

MINUTES

Ordinary Meeting of Council

Tuesday 27 October 2026

6.00pm

Council Chambers

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1. DECLARATION OF OPENING

The Mayor declared the meeting open at 6.00pm.

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"

Mayor Stocks acknowledged the passing of former Mayor Dennis Wellington. Mayor Stocks also invited Elected Members to speak for an extended period during Reports of Members should they wish to do so to acknowledge Mr Wellington and his contribution to Albany.

3. RECORD OF APOLOGIES AND LEAVE OF ABSENCE

Mayor	G Stocks
Councillors:	
Councillor	P Terry Deputy Mayor
Councillor	L MacLaren
Councillor	M Lionetti
Councillor	I Clarke APM
Councillor	R Sutton
Councillor	R Stephens (Entered the Chamber at 7.03pm)
Councillor	C McKinley
Staff:	
Chief Executive Officer	A Sharpe – attending remotely
Executive Director Community Services	N Watson
Executive Director Corporate and Commercial Services	M Gilfellon
A/Executive Director Infrastructure and Environment	D Lawrence
A/Executive Director Development Services	J van der Mescht
Technical Support Officer	E McGregor
Meeting Secretary	J Williamson
Apologies/Leave of Absence:	
Councillor	T Brough (Parental Leave)

4. DISCLOSURES OF INTEREST

Name	Report Item Number	Nature of Interest
Councillor Ian Clarke	OAAC005	**Impartiality**: The nature of the interest being that Councillor Clarke is the Deputy Chair of Discovery Bay Historic Whaling Station. Councillor Clarke remained in the Chamber and participated in the discussion and vote for this item.

5. REPORTS OF MEMBERS

6.11pm Councillor Lionetti
Summary of key points:

Councillor Lionetti expressed his condolences on the passing of former Mayor Dennis Wellington.

6.15pm Councillor Clarke
Summary of key points:

Councillor Clarke expressed his deepest sympathy to former Mayor Dennis Wellington's loved ones and reflected on his own personal connection to Mr Wellington.

6.18pm Deputy Mayor Terry
Summary of key points:

Deputy Mayor Terry reflected on his time shared on Council with former Mayor Dennis Wellington and expressed his condolences to Mr Wellington's loved ones.

6.22pm Councillor MacLaren
Summary of key points:

Councillor MacLaren said that while she had not had the opportunity to work with former Mayor Dennis Wellington during her time on Council, she paid her respects to his family and loved ones.

6.27pm Councillor McKinley
Summary of key points:

Councillor McKinley expressed his condolences to former Mayor Dennis Wellington's family and loved ones.

6.28pm Councillor Sutton
Summary of key points:

Councillor Sutton reflected on his shared time on Council with former Mayor Dennis Wellington. Councillor Sutton said that Mr Wellington's tireless work on behalf of residents resulted in very significant projects being completed, including the Centennial Park Sporting Precinct, the National Anzac Centre, the Albany Ring Road and the Anzac Commemorations.

6. RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Mark McLerie asked the following questions, which were taken on notice, at the Ordinary Council Meeting held 22 September 2026 (Synergy Ref#EF26369147):

1. *When was the GFG Consulting report presented to Council?*

The City engaged GFG Consulting to undertake an independent review of Planning and Development Services. The review was presented to the Audit, Risk and Improvement Committee on 1 September 2026 and has informed a report scheduled for Council's consideration at the Ordinary Council Meeting on 22 September 2026.

2. *What was the budget and what was the final amount paid to GFG Consulting?*

- *Approved contract value: $130,000 over two years*
- *Total amount paid to GFG Consulting: $103,714.60*

These amounts are reported to Council and are publicly available.

3. *What, in summary, were GFG Consulting's findings and recommendations?*

The review examined Planning and Development Services and identified opportunities to strengthen organisational capability, workforce capacity, service delivery, business processes and supporting systems. The review made 35 recommendations intended to support continuous improvement and future service delivery.

4. Has the report been published and, if not, will it be published?
The City has not published the Planning and Development Services Review and has no current intention to release the detailed consultant's report.
The review contains information relating to organisational structure, workforce planning and employee-related matters. Council's consideration of matters arising from the review has been recommended to occur behind closed doors under section 5.23(2)(a) of the Local Government Act 1995 because those matters relate to employees.
Any request for access to documents held by the City would be considered in accordance with the Freedom of Information Act 1992 (WA).

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.
Livestream. The livestream of Ordinary and Special Council Meetings can be found on YouTube.

6.33pm Sandra Swain
Summary of key points:

Ms Swain asked if the City had developed a strategy to encourage increased community participation in the Annual Meeting of Electors.

Response: The City will provide an update to Ms Swain on any initiatives in response to her question.

6.36pm Samantha Stevens
Summary of key points:

Ms Stephens requested that Council consider allocating funding for lighting the heritage trails.

6.40pm Mr Scott Leary MLA Albany
Summary of key points:

Mr Leary paid his respects to former Mayor Dennis Wellington and extended his sincere condolences to his loved ones.

6.42pm Ms Janelle Price
Summary of key points:

Ms Price addressed Council regarding the condition and safety of Deep Creek and Caronia Roads, particularly with the increased truck traffic transporting gravel from extractive sites on those roads.

The Mayor responded that the City had significantly increased funding for maintenance, repair and replacement of unsealed roads.

6.47pm Mr Fred Webb
Summary of key points:

Mr Webb addressed Council regarding the condition and safety of Deep Creek and Caronia Roads and requested that Council urgently consider works to improve signage and road surfaces prior to the harvesting of blue gum plantations located in the area.

There being no further speakers the Mayor declared Public Question Time closed at **6.49pm**

8. APPLICATIONS FOR LEAVE OF ABSENCE Nil

9. PETITIONS AND DEPUTATIONS Nil

10. CONFIRMATION OF MINUTES

RESLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR LIONETTI
SECONDED: DEPUTY MAYOR TERRY

THAT the minutes of the Ordinary Council Meeting held on Tuesday 22 September 2026 as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

CARRIED 7-0

11. PRESENTATIONS Nil

12. UNRESOLVED BUSINESS FROM PREVIOUS MEETINGS Nil

OAAC001: MONTHLY FINANCIAL REPORT – AUGUST 2026

Proponent / Owner	:	City of Albany
Attachments	:	Monthly Financial Report – August 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 August 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

OAAC001: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR CLARKE

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

CARRIED 7-0

OAAC001: COMMITTEE RECOMMENDATION

MOVED: DEPUTY MAYOR TERRY
SECONDED: COUNCILLOR SUTTON

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 5-0

OAAC001: AUTHORISING OFFICER RECOMMENDATION

THAT the Monthly Financial Report for the period ending 31 August 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."

GOVERNMENT & PUBLIC CONSULTATION

5. Nil

STATUTORY IMPLICATIONS

6. 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).
7. 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

8. The City's 2026/27 Annual Budget provides a set of parameters that guides the City's financial practices.
9. 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

10. Expenditure for the period ending 31 August 2026 has been incurred in accordance with the 2026/27 budget parameters.
11. 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

12. Nil.

ENVIRONMENTAL CONSIDERATIONS

13. Nil.

ALTERNATE OPTIONS

14. Nil.

CONCLUSION

15. The Authorising Officer's recommendation be adopted. 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	**:**	*Local Government (Financial Management) Regulations 1996*
File Number	**:**	FM.FIR.7

OAAC002: LIST OF ACCOUNTS PAID – AUGUST 2026

Business Entity Name	**:**	City of Albany
Attachments	**:**	List of Accounts Paid – August 2026
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

OAAC002: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR LIONETTI
SECONDED: DEPUTY MAYOR TERRY

THAT the list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 31 August 2026 totalling $7,268,060.30 be RECEIVED.

CARRIED 7-0

OAAC002: COMMITTEE RECOMMENDATION

MOVED: DEPUTY MAYOR TERRY
SECONDED: COUNCILLOR SUTTON

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 5-0

OAAC002: AUTHORISING OFFICER RECOMMENDATION

THAT the list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 31 August 2026 totalling $7,268,060.30 be RECEIVED.

DISCUSSION

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

Fund	Transaction Type	Amount ($)	%
Municipal	Electronic Funds Transfer	$4,548,784.36	62.6
Municipal	Payroll	$2,479,551.32	34.1
Municipal	Other (BPay, Direct Debit, International)	$184,315.75	2.5
Municipal	Credit Cards	$55,408.87	0.8
Trust	N/A	$0.00	0.0
TOTAL		**$7,268,060.30**	**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: $9,856.43.

3. The table below summaries the total outstanding creditors as at 31 August 2026.

Aged Creditors	Amount ($)
Current	$3,842,766.47
30 Days	$1,046,747.17
60 Days	$9,505.55
90 Days	$18,925.19
TOTAL	**$4,917,944.38**

GOVERNMENT & PUBLIC CONSULTATION

4. Nil

STATUTORY IMPLICATIONS

5. 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.

6. The Chief Executive Officer has delegated authority to make payments from the municipal and trust fund.

7. 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.

8. 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

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

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

11. Nil

ENVIRONMENTAL CONSIDERATIONS

12. Nil

ALTERNATE OPTIONS

13. Nil

CONCLUSION

14. That the list of accounts has been authorised for payment under delegated authority.

15. 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	**:**	*Local Government (Financial Management) Regulations 1996*
File Number	**:**	FM.FIR.2

OAAC003: DELEGATED AUTHORITY REPORTS – 16 AUGUST 2026 TO 15 SEPTEMBER 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

OAAC003: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR CLARKE

THAT the Delegated Authority reports 15 August 2026 to 16 September 2026 be RECEIVED.

CARRIED 7-0

OAAC003: COMMITTEE RECOMMENDATION

MOVED: MAYOR STOCKS
SECONDED: COUNCILLOR SUTTON

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 5-0

OAAC003: AUTHORISING OFFICER RECOMMENDATION

THAT the Delegated Authority reports 15 August 2026 to 16 September 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)

OAAC004: BUDGET REVIEW FOR THE PERIOD ENDING 31 JULY 2026

Proponent	:	City of Albany
Attachments	:	Budget Review for the period ending 31 July 2026
Report Prepared by	:	Business Analyst/Management Accountant
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

- This budget review is for the period ending 31 July 2026 and therefore is outside the requirements of regulation 33A of the Local Government (Financial Management) Regulations 1996. A further budget review is required to satisfy this regulatory obligation.
- This budget review presents a balanced budget.

RECOMMENDATION

OAAC004: RESOLUTION
VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR CLARKE
SECONDED: COUNCILLOR MCKINLEY

THAT the Budget Review for the period ending 31 July 2026 be ADOPTED.

CARRIED 7-0
ABSOLUTE MAJORITY

OAAC004: COMMITTEE RECOMMENDATION

MOVED: MAYOR STOCKS
SECONDED: COUNCILLOR SUTTON

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 5-0

OAAC004: AUTHORISING OFFICER RECOMMENDATION

THAT the Budget Review for the period ending 31 July 2026 be ADOPTED.

BACKGROUND

1. Local Governments are required to conduct a budget review between 1 January and the last day of February each financial year in accordance with regulation 33A(1) of the Local Government (Financial Management) Regulations 1996. The Department recommends a review of the budget early in the financial year to amend carry forward projects from forecast to actual.
2. Council adopted the FY2026/27 budget on 28 July 2026. The total adopted budget expenditure of $210.4m comprised of:
   a. $101.9m capital works;
   b. $1.0m debt reduction; and
   c. $107.5m in operating expenditure.
3. Included within the $210.4m budget was $15.7m of carried forward projects from the 2025/26 financial year. That is, projects that were not anticipated to be completed by 30 June 2026, and the estimated remaining expenditure relating to these projects was carried forward into the FY2026/27 budget.
4. At the time of preparing the budget, the amount remaining of these carried forward projects was not known, and hence an estimate was provided within the FY2026/27 budget.
5. Now that the financial accounts for FY2025/26 have been completed (although not yet audited), the remaining expenditure relating to the carried forward projects is realised, and the FY2026/27 budget is to be amended to reflect these corrected figures.
6. In addition to the carry forward adjustments, this review proposes $4.2m of variations (exclusive of budget amendments already addressed within the carry forward amendments)

DISCUSSION

7. After the completion of the 2025/26 financial accounts, the City estimates a net reduction of $251,490 required to complete carried forward projects.
8. The funding impact relating to the reduction in carried forward works funding is as follows:
   a. $58,619: Decrease in expenditure;
   b. $273,871: Increase in grant funding;
   c. $(45,000): Decrease in reserves funding;
   d. $(36,000): Decrease in the sale of assets funding.
9. Also included within the proposed budget amendment are general works and variations (outside of carried forward projects), totalling an additional $4.2m in funding, with proposed sourced funding as follows:
   a. $2,166,941: Reduction in expenditure
   b. $596,435: Increase in grants and general revenue.
   c. $1,500,848: Increase in reserves funding required.
   d. $(69,766): Required to fund the shortfall of the Opening Position
10. This budget review presents a balanced budget inclusive of the proposed amendments of $4,194,458 as at 30 June 2027.

11. Total expenditure of $212.4m in FY2026/27 inclusive of carry forward adjustments, comprised of:
    a. $104m capital works;
    b. $1.1m debt reduction; and
    c. $107.3m in operating expenditure.
12. A copy of the Budget Review for the period ending 31 July 2026 is attached.
13. Budget adjustments thereafter of an urgent nature will be brought to a Council Meeting as an item to be discussed when required and actioned outside of this review.

GOVERNMENT & PUBLIC CONSULTATION

14. Department of Local Government guidelines were followed in the preparation of this report.
15. City of Albany Executives, Managers and Officers with budget responsibility were consulted in the preparation of the Budget Review.

STATUTORY IMPLICATIONS

16. Under the *Local Government Act 1995*, section 6.8, a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:
    a. is incurred in a financial year before the adoption of the annual budget by the local government
    b. is authorised in advance by a resolution (absolute majority required) or;
    c. is authorised in advance by the Mayor in an emergency.
17. If a local government wishes to impose any fees or charges under this Subdivision after the annual budget has been adopted it must, before introducing the fees or charges, give local public notice of 7 days and (a) its intention to do so; and (b) the date from which it is proposed the fees or charges will be imposed.
18. The voting requirement of Council is **Absolute Majority**.

POLICY IMPLICATIONS

19. There are no policy implications related to this report.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation & Organisation's Operations. *Non approval of the budget review may result in significant delays to achieving deliverables.*	*Unlikely*	*Moderate*	*Medium*	*In the short term the existing Annual Budget would apply, and proposed amendments would not apply.* *Adopt the Budget Review with amendments (as specified by Council).*
Opportunity: *Provides Council with an additional opportunity to review the City's current budget position*				

FINANCIAL IMPLICATIONS

21. Please refer to the attachment: Budget Review for the period ending 31 July 2026.

LEGAL IMPLICATIONS

22. Nil.

ENVIRONMENTAL CONSIDERATIONS

23. Nil.

ALTERNATE OPTIONS

24. For the period ending 31 July 2026, Council may consider to:
    a. Adopt the Budget Review as recommended; or
    b. Adopt the Budget Review with amendments (as specified by Council)

CONCLUSION

25. It is recommended that the Authorising Officer's Recommendation is adopted.

Consulted References		Adopted Budget 2026/2027 Local Government Act 1995
File Number	**:**	FM.BUG.12
Previous Reference	**:**	Adopted Budget 2026/2027 – OCM 28/07/2026 Resolution CCS812

OAAC005: REGIONAL EVENTS AND FILM SPONSORSHIP 2027

Proponent / Owner : City of Albany
Report Prepared By : Manager Community Relations
Authorising Officer: : Executive Director Community Services

COUNCIL PLAN ALIGNMENT

- **Pillar**: Community.
- **Outcome**: An inclusive and safe community where people can feel proud of their heritage and can reach their potential.
- **Strategic Priority:** Build community participation, belonging and quality of life for all ages.

In Brief:

- To consider and endorse the Regional Events and Film Sponsorship Assessment Panel recommendations for event and films between 1 January and 30 June 2027.

RECOMMENDATION

OAAC005: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR MCKINLEY

THAT Council APPROVE the Regional Events and Film Sponsorship Assessment Panel recommendations as outlined in Paragraph 50 – Table 1 of this report.

CARRIED 7-1

Record of Vote
Against the Motion: Councillor Lionetti

OAAC003: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR SUTTON
SECONDED: DEPUTY MAYOR TERRY

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 4-1

Record of Vote
Against the Motion**:** Councillor Lionetti

OAAC005: AUTHORISING OFFICER RECOMMENDATION

THAT Council APPROVE the Regional Events and Film Sponsorship Assessment Panel recommendations as outlined in Paragraph 50 – Table 1 of this report.

BACKGROUND

1. The City of Albany recognises the important role events and film play in celebrating the community's diversity and talents, increasing cultural understanding, empowering community connection and social engagement, driving visitation, generating economic benefits and activating our parklands, beaches and public spaces.
2. The City of Albany's Regional Events and Film Sponsorship (RES) program is designed to attract and support the staging of regional major events and film productions that contribute to the delivery of economic and/or positive social benefits for Albany and the region.
3. To be considered a regional major event, applicants must demonstrate that their event has the capability to draw a significant number of visitors from outside the region and have a significant social impact.
4. Film projects must demonstrate the project's capacity to promote Albany and the Great Southern and make a positive impact on both the local economy and the community's exposure to diverse artistic and cultural experiences.
5. Events and film productions must take place within the City of Albany municipality and applications are assessed against the guidelines and criteria by a panel of Elected Members with guidance from City officers.

DISCUSSION

Program Overview

6. Regional Events and Film Sponsorship applications for events or film/television projects between 1 January 2027 to 30 June 2027 opened for applications on 3 August 2026 and closed on 31 August 2026.
7. The City received 4 event and 2 film applications in this round.
8. The funding criteria for events/films included:
    a. Increasing visitor expenditure in the Albany region (economic impact).
    b. Involve and inspire the local community (positive social benefits).
    c. Attract media coverage that will help to raise the profile of Albany as a visitor destination (media impact).
    d. Demonstrate continuity and potential to engage the community in the future (sustainability).
9. The program is a competitive funding application process and the maximum sponsorship an applicant can receive is $20,000. Applicants could request cash sponsorship, or a combination of cash sponsorship and in-kind support for City of Albany venue hire fees.
10. Events or film projects that are supported for sponsorship by Council are required to enter into a contractual agreement with the City inclusive of conditions for grant acknowledgment, project milestones, and project acquittals.

Assessment

11. An assessment panel comprising Deputy Mayor Terry, Councillor McKinley and Councillor MacLaren received an overview of applications and guidance from City officers.
12. The application assessment process included a pitch from the applicants. Applicants presented their events/projects to the assessment panel on 14 September 2026.
13. Applications were evaluated by City officers using an event assessment matrix tool developed to measure the economic value, social impact, visitor numbers and financial sustainability of each application.
14. The six applications requested a total of $110,000.
15. This funding round comprises a budget of $60,000 with the addition of $15,000 which was not accepted by a RES funding applicant from the previous round, totalling $75,000.
16. The assessment panel supported six (6) applications and recommended cash sponsorship of a total of $73,500 (refer to table at point 51) based on the information supplied and the funding criteria.

Applications

Albany PRIDE Festival

17. The 2027 Albany PRIDE Festival will be a four-day festival held over the March long weekend, with the consolidated program retaining the most popular events from the annual program.
18. The revised format will build capacity for the newly formed volunteer committee creating a longer lead time of 2 years into the organising schedule to ensure a strong, sustainable future for the festival.
19. The festival is the focal point of activities for peer support, community building and advocacy for the LGBTQIA+ community of Albany and the Great Southern region.
20. Attracting both local community and visitors from Perth and the wider region, the festival creates opportunity for visibility, connection and celebration through the events that deliver the greatest impact and appeal to the broadest range of local participants, including Fair Day and the Barn Dance.

Albany Speedway Club – WA Junior Sedan State Title

21. The WA Junior Sedan State Title is Western Australia's premier junior motorsport championship, bringing together the top 10 16-year-old competitors for a three-day racing event at the Albany Speedway.
22. The event combines elite junior racing with strong community involvement, offering a safe, structured environment for young drivers. Support divisions will also participate in the event.
23. Previously held in Albany in 2019, this State Title is difficult to secure and will attract competitors, families, officials, and supporters from across WA and interstate, generating strong visitation and economic benefit for Albany. The 2027 event will be held during the school holidays, supporting the junior competitors and families to attend and stay longer.
24. Enhanced safety systems, improved pit facilities and expanded spectator amenities will support and enhance a high-quality experience for all attendees.
25. Albany's natural beauty, regional hospitality and strong sporting culture will encourage visiting families to explore and enjoy local attractions, reinforcing Albany's position as a vibrant tourism destination.

Delirious 100 & 200 Miler – Ultra Series

26. WA's premier ultra trail event showcases the South West and Great Southern regions from Northcliff to Albany along the Bibbulman Track with a 200-mile and 100-mile race.

27. The 2027 event will also introduce 60km, 34km and 8km events to encourage increased inclusivity of younger participants and those lacking confidence to complete a longer distance.

28. An inaugural partnership with TorX Italy for 2027 is attracting participants who will have the opportunity to be offered subsequent entry into the world-famous races in Aostra Valley, Italy. Entries have currently exceeded predicted numbers as an outcome of this international opportunity.

29. Participants and their support crews along with volunteers required along the trail, will bring benefit to the local economies as they make their way through the coastal communities, culminating in Albany at the trail's destination. Albany will be the focal point for celebrating, relaxing and recovering following the event, bringing economic benefit to local accommodation and hospitality providers.

30. Ultra Series will be engaging support from local groups and volunteers to assist with each of the races, building community capacity and strengthening social vibrancy and connection.

31. With RES support, Albany will receive increased media exposure and an elevated opportunity to be showcased to the world through the Ultra Series TorX partnership, promoting Albany and the region as a unique Adventure Tourism destination.

32. Other funding is currently being sought from Tourism WA.

Festival of Dusk

33. An independent West Australian rock music event held annually since 2024, this Albany-based festival has grown from a sold-out community event exclusively promoting grass root bands to focusing on the rock genre and extending its attraction to headliner Perth bands.

34. Aspiring to grow into a 2-day state rock music festival in future years, the 2027 festival will be part of the Albany 2027 Live @ the Town Hall program on the Anzac long weekend, benefitting from increased audience and market reach through the Town Hall marketing networks.

35. The festival strives to build pride and opportunity within Albany's highly creative community, reinforcing that bands can live and play in Albany without having to move elsewhere to build their audience.

36. City of Albany funding will contribute to supporting the festival to attract headline acts, build sustainability and strengthen its branding beyond its partnership with Live @ the Town Hall and the local music network.

The Whale-Trackers – Space Whale Studio (Javier Delgado-Estaban)

37. The Whale Trackers is a local documentary capturing Albany's transformation from Australia's last whaling station into a global whale conservation beacon.

38. Following citizen scientists, Noongar Rangers, and marine researchers, the project pairs authentic storytelling with the unique natural history related to the annual migration of Southern Right Whales along the Albany coastline.

39. The documentary will feature Albany as an ecotourism and marine science hub, with opportunities for global reach through international film festivals and global streaming platforms. The documentary will also be showcased in a future permanent conservation exhibition at Albany's Historic Whaling Station.

40. Following on the success of *Mammang* (Moscow Short Shot Festival 2024), Javier's self-funded documentary focusing on the relationship between the Southern Right Whales during their annual migration with the environment along the Albany coastline, The Whale-Trackers focus' shifts to the communities that give their time to observing and advocating for these whales.

41. Javier's background as a biologist and his extensive international media and film cinematography experience underpin his strong international film industry connections and networks.

42. RES funding would support the filming process and leverage Albany as a visitor destination on the world stage with the reach of this documentary, alongside the submission to Screen Australia. Success through Screen Australia could lead to additional funding support for Space Whale Studio productions.

Wagyl Kaip – Every Stitch Holds Country

43. This project involves the descendants of Carrolup families reconnecting with their heritage through the legacy of the original Carrolup artwork.

44. Local Elders and the Noongar community will create a community quilt by learning traditional techniques. The quilt will be showcased in a month-long exhibition at the Museum of the Great Southern in October 2027 as part of the Indian Ocean Craft Triennial (IOTA 2027), a collective WA organisation that spans across Pacific nations.

45. The project places First Nations voices, Country, and creative practise at the centre of interpreting the Carrolup legacy.

46. This project will be captured in a documentary to be filmed by local filmmaker and visual designer, Josephine Jay (*In the Making*), bringing *Every Stitch Holds Country* to life through the voices of the Carrolup descendants.

47. RES funding will support the production of the documentary whilst additional funding has been secured through Regional Arts and Lotterywest Oral History grants for aspects of this project. Other funding support applications are pending.

48. The documentary will be launched at the Albany Town Hall in 2027 and feature as part of the IOTA 2027 exhibition, in addition to plans to reach wider audiences as an Australian travelling documentary and exhibition through the museum circuit.

49. This important story will be captured as a visual record in film, supporting First Nations people as they heal, grow and share their legacy with future generations.

Panel Recommendations

50. A summary of applications recommended for funding is outlined in Table 1.

Table 1 - Regional Evens Sponsorship – Assessment Panel Recommendations

	Applicant / Event	Event Type	Panel Comments	Amount Requested	Panel Recommendation
1.	**Albany PRIDE Festival**	**Cultural Event** *An established regional festival celebrating LGBTQIA+ community*	The Albany PRIDE Festival is in its 11th year and attracts participation from outside the region. The 2027 festival will be reduced from a 10-day to a 4-day festival over the March long weekend, as part of a 2-year cycle to support a larger 2028 event. The most loved events will be featured in 2027, providing sustainability for the new volunteer committee and maximum appeal for the audience.	$10,000 (cash only)	$7,500 (plus in-kind Town Hall hire to the value of $1,000)
2.	**Albany Speedway Club** *WA Junior Sedan State Title*	**Sporting Event** *Motorsport*	Western Australia's premier junior motorsport championship, bringing together the state's top 10 to 16-year-old competitors for a three-day racing event at Albany Speedway. Showcasing Albany as a premier motorsport destination and attracting participation statewide and nationally.	$20,000 (cash only)	$10,000
3.	**Delirious 100 & 200 Miler – Ultra Series**	**Sporting Event** *Endurance Running*	Premier ultra trail event featuring WA's southwest coastline as a world-class Adventure Tourism destination with an Albany CBD finish line. The 2027 event partners with Italian TORX performance event offering global exposure as an adventure trail destination.	$20,000 (cash only)	$10,000
4.	**Festival of Dusk**	**Music Event** *Local rock music festival*	The 2027 event will be included in the April 2027 Live @ the Town Hall music event, with marketing & promotional reach being leveraged more widely across the state. Aspiring to become an iconic state rock music festival, this event has a solid 3-year community impact history and requires support to scale up and extend its marketing and audience reach.	$20,000 (cash only)	$11,000 (plus in-kind Town Hall hire to the value of $2,500)
5.	**The Whale-Trackers**	**Film Event** *Local documentary*	Local documentary featuring unique natural and social history with international opportunities to showcase Albany as an ecotourism and marine science hub. Showcases the stories of the people involved in Albany's unique natural history phenomena.	$20,000 (cash only)	$20,000
6.	**Wagyl Kaip – Every Stitch Holds Country**	**Cultural Film Event** *Local documentary featuring local Noongar community*	Documentary capturing the story of the Carrollup collection and its connection to locally descended families of the Stolen Generation through art and place. Initial promotion through state and international opportunities via Indian Ocean Craft Triennial IOTA 27 to be hosted at the Museum of the Great Southern in October 2027 and documentary launch at the Albany Town Hall.	$20,000	$15,000
			Totals	**$110,000**	**$73,500** ($73,500 cash + $3,500 in-kind)

PUBLIC CONSULTATION

51. Not applicable.

STATUTORY IMPLICATIONS

52. This item has been assessed for compliance with the Local Government Act 1995 and the Local Government (Functions and General) Regulations 1996.

53. The recommendation seeks Council approval to enter into arrangements involving a financial contribution and in-kind support. Council approval is required to authorise this commitment.

54. Should Council approve the recommendation, the partnership agreements will be administered in accordance with the Act and Regulations, the City's relevant policies, budget processes, and delegated authorities.

55. There are no statutory impediments to Council supporting the recommendation.

POLICY IMPLICATIONS

56. The Regional Events and Film Sponsorship program aligns with the City of Albany Sponsorship Policy and Guideline.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Reputation: *Events/films that receive City of Albany funding do not proceed and this reflects negatively on the City.*	*Unlikely*	*Moderate*	*Medium*	*Recommendations are based on the information supplied and the funding criteria. All reasonable support will be provided to enable funded events or film projects to proceed.*
Reputation: *Some members of the community are unhappy with Council's support for the events or films recommended for funding.*	*Likely*	*Minor*	*Medium*	*A rigorous assessment process has been undertaken and recommendations made on merit against the funding criteria and relevant City of Albany policies, strategies and plans.*
Health, Safety & Wellbeing: *Event or health and safety guidelines are not followed and increase risk to public health and safety.*	*Unlikely*	*Severe*	*High*	*Applicants will be required to complete an event approval application in line with the City's event approval guidelines and to follow all other necessary approvals and processes relevant to their event or activity.*

FINANCIAL IMPLICATIONS

58. An amount of $60,000 was budgeted for allocation for this round of the Regional Events and Film Sponsorship (RES) in the Long-Term Financial Plan (LTFP) for 2026-2027. A further $15,000 is available which was not accepted by an applicant from the previous RES round for 2026-2027, bringing the total funds available to $75,000.

59. The recommended sponsorship totals $73,500 and the events and film projects recommended for funding meet the sponsorship criteria.

60. If the panel's funding recommendations are accepted, there will be $1,500 remaining unallocated in this round.

LEGAL IMPLICATIONS

61. Should Council support the recommendation, it authorises the CEO to enter into formal sponsorship agreements, which are legal instruments, and will include the City's standard sponsorship terms including insurance, indemnity, risk management, and acquittal requirements.

ENVIRONMENTAL CONSIDERATIONS

62. Nil.

ALTERNATE OPTIONS

63. Council may choose to make alternative recommendations for funding, including substitute dollar amounts. This is not recommended as the applicants recommended for funding are eligible for Regional Event and Film Sponsorship funding and have been assessed on merit against the funding criteria and information supplied.

CONCLUSION

64. Supporting events and films with sponsorship contributes to the economic, social, sporting, environmental and cultural development of Albany.

65. Providing sponsorship for these events supports the City's vision and Council Plan and is consistent with the City's Sponsorship Policy and Guideline.

66. The process for assessment of the applications for Regional Events and Film Sponsorship is robust and equitable, and the funding recommendations are within the capacity of the allocation for this funding round in the LTFP for 2026-2027.

67. It is recommended that Council approve the sponsorship recommendations.

Consulted References	:	City of Albany Sponsorship Policy & Guidelines City of Albany Regional Events & Film Sponsorship Guidelines
File Number	:	CR.SPO.101
Previous Reference	:	Regional Events and Film Sponsorship – CCS787 (OCM: 28/04/2026)

OAAC006: DRAFT LOCAL PLANNING POLICY 1.13: EXEMPTED DEVELOPMENT

Land Description	:	City of Albany
Proponent / Owner	:	City of Albany
Business Entity Name	:	City of Albany
Attachments	:	Draft Local Planning Policy 1.13: Exempted Development
Report Prepared By	:	Senior Planning Officer
Authorising Officer:	:	Executive Director Infrastructure, Development & Environment

COUNCIL PLAN ALIGNMENT

- **Pillar:** Infrastructure
- **Outcomes:** 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.

In Brief:

- Draft Local Planning Policy 1.13 – Exempted Development (LPP 1.13) has been prepared to identify forms of development that can be made exempt from the requirement to obtain development approval.
- The draft policy seeks to streamline the planning approval process by reducing regulatory requirements for development that is unlikely to have a significant impact on the amenity, character or orderly planning of an area.
- Council is requested to endorse the draft LPP1.13 for the purpose of advertising.

RECOMMENDATION

OAAC006: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR CLARKE
SECONDED: DEPUTY MAYOR TERRY

THAT Council resolves to ADVERTISE Local Planning Policy 1.13 Exempted Development, in pursuance of Schedule 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

CARRIED 8-0

OAAC006: COMMITTEE RECOMMENDATION

MOVED: MAYOR STOCKS
SECONDED: COUNCILLOR SUTTON

THAT the Authorising Officer Recommendation be ADOPTED.

CARRIED 5-0

OAAC006: AUTHORISING OFFICER RECOMMENDATION

THAT Council resolves to ADVERTISE Local Planning Policy 1.13 Exempted Development, in pursuance of Schedule 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015*.

BACKGROUND

1. The Planning and Development (Local Planning Schemes) Regulations 2015 (the Regulations) establish a State-wide framework for local planning schemes in Western Australia. Schedule 2 contains the Deemed Provisions for local planning schemes, which automatically form part of local planning schemes and cannot be varied or excluded except where the Regulations expressly provide otherwise.
2. Part 7 of Schedule 2 – Requirement for development approval of the Regulations establishes the general requirement that a person must not commence or carry out works on, or use, land within a scheme area unless development approval has been obtained or is exempted from the requirements to obtain development approval under clause 61.
3. Clause 61 therefore lists a number of development types that are excluded from the requirement to obtain planning approval including 'Works specified in a local planning policy or local development plan that applies to the works as works that do not require development approval' which provides the ability for further exemptions to be applied through local planning policy.
4. Exemptions are also provided under Table 6 – Supplemental Provisions to Clause 61(1) for works under the City of Albany Local Planning Scheme No. 2. However, these provisions contain a number of longstanding exemptions that are embedded within the Scheme and would require a formal scheme amendment, including approval by the Minister, to modify.
5. It is therefore considered appropriate to establish a local planning policy as a more immediate opportunity to introduce additional exemptions and provide a more streamlined mechanism for adding or modifying exemptions in response to emerging needs, without requiring a scheme amendment in each instance.
6. The creation of a local planning policy to exempt low-risk developments from the requirement to obtain development approval was also listed as a recommendation under the recent Planning and Development Services Review.
7. The initial concepts for draft LPP1.13 were presented to Elected Members following the DIS Committee meeting on Wednesday, 15 April, at which no major concerns with the policy direction were raised.
8. A survey was also circulated to Elected Members seeking feedback on the proposed content and inviting suggestions for any additional exemptions that could be considered. No responses were received.

DISCUSSION

Associated documents

9. In addition to the exempted development types listed under draft LPP 1.13 further exemption from the requirements to obtain planning approval are also included under the Planning and Development (Local Planning Schemes) Regulations 2015, State Planning Policy 7.3 - Residential Design Codes and the City of Albany Local Planning Scheme No. 2.
10. The scope of the policy as well as the provisions advise of these other exemptions located elsewhere in the planning framework.
11. It should be noted that it was not considered practical or appropriate to consolidate all development approval exemptions into a single document.
12. While a centralised "one-stop shop" for exemptions may provide a more convenient reference for applicants, the exemptions are currently established across a number of different statutory and planning instruments and are drafted to operate within their respective legislative frameworks.

13. In some instances, determining whether an exemption applies requires consideration of a range of variables, conditions and site-specific circumstances that cannot readily be replicated within a local planning policy.

14. Attempting to reproduce all exemptions would also result in significant duplication and potentially a document of several hundred pages, which would be difficult to maintain and could create confusion where the underlying statutory provisions are amended.

15. Accordingly, the proposed policy is intended to complement, rather than replace or reproduce, the existing exemption framework by creating exemptions that can appropriately be addressed through a local planning policy and providing clear guidance on their application.

16. Applicants will still need to consider the relevant provisions of the Regulations, the City's Local Planning Scheme No. 2 and any other applicable statutory requirements when determining whether development approval is required.

Other approvals

17. Notwithstanding the exemptions provided under the planning framework, requirements arising from other legislation — including those relating to building, engineering, environmental health, or other regulatory matters — continue to apply and must still be satisfied.

18. Should draft LPP1.13 be adopted, these matters will be deferred to the building permit stage. This is not anticipated to cause any issues, given the low-risk nature of the exemptions proposed.

Exemptions listed

19. The additional exemptions proposed under draft LPP1.13 are largely residential in nature and generally relate to larger lots, where potential impacts on adjoining landowners are considered less likely. Accordingly, the assessment criteria associated with these exemptions are relatively limited.

20. Exemptions for residential development within residential zones are already provided under State Planning Policy 7.3 – Residential Design Codes (R-Codes). Draft LPP1.13 would, however, extend some similar exemptions to residential development in zones outside the traditional residential zones, where considered appropriate.

21. An exemption has also been proposed to address circumstances where development is effectively a single house but would otherwise be classified as a grouped dwelling under the R-Codes due to the presence of common property, such as shared access. This ensures that development which is effectively a single dwelling is not unnecessarily subject to a development application requirement solely due to access or similar common property arrangements applying to the site.

22. It is anticipated that the exemptions will be reviewed and refined over time to ensure they remain appropriate, effective and fit for purpose. The policy also provides flexibility to introduce additional exemptions, or remove existing exemptions, as further opportunities for streamlining development approval requirements are identified.

Administrative and Customer Service Benefits

23. While reducing officer workload was identified as one of the potential benefits of the proposed policy in the Development Services Review, the primary benefit of Draft LPP1.13 is considered to be improved efficiency and certainty for applicants.

24. Where a proposal satisfies an applicable exemption, applicants will no longer need to progress through the formal development application process and can instead seek confirmation from the City through a more streamlined process, including correspondence via email.

25. The proposed approach will provide some efficiencies for officers, primarily by removing the need to prepare and process formal development approval documentation and reports for proposals that are exempt.
26. However, officers will still be required to undertake an assessment of the proposal to determine whether the relevant exemption criteria are satisfied, which still requires a full assessment under LPS2. This assessment may involve reviewing plans and supporting information and providing formal written confirmation to the applicant.
27. The streamlined process may also result in additional administrative demands in some circumstances. Officers may need to request further information, clarification or amended plans where the information provided is insufficient to determine whether an exemption applies.
28. As the proposed process is intended to provide applicants with a relatively quick and efficient pathway, this may also create an expectation for exemption requests to be assessed and responded to within shorter timeframes than some other planning matters.
29. Overall, while the proposed policy is expected to provide meaningful time saving for applicants, the reduction in officer workload is likely to be more limited, as the substantive assessment required to establish whether an exemption applies will remain necessary.
30. Another benefit of this policy for the applicants is that development application fees will no longer need to be paid. This in turn means that Council will not be able to collect fees to help cover the cost of officer time in the assessment of these proposals.

GOVERNMENT & PUBLIC CONSULTATION

31. Approval is sought to advertise the draft LPP1.13 in accordance with Schedule 2, clause 4 of the *Planning and Development (Local Planning Schemes) Regulations 2015.*
32. If the Council resolves to support the draft LPP1.13 for advertising, the policy will be published on the City of Albany website for 21 days.
33. The website will give details of:
    - Where the draft Local Planning Policy can be inspected;
    - The subject and nature of the draft Local Planning Policy; and
    - In what form and during what period (21 days from the day the notice is published) submissions may be made.
34. A copy of the policy will also be made available for inspection at the City of Albany.
35. After expiry of the period within which submissions may be made, the Local Government is to:
    - Review the draft Local Planning Policy in light of any submissions made; and
    - Resolve to adopt the Local Planning Policy with or without modification, or not to proceed with the Local Planning Policy.

STATUTORY IMPLICATIONS

36. Voting requirement for this item is **Simple Majority.**

Preparation and adoption of new Local Planning Policies

37. The City of Albany Local Planning Scheme No.2 (LPS2) is a prescriptive instrument that sets out the statutory provisions for how land may be used and developed. Sole reliance upon it for regulating all forms of development under all circumstances is not always practical.

38. To address this, the Deemed Provisions of the *Planning and Development (Local Planning Schemes)* Regulations *2015* (the Planning Regulations) contains provisions enabling local governments to adopt local planning polices (LPP's) in order to:

    a) Address specific planning and development matters unique to the local government's context.

    b) Amend or augment provisions set out by State Planning Policy, including the application of additional development controls or considerations for specific sites.

39. New LPP's must be advertised in accordance with Schedule 2, clause 4 of the Planning Regulations prior to their formal adoption.

40. Following completion of advertising and review of submissions, a report must be prepared for council requesting formal adoption of the LPP, subject to modifications.

POLICY IMPLICATIONS

41. There are no policy implications relating to endorsing the proposed LPP1.13 for advertising.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Operational *Not approving draft LPP1.13 may contribute to a perception that the City is maintaining unnecessary regulatory barriers or "red tape" for development that may not warrant a formal approval process*	*Possible*	*Minor*	*Low*	*Approving the draft LPP1.13 for advertising.*
Opportunity: *To streamline the planning approval process by reducing regulatory requirements for development that is unlikely to have a significant impact on the amenity, character or orderly planning of an area.*				

FINANCIAL IMPLICATIONS

43. There are no financial implications beyond what will be used for advertising the proposed policy.

LEGAL IMPLICATIONS

44. There are no legal implications relating to endorsing the proposed draft LPP1.13 for advertising.

ENVIRONMENTAL CONSIDERATIONS

45. There are no environmental implications relating to endorsing the draft LPP1.13 for advertising.

ALTERNATE OPTIONS

46. Council has the following alternate options in relation to this item, which are:
    - To resolve to proceed with advertising the policy subject to modification; or
    - To resolve to proceed with advertising the policy without modification; or
    - To resolve not to proceed with advertising the policy.

CONCLUSION

47. Draft LPP1.13 – Exemptions from Development Approval provides an opportunity to streamline the planning approval process by identifying circumstances where development approval is not considered necessary, while maintaining appropriate planning oversight where potential impacts warrant assessment.
48. The proposed exemptions are generally targeted towards lower-risk development, including certain residential development and food vans operating on private property.
49. While it is not practical to consolidate every exemption applying under the various State and local planning instruments into a single policy, LPP1.13 provides a centralised and accessible framework for additional exemptions that can appropriately be addressed through local policy.
50. The policy can also be reviewed and refined over time as further opportunities for streamlining are identified.
51. Importantly, the primary benefit of the policy is expected to be reduced regulatory burden for applicants, who will be able to obtain confirmation that an exemption applies without progressing through the formal development application process.
52. While some officer assessment will still be required to confirm eligibility, the process should provide a more proportionate and efficient approach to lower-risk development.
53. On balance, the draft policy is considered to provide a reasonable balance between facilitating appropriate development, reducing unnecessary red tape and maintaining the City's ability to assess development where planning impacts warrant consideration. It is therefore recommended that Council approve draft LPP1.13 for the purposes of advertising.

Consulted References	• *City of Albany Local Planning Scheme No.2* • *Planning and Development (Local Planning Schemes) Regulations 2015* • *State Planning Policy 7.3 – Residential Design Codes*
File Number	N/A

OAAC008: PLANNING AND BUILDING REPORTS SEPTEMBER 2026

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

RECOMMENDATION

OAAC008: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR LIONETTI

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

CARRIED 8-0

OAAC009: BAYONET HEAD HOUSING PROJECT – REVISED FUNDING AND DRAINAGE ARRANGEMENTS

Land Description	:	134 Bayonet Head Road, Bayonet Head and 46 Oyster Heights, Bayonet Head
Proponent / Owner	:	Advance Housing Limited (grant recipient and proposed landowner) / City of Albany (drainage works)
Business Entity Name	:	Advance Housing Limited (ABN 59 521 407 058)
Supplementary Information & Councillor Workstation	:	Confidential Minutes – Ordinary Council Meeting 28/04/2026, Item DIS469
Report Prepared By	:	Manager Engineering & Assets
Authorising Officer	:	Executive Director Infrastructure, Development & Environment

CONFIDENTIAL REPORT

This item is confidential and must be discussed behind closed doors in accordance with section 5.23 of the Local Government Act 1995

COUNCIL PLAN ALIGNMENT

- **Pillar**: Planet.
- **Outcome**: A resilient community that can withstand, adapt to, and recover from natural disasters.
- **Pillar**: Place.
- **Outcome**: Responsible growth, development and urban renewal.

In Brief:

- In April 2026, Council supported the Bayonet Head Crisis and Transitional Housing Project, including a $150,000 City contribution toward drainage and flood mitigation works.
- Housing Australia has since transferred the $3,607,123 grant to Advance Housing Limited (AHL). AHL signed the Grant Agreement on 30 September 2026 and will administer the funding and manage project delivery.
- AHL will procure, manage and pay for the drainage works, including the $735,338 grant allocation. The City will transfer only its previously approved $150,000 contribution to AHL and provide technical input and relevant approvals.
- Council is asked to confirm the revised arrangements, amend the budget to remove superseded grant income and expenditure provisions, and authorise the CEO to execute the City–AHL Project Agreement.

RECOMMENDATION

OAAC009: RESOLUTION
VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR CLARKE
SECONDED: COUNCILLOR MCKINLEY

THAT the Authorising Officer Recommendation detailed in the Confidential version of this Report be ADOPTED.

CARRIED 8-0
ABSOLUTE MAJORITY

Consulted References	*Local Government Act 1995*; *Local Government (Functions and General) Regulations 1996*; Housing Australia Grant Agreement with AHL dated 30 September 2026
File Number	GS.APC.1065
Previous Reference	OCM 28/04/2026 – Item DIS469 (Confidential)

OAAC010: SUPPLY AND APPLICATION OF BITUMEN

Proponent / Owner	**:**	City of Albany
Attachments	**:**	Confidential Attachment Under Separate Cover
Report Prepared By	**:**	Operations Administration Coordinator
Authorising Officer:	**:**	A/Executive Director Infrastructure and Environment

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.
- **Pillar :** Infrastructure
- **Outcome**: A vibrant city with attractive and connected spaces, supported by forward thinking and responsible planning and development.
- **Strategic Priority**: Provide the core and critical infrastructure to enable responsible and sustainable growth.

In Brief:

- Appoint a suitably qualified and capable contractor to supply and apply bitumen for the City's adopted 2026/27 road resealing and prime sealing program.
- The proposed schedule-of-rates contract will operate from contract award to 30 April 2027, supporting of the planned capital works within the available construction period.

RECOMMENDATION

OAAC010: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON
SECONDED: DEPUTY MAYOR TERRY

THAT Fulton Hogan, as recommended by the evaluation panel in the Confidential Briefing Note attached to this report, be APPOINTED for Supply and Application of Bitumen under Contract P26012, and their tendered rates be ACCEPTED.

CARRIED 8-0

BACKGROUND

1. The City requires an experienced contractor to supply and apply bitumen for the annual resealing and prime sealing program approved in the 2026/27 budget.
2. Quotations were invited under Contract P26012 through the WALGA Preferred Supplier arrangement.

3. The scheduled road sections are set out below.

2026/2027 SCHEDULE OF WORKS – RESEALS

Job No.	Works Item (Section Nos)	From (SLK) [1]	To (SLK) [1]	Road Width (m)	Area Estimates (m²)	Stockpile Location	Comments
C0949	Chillinup Road	31.22	38.50	7.5m	54,000	Chillinup Rd	10mm
C1131	Junction Street	0.00	0.25	6m	1,500	Depot	10mm
C1133	Rycraft Drive	0.20	0.44	7.4m	1,600	Depot	10mm
C1136	Rae Road	0.00	0.26	6.2m	1,620	Depot	10mm
C1148	Morris Road	0.00	0.63	6.3m	4,100	Depot	10mm
C1151	Rufus Street	0.64	1.26	6m	3,800	Depot	10mm
C1157	Gidley Farm Road	0.00	0.51	6m	3,300	Depot	10mm
C1162	Harrogate Road	0.00	0.95	6m	5,900	Depot	10mm
C1179	Neilson Road	0.00	0.78	6.2m	5,000	Depot	10mm
C1181	Warren Road	0.00	1.27	6.5m	7,700	Depot	10mm
C1194	Dempster Road	0.00	1.50	6.5m – 7m	10,500	Kalgan Hall	10mm
C1210	Redhen Road	0.00	3.60	7.5m	27,000	Redmond Hall	10mm
C1125	Sydney Street	0.22	0.43	7m	1,300	Depot	10mm
C1221	Meadowlake Vista	0.37	0.48	6.2m	800	Depot	10mm
C1165	Riverside Road	0.00	0.70	6.2m	4,400	Kalgan Hall	10mm

2026/2027 SCHEDULE OF WORKS – PRIME SEALS

Job No.	Works Item (Section Nos)	From (SLK) [1]	To (SLK) [1]	Road Width (m)	Area Estimates (m²)	Stockpile Location	Comments
C0949	Chillinup Road	31.20	38.20	7.5m	54,000	Chillinup Rd	14mm
C1221	Meadowlake Vista	0.37	0.48	6.2m	800	Depot	14mm
C1061	Lowanna Drive	0.00	0.60	7m	4,000	Depot	14mm
C1067	Frederick Street	0.20	1.30	Various	5,000	Depot	14mm
C1038	Charles Street	0.44	0.84	6.5m	2,500	Depot	14mm
C1044	Riverside Road	0.70	1.20	5.4m	3,000	Kalgan Hall	14mm
C1179	Neilson Road	0.54	0.78	6.2m	1,500	Depot	14mm

DISCUSSION

4. Ten suppliers were invited to quote through the WALGA Preferred Supplier arrangement.
5. Two suppliers submitted quotations for evaluation.
6. One submission claimed Buy Local or Regional Content preference.

Evaluation of e-Quote

7. An evaluation panel assessed the two submissions against the six weighted criteria shown in Table 1.

Table 1 – Evaluation Criteria

Criteria	% Weighting
Cost	30%
Commitment to Environmental, Social, and Governance ("ESG")	5%
Demonstrated Ability to Meet Timeframe	15%
Demonstrated Experience	20%
Demonstrated Safety Plan	15%
Demonstrated Understanding	15%
Total	**100%**

8. Table 2 summarises the overall weighted scores. Confidential supplier names, quoted program values and evaluation details are provided in the separate Confidential Briefing Note.

Table 2 – Summary of e-Quote Submissions

Supplier	Weighted Score
Fulton Hogan	801.19
Supplier B	630.48

9. Fulton Hogan achieved the highest overall evaluation score. Following evaluation and clarification, the panel recommends appointment of Fulton Hogan on the basis of value for money and demonstrated delivery capability.

GOVERNMENT & PUBLIC CONSULTATION

10. Council approved the 2026/27 resealing and prime sealing program and associated funding through the annual budget process. No additional public consultation is required for this contractor appointment.

STATUTORY IMPLICATIONS

11. Regulation 11 of the Local Government (Functions and General) Regulations 1996 (Regulations) requires Council to publicly tender if the contract is, or is expected to be, more, or worth more than $250,000.00.
12. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
13. Regulation 19 of the Regulations requires Council to advise each tenderer in writing of Council's decision.

POLICY IMPLICATIONS

14. The City of Albany Purchasing Policy (Tenders and Quotes) and Buy Local Policy (Regional Price Preference) are applicable to this item.

15. Council approval is sought because the anticipated contract value exceeds the CEO's delegated purchasing authority.

RISK IDENTIFICATION & MITIGATION

16. Risks have been considered under the City's Enterprise Risk and Opportunity Management Framework, with emphasis on timely delivery of the approved works program.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Operations. *Contract is not awarded or the contractor cannot deliver the required works resulting in delays to the 2026-27 capital works program.*	*Unlikely*	*Major*	*High*	*Appoint a contractor with demonstrated capability, suitable resources and a provide record of delivering comparable works within the available construction period. Confirm availability of plant, personnel bitumen supply and any applicable sub-contractors before awarding the tender. Monitor progress against the agreed program and implement contingency arrangements if delivery is at risk.*
Legal & Compliance. *Contractor fails to comply with the contractual obligations, applicable legislation, specifications and safety requirements, or experiences financial failure during the contract period.*	*Unlikely*	*Moderate*	*Medium*	*Undertake appropriate procurement evaluation and contractor due diligence before award. Establish clear contractual requirements, quality assurance measures and relevant compliance obligations. Monitor contractor performance and apply contractual remedies where required. Maintain procurement compliant contingency arrangements.*
Reputation. *Failure to award the contract, or delays in delivery the capital works program results in community dissatisfaction and reduced confidence in the City's ability to deliver planned road maintenance.*	*Possible*	*Insignificant*	*Low*	*Communicate the works program and any material changes to affected stakeholders in a timely manner. Monitor community feedback and respond to enquiries or complaints. Where delays occur provide clear explanations and revised delivery timeframes and prioritise works based on asset condition, service needs and available resources.*
Opportunity: *Service delivery and Financial: successful appointment and management of a capable contractor enables delivery of the budgeted 2026-27 resealing and prime sealing program, supporting road asset preservation and improved service outcomes for the community.*				

FINANCIAL IMPLICATIONS

17. The recommended contract expenditure is accommodated within the adopted 2026/27 capital works budget. The schedule-of-rates arrangement will be managed against approved work quantities and allocations. Council approval is required because the contract value exceeds the CEO's delegation.

LEGAL IMPLICATIONS

18. The award and administration of the contract must comply with the applicable procurement framework and agreed contract conditions.

ENVIRONMENTAL CONSIDERATIONS

19. The works are part of the adopted road maintenance and construction program. Environmental and site-specific controls will be applied as required during delivery.

ALTERNATE OPTIONS

20. Council may approve the recommended appointment or decline to appoint a contractor. Declining or deferring the award may delay delivery of the approved works program.

CONCLUSION

21. The City has completed a competitive quotation process through the WALGA Preferred Supplier arrangement. Fulton Hogan achieved the highest evaluation score and demonstrated capacity to deliver the scheduled works. Approval will allow the adopted 2026/27 program to proceed within the planned construction period.

Consulted References	**:**	Local Government (Functions and General) Regulations 1996 Council Policy – Purchasing (Tenders & Quotes) Council Policy – Buy Local (Regional Price Preference)
File Number	**:**	P26012
Previous Reference	**:**	N/A

14. NEW BUSINESS OF AN URGENT NATURE INTRODUCED BY DECISION OF COUNCIL Nil

15. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN Nil

16. REPORTS OF CITY OFFICERS Nil

17. MEETING CLOSED TO PUBLIC Nil

18. CLOSURE

There being no further business the Mayor declared the meeting closed at **7.21PM.**

(Unconfirmed Minutes)

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Gregory B Stocks
MAYOR