocks:** This will be achieved through regular spelling from pig production, with a plant growth and harvest phase to remove the nutrients added through the stocked phase and provision of a physical and/or vegetative barrier around the piggery perimeter. Each pig area will be rested for a minimum of two years before reuse. In addition, should surface water start to cause erosion, silt trapping fences will be located along the downstream side of the ROP unit to intercept runoff. This will slow the rate of runoff flow, and capture any sediment that may be transported from the pig areas. Runoff from ROPs will also be diverted from water supply dams to reduce the risk of contamination.
- **Providing and maintaining wallows:** Surface soils (top 10cm) associated with the subject land have a low nutrient holding capacity, but sub soil (e.g. 10cm to 60cm below ground level) has an ability to bind phosphorus and prevent excessive nutrient leaching. Due to moderate permeability the soils are suitable for the installation of wallows. Wallows will be monitored and locations changed to prevent excessive contamination of a single site. Wallows will be remediated at the end of each rotation by ripping, refilling and levelling.
- **Monitoring and surveillance:** Routine environmental monitoring of soil and surveillance of drainage lines will be undertaken after the cropping phase of the rotation. Soil sampling will be undertaken in accordance with the APIQ[✓]TM guidelines, include samples collected prior to the pig phase commencing on a site, and then again prior to reusing and area for use as an ROP. This

is undertaken to ensure that the nutrient levels have returning to satisfactory levels prior to reusing an area as an ROP.

5.4.1 Nutrient Management

The management of nutrients during and following the pig phase is an important part of the operation of the facility. Nutrients resulting from manure and straw bedding are applied to the soil. Table 13 provides estimates of the total nutrients applied from a range of pig classes.

TABLE 13: PREDICTED NUTRIENT OUTPUT BY CLASS OF PIG AND BEDDING MATERIAL (KG/ HEAD/ YEAR)

PIG CLASS	TOTAL SOLIDS	VOLATILE SOLIDS	ASH	NITROGEN	PHOSPHORUS	POTASSIUM
Gilt	197	162	35	12.0	4.6	4.0
Boar	186	151	35	15.0	5.3	3.8
Gestating sow	186	151	35	13.9	5.2	3.7
Lactating sow	310	215	95	27.1	8.8	9.8
Sucker	11.2	11.0	0.2	2.3	0.4	0.1
Sow and litter	422	325	97	50.0	13.0	11.0
Weaner pigs	54	47	7	3.9	1.1	1.1
Grower pigs	108	90	18	9.2	3.0	2.4
Finisher pigs	181	149	32	15.8	5.1	4.1
Wheat straw	89	-	-	0.58	0.41	0.51

Source: *Environmental Guidelines for Rotational Outdoor Piggeries* (Tucker and O’Keefe 2013). Shaded cells indicate pig classes present at the proposed facility.

Based on the average stocking rate for the ROP of 24 sows/boars per hectare over the site, Table 14 presents the total annual nutrient loading to the soil. Due to the nature of nitrogen in fresh pig manure, a significant portion will be lost through ammonia volatilisation and nitrous oxide emissions (estimated at 30%). It should also be noted that not all nitrogen, phosphorus and potassium are in the form that is readily available for uptake by plants. This is a result of manure having a slow release effect which will continually release bioavailable nutrients over a longer timeframe than synthetic fertilisers.

TABLE 14: TOTAL ANNUAL NUTRIENT APPLICATION TO SOIL (KG/ YEAR/ HA)

NUTRIENT SOURCE	TOTAL SOLIDS	VOLATILE SOLIDS	ASH	NITROGEN	PHOSPHORUS	POTASSIUM
Gestating Sow	4464 kg/ year/ ha	3624 kg/ year/ ha	840 kg/ year/ ha	233* kg/ year/ ha	124.8 kg/ year/ ha	88.8 kg/ year/ ha

Note: *Includes loss of nitrogen to atmosphere. Based on 24 adult pigs per hectare.

Following the pig phase, the land will be used for cropping. The net result of cropping is the removal of nutrients from the soil, and the export of these offsite. Typical data for the area suggests the nutrient removal rates provided in Table 15 would be applicable for the subject land.

TABLE 15: TYPICAL NUTRIENT REMOVAL THROUGH CROPPING (KG /YEAR)

	AVERAGE YIELD	NITROGEN		PHOSPHORUS		POTASSIUM	
	tonnes/ ha/ year	kg/tonne / year	kg/ha / year	kg/tonne/ year	kg/ha/ year	kg/tonne / year	kg/ha/ year
Hay	6	20	120	2	12	25	150
Wheat	3.5	23	80.5	3	10.5	4	14
Barley	3.5	20	70	2.9	10.15	4.4	15.4
Canola	1.8	40	72	6.5	11.7	9.2	16.6

*Source: Summit Fertilizer Nutrient Removal Tables. Note: Cropping takes place for a minimum of two years.

Both the National Environmental Guidelines for Piggeries (Tucker and O’Keefe, 2013) and the APIQ✓™ guidelines have a heavy emphasis on the sustainable management of nutrients at the site. In addition, the Australian Pork Fact Sheet states the accumulation of nitrogen, phosphorus and potassium in free range piggeries is unlikely to be high unless an area is stocked for more than two years. As the stocking rate is a lower stocking density than the maximum allowable, it is unlikely that nutrient accumulation would occur at a level that will negatively impact on the surrounding environment. To ensure this does not occur, Benmore Grazing Trust is committed to undertaking the APIQ✓™ soil monitoring to ensure that nutrient levels have returned to acceptable levels prior to reusing an area for ROP operation. This data will be collected and sent to the APIQ✓™ for approval to maintain accreditation. As such, a number of management measures and on site testing will ensure that nutrients are appropriately managed on site to maximise reuse and minimise potential impacts on the environment. The production area has room for over 4 rotations of 26ha each (123.2h; Figure 5).

5.4.2 Disposal of Dead Pigs

A mortality rate of 5% of adult pigs per year is generally accepted in breeder facilities. Up to 15% of piglets may also be lost, usually when they are small and accidentally crushed by the sow. This means that approximately 32 adult pigs and 540 piglets could be expected to die per year.

It is proposed to dispose of dead pigs via burial in a purpose dug trench. The burial trenches will be designed, constructed and maintained in accordance with the National Environmental Guidelines for Piggeries (Tucker, 2010). Lime will be added and the trench will be immediately backfilled. A site will be selected to ensure that there is at least 100m horizontal separation from the floodplain boundary, which means that a minimum 5m depth to groundwater will be achievable. This separation distance and the other measures proposed will minimise the risk of groundwater contamination.

It should be noted that mass pig deaths will be dealt with as outlined in Section 4.5.

5.5 DRAINAGE AND WATER MANAGEMENT

Management of drainage on the subject land will contribute to the overall management of nutrients from the free range operation. Nutrients from bedding and manure will need to be assimilated into the subject land and drainage managed to prevent discharge. Discussions with Krish Seewraj at DoW have led to the following approach:

- Management of first flush rainfall (20mm rainfall event) based on rural land use and treatment of all types of pollutants (Table 16) through capture and retention of surface water; and
- Management of water generated during larger rainfall events to reduce erosion (Plate 10).

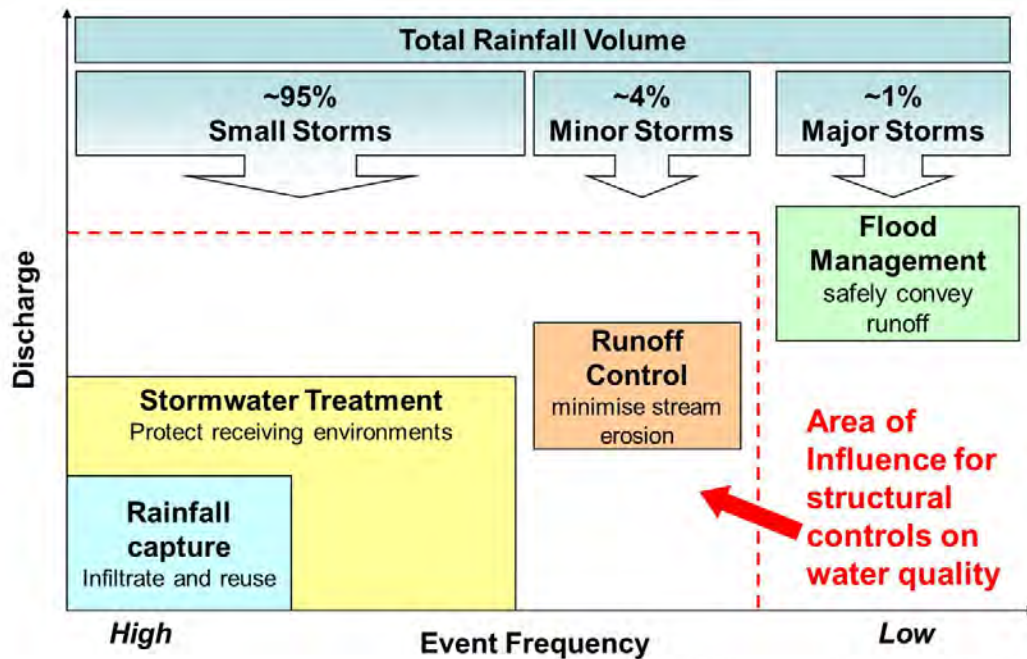
TABLE 16: DESIGN CRITERIA FOR FIRST FLUSH CONTAINMENT SYSTEMS

Pollutants	Catchment surface	Examples of industries	Rainfall level to be contained
Substances easily mobilised, such as soluble materials, fine dusts and silts	Impervious: concrete, cement, bitumen	Concrete batching plants	10 mm
Substances that are more difficult to mobilise, such as oil, grease and other non-volatile hydrocarbons	Impervious: concrete, cement, bitumen	Petrochemical plants, motor vehicle courtyards, chemical manufacturers, hot mix bitumen emulsion plants, roadways	15 mm
All types of pollutant	Pervious surfaces (including natural ground surface) that are not as easily cleansed of deposited pollutants	Market gardens, nurseries	20 mm

Source: Department of Environment and Heritage, New South Wales (2011)

Plate 10 illustrates that the management of small storms by structures such as swales and basins is desirable to ensure that approximately 95% of stormwater volume is treated and retained. Larger events need to manage runoff to minimise erosion and safely convey stormwater.

PLATE 10: RAINFALL EVENT FREQUENCY AND MANAGEMENT RESPONSES



Adapted from British Columbia Ministry of Water, Land and Air Protection, 2002

The Rural Industries Research and Development Corporation have prepared a publication, *Managing Litter Reuse for Minimal Nutrient Run-off to Surface Water* (Devereux 2012) to guide the management of nutrient rich litter when applied to farms as a fertiliser and soil conditioner. While applying to poultry litter, this guideline also applies to pig manure and bedding. This operation will manage surface water run-off in line with the guidance publication by incorporating the following features:

- At the downhill side of each rotational unit, roll over drains or swales will be constructed to capture and direct surface water to associated basins (sizing to cater for first flush 20mm rainfall event – one year 30 minutes).
- Rain fall events larger than 20mm (larger than one year 30 minute ARI event; Appendix I) will be managed to prevent erosion and facilitate safe conveyance. Stormwater in these events will be directed to existing dams as nutrients in large events will be diluted. Current dams have the capacity to catch and store large storm events.
- Each drain system will also incorporate a vegetated filter strip (e.g. kikuyu).

5.6 FLY BREEDING

Fly breeding is not considered to be a risk in this operation as manure and bedding will be spread over paddocks and not stock piled or composted and is therefore unlikely to attract flies.

5.7 WEED AND PEST MANAGEMENT

As for any agricultural enterprise, monitoring for weeds and pests is an important priority for ROP management. Lot 5759 has a history of double-gee invasion. Spread of this weed will be reduced by

ensuring that service vehicles remain on designated driveways to minimise picking up and spreading the seeds. General monitoring and treatment of weeds will be undertaken seasonally.

Free range operations are at risk of attracting rodents and predators such as foxes. Good management of pig paddocks and feeding helps to minimise pests. Strategic baiting may be used if pests are identified. This landowner will trial the use of maremma dogs to protect livestock on the property.

5.8 VISUAL

The visual impacts of ROPs can be minimised through the sensitive placement of infrastructure, setbacks from prominent areas and planting of screening vegetation. In the instance of this proposal, ROP Units will be located at least 100m north of Hazzard Road and only a small portion is visible due to the land sloping down to the north (Plate 10). Views from Millbrook Road to the south are distant (1.8km at the closest point to ROP) and shielded by native vegetation.

PLATE 12: VIEW OF ROP AREA 1 FROM HAZZARD ROAD



5.9 TRANSPORT AND ACCESS

The ROP will rely on vehicle movements to bring pig feed, deliver breeder pigs and transport weaners. The subject land is serviced by Hazzard Road and Albany Highway. Hazzard Road is a well formed gravel road and is suitable for rural traffic. Albany Highway is bitumised and a major arterial route. Access into the property is via a dedicated drive way.

Transport impacts will be minimised by:

- Ensuring that loads are appropriately sized, secured and coordinated to reduce movements;

- Keeping traffic speed on access road low (30kmh); and
- Not moving pigs during the night.

5.10 CHEMICALS AND FUELS

ROPs use fewer chemicals than many other farming enterprises (e.g. no disinfectants). However, from time to time the use of pesticides, vaccines and other pharmaceutical products may be required. These materials will be stored in farm sheds on the subject land according to manufacturer instructions and legislative requirements (where applicable). This applies to any rural activity where chemicals are required. All pesticides will be stored, applied, transported and disposed of in accordance with the *Health (Pesticides) Regulations 1956*. Medications such as vaccines will be stored in a refrigerator solely for that purpose.

5.11 MONITORING AND EVALUATION

The Australian Pork Industry Quality Assurance Program (APIQ[✓][™]) is an on-farm quality assurance program designed by the pork growing industry in consultation with producers, key customers and government. APIQ[✓][™] enables pig producers to demonstrate that their on-farm practices reflect good agricultural practices for management, food safety, animal welfare, biosecurity and traceability. Part of the APIQ[✓][™] program involves soil testing for nutrients, firstly to determine baseline nutrient levels and prior to reuse of rotational areas to ensure that nutrient levels continue to be managed sustainably. Soil testing must be undertaken as part of the accreditation process as described in Appendix A.

6. SUMMARY AND COMMITMENTS

Suppliers of pigs are required to meet exacting standards to ensure that the end product meets processor and market expectations. This ROP will meet the standards set by the RSPCA Approved Farming Scheme (RSPCA, 2011) and the Model Code of Practice for the Welfare of Animals – Pigs (Revised) (AWWG, 2007).

Examination of environmental factors, guidelines and policy requirements indicates that the proposed ROP can be managed to meet desired objectives for its operations without impacting on the surrounding environment or the health or amenity of surrounding property owners and the wider public.

The following commitments are made by the landowner in support of this EMP (Table 17).

TABLE 17: LANDOWNER COMMITMENTS

	COMMITMENT	TIMING/RESPONSIBILITY
1	ROPs will only be established within the boundaries shown on Figure 4.	Landowner.
2	The ROP areas identified will be used for two years each and rested for at least two years prior to reuse (and pending results of nutrient testing).	Two years use, at least two years rest (cropping), landowner.
3	Density of adult pigs (bores and sows) to be 24 pigs per ha or less.	Landowner.
4	Surface water flow from the ROP paddocks will be monitored and prevented through the installation of interceptor drains and basins or temporary structures such as silt trapping fences.	Landowner.
5	Apply <i>Environmental Guidelines for Rotational Outdoor Piggeries</i> (Tucker and O’Keefe 2013), Model Code of Practice for the Welfare of Animals – Pigs (revised) (AWWG, 2007) and RSPCA Approved Farming Scheme Standards for Pigs (RSPCA, 2011) to operations of the ROP.	Landowner.
6	After use, each ROP production unit will be planted to a suitable harvestable crop (e.g. oaten hay) for at least two seasons to utilise nutrients.	Minimum two years, landowner.
7	Testing for nutrient levels prior to re-use of ROP area for pigs according to APIQ [✓] ™ accreditation requirements.	Landowner.
8	Biosecurity measures will be in compliance with <i>the Australian Pork Industry Biosecurity Program</i> (APL, 2003) and AUSVETPLAN (Animal Health Australia, 2011).	Landowner.

	COMMITMENT	TIMING/RESPONSIBILITY
9	Pigs which die on the property will be buried. This does not apply where mass deaths or disease occurs.	Landowner – immediately following pig deaths.
10	Vehicle speed on access road will be limited to 30km/hour.	Landowner and suppliers.
11	Install sign at entry to ROP compartments with information regarding biosecurity.	Landowner.
12	Operations such as delivering and removal of pigs from the property will be undertaken during daylight hours.	Landowner.
15	Any complaints will initially be dealt with by the landowner, with advice from the City of Albany Environmental Health and/or Planning Officer, where necessary.	Landowner and City of Albany.

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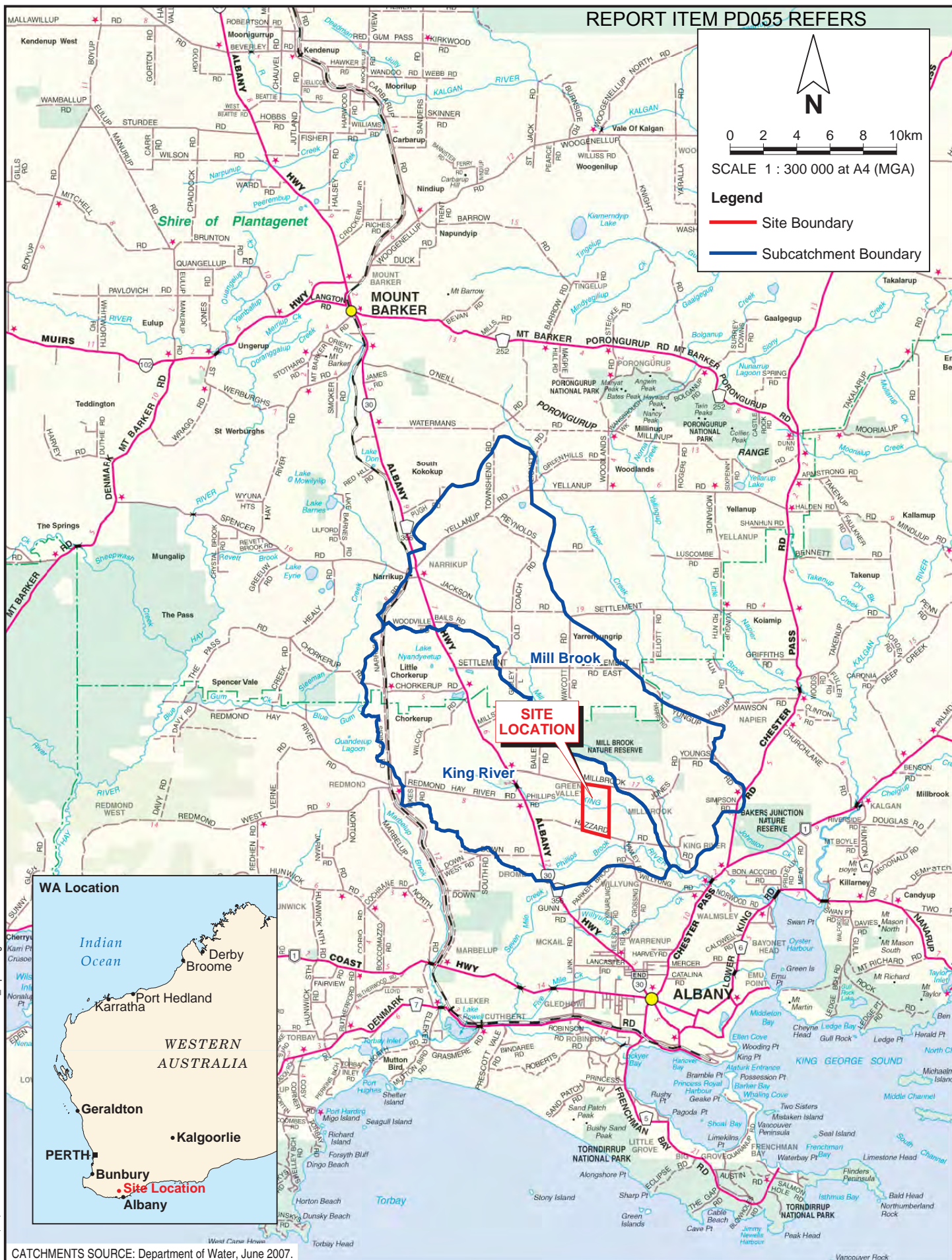
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FIGURES



CATCHMENTS SOURCE: Department of Water, June 2007.



Benmore Grazing Trust
ROTATIONAL OUTDOOR PIGGERY - BREEDING
LOTS 5758 AND 5789 HAZZARD ROAD, GREEN VALLEY

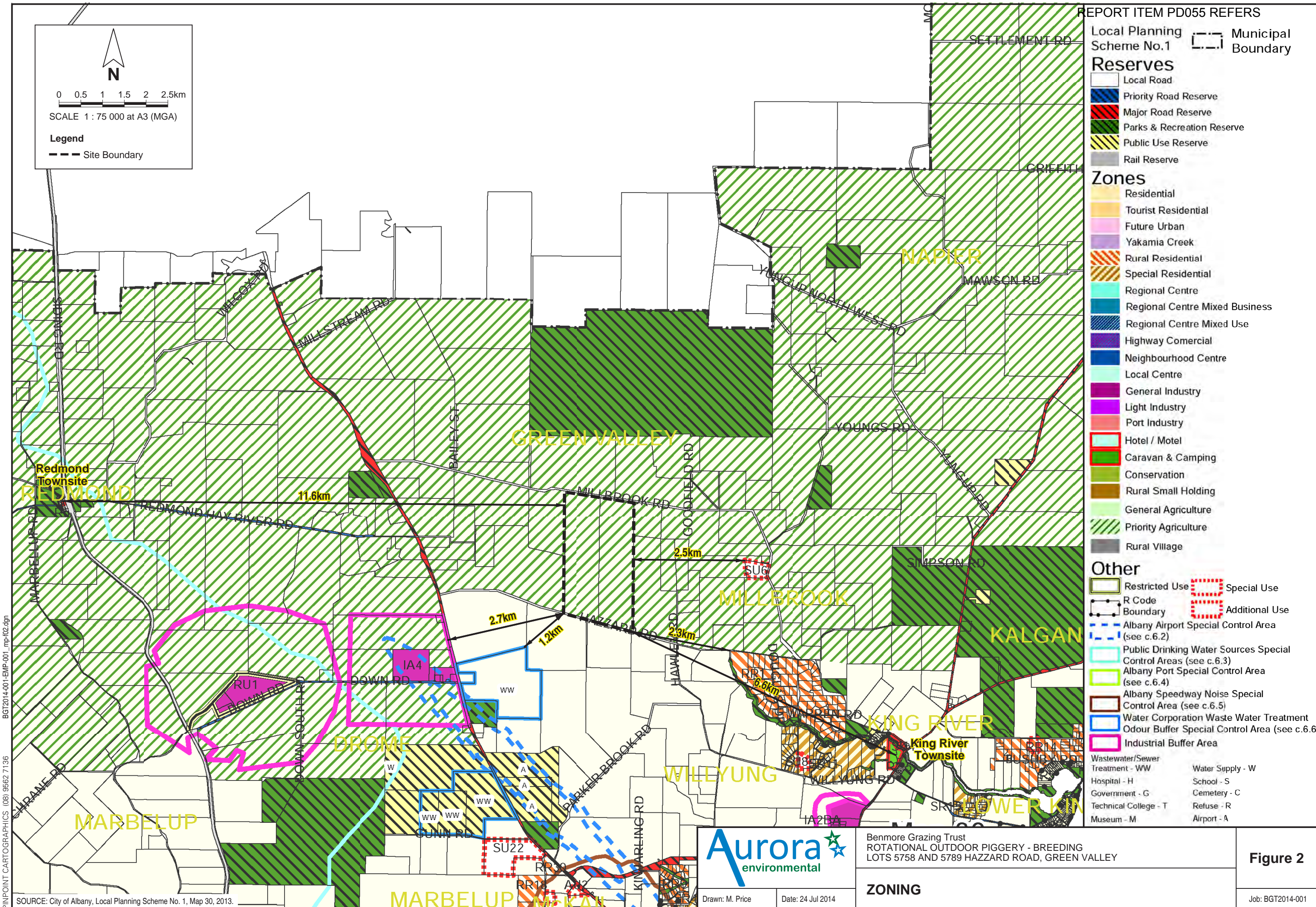
Figure 1

REGIONAL LOCATION

Drawn: M. Price

Date: 24 Jul 2014

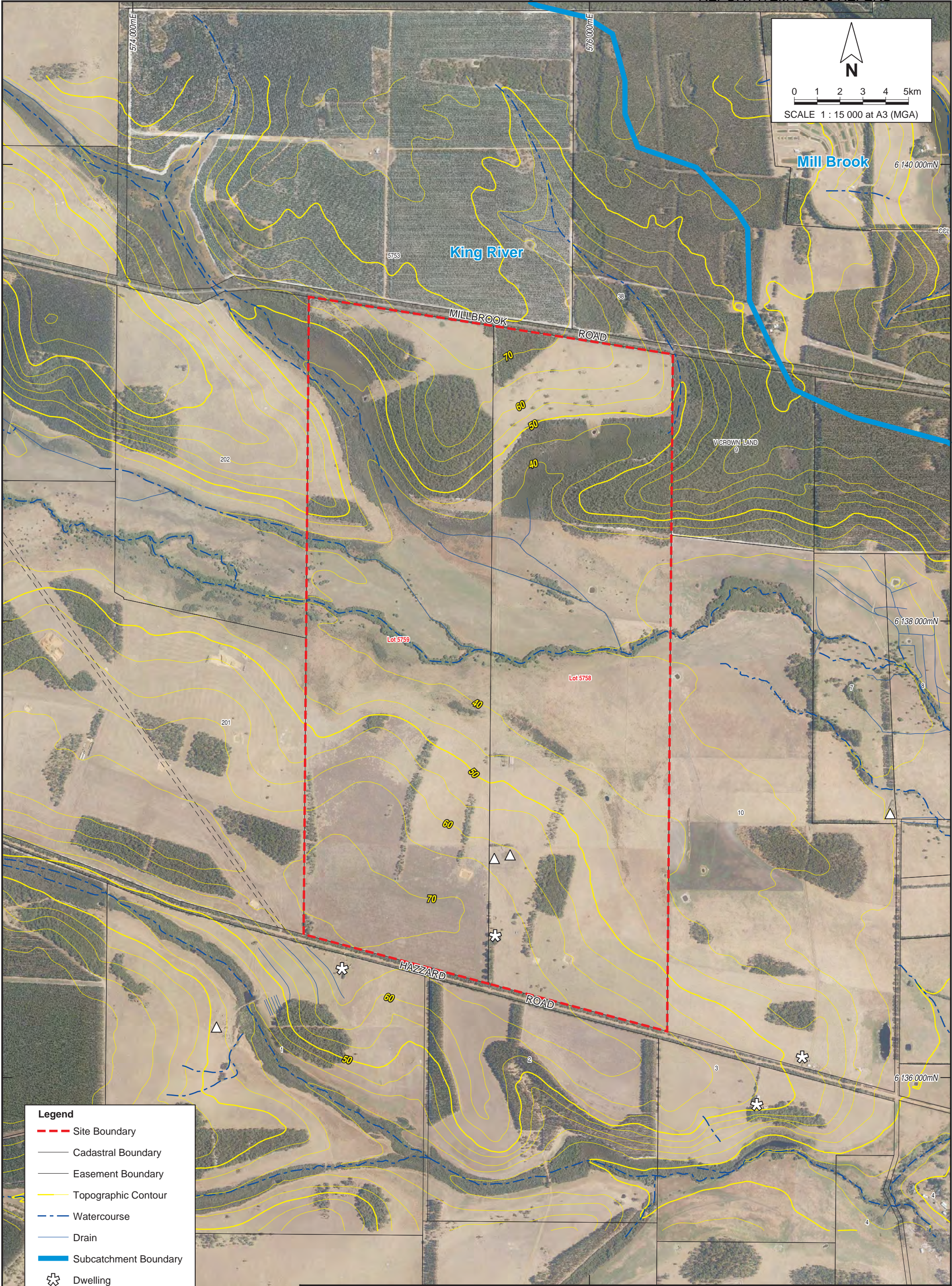
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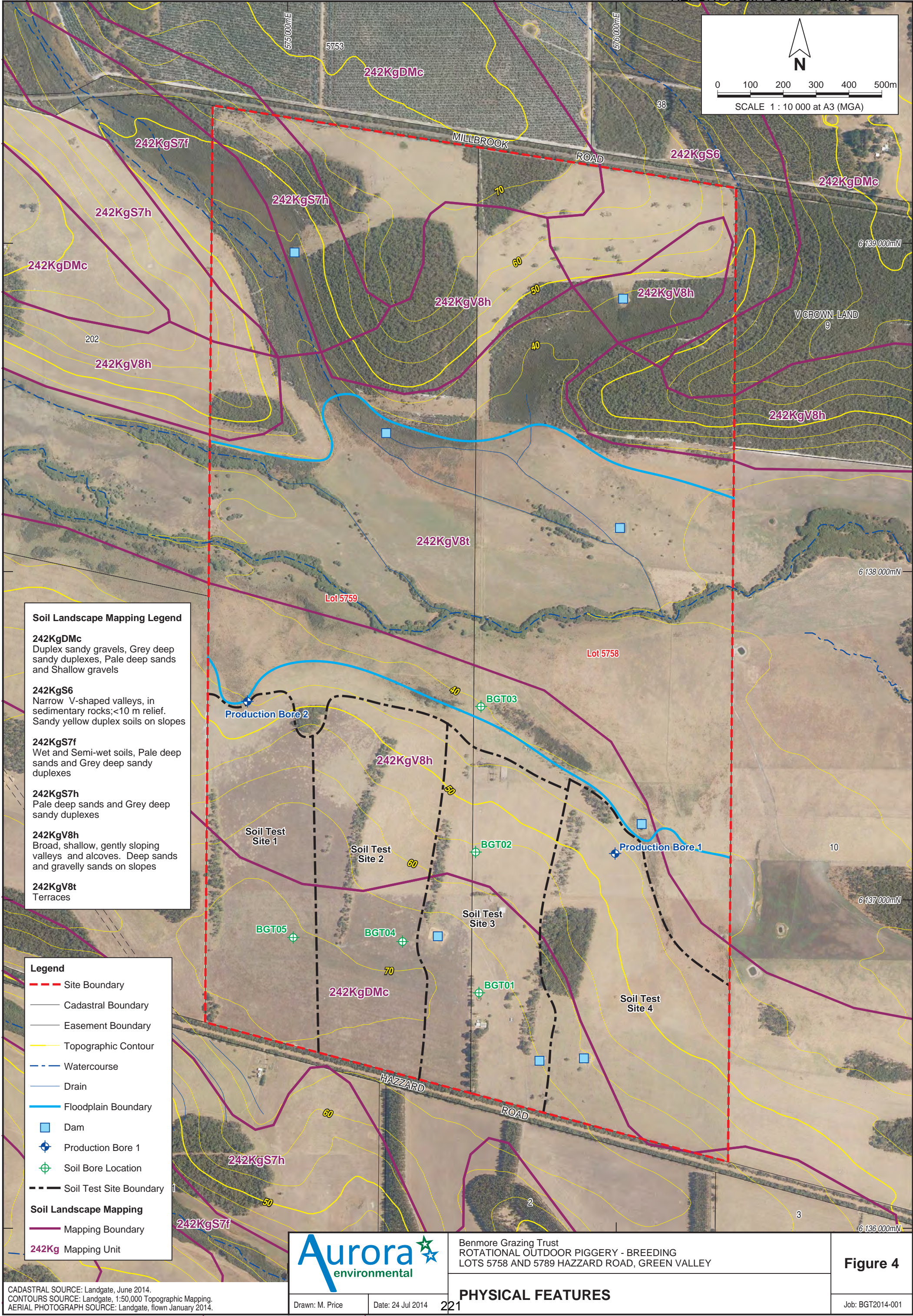


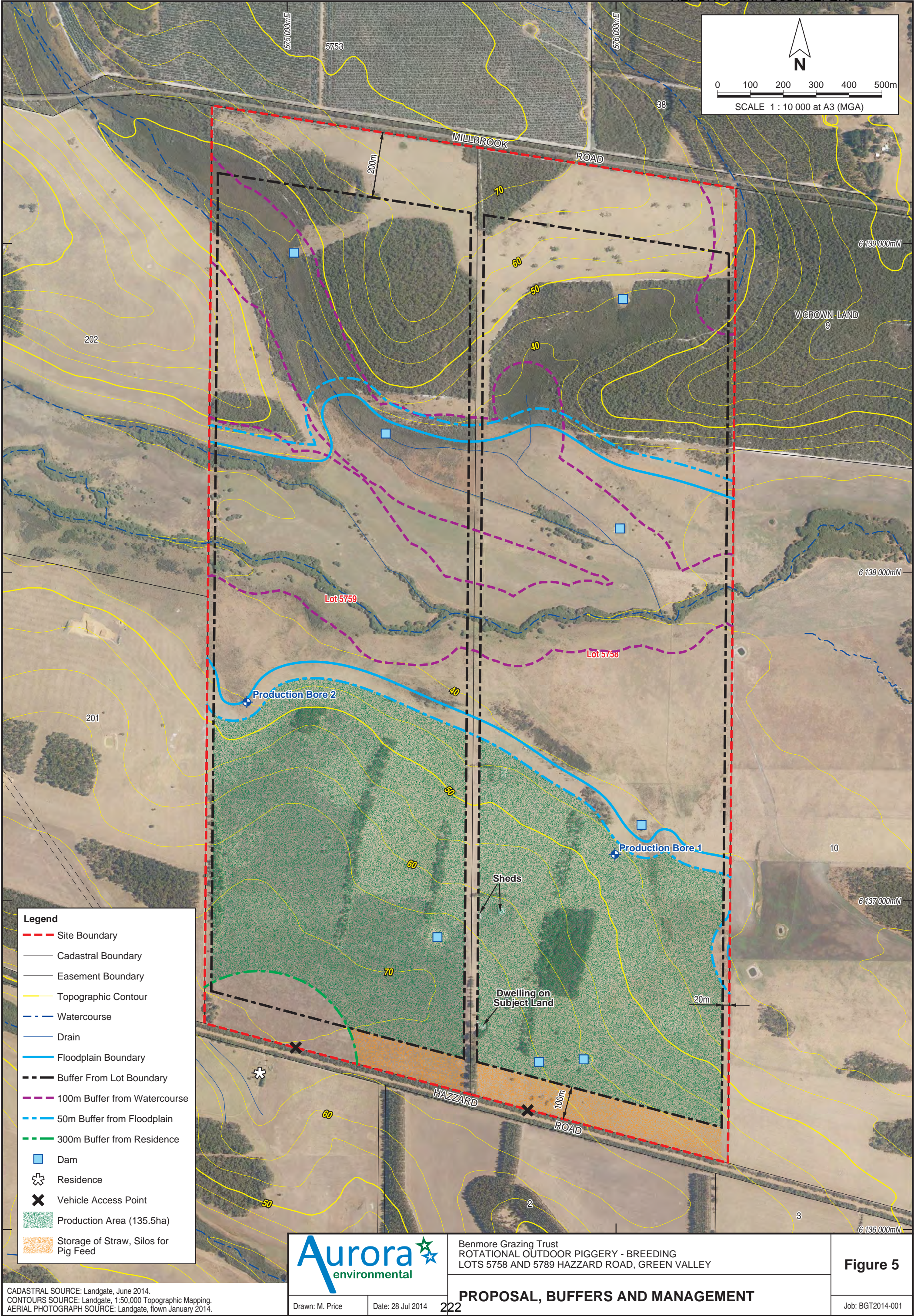
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PINPOINT CARTOGRAPHICS (08) 9562 7136

SOURCE: City of Albany, Local Planning Scheme No. 1, Map 30, 2013.







APPENDIX A

Planning Principles Checklist and APIQv[®] Standards

2 Planning Principles

The following planning principles can apply to new developments, expansions or changes in material use at piggeries. The first step in planning involves the identification of any land use or zoning issues from local government, and the state government agencies responsible for piggery licensing and approval, water licensing, soil conservation and vegetation clearing. Consultation with the relevant agencies, ideally through a pre-lodgement, on-site meeting, helps to determine if the site is suitable, and the major issues to be addressed in an application. These issues are listed below in a checklist.

The next step is to gather and compile the information. As the National Guidelines provide recommended siting, design and management information, they can be used to assemble the supporting information for a piggery development application. Submission of application forms and supporting information, advertising the development and formal assessment, will follow. For large or complex applications, professional assistance may be necessary.

ISSUES	CHECK
Applicant details	
Site description (including plans) and assessment	
Real property description	
- Land tenure	
- Land area	
- Cadastral plan	
Land zoning, and zoning of the surrounding land	
Climatic data	
- Median annual rainfall	
- Average monthly rainfall	
- Rainfall intensity data (1-in-20-year design storm, 1-in-20-year 24-hour storm)	
- Average monthly evaporation	
- Monthly maximum and minimum temperatures	
- Wind speed and direction	
Soil description for the piggery complex site (including analysis of basic physical properties) and reuse areas (including analysis of basic chemical and physical properties)	
Description of groundwater resources and geology of the site	
- Details of any bores on the subject property	

PLANNING PRINCIPLES (continued)

ISSUES	CHECK
- Analysis of the chemical properties of groundwater for use in piggery	
- Details of any licenses held	
Description of surface water resources on the property or in the vicinity of property	
- Analysis of the chemical properties of surface waters for use in piggery.	
- Details of any licenses held	
Description of the current vegetation of the site and the extent of any proposed clearing	
Identification of any items, sites or places that may have cultural heritage significance	
Description of the proposed piggery operation	
Total pig or standard pig unit (SPU) numbers	
- herd composition	
- numbers and weights of incoming and outgoing stock	
- sources of stock	
Description of housing and layout plans	
Water requirements for drinking, cooling, cleaning and shandying with effluent, and water sources and quality	
Bedding requirements and bedding sources	
Feed requirements, sources and storage areas	
Staff numbers	
Hygiene practices	
Prediction of manure production and mass balance estimate of the nutrient content of solid and liquid by-products	
Design of effluent collection, pre-treatment and treatment system, including plans	
Sizing and proposed management of the reuse areas, including location, area, method, frequency and general management of spreading/irrigation activities	
Description of carcass management or disposal, including plan for mass mortalities	
Calculation of traffic numbers and consideration of access and road safety. There is also a need to negotiate with state or territory and local governments regarding road upgrading and maintenance responsibilities	

PLANNING PRINCIPLES (continued)

ISSUES	CHECK
Environmental impact assessment	
Community amenity impacts - particularly odour, dust, noise, traffic Calculate separation distances to sensitive receptors	
Surface water impacts – quality and availability for other potential users	
Groundwater impacts – quality and availability for other potential users	
Vegetation impacts – effects of clearing on rare and threatened species and communities	
Impacts on items, sites or places of cultural heritage significance	
Impacts to soils of reuse areas	
Summary of design and management features to minimise adverse environmental impacts	
Proposed environmental monitoring and reporting	
Environmental Management Plan (EMP) - An EMP focuses on the general management of the whole farm, taking into account the environment and associated risks. It should document design features and management practices; identify risks and mitigation strategies; include ongoing monitoring to ensure impacts are minimised; and processes for continual review and improvement	
Plans including:	
<i>Topographic plan</i> - showing watercourses and drainage lines; flood lines, protected land; and location of nearby residences	
<i>Recent aerial photograph</i>	
<i>Farm plan</i> – showing current land uses; proposed piggery complex location; proposed carcass composting or burial site; proposed reuse areas; on-farm roads; location of on-farm bores; and location of any soil conservation or drainage works	
<i>Piggery complex layout plan</i> - including location of by-products treatment and storage facilities	
<i>Effluent treatment ponds plan</i> - (if applicable)	
<i>Separation and buffer distances plan</i> - showing location of piggery complex (including feed storage; and by-products storage and treatment facilities) and reuse areas; and distances to sensitive land uses e.g. houses and towns, as well as buffers around sensitive natural resources	

1.2 Free Range Production Requirements

Standard	The piggery production system complies with the APIQ✓ [®] definition and standards for 'Free Range' (FR).
Performance indicators: A. Weaners and growers and the sows from which they were bred have access to paddocks at all times for their entire life. Where pigs are confined temporarily for vaccinations, mating or under veterinary advice, systems are in place which support the need for confinement. B. Shelter is available to provide protection from the elements at all times. Steps are taken to minimise the risks to pigs from predators. All pigs are able to move freely in and out of shelter provided. Bedding is provided in the shelters. C. Suitable paddocks with rooting and/or foraging areas are available to pigs at all times. Wallows are provided where state regulations and the season permits. D. Shelter provided for weaners and growers meets the space allowance standards of the <i>Model Code</i> , 3rd edition, 2007, Appendix 3, Table 5. E. Shelter for dry sows in groups, lactating sows with piglets and boars meet the space allowance in the <i>Model Code</i> , 3rd edition, 2007, Appendix 3, Table 8.	

1.2.1 Soil Monitoring Standard

Standard	Sampling and analysis of soils is either: <ul style="list-style-type: none"> - Done in accordance with the conditions of a licence, approval or consent that requires specific soil monitoring but at least every two years; OR - Done before pigs move onto that land if the pig phase is expected to exceed 24 months in length; AND - At the end of any 24 month period in which pigs are stocked on an area for any length of time and at the end of each subsequent 24 months that includes a pig phase; AND - Samples are collected from the expected nutrient-rich area of each block of paddocks.
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Performance indicators:

A. Soil sampling produces a set of samples that is representative of the expected nutrient-rich area of each block of paddocks¹ by:

- drilling at least ten holes from dispersed locations between the shelter/s and the feeding and watering points from a block of paddocks; **AND**
- bulking the samples of soils collected from common depths to produce a single composite sample for each depth from all blocks of paddocks sampled (i.e. a bulked top soil, subsoil and profile sample).

B. Soil sampling occurs

- before the commencement of each pig phase that is expected to exceed 24 months in length; **AND**
- at the end of any 24 month period in which pigs are stocked on an area for any length of time; **AND**
- at the end of any subsequent 24 month period that includes a pig phase.

C. Soil sampling depths and analysis parameters are either in accordance with the conditions of a planning or development consent, approval, permit or licence; **OR**

if not stipulated, in accordance with the following:

Soil test parameter	Depth
pH	0-0.1 m 0.3-0.6 m OR bottom 0.3 m of soil profile OR 0.3 m to base of root zone
Electrical conductivity	0-0.1 m 0.3-0.6 m OR bottom 0.3 m of soil profile OR 0.3 m to base of root zone
Nitrate-nitrogen	0-0.1 m 0.3-0.6 m OR bottom 0.3 m of soil profile OR 0.3 m to base of root zone
Available phosphorus	0-0.1 m 0.3-0.6 m OR bottom 0.3 m of soil profile OR 0.3 m to base of root zone
Phosphorus buffer capacity or phosphorus sorption index	0-0.6 m OR 0 m to base of soil profile OR 0 m to base of root zone
Potassium	0-0.1 m 0.3-0.6 m OR bottom 0.3 m of soil profile OR 0.3 m to base of root zone
Organic carbon	0-0.1 m
Exchangeable cations and CEC	0-0.1 m 0.3-0.6 m OR bottom 0.3 m of soil profile OR 0.3 m to base of root zone

¹ A block of paddocks is defined as a group of adjacent paddocks used simultaneously to run pigs. For piggeries that operate with a radial paddock system, one radial would constitute a block of paddocks. Similarly, if a piggery uses eight adjacent rectangular paddocks at a time this would constitute a block of paddocks.

1.2.2 Nutrient Management Standard

Standard	<p>If the pig phase is expected to last for 24 months or longer, the results of soil testing show that soil nutrients are at suitable levels before the pigs move onto a land area; AND</p> <p>The results of soil testing undertaken at the end of any 24 month period that includes a pig phase show that soil nutrients are at suitable levels for the area to be used for ongoing or subsequent pig phases.</p>
----------	---

Performance indicators²:

A. Before the commencement of a pig phase expected to exceed 24 months in length, the results of soil testing show that:

- the soil properties are below the trigger values suggested as indicators of sustainability in section 17.5.4 of the *APL National Environmental Guidelines for Piggeries*, Second Edition (Revised) Published in 2011; **OR**
- the soil properties are similar to; i.e. no more than 30% greater³ than those of a representative background plot⁴; **OR**
- the soil properties are satisfactory to the licensing authority or an independent soil scientist or agronomist⁵.

B. The results of soil testing undertaken on areas that have included a pig phase over any part of any 24 month period show that:

- the soil properties are below the trigger values suggested as indicators of sustainability in section 17.5.4 of the *APL National Environmental Guidelines for Piggeries*, Second Edition (Revised) Published in 2011; **OR**
- the soil properties are similar to; i.e. no more than 30% greater³ than those of a representative background plot; **OR**
- the soil properties are satisfactory to the licensing authority or an independent soil scientist or agronomist.

2 A Nutrient Management Plan (NMP) is not specifically included as a Performance Indicator. However, it is valuable to develop and implement a NMP to ensure the soil nutrient properties required by the Performance Indicators can be achieved.

3 APIQ[®] FR and OB Standards Guide for Producers and Auditors.

4 A representative background plot is an area of land that has a similar soil type and is physically close to the land being monitored, that is sampled and analysed at the same time, to provide a basis for comparison when interpreting soil test results. It should not have been used for outdoor pig production, irrigated with effluent or spread with manure, or recently had fertiliser applied. It is recognised that it is not always easy to find a suitable background plot. The location of the representative background plot should be carefully noted as samples should be collected from the same location each time.

5 It is the farm's responsibility to ensure that their business complies with the permit/licensing arrangements required by their state authority/local council.

1.2.3 Promoting Even Nutrient Distribution Standard

Standard	Facilities and practices are actively managed to promote dispersal of manure nutrients over the paddock area.
<p>Performance indicators:</p> <p>A. For breeder paddocks:</p> <ul style="list-style-type: none"> - readily movable structures that could include shelters, shade, feeding points, waterers, wallows and spray or drip cooling facilities are moved within the paddock at least every six months to promote more even manure deposition over the land; OR - feed is always delivered right along the length of a paddock perimeter fence line or dispersed over a significant part of the paddock area and feeding areas are well separated from shelters; OR - when the length of the pig phase is less than six months, readily movable structures that could include either shelters, shade, feeding points, waterers, wallows and spray or drip cooling facilities are located in different positions before the return of pigs to the area. <p>B. For grower paddocks:</p> <ul style="list-style-type: none"> - readily movable structures that could include shelters, shade, feeding points, waterers, wallows and spray or drip cooling facilities are moved within the paddocks at least every three months to promote more even manure deposition over the land; OR - feed is always delivered right along the length of a paddock perimeter fence line or dispersed over a significant part of the paddock area and feeding areas are well separated from shelters or these feeding areas are moved to a new location at least every three months; OR - before the return of pigs to the area and when the length of the pig phase is less than three months, readily movable structures that could include shelters, shade, feeding points, waterers, wallows and spray or drip cooling facilities are moved to different positions within the paddock. <p>C. If significant quantities of spent bedding are produced from shelters, this material is:</p> <ul style="list-style-type: none"> - dispersed over land within the pig paddocks that is not within the expected nutrition rich areas that are bounded by the shelters, shade, feeding points, waterers, wallows and spray or drip coolers; OR - removed from the pig paddocks for spreading on other parts of the farm or for reuse off-farm. 	

1.2.4 Land and Water Protection Standard

Standard	Land and water are protected by minimising soil erosion throughout both the pig and the crop, forage or pasture phases of the rotation; by rehabilitating the site after the pig phase; by using water protection measures; and by properly constructing and managing wallows.
-----------------	---

Performance indicators:

A. Land is managed to minimise soil erosion by:

- selecting sites with a flat to gentle slope; **AND**
- maintaining sufficient groundcover⁶ over paddocks as much as practical throughout both the pig and the crop, forage or pasture phases to minimise erosion; **AND / OR**
- installing and maintaining properly designed shelter belts and / or filter strips and / or contour banks in blocks of paddocks.

B. Each block of paddocks is examined:

- on completion of the pig phase; **OR**
- where the pig phase exceeds 24 months in length the paddocks are examined at least every 24 months; **AND**
- any soil erosion or structural issues that need addressing are identified; **AND**
- a plan to address these is developed and implemented within three months of the completion of the examination.

C. Where significant soil compaction has resulted from the pig phase, the site is remediated by:

- only cultivating the soil when the moisture content is between wilting point and field capacity; **AND / OR**
- growing pasture ley crops (ungrazed); **AND / OR**
- deep ripping the soil (if this is a suitable measure for the soil type); **AND / OR**
- applying gypsum to the soil (if this is a suitable measure for the soil type).

D. Removal of nutrients in stormwater runoff is minimised by:

- maintaining groundcover over paddocks throughout both the pig and the crop, forage or pasture phases; **AND / OR**
- maintaining a continuous resilient vegetative buffer strip ideally consisting of a runner developing, non-clump forming grass species at least 10 m wide immediately downslope of the entire paddock area/s; **OR**
- installing terminal ponds sized and located to catch the first 12 mm of runoff from the piggery paddocks and other land within the same local catchment area.

E. Sites selected for wallows have loam to clay soils or the base of the wallow is lined with compacted clay.

⁶ Groundcover is any material on or near the soil surface that provides protection for the soil against the erosive action of rainfall runoff or wind. It may include plant material (alive or dead), spent bedding and other cover materials providing these will not be carried away in rainfall runoff or blown away by the wind. Since attached plant material is more effective than dead plant material or other light matter lying on the soil surface it is recommended that it make up the majority of the groundcover.

F. Wallows are remediated when they are replaced and if needed within three months of completion of the pig phase by:

- deep ripping the soil; **AND / OR**
- applying gypsum to the soil (if these are suitable measures for the soil type); **AND**
- filling with soil; **AND**
- levelling to match the slope of the immediately surrounding land.

G. A forage crop or pasture is given time to establish before the commencement of a pig phase.

NOTE: Only producers who meet the full set of APIQ✓® FR Standards will be APIQ✓® FR certified. Those producers who meet Standards 1.2A to 1.2E and are able to demonstrate that they are in the process of addressing Standards 1.2.1 to 1.2.4, will be certified as Conditional APIQ✓® FR. A producer with Conditional APIQ✓® FR certification has until close of business (COB) 30 April 2014 to comply with all APIQ✓® FR Standards at which time APIQ✓® Certification Policy 9 (CP9), Producer APIQ✓® Certification Status and non compliance to APIQ✓® Standards, comes into effect.

1.3 Outdoor Bred Production Requirements

Standard	The piggery production system complies with the APIQ✓ [®] definition and standards for 'Outdoor Bred' production. Production is carried-out according to accepted Good Agricultural Practices (GAP) for the production of Outdoor Bred pigs.
----------	---

Performance indicators:

Sows and piglets are managed as per Free Range Standards until weaning (see 1.2 B – E)

A. The piglets up until weaning and the sows from which they are bred have access to paddocks at all times.

Where pigs are confined temporarily for vaccinations, mating or under veterinary advice systems are in place which support the need for confinement.

B. At weaning piglets are transferred to deep litter housing, intensive indoor housing, or feedlot outdoor pens for growing and/or finishing.

Note: Additional standards for outdoor bred piggeries are being developed and will be available once approved.

APPENDIX B

Site Selection Characteristics, APL (2011)

July 2011

FACT SHEET

DESIGN AND MANAGEMENT OF OUTDOOR FREE RANGE AREAS FOR PIGS

Free Range (FR) pig production is often promoted on the basis of improved animal welfare and environmental performance compared to conventional pork production. However, if not managed well, outdoor production systems pose different and sometimes higher risks than indoor (conventional / deep litter) piggeries such as nutrient overloading and subsequent losses, soil structure issues (e.g. compaction), vegetation degradation and soil erosion.

Site selection factors important in applying good agricultural practices outdoor free range areas include:

- Finding a site with an annual rainfall of less than 750 mm, a mean maximum January temperature of less than 28°C and a mean minimum July temperature exceeding 3°C;
- Providing sufficient land for a sustainable system to operate;
- Protecting surface waters by providing a buffer at least:
 - i. 800 m wide between the piggery and a major water supply storage, and
 - ii. 100 m wide between the piggery and a defined watercourse;
- Protecting sensitive land uses such as by providing separation distances between the FR piggery and sensitive land use of at least:
 - i. 200 m to a public road carrying >50 vehicles per day, and
 - ii. 100 m to a public road carrying <50 vehicles per day, and
 - iii. 750 m to a town, and
 - iv. 500 m to a rural residential area, and
 - v. 250 m to a rural dwelling, and
 - vi. 20 m to a property boundary;
- Selecting a site with soils that are well drained but which contain sufficient clay to retain nutrients in the root zone. Sites with light soils are subject to wind erosion (and nutrient removal) when groundcover is denuded. Sites with heavy soils may be difficult to traffic during wet weather; and
- Selecting a site with gently sloping land to minimise the likelihood of local flooding.

Design and management factors important in applying good agricultural practices within outdoor free range areas include:

- Nutrient budgeting. While N, P and K accumulate in soils of FR piggeries, the nutrient accumulation rate is generally not high unless an area has been stocked continuously for more than two years. Consequently, rotations should be planned such that pigs are not continuously stocked on an area for longer than two years. Following the pig stocking phase, crops should be grown to utilise accumulated N, P and K.
- Encouraging even spreading of manure nutrients. A major challenge of FR systems is that manure, and consequently nutrients, is not spread evenly across the paddock. This increases the risk of nutrient overloading, leaching and/or runoff. Moving pig housing and feeding facilities regularly during the stocked phase will help spread nutrients more evenly.
- Adopting strategies to minimise uncontrolled movement of nutrients from FR piggery paddocks. These including regular spelling from pig production, with a plant growth and harvest phase to remove the nutrients added through the stocked phase and provision of a physical barrier and / or a good hardy vegetative cover around the piggery perimeter.
- Providing wallows on soils that allow for minimal nutrient leaching (alternatively clay can be added to the wallows to reduce the leaching rate through the base). Wallows need to be frequently emptied and cleaned to avoid heavy contamination. Wallows should be remediated by ripping; applying gypsum as needed; and proper refilling and levelling.
- Undertaking routine environmental monitoring, particularly soil monitoring during the cropping phase of the rotation.

Disclaimer: The opinions, advice and information contained in this publication have not been provided at the request of any person but are offered by Australian Pork Limited solely for informational purposes. While the information contained on this publication has been formulated in good faith, it should not be relied on as a substitute for professional advice. Australian Pork Limited does not accept liability in respect of any action taken by any person in reliance on the content of this publication.

APPENDIX C

Photos of Subject Land



View of Flood Plain Area (Degraded Condition)



View of Flood Plain from Rotational Outdoor Piggery Area



View of Rotational Outdoor Piggery Area



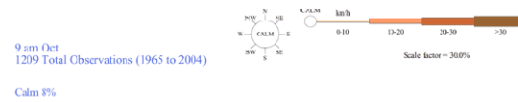
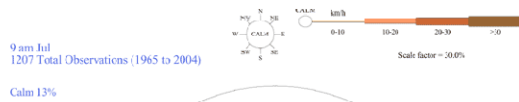
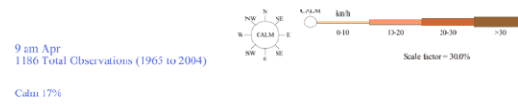
Native Vegetation Windbreaks are in a degraded condition due to historical grazing

APPENDIX D

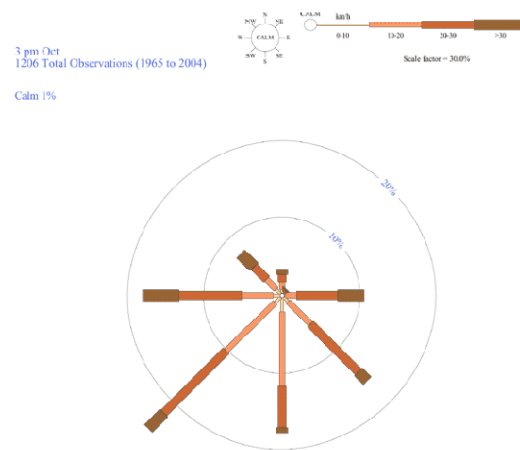
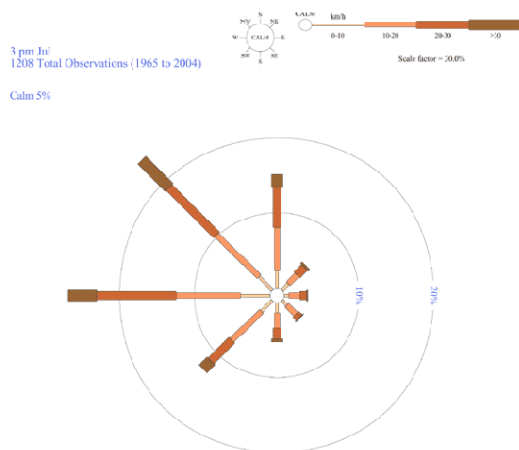
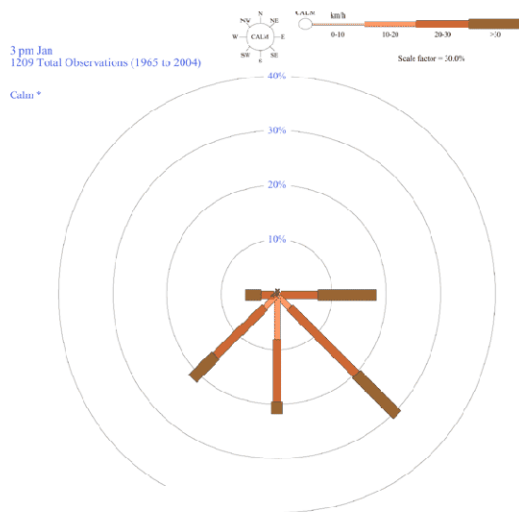
Albany Wind Roses – Bureau of Meteorology

Appendix D: Albany Wind Roses

Wind Roses for Albany Airport at 9am



Wind Roses for Albany Airport at 3pm



APPENDIX E

Soil Profile



Bore Log

BORE HOLE No: BGT T1,Green Valley ROP

Project:	BGT-2014-001	Client:	Benmore Grazing Trust
Location:	Lot 5759 Hazzard Rd	Job No:	

Elevation:	~ 68 m, AHD	Logged By:	mp
Coordinates:	N: 6136724 E: 50575578	Date Logged:	1/7/14 8:15am
Drill Method:	Bobcat w/ excavator	Checked By:	
Driller:	Baker Trenching	Initial Water Level: (m)	N/A
		Static Water Level (m)	N/A

Geological Unit	Depth (m)	Well Construction	Samples/Measurements	Graphic Log	Unified Soil Classification	Description (Trace <10%; Little 10%-20%; Some 20%-30%)
	0 - 15cm					grey sand - root zone & organic matter ↑ - fine grained, some silt ↓ with pea gravel
	35cm					grey sand { Transition to gravelly sand (light brown/orange) Area of consolidated laterite gravel / rocks / boulders.
	1.1					Transition to clay / with gravel.
						Soil profile dry.
						refusal
	2					Permeability measured BGT Ø1

Auger -

Bore hole to 3.0m - dry

No 243 piezo installed.



Bore Log

BORE HOLE No: BGT - T2 - P2

Project:	Green Valley ROP	Client:	Benmore Grazing Trust
Location:	lot 5759 Hazzard Rd	Job No:	BGT-2014-001
Elevation:	~58 m m, AHD	Logged By:	MP
Coordinates:	N: E:	Date Logged:	1/7/14
Drill Method:	Bobcat w/excavator/auger	Checked By:	
Driller:	Barker trenching	Initial Water Level: (m)	N/A
		Static Water Level (m)	N/A

Geological Unit	Depth (m)	Well Construction	Samples/Measurements	Graphic Log	Unified Soil Classification	Description (Trace <10%; Little 10%-20%; Some 20%-30%)
	0 ↓ 15					<p>grey sand fine grained - some silt organic matter, root zone.</p> <p>light brown fine grain sand - some silt</p> <p>↓ Gravelly sand with lateritic some gravel / staining laterite gravel / rocks / boulders. interspersed in profile.</p> <p>Transition to more orange brown soil w/ gravel Soil profile dry.</p> <p>siltstone / semi consolidated at depth.</p> <p>To 1.9m</p> <p>Auger — to 3.1m BGL No GW detected to 3m Piezometer installed</p>

Permeability measured BGT P2

BGT/P2



Bore Log

BORE HOLE No: BGT-T3-P3

Project:	Green Valley ROP	Client:	Benmore Grazing Trust
Location:	Lot 5759 Hazzard Rd	Job No:	BGT-2014-001
Elevation:	~ 42 m, AHD	Logged By:	MP
Coordinates:	N: 34.901307 E: 117.827348	Date Logged:	1/7/14
Drill Method:	Bobcat w/ excavator & auger	Checked By:	
Driller:	Barke Trenching	Initial Water Level (m)	Static Water Level (m)

Geological Unit	Depth (m)	Well Construction	Samples/Measurements	Graphic Log	Unified Soil Classification	Description (Trace <10%; Little 10%-20%; Some 20%-30%)
	0					grey to dark grey organic matter, root zone with silt. pea gravel
	40 cm					light grey sand
	0.5 m					Soil profile moist.
		excavator refusal at 40 cm				latite horizon - solid sheet. Refusal (Tried two trenches but same result 10m apart)
	1 m					Clayey sand (little clay)
						some gravel.
	1.5					grading to white clayey
						Sand (some clay)
	2.0					Orange staining
						Auger - to 3.1m BGL
	2.5					Piezometer installed BGT-P3

Permeability not measured.

TOC 858 245
Above GL

GW present (need to come back w/ dipper)

APPENDIX F

Soil Sampling Results – Top 10cm

A/WEST, B/EAST, C/NORTH, A/B/C, E/C/Y, and E/SE

TRADING NAME: BENMORE GRAZING TRUST

FARM: NUlogic Default

INTERPRETED ON: 15 May 2014

ACCREDITED ADVISOR: Brad Fisher

PHONE: +61-8-9892-2004

MOBILE: +61-4-2744-6357

EMAIL: brad.fisher@csbp.com.au

SAMPLE TYPE: Soil

CROP / PASTURE: Subterranean Clover

INTERPRETIVE CRITERIA: SUB CLOVER - WA

ACCREDITATION:



Interpretation Results by Sample Site

Paddock:	A/ WESTB/ (0.0 ha)	B/EAST (0.0 ha)	C/ NORTH (0.0 ha)	A/B/C (0.0 ha)	E/C/Y (0.0 ha)	E/SE (0.0 ha)
Site:	1 (- ha)	1 (- ha)	1 (- ha)	3 (- ha)	2 (- ha)	FLATS (- ha)
Lab Number:	ZQS14013	ZQS14014	ZQS14015	ZQS14016	ZQS14017	ZQS14018
Sample Depth:	0-10 cm	0-10 cm	0-10 cm	0-10 cm	0-10 cm	0-10 cm

pH
[1:5 soil/CaCl2] {4B1}

3.7	3.9	3.8	3.6	4.4	4.2
<<	<<	<<	<<	<<	<<

pH
[1:5 soil/water] {4A1}

4.8	5.0	4.7	4.5	5.7	5.2
-----	-----	-----	-----	-----	-----

EC
[1:5] (dS/m) {3A1}

0.039	0.041	0.048	0.368	0.049	0.177
ok	ok	ok	ok	ok	ok

Organic C
[W&B] (%) {6A1}

2.86	2.75	3.54	4.89	3.12	4.05
ok	ok	ok	ok	ok	ok

Nitrogen

high	high	high	high	high	high
------	------	------	------	------	------

NO3-N
[KCl] (mg/kg) {7C1c}

12.2	12.2	15.0	3.1	9.3	2.1
------	------	------	-----	-----	-----

NH4-N
[KCl] (mg/kg) {7C1a}

13.3	8.7	13.2	22.0	4.4	33.6
------	-----	------	------	-----	------

P
[Colwell] (mg/kg) {9B1}

12	22	21	10	13	38
low	low	low	low	low	low

PBI+CoIP
{9I2a}

14	34	25	3	8	114
<<	<	<	<<	<<	>

K
[Colwell] (mg/kg) {18A1}

50	95	58	107	154	93
low	marginal	low	marginal	sufficient	marginal

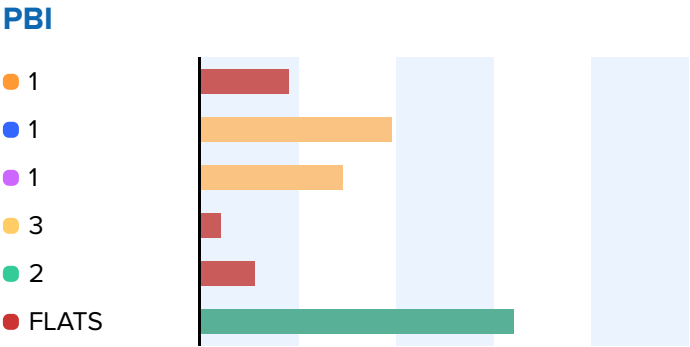
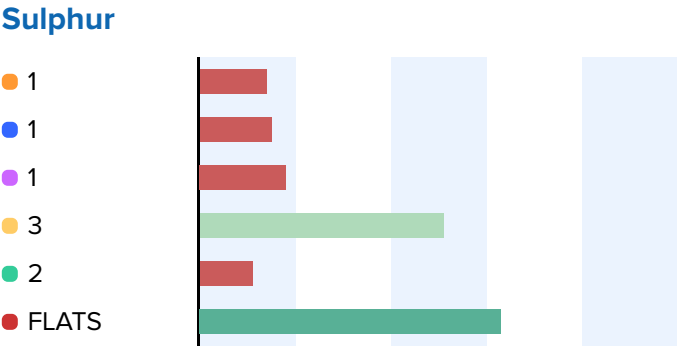
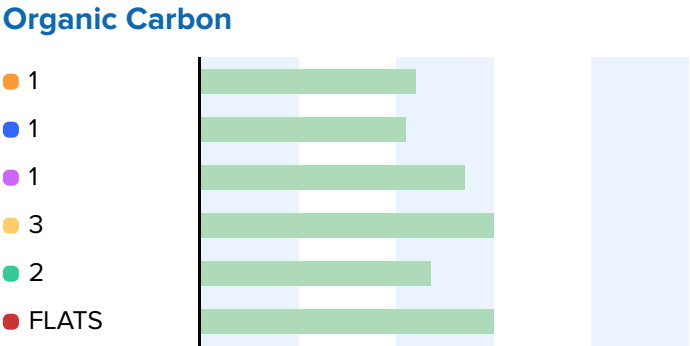
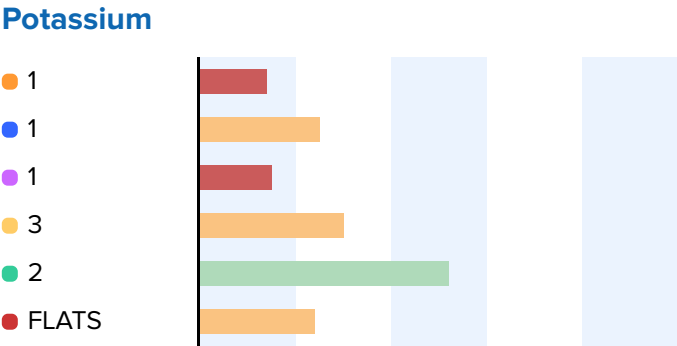
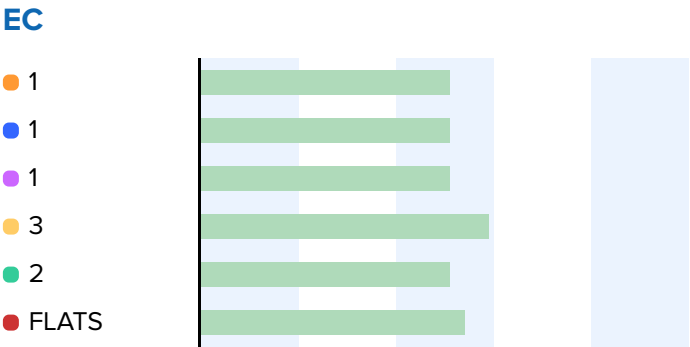
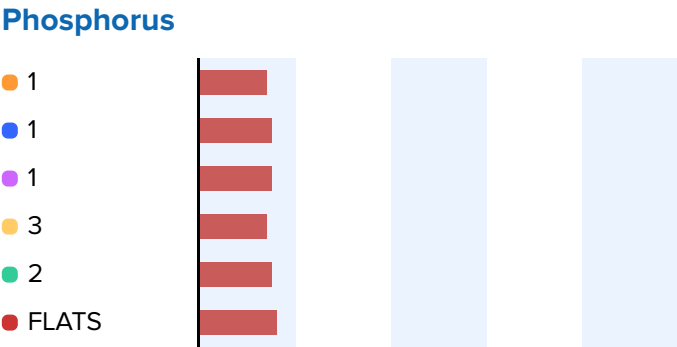
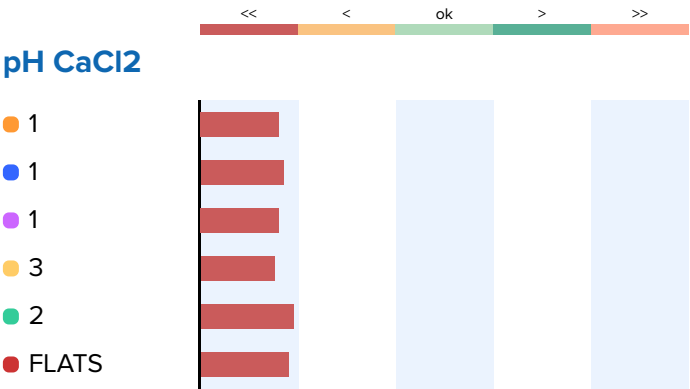
S
[KCl-40] (mg/kg) {10D1}

4	4	4	13	3	21
low	low	low	sufficient	low	high



NOTE: Only low, marginal and excess values have been shaded here.

Interpretation Results by Nutrient



Comments

pH: Levels all very low, requiring long term liming program to correct. Ideal pH level is around 5;5 (CaCl) for optimum growing environment and nutrient availability. Suggest robust rates of lime be applied in January with a following application 2-3 years thereafter.

Phosphorus: Soil levels all in the low category. Applied phosphorus will be essential to achieve target production levels. Suggested inputs in line with district production averages and to also maintain soil statuses.

Phosphorus Buffering Index: Low to marginal PBI levels present. This is a measure of the soils ability to hold phosphous (low levels means phosphorus is leachable). CSBP's sustained release phosphorus based products should be used in these situations.

Potassium: Potassium levels low at sites A and C, while B, D and F are all marginal. Potash has been recommended in autumn fertiliser as a result.

Sulfur: Low sulfur levels present, however this will be overcome for this season with the amount of sulfur supplied in Super SR 4:1.

Product Recommendations

Paddock:	A/ WESTB/ (0.0 ha)	B/EAST (0.0 ha)	C/ NORTH (0.0 ha)	A/B/C (0.0 ha)	E/C/Y (0.0 ha)	E/SE (0.0 ha)
Site:	1 (- ha)	1 (- ha)	1 (- ha)	3 (- ha)	2 (- ha)	FLATS (- ha)
Super SR 4:1 (kg/ha)	220	220	220	220	220	220
Topdress - May	-	-	-	-	-	-
Lime (kg/ha)	3000	3000	3000	3000	3000	3000
Topdress - January	-	-	-	-	-	-

IMPORTANT NOTE
This report provides an evaluation of the samples provided by the customer and recommendations are based on these samples. The report is a guide only, as accuracy of the analysis and recommendations relies on the customer providing representative and uncontaminated samples obtained in accordance with CSBP's guidelines. Further, as crop and pasture performance depend on extensive factors beyond CSBP's control, CSBP makes no representation and gives no guarantee of improved crop or pasture performance on application of the recommendations. CSBP is not liable for any injury, loss or claim arising out of or related to the customer's and/or customers adviser's interpretation and application of such recommendations.

APPENDIX G

Phosphorus Buffering Index Results- Subsoil

86486
Aurora Environmental (Albany)



ANALYSIS REPORT

REPORT ITEM PD055 REFERS

Generated: 9/07/2014 2:28:20 PM

Lab No		4RSI4I34	4RSI4I35	4RSI4I36	4RSI4I37	4RSI4I38
Name		BGT/TI	BGT/T2	BGT/T3	BGT4	BGT5
Code		BGT-1014-001	BGT-1014-001	BGT-1014-001	BGT-1014-001	BGT-1014-001
Customer		Benmore Grazing Trust	Benmore Grazing Trust	Benmore Grazing Trust	Benmore Grazing Trust	Benmore Grazing Trust
Depth		0-10	0-10	0-10	0-10	0-10
Phosphorus Colwell	mg/Kg	4	7	9	14	16
Potassium Colwell	mg/Kg	34	23	39	38	60
PBI		73.2	47.6	198.9	19.1	477.2

APPENDIX H

Permeability Results

Job No.: BGT-2014-001
 Green Valley
 Rotational
 Outdoor
Site: Piggery
Location ID: BGT01
Operator: MP
Date: 1/07/2014
Zone: 50
Northing: 6167729
Easting: 562563
Slope: Gentle slope



Vegetation: pasture

Soil structure: 0-0.3m BGL Grey sand (fine) with some silt and gravel
 0.3 to 1.6m BGL Areas of consolidated laterite, gravelly sands grading to light brown/orange

Average time to fall 10cm: 260.87 sec

Depth of water in hole: 23 cm
 Diameter of test hole: 8 cm
 Depth to impermeable layer: 0 cm

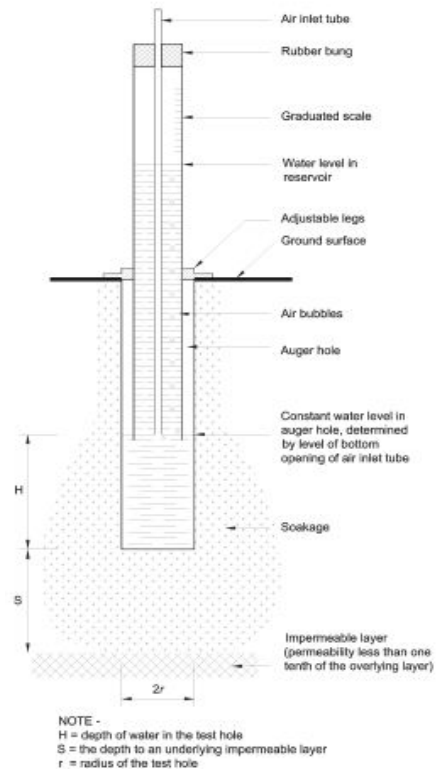
Diameter of water reservoir: 6 cm
 Diameter of air inlet tube: 0.8 cm

The method of calculation is taken from AS 1547:2012 On-site Domestic Wastewater Management

$$K_{sat} = \frac{4.4Q \left[0.5 \sinh^{-1} \left(\frac{H}{2r} \right) - \sqrt{\left\{ \left(\frac{r}{H^2} \right) + 0.25} \right\} + \frac{r}{H}} \right]}{2\pi H^2}$$

where

- K_{sat} = saturated hydraulic conductivity of the soil in cm/min
 4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation
 Q = rate of loss of water from the reservoir in cm³/min
 H = depth of water in the test hole in cm
 r = radius of the test hole in cm



Rate of water loss

$Q = 0.0011$ L/sec
 $Q = 63.9$ cm³/min

Saturated hydraulic conductivity

$K_{sat} = 0.05$ cm/min
 $K_{sat} = 0.68$ m/day
 $K_{sat} = 7.83E-06$ m/sec

K_{sat} in m/s	Inferred Soil Type	
	Permeability Range	Soil Type
1×10^0	High Permeability	Clean gravels
1×10^1		
1×10^2	Medium Permeability	Clean sands, sand gravel mixes
1×10^3		
1×10^4	Low Permeability	Very fine sands, silts and silty sands
1×10^5		
1×10^6	Very Low Permeability	Clay silts (greater than 20% clay)
1×10^7		
1×10^8	Practically Impermeable	
1×10^9		
1×10^{10}		
1×10^{11}		
1×10^{12}		

Job No.: BGT-2014-001
 Green Valley
 Rotational
 Outdoor
Site: Piggery
Location ID: BGT02
Operator: MP
Date: 1/07/2014
Zone: 50
Northing: 6137145
Easting: 57557187
Slope: Gentle slope



Vegetation: pasture
Soil structure: 0-0.15m BGL Grey sand (fine) with silt and gravel
 0.15 to 1.9m BGL Areas of consolidated laterite, gravelly sands grading to light brown/orange

Average time to fall 10cm: 77.42 sec

Depth of water in hole: 33 cm
 Diameter of test hole: 8 cm
 Depth to impermeable layer: 0 cm

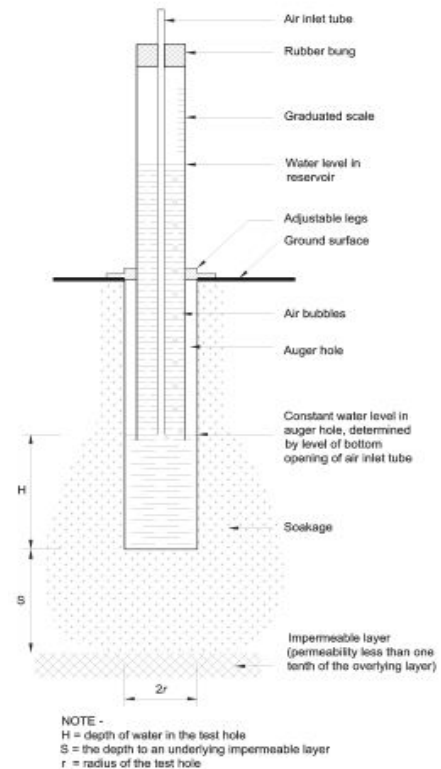
Diameter of water reservoir: 6 cm
 Diameter of air inlet tube: 0.8 cm

The method of calculation is taken from AS 1547:2012 On-site Domestic Wastewater Management

$$K_{sat} = \frac{4.4Q \left[0.5 \sinh^{-1} \left(\frac{H}{2r} \right) - \sqrt{\left\{ \left(\frac{r}{H^2} \right) + 0.25} \right\} + \frac{r}{H}} \right]}{2\pi H^2}$$

where

- K_{sat} = saturated hydraulic conductivity of the soil in cm/min
- 4.4 = correction factor for a systematic under-estimate of soil permeability in the mathematical derivation of the equation
- Q = rate of loss of water from the reservoir in cm³/min
- H = depth of water in the test hole in cm
- r = radius of the test hole in cm



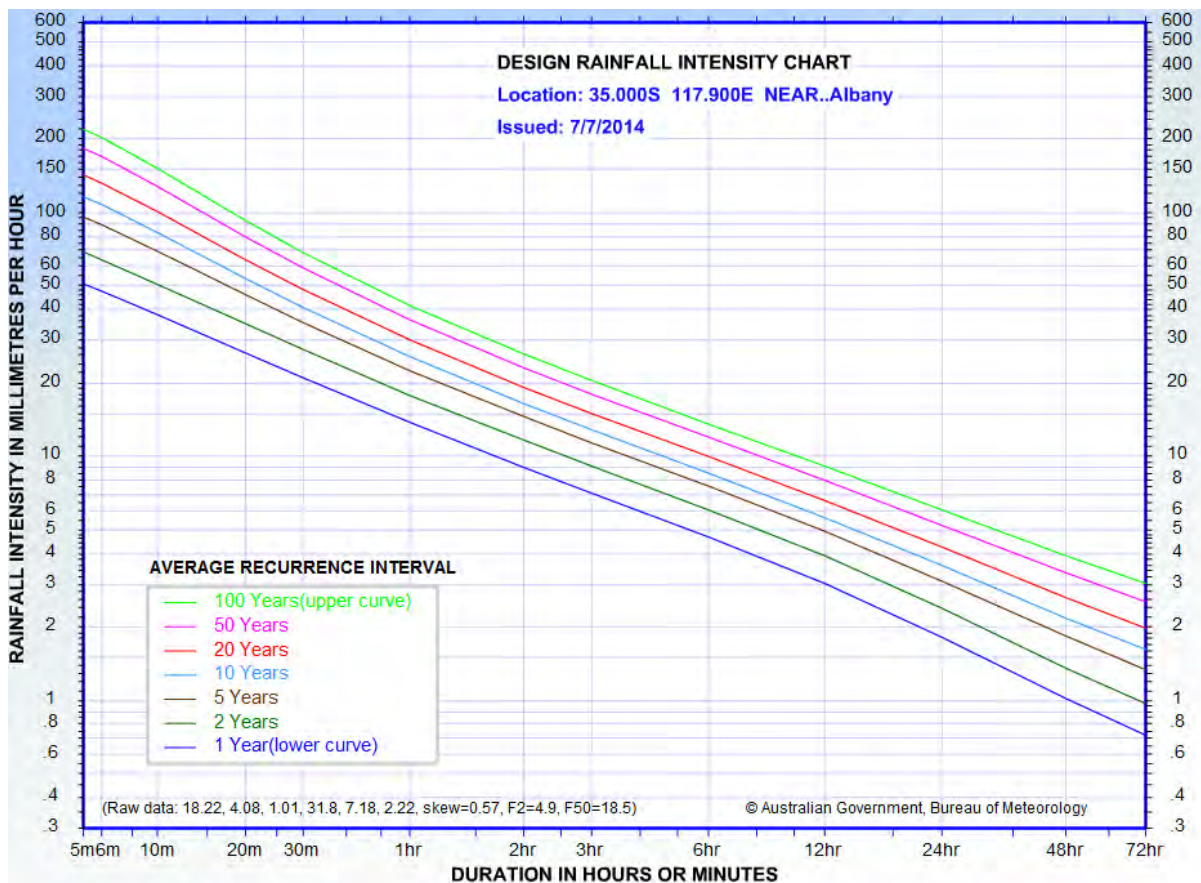
Rate of water loss		Saturated hydraulic conductivity	
Q=	0.0036 L/sec	K_{sat} =	0.09 cm/min
Q=	215.2 cm ³ /min	K_{sat} =	1.35 m/day
		K_{sat} =	1.57E-05 m/sec

K_{sat} in m/s	Inferred Soil Type	
1x10 ⁰	High Permeability	Clean gravels
1x10 ¹		
1x10 ²	Medium Permeability	Clean sands, sand gravel mixes
1x10 ³		
1x10 ⁴	Low Permeability	Very fine sands, silts and silty sands
1x10 ⁵		Clay silts (greater than 20% clay)
1x10 ⁶	Very Low Permeability	
1x10 ⁷		
1x10 ⁸	Practically Impermeable	
1x10 ⁹		
1x10 ¹⁰		
1x10 ¹¹		
1x10 ¹²		

APPENDIX I

Design Rainfall Intensity Chart and Intensity Frequency Duration Table – Albany

Design Rainfall Intensity Chart and Intensity Frequency Duration Table – Albany



Intensity-Frequency-Duration Table

Location: 35.000S 117.900E NEAR.. Albany Issued: 7/7/2014

Rainfall intensity in mm/h for various durations and Average Recurrence Interval

Average Recurrence Interval

Duration	1 YEAR	2 YEARS	5 YEARS	10 YEARS	20 YEARS	50 YEARS	100 YEARS
5Mins	51.2	69.0	95.9	116	143	183	219
6Mins	47.6	64.0	89.1	108	132	170	203
10Mins	38.1	50.8	69.4	82.8	101	128	152
20Mins	26.6	35.0	46.0	53.6	64.1	79.5	92.6
30Mins	21.0	27.5	35.4	40.8	48.4	59.3	68.4
1Hr	13.8	17.8	22.5	25.7	30.1	36.4	41.6
2Hrs	9.03	11.7	14.6	16.5	19.2	23.1	26.3
3Hrs	7.09	9.14	11.4	12.9	15.0	18.0	20.5
6Hrs	4.69	6.05	7.56	8.56	10.0	12.0	13.6
12Hrs	3.02	3.92	4.94	5.63	6.60	7.99	9.13
24Hrs	1.82	2.39	3.09	3.58	4.26	5.23	6.04
48Hrs	1.02	1.36	1.84	2.18	2.64	3.34	3.92
72Hrs	.722	.972	1.34	1.62	1.98	2.54	3.02

(Raw data: 18.22, 4.08, 1.01, 31.8, 7.18, 2.22, skew=0.57, F2=4.9, F50=18.5)

© Australian Government, Bureau of Meteorology

Sources:

<http://www.bom.gov.au/water/designRainfalls/rainfallEvents/why100years.shtml><http://www.bom.gov.au/hydro/has/cdirswebx/cdirswebx.shtml>

DESIGN AND MANAGEMENT OF OUTDOOR FREE RANGE AREAS FOR PIGS (APL, 2011)		
SITE SELECTION FACTORS:	RECOMMENDATION	
Buffer of 800m between piggery and major water supply storage	There are no major water supply storage areas within 800m of the subject land.	Proposed ROPs meet this site selection requirement.
Buffer of 100m between piggery and a defined water course	ROP units are set back at least 100m from the King River and its flood plain.	Proposed ROP meets this site selection requirement.
Buffer of 100m to a public road carrying less than 50 vehicles per day. Buffer of 200m to a public road carrying more than 50 vehicles per day.	Hazzard Road carries less than 50 vehicles per day (Planning and Engineering Support, City of Albany pers comm.). The buffer to this road from proposed ROPs is 100m. Marbellup Road carries more than 50 vehicles per day. A buffer for proposed ROPs allows for a 200m setback.	Proposed ROP meets this site selection requirement.
Buffer of 750m to a town site.	King River townsite is 6km to the south east Redmond townsite is 11.5km to the west.	Proposed ROP meet this site selection requirement.
Buffer of 500m to a rural residential area.	There are no rural residential areas within 500m. The closest type of rural residential development is 2.2km to the south east in Millbrook.	Proposed ROP meet this site selection requirement.
Buffer of 250m to external rural dwelling	The nearest dwelling external to the subject land is 100m south on Lot 1 Hazzard Road and 300m from the nearest proposed ROP unit.	Proposed ROP meets this site selection requirement.
Buffer of 20m from a property boundary	All existing and proposed ROPs are at least 20m from the property boundaries.	Proposed ROP meets this site selection requirement.

CITY OF ALBANY
P2140316 – 381 Hazzard Road free-range Piggery
SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Staff comment and Recommendation
1	Adjoining owner	<p>Have the following objections are</p> <p>The proposed piggery 20 metres from their boundary.</p> <p>Air Pollution Obviously this is the most important aspect for us and probably more relevant than most neighbours is the impact of the smell and this for us is major grounds for our objection.</p> <p>Air pollution (or odour) is one of the most lodged complaints in regards piggeries to local councils.</p> <p>Our residence would be 500 metres from the eastern boundary from the closest proposed piggery and we are in the path of the easterlies and south easterlies which blow in the summer in Albany,</p>	<p>The production area proposed is more than 350m from Lot 202 Millbrook Road. The proposal meets all applicable requirements to reduce environmental and health risks as reported in Aurora Environmental (2014).</p> <p>In the case of Rotational Outdoor Piggeries (ROPs), research indicates that there are only low concentrations of emissions relating to odour, dust and noise (University of Southern Queensland and National Centre for Engineering in Agriculture, 2013; Attachment 2) so it is considered that this proposal will not cause air pollution, odour or dust. The National Guidelines for ROPs (Tucker and O'Keefe, 2013) have been based on research and experience in this industry.</p> <p>The existing built structure on Lot 202 Millbrook Road is 1.6km from the proposed ROP production area. The closest that a dwelling on this lot could realistically be built is 830m due to the</p>	<p>Odour The application has also been assessed and meets the setback requirements set by the EGROP 2013 (Tucker and O'Keefe, 2013).a summary of how it meets the setbacks is as per the attached table extracted from the EMP.</p> <p>Odour from the proposed piggery is therefore not likely to have a detrimental impact on the adjoining lots or affect the rural residential area as long as the piggery is managed appropriately in accordance with the relevant guidelines.</p> <p>A condition requiring the piggery to be managed appropriately in accordance with the guidelines and APIQ accreditation is recommended to deal with these</p>

P2140316 – 381 Hazzard Road free-range Piggery

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Staff comment and Recommendation
		<p>therefore blowing the smell of the piggery to our residence for 5- 6 months of the year. Noise pollution is something you can escape from mostly knowing it has an end time. Air pollution, smell or odour is not something you can escape from. It is also noted that the proponents do not live on the property, so factors that are relevant to us and the wider community may not affect the proponents.</p> <p>Flies</p> <p>Much work has been carried out in recent months to control flies in the greater region, with the release of dung beetles. An intensive piggery will bring more flies with no details listed to control flies.</p> <p>Visual Pollution</p> <p>The proposed huts are to be made of zincalume. Our views are to the south, south east, in the immediate direction of the first stage of the piggery. We believe most properties are not allowed to build with zinc that is reflective due to the effect on neighbours. Surely this would be no different to building sheds, etc it is in direct view and of a reflective nature. Can this be changed to a non- reflective material.</p>	<p>presence of the King River flood plain. These distances provide a more than adequate buffer for dispersal of odour when considered in light of National Environmental Guidelines for ROPs (Tucker and O'Keefe, 2013). The proponents do intend to live on the property.</p> <p>Fly levels will be minimised through good farming practice, including thinly spreading litter on rotational and cropping areas and use of bait stations.</p> <p>The breeder ROP facility will be viewed from a distance (e.g. at least 830m from any dwelling on Lot 202) which will reduce the impact of the farrowing huts. The roof of each hut is only 2.4m x 2.4m in size and will be viewed obliquely from any surrounding properties. The sides of the shelters will be brown (timber). The City of Albany building codes do</p>	<p>concerns.</p> <p>Flies</p> <p>Concerns are noted Appropriate management of the piggery in accordance with the guidelines should deal with concerns about flies.</p> <p>Visual Impact</p> <p>Concerns are noted the visual impact can be addressed through conditions that will require the proponents to construct all shelters out of non reflective materials or paint the roofs of these structures in non reflective colours.</p>

P2140316 – 381 Hazzard Road free-range Piggery

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Staff comment and Recommendation
		<p>Residency The proposed piggery is just (as stated on the report) 2.2 km from the Willyung residential rural subdivision. The Millbrook area is the currently progressing lifestyle subdivisions and population growth. Having a large 600 sow piggery just 2.2 km which will be less with urban sprawl will leave the Council open to many complaints.</p> <p>Surely it is best to ensure that a 600 sow intensive piggery is located further from residential rural areas than this.</p> <p>Nutrient Runoff It is above the recommended rainfall for outdoor free range piggeries. Total rainfall has an affect but also large rainfall episodes probably have a greater impact on the waterways due to surface runoff.</p>	<p>not include controls for colour of rural structures. The proponents are considering the cost implications of using colourbond for the larger shelters. They have committed to painting the roofs of the farrowing huts.</p> <p>The ROP meets National Environmental Guidelines and EPA State Buffer Guidelines for distance to a rural residential subdivision.</p> <p>The proposed ROP is situated in an area zoned for 'Priority Agriculture', so it is the agricultural land uses that need to be protected from residential encroachment.</p> <p>Rainfall is a relatively minor consideration in terms of key criteria for a ROP. The soil types in the production area will be able to cope with additional rainfall due to gravel and sand content. More importantly,</p>	<p>The application meets the setback requirements set by the EGROP 2013 (Tucker and O'Keefe, 2013).a summary of how it meets the setbacks is as per the attached table extracted from the EMP.</p> <p>Nutrient Runoff This matter can however be addressed by the construction of appropriately located and designed interceptor drains as recommended by the Department of Water and also by reducing the stocking rate</p>

P2140316 – 381 Hazzard Road free-range Piggery

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Staff comment and Recommendation
		<p>The proposed piggery is outside of the guidelines for the annual rainfall area of 750mm. Albany's current average rainfall from their report is 940mm. This is more than 25% above the recommendations for rainfall area for intensive free range piggeries.</p> <p>Not only is hugely above the annual rainfall they have not covered the rainfall incidence in Albany, that being the daily or rainfall period that can cause washing or runoff.</p> <p>Also due to the area being sand over clay the amount of rainfall for the profile to be wet and cause underground runoff will occur for long and extended periods of time. Philips Brook is a freshwater creek which is only created by natural runoff. If this is contaminated it will also contaminate all the downstream water.</p> <p>Piggeries are registered as having a large phosphorus output. Too much phosphorous is what promotes the growth of algae which chokes the sea grasses and what the Oyster Harbour Catchment Group have been trying to address with farmers over recent years on the effect to the Oyster Harbour.</p>	<p>management structures will be in place to capture water run-off and ensure that it is treated to remove nutrients prior to discharge to the King River and its floodplain (in line with National Guidelines for 'Managing Litter Re-Use for Minimal Nutrient Run-off to Surface Water' (Rural Industries Research and Development Corporation, 2012). The Department of Water suggests that drainage structures detain first flush rainfall for nutrient management (i.e. 20mm rainfall events) with management of erosion for larger events.</p> <p>These treatments, and the inherent capacity of the soils to buffer for nutrient management, the use of rotations and cropping will ensure that nutrients, including phosphorus will be adequately managed.</p>	<p>from 24 boars and sows per hectare to 20 per Hectare as recommended by the Department of Agriculture and Food.</p> <ol style="list-style-type: none"> 1. A further condition requiring the planting of appropriately located vegetated filter strips will assist with nutrient stripping and further protect waterways. 2. A requirement to locate all ROP areas above the 45m AHO contour, in order to achieve sufficient groundwater separation is also recommended.

P2140316 – 381 Hazzard Road free-range Piggery

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Staff comment and Recommendation
		<p>The proposed piggery only has a set-back of 50 metres from the floodplains of the Philips Brook.</p> <p>Rare Flora We were advised by the selling agent and the previous owners of our property and other adjoining farmland the Johnson brothers that Millbrook Road end of Lot 5758 was not cleared by the previous owners because there was rare flora found in the bush. Aerial photographs clearly show this as natural bush.</p> <p>We have recently travelled past the Kojonup free range piggery, and the odour was very evident on the day we travelled past.</p>	<p>No guidelines have been provided for setback from flood plains. The setback of 50m is in addition to the required setback from the King River of 100m (Tucker and O'Keefe, 2013).</p> <p>No vegetation will be removed for the establishment of the ROP.</p> <p>We are unable to comment on the operations or management of this piggery. However we do note that the only piggery in Kojonup (to our knowledge) is located on Lot 10 Crappella Road, Boscabel (800m east of Albany Highway). It is a shedded piggery, not a free range or rotational piggery. The 10,000 grower pigs in this operation are raised in large grower shelters with effluent dealt with via ponds. The operation is a prescribed premise and subject to a</p>	

P2140316 – 381 Hazzard Road free-range Piggery

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Staff comment and Recommendation
		<p>At Beaufort River there are the remains of a small piggery which has not been operating for more than 15 years.</p> <p>The smell still lingers.</p> <p>Suggest that Councillors visit the Great Southern Piggery and see if there is an odour that would offend them if they lived 350 metres from a piggery (the distance to the closest resident).</p> <p>Our personal opinion is now is the time for the Council to take action. No once the piggery is established and they have to deal with complaints of odour and flies.</p>	<p>licence under the Environmental Protection Act 1986. The Shire of Kojonup state that the piggery has operated without complaint relating to noise, odour and dust. This piggery cannot be compared to the proposed ROP as it operates very differently.</p> <p>We are unable to comment on the operations or management of this piggery, but suggest that this was also a shedded piggery and cannot be compared to the proposed operation.</p> <p>The proponents would be happy to organise visits for Councillors 1) to the proposed production area on the Benmore Grazing Trust property, 2) an operational free range breeder ROP run by Plantagenet Pork. Great Southern Piggery is a breeder piggery with 4000 sows and is not run by Plantagenet Pork.</p> <p>The City of Albany invites comments on proposals from Agencies such as Department of Water, Department of Environment Regulation etc. This</p>	

P2140316 – 381 Hazzard Road free-range Piggery

SCHEDULE OF SUBMISSIONS

No.	Name/Address Submitter	of	Summary of Submission	Proponent Comment	Staff comment and Recommendation
			<p>The proposal is currently only 2.2 km from the Willung rural/residential lifestyle area, which is where Council have been supporting rural/lifestyle subdivisions. Now is the time for Council to give due consideration in rejecting this application.</p> <p>We have received this application with two weeks to formalise a reply. We believe this proposal should be brought to the attention of the wider community with a comment period.</p> <p>A small advertisement in the Albany Advertiser with lot numbers really does not notify residents of Albany of the full details or the proposal. We feel the proposal should be assessed by the relevant authorities including those covering waterways and flora.</p> <p>We believe a major factor is that the proposal is outside of the recommendation of annual rainfall by more than 25%. This surely has to be addressed as it may have major implications for the rivers and waterways</p>	<p>allows for input on various aspects of potential development impacts.</p> <p>2.2km satisfies buffer recommendations outlined in National Environmental Guidelines for ROPs (Tucker and O'Keefe, 2013) and Environmental Protection Authority buffer guidelines (EPA, 2005).</p> <p>Addressed above.</p>	

P2140316 – 381 Hazzard Road free-range Piggery

SCHEDULE OF SUBMISSIONS

No.	Name/Address Submitter	of	Summary of Submission	Proponent Comment	Staff comment and Recommendation
			of Albany.		
2	Department of Water PO Box 525 ALBANY WA 6331		<p>The proposed free range piggery is located adjacent to the King River, a significant tributary to Oyster Harbour.</p> <p>The nominated buffers, to the King River and the floodplain boundary should be sufficient to mitigate the risk of nutrients being exported from the site. However, it is essential that any run-off from the rotational outdoor piggery (ROP) be contained on the site, and not be allowed to drain to the King River. Given that the rainfall in the locality significantly exceeds the site selection recommendation prepared by Australian Pork Limited, the issue of water management is not sufficiently addressed through the environmental management plan (EMP).</p> <p>The EMP should identify the location of cut-off drains and basins to manage the water on the site.</p> <p>The ROP areas need to be better defined as the site does have some constraints. The EMP identifies that high groundwater levels are an issue closer to the King River (BGT03) and recommends that the ROPs should be located above the 45m AHO contour, in order to achieve sufficient groundwater separation.</p> <p>The DoW would recommend that the proponents resubmit a plan of the site</p>	<p>The floodplain is currently in a degraded condition and contain very few areas of native vegetation. Kikuyu grass dominates the area. The proponents have fenced much of the riparian zone to exclude cattle and sheep. They also manage use of the floodplain by sheep and cattle by removing stock in winter months.</p> <p>Figure 1 has been created to conceptually indicate the extent of the ROPs (4 units in all). Figure 1 also indicates that the main drainage infrastructure will be constructed at the base of each ROP. Figure 2 shows the conceptual treatments, including contour drains (swales) and dams (basins) to detain 20mm rainfall events, trap sediments and prevent nutrient discharge to the floodplain</p>	Noted and agreed appropriate conditions will be placed on

P2140316 – 381 Hazzard Road free-range Piggery

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Staff comment and Recommendation
		showing the defined boundary of each ROP with regard to topography and surface water drainage.	and King River. Please note, that if the capacity of the contour drains is adequate, basins may not be required. For larger rainfall events, erosion control will be incorporated into the dams/basins in the form of spillways that have been stabilised with grass, geotextile or similar material. Rollover drains will also be incorporated into the rotational areas to catch water and reduce the risk of erosion.	
	Department of Agriculture and Food WA 444 Albany Highway, Albany Western Australia 6330	<p>The DAFWA encourages new industry development in the region and presents the following comments for your general information and consideration:</p> <ul style="list-style-type: none"> • It should be noted that there is still potential for land use conflict to occur with adjacent rural properties from odour. It may be appropriate for the landowner to consider vegetation screening around the rotational grow out areas. Consideration also should be given to manure management either by composting onsite or possibly by muck-spreading. • Outdoor / Extensive piggeries have the potential to contribute high nutrient loads. The soil analysis presented in the report indicates that the soil buffering capacity 		Noted conditions will be placed on the approval as recommended

P2140316 – 381 Hazzard Road free-range Piggery

SCHEDULE OF SUBMISSIONS

No.	Name/Address Submitter	of Summary of Submission	Proponent Comment	Staff comment and Recommendation
		<p>appears low to marginal for holding nutrients (P and N). It is therefore likely that nutrients could be lost from the soil through leaching and surface run-off causing potential impact downstream. It is therefore recommended that diversion drains are implemented to catch and divert surface run-off from the proposed rotational areas with suitable disposal points away from existing drainage.</p> <ul style="list-style-type: none"> • The supporting documentation prepared by Aurora aligns with the Australian Pork Limited - National Environmental Guidelines for Rotational Outdoor Piggeries (2013). This published document is an excellent and comprehensive compilation and the Department encourages the proponent to follow the guidelines for the proposed piggery expansion and ongoing management. • The stocking rate discussed in the proposal states 24 Boars or Sows per hectare. The Department recommends a stocking density (i.e. standard pig units per hectare) not exceeding 20 Boars or Sows per hectare and 50 weaners per hectare, based on soil type, rainfall, anticipated pasture cover for the Albany area. 		

References:

Aurora Environmental (2014) Benmore Grazing Trust - Environmental Management Plan – Outdoor Rotational Piggery – Breeder Facility. Lots 5758 and 5759, Green Valley, City of Albany. Report AA2014/013 Version 2. 28 July 2014. Albany, Western Australia.

Banhazi T. (2013) Data Collection to Underpin the Quantitative Assessment of Odour, Dust and Noise Emission from Free Range Piggeries. Final Report. APL Project 2011/1015.417. March 2013. University of Southern Queensland and National Centre for Engineering in Agriculture)

Devereux, J. (2012) Managing Litter Re-Use for Minimal Nutrient Run-off to Surface Water. National Guidelines prepared for Rural Industries Research and Development Corporation, RIRDC Publication No. 11/160. Project No PRJ-000596.

EPA, Environmental Protection Authority (2005) Guidance for the Assessment of Environmental Factors (in accordance with the Environmental Protection Act 1986). Separation Distances between Industrial and Sensitive Land Uses. Guidance No. 3. Perth, Western Australia.

Latto, A., Noonan J.D., Taylor, R.J. (2000) Environmental Guidelines for New and Existing Piggeries. Bulletin 4416. Agriculture Western Australia, Department of Environmental Protection, Water and Rivers Commission, West Australian Pork Producers' Association, Department of Health.

Tucker R.W. and O'Keefe M.F. (2013) Environmental Guidelines for Rotational Outdoor Piggeries. FSA Consulting Report 7634/2. FSA Consulting, Horsham.

APPENDIX A**TABLED DOCUMENTS**

NAME	REFERENCE	FILE
Ms Kaylene Parker	PD055	LP.MEE.1/AM1439864

Address to City of Albany Development Services Committee Meeting; 8 October 2014

Good afternoon Councillors, Council Staff and members of the community.

My name is Kaylene Parker and I am one of the landowners applying for the proposed rotational outdoor pig farm on Hazzard Road in Green Valley.

We are hoping to embark on a Free Range Rotational Outdoor Piggery enterprise that meets all relevant guidelines based on national best practice, and we are confident that information provided to you in our application and Environmental Management Plan illustrates how the operation will prevent adverse environmental impacts and retain the rural amenity of the district.

Our proposal meets each of the requirements of local and state policy, including:

- Complying with the National Environmental Guidelines for Rotational Outdoor Piggeries for:
 - Buffer distances;
 - Separation to groundwater; and
 - Waste management.

Importantly, we have been able to systematically address the comments from neighbours and agencies, including the Department of Water and Department of Agriculture and Food. We note however that there continues to be an issue that DAFWA has supported that the stocking density be reduced to adhere to their guidelines however this is inconsistent with the RSPCA and National Guidelines. It is likely that we would review our application at a later state to clarify this inconsistency.

We would also like to point out that the Shire of Plantagenet has several Free Range Rotational Outdoor Piggeries and while some neighbours had concerns initially, there have been no complaints about nuisance dust, odours, noise or other issues.

Our farm is ideal for the rotational outdoor piggery as the breeding area is on a gentle slope with suitable soils. It has good screening vegetation and more than adequate distances to surrounding residences. The number of pigs proposed is sustainable and necessary to justify the outlay required to establish infrastructure.

It is important to note that this free range pig farm is a relatively low impact class of rural enterprise when compared with shedded piggeries or intensive stock feeding operations.

The Albany community recognises that it is the agricultural sector that is the mainstay for economic well-being and employment in the district. For a healthy rural sector, farmers need to be able to add value to current farming pursuits through diversification to meet market demand. Farms such as this rotational outdoor piggery will help to increase the viability of rural industries in the district and with careful planning to meet environmental and other requirements, will be compatible with surrounding land uses and neighbours.

Intensive agriculture is also identified in the Great Southern Development Commission draft Blue Print – which recognises the values in the further expansion of production, value adding and marketing of the region's food products.

Overall our operation will support our family and add to the economic well-being of the City of Albany and its community. We are hoping that you will ask any questions of us today so that we can provide clarification and that the Council will support our application.

Thank you for your attention.

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – September 2014
Date : 2 October 2014

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of January 2014.
2. Within this period 55 Planning Scheme Consent applications were determined, of these;
 - 54 Planning Scheme Consent applications were approved under delegated authority; and
 - 1 Planning Scheme Consent application was withdrawn.



Jessica Davidson
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for September 2014.

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2140330	30/07/2014	H+H Architects	Stirling Terrace	Albany	Conservation Works - Maintenance and Replacement of Windows	Delegate Approved	15/09/2014	Tom Wenbourne
P2140334	5/08/2014	A Tomaipitina	Stirling Terrace	Albany	Development - Conservation Works (Replacement Lintels & Beams)	Delegate Approved	23/09/2014	Tom Wenbourne
P2140342	30/07/2014	H+H Architects	Stirling Terrace	Albany	Conservation Works - Maintenance and Replacement of Windows	Delegate Approved	17/09/2014	Tom Wenbourne
P2140362	14/08/2014	J Wicks	Stirling Terrace	Albany	Restaurant And Shop	Delegate Approved	26/09/2014	Tom Wenbourne
P2140363	15/08/2014	D & F Buswell	Frederick Street	Albany	Holiday Accommodation	Delegate Approved	17/09/2014	Jess Anderson
P2140380	25/08/2014	J & L Pietropaolo	Middleton Road	Albany	Change of Use (Shop to Fast Food Outlet - Expanding Floor Area of Existing Pizza Shop)	Delegate Approved	5/09/2014	Chris Lynch
P2140392	1/09/2014	Ranbuild Great Southern	Grey Street West	Albany	Single House - Additions (Policy Variation - Side Setback)	Delegate Approved	4/09/2014	Taylor Gunn
P2140424	18/09/2014	T Terry	Serpentine Road	Albany	Single House - Additions (Enclose Existing Deck; New Deck to Rear) - Design Codes Assessment	Delegate Approved	23/09/2014	Alex Bott
P2140377	22/07/2014	Emerge Associates	Lower King Road	Bayonet Head	Development - Oyster Harbour Entry Statement	Delegate Approved	30/09/2014	Alex Bott
P2140393	2/09/2014	Pocock Building Company	Lower King Road	Bayonet Head	Single House - Design Codes Assessment (Boundary Setback)	Delegate Approved	15/09/2014	Jess Anderson
P2140396	5/09/2014	Koster's Outdoor Pty Ltd	Paul Terry Drive	Bayonet Head	Single House - Additions & Outbuilding (Design Codes Assessment)	Delegate Approved	24/09/2014	Taylor Gunn
P2140416	15/09/2014	Pocock Building Company	Lower King Road	Bayonet Head	Single House (Design Codes Assessment)	Delegate Approved	22/09/2014	Jess Anderson
P2140340	7/08/2014	L Andrews	Sanford Road	Centennial Park	Light Industry (Laundrobar - Pet Bedding and Commercial Laundry Service)	Delegate Approved	10/09/2014	Taylor Gunn
P2140382	26/08/2014	J Hayman	Alexander Street	Centennial Park	Holiday Accommodation	Delegate Approved	30/09/2014	Taylor Gunn
P2140391	1/09/2014	G Taylor & J Lisson	Lockyer Avenue	Centennial Park	Medical Centre	Delegate Approved	22/09/2014	Jess Anderson
P2140374	21/08/2014	Tectonics Construction Group	Oxford Street	Gledhow	Single House - Outbuilding (Design Codes Assessment - Setback)	Delegate Approved	9/09/2014	Taylor Gunn
P2140420	16/09/2014	D Ten Haaf	Little Oxford Street	Gledhow	Single House - Addition (Patio) - Design Codes Assessment	Delegate Approved	22/09/2014	Taylor Gunn

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2140339	6/08/2014	Great Southern Grammar School	Nanarup Road	Kalgan	Education Establishment - Additions (Boarding House)	Delegate Approved	25/09/2014	Tom Wenbourne
P2140401	8/09/2014	Perrella Building And Fabricating	Mead Road	Kalgan	Single House - Outbuilding (Setback Relaxation)	Delegate Approved	19/09/2014	Jess Anderson
P2140423	17/09/2014	S Stone	Currinup Road	Kronkup	Single House - Additions	Delegate Approved	23/09/2014	Taylor Gunn
P2140388	22/08/2014	St Ives Villages Pty Ltd	Brooks Garden Boulevard	Lange	Aged Persons Village (Revised Plans for 12 Units)	Delegate Approved	17/09/2014	Taylor Gunn
P2140405	10/09/2014	WA Country Builders	Spring Street	Little Grove	Single House - Design Codes Assessment (Side Setback)	Delegate Approved	23/09/2014	Alex Bott
P2140311	24/07/2014	J & R Prudencio	Banks Street	Lockyer	Ancillary Accommodation (Convert Existing Shed)	Delegate Approved	30/09/2014	Taylor Gunn
P2140319	31/07/2014	G Fairclough & E Hill	Rivervale Chase	Lower King	Bed And Breakfast	Delegate Approved	3/09/2014	Jess Anderson
P2140394	3/09/2014	B Turpin	Slater Street	Lower King	Single House - Additions (Design Codes Assessment)	Delegate Approved	10/09/2014	Jess Anderson
P2140406	10/09/2014	Koster's Outdoor Pty Ltd	King River Drive	Lower King	Single House - Outbuilding	Delegate Approved	12/09/2014	Taylor Gunn
P2140419	16/09/2014	T Trouchet	Hillview Rise	Lower King	Single House - Outbuilding (Domestic Storage)	Delegate Approved	18/09/2014	Alex Bott
P2140325	1/08/2014	A MacDonald	Mcgonnell Road	McKail	Family Day Care	Delegate Approved	2/09/2014	Taylor Gunn
P2140383	27/08/2014	G Little & I Dawson	Bylund Way	McKail	Ancillary Accommodation & Outbuilding	Delegate Approved	11/09/2014	Taylor Gunn
P2140385	28/08/2014	The Plunkett Group	Orion Avenue	Mckail	Single House (Design Codes Assessment)	Delegate Approved	9/09/2014	Taylor Gunn
P2140378	22/08/2014	Powerhouse Architectural Drafting	Garden Street	Middleton Beach	Grouped Dwelling x2 (New Dwelling Located in Front of Existing)	Delegate Approved	10/09/2014	Jess Anderson
P2140290	17/07/2014	D Casotti	Cockburn Road	Mira Mar	Grouped Dwellings x 31	Delegate Approved	12/09/2014	Jan van der Mescht
P2140399	8/09/2014	P McSweeney	Middleton Road	Mira Mar	Change of Use - Lunch Bar and Light Industry (Coffee Roasting); and Storage Shed Additions	Delegate Approved	30/09/2014	Jan van der Mescht
P2140320	31/07/2014	City Of Albany	Lake Warburton Road	Palmdale	Industry - Extractive (Gravel & Sand)	Delegate Approved	2/09/2014	Taylor Gunn
P2140397	5/09/2014	I Bunn	Redmond Hay-River Road	Redmond	Single House and Ancillary Accommodation	Delegate Approved	18/09/2014	Taylor Gunn
P2140281	11/07/2014	Kim Taylor	Princess Avenue	Robinson	Single House	Delegate Approved	1/09/2014	Taylor Gunn

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2140395	4/09/2014	South Coast Sheds	Roberts Road	Robinson	Developement - Shed (Domestic Storage)	Delegate Approved	15/09/2014	Jess Anderson
P2140412	12/09/2014	WA Country Builders	Lower Denmark Road	Robinson	Single House and Rainwater Tank	Delegate Approved	25/09/2014	Taylor Gunn
P2140413	12/09/2014	South Coast Sheds	Trotter Grove	Robinson	Development - Shed (Domestic Storage)	Delegate Approved	19/09/2014	Jess Anderson
P2140321	31/07/2014	City Of Albany	Pfeiffer Road	South Stirling	Industry - Extractive (Gravel)	Delegate Approved	2/09/2014	Taylor Gunn
P2140357	13/08/2014	J Gannaway	Gairdner Road	Spencer Park	Temporary Bed & Breakfast Accommodation (ANZAC)	Delegate Approved	23/09/2014	Taylor Gunn
P2140390	1/09/2014	A Brandenburg	David Street	Spencer Park	Holiday Accommodation	Delegate Approved	26/09/2014	Jess Anderson
P2140400	8/09/2014	MCB Construction Pty Ltd	Roberts Road	Torndirrup	Recreation - Private (Racing Club - Addition - New Timing/Calling Tower)	Delegate Approved	22/09/2014	Alex Bott
P2140373	21/08/2014	T Trouchet	Kooyong Avenue	Warrenup	Single House - Outbuilding (Front Setback Variation)	Delegate Approved	2/09/2014	Chris Lynch
P2140402	9/09/2014	M Warburton	Kooyong Avenue	Warrenup	Single House - Patio	Delegate Approved	12/09/2014	Taylor Gunn
P2140404	10/09/2014	WA Country Builders	Deloraine Drive	Warrenup	Ancillary Accommodation	Delegate Approved	22/09/2014	Alex Bott
P2140322	31/07/2014	R Poeit	Windsor Road	Wellstead	Recreation (Hall Additions - Kitchen & Verandah)	Delegate Approved	3/09/2014	Jess Anderson
P2140360	14/08/2014	Ryde Building Company Pty Ltd	Greenwood Drive	Willyung	Single House - Outbuilding & Rainwater Tank	Delegate Approved	3/09/2014	Taylor Gunn
P2140389	29/08/2014	C Hume	Weston Ridge	Willyung	Temporary Accommodation	Delegate Approved	19/09/2014	Jess Anderson
P2140418	16/09/2014	G Wallis	Pinaster Road	Willyung	Single House - Additions (Games Room)	Delegate Approved	19/09/2014	Taylor Gunn
P2140262	2/07/2014	J Smith	Pyrus Gardens	Yakamia	Single House (Design Codes Relation)	Delegate Approved	2/09/2014	Chris Lynch
P2140323	1/08/2014	W & J Meyer	Sydney Street	Yakamia	Single House - Addition (Garage - Reduce Front Setback)	Withdrawn	3/09/2014	Jess Anderson
P2140384	28/08/2014	Koster's Outdoor Pty Ltd	Target Road	Yakamia	Single House - Outbuilding (Design Codes Assessment - Setbacks)	Delegate Approved	9/09/2014	Taylor Gunn
P2140386	29/08/2014	Turps Steel Fabrications	Bethel Way	Yakamia	Education Establishment - Additions (Bus Shelter and Covered Walkway)	Delegate Approved	16/09/2014	Taylor Gunn
P2140408	11/09/2014	Turps Steel Fabrications	Notley Street	Yakamia	Single House - Outbuilding (Setback Variation)	Delegate Approved	19/09/2014	Taylor Gunn

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors

From : Administration Officer - Development

Subject : Building Activity – September 2014

Date : 1 September 2014

1. In September 2014, 91 building permits were issued for building activity worth \$9,412,932. This included 2 demolition licences and 2 sign licences.

It is brought to Council's attention that these figures included building licence 140594 for a new dwelling; estimated value \$1,000,050.

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 September 2014, the third month of activity in the City of Albany for the financial year 2014/2015.



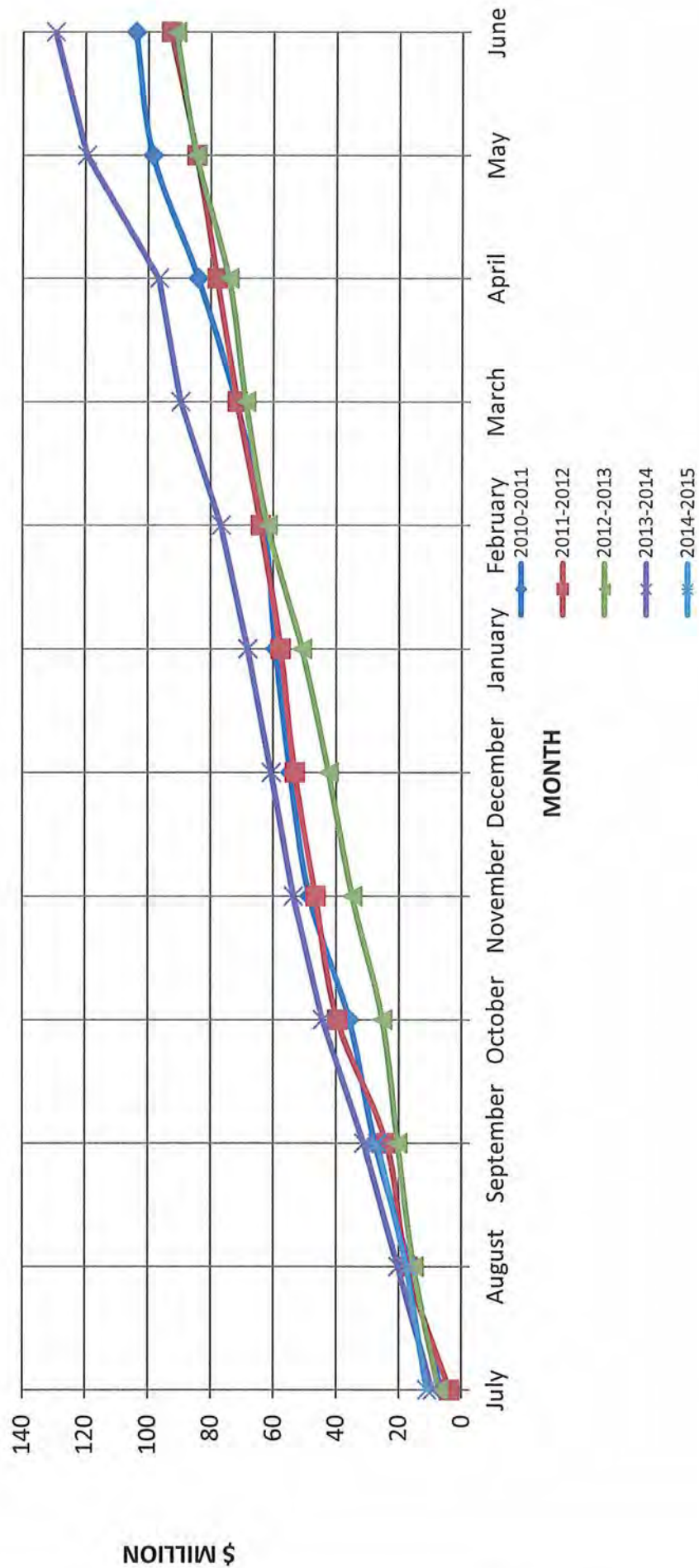
Jasmin Corcoran
Administration Officer – Development

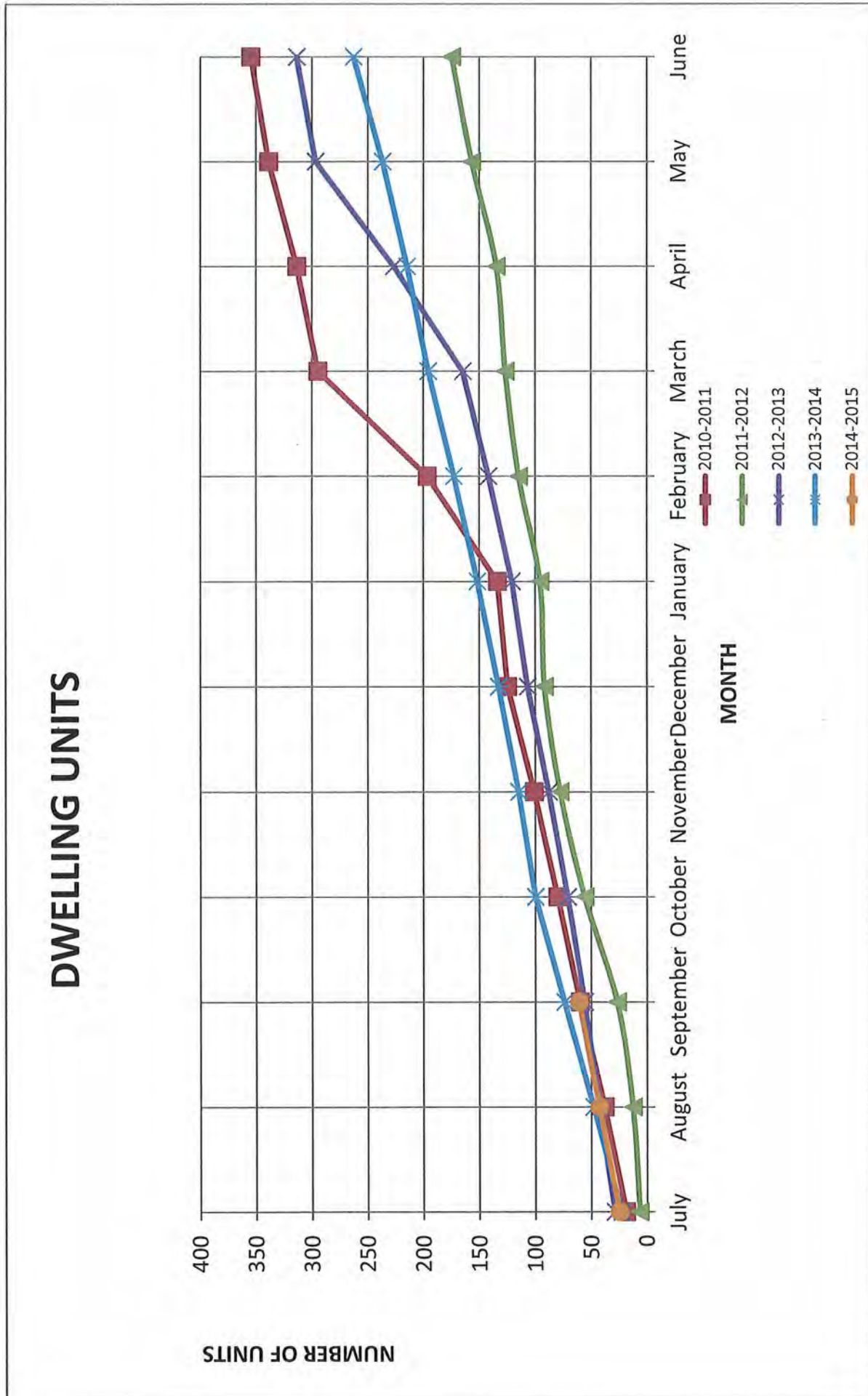
CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2014 - 2015

2014-2015	SINGLE DWELLING		GROUP DWELLING		TOTAL No.	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	No	\$ Value
JULY	24	6,129,910	1	275,000	25	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	18	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	18	16	272,242	30	1,359,029	0	0	0	1	550,000	14	1,215,237	7	99,075	9,412,932
OCTOBER																			
NOVEMBER																			
DECEMBER																			
JANUARY																			
FEBRUARY																			
MARCH																			
APRIL																			
MAY																			
JUNE																			
TOTALS TO DATE	60	16,938,696	1	275,000	61	51	1,040,969	83	2,491,655	0	0	0	4	2,252,677	27	2,768,061	31	1,164,820	26,931,878

BUILDING ACTIVITY **\$M Value**





Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140717	DOWNRITE	A181414	N	STIRLING	104-110	ALBANY
140572	DEMOLITION RANBUILD GREAT	A104383	N	TERRACE GREY STREET	144-146	ALBANY
140718	SOUTHERN DOWNRITE	A74057	N	WEST STIRLING	112-140	ALBANY
140686	DEMOLITION KOSTERS OUTDOOR	A206414	N	TERRACE VIEW STREET	43A	ALBANY
140731	PTY LTD JOE PIETROPAULO	A158845	N	MIDDLETON ROAD	350-382	ALBANY
140727	J & S CASTLEHOW ELECTRICAL	A157366	N	PRINCESS	256-270	ALBANY
140755	SERVICES BAROVEN PTY LTD	A106521	N	ROYAL DRIVE YORK STREET	221-227	ALBANY
140338	REALFORCE PTY LTD	A74057	N	STIRLING	112-140	ALBANY
140710	DAVID ANDREW & ANN	A142157	N	TERRACE EARL STREET	24	ALBANY
140698	MARIE HOLLAND OWNER BUILDER	A147549	N	YORK STREET	220	ALBANY
140672	OUTDOOR WORLD	A226846	Y	HOUGHTON	44	BAYONET HEAD
140690	ALBANY KOSTERS OUTDOOR	A20202	N	BOULEVARD GREEN ISLAND	66	BAYONET HEAD
140687	PTY LTD ECOFIT HOMES	A47232	N	CRESCENT ALISON PARADE	20	BAYONET HEAD
140729	KOSTERS OUTDOOR	A24408	N	BELL COURT	7	BAYONET HEAD
140692	PTY LTD BIG D'S BUILDING	A191114	N	MADDISON WAY	23	BAYONET HEAD
140688	COMPANY ECOFIT HOMES	A47232	N	ALISON PARADE	20	BAYONET HEAD

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140734	IWA COUNTRY	A203549	Y	HOUGHTON		12 BAYONET HEAD
140699	BUILDERS PTY LTD RUSSELL ARTHUR & ESTHER EMILINE	A203783	Y	BOULEVARD CULLEY ROAD		2 BAYONET HEAD
140761	SCHLAGER CREATION HOMES	A71182	Y	LOWER KING ROAD		206 BAYONET HEAD
140678	DWANE SIMMONS	A158962	N	SANFORD ROAD		27 CENTENNIAL
140700	RYDE BUILDING COMPANY PTY LTD	A219764	Y	LION STREET		PARK 50 CENTENNIAL
140715	LESLEY C ANDREWS	A74598	N	SANFORD ROAD		PARK 36 CENTENNIAL
140739	DWANE SIMMONS	A158962	N	SANFORD ROAD		PARK 27 CENTENNIAL
140685	ALBANY TANKS	A92223	N	LOCKYER	147-157	PARK CENTENNIAL
140706	BUILDING APPROVAL CERTIFICATE	A74156	N	AVENUE SANFORD ROAD	59-65	PARK CENTENNIAL
140682	LAWRENCE CUTHBERT	A141123	N	HERCULES		PARK 4 CENTENNIAL
140712	OWNER BUILDER	A18332	N	CRESCENT BORONIA		PARK 20 COLLINGWOOD
140695	BP BENJAMIN	A185921	N	AVENUE BARRY COURT		HEIGHTS 31 COLLINGWOOD
140585	FORMATION HOMES PTY LTD	A175730	N	MOWFORTH ROAD		PARK ELLEKER
140670	THOMAS JOHN & WENDY ELIZABETH BRADE	A151558	N	BEDWELL STREET		36 EMU POINT

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140697	OUTDOOR WORLD	A22189	Y	BOTTLEBRUSH	43	GLEDHOW
140691	ALBANY TECHNICS CONSTRUCTIONS	A52374	Y	ROAD LOWANNA DRIVE	42	GLEDHOW
140644	GROUP PTY LTD TECHNICS CONSTRUCTIONS	A49254	Y	OXFORD STREET	32	GLEDHOW
140742	GROUP PTY LTD PLUNKETT HOMES	A228183	Y	LITTLE OXFORD		GLEDHOW
140683	(1903) PTY LTD OWNER BUILDER	A225169	N	STREET WALFORD ROAD		KALGAN
140736	HERITAGE WATER	A1084	N	CHILLINUP ROAD	4161	KOJANEERUP
140661	TANKS K & N SCOTT	A186941	N	FOREST COURT	21	SOUTH KRONKUP
140709	RYDE BUILDING COMPANY PTY LTD	A224329	Y	STIRLING VIEW DRIVE	20	LANGE
140680	SIGN MANAGER PTY LTD	A209456	N	CHESTER PASS ROAD	162	LANGE
140752	MCB CONSTRUCTION PTY LTD	A18152	N	CHIPANA DRIVE	62	LITTLE GROVE
140732	TIM TROUCHET CONSTRUCTION	A6032	N	MAITLAND AVENUE	19	LITTLE GROVE
140703	DUNKELD CONSTRUCTION PTY LTD	A15205	N	FRENCHMAN	548	LITTLE GROVE
140714	KOSTERS OUTDOOR LTD	A222276	N	BAY ROAD WATTLEBIRD	5	LITTLE GROVE
140667	PTY LTD OWNER BUILDER	A6138	N	COVE ALBERT STREET	1	LITTLE GROVE

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140677	IMCB CONSTRUCTION PTY LTD	A18152	N	CHIPANA DRIVE		62 LITTLE GROVE
140737	WISHART HOMES PTY LTD	A39865	N	MAITLAND AVENUE		21 LITTLE GROVE
140694	SOUTH COAST SHEDS LTD	A122478	N	CLIFTON STREET		9 LOCKYER
140745	NATHAN LAKE	A36085	N	SLATER STREET		40 LOWER KING
140726	TURPS STEEL FABRICATION	A176174	N	SLATER STREET	35B	LOWER KING
140730	KOSTERS OUTDOOR	A182399	N	KING RIVER		28 LOWER KING
140637	STEVEN & SHERYL PTY LTD	A178510	N	DRIVE MILNE CLOSE		16 LOWER KING
140756	NOSTRINI PLUNKETT HOMES	A209753	Y	LOWER KING		475 LOWER KING
140711	(1903) PTY LTD WARREN BENNETT	A207808	N	ROAD BUSHBY ROAD		190 LOWER KING
140662	HOMES PTY LTD OWNER BUILDER	A221521	N	LOWANNA DRIVE		370 MARBELUP
140723	R & J DELL	A204947	N	BARFLEUR		15 MARBELUP
140655	A & J WEATHERHEAD	A204929	N	PLACE BARFLEUR		MARBELUP
140674	KOSTERS OUTDOOR	A41884	N	PLACE GLADVILLE		9 MCKAIL
140669	PTY LTD NORMAN WALLIS	A217576	N	ROAD COMET CORNER		25 MCKAIL
140705	PERRELLA BUILDING & FABRICATION	A215077	N	PENTER WAY		4 MCKAIL

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140722	WA COUNTRY BUILDERS PTY LTD	A207353	Y	TRIO CRESCENT	24	MCKAIL
140684	PLUNKETT HOMES	A207367	Y	TRIO CRESCENT	22	MCKAIL
140621	(1903) PTY LTD PLUNKETT HOMES	A227492	Y	ORION AVENUE	32	MCKAIL
140720	(1903) PTY LTD PLUNKETT HOMES	A225092	Y	KITCHER PARADE	27	MCKAIL
140668	JR GOMM	A167430	N	SUSSEX STREET	2B	MIDDLETON
140602	ROHAN & GILLIAN TROTT	A153093	N	NELSON STREET		BEACH
140675	OWNER BUILDER	A157613	N	FORTS ROAD	7	MOUNT
140728	J & S CASTLEHOW ELECTRICAL SERVICES	A171322	N	FORTS ROAD		CLARENCE MOUNT
140751	OWNER BUILDER	A161901	N	DENMAN ROAD	5A	CLARENCE MOUNT
140696	ROADTECH	A139613	N	APEX DRIVE		CLARENCE MOUNT
140681	CONSTRUCTIONS JASON MOREL	A138512	N	GILLAM PLACE	4	CLARENCE MOUNT
140673	R & DG CEKEREVAC	A95332	N	MELROSE	12	MELVILLE MOUNT
140594	DAVID ANDREW & ANN MARIE HOLLAND	A215770	N	STREET FESTING STREET	73A	MELVILLE MOUNT
140750	SOUTH COAST SHEDS	A228016	N	TROTTER	36	MELVILLE ROBINSON
140749	SOUTH COAST SHEDS	A228002	N	GROVE ROBERTS ROAD	216	ROBINSON

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
140740	OWNER BUILDER	A43711	N	FRENCHMAN	166	ROBINSON
140704	OCCUPANCY PERMIT	A166997	N	BAY ROAD WARDEN	30	SPENCER PARK
140719	OWNER BUILDER	A98766	N	AVENUE DAVID STREET	81	SPENCER PARK
140721	MATSON	A155461	N	ROGERS ROAD	15	SPENCER PARK
140679	FABRICATIONS NEW HORIZON HOMES	A23032	N	FRENCHMAN	356	TORNDRUP
140708	(WA) PTY LTD R & W KIRKBY	A192459	N	BAY ROAD MENEGOLA DRIVE	22	WARRENUP
140738	M WARBURTON	A168103	N	KOOYONG	8	WARRENUP
140733	POETT BUILDING CO	A65147	N	AVENUE WINDSOR ROAD	60	WELLSTEAD
140725	PTY LTD TURPS STEEL	A224630	N	NEVILE RISE		WILLYUNG
140716	FABRICATION PULS PATIOS	A181400	N	ULSTER ROAD	1-25	YAKAMIA
140713	KOSTERS OUTDOOR	A105385	N	TARGET ROAD	7	YAKAMIA
140753	PTY LTD TURPS STEEL	A228165	N	NOTLEY STREET	1-3	YAKAMIA
140754	FABRICATION TURPS STEEL	A145559	N	BETHEL WAY	20	YAKAMIA

No.	SINGLE DWELLING	GROUP DWELLING	DOMESTIC/ OUTBUILDINGS	ADDITIONS/ DWELLINGS	HOTEL/ MOTEL	NEW COMMERCIAL	ADDITIONS/ COMMERCIAL	OTHER
1	\$ 140,000.00		\$ 18,510.00	\$ 480.00		\$ 550,000.00	\$ 2,200.00	\$ 19,000.00
2	\$ 199,000.00		\$ 1,000.00	\$ 6,488.00			\$ 3,144.00	\$ 9,150.00
3	\$ 201,785.00		\$ 4,000.00	\$ 6,500.00			\$ 7,000.00	\$ 9,575.00
4	\$ 226,931.00		\$ 8,000.00	\$ 18,500.00			\$ 8,000.00	\$ 13,100.00
5	\$ 229,403.00		\$ 14,000.00	\$ 35,000.00			\$ 9,432.00	\$ 40,000.00
6	\$ 243,200.00		\$ 14,300.00	\$ 50,000.00			\$ 19,800.00	\$ 2,750.00
7	\$ 250,000.00		\$ 15,147.00	\$ 80,000.00			\$ 22,520.00	\$ 5,500.00
8	\$ 250,642.00		\$ 16,000.00	\$ 90,000.00			\$ 320,000.00	
9	\$ 258,291.00		\$ 16,900.00	\$ 119,760.00			\$ 330,000.00	
10	\$ 265,000.00		\$ 17,130.00	\$ 189,200.00			\$ 90,000.00	
11	\$ 273,588.00		\$ 19,500.00	\$ 605,160.00			\$ 120,000.00	
12	\$ 277,273.00		\$ 19,800.00	\$ 4,700.00			\$ 215,141.00	
13	\$ 379,491.00		\$ 20,000.00	\$ 9,098.00			\$ 3,000.00	
14	\$ 420,000.00		\$ 26,300.00	\$ 9,920.00			\$ 65,000.00	
15	\$ 450,000.00		\$ 30,500.00	\$ 15,000.00				
16	\$ 700,000.00		\$ 31,155.00	\$ 3,000.00				
17	\$ 1,000,050.00			\$ 19,910.00				
18	\$ 152,695.00			\$ 10,000.00				
19				\$ 15,000.00				
20				\$ 3,500.00				
21				\$ 3,737.00				
22				\$ 3,780.00				
23				\$ 4,000.00				
24				\$ 5,000.00				
25				\$ 5,100.00				
26				\$ 6,409.00				
27				\$ 6,840.00				
28				\$ 10,450.00				
29				\$ 15,497.00				
30				\$ 7,000.00				
Total	\$5,917,349.00	\$0.00	\$272,242.00	\$1,359,029.00	\$0.00	\$550,000.00	\$1,215,237.00	\$99,075.00

Grand Total	\$ 9,412,932.00
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N.B Red font denotes Park Home Licence