



AGENDA

Ordinary Meeting of Council

Tuesday 22 September 2026

6.00pm

Council Chambers

NOTICE OF AN ORDINARY COUNCIL MEETING

Dear Mayor and Councillors

The next Ordinary Meeting of the City of Albany will be held on Tuesday 22 September 2026 in the Council Chambers, 102 North Road, Yakamia commencing at 6.00pm.



Andrew Sharpe

CHIEF EXECUTIVE OFFICER

TABLE OF CONTENTS

Item	Details	Pg#
1.	DECLARATION OF OPENING	3
2.	PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LAND OWNERS FOLLOWED BY PLAYING OF THE NATIONAL ANTHEM	3
3.	RECORD OF APOLOGIES AND LEAVE OF ABSENCE	3
4.	DISCLOSURES OF INTEREST	3
5.	REPORTS OF MEMBERS	4
6.	RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE	4
7.	PUBLIC QUESTION TIME	4
8.	APPLICATIONS FOR LEAVE OF ABSENCE	4
9.	PETITIONS AND DEPUTATIONS	4
10.	CONFIRMATION OF MINUTES	4
11.	PRESENTATIONS	4
12.	UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS	4
13.	MINUTES AND RECOMMENDATIONS OF COMMITTEES	
CCS820	MONTHLY FINANCIAL REPORT JULY 2026	5
CCS821	LIST OF ACCOUNTS PAID JULY 2026	8
CCS822	DELEGATED AUTHORITY REPORTS 16 JULY 2026 TO 15 AUGUST 2026	11
CCS823	SPORT AND RECREATION STRATEGY 2026-2030	12
CCS824	MCALPINE RISE MAJOR LAND TRANSACTION BUSINESS PLAN	16
CCS825	APPOINTMENT OF ELECTED MEMBERS, PRESIDING AND DEPUTY PRESIDING MEMBERS TO THE OCM AGENDA ADVISORY COMMITTEE	22
CCS826	ALBANY AIRPORT RUNWAY UPGRADE AND OVERLAY - This report will be made available prior to the Ordinary Council Meeting	
DIS483	INITIATION TO ADOPT AMENDMENT NO. 7 TO CITY OF ALBANY LOCAL PLANNING SCHEME NO.2 FOR ADVERTISING	24
DIS484	PLANNING AND BUILDING REPORTS AUGUST 2026	35
DIS485	C26013-ALBANY ARTIFICIAL FISHING REEF-This report will be made available prior to the Ordinary Council Meeting	
DIS486	PLANNING & DEVELOPMENT SERVICES REVIEW – PROPOSED EXECUTIVE STRUCTURE AND COUNCIL POLICY POSITION - CONFIDENTIAL	36
AR202	COMPLIANCE AUDIT RETURN (CAR) 2025	38
BFAC020	APPOINTMENT OF CHIEF AND DEPUTY CHIEF BUSH FIRE CONTROL OFFICERS, BUSH FIRE BRIGADE FIRE CONTROL OFFICERS	42
LEMC043	RECEIVE THE MINUTES OF THE LOCAL EMERGENCY MANAGEMENT COMMITTEE MEETING HELD 28 MAY 2026	46
14.	NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL	47
15.	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN	47
16.	REPORTS OF CITY OFFICERS	47
17.	MEETING CLOSED TO THE PUBLIC	47
DIS486	PLANNING & DEVELOPMENT SERVICES REVIEW – PROPOSED EXECUTIVE STRUCTURE AND COUNCIL POLICY POSITION	
18.	CLOSURE	47

1. DECLARATION OF OPENING

2. PRAYER AND ACKNOWLEDGEMENT OF TRADITIONAL LANDOWNERS, PLAYING OF THE NATIONAL ANTHEM

"Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen."

"We would like to acknowledge the Noongar people who are the Traditional Custodians of the Land.

We would also like to pay respect to Elders past, present and emerging"

3. RECORD OF APOLOGIES AND LEAVE OF ABSENCE

Mayor

G Stocks (To attend remotely)

Councillors:

Councillor

P Terry Deputy Mayor

Councillor

L MacLaren

Councillor

M Lionetti

Councillor

I Clarke APM

Councillor

R Sutton (To attend remotely)

Councillor

R Stephens

Councillor

C McKinley

Staff:

Chief Executive Officer

A Sharpe

Executive Director Community Services

N Watson

Executive Director Corporate and Commercial Services

M Giffellon

Executive Director Infrastructure, Development

& Environment

P Camins

Manager IT

A Catterall

Meeting Secretary

D Clarke

Apologies/Leave of Absence:

Councillor

T Brough (Parental Leave)

4. DISCLOSURES OF INTEREST

Name	Report Item Number	Nature of Interest

5. REPORTS OF MEMBERS

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

7. PUBLIC QUESTION TIME

Conduct of Persons at Meetings: Members of the public attending meetings must be respectful of the Presiding Member, Council and City Officers to ensure the meeting runs efficiently.

Prevention of Disturbance:

- Members of the public are admitted to meetings with the understanding that no expressions of dissent, approval, conversations or other interruptions will take place during proceedings.
- Attendees must:
 - Refrain from interrupting the meeting through approval, dissent or conversation.
 - Conduct themselves appropriately and follow directions if asked to leave.
 - Avoid obstructing access to the meeting or causing disturbances.

Public Question Time. In accordance with clause 4.2 (Procedures for public question time) and clause 8.3 (Where this local law does not apply or is silent) of the *City of Albany Standing Orders Local Law 2014 (as amended)*:

- Public Question Time is limited to 30 minutes, extendable at the discretion of the Presiding Member.
- The Presiding Member may decline to respond to a question if:
 - The same or a similar question was asked at a previous meeting.
 - The question or statement is offensive, unlawful or defamatory. The Presiding Member may request that it be rephrased to ensure that it is appropriate.

Contents of Minutes As per the *Local Government (Administration) Regulations 1996*, regulation 11:

- The minutes of the meeting will include a summary of questions raised during Public Question Time and a summary of any responses provided.

Documents Tabled at Meetings. Documents tabled during Public Question Time or Reports of Members will not be included in the minutes. The minutes will note who tabled the document and will provide a document reference number.

8. APPLICATIONS FOR LEAVE OF ABSENCE

9. PETITIONS AND DEPUTATIONS Nil

10. CONFIRMATION OF MINUTES

DRAFT MOTION

VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the minutes of the Ordinary Council Meeting held on Tuesday 25 August 2026 as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

11. PRESENTATIONS

12. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS

CCS820: MONTHLY FINANCIAL REPORT – JULY 2026

Proponent / Owner	: City of Albany
Attachments	: Monthly Financial Report – July 2026
Report Prepared By	: Manager Finance
Authorising Officer:	: Executive Director Corporate & Commercial Services

COUNCIL PLAN ALIGNMENT

- **Pillar:** Leadership.
- **Outcome:** A well-governed city with visionary leadership and strong trusted partnerships, that uses resources wisely to meet local needs.
- **Strategic Priority:** Deliver optimised asset and financial management with planned capital improvements.

IN BRIEF

- Under the Local Government Financial Management Regulations, a local government is to prepare monthly a statement of financial activity and statement of financial position that is presented to Council.
- The City of Albany's Monthly Financial Report (inclusive of the statement of financial activity and the statement of financial position) for the period ending 31 July 2026 has been prepared and is attached.
- In addition, the City provides Council with a monthly investment summary to ensure the investment portfolio complies with the City's Investment of Surplus Funds Policy.

RECOMMENDATION

**CCS820: COMMITTEE RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT the Monthly Financial Report for the period ending 31 July 2026 be RECEIVED.

CCS820: COMMITTEE RECOMMENDATION

**MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR MACLAREN**

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 6-0

CCS820: AUTHORISING OFFICER RECOMMENDATION

THAT the Monthly Financial Report for the period ending 31 July 2026 be RECEIVED.

DISCUSSION

1. To fulfil statutory reporting obligations, the Monthly Financial Report prepared provides a snapshot of the City's year to date financial performance. The report provides the:
 - (a) Statement of Financial Activity by nature classifications (satisfying Regulation 34 of the *Local Government (Financial Management) Regulations 1996*);
 - (b) Statement of Financial Position (satisfying Regulation 35 of the *Local Government (Financial Management) Regulations 1996*);
 - (c) Basis of Preparation;
 - (d) Explanation of material variances to year-to-date budget;
 - (e) Net Current Asset & Funding Position;
 - (f) Investment Portfolio Snapshot;
 - (g) Receivables; and
 - (h) Capital Acquisitions.
2. Additionally, each year a local government is to adopt a percentage or value to be used in the Statement of Financial Activity for reporting material variances. Under Council item CCS812, Council approved that a variance between actual and budget-to-date of greater than \$100,000 is a material variance for reporting purposes in the Statement of Financial Activity for 2026/2027.
3. The Statement of Financial Activity and Statement of Financial Position may be subject to year-end adjustments and have not been audited.
4. It is noted that rounding errors may occur when whole numbers are used, as they are in the reports that follow. The 'errors' may be \$1 or \$2 when adding sets of numbers. This does not mean that the underlying figures are incorrect."

STATUTORY IMPLICATIONS

5. The *Local Government (Financial Management) Regulations 1996* stipulate that each month Local Governments are required to prepare and report a Financial Activity Statement (reg 34) and a Financial Position Statement (reg 35).
6. Each of these statements are to be presented at an ordinary meeting of the council within two months after the end of the relevant month, as well as recorded in the minutes of the meeting at which it is presented.

POLICY IMPLICATIONS

7. The City's 2026/27 Annual Budget provides a set of parameters that guides the City's financial practices.
8. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

FINANCIAL IMPLICATIONS

9. Expenditure for the period ending 31 July 2026 has been incurred in accordance with the 2026/27 budget parameters.
10. Details of any budget variation more than \$100,000 (year to date) is outlined in the Statement of Financial Activity. There are no other known events, which may result in a material non-recoverable financial loss or financial loss arising from an uninsured event.

LEGAL IMPLICATIONS

11. Nil.

ENVIRONMENTAL CONSIDERATIONS

12. Nil.

ALTERNATE OPTIONS

13. Nil.

CONCLUSION

14. The Authorising Officer's recommendation be adopted.
15. It is requested that any questions regarding this report are submitted to the Executive Director Corporate & Commercial Services by 4pm of the day prior to the scheduled meeting time. All answers to submitted questions will be provided at the Committee meeting. This allows a detailed response to be given to the Committee in a timely manner.

Consulted References	:	<i>Local Government (Financial Management) Regulations 1996</i>
File Number	:	FM.FIR.7

CCS821: LIST OF ACCOUNTS PAID – JULY 2026

Business Entity Name : City of Albany
Attachments : List of Accounts Paid
Report Prepared By : Manager Finance
Authorising Officer: : Executive Director Corporate and Commercial Services

COUNCIL PLAN ALIGNMENT

- **Pillar:** Leadership
- **Outcome:** A well-governed city with visionary leadership and strong trusted partnerships, that uses resources wisely to meet local needs.
- Strategic **Priority:** Deliver optimised asset and financial management with planned capital improvements.

IN BRIEF

- Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's municipal and trust funds. In accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996, a list of accounts paid by the Chief Executive Officer is to be provided to Council.

RECOMMENDATION

CCS821: COMMITTEE RECOMMENDATION VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 31 July 2026 totalling \$10,728,092.60 be RECEIVED.

CCS821: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR MACLAREN
SECONDED: COUNCILLOR CLARKE

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 7-0

CCS821: AUTHORISING OFFICER RECOMMENDATION

THAT the list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 31 July 2026 totalling \$10,728,092.60 be RECEIVED.

DISCUSSION

1. The table below summarises the payments drawn from the City's Municipal and Trust funds for the period ending 31 July 2026. Please refer to the Attachment to this report.

Fund	Transaction Type	Amount (\$)	%
Municipal	Electronic Funds Transfer	\$8,145,823.34	76.0
Municipal	Payroll	\$2,437,508.79	22.7
Municipal	Other (BPay, Direct Debit, International)	\$79,704.05	0.7
Municipal	Credit Cards	\$65,056.42	0.6
Trust	N/A	\$0.00	0.0
TOTAL		\$10,728,092.60	100.0%

2. Included within the Electronic Funds Transfers from the City's Municipal account are Purchasing Card transactions, required to be reported under Regulation 13(A), totalling: \$5,061.81.
3. The table below summaries the total outstanding creditors as at 31 July 2026.

Aged Creditors	Amount (\$)
Current	\$1,745,688.41
30 Days	\$97,535.27
60 Days	\$7,488.86
90 Days	\$18,015.12
TOTAL	<u>\$1,868,725.66</u>

STATUTORY IMPLICATIONS

4. Regulation 12(1)(a) of the *Local Government (Financial Management) Regulations 1996* provides that payment can only be made from the municipal fund or a trust fund if the Local Government has delegated this function to the Chief Executive Officer or alternatively authorises payment in advance.
5. The Chief Executive Officer has delegated authority to make payments from the municipal and trust fund.
6. Regulation 13 of the *Local Government (Financial Management) Regulations 1996* provides that if the function of authorising payments is delegated to the Chief Executive Officer, then a list of payments must be presented to Council and recorded in the minutes.
7. As part of the Local Government Regulations Amendment Regulations 2023 (SL2023/106), additional reporting is now required by Local Governments. Regulation 13(A), a new regulation, requires Local Governments to report on payments by employees via purchasing cards.

POLICY IMPLICATIONS

8. Expenditure for the period to 31 July 2026 has been incurred in accordance with the 2026/2027 budget parameters.

FINANCIAL IMPLICATIONS

9. Expenditure for the period to 31 July 2026 has been incurred in accordance with the 2026/2027 budget parameters.

LEGAL IMPLICATIONS

10. Nil

ENVIRONMENTAL CONSIDERATIONS

11. Nil

ALTERNATE OPTIONS

12. Nil

CONCLUSION

13. That the list of accounts have been authorised for payment under delegated authority.

14. It is requested that any questions on specific payments are submitted to the Executive Director Corporate Services by 4pm of the day prior to the scheduled meeting time. All answers to submitted questions will be provided at the Committee meeting. This allows a detailed response to be given to the Committee in a timely manner.

Consulted References	:	<i>Local Government (Financial Management) Regulations 1996</i>
File Number	:	FM.FIR.2

CCS822: DELEGATED AUTHORITY REPORTS – 16 JULY 2026 TO 15 AUGUST 2026

Proponent / Owner : City of Albany
Attachments : Executed Document and Common Seal Report
Report Prepared By : PA to Mayor and Councillors
Authorising Officer: : Chief Executive Officer

COUNCIL PLAN ALIGNMENT

- **Pillar:** Leadership
- **Outcome:** A well-governed city with visionary leadership and strong trusted partnerships, that uses resources wisely to meet local needs.
- **Strategic Priority:** Lead as a community-focused, values-led council.

RECOMMENDATION

CCS822: COMMITTEE RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the Delegated Authority Reports 16 July 2026 to 15 August 2026 be RECEIVED.

CCS822: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR MCKINLEY

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 7-0

CCS822: AUTHORISING OFFICER RECOMMENDATION

THAT the Delegated Authority Reports 16 July 2026 to 15 August 2026 be RECEIVED.

BACKGROUND

1. In compliance with Section 9.49A of the *Local Government Act 1995* the attached report applies to the use of the Common Seal and the signing of documents under Council's Delegated Authority:
 - **Delegation: LG1.18** – Sign Documents on Behalf of the City of Albany (Authority to Executive Deeds & Agreements and apply the Common Seal)
 - **Delegation: LG4.06**– Provide Donations, Sponsorship, Subsidies & Authority to Apply for Grant Funding (Including the provision of sponsorship through the waiver of fees & charges)
 - **Delegation: LG5.05** – Award Contracts (Supply of Equipment, Goods, Materials & Services)

CCS823: SPORT AND RECREATION STRATEGY 2026 - 2030

Attachments	: Sport and Recreation Strategy 2026 – 2030 Sport and Recreation Strategy 2026 – 2030 Background Report
Report Prepared By	: Manager Recreation Services
Authorising Officer:	: Executive Director Community Services

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Council Plan:
 - **Pillar:** Community
 - **Outcome:** An inclusive and safe community where people can feel proud of their heritage and can reach their potential.
 - **Strategic Priority:** Support healthy and active lifestyles

In Brief:

- This report seeks Council adoption of the City of Albany Sport and Recreation Strategy 2026 - 2030.
- The Sport and Recreation Strategy provides an overarching framework to guide the City's long-term planning, provision and development of sport and recreation across the municipality.

RECOMMENDATION

**CCS823: COMMITTEE RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council ADOPT the City of Albany Sport and Recreation Strategy 2026-2030.

CCS823: COMMITTEE RECOMMENDATION

**MOVED: COUNCILLOR CLARKE
SECONDED: COUNCILLOR LIONETTI**

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 7-0

CCS823: AUTHORISING OFFICER RECOMMENDATION

THAT Council ADOPT the City of Albany Sport and Recreation Strategy 2026-2030.

BACKGROUND

2. The City of Albany has not previously developed a single, overarching strategy to guide the long-term planning, provision and development of sport and recreation across the municipality.
3. Recognising the need for a coordinated strategic framework, the City engaged Lenore Lyons of Concept 2 Strategy as the lead consultant to facilitate the development of the City of Albany Sport and Recreation Strategy 2026–2030.
4. The Strategy provides a vision and establishes the strategic priorities that align infrastructure planning, participation initiatives, Club development and organisational capability to support the future needs of the Albany community.

DISCUSSION

5. The Sport and Recreation Strategy 2026–2030 has been developed to establish a clear strategic framework for the future planning, provision and development of sport and recreation opportunities across the City.
6. The strategy recognises that sport and recreation plays a critical role in supporting community health and wellbeing, social connection, economic development and the overall liveability of Albany.
7. The Strategy considered current participation patterns, demographic trends, community aspirations, infrastructure capacity, financial sustainability and contemporary industry best practice to ensure the City is well positioned to respond to future demand.
8. Through the development of the Strategy there were several key findings including:
 - Population growth is placing additional demand on sport and recreation infrastructure.
 - An ageing population highlights the need for facilities and programs that support healthy ageing, lifelong participation and social connection.
 - There is continued demand for traditional organised sport, while recognising increasing participation in informal recreation and active lifestyles across all age groups.
 - Ongoing community health challenges reinforce the importance of accessible sport and recreation opportunities to support community health and wellbeing.
 - Increased demand for nature-based recreation, including trails, mountain biking and outdoor recreation experiences.
 - A need for adaptable, multi-purpose facilities that can respond to changing participation trends and maximise community benefit.
9. To achieve the vision of "Active Albany: A Healthy and Connected Community," the Strategy identifies four strategic priorities that will guide future planning, investment and service delivery over the next five years.
 - Sustainable Facilities and Infrastructure – Provide modern, accessible and fit-for-purpose facilities through strategic asset renewal, multi-purpose design, shared use opportunities, improved accessibility and sustainable infrastructure planning.
 - Participation and Inclusion – Increase participation by reducing barriers and creating opportunities for children and young people, older adults, women and girls, Aboriginal communities and people living with disability.
 - Capacity and Capability – Strengthen the capability of local sporting clubs, volunteers and community organisations through improved governance, volunteer development, organisational support and stronger partnerships.
 - Planning and Partnerships – Integrate sport and recreation into broader City planning while strengthening partnerships with State Government, State Sporting Associations, education providers and community organisations to support coordinated planning, advocacy and future investment.

10. This strategy will provide the foundation for future advocacy, grant funding opportunities and long-term infrastructure planning, including the Albany Leisure and Aquatic Centre redevelopment Project, Centennial Park Sporting Precinct, Sports Lighting Improvement Program and active recreation infrastructure.
11. This plan will also strengthen the City's ability to make informed, transparent and evidence-based investment decisions that align with community need and the City's broader strategic objectives.

GOVERNMENT & PUBLIC CONSULTATION

12. Extensive consultation was undertaken throughout the development of the Strategy to ensure it reflects the needs, aspirations and future priorities of the Albany community. The consultation process incorporated engagement across the organisation, the sporting sector and key external stakeholders, providing a strong evidence base to inform the Strategy's recommendations.
13. Key consultation activities included:
 - Internal City consultation with Recreation Services, Infrastructure, Parks, Planning, Community Development, Asset Management and other relevant business units to ensure alignment with broader corporate objectives and future service planning.
 - Community workshop involving Presidents, Executive Committee members and representatives from more than 30 local sporting clubs to identify current challenges, future opportunities and infrastructure priorities.
 - Targeted stakeholder engagement with the Department of Creative Industries, Tourism and Sport, State Sporting Associations, education providers and community organisations.
 - Participation data collection from local sporting clubs to better understand participation trends, facility demand and future growth.
14. Community Engagement (Examples)

Type of Engagement	Method of Engagement	Engagement Dates	Participation (Number)
Inform	Email	July 2025	31 Sporting Groups
Consult	Community Workshop	November 2025	30 Sporting Groups
Consult	Internal Workshops	September 2025	5 Internal teams

STATUTORY IMPLICATIONS

15. Nil

POLICY IMPLICATIONS

16. This plan is aligned to the Council Plan 2026-2036.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation <i>Risk: Inability to deliver all projects set out in the action plan</i>	Possible	Moderate	Medium	Implementation of projects is subject to budgets, funding, resources, and Council priorities.
Financial Management <i>Risk: Budget constraints or limited external funding impact delivery of projects set out in the action plan.</i>	Possible	Moderate	Medium	Include priority projects in Long Term Financial Plan and seek external funding opportunities.
Opportunity: Significantly enhanced framework to support decision making, allocation of resources and transparency through reporting of progress towards Sport and Recreation strategic priorities.				

FINANCIAL IMPLICATIONS

18. Endorsement of this Plan does not commit council to deliver or fund all projects identified. Many of the projects are already in the Long-Term Financial Plan, while others will require external funding being secured.

LEGAL IMPLICATIONS

19. Nil

ENVIRONMENTAL CONSIDERATIONS

20. Any environmental considerations will be identified and managed as part of individual projects listed *within* the Plan.

ALTERNATE OPTIONS

21. Council may choose not to support the City of Albany Sport and Recreation Strategy 2026-2030 and the associated actions within the Plan.
22. Council may choose to change the priorities and outcomes based on its own strategic priorities.

CONCLUSION

23. The City of Albany Sport and Recreation Strategy 2026-2030 has been developed with consideration of best practice research, stakeholder engagement, and current trends.
24. Stakeholders and the broader community have been engaged throughout the development process.
25. The City of Albany Sport and Recreation Strategy 2026-2030 is a crucial document to provide a framework to support the future needs of the Albany community and support leveraging external funding.
26. The City of Albany Sport and Recreation Strategy 2026-2030 is presented to Council for adoption.

Consulted References	:	Council Plan 2026 - 2036
File Number	:	CM.STD.1
Previous Reference	:	Nil.

CCS824: MCALPINE RISE MAJOR LAND TRANSACTION BUSINESS PLAN

Land Description	: Lot 9002 Mueller Street, Lockyer, on Deposited Plan 406898, Certificate of Title Volume 2899 Folio 200, owned by the City of Albany. The approved subdivision also includes adjoining Lot 150 Townsend Street, Lockyer, owned by Uniting Church Homes / Juniper.
Proponent / Owner	: City of Albany
Business Entity Name	: McAlpine Rise Subdivision and Sale Proposal
Attachments	: McAlpine Rise Major Land Transaction Business Plan; Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026; and WAPC Application 203222 Decision Advice dated 16 July 2026.
Report Prepared By	: Principal Strategic Projects, Risk & Governance Specialist
Authorising Officers:	: Executive Director Corporate & Commercial Services

STRATEGIC IMPLICATIONS

1. This item relates to the City of Albany Council Plan 2026–2036, which integrates the Strategic Community Plan and Corporate Business Plan and guides decision-making, resource allocation and service delivery.
 - **Pillar:** Infrastructure.
 - **Outcome:** A vibrant city with attractive and connected spaces, supported by forward thinking and responsible planning and development.
 - **Strategic Priority:** Enable sufficient land supply and diversity of housing options.
 - **Initiative:** 3.1.2.a McAlpine Rise Development.

Maps and Diagrams:

Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026, for Lots 9002 Mueller Street and 150 Townsend Street, Lockyer. (Refer to attachments).

In Brief:

- Council is requested to adopt the McAlpine Rise Major Land Transaction Business Plan for public notice under section 3.59 of the *Local Government Act 1995* and authorise the statutory public consultation process.
- Public submissions will be invited for a period of not less than six weeks.
- A further report will be presented to Council following the consultation period to consider submissions received and determine whether to proceed with the proposed major land transaction.

RECOMMENDATION

**CCS824: COMMITTEE RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council:

- 1. ADOPT the McAlpine Rise Major Land Transaction Business Plan attached to this report for the purposes of public notice under section 3.59 of the *Local Government Act 1995*;**
- 2. AUTHORISE the Chief Executive Officer to give state-wide and local public notice of the proposed major land transaction in accordance with section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996*, inviting public submissions for a period of not less than six weeks;**
- 3. NOTE that the proposed major land transaction will be advertised for public comment in accordance with section 3.59 of the *Local Government Act 1995* and that no final decision on whether to proceed with the proposed major land transaction will be made until the public submission process has been completed and considered by Council; and**
- 4. REQUIRE a further report to be presented to Council following the close of the public submission period summarising submissions received and seeking Council's determination on whether to proceed with the proposed major land transaction.**

CCS824: COMMITTEE RECOMMENDATION

**MOVED: COUNCILLOR CLARKE
SECONDED: COUNCILLOR LIONETTI**

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 7-0

CCS824: AUTHORISING OFFICER RECOMMENDATION

THAT Council:

- 1. ADOPT the McAlpine Rise Major Land Transaction Business Plan attached to this report for the purposes of public notice under section 3.59 of the *Local Government Act 1995*;**
- 2. AUTHORISE the Chief Executive Officer to give state-wide and local public notice of the proposed major land transaction in accordance with section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996*, inviting public submissions for a period of not less than six weeks;**
- 3. NOTE that the proposed major land transaction will be advertised for public comment in accordance with section 3.59 of the *Local Government Act 1995* and that no final decision on whether to proceed with the proposed major land transaction will be made until the public submission process has been completed and considered by Council; and**
- 4. REQUIRE a further report to be presented to Council following the close of the public submission period summarising submissions received and seeking Council's determination on whether to proceed with the proposed major land transaction.**

BACKGROUND

2. The McAlpine Rise Subdivision and Sale Proposal relates to City-owned land at Lot 9002 Mueller Street, Lockyer, and adjoining land at Lot 150 Townsend Street, Lockyer, owned by Uniting Church Homes / Juniper.
3. The proposal is based on Western Australian Planning Commission (WAPC) Application 203222, approved on 16 July 2026, with a correction letter dated 22 July 2026.
4. Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026, provides the current subdivision layout basis for 107 residential lots, including a grouped housing site, public open space, public access ways, road reserves and balance Lot 9003.
5. The WAPC decision advice confirms the application was conditionally approved and that, once the conditions of approval are fulfilled, the WAPC is prepared to endorse a deposited plan. The approval is valid for four years, with the deposited plan required to be submitted by close of business on 16 July 2030.
6. The proposal will enable the construction of roads, drainage, public open space, public access ways and associated infrastructure necessary to support residential development, satisfy subdivision conditions, create residential lots and support the future disposal of City lots. Freehold Subdivision Plan No. 24728-03, Revision G, identifies an average lot size of 504m², a minimum lot size of 358m² and a maximum lot size of 7,300m².
7. The purpose of this report is to seek Council adoption of the McAlpine Rise Major Land Transaction Business Plan for the purposes of public notice under section 3.59 of the *Local Government Act 1995* and to authorise the statutory public consultation process.
8. Following completion of the public advertising and submission period, a further report will be presented to Council to consider any submissions received and determine whether to proceed with the proposed major land transaction.

DISCUSSION

9. The McAlpine Rise Major Land Transaction Business Plan has been prepared in accordance with section 3.59 of the *Local Government Act 1995* and informed by WAPC Application 203222 and Freehold Subdivision Plan No. 24728-03, Revision G.
10. Subject to Council adopting the Business Plan, the proposal will proceed to state-wide and local public notice, with public submissions invited for a period of not less than six weeks.
11. Adoption of the Business Plan and commencement of the public consultation process does not commit Council to proceed with the proposed major land transaction.
12. Following completion of the advertising period, a further report will be presented to Council summarising submissions received and seeking Council's determination on whether to proceed with the proposal.
13. The attached McAlpine Rise Major Land Transaction Business Plan assesses the proposal's strategic, financial, operational and governance implications and identifies a project budget of \$14,217,570, supported by Australian Government Housing Support Program funding.
14. The Business Plan also identifies estimated sale proceeds of \$16,600,000 from the future disposal of residential lots and forms the basis for public consultation under section 3.59 of the *Local Government Act 1995*.

GOVERNMENT & PUBLIC CONSULTATION

15. Public consultation will be undertaken in accordance with section 3.59 of the *Local Government Act 1995*.
16. Subject to Council adopting the McAlpine Rise Major Land Transaction Business Plan, the City will give state-wide and local public notice of the proposed major land transaction and invite written submissions for a period of not less than six weeks.
17. Any submissions received will be considered and reported to Council before a decision is made on whether to proceed with the proposed major land transaction.

Type of Engagement	Method of Engagement	Engagement Dates	Participation (Number)	Statutory Consultation
Inform	State-wide and local public notice	Minimum six-week submission period	To be confirmed following close of submissions	Yes
Consult	Written public submissions invited under Section 3.59 of the <i>Local Government Act 1995</i>	Minimum six-week submission period	To be confirmed following close of submissions	Yes

STATUTORY IMPLICATIONS

18. Section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* guide the statutory process for the proposed major land transaction.
19. Consistent with those requirements, the City has prepared the attached McAlpine Rise Major Land Transaction Business Plan, which includes an assessment of the proposal, its expected financial effect, its effect on local government facilities and services, the City's ability to manage the transaction, and other relevant matters required by the legislation.
20. The City has assessed the proposal against the requirements of section 3.59 of the *Local Government Act 1995* and the *Local Government (Functions and General) Regulations 1996* and considers that it should be progressed as a proposed major land transaction.
21. The attached Business Plan has been prepared to support public advertising and community consultation in accordance with the statutory requirements.
22. The City will give state-wide and local public notice of the proposed major land transaction. The notice will invite public submissions for a period of not less than six weeks in accordance with section 3.59 of the *Local Government Act 1995*.
23. Following the close of the public submission period, a further report will be presented to Council summarising any submissions received and addressing matters raised during consultation, before Council determines whether to proceed with the proposed major land transaction.

POLICY IMPLICATIONS

24. Nil

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Legal & Compliance: Compliance with Section 3.59 process.	Unlikely	Major	Medium	Progress business plan, notice and submissions as detailed in Recommendation, Consultation and Statutory Implications.
Financial: Project cost or market variation.	Possible	Moderate	Medium	Monitor budget, grant funding, Water Corporation estimate and sale assumptions as detailed in Discussion and Financial Implications.
Financial & Operational Delay in conditions, servicing or delivery.	Possible	Moderate	Medium	Track WAPC conditions, servicing agreements and delivery milestones as detailed in Background, Discussion and Financial Implications.
Environmental: Environmental or bushfire requirements not implemented.	Unlikely	Moderate	Medium	Implement WAPC approval conditions as noted in Environmental Considerations and Background.
Community: Community concern or process misunderstanding.	Possible	Minor	Medium	Use clear public notice and report submissions back to Council as detailed in Recommendation and Government & Public Consultation.

FINANCIAL IMPLICATIONS

26. The McAlpine Rise Major Land Transaction Business Plan identifies a project budget of \$14,217,570 (excluding GST), supported by equivalent Australian Government Housing Support Program funding.
27. The Business Plan estimates future sale proceeds of \$16,600,000 from the disposal of City lots, noting that financial outcomes will be considered further before any final decision is made to proceed with the transaction
28. The Water Corporation Land Development Agreement for WAPC 203222 includes an estimated fee of \$662,278.20 including GST for servicing and subdivision clearance requirements relating to water supply, wastewater, drainage and related fees.
29. This estimate is based on 83 proposed lots and will be confirmed through the Water Corporation clearance process.

LEGAL IMPLICATIONS

30. The proposed process is intended to ensure compliance with the statutory requirements for major land transactions before Council makes any final decision on whether the McAlpine Rise Subdivision and Sale Proposal should proceed.

ENVIRONMENTAL CONSIDERATIONS

31. Environmental considerations were addressed as part of WAPC Application 203222, which was approved on 16 July 2026. Any environmental conditions or requirements arising from that approval will continue to be managed through the subdivision implementation process.
32. This approach is consistent with the City of Albany Council Plan 2026–2036, which recognises the need to balance growth, housing, services and infrastructure with protection of the natural environment, guided by sound evidence and long-term impacts.

ALTERNATE OPTIONS

33. Council may choose not to adopt the Business Plan or authorise public advertising at this time. This would delay the statutory consultation process and Council's further consideration of the proposed major land transaction.

CONCLUSION

34. The McAlpine Rise Major Land Transaction Business Plan has been prepared to support Council and community consideration of the proposed subdivision and sale of residential lots from City-owned land at McAlpine Rise.
35. Adoption of the Business Plan will enable the City to undertake the public notice and submission process required under section 3.59 of the *Local Government Act 1995*.
36. Following completion of that process, a further report will be presented to Council to consider submissions received and determine whether to proceed with the proposed major land transaction.

Consulted References	:	<i>Local Government Act 1995; Local Government (Functions and General) Regulations 1996; McAlpine Rise Major Land Transaction Business Plan; WAPC Application 203222 Decision Advice dated 16 July 2026; Freehold Subdivision Plan No. 24728-03, Revision G, dated 26 May 2026; Water Corporation Land Development Agreement for WAPC Application 203222; City of Albany Council Plan 2026–2036.</i>
File Number	:	LP.PLA.31
Previous Reference	:	Nil

CCS825: APPOINTMENT OF MEMBERS, PRESIDING MEMBER AND DEPUTY PRESIDING MEMBER OF THE OCM AGENDA ADVISORY COMMITTEE

Proponent / Owner : City of Albany
Report Prepared By : Executive Officer Governance
Authorising Officer: : Chief Executive Officer

COUNCIL PLAN ALIGNMENT

1. This item relates to the following elements of the City of Albany Council Plan:
 - **Pillar:** Leadership.
 - **Outcome:** Lead as a community focused, values-led Council.

In Brief:

- Following the establishment of the OCM Agenda Advisory Committee, Council is now required, in accordance with S5.12 (1) and (2) of the Act to appoint members of the committee and elect a Presiding Member and Deputy Presiding Member of the Committee by absolute majority.

RECOMMENDATION

**CCS825: AUTHORISING OFFICER RECOMMENDATION 1
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

THAT:

1. All Elected Members be appointed to the OCM Agenda Advisory Committee in accordance with the Terms of Reference adopted at the Ordinary Council Meeting held on 25 August 2026.
2. Nominations be called for Presiding and Deputy Presiding Members of the OCM Agenda Advisory Committee.
3. XXXXX be APPOINTED as Presiding Member of the OCM Agenda Advisory Committee.
4. XXXXX be APPOINTED as Deputy Presiding Member of the OCM Agenda Advisory Committee.

BACKGROUND

2. Following the establishment of the OCM Agenda Advisory Committee at the Ordinary Council Meeting held on Tuesday 25 August 2026, Council are now required to appoint a Presiding and Deputy Presiding Member of that committee.

DISCUSSION

3. Section 5.12 of the *Local Government Act 1995* prescribes the method of appointing presiding and deputy presiding members to council committees.
4. The Presiding Member, and in their absence the Deputy Presiding Member, is responsible for chairing meetings, maintaining order and ensuring the committee operates within its endorsed Terms of Reference.
5. The term of appointment will be until the next Local Government Ordinary Election to be held in October 2027.

STATUTORY IMPLICATIONS

6. The following legislation applies:
 - *Local Government Act 1995*: and
 - *Local Government (Administration) Regulations 1996*.
7. Council has the authority under the Act to establish, amend or revoke Committees of Council and determine their membership, functions and terms of reference.
8. Voting requirement for this item is **Absolute Majority**.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Risk: Governance: <i>Council do not appoint a Presiding and Deputy Presiding Member.</i>	<i>Unlikely</i>	<i>Moderate</i>	<i>Medium</i>	<i>All reports be presented to an Ordinary Council Meeting for decisions until such time the Presiding and Deputy Presiding Member are appointed and the Committee is operational.</i>

FINANCIAL IMPLICATIONS

10. N/A

LEGAL IMPLICATIONS

11. Council retains all decision-making authority, with the Committee operating in an advisory capacity.

ENVIRONMENTAL CONSIDERATIONS

12. There are no direct environmental considerations related to this report.

Consulted References	:	<i>Local Government Act 1995</i>
File Number	:	CM.MEE.22
Previous Reference	:	OCM 25/08/2026 Report Item CCS819

DIS483: INITIATION TO ADOPT AMENDMENT NO. 7 TO CITY OF ALBANY LOCAL PLANNING SCHEME NO. 2 FOR ADVERTISING

Land Description	: Lot 39 Elizabeth Street, Bayonet Head
Proponent / Owner	: TBB Planning on behalf of Development WA
Attachments	: 1. Scheme Amendment Report 2. Development Concept Plan 3. Environmental Assessment Report 4. Local Water Management Report 5. Landscape Concept Plan 6. Bushfire Hazard and Bushfire Management Plan 7. Servicing Report 8. Geotechnical Report 9. Transport Impact Assessment
Report Prepared By	: Planning Officer
Authorising Officer:	: Executive Director Infrastructure, Development & Environment

COUNCIL PLAN ALIGNMENT

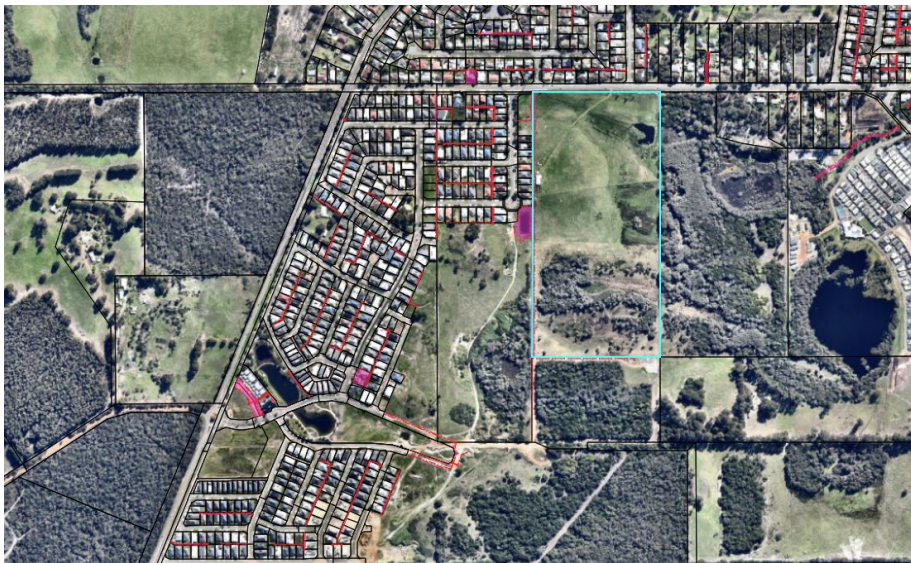
- **Pillar:** Infrastructure
- **Outcome:** A vibrant city with attractive and connected spaces, supported by forward thinking and responsible planning and development.
- **Strategic Priority:** Strengthen safe, prepared and liveable urban and rural communities.

STRATEGIC IMPLICATIONS

1. The *Albany Local Planning Strategy 2019 (Planning Strategy)* outlines the long-term vision for land use and development throughout the municipality. Amendment No. 7 (AMD7) aligns with the Planning Strategy which identifies the land as being used and developed for urban purposes.
2. Given Amendment No.7 (AMD7) is consistent with *the City of Albany Local Planning Strategy*, the amendment is determined a 'standard' amendment to the *City of Albany Local Planning Scheme No. 2 (LPS2)*.

Maps and Diagrams:

The following diagrams illustrate the land the subject of the scheme amendment proposal.



In Brief:

- The City has received a request to amend the zoning of a portion of Lot 39 Elizabeth Street, Bayonet Head (subject site).
- The application seeks to rezone the northern portion of the subject site from Rural to 'Residential R30' under LPS2.
- AMD7 seeks to facilitate additional residential land within the City of Albany in response to increasing housing demand.
- The proposal and supporting documentation provided to date, are considered sufficient in their current form to progress to public advertising for comment and formal consultation with state agencies.
- Council is therefore requested to adopt and initiate the proposed amendment for advertising.

RECOMMENDATION

DIS483: COMMITTEE RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY

That Council:

- 1. Pursuant to section 75 of the *Planning and Development Act 2005* and Part 5, r.35 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to:**

Initiate ADOPTION of Scheme Amendment No. 7 to amend the City of Albany Local Planning Scheme No. 2 by:
 - i) Rezoning the scheme amendment area from the ‘Rural’ to the ‘Residential’ zone.**
 - ii) Applying a residential density code of R30 to the scheme amendment area.**
 - iii) Amend the Scheme maps accordingly.**
- 2. Pursuant to regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that the amendment is ‘standard’ in accordance with regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as it satisfies the following criteria:**

(b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;

(ca) an amendment to the scheme to — (i) include a provision in the scheme that a specified planning code is to be read as part of the scheme; or (ii) provide for the modification of a planning code that is to be read as part of the scheme;

(e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;

(f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;

(g) any other amendment that is not a complex or basic amendment.
- 3. REFERS Scheme Amendment No. 7 to the Environmental Protection Authority, pursuant to Section 81 of the *Planning and Development Act 2005*, by giving to the EPA written notice of this resolution and such written information to enable the EPA to comply with s. 48A of the *Environmental Protection Act 1986*.**
- 4. Pursuant to r. 46A of the *Planning and Development (Local Planning Schemes) 2015*, AUTHORISES the Chief Executive Officer to forward a copy of the amendment to the Western Australian Planning Commission to seek approval from the Minister to advertise the proposed standard amendment in accordance with section 83A of the *Planning and Development Act 2005*.**
- 5. Pursuant to r. 46C of the *Planning and Development (Local Planning Schemes) Regulations 2015*, DELEGATE the Chief Executive Officer to:**
 - a) Undertake any modifications to Scheme Amendment No. 7 as required by the Minister, in accordance with s. 83A (2)(b) of the *Planning and Development Act 2005*;**
 - b) Undertake any further referrals of modified Scheme Amendment No. 7 to the EPA, if required, in accordance with s. 83A(3), s. 81 and s. 82 of the *Planning and Development Act 2005*; and**

c) Resubmit the modified amendment to the Minister for approval, in accordance with s. 83A (1) of the *Planning and Development Act 2005* if required.

6. In accordance with the requirements of r. 47 (1) and (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, DELEGATE the Chief Executive Officer to ADVERTISE Scheme Amendment No. 7 to the City of Albany Local Planning Scheme No. 2, as soon as reasonably practicable after the Minister grants approval in accordance with s. 83A(2)(a) of the *Planning and Development Act 2005*.

DIS483: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR LIONETTI

SECONDED: COUNCILLOR CLARKE APM

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 6-0

DIS483: AUTHORISING OFFICER RECOMMENDATION

That Council:

1. Pursuant to section 75 of the *Planning and Development Act 2005* and Part 5, r.35 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, resolves to:
Initiate ADOPTION of Scheme Amendment No. 7 to amend the City of Albany Local Planning Scheme No. 2 by:
 - i) Rezoning the scheme amendment area from the 'Rural' to the 'Residential' zone.
 - ii) Applying a residential density code of R30 to the scheme amendment area.
 - iii) Amend the Scheme maps accordingly.
2. Pursuant to regulation 35(2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, RESOLVES that the amendment is 'standard' in accordance with regulation 34 of the *Planning and Development (Local Planning Schemes) Regulations 2015*, as it satisfies the following criteria:
 - (b) an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;
 - (ca) an amendment to the scheme to — (i) include a provision in the scheme that a specified planning code is to be read as part of the scheme; or (ii) provide for the modification of a planning code that is to be read as part of the scheme;
 - (e) an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;
 - (f) an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;
 - (g) any other amendment that is not a complex or basic amendment.
3. REFERS Scheme Amendment No. 7 to the Environmental Protection Authority, pursuant to Section 81 of the *Planning and Development Act 2005*, by giving to the EPA written notice

of this resolution and such written information to enable the EPA to comply with s. 48A of the *Environmental Protection Act 1986*.

4. Pursuant to r. 46A of the *Planning and Development (Local Planning Schemes) 2015*, AUTHORISES the Chief Executive Officer to forward a copy of the amendment to the Western Australian Planning Commission to seek approval from the Minister to advertise the proposed standard amendment in accordance with section 83A of the *Planning and Development Act 2005*.
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 - a) Undertake any modifications to Scheme Amendment No. 7 as required by the Minister, in accordance with s. 83A (2)(b) of the *Planning and Development Act 2005*;
 - b) Undertake any further referrals of modified Scheme Amendment No. 7 to the EPA, if required, in accordance with s. 83A(3), s. 81 and s. 82 of the *Planning and Development Act 2005*; and
 - c) Resubmit the modified amendment to the Minister for approval, in accordance with s. 83A (1) of the *Planning and Development Act 2005* if required.
6. In accordance with the requirements of r. 47 (1) and (2) of the *Planning and Development (Local Planning Schemes) Regulations 2015*, DELEGATE the Chief Executive Officer to ADVERTISE Scheme Amendment No. 7 to the City of Albany Local Planning Scheme No. 2, as soon as reasonably practicable after the Minister grants approval in accordance with s. 83A(2)(a) of the *Planning and Development Act 2005*.

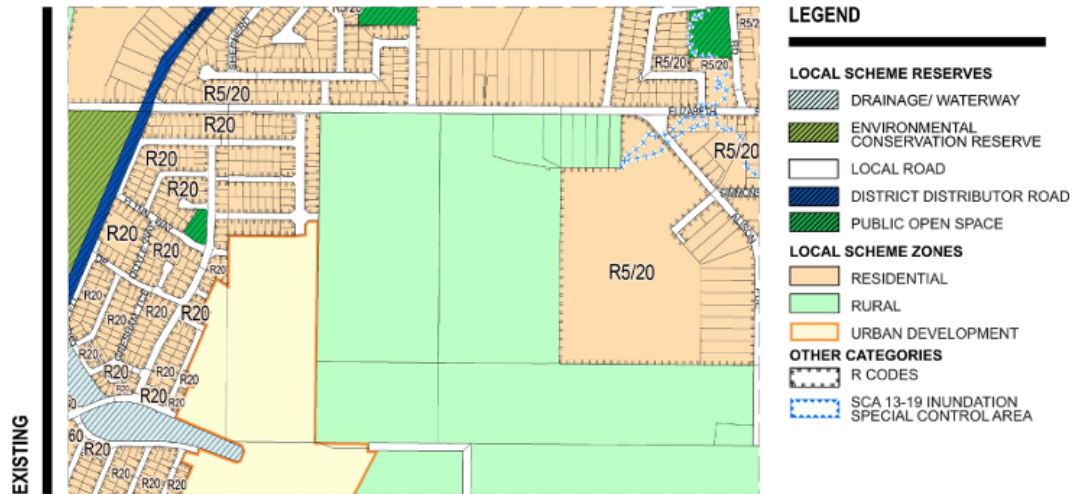
BACKGROUND

4. The subject site is 18.86ha in area and currently zoned 'Rural' under LPS2. AMD7 seeks to rezone the northern portion of the site, totalling 10.23ha to 'Residential' seeking to apply a residential density code of R30.
5. The subject site is located approximately 8km from the Town Centre. The site is located directly to the east of the existing Oyster Heights residential subdivision, the land on the opposite side of the street is also residential. The land to the east of the site is zoned Rural, and further to the east is the Outlook Lifestyle Resort, which comprises a retirement village.
6. The subject site itself generally falls to the east and is predominantly vacant cleared pastoral land. A workshop building is located along the western boundary of the site, north of the Berliner Street access. A drainage gully extends from the northwestern corner of the site to a manmade pond located in the northeastern portion of the site.
7. The subject site is within the Bayonet Head Interim Outline Development Plan (ODP), prepared in 2007, which identified the broader Bayonet Head locality for residential subdivision. The ODP indicates residential development at a mix of R25 and R30 densities across the subject site.
8. There is a high demand for residential land in Albany, exceeding the current supply resulting in limited housing choices and increased building costs. AMD7 seeks to cater for the increasing housing demand within the municipality.
9. The subject site has recently been acquired by Development WA who are seeking to accelerate the delivery of residential land within the area.
10. Prior to lodgement, the City, in consultation with the Department of Planning, Lands and Heritage (DPLH), held discussions with the proponents over the proposed scheme amendment outlining in-principal officer support for the proposed zoning.

DISCUSSION

Scheme Amendment Proposal and Strategic Implications

11. The amendment proposal involves the rezoning of the northern portion of the site from 'Rural' to 'Residential'. The figures below illustrate the location and extent of the transfer of zone.



The *City of Albany Local Planning Strategy 2019* (the Strategy) sets out the long-term planning direction for Albany. The Strategy identifies Bayonet Head as an 'Urban Growth' area with partially developed residential estates and ongoing capacity to deliver additional dwellings.

12. Although the Bayonet Head ODP envisioned urban development across the broader site, the southern portion of the subject site has not been included in the proposed residential rezoning. This area contains remnant vegetation and environmental values that require detailed investigation before appropriate land uses are identified. The proponents are undertaking a detailed review of the balance of the Bayonet Head area inclusive of the southern portion of the subject site that will influence future urban development outcomes, including vegetation retention, wetland classification and management requirements, and bushfire risk. This could result in the balance of the site being classified as open space/conservation, or residential, or a mix of both. As these studies are ongoing this area has been specifically excluded from the current proposal.
13. The northern portion of the site is relatively unconstrained and can be developed immediately as an extension of the existing residential development directly to the west, efficiently serviced by logical extensions of existing infrastructure, hence this strategic approach.
14. The proposed R30 density is generally consistent with the Bayonet Head ODP, which identifies a mix of R25/R30 density for the subject site. The R30 density will allow for and

support a range lot sizes and housing options. The Development Concept Plan submitted demonstrates lot sizes ranging from approximately 312m² to 525m², with an average of 445m².

15. The amendment document includes technical reports to provide analysis on environmental considerations, landscaping, water management, site and soil capability, bushfire management, traffic impact and servicing. A Development Concept Plan has also been provided. The following provides a summary of the technical reports and plans, along with key considerations associated with the rezoning.

Development Concept Plan

16. A Development Concept Plan is included in Attachment 2. The plan outlines the intended development layout and key design features for the site; including;
 - Public open space areas including stormwater flood path and drainage swales.
 - Street trees.
 - Diverse range of lot sizes and layouts to respond to bushfire management and response to landform to minimise earthworks.
 - Road network that connects and responds to existing areas.

Environmental Considerations

17. An *Environmental Assessment Report (EAR)* including a flora and fauna assessment is included in Attachment 3. The EAR confirms that the subject site has been extensively cleared and does not contain any areas of intact native vegetation or significant fauna habitats with no evidence of contamination identified.
18. The EAR acknowledges that remnant vegetation in the southern portion of the subject site provides habitat for species such as the Western Ringtail Possum and Quenda, however these will not be impacted by the proposal as these are located outside the scheme amendment area.
19. Even though approximately 70% of the site is mapped as having a high to moderate risk of acid sulphate soils, these can be appropriately managed through standard subdivision and development processes.
20. A previous archaeological site identification survey identified a scar tree along the western boundary of the subject for potential registration as Cultural Heritage Site. The proposal will be referred to the Department of Planning, Lands and Heritage for further comment and recommendations in this regard.
21. The EAR demonstrates that the site is both capable and suitable for residential development and that identified constraints can be effectively managed without adverse environmental impact.

Water Management

22. A *Local Water Management Strategy* (Attachment 4) has been submitted to make recommendations for water management, including:
 - Runoff from lots will be managed by using a combination of soakwells and overflow connections to the pipe network.
 - Runoff from lots and road reserves will be directed/conveyed towards downstream bio retention areas (BRA) and flood storage areas (FSA), prior to discharging offsite downstream.
 - Existing inundated areas will be retained within POS and utilised to provide flood detention.
 - FSA's will provide detention storage up to the 1% AEP event.
 - Conveyance of flows from the northern upstream catchment will be achieved by a combination of pipes and swales to the downstream FSA.

- Shallow or perched groundwater will be managed using fill to provide separation and subsoil drains located beneath road reserves and back of retaining walls.
23. The Local Water Management Strategy demonstrates that the site can be developed in a manner that maintains pre-development hydrological conditions and protects downstream environments. The proposal will also be referred to the Department of Water and Environmental Regulation and other State agencies for comment.

Landscape

24. A *Landscape Concept Plan (LCP)* has been prepared for the subject site (refer Attachment 5) outlining the location and design of POS, which have been designed and located to integrate recreational, drainage and environmental outcomes.
25. Two POS areas totalling approximately 1.27 hectares, are identified to maximise accessibility and distribution across the site. The primary POS (approximately 8,223m²) is centrally located and is proposed to be designed to incorporate a fenced play space with shade structures, picnic settings, BBQ facilities and a drinking fountain. The second POS (approximately 4,553m²) provides an additional neighbourhood space with landscaped areas to support passive use. Shared and dual use paths are provided throughout the subject site providing good pedestrian connectivity that will link with the existing residential estate to the west.
26. The POS areas are designed to provide a mix of formal and informal recreational opportunities responding to the surrounding residential context and natural landscape setting. Water sensitive urban design principles are proposed to provide stormwater treatment and detention while contributing to the environment and providing visual amenity.

Bushfire

27. The subject land falls within an area declared bushfire prone. A Bushfire Management Plan (BMP) has been prepared and included in Attachment 6, which assesses bushfire risk and demonstrates compliance with State Planning Policy 3.7: *Planning in Bushfire Prone Areas* (SPP 3.7). The BMP includes requirements for access and egress, notes the availability of a reticulated water supply, and the management or modification of existing vegetation.
28. The BMP recognises that the proposed Development Concept Plan includes wide road reserves to provide hazard separation along the eastern and southern boundaries of the site. Vegetation that will be retained within POS areas and the drainage reserve, will be managed in a low fuel, parkland cleared state, as illustrated in the Landscape Concept Plan. Wide road reserves and combination of low-threat areas enable future dwellings to achieve BAL-29 or lower.
29. With respect to access, the subject site currently has direct access from Elizabeth Street, with additional connections available via Francis Street, Lower King Road, Paul Terry Drive, and the surrounding public road network. These roads provide access in multiple directions in the case of an emergency.
30. Reticulated water is available to the subject site. Existing hydrants are located along Elizabeth Street, with capacity to install additional hydrants at the subdivision stage in accordance with Water Corporation design standards.

Servicing

31. An *Engineering Services Report* has been submitted (refer Attachment 7). The report notes that infrastructure servicing is achievable, with standard connections available for sewer, water, power, telecommunications and gas, subject to detailed design and authority approvals. The amendment will be referred to State agencies and service providers for comment in this regard.

Geotechnical

32. The *Geotechnical Investigations Report* submitted (refer Attachment 8) confirms the site is suitable for residential development, subject to standard construction practices. Identified

soil and groundwater conditions, including the presence of clay layers and variable infiltration, can be appropriately managed through earthworks, drainage design and foundation solutions.

Transport Impact Assessment

33. A *Transport Impact Assessment* (TIA) lodged with the proposal (refer Attachment 9) has assessed traffic generation, distribution and movement patterns within the proposed amendment. The TIA concludes that the road design and layouts proposed would not have a significant impact on the surrounding road network and is supported.
34. It is considered that the proposal addresses the relevant strategic planning matters, and can be adopted and progress to advertising.
35. It is important to note that other issues or items may be raised by agencies, stakeholders and the community through the process that need to be suitably addressed by the proponent to the satisfaction of the City of Albany, the EPA, the Western Australian Planning Commission (WAPC), other State Government agencies and ultimately the Minister for Planning.

GOVERNMENT & PUBLIC CONSULTATION

36. The *Planning and Development Regulations (Local Planning Schemes) Regulations 2015* (Planning Regulations) require a local planning scheme amendment be adopted by a resolution of Council prior to the proposal being advertised for public comment. Consequently, no consultation has been undertaken at this stage.
37. Should Council resolve under regulation 35 to adopt an amendment to a local planning scheme, the local government must then advertise the amendment in accordance with regulation 47.
38. Section 81 of the *Planning and Development Act 2005* (Act) requires a local government to refer an amendment to the EPA to determine if it should be assessed.

STATUTORY IMPLICATIONS

39. The key elements of the statutory environment in relation to the proposed Scheme Amendments are set out in the Act and the Planning Regulations. The proposed scheme amendment has been prepared having regard to the Act, the Regulations and Model Scheme Text and Deemed Provisions contained therein.
40. The Planning Regulations identifies three different levels of amendments – basic, standard and complex – AMD7 is a ‘standard’ amendment for the following reasons:
 - (b) *an amendment that is consistent with a local planning strategy for the scheme that has been endorsed by the Commission;*
 - (ca) *an amendment to the scheme to — (i) include a provision in the scheme that a specified planning code is to be read as part of the scheme; or (ii) provide for the modification of a planning code that is to be read as part of the scheme;*
 - (e) *an amendment that would have minimal impact on land in the scheme area that is not the subject of the amendment;*
 - (f) *an amendment that does not result in any significant environmental, social, economic or governance impacts on land in the scheme area;*
 - (g) *any other amendment that is not a complex or basic amendment.*
41. The local government may resolve to adopt the proposed amendment as submitted (or with modifications) and to seek the approval of the Western Australian Planning Commission (WAPC) to advertise the modified proposed amendment under section 83A of the Act; or the local government may resolve not to proceed with the proposed amendment; and provide a copy of the resolution to the WAPC.
42. If the Minister under section 83A(2)(b) of the Act requires the local government to modify a proposed standard amendment submitted for approval to advertise, the local government must:

- Modify the proposed amendment as required; and
 - Resubmit the modified proposed amendment to the Minister in accordance with section 83A of the Act.
43. As soon as reasonably practicable after the Minister under section 83A(2)(a) of the Act approves a proposed standard amendment to a local planning scheme for advertising, the local government must prepare a notice in a form approved by the WAPC advertise the proposed standard amendment to a local planning scheme.

POLICY IMPLICATIONS

44. Pursuant to the Act, in adopting a scheme amendment, the local government is required to have due regard to any State Planning Policy which affects its district. It is considered that the Scheme Amendment adequately addresses and satisfies the following State planning policies:
- *State Planning Policy 2.9 – Water* – The proposal is consistent with the objectives and requirements. A Local Water Management Report (LWMR) has been prepared addressing the pre-development and post-development site conditions. Refer to preceding sections of this report.
 - *State Planning Policy 3.0 – Urban Growth and Settlement* – The proposed amendment is consistent with the policy requirements, as it facilitates sustainable residential development with readily available infrastructure and services.
 - *State Planning Policy 3.7 - Planning in Bushfire Prone Areas* - Refer to preceding sections of this report.
45. The proposed amendment, through the Development Concept Plan is generally consistent with the objectives of Local Planning Policy 1.5 – Public Parkland, through two accessible public parks providing a mix of recreational operations.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation Risk: The proposal may not be accepted by the Western Australian Planning Commissions or the Minister for Planning	Possible	Moderate	Medium	In the unlikely event the request is not supported by the WAPC, the City may be required to make modifications. Alternate options will need to be explored.
Opportunity: Obtain direction from the WAPC for the type of uses and developments that would be best suited for the site.				
Reputation Risk: The proposal may attract objections from members of the public or other government agencies.	Possible	Moderate	Medium	Widely consulting with all parties who may be affected and all relevant public authorities should mitigate any risk in this regard. If necessary, further information can be provided and/or modifications made as part of the amendment process.
Opportunity: Facilitating housing outcomes at the appropriate density.				

FINANCIAL IMPLICATIONS

47. There are no financial implications relating to advertising of the proposed scheme amendment.

LEGAL IMPLICATIONS

48. There are no legal implications relating to adopting and advertising of the proposed scheme amendment.

ENVIRONMENTAL CONSIDERATIONS

49. The land is subject to both bushfire hazards, acid sulphate soils and water implications. Refer to preceding sections of the report for further information.

50. The proposed amendment has also been considered in the context of the City's Local Biodiversity Strategy and is generally consistent with the recommendations and objectives of the Strategy.

ALTERNATE OPTIONS

51. Council may consider alternate options in relation to this item, such as:
- i) To resolve adopt and support advertising subject to the submission of additional information and/or other modifications, prior to forwarding the proposal to the WAPC seeking approval to advertise; or
 - ii) To resolve not to adopt the amendment to the local planning scheme.

CONCLUSION

52. The proposed Scheme Amendment seeks to rezone a portion of the subject site from 'Rural' to 'Residential' with a residential density code of R30 under the City of Albany Local Planning Scheme No.2.
53. The Albany Local Planning Strategy 2019 (ALPS) identifies the land as being for 'Urban Growth' purpose. ALPS sets out that land designated Urban is to accommodate a mix of residential, commercial, community, and recreational activities, with a strong emphasis on urban consolidation. The proposed rezoning is a logical extension of the Bayonet Head residential area.
54. Council is therefore requested to adopt the proposed amendment for advertising.

Consulted References	:	• <i>Local Planning Scheme No. 2</i> • <i>Planning and Development Act 2005</i> • <i>Planning and Development (Local Planning Schemes) Regulations 2015</i> • <i>State Planning Policy 2.9 – Water</i> • <i>State Planning Policy 3.0 - Urban Growth and Settlement</i> • <i>State Planning Policy 3.7 – Planning in Bushfire Prone Areas</i> • <i>Residential Design Codes</i> • <i>Local Planning Policy 1.5 – Public Parkland</i>
File Number	:	Synergy File Number – AMD007
Previous Reference	:	N/A

DIS484: PLANNING AND BUILDING REPORTS AUGUST 2026

Proponent / Owner : City of Albany
Attachments : Planning and Building Reports August 2026
Report Prepared By : Information Officer – Development Services
Authorising Officer: : Manager Development Services

RECOMMENDATION

DIS484: AUTHORISING OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY

THAT the Planning and Building Reports for August 2026 be RECEIVED.

DIS486: PLANNING & DEVELOPMENT SERVICES REVIEW – PROPOSED EXECUTIVE STRUCTURE AND COUNCIL POLICY POSITION

Proponent / Owner	: City of Albany
Attachments	: • Planning and Development Services Review – Executive Summary (Confidential) • Proposed organisational structure (Confidential) • Proposed - Designated Senior Employee Policy Position
Report Prepared By	: Manager People & Culture Principal Strategic Projects, Risk & Governance Specialist
Authorising Officer:	: Chief Executive Officer

Confidentiality: This item is recommended to be considered behind closed doors under section 5.23(2)(a) of the *Local Government Act 1995*, as it relates to employees.

COUNCIL PLAN ALIGNMENT

- **Pillar:** Infrastructure
- **Outcome:** A vibrant city with attractive and connected spaces, supported by forward-thinking and responsible planning and development.
- **Strategic Priority:** Strengthen safe, prepared and liveable urban and rural communities.
- **Action:** Development Services review — implement recommended actions of the service review.

In Brief:

- The Planning and Development Services Review recommends a staged improvement program, including dedicated executive leadership and additional planning capacity.
- Council is asked to endorse the CEO's proposed approach to implementing the first-stage organisational response, including consideration of additional employee resources within the adopted employee costs budget.
- The report also proposes adoption of a Designated Senior Employee Council Policy Position to confirm Council's position regarding Executive Director positions under section 5.37 of the *Local Government Act 1995*.

RECOMMENDATION

DIS486: AUTHORISING OFFICER RECOMMENDATION VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council:

1. **NOTES** the Planning and Development Services Review and proposed staged implementation approach.
2. **ENDORSES** the Chief Executive Officer's proposed first-stage implementation approach, including consideration of additional employee resources estimated at approximately \$385,700 per annum, inclusive of indicative employment on-costs, within the adopted employee costs budget where capacity is available and the applicable workforce management framework.

3. **NOTES that:**
 - a. this decision is not an authorisation under section 6.8 of the *Local Government Act 1995*; and
 - b. any additional employee resourcing not accommodated within the adopted employee costs budget will be subject to further reporting via the 2026/27 budget review process.
4. **NOTES that organisational design, recruitment and employee management remain the responsibility of the Chief Executive Officer, subject to the Local Government Act 1995, including Council's functions in relation to designated senior employees under section 5.37.**
5. **ADOPTS the Designated Senior Employee Council Policy Position as set out in the report.**

Consulted References	: <i>Local Government Act 1995</i> ; <i>Local Government (Administration) Regulations 1996</i> ; Planning and Development Services Review; GFG Consulting Planning and Development Services Review Executive Summary, August 2026; Presentation to the Audit, Risk and Improvement Committee on the Planning and Development Services Review, 1 September 2026; Project Control Group documentation, including the Project Implementation Structure; Proposed organisational charts; City of Albany Council Plan 2026–2036; and City of Albany Register of Delegations & Authorisations.
Previous Reference	: Council has previously designated Executive Director positions as senior employees under section 5.37 of the <i>Local Government Act 1995</i> , including through resolutions in 2012, 2016 and 2017.

AR202: COMPLIANCE AUDIT RETURN (CAR) - 2025

Business Entity Name : City of Albany
Attachments : Albany – Compliance Audit Return 2025
Report Prepared By : Principal Strategic Projects, Risk & Governance Specialist
Authorising Officer: : Chief Executive Officer

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Council Plan 2026–2036:
 - **Pillar:** Leadership.
 - **Outcome:** Lead as a community-focused, values-led council.
 - **Strategic Priority:** Governance improvements — enhance governance frameworks, delegations and integrity systems to ensure governance arrangements remain fit-for-purpose as the City grows and operates in an increasingly complex regulatory environment.
 - **City service link:** Governance and Risk — deliver governance systems to achieve assurance over governance, compliance and risk-informed decision making.
 - **Applicable measure/KPI:** Compliance Annual Return — compliance requirements met annually.

In Brief:

- Review the updated Compliance Audit Return (CAR) Report – 2025 and note the identified non-compliance matters, transparency disclosure and corrective actions.
- Recommend that ARIC review the certified CAR for the period 1 January 2025 to 31 December 2025 and recommend Council endorsement and submission to the Local Government Inspector, together with the Council resolution and any explanatory information, by the deferred deadline of 30 September 2026.

RECOMMENDATION

AR202: COMMITTEE RECOMMENDATION VOTING REQUIREMENT: ABSOLUTE MAJORITY

THAT a Certified Copy of the Compliance Audit Return (CAR) for the period 1 January 2025 to 31 December 2025 be ENDORSED by Council and any additional information explaining or quantifying the compliance audit is to be submitted to the Office of the Local Government Inspector before 30 September 2026.

AR202: COMMITTEE RECOMMENDATION

**MOVED: COUNCILLOR SUTTON
SECONDED: DEPUTY MAYOR TERRY**

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 8-0

AR202: AUTHORISING OFFICER RECOMMENDATION

THAT a Certified Copy of the Compliance Audit Return (CAR) for the period 1 January 2025 to 31 December 2025 be ENDORSED by Council and any additional information explaining or quantifying the compliance audit is to be submitted to the Office of the Local Government Inspector before 30 September 2026.

BACKGROUND

2. The City must complete an annual Compliance Audit Return (CAR) as a self-assessment against prescribed statutory requirements.
3. Governance and Risk coordinated the 2025 CAR with relevant business areas. Most items were assessed as compliant or not applicable, with limited administrative, disclosure, policy-compliance and timing matters recorded for action or transparency.
4. ARIC is asked to review the updated CAR, note the identified matters and corrective actions, and recommend Council endorsement before submission by 30 September 2026.

DISCUSSION

5. The 2025 Compliance Audit Return has been completed as the City's annual self-assessment against the prescribed statutory requirements for the period 1 January 2025 to 31 December 2025.
6. The return indicates that most items were assessed as compliant or not applicable. The key "No" responses are summarised separately below, together with the current corrective action or management response.

CAR item	Key issue	Corrective action / management response
Local law review	Review not completed within the period.	Review is in progress and scheduled to be presented to Council in November 2026.
Delegations review	Delegations were not reviewed by the delegator during the 2024/2025 financial year.	Delegations were formally reviewed and re-adopted on 1 July 2025, one day after year end.
Primary return	One elected member did not lodge their primary return within the prescribed period.	The non-compliance was reported and will continue to be monitored through governance processes.
Annual report disclosures	Regulation 19B was assessed as not fully met, primarily due to the need to review available demographic information about council members.	The matter will be reviewed for the 2025/2026 annual reporting period.
Strategic and corporate planning	Strategic Community Plan adoption and Corporate Business Plan review timing did not fall within the CAR reporting period.	The new Council Plan, combining strategic and corporate planning requirements, was adopted on 30 June 2026.
Purchasing policy compliance	Internal purchasing audits identified various purchases that did not comply with the City's Purchasing Policy.	Corrective action has been implemented, including officer training, approver checklists, ongoing monitoring and quarterly reporting to the Executive Management Team.

7. The timing matters are administrative in nature and, where relevant, have since been addressed. In particular, the delegation review was completed on 1 July 2025, one day after the end of the 2024/2025 financial year.
8. The matters requiring further attention are being managed through planned review processes, existing governance controls, or targeted corrective action. The most significant operational response relates to purchasing compliance, where additional officer training, approver checklists, monitoring and quarterly executive reporting have been implemented.
9. On this basis, the CAR provides ARIC and Council with a transparent position on the City's compliance status, including matters already addressed, matters being monitored, and matters requiring further review through existing governance and corrective action processes. These matters do not prevent ARIC from recommending Council endorsement and submission of the CAR.

STATUTORY AND LEGAL IMPLICATIONS

10. The CAR is required under regulation 14 of the Local Government (Audit) Regulations 1996.
11. The Local Government Inspector's published process requires the CAR to be completed by the local government administration, reviewed by the Audit, Risk and Improvement Committee, adopted by Council and then submitted to the Local Government Inspector with the Council resolution and any explanatory information.
12. For the 2025 CAR, the Inspector has deferred the submission deadline to 30 September 2026.

POLICY IMPLICATIONS

13. The CAR supports oversight of statutory obligations reflected in Council policies, delegations, procedures and public registers.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Legal & Compliance: The updated CAR is not recommended by ARIC or endorsed by Council in time for submission to the Local Government Inspector by 30 September 2026.	Unlikely	Minor	Low	Mitigated through ARIC review, Council endorsement and submission by 30 September 2026, supported by the CAR action register for any further information or corrective action. Refer to the Alternate Options section for the timing implications of requesting further information before endorsement.
Opportunity: Provides ARIC with an opportunity to review and critique the updated CAR while preserving the required Council endorsement and submission timeframe.				

FINANCIAL / LEGAL / ENVIRONMENTAL CONSIDERATIONS

15. There are no direct implications associated with this report.

ALTERNATE OPTIONS

16. ARIC may request further information before recommending Council endorsement; however, this option is not recommended as the matter is scheduled to be presented to ARIC on 1 September 2026 and must be endorsed by Council at the September Ordinary Council Meeting to enable submission to the Local Government Inspector by the deferred deadline of 30 September 2026.
17. Any further information should be provided through the existing corrective action process, so the required endorsement and submission timetable is not delayed.

CONCLUSION

18. The 2025 CAR provides ARIC and Council with a structured annual review of the City's compliance with prescribed statutory requirements.
19. It is recommended that ARIC review the CAR, note the non-compliance matters and corrective actions, and recommend Council endorsement for submission to the Local Government Inspector.

Consulted References	:	• Local Government Act 1995. • Local Government (Audit) Regulations 1996. • Compliance Audit Return Questions 2025. • WA Government — Local Government Inspector, Compliance Audit Returns.
File Number:	:	CM.RPT.2 (Compliance Audit Returns)
Previous References	:	OCM 25/03/2025, Resolution AR172

BFAC020: APPOINTMENT OF CHIEF AND DEPUTY CHIEF BUSH FIRE CONTROL OFFICERS, BUSH FIRE BRIGADE FIRE CONTROL OFFICERS

Proponent / Owner	: City of Albany
Attachments	: Minutes of the Joint Sector Brigade Group
Report Prepared By	: PA to Executive Director Corporate & Commercial Services
Authorising Officer:	: Executive Director Corporate & Commercial Services

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Council Plan:

- **Pillar:** Environment.
- **Outcome:** Protection of our biodiversity and the natural environment.
- **Outcome:** Mitigate and adopt to long-term environmental challenges.
- **Pillar:** Leadership.
- **Outcome:** Build community and organisational emergency readiness.

In Brief:

- Nominations for essential leadership positions have been received and accepted from Volunteer Bush Fire Brigade members.
- Note that the Chief Bush Fire Control Officer and Deputy Chief Bush Fire Control Officer have terms expiring June 2027.
- Note that the Senior and Deputy Senior Bushfire Control Officers have terms expiring June 2027
- Council is now requested to endorse those appointments.

RECOMMENDATION

BFAC020: AUTHORISING OFFICER RECOMMENDATION

VOTING REQUIREMENT: SIMPLE MAJORITY

1. THAT the following appointments to essential leadership positions in the City of Albany's Volunteer Bush Fire Brigades be ENDORSED:

- City of Albany Bush Fire Control Officers: Brendan Gordon, Brett Tompkin, Michelle Webb, Garry Turner and Derek Jones
- Bornholm Brigade Fire Control Officers: Mr Chris Ayres and Mr Laurie Nissen
- Elleker Brigade Fire Control Officers: Miss Maxine Jones and Mr Wayne van der Heide
- Gnowellen Brigade Fire Control Officers: Mr Scott Moir and Mr Jeffrey Stoney
- Green Range Brigade Fire Control Officers: Mr Mark Plunkett and Mr Clinton North
- Highway Brigade Fire Control Officers: Mr Ben Braun and Mr Juan Hart
- Kalgan Brigade Fire Control Officers: Mr Darryl Bradley, Mr Clayton De Jager
- King River Brigade Fire Control Officers: Mr Simon Whitfort and Mr Malcolm Pearce
- Kojaneerup Brigade Fire Control Officers: Mr Mark Smith
- Manypeaks Brigade Fire Control Officers: Mr Robert Potter and Mr Tim Metcalfe
- Napier Brigade Fire Control Officers: Mr Tom Collins and Mr Kim Roberts
- Redmond Brigade Fire Control Officers: Mr Pieter Mostert and Mr Troy Mostert
- South Coast Brigade Fire Control Officers: Mr Rowan Hardy and Mr Shane Duncan
- South Stirling Brigade Fire Control Officers: Mr Graeme Pyle and Mr Reece Curwen
- Torbay Brigade Fire Control Officers: Mr Brian Taylor and Mr Keith Smith
- Wellstead Brigade Fire Control Officers: Mr Craig Locke and Mr James Gorman
- Youngs Siding Brigade Fire Control Officers: Mr Kevin Martin and Mr Martin Peterson.
- Fire Weather Officer: Mr Rob Lynn
- Deputy Fire Weather Officer: Mr Graeme Poole

2. NOTE that the following appointments have one more year of tenure expiring 30 June 2027:

- Chief Bush Fire Control Officer: Mr Rob Lynn
- Deputy Chief Bush Fire Control Officer: Mr Graeme Poole
- Senior Bush Fire Control Officer Northeast Sector: Mr Kim Lester
- Senior Bush Fire Control Officer Southwest Sector: Mr Darryl Bradley
- Deputy Senior Bush Fire Control Officer Northeast Sector: Mr Tim Metcalf
- Deputy Senior Bush Fire Control Officer Southwest Sector: Mr Simon Whitfort

BACKGROUND

2. The City of Albany has sixteen Volunteer Bush Fire Brigades, comprising approximately 874 active and auxiliary members who provide bush fire-fighting capacity throughout the municipality.
3. In accordance with the *Bush Fires Act 1954*, the City must appoint a Chief Bush Fire Control Officer, Deputy Bush Fire Control Officer on a three (3) year term and thereafter be eligible for election for one (1) further three (3) year term.
4. The terms for Senior and Deputy Senior Bushfire Control Officers (NE1, SW1, NE2 and SW2) be standardised at two (2) years.
5. Fire Control Officers are appointed for a term of one (1) year prior to the commencement of each fire season.
6. Fire Weather Officers are appointed for a term of one (1) year prior to the commencement of each fire season
7. Nominations for those positions are called for through the Joint Sector Brigade Group, and appointments to those positions are made. If multiple nominations are received for any position a ballot is conducted.
8. Final appointment of those officers is authorised by the City of Albany Chief Executive Officer, exercising his delegated authority by Council.

DISCUSSION

9. Nominations for Fire Control Officers were received by the Joint Sector Brigade Group.
10. The Joint Sector Brigade Group have recommended the appointments detailed in the Authorising Officer Recommendation of this report.
11. The Joint Sector Brigade Group have recommended that the appointments of Chief and Deputy Chief Bush Fire Control Officers align with the term of their appointment and will remain in force until the end of the 2026-27 fire season.
12. The Joint Sector Brigade Group have recommended that the Fire Weather Officers remain in force until the end of the 2026-27 fire season.

GOVERNMENT & PUBLIC CONSULTATION

13. N/A

STATUTORY IMPLICATIONS

14. Appointments are made in accordance with the *Bush Fires Act 1954*.
15. Local governments are empowered by Section 38 of the *Bush Fires Act 1954* to appoint such persons as are necessary to perform the duties associated with a Bush Fire Control Officer.

POLICY IMPLICATIONS

16. N/A

RISK IDENTIFICATION & MITIGATION

17. Not applicable to this report.

FINANCIAL IMPLICATIONS

18. Not applicable to this report.

LEGAL IMPLICATIONS

19. Not applicable to this report.

ALTERNATE OPTIONS

20. There are no alternate options applicable to this report.

CONCLUSION

21. That Council endorse the appointments of Bush Fire Control Officers.

Consulted References	:	<i>Bush Fires Act 1954</i>
File Number	:	ES.MEE.12 ES.MEE.8
Previous Reference	:	BFAC019 30/09/2025

**LEMC043: RECEIVE THE MINUTES OF THE LOCAL EMERGENCY
MANAGEMENT COMMITTEE MEETING HELD 28 MAY 2026**

Attachments : Confirmed Minutes of the LEMC Meeting held 28 May 2026
Report Prepared By : PA to Executive Director Corporate and Commercial Services
Authorising Officer: : Executive Director Corporate and Commercial Services

STRATEGIC IMPLICATIONS

1. This item relates to the following elements of the City of Albany Strategic Community Plan or Corporate Business Plan informing plans or strategies:
 - **Pillar:** Leadership.
 - **Outcome:** A well informed and engaged community.

In Brief:

- Receive the confirmed minutes of the Local Emergency Management Committee meeting held on 28 May 2026.

RECOMMENDATION

**LEMC043: COMMITTEE RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT the confirmed minutes of the Local Emergency Management Committee meeting held on 28 May 2026 be RECEIVED.

- 14. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL**
- 15. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**
- 16. REPORTS OF CITY OFFICERS Nil**
- 17. MEETING CLOSED TO PUBLIC**
- 18. CLOSURE**