

MINUTES

For the Ordinary Council Meeting
Held on
Tuesday, 15 May 2012
6.00pm
City of Albany Council Chambers

CITY OF ALBANY STRATEGIC PLAN (2011-2021)

The City of Albany Strategic Plan was adopted by Council on 16 August 2011 and is available at www.albany.wa.gov.au

The Plan states our vision and values as:

VISION

Western Australia's most sought after and unique regional city to live, work and visit.

VALUES

The values of the City of Albany apply to elected members and staff who commit to:

- Results
- Ethical behaviour
- Accountability
- Leadership

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I. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

Mayor declared the meeting open at 6.00pm

II. OPENING PRAYER

"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."

ITEM 2.0: RESOLUTION

MOVED: COUNCILLOR HOLDEN SECONDED: COUNCILLOR STOCKS

THAT Standing Order 3.1 be SUSPENDED to allow recording of proceedings.

CARRIED 10-0

III. ANNOUNCEMENTS BY MAYOR AND COUNCILLORS WITHOUT DISCUSSION

6.01PM Councillor Dowling

Summary of key points:

Attended the Albany Primary School Anzac Commemoration Day

6.02pm Councillor Stocks

Summary of key points:

 Thanked Councillor Hammond for previous chairmanship of the Audit & Finance Committee

6.03pm Councillor Sutton

Summary of key points:

- Thanked the City Parks and Gardens staff for an excellent job
- Asked why staff movements have not been reported to Council in accordance with Item 16.3 Resolution 1 and 2 of the April 2012 Ordinary Council Meeting

CEO Faileen James responded that staff movements will be reported to the Governance Committee on a monthly basis.

 Asked why the Staff exit questionnaire had not been brought forward to Council for endorsement.

CEO Faileen James responded that the Staff exit questionnaire had been prepared by HR staff for presentation to the Governance Committee.

 Asked why the CEO had authorised the City to make a financial contribution of up to \$25000 to cost of construction of a boundary fence on the property on the corner of Ulster Road and Manley Crescent owned by the business partner of the Mayor, and secondly requested that the CEO detail the involvement of the Mayor in this process.

CEO Faileen James responded that the fence had not been approved, and that the City was in negotiations with that landholder.

6.04pm Councillor Dufty

Summary of key points

- Attended Anzac Ceremony, thought that is was the best ever Anzac Ceremony he had attended.
- Seniors Committee meetings had some productive ideas coming forward.

6.05pm Councillor Hammond

Summary of key points:

- Recent High Court verdict involving the James Hardie Company and its board of management will permeate through government and public administration
- Information sought should be responded to, boards of management have a duty of care to seek information
- Burden of risk translates into personal liability

6.07pm Councillor Attwell

Councillor Attwell's Deputy Mayor Report is detailed at Appendix B.

ITEM 3.0: RESOLUTION

MOVED: COUNCILLOR SUTTON SECONDED: COUNCILLOR HOLDEN

The Mayor's Report be RECEIVED.

CARRIED 10-0

IV. RESPONSE TO PREVIOUS UNANSWERED QUESTIONS FROM PUBLIC

Nil.

V. PUBLIC QUESTION AND STATEMENT TIME

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

6.14pm Mr Graham Harvey, Albany Chamber of Commerce and Industry

Tabled address is detailed at Summary of key points:

Addressed Council regarding Item 3.1

6.17pm Mrs Vicki Savage, 812 Frenchman Bay Road, Big Grove

Tabled Address is detailed at Appendix B.

Summary of key points:

• Opposed to the change in zoning of properties in Big Grove from Rural to Conservation under the proposed changes to Local Planning Scheme 1.

6.22pm Ms Deborah Morton, Valentines on the Crescent, Middleton Beach

Summary of key points:

- Opposed to moving hail bus stop on Adelaide Crescent
- Parked cars pose a danger to children crossing the road
- If parking was moved east of the proposed location there is room for more than five parking bays
- Traffic movement has increased over time

6.26pm Mr David Clark, 760 Chester Pass Road King River

Mr Clark's tabled address is detailed at Appendix B. Mr Clark also tabled questions on notice CEO.

There being no further speakers, the Mayor closed the Public Question and Statement Time at 6.31pm.

VI. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Mayor D Wellington

Councillors:

Breaksea Ward V Calleja Breaksea Ward R Hammond Frederickstown Ward C Dowling G Stocks Frederickstown Ward Kalgan Ward C Holden Y Attwell Kalgan Ward West Ward D Dufty Yakamia Ward R Sutton Vancouver Ward D Bostock

Staff:

Chief Executive Officer F James
Executive Director Community Services L Hill

Executive Director Planning

& Development Services D Putland Executive Director Works & Services S Grimmer

Minutes J Williamson

Apologies:

Vancouver Ward S Bowles
West Ward G Gregson
Yakamia Ward A Hortin JP

VII. APPLICATIONS FOR LEAVE OF ABSENCE

ITEM 7.0: RESOLUTION

MOVED: COUNCILLOR DUFTY

SECONDED: COUNCILLOR CALLEJA

THAT Councillor Hortin be granted leave of absence from 4 June to 13 July.

VIII. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ITEM 8.0: RESOLUTION 1

MOVED: COUNCILLOR DOWLING SECONDED: COUNCILLOR ATTWELL

THAT the minutes of the Ordinary Council Meeting held on 17 April 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

CARRIED 10-0

ITEM 8.0: RESOLUTION 2

MOVED: COUNCILLOR DUFTY

SECONDED: COUNCILLOR CALLEJA

THAT the minutes of the Special Council Meeting held on 3 April 2012, as previously

distributed, be CONFIRMED as a true and accurate record of proceedings.

CARRIED 10-0

ITEM 8.0: RESOLUTION 3

MOVED: COUNCILLOR ATTWELL SECONDED: COUNCILLOR STOCKS

THAT the minutes of the Special Council Meeting held on 26 April 2012, as previously

distributed, be CONFIRMED as a true and accurate record of proceedings.

IX. DECLARATIONS OF INTEREST

Name	Item	Nature of Interest	
	Number		
Councillor Attwell	4.1	Financial. Councillor Attwell received sitting fee	
		and Deputy Mayor Allowance which is detailed	
		in the List of Accounts for Payment.	
		Councillor Attwell remained in the Chamber and	
		participated in the discussion and vote.	

X. IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS

Nil.

- XI. PETITIONS, DEPUTATIONS AND PRESENTATIONS Nil.
- XII. ADOPTION OF RECOMMENDATIONS EN BLOC

RISK MANAGEMENT FRAMEWORK

The City of Albany Organisational Risk Management Framework, which will be used as a Reference Document for the "Risk Identification and Mitigation" Section for all Papers in the Agenda, has been previously distributed to all Elected Members.

1.1: AUDIT & FINANCE COMMITTEE MINUTES

Proponent : City of Albany

Attachments : • Minutes of the confirmed Audit & Finance Committee

Meeting held on 26 March 2012

Responsible Officer(s) : Chief Executive Officer (F James)

IN BRIEF

• Receive the confirmed minutes of the Audit and Finance Committee meeting held on 26 March 2012.

ITEM 1.1: COMMITTEE RECOMMENDATION VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR STOCKS SECONDED: COUNCILLOR DUFTY

THAT the confirmed minutes of the Audit and Finance Committee meeting held on 26 March 2012 be RECEIVED.

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CARRIED 9-1

Record of Vote

Against the Motion: Councillor Bostock



AUDIT & FINANCE COMMITTEE

MINUTES

for the meeting held from 5.30pm to 8.00pm on Monday 26 March 2012, in the Margaret Coates Boardroom, City Office, North Road, Albany

(File Ref: FM.MEE.1)

Terms of Reference: The Committee is established under section 7.1A of the Local Government Act 1995 (the Act) and its Regulations. The Committee does not have any delegated authority from Council.

1.0 ATTENDANCE

Mayor D Wellington (Deputy Chair)

Councillors:

R Hammond Member (Chair)

Y Attwell Member S Bowles Member V Calleja Member G Gregson Member C Holden Member A Hortin Member G Stocks Member R Sutton Member

Staff:

Chief Executive Officer F James

Manager Finance D Olde

Executive Director Works & S Grimmer

Services

Executive Director Community L Hill

Services

Manager Asset Planning and A McEwan

Major Projects **Visitors:**

Cameron Syme Latro Lawyers

Apologies/Leave of Absence:

Y Attwell Member
D Dufty Member

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0: RESOLUTION

MOVED: MAYOR WELLINGTON SECONDED: COUNCILLOR STOCKS

The unconfirmed minutes of the Audit Committee meeting held on Tuesday 14 February 2012, as previously distributed, be confirmed as a true and accurate record of proceedings.

CARRIED 10-0

3.0 DISCLOSURE OF INTEREST

[Elected members of Council and staff are asked to use the forms prepared for the purpose, aiding the proceedings of the meeting by notifying the presiding member prior to the conduct of the meeting]

Mayor Wellington declared a financial interest in Item 5.8: Deregulation of Trading Hours-Implementation of Council resolution. The Mayor participated in the discussion and vote of this item.

4.0 STANDING ITEMS FOR DISCUSSION

4.1 Monthly Report-Airport Masterplan

Reporting Officer: Executive Director Community Services

4.2 Monthly Capital Works-Works and Services Projects Spreadsheet

Reporting Officer: Executive Director Works and Services

4.3 Quarterly Budget Review (due May 2012))

Reporting Officer: Executive Director Corporate Services

4.4 Quarterly Major Projects Spreadsheet

Reporting Officer: Manager Asset Planning and Major Projects

4.5 Quarterly Legal Register Table (next due May 2012)

Reporting Officer: Chief Executive Officer

5.0 ITEMS FOR DISCUSSION

5.1 ALAC Operating Model

Reporting Officer: Executive Director Community Services

ITEM 5.1: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR MAYOR WELLINGTON

SECONDED: COUNCILOR SUTTON

That the Committee recommend to Council:

- a) That it invite Expressions of Interest regarding potential contract management of
- b) Proceed to prepare for the possibility of outsourcing to a reputable Leisure Centre Facility Management Group.
- c) The City undertake more detailed business comparisons between received Expressions of Interest and a City owned and managed model over a five year period.

5.2 Joint Venture regarding Septage Waste Facility

Reporting Officer: Chief Executive Officer

ITEM 5.2: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR HORTIN

SECONDED: COUNCILLOR GREGSON

THAT the Committee recommend to Council that:

- 1. The CEO be directed to pursue, to the full extent of the law, the City's rights under agreements it has with WaterCorp and Great Southern Liquid Waste, balancing enforcement of those legal rights, with an economical and commercial resolution regarding any legal breaches by the parties.
- Council directs the CEO to negotiate with WaterCorp in an attempt to improve contractual agreements between WaterCorp and the City, including the possibility of selling the City's share of the Albany septage waste facility to WaterCorp or another entity.

CARRIED 10-0

5.3 Risk Management Policy and Framework Reporting Officer: Chief Executive Officer

ITEM 5.3: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR CALLEJA SECONDED: COUNCILLOR GREGSON

THAT Council endorse the Enterprise Risk Management Policy and agree to receive monthly reports on all risks rated high or extreme.

CARRIED 10-0

Council expressed a special thank you to Erin Aslett, Mel Organ and Anthony McEwan for their efforts in producing a comprehensive Risk Management and Mitigation evaluation for Anzac Centenary Events.

5.4 Risk Management and Mitigation Associated with Anzac Centenary Events Reporting Officer: Chief Executive Officer

ITEM 5.4: RESOLUTION

The Committee agreed that this matter should lay on the table until a meeting with the DPC had occurred.

ITEM 5.4: COMMITTEE RECOMMENDATION

THAT the Committee recommend to Council that the:

- City call for consultancy services (Request for Offer) to undertake, as a matter of urgency, detailed business analysis including financial, risk and asset management analysis, regarding the City's involvement in, commitment to and City of Albany and community economic development opportunities of, the Albany based Anzac Centenary and its associated activities.
- 2. Payment of such business analysis be funded from the City's Anzac Centenary Reserve.
- 3. Outcomes of such business analysis guide Council in its budget allocations for the 2012-13 and 2013-14 financial years, and its models of operationalising its commitment to Anzac Centenary.
- 4. City not commit to any activity as a member of the ACAA, or in its own right, without having a clearly identified and committed funding source available for that activity.

5.5 Buy Local Policy Review

Reporting Officer: Executive Director Corporate Services

ITEM 5.5: COMMITTEE RECOMMENDATION

THAT this matter be brought to the April Audit and Finance Committee meeting for further consideration, including a review of accommodation and travel outsourcing to travel agents.

5.6 Annual Compliance and Audit Return

Reporting Officer: Executive Manager Compliance and Community Safety

ITEM 5.6: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR BOWLES SECONDED: COUNCILLOR SUTTON

- 1. THAT a Certified Copy of the Compliance Audit Return is presented to Council and any additional information explaining or qualifying the compliance audit is to be submitted to the Director General of the Department of Local Government.
- 2. Recommend a panel of suppliers is established for:
 - a. The provision of Casual Employment Services (Labour Hire); and
 - b. The provision of legal services.

CARRIED 10-0

5.7 AEC

Reporting Officer: Chief Executive Officer

ITEM 5.7: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR HOLDEN SECONDED: COUNCILLOR HORTIN

THAT the Committee recommend to Council:

- 1. The City not take ownership or operational management responsibility for the AEC for the foreseeable future, and not before at least 1 July 2016.
- 2. It reassess its position in respect of Recommendation 1 above on or about 30 November 2015.
- 3. That it allocate "in principle", in all future budgets (although acknowledging that it will not bind future Council's in respect of future budgets), a financial contribution amount to the AEC of \$330,000 per year (the amount advised to the State Government in the Business Case the State Government was provided with).

5.8 Deregulated Trading Hours-Implementation of Council Resolution

Reporting Officer: Chief Executive Officer

ITEM 5.8: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR HOLDEN

SECONDED: COUNCILLOR GREGSON

The City of Albany call for a consultancy (Request for Offer) leading a process to assess community and business support, or otherwise, regarding deregulated trading hours. The Request for Offer to undertake such consultation with the community, local trader organisations, tourism interests and local members of the State Parliament, with the consultancy undertaken over the months of April-August 2012, and bring the outcomes of that Request for Offer back to the Committee for consideration.

CARRIED 7-3

Record of Vote

Against the Motion: Mayor Wellington, Councillors Sutton and Stocks

5.9 Third Quarter Budget Review

Reporting Officer: Executive Director Corporate Services

6.0 ITEMS TO BE DISCUSSED AT FUTURE MEETINGS

- 6.1 Consolidated Debt Obligation (CDO) Chapter 11 Bankruptcy Plan
- 6.2 Investment Strategy with Community Banks
- 6.3 Less Government "red tape"

7.0 GENERAL DISCUSSION

7.1 Cull Road Finance of Purchases. The Committee requested that:

- 1. The CEO consider City of Albany finance for purchasers; and
- 2. That the CEO investigate mortgage coverage security.

A legislative business analyst is to be engaged when this investigation has been undertaken.

8.0 DATE OF NEXT MEETING: 23 April 2012

9.0 CLOSURE OF MEETING

ITEM 1.1.1

1.1.1: GOVERNANCE COMMITTEE

Proponent : City of Albany

Attachments : Minutes of the Governance Committee Meeting held on 26

March 2012

Responsible Officer(s) : Chief Executive Officer (F James)

ITEM 1.1.1: COMMITTEE RECOMMENDATION 1 VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR WELLINGTON SECONDED: COUNCILLOR DUFTY

THAT the confirmed minutes of the Governance Committee meeting held on 26 March

2012, be RECEIVED.



AGENDA

for the meeting held from 8.00pm on Monday 26 March 2012, in the Margaret Coates Boardroom, City Office, North Road, Albany

(File Ref: CM.MEE.6)

Terms of Reference: The Committee is established under section 7.1A of the Local Government Act 1995 (the Act) and its Regulations. The Committee does not have any delegated authority from Council.

1.0 ATTENDANCE

Mayor	D Wellington				
Councillors:					
R Hammond	Member				
D Bostock	Member				
S Bowles	Member				
V Calleja	Member				
G Gregson	Member				
A Hortin	Member				
G Stocks	Member				
R Sutton	Member				
C Holden	Member				
C Dowling	Member				
Staff:					
Chief Executive Officer	F James				
Apologies/Leave of Absence:					
Y Attwell	Member				
D Dufty	Member				

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0: DRAFT COMMITTEE RESOLUTION

MOVED: COUNCILLOR GREGSON SECONDED: COUNCILLOR HAMMOND

The unconfirmed minutes of the Governance Committee meeting held on 14 February 2012, as previously distributed, be confirmed as a true and accurate record of proceedings.

3.0 ITEMS FOR DISCUSSION

3.1 RESIGNATION OF WARREN MARSHALL AS MEMBER OF PLANNING AND DEVELOPMENT COMMITTEE

Mr Warren Marshall was appointed as a member of the Planning and Development Committee at the Ordinary Meeting of Council held on 21 February 2012. Mr Marshall has now tendered his resignation from this Committee, stating that he would be unable to meet the minimum attendance requirements of the Committee in the coming year.

Council may wish to appoint another member of the Community to this Committee. Mr Rod Harris is the only community member currently sitting on this Committee. Council may choose to appoint a candidate who has previously applied (other Applications again **enclosed**), or to advertise for new Expressions of Interest.

Readvertising for new Expressions of Interest will delay appointment, and incur advertising expense and additional staff time in collating new applications.

ITEM 3.1: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR SUTTON SECONDED: COUNCILLOR CALLEJA

THAT no further external members be appointed to the Planning and Development Committee, and the Terms of Reference for this committee be amended to reflect this.

CARRIED 10-1

Record of Vote

Against the Motion: Councillor Bostock

3.2 MARKETING ALBANY COMMITTEE MEMBERSHIP

At its February 2012 meeting the Committee agreed on non-Councillor Committee membership to the Marketing Albany Committee. Unfortunately, Rod Harris's application to the Marketing Albany Committee was not considered (it was attached to his application to the Planning and Development Committee, and overlooked in the collation, although provided to Councillors as part of the entire Committee membership papers). Applications from Mr Harris **enclosed** for convenience.

If the Committee wishes Council to appoint Mr Harris to the Marketing Albany Committee, Council would need to:

- 1. Amend the membership of the Marketing Albany Committee
- 2. Appoint Mr Harris to that membership

ITEM 3.2: COMMITTEE RECOMMENDATION

MOVED: MAYOR WELLINGTON SECONDED: COUNCILLOR SUTTON

THAT:

- 1. The Terms of Reference for the Marketing Albany Committee be amended to increase the non-Council membership by one.
- 2. Mr Rod Harris be appointed as a member to the Marketing Albany Committee.

3.3 COUNCIL REPRESENTATIVE ON THE SOUTH COAST MANAGEMENT GROUP COMMITTEE

Councillor Bowles has expressed interest in representing Council on the SCMG Committee. Such Councillor membership would be welcomed by that Committee. Presently a junior staff City of Albany member attends the Committee meeting, and the CEO has committed to attend future meetings when possible.

Copies of the last three SCMG Committee meeting minutes are <u>attached</u>, regarding the membership of, and the business considered by, that Committee.

Given Councillor Bowles' willingness to serve on this Committee as a representative of Council, and the Committee's keenness to have a City of Albany Councillor, it would be advantageous to appoint Councillor Bowles to the SCMF Committee.

ITEM 3.3: COMMITTEE RECOMMENDATION

MOVED: MAYOR WELLINGTON SECONDED: COUNCILLOR HORTIN

That the Committee recommend to Council that it appoint Councillor Bowles to represent it on the South Coast Management Group Committee.

CARRIED 11-0

3.4 TERMS OF REFERENCE: COMMITTEE MEMBERSHIP ATTENDANCE REQUIREMENT

At its December 2011 meeting the Committee agreed that non-Council-member Committee members who do not attend three consecutive meetings without an approved leave of absence from the Committee should be removed as a Committee member. The CEO was requested to change the Terms of Reference of Committees to reflect that.

As the Terms of Reference are endorsed by Council, the changes to the Terms of Reference need endorsement by Council.

ITEM 3.4: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR CALLEJA SECONDED: COUNCILLOR HOLDEN

That the Committee recommend to Council that it amended all Council Committee Terms of Reference to include a clause that:

Should a non-Council-member Committee member not attend three consecutive Committee meetings without an approved leave of absence from the Committee, that Committee member will automatically be removed as a Committee member.

3.5 COMMITTEE FUNCTIONING AND RECOMMENDATIONS VERSUS COUNCIL MEETING DECISION MAKING

The Deputy Mayor has raised concerns about the efficacy of operating under a non-delegated decision-making Committee framework, versus Council meetings occurring more regularly (for example every 2 -3 weeks) to process Council business.

Council has the option to disband some or all of its Committees, and or meet more regularly as a Council. While staff "servicing" of Committees (even though the number of Committees is considerably reduced to previous years) incurs resource costs to the City, it is recommended that, given:

- a community advertising process for community members involvement in Council Committees was only recently undertaken, and
- community members have been formally notified of their successful appointment to those Committees.

It could lead to poor community public relations to disband the Committees now or in the near future, without giving the Committees an opportunity to undertake their endorsed roles. It is recommended that the Committee model of undertaking Council work be given a trial of at least six months, and preferably longer.

One issue Executive staff are concerned about regarding the Committee framework is raising expectations of Committee members, particularly non-Councillor members, that the Committee has a budget allocation to undertake "projects" which the Committee is passionate. Given the current budget, and the hard budgetary decisions that will need to be made in the 2012-13 budget, it is unlikely there will be little, if any, discretionary project funding for Committee recommendations implementation. If Council wishes to provide Committees with capacity to lead "projects" (from a governance perspective), then it must make allowance for that in the upcoming budget, or alternatively, make it very clear to all Committees (through the Committee Chair) that the Committee's objective is to provide strategic and high-level operational advice to Council.

If Council is concerned about the amount of work it has before it at Council meetings, it could resolve to hold more frequent Council meetings. This will incur addition staff and other expenses in holding more frequent Council members.

ITEM 3.5: COMMITTEE RECOMMENDATION

MOVED: COUNCILLOR DOWLING SECONDED: COUNCILLOR GREGSON

THAT the following Committees of Council meetings be held quarterly:

- 1. Cultural and Community Development
- 2. Seniors Committee
- 3. Marketing Albany Committee

The Terms of Reference for those Committees to be amended accordingly.

3.6 NAME OF WARD-FREDERICKSTOWN

For a long time the accepted and commonly used spelling of "Frederickstown" has been used for the ward name within the City of Albany. This has included advertising for elections using "Frederickstown" as the accepted spelling.

However, the name "Fredrickstown" was gazetted in the Government Gazette, 15 January 1999. The Electoral Commission has brought to the City's CEO's attention the incorrect use by the City of the ward name, Frederickstown.

Council can seek to have the gazetted name changed at law, or move to using the 1999 gazetted name in the future. If Council wishes to seek to have the gazetted name changed, there will be some (small) costs regarding advertising and other legislative processes that may need to be undertaken.

The Committee requested that no further action be taken to address this matter.

4.0 ITEMS TO BE DISCUSSED AT NEXT MEETING

- 4.1 Local Law Meeting Process Update
- **5.0 GENERAL DISCUSSION** (in the absence of staff).
- **6.0 DATE OF NEXT MEETING:** 23 April 2012
- 7.0 CLOSURE OF MEETING

1.2: COMMON SEAL AND EXECUTED DOCUMENTS UNDER DELEGATION REPORTS

Responsible Officer : Chief Executive Officer (F James)

Attachments : Common Seal Report

IN BRIEF

 Receive the Common Seal Reports for April 2012, which include decisions made by Delegated Authority

ITEM 1.2: RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON SECONDED: COUNCILLOR ATTWELL

THAT the Common Seal Report for April 2012 be RECEIVED.

NCSR1223612 C11022 COPY OF COMMON SEAL ITEM: 16.2 OCM 20/03/12

REF: CONTRACT C11022-CONSTRUCTION OF CONCRETE KERBING PARTIES: CITY OF ALBANY AND GORDON WALMSLEY PTY LTD

MAYOR AND CEO 2 COPIES

NCSR1223613 AMD293 COPY OF COMMON SEAL

ITEM: 11.3.2 OCM 18/03/08, ITEM 2.3 OCM 17/05/11, ITEM 2.3 OCM 20/03/12 REF: MODIFICATION OF SUBDIVISION GUIDE PLAN AND ASSOCIATED SPECIAL PROVISIONS FOR SPECIAL RURAL ZONE AREA NO. 5, MCBRIDE ROAD, GOODE BEACH TO CREATE SIX ADDITIONAL LOTS

PARTIES: CITY OF ALBANY AND MJ BATES AND SA SWIFT, J BELL, S METTAM, WF

AND FD BEARD, B AND L CAMPBELL, AW AND GM HOGSTROM

SIGNED MAYOR AND CEO 3 COPIES

NCSR1223614 AMD298 COPY OF COMMON SEAL

ITEM: 11.3.6 OCM 19/06/07, ITEM 2.1 OCM 16/08/11, ITEM 2.4 OCM 20/03/12 REF: REZONING OF LOTS 5498 AND 4925 TERRY ROAD AND LOTS 1 (308) AND 2 (314) CHESTER PASS ROAD, WALMSLEY FROM THE RURAL ZONE TO THE RESIDENTIAL DEVELOPMENT ZONE

PARTIES: CITY OF ALBANY AND CAMMIT PTY LTD ATF THE GIUMELLI FAMILY TRUST, G AND S DAVIES, P LIST, L AND W SPINKS, G GRAYSON AND R AND P WEIR. MAYOR AND CEO 3 COPIES

NCSR1223636 140045 COPY OF COMMON SEAL

ITEM: N/A

REF: NOTIFICATION UNDER SECTION 70A ADVISING PROSPECTIVE PURCHASERS THERE ARE RESTRICTIONS F KIT500 AND 9003 RIVERVALE CHASE, LOWER KING PARTIES: CITY OF ALBANY AND LANDCHOICE DEVELOPMENTS PTY LTD AND PROSPECTIVE PURCHASERS OF THE LOT MAYOR AND CEO 2 COPIES

NCSR1223870 PRO357 COPY OF COMMON SEAL ITEM: 4.6 OCM 15/03/2011

REF: SALE OF LOT 405 (10) GIFFORD STREET, LOCKYER PARTIES: CITY OF ALBANY AND HHG LEGAL GROUP

MAYOR AND CEO 1 COPY

EDR1223480 PRO338 EXECUTED DOCUMENT ITEM: 4.6 OCM 15/03/2011

REF: PLANNING CONSENT-CROWN RESERVE 13507, TORBAY AGRICULTURAL HALL

AND FIRE STATION SITE

PARTIES: CITY OF ALBANY AND TORBAY CATCHMENT GROUP

CEO 1 COPY

EDR1223498 ED.PJT.2 EXECUTED DOCUMENT

ITEM: N/A

REF: INVOICE FOR PEACE PARK - PROGRESS CLAIM 5-CONTRACT C11005

PARTIES: CITY OF ALBANY AND SMITHS CONSTRUCTION

CEO 1 COPY

EDR1223499 RD.RDC.1

EXECUTED DOCUMENT ITEM: 4.6 OCM 15/03/2011

REF: ROAD TRAFFIC AUTHORITY-ANNUAL EVENT-RSL ALBANY SUB BRANCH-

ANZAC PARADE ROAD CLOSURES

PARTIES: CITY OF ALBANY AND RSL SUB BRANCH

CEO 2 COPIES

EDR1223590 A218942 EXECUTED DOCUMENT

ITEM: N/A

REF: APPLICATION FOR GRANT OF PLANNING SCHEME

PARTIES: CITY OF ALBANY SIGNED BY CEO 1 COPY

EDR1223591 GS.PRG.21

EXECUTED DOCUMENT

ITEM: N/A

REF: FUNDING REQUESTS FOR MOAIN ROADS BLACK SPOTS - LOCKYER

AVE/COCKBURN RD, NORTH RD/BEAUFORT RD, LION ST, LE GRANDE AVE, LOWER

DENMARK RD/ROUNDHAY RD.

PARTIES: CITY OF ALBANY AND MAIN ROADS WA

SIGNED BY CEO 1 COPY

EDR1223594 PH.APV.2

EXECUTED DOCUMENT

ITEM: N/A

REF: FIREWORKS EVENTS NOTICE FOR 9 SEPTEMBER 2012. SIGNED UNDER

DELEGATION BY CEO F JAMES

PARTIES: N/A

CEO F JAMES 1 COPY

EDR1223603 ED.PJT.2

EXECUTED DOCUMENT

REF: INVOICE FOR PEACE PARK - PROGRESS CLAIM 5 - CONTRACT C11005

PARTIES: CITY OF ALBANY AND SMITHS CONSTRUCTION

SIGNED BY CEO 1 COPY

EDR1223676 ODP009 EXECUTED DOCUMENT ITEM: 2.1 OCM: 15.11.11

REF: DEVELOPMENT GUIDE PLAN FOR LOTS 870 & 873 -877 JOHN STREET AND

MORRIS ROAD, MILPARA

PARTIES: CITY OF ALBANY AND HYSNEX PTY LTD, S.J. FRANEY, E.M. FRANEY & P.G.

FRANEY

SIGNED BY CEO 1 COPY

EDR1223704 A184082 EXECUTED DOCUMENT ITEM: N/A OCM: N/A

REF: APPLICATION FOR GRANT OF PLANNING SCHEME CONSENT - ROCKY

CROSSING ROAD

PARTIES: CITY OF ALBANY SIGNED BY CEO 1 COPY

EDR1223707 A116479 EXECUTED DOCUMENT

ITEM: N/A

REF: APPLICATION FOR GRANT OF PLANNING SCHEME CONSENT -NORTH ALBANY

FOOTBALL CLUB

PARTIES: CITY OF ALBANY SIGNED BY CEO 1 COPY

EDR1223776 PRO380 EXECUTED DOCUMENT ITEM: 4.6 OCM: 15.03.2011

REF: RESIDENTIAL TENANCY AGREEMENT FORM 23A FOR 35615 ALBANY HIGHWAY

DROVE, (AIRPORT RESIDENCE)

PARTIES: CITY OF ALBANY AND ANNA PAGE (AIRPORT REPORTING OFFICER)

SIGNED BY CEO 1 COPY

1.3: CITY OF ALBANY PARTICIPATION IN ANZAC CENTENARY EVENTS AND ASSOCIATED INFRASTRUCTURE CONSTRUCTION

File Number (Name of Ward) : (All Wards)

Disclosure of Interest : Nil

Responsible Officer : Chief Executive Officer (F James)

IN BRIEF

- The City has committed to being an integral partner in the delivery of the Anzac Centenary Events, commencing 1 November 2014, with the potential of at least yearly events of significance up to and potentially beyond 2017.
- To date, no formal commitment has been made by either the State or Federal Governments to funding and other resourcing for holding of the Events. The only commitment made by any government to date is a \$6.55M Federal government commitment for construction of the Anzac Interpretive Centre. However, initial indications of Centre construction costs show that those total costs may be in excess of \$9M.
- As a result of formal lack of funding commitment to these Events, and the construction of associated infrastructure, the City now faces extreme legal, financial and other risks regarding its ongoing involvement in these Events.

ITEM 1.3: RESPONSIBLE OFFICER RECOMMENDATION VOTING REQUIREMENT: SIMPLE MAJORITY

- The City not commit to any activity as a member of the Albany Centenary of Anzac Alliance (ACAA), or in its own right, without having a clearly identified and committed funding source available for that activity.
- 2. To limit the City facing increased legal and other risk, the City and Council Members take no action that may be implied as commitment to any Anzac Centenary activity which requires funding, where such funding is not already clearly identified and committed.
- Council members, with relevant city officers, arrange to meet with Federal and State Government politicians and other decision makers seeking clarity regarding the governance and operational challenges of Anzac Centenary, including ownership and management of the Anzac Interpretive Centre.

ITEM 1.3 4 ITEM 1.3

ITEM 1.3: ALTERNATE MOTION BY COUNCILLOR ATTWELL VOTING REQUIREMENT: SIMPLE MAJORITY ATTWELL/

- 1. THAT beyond the usual scoping requirements, the City not commit to any activity as a member of the Albany Centenary of Anzac Alliance (ACAA) without having a clearly identified and committed funding source available for that activity.
- 2. That Council pursue the possibility of the National Trust as the owners and managers of the Mount Clarence and Mount Adelaide Military Precinct.

ITEM 1.3: RESOLUTION

VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR ATTWELL SECONDED: COUNCILLOR DUFTY

THAT Councillor Attwell's Alternate Motion 2 be heard as an urgent item.

CARRIED 9-1
ABSOLUTE MAJORITY

Record of Vote

Against the Motion: Councillor Holden

ITEM 1.3: ALTERNATE MOTION 2 BY COUNCILLOR ATTWELL

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR ATTWELL SECONDED: COUNCILLOR SUTTON

- 1. THAT the City of Albany continues to operate as a member of the Albany Centenary of Anzac Alliance (ACAA) as previously defined by Resolution of Council:
 - a. Item 14.12.2 OCM 18/05/2010 That Council endorse the formation of a partnership with the RSL for the purposes of the organisation and implementation of commemorations to mark the Centenary of Anzac 2014/18.
 - b. Item 19.1 Recommendation That Council endorses the name given to the board that represents the Alliance between the City of Albany and the RSL Albany sub branch, being 'Albany Centenary of Anzac Alliance'
 - c. Item 19.1 Recommendation 2 That Council receive and endorse the Centenary of Anzac Alliance Memorandum of Understanding 2010-2018 between the City of Albany (City) and the Returned & Services League of Australia, WA Branch Inc (RSL) as detailed in the report
- 2. That Council explore the vesting of management and all operational responsibilities with the National Trust or other interested parties of the Mount Clarence and Mount Adelaide Military Precinct

CARRIED 8-2

Record of Vote

Against the Motion: Mayor Wellington and Councillor Holden

Councillor's Reason:

Centenary of Anzac does not belong to Albany, even though Albany is recognised as being significant in the history of Anzac. Anzac belongs to Australia, and extended to New Zealand and the rest of the world.

City of Albany is committed to the Alliance in its present form and we need to keep this operating with our partners. For the next step, the City of Albany is not in a position to open end the cheque book to fund the infrastructure or the continued operation of this major project. Neither can we be seen to be delaying or stopping the project. It must be a national undertaking for which Australia as a whole can contribute and for this to become a major attraction for visitors.

Like the soldiers of Gallipoli who showed tremendous courage and faith to step onto the beach, we need to show faith and move on to the next steps to see this vision occur.

We already have the Forts as a military museum, which increasingly continues to be a financial burden to the ratepayers of Albany. If the Mount Adelaide and Mount Clarence precincts were combined under the one operation and run by a professional body similar to the National Trust, we would have an attraction of worldwide significance. I understand that similar museums over the world are hugely supported.

The Anzac project MUST proceed. We owe it to the memory of the many who did not return, not as a memorial to war, but as a dedication to duty and what they believed in. It is now up to us to do our duty.

We MUST seek urgent clarification on the funding and the ownership and continued operational structure of this project. There are many factors that require attention now for us to be ready for 2014. City of Albany, we need to show leadership on this.

Councillors, my motion is asking you to continue to support what is already in place. It does not ask for further unknown financial commitment. That will be assessed by Council as and when required. It does ask that we make enquiries with the National Trust as to the possibility of them taking over this facility and that would be a wonderful benefit to Albany and the City of Albany.

Please support this motion.

Officer's Comment (Chief Executive Officer):

- 1. The CEO recommends Councillor Attwell clarify what she means by "usual scoping requirements" – the motion as presently worded does not provide sufficient clarity for City Staff to implement it.
 - The CEO would be concerned if the Council was to resolve commitment to any activity (whether as a member of ACAA or otherwise) without an identified funding source. The CEO recommends Council consider the Responsible Officer Recommendation which does address this concern.
- 2. While the National Trust and another entity have expressed interest in managing the Mount Adelaide Fort Precincts, ultimately the Mounts Reserves are not land vested in the ownership of the City and any such discussions as anticipated by Councillor Attwell's motion would need to involve the State Government. Without such State Government consent to such proposals, the motion is premature, may unrealistically raise expectations within the community and stakeholder groups, and make implied commitments which the City may not in the future, be able to honour.

Further, discussion is already occurring with the National Trust and other entities regarding management and ownership of assets/infrastructure on the Mounts.. A Council resolution at this time is unnecessary and premature.

BACKGROUND

- 1. The City has been integrally involved in working with various stakeholders regarding progressing the holding of certain Events, and building associated infrastructure, related to the national commemoration of the Anzac Centenary. Those stakeholders include, and or will include, the RSL, the Federal and State governments, various government agencies such as the Defence Force and WA Tourism, and not least, the entire community of Albany and potentially the Great Southern Region.
- 2. There are various issues that need to be considered as part of the City's commitment, which to date are unresolved. Essentially, to ensure the success of the Events, and timely construction of the associated infrastructure, the commitment made by the City in resourcing terms is potentially significant. Those resources are presently unplanned and unallocated, but could have significant impact on the finances of the City.
- 3. The Council has already agreed that the City, in partnership with the RSL, take various steps, including entering into contracts, to advance planning and design for the proposed Anzac Interpretive Centre. That work is well advanced and presently cost estimates for the planning, design and construction of that Centre, based on the scope advised to the consultants, is potentially \$9M+. To date the only confirmed funding for this project is \$6.55M (of which \$709,682 is already committed to existing contracts), leaving \$5.8m for construction. Current cost estimates by a Quantity Surveyor has costed the construction at \$8.05m.
- 4. Council has also agreed to undertake a consultancy, as a matter of urgency, for detailed business analysis, including financial, risk and asset-management analysis, regarding the City's involvement in; commitment to; and City of Albany and community economic development opportunities of; the Albany-based Anzac Centenary Events, and its associated activities. Payment of such business analysis will be funded from the City's Anzac Centenary Reserve.
- 5. Outcomes of such business analysis will be needed to guide:
 - Council in its budget allocations for the 2012-13, and 2013-14 financial years, and its models of operationalising its commitment to Anzac Centenary.
 - The City in its future discussions with other levels of Government, and with other stakeholders, regarding support the City may require to ensure these Events are a success.

DISCUSSION

- 6. The Council has made a significant commitment to date in the City's participation in Anzac Centenary. However, to date no detailed business analysis or risk assessment has been undertaken regarding such commitment. Similarly, the Council has not sufficiently considered the current and long term resource implications of such commitment nor budgeted for the resource allocation that will likely be required.
- 7. Risk analysis undertaken by the City and provided to the last Audit and Finance Committee shows there are many significant risks to the City from its involvement in this Centenary Commemoration. Included in this is the acquisition and management of any new infrastructure, including infrastructure at Mounts Adelaide and Clarence.

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- 8. When considering infrastructure ownership and management obligations, the City is very aware of the poor experience it has had in whole-of-life asset planning regarding the Albany Entertainment Centre. It has learnt valuable lessons from the experience, and wishes to ensure that any infrastructure the City acquires as part of the Anzac Centenary Commemoration has rigorous business planning underpinning it, and does not become a burden to ratepayers.
- 9. The whole-of-asset life issues and costs for high-technology-based buildings such as the proposed Anzac Interpretive Centre on Mt Adelaide should not be underestimated. Governance and management models for the assets will need determination. The Federal Government representative on the ACAA Board has stated that the Federal Government has no firm expectations on whether the City will own and operate the Interpretive Centre.
- 10. The construction of this building from a project management perspective is a risk. There are considerable challenges in building into the side of Mt Adelaide; an adequate contingency amount for the project is difficult to gauge; and should construction difficulties be encountered, the budget for the construction could escalate quickly. The amount of funding formally committed for planning, design and construction is insufficient, compared to cost estimates provided by Quantity Surveyors.
- 11. As the CEO has explained to Council members previously regarding general assetmanagement, the cost of construction of an asset is usually small, when compared to the whole-of-life operating and depreciation costs of such assets. High-technology infrastructure is usually even more expensive to own and or operate because of the continually changing technology environment. Future ownership and management obligations for the Interpretive Centre must be clarified as a matter of urgency.
- 12. The business model of operating the Interpretive Centre and the Mounts Precinct generally MUST be considered NOW. While there is huge opportunity for the City to have a military heritage precinct that is world-class (with the tourism and other economic benefits that that accrues), the design, functionality and broader precinct operating models must be determined, before design and construction is complete. The design of the Interpretive Centre, and particularly ancillary design issues relating to traffic management, pedestrian thoroughfares etc will influence the effectiveness of any operating model.
- 13. The timeframe for this work is urgent, with the contracted consultants about to finalise preliminary design for the Anzac Interpretive Centre in the next three weeks. Any change of design after that point exposes the City (and RSL) to both design rework costs, and time pressures for the lead time in construction. Knowledge of the operating model for that Centre is essential for the design and construction of the Centre. The timeline for the next milestone for work by the architects is 8 May 2012.
- 14. Conversations with the Department of Premier and Cabinet have now commenced regarding funding and managing the Anzac Commemorative Events and some associated infrastructure.
- 15. The Department's senior officer has requested that the City provide the Department with as much information as possible regarding the anticipated challenges and costs of the City's involvement in the Anzac Commemorations. To provide this information, a consultant will be engaged to undertake that work.
- 16. While the City faces considerable risks from its commitment to the Anzac Events, the Albany community and region could significantly benefit from the Events, particularly through tourism profiling, and the economic opportunities generally of having large numbers of visitors to the town.

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- 17. At a minimum, and in addition to resolving the whole-of-life asset management issues stated above, it is anticipated that the following matters need to be considered and resolved by the Council before any more resources are committed to the Centenary:
 - a. The role each stakeholder / partner will undertake as part of its involvement in the Events, and associated infrastructure, both from a governance and operational perspective.

It is unclear what role each level of government, and the ACAA Board will play into the future regarding the huge logistical support that will be needed to coordinate all Events, and who will provide the ongoing funding of those tasks.

While the State Government has made informal approaches to the City offering its support, and is now seeking formal advice from the City regarding the challenges the City anticipates it will face as a result of these Events, the governance and operational responsibilities of all parties need clarification as a matter of urgency.

Without any formal commitment from either level of government in this regard, and in particular, commitment to leadership and who is doing what (including how it is being funded), if the City continues with present activity, the City will continue to assume and expose itself to risk without being able to "retract" on some activity.

b. Staffing resources needed to fulfil the City's commitment to the Events.

The City has provided over \$266,000 in staff in-kind salary to supporting the ACAA Board's work. That salary investment will continue to be needed (and indeed significantly increased), if design and construction work progresses for the Anzac Centenary infrastructure projects.

Additionally, depending on the extent of logistical events management the City is expected to undertake for the Events, additional staff time may need to be invested in preparing for those Events. There is no consideration in any City budget to date regarding those resources.

Further, staffing models will need to be considered – who will be the "employer" of those involved in the preparation for the Events. Such staffing model has Occupational Safety and Health, employment indemnity and WorkCover indemnity consequences.

- 18. The other opportunity for Albany as a community that should be captured as part of the Events, and progress made quickly on implementation, is a *strategic approach to leveraging the broader economic and tourism opportunities* the Events could generate.
- 19. These opportunities go beyond mere Events "logistics" if the City only focuses on logistical management, then the real economic development opportunities will be lost, particularly in the long term and ongoing.

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- 20. Associated with provision of such services, is *provision of airport services*. It is anticipated that passenger air travel during the Events periods will significantly increase. This will require working with Skywest and private charters to coordinate additional flights from an airport utilisation perspective. It will also require additional logistics support by the City in respect of passenger screening capability, plane "parking" space, and the ability to move much larger numbers of passengers via air in small "windows" of time, for example to cater for dignitaries and visitors who wish to fly-in-fly-out on the day of key Events.
- 21. In addition to the above, the City is also committing staff and other resources to *projects*, such as an "Anzac in my Family". Council needs to decide what it will support in respect of such ancillary projects, because as the Events dates draw closer, public interest in those projects will increase, demanding more resource commitment from the City.

STATUTORY IMPLICATIONS

22. Nil

GOVERNMENT CONSULTATION

23. Consultation has occurred regularly with many stakeholders, including both State and Federal Government. However, to date, the only firm commitment of support the ACAA has received is Federal Government funding of \$6.55M for planning, design and construction of the Anzac Interpretive Centre, and various Federal parliamentary resolutions and or statements regarding the government's commitment to the Departure of the Convoy Event, and construction of the Interpretive Centre.

PUBLIC CONSULTATION

- 24. Consultation has occurred regularly with many stakeholders, including members of the public and key bodies. This consultation has been predominantly led by the consultant engaged by, and or the Chair of, the ACAA Board.
- 25. The City is now getting increasing requests from community stakeholders for provision of more definite planning information regarding the Events.

STRATEGIC IMPLICATIONS

- 26. The City's involvement in the Anzac Centenary Events, with associated infrastructure, fulfils many of the City's Strategic Key Focus Areas, with the associated Community Priorities and Proposed Strategies, including:
 - Lifestyle and Environment
 - Sustainability and Development
 - Albany's Role as a Regional Hub
 - Organisational Performance

POLICY IMPLICATIONS

27. Nil

RISK IDENTIFICATION AND MITIGATION

28. Risk identification and categorisation relies on the City's Risk Management Framework. A very comprehensive risk analysis has previously been provided to the Council's Audit and Finance Committee regarding the City's involvement with the Anzac Centenary. Council is referred to those Audit and Finance Committee papers in this regard.

FINANCIAL IMPLICATIONS

- 29. The City has a Reserve Account, the purpose of which is "Anzac Centenary". The amount currently in that Reserve stands at just over \$126,000.
- 30. Over the 2010-11, and this financial year, the City has expended \$9,000+ in operating expenses on Anzac Centenary preparation. Furthermore the City has also committed large amounts of in-kind support to the Events, through staff time, such amounts having previously been advised to the Council's Audit and Finance Committee. For example, the City is providing over \$266,000 in staff in-kind salary to supporting the ACAA Board's work.
- 31. At present, the City has no other identified resources, beyond the Reserve Account, to support its involvement in the Anzac Centenary Events, and associated infrastructure.

LEGAL IMPLICATIONS

32. The City faces considerable legal risk in progressing its involvement in the Anzac Centenary without committed funding. The City has already entered into contracts relating to Anzac Centenary.

ALTERNATE OPTIONS

- 33. While Council could determine that the City not have any further involvement in the Anzac Centenary, such an approach would be severely detrimental to the potential heritage, profiling, economic and other benefits the community may derive from its involvement in the Centenary.
- 34. Such withdrawal from the Centenary is not reasonably feasible. Rather Council is encouraged to seek firm commitment from the various stakeholders to the Centenary, thus minimising risk to the City.

SUMMARY CONCLUSION

- 35. The Council has made a significant commitment in the City's participation in Anzac Centenary. However, to date no detailed business analysis has been undertaken regarding such commitment.
- 36. Similarly, the Council has not sufficiently considered the current and long term resource implications of such commitment nor budgeted for the resource allocation that will likely be required. This lack of analysis before making such commitment is very worrying, and as the Events start to "crystallise' the City's CEO is becoming increasingly concerned that the City will not satisfactorily meet its commitments to these Events.
- 37. The Council MUST determine the risks it is prepared to bear in relation to the Events, including the financial, legal, governance and operational issues it currently faces.

ITEM 1.3 11 **ITEM 1.3**

- 38. There are essentially two annual budgets available for the Council to properly allocate resources to the Event which will launch Anzac Centenary commemorations nationally and internationally. If the City does not "shine" during the Departure of the Convoys as a favourable visitor destination, then the City will lose the best opportunity it has for economic development and invigoration in decades.
- 39. Budget allocations must be made in the 2012-13 and 2013-14 financial year budgets, which properly reflect the commitment and scope of the City's involvement in Anzac Centenary. That commitment must be formally resolved by Council.

PLANNING AND DEVELOPMENT SERVICES

ORDINARY COUNCIL MEETING MINUTES 15/05/2012 **REFER DISCLAIMER**

ITEM 2.1

2.1: PLANNING AND SERVICES REPORTS APRIL 2012

Responsible Officer : Executive Director Planning and Development

Services (D Putland)

Attachment: Planning and Services Reports April 2012

IN BRIEF

• Receive the contents of the Planning and Services Report for April 2012.

ITEM 2.1: RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR DUFTY

SECONDED: COUNCILLOR ATTWELL

THAT the Planning and Services Report for April 2012 be RECEIVED.

CARRIED 10-0

CITY OF ALBANY

REPORT

To

His Worship the Mayor and Councillors

From

Administration Officer - Development

Subject

Building Activity – April 2012

Date

1 May 2012

1. In April 2012 twenty-seven (27) building permits were issued for building activity worth \$6,449,465. This includes (1) demolition licence and two (2) sign licences.

It is brought to Council's attention that these figures include Building Licence #302046 for a Senior School Classroom – estimated value \$3,500,000.

- 2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
- 3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
- 4. Attached are the details of the permits issued for April 2012, the tenth month of activity in the City of Albany for the financial year 2011/2012.

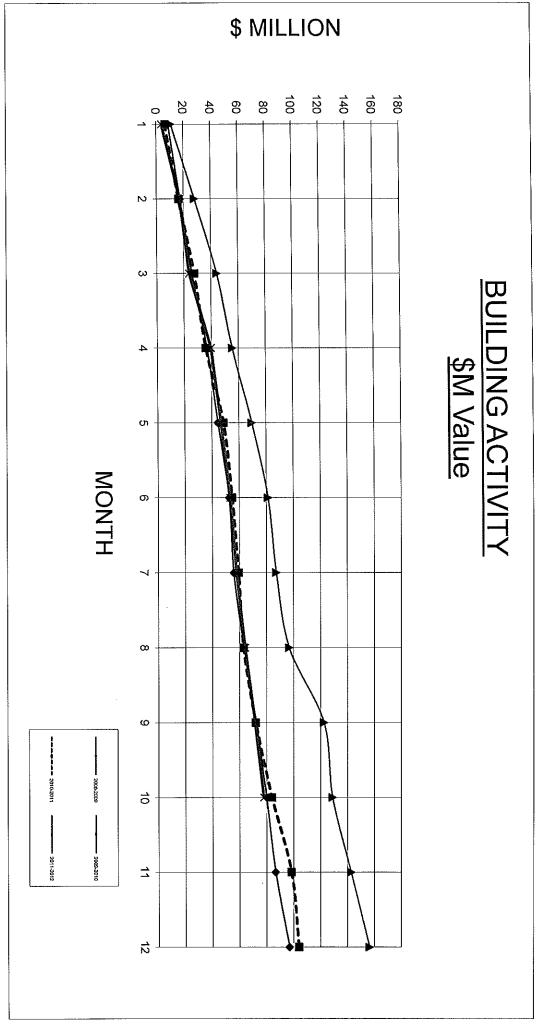
Kaye Hamilton

Administration Officer - Development

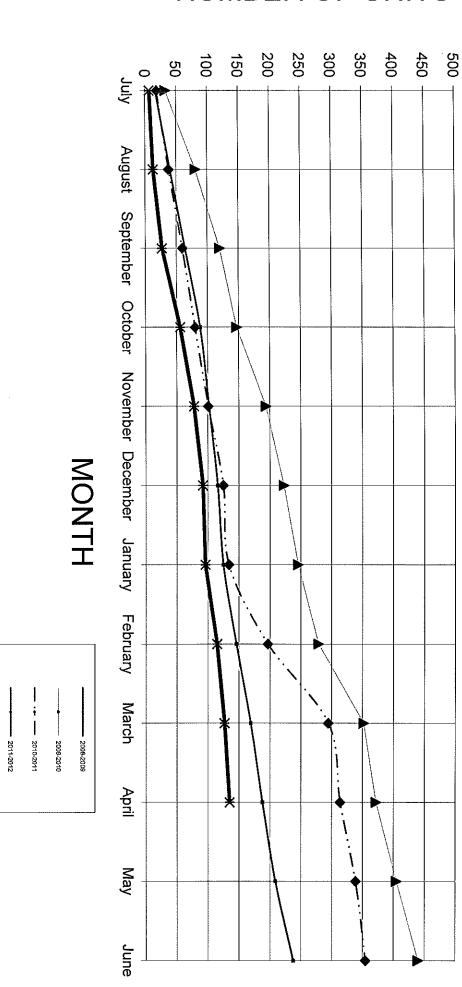
CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2011 - 2012

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DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for April 2012

302144	302104 120024	302146	120002	302125	302123	302145	302096	302140	302000	302046	302136	301925	120008	Application Number
SOUTHERN PTY LTD 302144JOWNER BUILDER	3021041DJ HAYDOCK & S COUSINS 120024 SCOTT PARK HOMES GREAT	302146 J & TW DEKKER PTY LTD	120002 REALFORCE PTY LTD	302125M BUFFHAM & PWILBY	302123 FORMATION HOMES PTY LTD	302145 OWNER BUILDER	302096 GL & AM LEEDER	302140 OWNER BUILDER	302000 A D MCGONNELL	302046 BAROVEN PTY LTD	302136 U & TW DEKKER PTY LTD	301925 OWNER BUILDER	120008 ECOFIT HOMES	Builder
DEVELOPMENTS PTY LTD IS P & G P GATES	A M HAYDOCK MORVEN RURAL	SS	WPWILKINSON & LE	M F BUFFHAM & P D WILBY	:	Owner's Name and address	JJKRIEK	R & J R COFFEY			Owner's Name and address not shown at their request	CHRISTIAN EDUCATION MINISTRIES LTD	AGE	Owner
PATIO	FRONT FENCE	ALFRESCO - UNCERTIFIED DWELLING AND SHED	ALFRESCO DWELLING GARAGE AND	DWELLING GARAGE &	DWELLING GARAGE AND	DECK AND PATIO	DWELLING GARAGE ALFRESCO AND RETAINING LLS	RETAINING LL	DWELLING AND GARAGE	SENIOR SCHOOL CLASSROOM BUILDING	DWELLING ADDITIONS	SIGN	PARK HOME - SITE 2	Description of Application
Lot 277 28 Location 727 Lot 2	10 Lot 1 24 Location 492	22 Lot 301	1777 Lot 604	75 Lot 111	11 Location 492	14 Location 527	Location 50	136 Location 24 Lot 102	9 Location 103 Lot 17	244 Location 21 Lot 14	15 Location 288 Lot 9	10 Lot 1	SITE 002 Location 359	
JONES ROAD	SHERWOOD DRIVE DORADO BEND	STREET FEDERAL STREET	FLEMINGTON	GLADVILLE ROAD	COMET CORNER	REDGUM TRAIL	BUSHBY ROAD	BAY VIEW DRIVE		NANARUP ROAD	HARROGATE ROAD	BREWSTER ROAD	ALISON PARADE	000000000000000000000000000000000000000
MILLBROOK	MCKAIL MCKAIL	MCKAIL	MCKAIL	MCKAIL	MCKAIL	MARBELUP	LOWER KING	LITTLE GROVE	LITTLE GROVE	KALGAN	GLEDHOW	COLLINGWOOD	BAYONET HEAD	Suburb

	302128 120009	302003	302111	120001	302132	120015		120006	120003	301869		301630	120010	302007	 	301978	Application Number
	302128 OWNER BUILDER 120009 RANBUILD GREAT SOUTHERN IW KRANENDONK	302003 MAINTECH SOLUTIONS PTY	302111 <mark>1</mark> L J LLIS	120001 GLOBAL POWER SERVICES	302132 J B TROUCHET	120015 GREAT SOUTHERN BOUNDARIES	ZOOTT RANBOILD GREAT WOOTHERN	20006 C BROWN	20003 BEN CANDY CONSTRUCTIONS	G & C PULS	· • • • • • • • • • • • • • • • • • • •	MEUZELAAR ENTERPRISES	120010 KOSTERS STEEL	302007 OWNER BUILDER		301978M & A STEEL FABRICATION	Builder
				Owner's Name and address not shown at their request	[!	C R NOTAR	E & A TOMALPHINCA	SOUTHERN ABORIGINAL CORPORATION	D J & D HANCOX	Owner's Name and address	not shown at their request	Owner's Name and address	G A SMITH	í	SOCIETY INCORPORATED	ALBANY AGRICULTURAL	Owner
	ABLÚTION BLOCK FARM SHED	SERVICE STATION	SHED	SIGNS	ADDITIONS AND	RETAINING LL - UNCERTIFIED	CARTOR - ONCERTITIED	DEMOLITION - PARTIAL	VERANDAH - UNCERTIFIED	ADDITIONS AND	COMMERCIAL	ADDITIONS AND	PATIO	VERANDAH	BRIDGE	ROOF COVER OVER WEIGH	Description of Application
[- 	3393		79	230	43		61 -63	42	21	871		2-10	\sim	2		37-43	*
	ocation 7127 ocation 2945	ocation 401 ot 90	79 Lot 186	ocation 392 ot 10	43 Location TORBAY Lot	i i		Location PL42 Lot 102	ocation PL42 ot 41	ocation 42 ot 53	6817	Location RES	Lot 221	2 Lot 2	28077 Lot 1135	Location RES	Property Description
ROAD	Location 7127 HUNWICK ROAD 93 Location 2945 ILOWER DENMARK		DELORAINE DRIVE		PULS ROAD		PREMIER CIRCLE	<u> </u>		——————————————————————————————————————	!	ANGOVE ROAD		IALICIA STREET		MAXWELL STREET	
	YOUNGS SIDING	WILLYUNG	RRENUP	LMSLEY	TORBAY	SPENCER PARK	SPENCER PARK	SPENCER PARK	SPENCER PARK	SPENCER PARK		SPENCER PARK	ORANA	MT MELVILLE	. — .	IMT MELVILLE	Suburb

CITY OF ALBANY

TAO93A

His Worship the Mayor and Councillors

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From

Administration Officer - Planning

Planning Scheme Consents - April 2012

Subject

3 May 2012 Date

delegation by a planning officer for the month of April 2012. The attached report shows Planning Scheme Consents issued under

Planning Scheme Consents; Within the period there was a total of twenty five (25) decisions made on active 2.

delegated authority; Twenty five (25) Planning Scheme Consents were approved under

Jessica Davidson

Administration Officer - Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for April 2012

P2115260	P2120068	P2120050	P2120008	P2120021	P2120046	P2120058	P2120061	P2120017	P2120076	P2120075	P2120060	P2120063	P2120066	P2120071	P2120064	Application Number
12/12/2011	5/04/2012	10	19/01/2012 PJ Lincoln	15/02/2012		26/03/2012	28/03/2012	6/02/2012	12/04/2012	11/04/2012	28/03/2012	2/04/2012	5/04/2012	5/04/2012	3/04/2012	Application Date
Concept Building Design And Drafting	Ryde Building Company Pty Satellite Close	AJ Penson	PJ Lincoln	DO Spronk	Agcrete Albany	GI Haley	R & JR Coffey	LL Boston	SP & DM Taylor	Powerhouse Architectural Drafting	WJ Watson	RJ & Jm Peterson	Turps Steel Fabrications	Wren (Wa) Pty Ltd T/A Zac Caramia Homes	DC Plaistowe	Applicant
Marine Terrace	Satellite Close	Bylund Place	Link Road	Ryan Road	Cumberland Road	Greyhound Circle	Bay View Drive	Migo Place	Killini Road	Manyat Place	Karrakatta Road	Regent Street	Swarbrick Street	Barry Court	Berliner Street	Street Address
Middleton Beach	McKail	McKail	Marbelup	Lowlands	Lower King	Lockyer	Little Grove	Kronkup	Kronkup	King River	Goode Beach	Gledhow	Emu Point	Collingwood Park	Bayonet Head	Locality
Holiday Accommodation (x4 two storey units)			of Use) & nt (food	Development - Cut And Fill In Excess Of 600mm (Dam)	Single House - Retaining Wall	Development/Earthworks in excess of 600mm		Single House Outbuilding and Rainwater Tank	Residential Dwelling	Single House (Setback Variation)	Single House - Additions (overheight overlooking)	Single House - Design Codes Relaxation (overlooking and retaining on boundary)	Development (Boat Storage)	Single House - Additions	Single House - Design Codes Relaxation (Overlooking)	Description of Application
Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Delegate Approved	Decision
2/04/2012	18/04/2012	13/04/2012	2/04/2012	5/04/2012	27/04/2012	16/04/2012	16/04/2012	30/04/2012	19/04/2012	13/04/2012	17/04/2012	18/04/2012	12/04/2012	27/04/2012	5/04/2012	Decision Date
Tom Wenbourne	Taylor Gunn	Taylor Gunn	Deb Delury	Deb Delury	Deb Delury	Adrian Nicoli	Tom Wenbourne	Taylor Gunn	Jessica Anderson	Jessica Anderson	Adrian Nicoll	Adrian Nicoll	Adrian Nicoli	Jessica Anderson	Jessica Anderson	Assessing Officer

AGENDA ITEM 2.1 REFERS

Application Number	Application Application Number Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2120047	19/03/2012 DJ Palfrey	DJ Palfrey	Golf Links Road	Middleton	Vehicle Sales/Hire (Dinghy And	Delegate	12/04/2012	Adrian Nicoll
				Beach	Scooter Hire)	Approved		
P2115277	23/12/2011	Powerhouse Architectural	Wakefield Court	Mira Mar	Single House (Design Codes	Delegate	4/04/2012	Deb Delury
		Drafting			Relaxation)	Approved		
P2120069	5/04/2012	Vrban Homes	Chester Pass Road	Orana	Group Dwelling (x2)	Delegate	20/04/2012	Adrian Nicoll
						Approved		
P2120080	20/04/2012	Ranbuild Great Southern	Premier Circle	Spencer Park	Development (Outbuilding)	Delegate	20/04/2012	Adrian Nicoll
						Approved		
P2120052	21/03/2012	21/03/2012 Albany Cemetery Board	Lower King Road	Walmsley	Cemetery/Crematoria - Additions	Delegate	11/04/2012	Tom Wenbourne
						Approved		
P2120030	23/02/2012	23/02/2012 Great Southern Sand And	Rocky Crossing Road	Willyung	Industry - Extractive (Sand)	Delegate	4/04/2012	Adrian Nicoll
		Landscaping Supplies				Approved		
P2115052	1/03/2011	B Bowman	Negri Road	Willyung	Industry - General (steel fabrication Delegate	Delegate	17/04/2012	Adrian Nicoll
			The state of the s		 manufacture & repair) 	Approved		
P2120065	4/04/2012	Scott Park Homes Great	Greenwood Drive	Willyung	Single House - Setback Relaxation	Delegate	27/04/2012	Taylor Gunn
		Southern Pty Ltd				Approved		•
P2120045	15/03/2012 JB Wood	JB Wood	Thompson Road	Youngs Siding	Youngs Siding Tourist Accommodation	Delegate	16/04/2012	Taylor Gunn
						Approved		•

2.3: REMOVAL OF PARKING RESTRICTION – BUS BAY ADELAIDE CRESCENT MIDDLETON BEACH

Land Description : Bus Bay Adelaide Crescent, Middleton Beach

Proponent : City of Albany
Owner/s : City of Albany

Business Entity Name : N/A

Attachment(s) : Design of parking layout in verge bay

: Aerial photograph with proposed location for Hail Bus Stop

Councillor Workstation : Copy of OCM 16/11/10 - Item 1.1

: Copy of letter from Public Transport Authority

: Copy of letter from Loves Bus Service

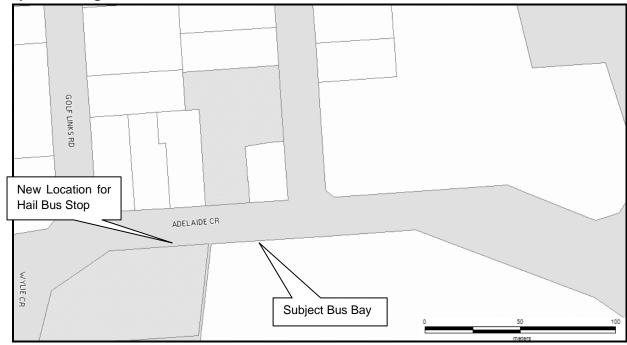
: Weekly Vehicle Counts 1046 (April 2007) & 1360 (August

2010)

Responsible Officer(s) : Acting Executive Director Planning and Development

Services (S Lenton)

Maps and Diagrams:



IN BRIEF

- Remove the bus stop designation from the Adelaide Crescent road verge bay to allow parking.
- Relocate 'Hail Bus Stop' post and designation at least 20m to the west of the existing road verge bay on the same side of Adelaide Crescent.

PLANNING AND DEVELOPMENT SERVICES

ORDINARY COUNCIL MEETING MINUTES 15/05/12 **REFER DISCLAIMER**

ITEM 2.3

ITEM 2.3: RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR ATTWELL SECONDED: COUNCILLOR DUFTY

THAT Council resolves to:

- 1) Remove the bus stop designation from the Adelaide Crescent road verge bay and replace with regular parking bays as per the Attached Plan(s);
- 2) Support the relocation of the 'Hail Bus Stop', at the developer's cost, to a point at least 20m west of the existing Adelaide Crescent road verge bay in accordance with the specifications of the Public Transport Authority.
- 3) Delineate, via road markings and signage, a no-standing area between the relocated bus stop and the revised regular parking bays to be located in the existing embayment, at the developer's cost.
- 4) Advise all surrounding landowners of the parking change and place a notification in the local newspaper, at the developer's cost.

CARRIED 9-1

Record of Vote

Against the Motion: Councillor Bostock

BACKGROUND

- 1. Council resolved to grant planning scheme consent for a change of use to 'Tavern' at 18 Adelaide Crescent, Middleton Beach at the Ordinary Council Meeting on 16 November 2010 (Item 1.1). The change of use, when implemented, would give rise to an increased demand for parking that cannot be accommodated on the existing developed site.
- 2. Condition A1 of the planning approval issued reads:

Prior to occupancy of the tavern use, the proponent is to provide 5 new car bays within the Adelaide Crescent Road Reserve, or where this is not possible or practical as determined by the Executive Director Works and Services, provide a cash-in-lieu contribution for the parking shortfall in accordance with the specifications of Council's Policy 'Guidelines for the Assessment of Off-site, Verge and Cash-In-Lieu Car parking Proposals'.

- The expectation of the City and Council was for the parking requirement associated with the change of use to be accommodated by the construction of bays in the road verge in the immediate vicinity. Such construction was to be to the City of Albany specifications at the developer's cost.
- 4. Due to the location of services within the road verge and the requirement for the additional parking bays to be located within a 50m walking distance of the use; the developer proposes to utilise the under used 'Hail Bus Stop' bay opposite 18-20 Adelaide Crescent. The bay will be upgraded and elongated to accommodate the 5 required car parking bays.

- 5. The bay is a designated bus stop and under the City of Albany Parking and Parking Facilities Local Law 2009; parking is prohibited in the bay as well as 20m on the approach side to the bay and 10m beyond the departure side of the bay.
- 6. The designation of the bay as a bus stop needs to be rescinded to enable the development of the bay to accommodate general car parking.

DISCUSSION

- 7. The planning approval for the tavern indicates the City of Albany preference for the off-site parking to be provided in the Adelaide Crescent road reserve. Such provision must be in close proximity to readily serve the site responsible for the demand. It is widely accepted that parking serving a specific site/use/operation should be located within a walkable 50m radius of the site.
- 8. With the Adelaide Crescent road reserve identified as the preferred location, the developer has investigated the practicalities and constraints such as the location of sewer and drainage services etc. This investigation identified the existing bus bay as the best location for the required 5 car parking bays.
- 9. The City of Albany Parking and Parking Facilities Local Law 2009 prohibits parking in, at and around bus stops. As such, Council is required to remove the designation of this bay as a bus stop, for the bay to be altered and used for general parking provision.
- 10. The Public Transport Authority requires a bus stop to be retained in this vicinity, but the stop is not required to be a dedicated bay as it is an on demand rather than a timed stop. The local bus company (Loves Bus Service) does not consider this an essential stop and has no objection to the removal of the bay.
- 11. At the March 2012 Ordinary Council Meeting this matter was deferred pending additional information being provided due to road safety concerns raised by members of the public.
- 12. This portion of Adelaide Crescent is subject to a 40kph speed limit, so traffic speed is generally low. Historic traffic count data recorded by the City gives virtual (or average) levels of traffic use.
- 13. Data recorded over a month long period in 2007 from Thursday 29 March to Monday 30 April, which included the Easter long weekend, is calculated to produce a virtual (or average) week. Between 7am and 7pm, the peak vehicle counts were between 11am and 12noon on both Saturday and Sunday with 194 and 195.2 vehicles per hour respectively. Over these peak hours' one vehicle went past every 18.5 seconds. This would not be considered high volume or frequency of use.
- 14. The most recent count for this portion of Adelaide Crescent was undertaken during winter 2010 between Thursday 5 August and Friday 27 August. Again the peak hour of use over the virtual week was 11am to 12noon over the weekend with 185 vehicles on Saturday and 203 vehicles on Sunday.

- 15. Even though the more recent count was undertaken in winter, at what is generally considered a quieter time of year in this tourist area, this comparison shows that traffic levels have increased. Again, averaging this vehicle count over the peak hour, one vehicle went past every 17.75 seconds. This is still not considered high volume or frequency of traffic.
- 16. In addition, at its widest point the existing bus bay is 3.5m wide from the kerb to the Adelaide Crescent carriageway. The bay is proposed to be widened as well as elongated and the width of the bay would continue for the length of the 5 parking bays. The standard for parallel parking bays in this scenario is a width of 2.3m. The parking bays can be required to be marked close to the kerb line of the formed bay and this would result in an apron of approximately 1m between the marked parking bay and the Adelaide Crescent carriageway. Given the frequency of traffic and the prescribed low speed, this additional 1m of sightline for both pedestrians and drivers is considered more than sufficient to overcome any perceived conflict and safety concerns arising as a result of the introduction of the parking bays in this location adjacent to the Council reserve.
- 17. If Council is so minded, the width of the embayment and location of the marked parking bays within it, can be required to be detailed as part of the specification for construction required to be provided to and agreed by the Executive Director Works and Services as outlined by Condition A1 of Planning Scheme Consent P2105183.

GOVERNMENT CONSULTATION

18. The Public Transport Authority has been consulted regarding the removal of the bus stop from the bay. Their response states that the bay is not essential from an operational perspective as the stop is not timed and buses only need to dwell for long enough to pick up and set down passengers. They have added that it is necessary to retain a bus stop at this location and have provided details of disability accessibility requirements for bus stops as a new (replacement) stop will need to comply with current requirements.

PUBLIC CONSULTATION / ENGAGEMENT

- 19. Loves Bus Service sent a response to the Public Transport Authority advising they have no objection to the removal of the bus stop at Adelaide Crescent.
- 20. The businesses and residents in close proximity to the existing bus bay have not been formally consulted, but will be informed as a result of the notification as outlined in part four (4) of the proposed resolution. It is anticipated that the businesses in close proximity to the existing bus bay will benefit from the additional 5 (non-exclusive) parking bays to be provided.

STATUTORY IMPLICATIONS

21. Clause 1.8 of the Parking and Parking Facilities Local Law 2009 states:

"Powers of the local government

The local government may, by resolution, prohibit or regulate by signs or otherwise, the stopping or parking of any vehicle, any class of vehicles or any class of drivers in any part of the parking region but must do so consistently with the provisions of this Local Law."

STRATEGIC IMPLICATIONS

22. There are no strategic implications relating to this item.

POLICY IMPLICATIONS

23. There are no policy implications relating to this item.

RISK IDENTIFICATION & MITIGATION

24. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk	Mitigation
			Analysis	
Re-locating the bus stop from the dedicated bay into the road may give rise to traffic conflict.	Unlikely	Insignificant	Low	No mitigation – the frequency of use of the bus stop together with it being a hail only stop means this is unlikely to arise and is an ordinary traffic hazard for drivers.
Not re-locating the bus stop removes the developer's ability to provide compliant additional parking. The only remaining option would be a cash-in-lieu payment, which may mean the Tavern development is not financially viable.	Likely	Moderate	High	The recommendation to re-locate the bus stop is reasoned and justified. No mitigation – the economic and financial viability of a private development is not a City of Albany concern.

FINANCIAL IMPLICATIONS

25. There are no financial implications for the City of Albany arising from this item. The costs associated with the relocation of the bus stop and work to upgrade the road verge bay for parking (including line marking the road) are to be borne by the developers of the tavern at 18 Adelaide Crescent.

LEGAL IMPLICATIONS

26. There are no legal implications relating to this item.

ALTERNATE OPTIONS

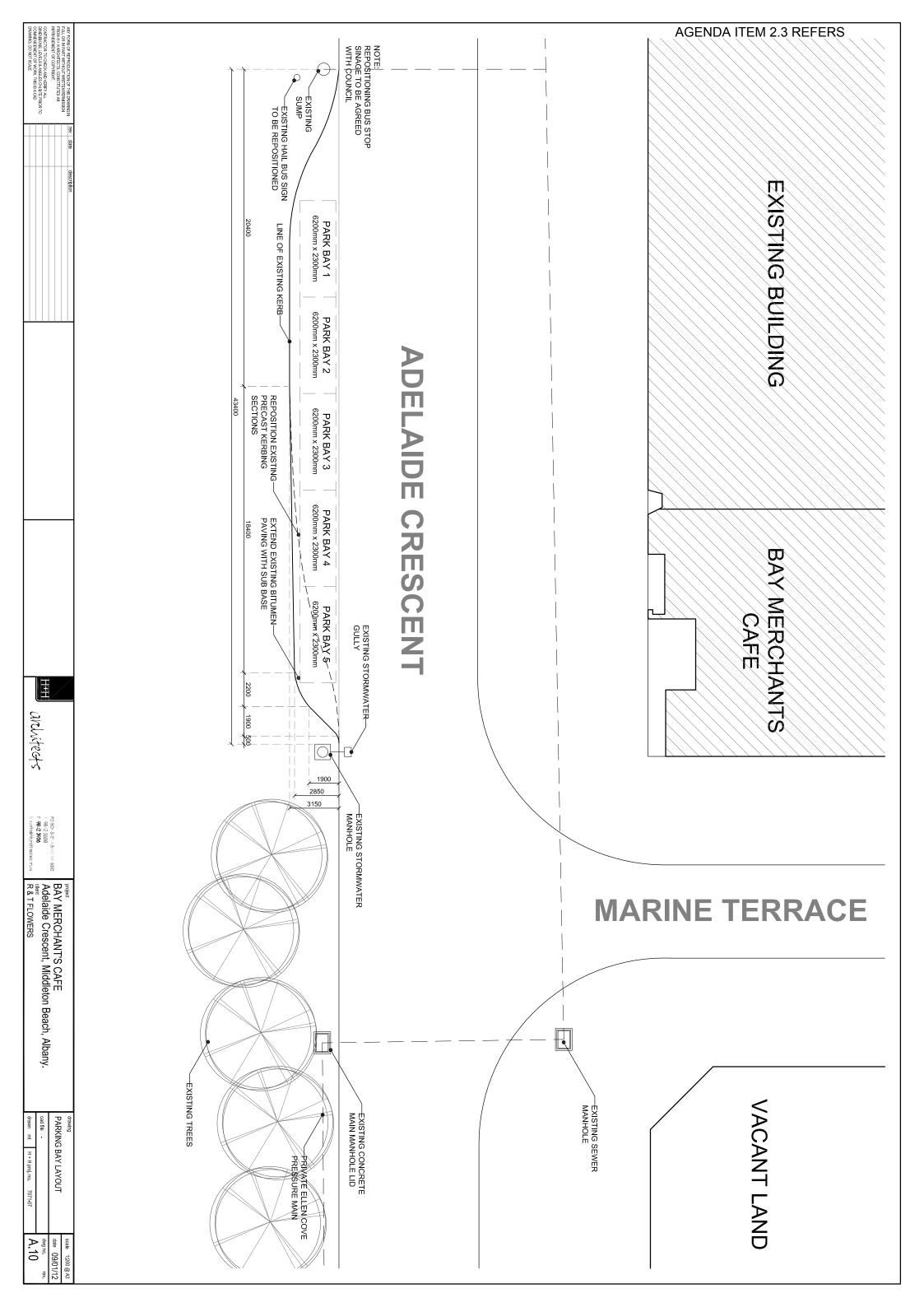
- 27. Council has the following options in relation to this item, which are:
 - To resolve not to remove the bus stop designation over the Adelaide Crescent road verge bay;
 - To remove the bus stop designation from the Adelaide Crescent road verge bay and reallocate it to a point at least 20m west of the identified bay as per staff's recommendation.
 - In addition to removing the bus stop designation as outlined above, Council may consider the following additional requirement in the resolution:

'The construction plans for the embayment alterations shall show the existing embayment maximum width (3.5m) being retained for the full length of the altered bay and include detail of the location for the marked parking bays close to the new kerbing line.'

SUMMARY CONCLUSION

- 28. At the time of consideration of the application for planning scheme consent for change of use to tavern, it was identified that the Adelaide Crescent road verge was potentially an appropriate location for the off-site car parking provision.
- 29. Investigation by the developer has identified the existing bus stop bay as the most appropriate location for the required parking, due to the constraint of proximity of services elsewhere in the vicinity. It is important to note that the on-street bays will not be for the exclusive use of patrons attending the tavern or café, but available to all members of the public.
- 30. The City of Albany Parking and Parking Facilities Local Law requires a resolution of Council to alter any parking designation or prohibition, which in this instance is sought to move a 'Hail Bus Stop' approximately 20m west along Adelaide Crescent.
- 31. The Public Transport Authority and local bus company have no objection to this relocation of the bus stop.
- 32. Given the low traffic speed and relatively low frequency of traffic, the proposed alteration of the bay to permit parking is not considered to have a measureable impact on road safety.

Consulted References	City of Albany Parking and Parking Facilities Local Law 2009.
File Number (Name of Ward)	RD.DEC.8 (Frederickstown Ward)
Previous References	OCM 20/03/2012 Item 2.2





PLANNING AND **DEVELOPMENT**

2.4: DEVELOPMENT APPLICATION – COMMUNITY PURPOSE BUILDING (DAYTIME COUNSELLING AND NIGHT TIME SHELTER) AT 320 ALBANY HIGHWAY, CENTENNIAL PARK

Land Description 320 Albany Highway, Centennial Park

Proponent Jim Dijkstra

BA Berryman (in possession of National Australia Bank) **Owner**

: Shalom Inc - Directed by Board and Committee made up of **Business Entity Name**

members of the Free Reformed Churches of Albany

Planning application and supporting information and

submissions.

Nil **Appendices Councillor Workstation** Nil

Responsible Officer(s) Acting Executive Director Planning & Development Services

(Simon Lenton)

Maps and Diagrams:

Attachments



PLANNING AND DEVELOPMENT SERVICES

IN BRIEF

- The use proposed is for a Community Purpose Building which would operate as a counselling and 'drop in' centre during the day and shelter for homeless men overnight.
- This use is not listed under the use classes in the Zoning Table in Town Planning Scheme 1A (TPS1A), however, Council can exercise its discretion in deciding if a use is suitable in any zone.
- The use was advertised and the neighbourhood consulted with one objection lodged.

RECOMMENDATION

ITEM 2.4 RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR HAMMOND SECONDED: COUNCILLOR DUFTY

THAT Council resolves to ISSUE a Notice of Planning Scheme Consent for a 'Community Purpose Building (day time counselling and night shelter for homeless men)' at 320 Albany Highway, Albany subject to the following conditions:

- 1. No more than 6 people shall be accommodated within the building between the hours of 5:00pm and 8:00am unless otherwise agreed to in writing by the City of
- 2. No signs are to be erected on the lot without City of Albany approval, in accordance with the City of Albany's Signs Policy and Bylaws;
- 3. A Management Plan outlining the operation of the facility is to be prepared and implemented to the satisfaction of the City of Albany prior to commencement of the use hereby approved. Once approved, any amendments to the Management Plan will require further approval from the City of Albany;
- 4. The crossover is to be upgraded to the City of Albany's specifications, levels and satisfaction in accordance with drawing nos. 97024 1/3 - 97024 3/3. A permit from the City of Albany is required prior to any work being carried out within the road reserve:
- 5. The access-way is to be constructed and drained at the Developer's cost to the satisfaction of the City of Albany;
- 6. Vehicular parking, manoeuvring and circulation areas indicated on the approved plan are to be designed in accordance with AS2890, constructed, properly drained and sealed to the satisfaction of the City of Albany. Vehicles leaving the property must be able to leave in forward gear;
- 7. The disposal of stormwater from existing and new buildings is to be designed and managed in accordance with the City of Albany's subdivision and Development Guidelines, at the Developer's cost; and
- 8. Approval for the use 'Community Purpose Building (day time counselling and night shelter for homeless men) is granted exclusively to the applicant and is not transferrable to a third party or to an alternate site.

CARRIED 10-0

PLANNING AND DEVELOPMENT SERVICES

BACKGROUND

- The subject site is a 2564m2 lot zoned Residential within TPS1A that fronts Albany Highway 1. and is in close proximity to the 'main roundabout' – a high traffic area.
- 2. The house and outbuilding on this lot are currently used for private residential use. The lot is for sale and the applicant is applying to purchase the land subject to approval of this change of use.
- 3. This residential lot is located between two differently zoned lots. To the north is a Church on land zoned 'Other Commercial' and to the south a Motel on land zoned 'Tourist Residential'.
- 4. Albany Highway separates this lot from mixed uses within the 'Other Commercial' zone and 'Residential' lots opposite.
- The proposed use of 'Community Purpose Building' is not listed in the Scheme and has 5. been advertised, in accordance with the Scheme requirements with an objection being submitted by an adjoining landowner.

DISCUSSION

- 6. This application is for a change to the existing residential use. The proposed use is not described in the Zoning Table of TPS1A and as such required consultation with the neighbourhood and community. The proposal is to provide a service to the community in the form of a night shelter for homeless men; to provide a safe place where socially disadvantaged people can gather for companionship, advice and meals, as well as access to facilities to assist personal development (such as personal hygiene, arts & crafts, laundry service, internet access and training courses). The facility is to be directed and financed by a board with a committee that will oversee the day to day operations. The Board and Committee will be comprised of members of the Free Reformed Churches of Albany. A paid, suitably qualified coordinator and a group of volunteers will provide the daily management of the centre. The facility is to be known as 'Shalom House'.
- 7. Included in the matters that must be addressed by Council when considering this application is the compatibility of the use with its setting and any social issues that may have an effect on the amenity of the locality. The lot is surrounded by a variety of different zones and mixed uses and it is considered that the area is quite busy with no one use being predominant. The location of this lot on a highway, with a Church on one side and a Motel on the other provides a bit of a buffer to surrounding residential areas. There is a residential lot to the rear; however, the subject lot is large enough to provide a large setback (approx 60m) and subsequent buffer to this lot also.
- The rules to be applied to the shelter are intended to protect both the visitors and the 8. neighbourhood, including:
 - The visitors will be required to be at the shelter between 5pm and 7.30pm;
 - Doors are locked at 7.30pm and no one will be admitted after this time;
 - Lights out at 10.30pm; and
 - Men will be checked out by 8.00am next morning.

ITEM 2.4 11 **ITEM 2.4**

- 9. Shalom House is also initially proposed to be open two mornings a week from 10:00am to 1:00pm for counselling, but ultimately it is envisaged that the facility will be open between 8:00am and 5:00pm daily.
- There will be one permanent staff member (coordinator) and other local volunteer supervisors. A maximum of three car bays have been allocated to staff. The use is not expected to attract visitors who will own or drive a car. A total of five permanent bays have been provided to allow all vehicles to return to the street in forward gear, with ample occasional parking available within the boundaries of the lot. The parking appears sufficient for the proposed use.

GOVERNMENT CONSULTATION

11. Not required.

PUBLIC CONSULTATION / ENGAGEMENT

- As Council's discretion is required for this use which is not listed in the Scheme, the community has been consulted, by way of letters to landowners in the surrounding neighbourhood; a sign on site and a notice in a local paper.
- 13. At the end of the consultation period the following comments were received:
 - One objection from an adjacent neighbour (Raymond and Norma Croker, Ace Motor Inn); and
 - Two letters of support one from a landowner three lots away (John Henson, Amaroo Village) and one from the Member for the South West Region, Legislative Council (Hon Robyn McSweeney).
- The objection was based on the following concerns: "We believe the proposed application would create many issues for our guests. The majority of our guests are elderly and would be distressed to know that a Night Time Shelter is situated next door. The overseas visitors to Albany would also not be impressed to have such a facility next door to a Motel."

STATUTORY IMPLICATIONS

- TPS1A states at Clause 3.6 that "If a particular use is not mentioned in the list of use classes or is not included in the general terms of any of the use classes, such use shall, unless it is permitted by any other provisions of the Scheme, be deemed to be prohibited, provided that the Council may in its discretion permit such use or purpose to be carried out in any zone it considers appropriate and in granting such permission the Council may impose such conditions as it thinks necessary for the orderly and proper planning of the locality and the preservation of its amenities."
- Clause 7.8A of the Scheme details matters to be considered by Council and states:
 - 7.8A The Council in considering an application for planning consent is to have due regard to such of the following matters as are in the opinion of the Council relevant to the use or development the subject of the application:
 - (i) the compatibility of a use or development with its setting;
 - (j) any social issues that have an effect on the amenity of the locality;
 - (n) the preservation of the amenity of the locality;

ITEM 2.4 12 **ITEM 2.4**

- (o) the relationship of the proposal to development on adjoining land or on other land in the locality including but not limited to, the likely effect of the height, bulk, scale, orientation and appearance of the proposal;
- (q) the amount of traffic likely to be generated by the proposal, particularly in relation to the capacity of the road system in the locality and the probable effect on traffic flow and safety; and
- (y) any relevant submission received on the application.

STRATEGIC IMPLICATIONS

17. This item relates to the following areas of the Strategic Plan 2011-2021:

Key Focus Areas

Community focussed organisation.

Community Priorities

Support for community groups.

Proposed Strategies

Assist with improving access to suitable venues close to CBD that are affordable for community groups.

POLICY IMPLICATIONS

18. Nil.

RISK IDENTIFICATION & MITIGATION

19. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Should Council decide not to follow the recommendation and refuse the proposal, the proponent may lodge an application for review to the State Administrative Tribunal.	Likely	Insignificant	Low	The decision is based on sound planning grounds

FINANCIAL IMPLICATIONS

20. The standard fee has been paid by the proponent for this application in accordance with the City's Schedule of Fees and Charges 2011-2012 and staff have processed the proposal within existing budget lines.

LEGAL IMPLICATIONS

21. Should Council not follow the recommendation and refuse the development the proponent has the ability to seek review of Council's decision at the State Administrative Tribunal. Such an appeal would be a Class 1 appeal which does not involve legal representation and therefore such costs would be mainly staff time.

ITEM 2.4 13 **ITEM 2.4**

ALTERNATE OPTIONS

22. Council has the ability at its discretion to approve or refuse the development.

SUMMARY CONCLUSION

- 23. This application is for a Community Purpose Building to be located on a residential lot. The use is not a use that is listed in the Town Planning Scheme 1A Zoning table and has been advertised to the community and as one comment has been received objecting to the use, Councils determination is requested.
- 24. The proponent states there is a need in the community for this service to be provided and the subject lot has been chosen as the location is suitable in terms of access for the members of the community who may need to use it and the lot is large enough to provide a buffer to and from the surrounding land uses.
- 25. Consideration must be made of the community's support for this use as well as the concern raised by the adjacent landowner. It should be noted that the proponent has considered the community's concerns and the 'Rules' that have been drafted are to put in place controls that should protect both the safety and comfort of the guests at the proposed building and the local neighbourhood.
- 26. Subject to the conditions listed, the proposal is considered acceptable in this location.

Consulted References	•••	Town Planning Scheme 1A
File Number (Name of Ward)	:	A128880 (Frederickstown Ward)
Previous Reference	:	Nil

Doc No.

City of Albany Records ICR1258286

File:

A128880

Date:

01 FEB 2012 PA1

Officer

..... Attach ·Box: Vol Box+Vol



24/01 2012 TUE 11:37 FAX 61 8 98425901 NAB ALBANY BBC

Postal Address.

Phone: (08) 9841 9383 Fax: (08) 9841 4099 Email: <u>planning@albarty.wa.qoy.au</u> Synergy Reference No. NF06594_1

APPLICATION FOR GRANT OF PLANNING SCHEME CONSENT

LANDOWNER	Name: Name: Name: Name: Name: North Name:	
-	State the name of the business: Signature: Date: 31/01/20/2 [NOTE: APPLICATION MUST BE SIGNED BY LANDOWNER]	
APPLICANT (if different from landowner)	Name of Contact Person regarding this application: Sites Office States Address: CI 19 Gyrands States	
	Fex. OSGP: Lit 6306	
DESCRIPTION OF LAND AND NATURE OF PROPOSAL	Type of Development/Use Proposed: Community Use For Community Use For Community Commun	
OFFICE USE	TPS No: IA Zone: Residential Other: R20 Use Type: Use Not Listed Description: Community Purpose Building (Daytime Counselling and Nightime Shelter) Assessment No: A128880 Building Licence No:	RFI:
CASHI GIL 124	Application No: P2120013 Receipt No: 31000 Amount: 5130-00 Signature: Maan Date: 1/2//2	
12000 TO	© City of Albany, 2006, EPTION	,

2/2/12



19 January 2012

Chief Executive Officer City of Albany PO Box 484 ALBANY WA 6330

Attention: Planning Department

Dear Sir/Madam

Proposed Change of Use – Community Purpose Building (Shalom House) Lot No. 321 Albany Highway, Albany

I refer to the above and *attach* the required Planning Application Form, planning fee and Site Plans in relation to the proposed Change of Use at the above address.

"Shalom House" is a proposed community facility that is to be operated by an incorporated association, registered as Shalom Inc. This association is directed and financed by a board with a committee that oversees the day to day operations. The Board and Committee are all members of the Free Reformed Churches of Albany, who wish to offer charity and help to people in the local community. Shalom House proposes to offer its community services based upon the following key objectives:-

- To provide a night shelter for homeless men.
- To provide a safe place where socially disadvantaged people can come for a chat, advice, tea, coffee, lunch or basic recreational activities such as reading, board games etc.
- To provide disadvantaged people with access to facilities to assist personal development including but not limited to: personal hygiene, arts and crafts, laundry service, internet access, and training courses such as literacy, cooking, computing, resume writing etc.

This Planning Application seeks to utilise the existing dwelling at No.321 Albany Highway, to accommodate the proposed activities of Shalom House. The proposed land use is best classified as a Community Purpose, and under the Local Town Planning Scheme this is a Use Not Listed within the residential zone, and hence is subject to advertising and Council discretion.

The town planning considerations associated with the change of land use are outlined as follows:-

a) The community service is offered by members of the association, a paid, suitably qualified coordinator and a group of volunteers many who have had practical experience as supervisors of the previous men's shelter managed by Regional Counselling and Mentoring Service for the past three winters. This group of volunteer supervisors are members of the local community including school teachers, prison officers, counsellors, electricians, accountants etc. It is anticipated that there would be a supervisor on the premises at <u>all</u> periods of usage.

As there would be one (1) permanent staff member as co-ordinator, and other volunteer supervisors who live in the local community, it is anticipated that a maximum of three (3) car bays would be required for the supervisors and staff. As the majority of people who will utilise this facility do not own or drive a car, a total of five (5) car bays as illustrated on the *attached* Development Site Plan that forms part of this application, is considered sufficient. However, there is also considerable room on the back lawn for any overflow parking requirements should this be required.

- b) The community services that are to be offered by this facility include:
 - Social interaction;
 - A night-time, crisis accommodation shelter for homeless men (maximum of six (6) persons).
 - Meals and cooking facilities
 - Laundry service
 - Personal development opportunities including computing skills, arts and crafts, resume writing, personal hygiene, reading and writing
 - Shower facilities.

All of these activities are indoor activities that are quite passive and low key, and hence would not cause any undue impacts on the surrounding environment. It is noteworthy that the subject land is positioned between a Seventh Day Adventist Church and a motel with considerable vacant and commercial land opposite acting as a substantial buffer zone. The property is also suitably sized to ensure a substantial buffer zone is maintained between it and the only residential boundary at the rear of the property.

- c) The provision of the night shelter for homeless men will require men to be at the shelter between 5pm and 7.30 pm. At 7.30pm the door will be locked and no one will be admitted after this time. Lights out will be at 10.30 pm. The men must be checked out by 8am the next morning. There will be at least one (1) male supervisor on site at all times when Shalom House is offering the night shelter. If a suitable supervisor cannot be found for any night, the shelter will not be open that night.
- d) Shalom house will be equipped with a duress alarm and suitable safety equipment such as first aid equipment and fire extinguishers.
- e) Whilst initially Shalom House is proposed to be open for two mornings per week from 10:00am to 1:00pm, ultimately it is envisaged that the facility will be open between 8:00am and 5:00pm daily. Upon entering the centre the clients will be required to fill in an admission form and sign to agree to the rules of the house.
- f) Drugs, alcohol, bad behaviour and language will not be tolerated. Should a client be in serious breach of the house rules, they will be asked to leave immediately. Police assistance will be utilised if necessary.
- g) The property is well serviced with essential services including reticulated sewerage supply. The proposed five (5) bay carpark has been designed to allow all vehicles to return to the street in forward gear and also includes a disabled car bay. The car parking area is proposed to be sealed and drained in accordance with Council Specifications.
- h) An advertising sign for shalom House is proposed to be a low key signage panel affixed to the front of the building.

In conclusion, Council is earnestly requested to allow the establishment of "Shalom House" within the existing dwelling at No.321 Albany Highway, Albany should the required building developments be met. Council is requested to have due regard to the excellent community service that this facility will offer to socially disadvantaged members of the local community. A draft copy of the Shalom House policy and procedures as completed to date can also be provided upon request. As such it is still a developing document, but it is anticipated that this will be completed before the opening of Shalom House.

It would also be worthy for the council to consider that the current 'Men's night Shelter' operated by Regional Counselling for the past 3 years, at 12 Alexander Street, will not continue this year. This shelter has been very successful and had both council and local support. Regional Counselling has worked well with the neighbours and also fully supports the Shalom House project. Needless to say, if approvals are stalled, the operation of a 'men's night shelter' in Albany would be at great risk. It would be appreciated if Council could deal with this application relatively promptly as the association sees an urgent need in the local community.

Should you require any further information or details in relation to the proposed Change of Land Use, please do not hesitate to contact the undersigned.

Yours faithfully



Jim Dijkstra Chairman On Behalf of 'Shalom" committee

Contact: C/ Kosters Steel Construction 98422650 0419 967 968 Email: jim@kosters.com.au

List of accompanying documentation:

- 1. Planning application form
- 2. Development site plan
- 3. Draft copy of the Men's shelter rules
- 4. Draft copy of the Men's shelter admission form
- 5. Draft copy of the Job Description for proposed co-ordinator
- 6. Draft rules of the Association



Job Description Form

Shalom House Coordinator

Shalom House Vision:

PURPOSE OF THIS POSITION:

The Coordinator will work with the Management Committee to coordinate the delivery of services to ensure people who are homeless or at risk of homelessness are provided with safe, secure accommodation, are assisted with meeting their daily needs and are empowered to make positive lifestyle changes.

Lines of responsibility:

The Coordinator is directly responsible to the management committee.

The management committee is answerable to the Board of Management for Shalom House.

Positions under Direct Supervision:

All volunteer workers for the Shalom House will be supervised by the Coordinator.

RESPONSIBILITIES OF THIS POSITION:

Service Delivery:

- Ensure the service runs effectively and efficiently on a day-to-day basis.
- Coordinate the delivery of all services run at Shalom House.
- Coordinate the rostering and delivery of services by all volunteers.

- Ensure all service delivery is in line with the vision of Shalom House and adheres to the Policy and Procedures of the organization.
- Ensure the house is maintained as a clean and safe environment for all users and visitors, including the coordination of contractors to maintain and upgrade facilities in consultation with the management committee.

Staff Management:

- Advise the management committee on all matters of employment of staff.
- Ensure that staff fulfill the requirements of their position descriptions and maintain professional relationships with Shalom House users.
- Ensure adequate and appropriate orientation, supervision, training, support and debriefing is provided to staff.
- Ensure the provision of safe working conditions for all staff and ensure staff work practices and behavior adheres to OSH rules and principles.

Information and Knowledge Management:

- Be responsible for the development and implementation of administrative and information systems and the development, maintenance and implementation of the Shalom House Policy and Procedures Manual.
- Be responsible for the development and implementation of the Occupational Safety and Health (OSH) procedures and maintain appropriate records of OSH training, audits and inspections.
- Develop and maintain a directory of Community Resources.
- Ensure all client documentation, including both IT and paper documents, is secured and remains confidential at all times.

Stakeholder Relationships:

- Ensure the management committee are provided with the support, information and expertise required to effectively meet their responsibilities.
- Represent the organization to government, other community agencies and the wider community.
- Coordinate the development and maintenance of appropriate promotional material.
- Develop and maintain links with relevant organizations to promote collaborative service delivery to Shalom House users.
- Provide written reports to the Board and Management Committee on the operations of the service as required.

Financial Management:

- In conjunction with the Treasurer, be responsible for the financial management of the organization including the presentation of a budget and financial reports to the Board of Management and management committee.
- Prepare submissions for funding and coordinate fund-raising activities in consultation with the management committee where required.

SKILLS AND EXPERIENCE REQUIRED:

Eligibility:

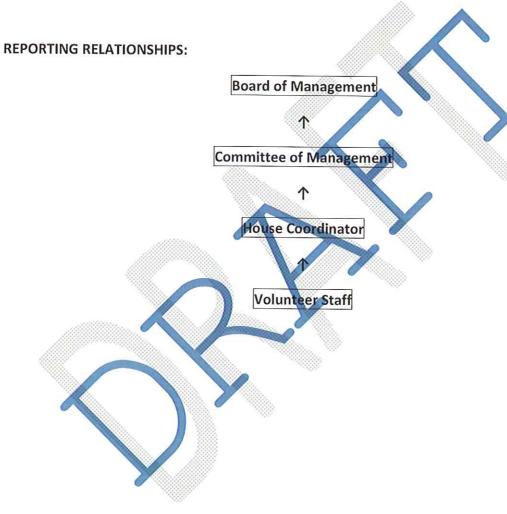
- A confessing member of the Free Reformed Churches of Australia or one of its sister churches.
- A valid Western Australian Motor Drivers License.
- Ability to undergo a National Police Clearance check.

Essential:

- Excellent written, oral and interpersonal communication skills including the ability to communicate with people from diverse backgrounds.
- Ability to work with and be responsible to a Board and Management Committee.
- The ability to manage the use of allocated human, financial and physical resources effectively to achieve positive outcomes.
- An understanding of the factors which can lead to homelessness and the psychological, physical and emotional effect it has on clients.
- Demonstrated knowledge of community resources.
- The ability to participate in and also to lead a team to achieve positive outcomes.

Desirable:

- Tertiary qualifications in a social or behavioural science.
- Experience in human services work.
- Experience or training in staff management, administration and financial management.
- Experience or training in providing appropriate training and performance development to staff (e.g. Cert IV Workplace Assessor).



shalominc

come in, we care

	MENS SHELTER Admission form	DATE:
NAME:		DOB:
LAST ADDRESS:		How long were you been Homeless?
Ow DID YOU FIND	☐ DOMESTIC VIOLENCE	ARE YOU A:
OL.SELF IN NEED	☐ RESTRAINING ORDER	VICTIM
OF CCOMMODATION?	☐ DRUGS AND ALCOHOL	☐ PERPETRATOR
CCOMMODATION?	☐ FAMILY BREAK DOWN	□ BOTH
ICK ANY	☐ LOSS OF WORK	
PPROPRIATE	☐ FINANCIAL ☐ MENTAL HEALTH	
	OTHER: PLEASE SPECIFY: ARE YOU UNDER MEDICATION AND IF SO WHAT: COMMENTS:	

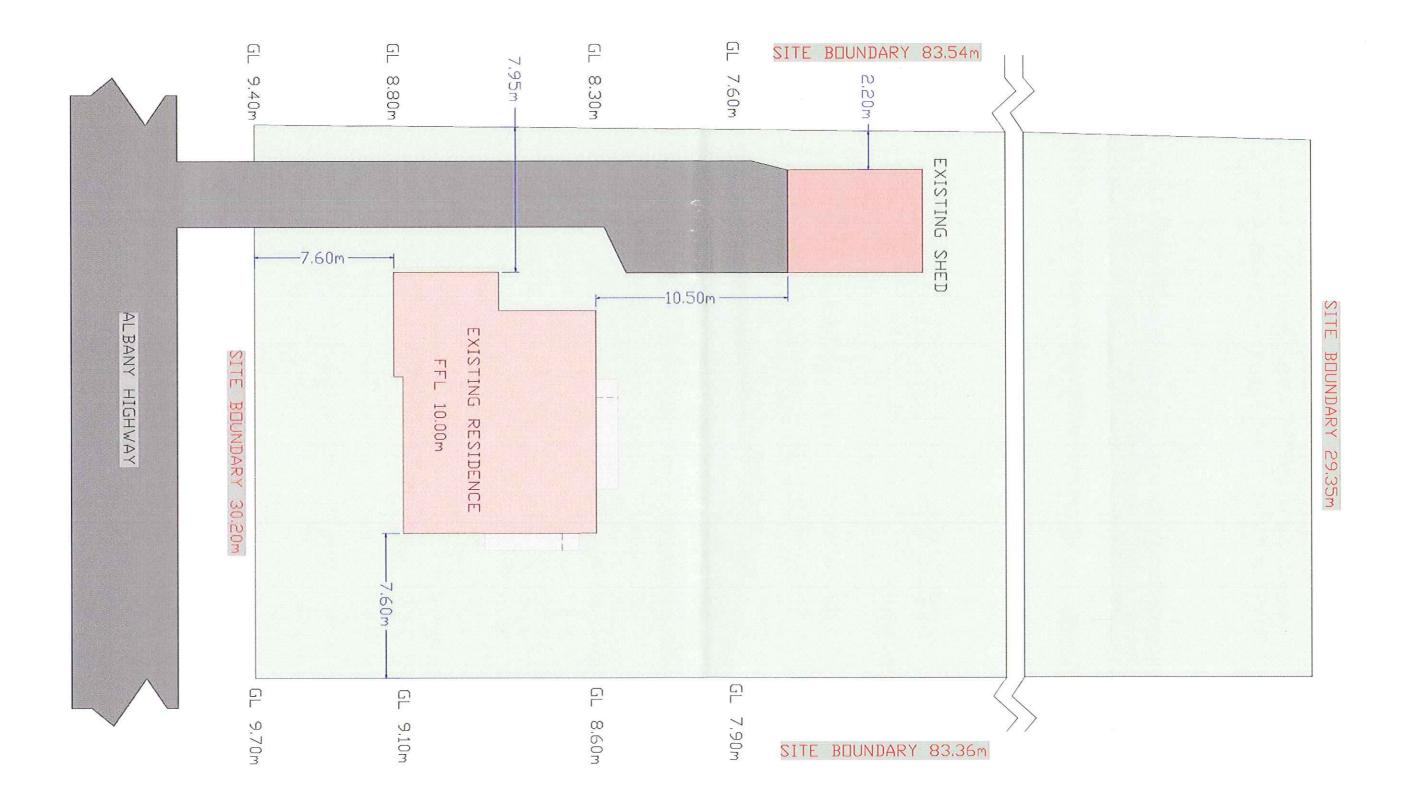


RULES FOR MEN'S NIGHT SHELTER

- THIS SHELTER IS DRUG, ALCOHOL AND BAD LANGUAGE FREE.
- Check in is between 5:30pm and 7.30pm
- Once in the shelter the supervisor will ask you to fill out a registration form for the night and you will be allocated a bed.
- When you have been allocated a bed, you will be requested to stay in the shelter until the next morning. Should you opt to leave you will not be allowed to return and your bed will be given to another person.
- Anyone under the influence of drugs or alcohol, or who shows signs of aggressive or abusive behaviour, will not be given a bed and asked to leave the premises. Police will be called if you refuse to leave.
- Showers are available upon request and are a privilege not a right.
- Please ask the supervisor as to dinner arrangements for the evening. No other arrangements will be permitted unless made by prior arrangements.
- No cooking of other food is allowed without consent.
- Lights out at 10.30pm. Noise is to be kept to a minimum with no loud music or excessive noisy behaviour permitted. Please respect the rights of the surrounding neighbours who have been supportive of the shelter.
- Breakfast is between 6.30am and 7.30am consisting of toast, cereal, tea and coffee.
- You are to clean up after yourself, wash and dry dishes and wipe the sink down.
- Unless you are permitted to stay an additional night, all bedding is to be stripped and
 placed together with your used towel in the laundry cupboard. If you are staying for
 additional nights, you are to make your bed to a standard that is appropriate.
- Residents are to vacate the premises by 8am each morning.
- Smoking is in designated areas only.
- THIS IS YOUR SHELTER. PLEASE RESPECT THE PRIVILEGE AND THE RIGHTS OF OTHERS IN AND AROUND THE SHELTER.

ANYONE BREAKING THESE RULES MAY BE ASKED TO LEAVE.

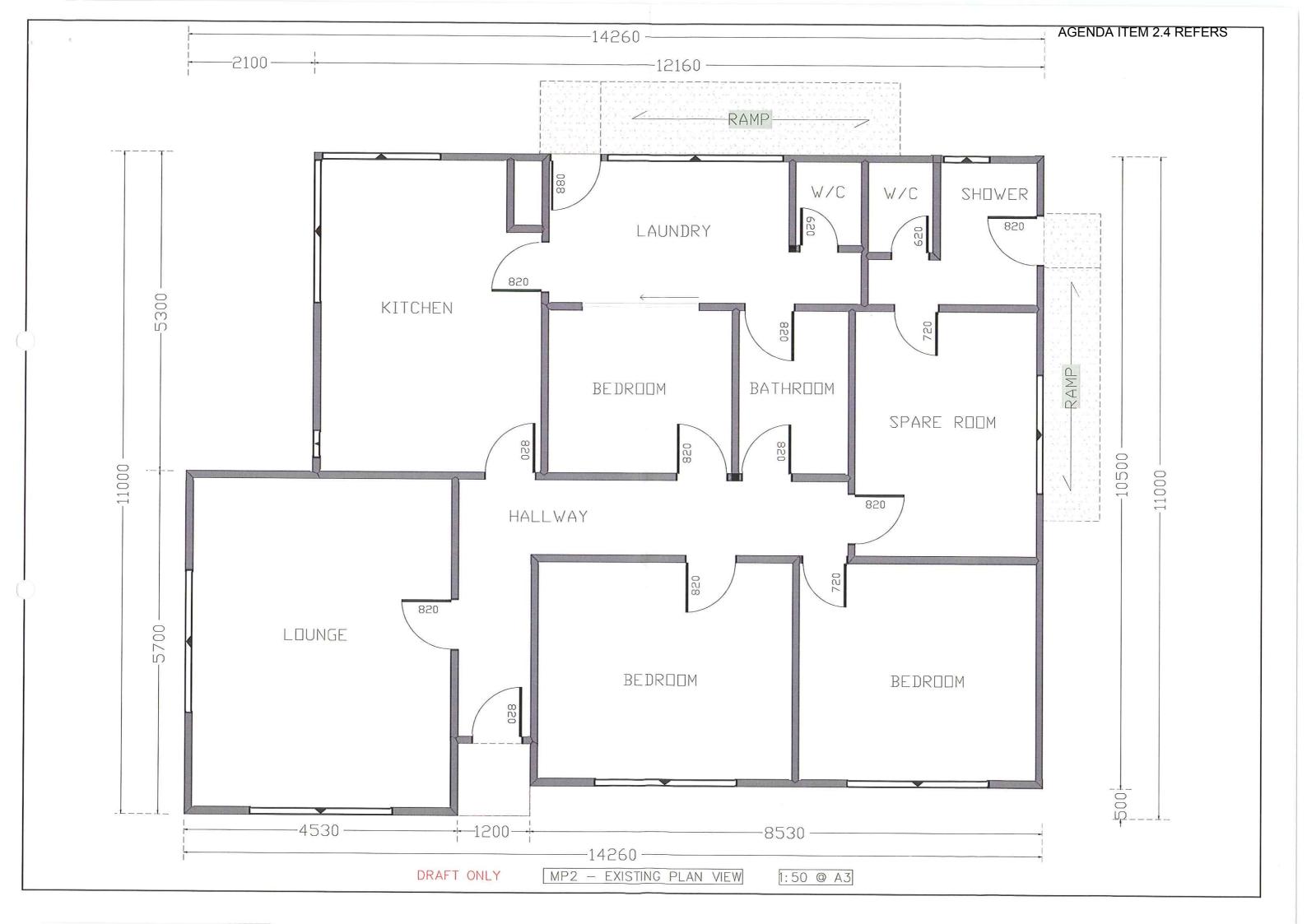
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Signature:			
Date:	_/		

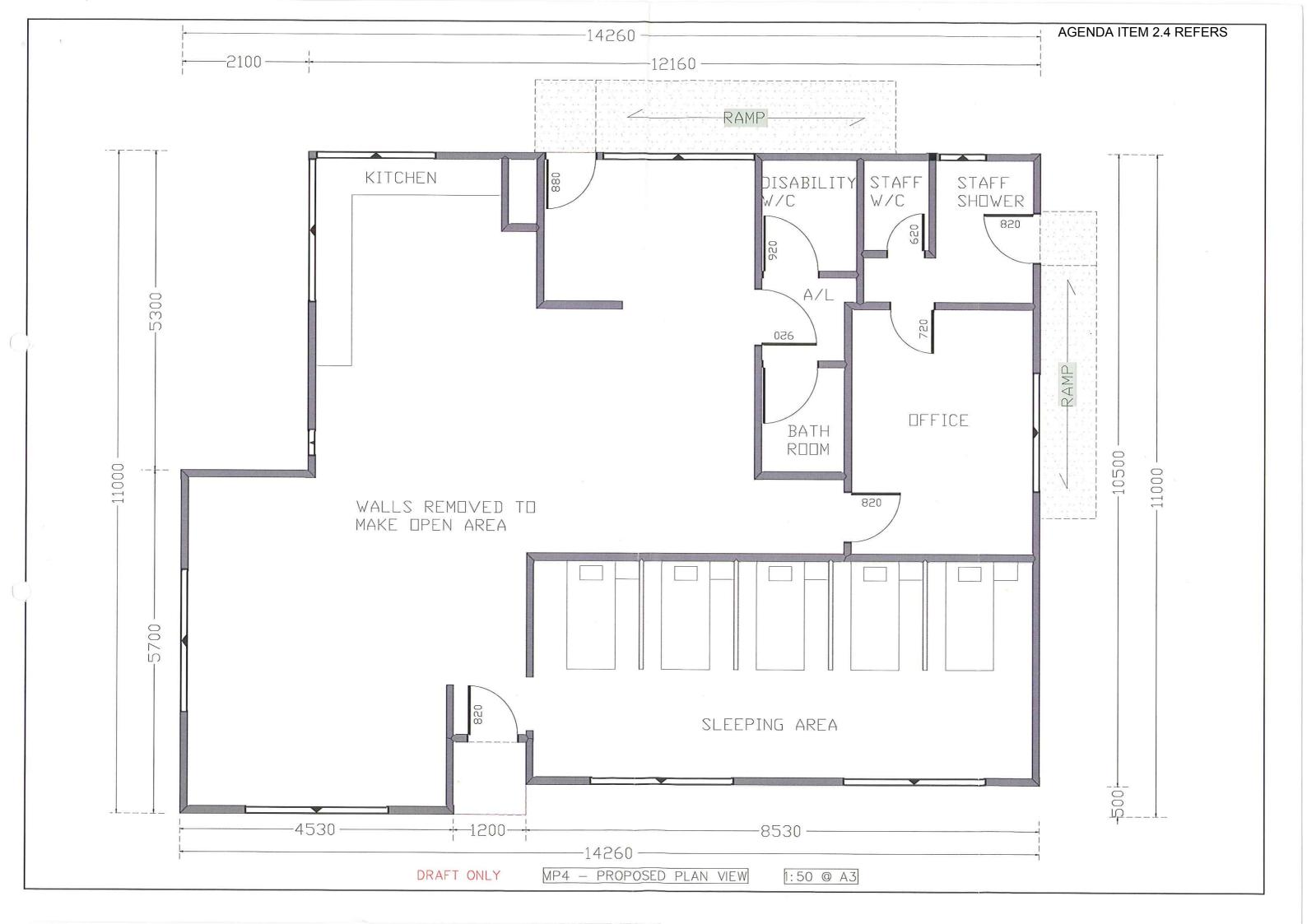


DRAFT ONLY

MP1 - EXISTING BLOCK PLAN

1:200 @ A3









Hon. Robyn McSweeney JP MLC

Member for South-West Region Legislative Council



PA1

City of Albany Records ICR1259016 A128880 15 FEB 2012 12c "The Link Shopping Centre"

Des

Cnr St. Emilie Way & Aberdeen Sreet, Albany WA 6330 P: 08 9841 2250 F: 08 9841 1847

E: robyn.mcsweeney@mp.wa.gov.au

Attach Box Vol. Box+Vol:

Date

Officer

Doc No: File:

14 February 2012

Chief Executive Officer City of Albany PO Box 484 ALBANY WA 6331 15 FEB 2012

PECORDS OFFICE

Attention : Planning Department

Dear Madam

Re: Proposed Change of Use – Community Purpose Building (Shalom House) 321 Albany Highway, Albany.

I write in support of an application before you, to change the proposed land use on the above property in Albany. I have met with representatives of the Shalom Inc. committee whose wish to offer charity and help to members in the community who are disadvantaged, and I applaud their commitment.

Homelessness in our community is a problem that needs to be addressed so your favourable consideration of this request would be appreciated. Obviously there are factors to consider, but it would appear that the placement of this property which is positioned between the Seventh Day Adventist Church and a motel, would appear to be a good one.

Yours sincerely

Hon Robyn McSweeney JP MLC

Member for South West Region

Rober M. Sweeney

Minister for Child Protection: Community Services: Seniors and Volunteering: Women's Interests: Youth.





Offices: 102 North Road, Yakamia Postal: PO Box 484, ALBANY WA 6331 Telephone: (08) 9841 9333 Facsimile: (08) 9841 4099

Email: staff@albany.wa.gov.au

FILE NOTE

Date/Time

23 February 2012

Venue

٠

Present

:

Our Ref

A128880/FN1222677

Cross Ref

PA37196

Subject

: Verbal Support For Proposal For Community Purpose Building

DETAILS:

Received phone message at 10:10am from John Henson of Amaroo village stating that they had no objections to the proposal at 320 Albany Highway.

This was in response to letter of advice sent to neighbours.

ACTION REQUIRED:

Will be noted in assessment of the proposal.

Signed

Date

24 February

2012

Deb Delury

Planning Assistant



Deb Delury Planning Assistance City of Albany PO Box 484 ALBANY WA 6331 23/02/12

Dear Deb Delury

Re: Your Reference: A128880/PA37196/P2120013

AGENDA ITEM 2.4 REFERS 80

314 Albany Hwy, Albany WA 6330

Tel: (08) 9841 2911

Fax: (08) 9841 4443

Reservations Freecall: 1800 625 900 Email: reservations@acemotorinn.com.au Web: www.acemotorinn.com.au



City of Albany Records No: ICR1259704

Doc No:

A 128880 24 FEB 2012 PA1

Date. Officer:

Attach

Sox:

Box+Vol.

With respect we would be very concerned if this application is granted as it would have a major detrimental effect on our business.

Having a Night Time Shelter next door to a tourism business is not an appropriate position for such a facility.

We believe the proposed application would create many issues for our guests. The majority of our guests are elderly and would be distressed to know that a Night Time Shelter is situated next door. The overseas visitors to Albany would also not be impressed to have such a facility next door to a Motel.

Surely there are better placed buildings to choose from than one next door to a 56 room tourism business.

Kind regards

Raymond & Norma Croker

Owners

2.5: DEVELOPMENT APPLICATION – OUTBUILDINGS POLICY RELAXATION (LOT 105) NO. 59 LANCASTER ROAD, MCKAIL

Land Description : (Lot 105) No. 59 Lancaster Road, McKail

Proponent : J Brade Owner : G & L Remaj

Business Entity Name : N/A

Attachments : Letter of Justification

Site Plan / Revised Elevations

Photos of existing outbuilding and site Registration details of recently sold caravan

Responsible Officer(s) : E/Director Planning and Development Services (D Putland)

Maps and Diagrams:



IN BRIEF

- A development application has been received for an oversize Outbuilding at Lot 105 (59) Lancaster Road, McKail.
- As the application fails to comply with the requirements of Council's Outbuilding Policy, the proposal is tabled at the Council meeting for determination on request of the Applicant.
- This application was referred to the 17 April OCM (Item 2.2). The officer recommendation was not supported and no alternate recommendation was advanced by Council.

RECOMMENDATION

ITEM 2.5: RESPONSIBLE OFFICER RECOMMENDATION VOTING REQUIREMENT: SIMPLE MAJORITY

THAT Council resolves to <u>ISSUE</u> a Notice of Planning Scheme Refusal for an Oversized Outbuilding at Lot 105 (59) Lancaster Road, McKail due to the following reasons:

- 1) The outbuilding does not comply with the floor area restrictions contained within the City of Albany's Outbuildings Policy.
- 2) The proponent has not demonstrated that 'exceptional circumstances' exist to justify a relaxation of Council's policy.

ITEM 2.5: ALTERNATE MOTION BY COUNCILLOR DUFTY

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR DUFTY

SECONDED: COUNCILLOR SUTTON

THAT Council resolves to <u>ISSUE</u> a Notice of Planning Scheme Consent for an Oversized Outbuilding at Lot 105 (59) Lancaster Road, McKail.

CARRIED 6-4

Record of Vote

Against the Motion: Mayor Wellington, Councillors Bostock, Holden and Stocks

Councillor's Reason:

There are no objections from neighbouring properties. The proponent has complied with a request for a reduction in the wall height and ridge height. Housing a large caravan is sufficient reason to qualify as an exceptional circumstance as required by the Outbuilding Policy.

Officer's Comment (Chief Executive Officer):

Nil.

BACKGROUND

- 1. This application is for an extension to an existing domestic outbuilding, located at Lot 105 (59) Lancaster Road, McKail. The extension does not comply with Council's Outbuilding Policy. The subject site is 3500m2 in area and is zoned 'Residential' under Town Planning Scheme No. 3 (TPS 3).
- 2. Council's Outbuilding Policy sets the permitted development criteria for outbuildings according to the zone and site area. For the subject land the following provisions apply:

Zoning	Max. Wall	Max. Ridge	Max. Floor Area	Special
	Height	Height	(combined all	Requirements
			outbuildings)	
Residential / Future Urban /	3 metres	4.2 metres	120m²	If the floor area of
Residential Development				an outbuilding is
Zone				to exceed 60m ²
(Lots 1000m ² -3999m ²)				the use of non-
				reflective
				materials is
				required.

3. The Outbuilding Policy allows for variations to the wall heights of outbuildings, and this is normally dealt with under staff delegation subject to an application for Planning Scheme Consent, the Policy states;

"where in order to accommodate larger boats and caravans requiring clearance up to 3.2 metres, the applicant to demonstrate proof of ownership of such vehicle/vessel and a relaxation of the height of the wall (up to 15%) may be supported on Residential / Future Urban / Residential Development Zone less than 4000m2.

For all other variations of the Outbuilding Policy the applicant shall demonstrate exceptional circumstances as to why the policy should be relaxed, with the proposal being presented to an ordinary meeting of Council".

DISCUSSION

- 4. The proponent seeks Planning Scheme Consent for a variation of the Outbuilding Policy in respect of the maximum floor area allowed for outbuildings on the site. The maximum floor area for all combined domestic outbuildings on the site is restricted to 120m². The existing outbuilding is 99.25m² in area and the proposed extension is 44.775m² in area (dimensions 9.95m x 4.50m) bringing the combined floor area to 143.77m², therefore requesting a variation of 23.77m² to the policy.
- 5. The proponent initially requested a relaxation of the wall height allowance to 4.4m, for the purpose of storing a caravan that they wish to purchase in the near future, to replace one which was recently sold. Following discussion at the Planning & Development Committee, the suggestion of the Committee to consider revising the roof form and height relaxation requested was relayed to the proponent.

- 6. This suggestion was acceptable to the proponent and has resulted in the proposal being revised. The annex for the caravan is now proposed with a ridged roof to a maximum height of 4m and wall height of up to 3.45m. These revised heights comply with the acceptable variations as stated in the policy, under Clause A2.1 (Acceptable Variations) of the Outbuilding Policy;
 - "Subject to the lodgement of an application for Planning Scheme Consent the following variations may be approved at the Planning Officers discretion without being presented to Council:
 - 2) Where in order to accommodate larger boats and caravans requiring clearance up to 3.2m, the applicant to demonstrate proof of ownership of such a vehicle/vessel and a relaxation of the height of the wall (up to 15%) may be supported on Residential/Future Urban / Residential Development Zone less than 4000m2."
- 7. The outbuilding is proposed to be finished in Colorbond with the colour chosen being 'Deep Ocean' (dark blue) to match the existing outbuilding. This is consistent with the provisions of the Outbuilding Policy, which requires the use of non-reflective materials if the floor area of an outbuilding exceeds 60m².
- 8. The adjoining neighbours were consulted and no submissions were received.
- 9. In all other respects, the proposed outbuilding complies with the Residential Design Codes and Town Planning Scheme 3.
- 10. Staff recommend that this application be refused, as the outbuilding does not comply with the restrictions of the Policy and no exceptional circumstances exist or could be justified.
- 11. This is consistent with the staff recommendation presented to Council at its ordinary meeting on 20 September 2011, in relation to an application for an oversized outbuilding at Lot 421 Kelty View, Willyung. The proponent had sought an increase to the permitted floor area under the Outbuilding Policy for the following reasons:
 - The proponent is an ex-furniture maker and still occasionally makes furniture as a hobby, which requires a large area for the safe use of various machinery and tools;
 - The proponent requires additional storage space for items belonging to members of the family;
 - The proponent requires extra floor space to store and park vehicles, such as the family cars, a camper trailer, a motorbike and classic cars; and
 - The proponent restores classic cars and requires the workshop space.

However, it was considered that these were not 'exceptional circumstances' and Council subsequently reached the following resolution:

"THAT Council resolves to <u>ISSUE</u> a Notice of Planning Scheme Refusal for an oversized Outbuilding at Lot 421 Kelty View, Willyung due to the following reasons:

The outbuilding does not comply with the floor area restrictions contained within the City
of Albany's Outbuildings Policy.

- 2) The proponent has not demonstrated that 'exceptional circumstances' exist to justify a relaxation of Council's policy.
- 3) The outbuilding fails to comply with the acceptable boundary setbacks, as per clause 6.2 of the provisions for Special Residential Area No.11."
- 12. This proposal was presented to Council at the 17 April 2012 OCM (Item 2.2). The officer recommendation to refuse the application was lost 6-7. An alternative recommendation was not presented in advance of the Council Meeting and determination of a matter or exercise of discretion under the Town Planning Scheme cannot be dealt with as urgent business. Accordingly no decision was made on this item at the April Ordinary Council Meeting and this matter is referred back to Council for a decision to progress this matter.

GOVERNMENT CONSULTATION

13. No government consultation was required.

PUBLIC CONSULTATION / ENGAGEMENT

14. The application was referred to adjoining landowners for comment as a relaxation to the Outbuilding's Policy. No submissions were received on the matter.

STATUTORY IMPLICATIONS

- 15. As the land is zoned 'Residential' under TPS No. 3, the proposed outbuilding is permissible under the Scheme.
- 16. The Outbuilding's Policy is a Town Planning Scheme Policy adopted under the Scheme. Clause 6.9.4 of TPS 3 states that:
 - a) A Town Planning Scheme Policy shall not bind the council in respect of an application for Planning Consent, however, it may require the Council to advertise its intention to relax the provisions of the policy once in a newspaper circulating in the district stating that submissions may be made to the Council within 21 days of the publication thereof.
 - b) Council shall take into account the provisions of the policy and objectives which the policy was designed to achieve and any submission lodged, before making its decision."

STRATEGIC IMPLICATIONS

17. This item relates to the following elements of the City of Albany Strategic Plan (2011 2021):

Key Focus Area

Organisational Performance

Community Priority

Policy and Procedures

Proposed Strategies

- Develop clear processes and policies and ensure consistent, transparent application across the organisation.
- Regularly review all policies in consultation with community and key stakeholders.
- 18. The last major review of the Outbuildings Policy was undertaken in July 2010 in liaison with shed builders throughout the Great Southern Region. Since this review was undertaken, Staff have consistently applied the Policy provisions, with only one application in addition to this one being presented to Council. All other proposals have complied with this Policy.

POLICY IMPLICATIONS

- 19. Council's Outbuildings Policy states that Planning Scheme Consent is only required where the criteria of the policy cannot be complied with (with the exception of the acceptable variations to the wall heights). Any variations to the policy require the proponent to demonstrate 'exceptional circumstances' as to why the policy should be relaxed, with the proposal being presented to an ordinary meeting of Council.
- 20. The aim of the Outbuilding's Policy is to achieve a balance between providing for various legitimate storage needs of residents whilst minimising any adverse impacts outbuildings may have on neighbouring properties, the street, the neighbourhood or locality, or the City.
- 21. The Policy allows Council to consider applications outside the guidelines where 'exceptional circumstances' apply and provided the aim of the policy is not compromised. Staff consider that the storage of a caravan that the applicants wish to purchase to replace one that was recently sold does not classify as 'exceptional circumstances', as the policy is already generous in terms of the floor area that it permits and it contains a clause specifically designed to allow an increase in height to accommodate larger boats and caravans.

RISK IDENTIFICATION & MITIGATION

22. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk	Mitigation
			Analysis	
Council's support for the proposal could create a precedent for other applications and devalue the policy.	Likely	Moderate	High	Should Council support the proposal, it should consider whether the policy should be reviewed to accommodate similar applications.

FINANCIAL IMPLICATIONS

23. The proponent has paid the appropriate fee as per the Planning Fees Schedule adopted by Council. This fee is non-refundable.

LEGAL IMPLICATIONS

24. If Council refused the application, the proponent would then be entitled to seek a review of that decision with the State Administrative Tribunal. Such an appeal would be a Class 1 appeal which does not involve legal representation, and therefore costs would be mainly staff time.

ALTERNATE OPTIONS

25. Council has the option to grant Planning Scheme Consent for the oversize outbuilding outside of its policy parameters. Council may wish to advertise its intention to relax the provision of the Policy in accordance with provision 6.9.4 of Town Planning Scheme No. 3.

SUMMARY CONCLUSION

- 26. The proponent proposes to construct an extension to an existing outbuilding at the rear (south-eastern corner) of the site, requesting an area relaxation under Council's Outbuildings Policy.
- 27. A 23.77m² relaxation is sought for the maximum floor area requirement of 120m² under Councils Outbuilding Policy, therefore proposing an outbuilding 143.77m² in area (almost a one fifth increase in the allowable floor area).
- 28. The City of Albany has some of the most generous outbuilding sizes compared to other Local Governments within the State. The floor area (size) requirement of the policy is requested to be varied, and therefore supporting this application could encourage further applications for oversize outbuildings on surrounding properties and could be used to set a practical precedent within Residential areas.

PLANNING AND DEVELOPMENT SERVICES

ORDINARY COUNCIL MEETING MINUTES— 15/05/2012 **REFER DISCLAIMER**

29. Approval for applications of this nature could have the effect of undermining the policy.

Consulted References	:	Council's Outbuildings Policy
		Town Planning Scheme No. 3
File Number (Name of Ward)	:	A186397 (West Ward)
Previous Reference	:	OCM 17/4/2012 : Item 2.2

ORDINARY COUNCIL MEETING MINUTES 15/05/2012 **REFER DISCLAIMER**

4.1: LIST OF ACCOUNTS FOR PAYMENT - APRIL 2012

File Number (Name of Ward) : FM.FIR.2 - All Wards

Appendices: List of Accounts for PaymentResponsible Officer: Manager Finance (D Olde)

ITEM 4.1: RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON SECONDED: COUNCILLOR CALLEJA

The list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 12 April 2012 totalling \$2,882,851.97 be RECEIVED.

CARRIED 10-0

BACKGROUND

 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.

DISCUSSION

2. The table below summarises the payments drawn from the municipal fund for the period ending 12 April 2012. Further details of the accounts authorised for payment by the Chief Executive Officer is included within the Elected Members Report/Information Bulletin.

Municipal Fund

Trust	Totalling	\$1,700.00
Cheques	Totalling	\$98,515.35
Electronic Fund Transfer	Totalling	\$1,888,638.02
Credit Cards	Totalling	\$4,345.42
Payroll	Totalling	\$889,653.18
•	TOTAL	<u>\$2,882,851.97</u>

3. As at 12 April 2012, the total outstanding creditors, stands at \$994,000.17 and made up follows:

TOTAL	\$994.000.17
90 Days	\$21,564.76
60 Days	\$6,505.53
30 Days	\$702,534.87
Current	\$263,395.01

ORDINARY COUNCIL MEETING MINUTES 15/05/2012 **REFER DISCLAIMER**

4. Cancelled cheques, 27993 and 28021 – paid by credit card. Cheque 28020 – incorrect amount, replaced by cheque 28031.

STATUTORY IMPLICATIONS

- 5. Regulation 12(1)(a) of the Local Government (Financial Management) Regulations 1996, provides that payment may 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.

FINANCIAL IMPLICATIONS

8. Expenditure for the period to 12 April 2012 has been incurred in accordance with the 2011/2012 budget parameters.

POLICY IMPLICATIONS

9. The City's 2011/2012 Annual Budget provides a set of parameters that guides the City's financial practices.

SUMMARY CONCLUSION

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

File Number (Name of Ward)	FM.FIR.2 - All Wards
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	Creditors Trial Balance As at 30.04.2012					,
Creditor	# Name	0.	01.03.2012	31.03.2012	30.04.2012	Total
		90 day	> 60 days	0 day		
ABA1	ABA SECURITY		00.0	1830.73	00.0	1830.73
ADC1	AD CONTRACTORS PIY LID			1023.00	00.00	22113.26
ALB1	ALBANY ADVERTISER LTD	0	-478.50	00.0	00.0	78.5
ALB11	ALBANY INDUSTRIAL SERVICES PTY LTD	00.00	00.00	7.	00.00	98
ALB118	ALBANY GLASS	0.	00.00	00.00	00.0	00.0
ALB142	ALBANY SCUBA DIVING ACADEMY	0.		00.00	00.00	0
ALB166	ALBANY OFFICE PRODUCTS - NORTH ROAD	0.	00.00		325.00	∞
ALB169	ALBANY NEWS DELIVERY	0.	00.00	88.45	00.0	88.45
ALB218	ALBANY AND REGIONAL VOLUNTEER SERVICE	0,	00.0	00.00	150.00	150.00
ALB24	ALBANY V-BELT AND RUBBER		00.00	299.1	00.00	1299.19
ALB25	ALBANY SWEEP CLEAN	0.	00.00		00.0	2079.00
ALB282	ALBANY MILK DISTRIBUTORS	00.00	00.00	08.0	00.00	308.00
ALB3	ALBANY TOYOTA	0.	00.0	582.76	00.00	582.76
ALB30	ALBANY COMMUNITY HOSPICE	0	00.0	00.00	22.00	22.00
ALB300	ALBANY OFFICE PRODUCTS - ALAC	0.		68.90	00.00	68.90
ALB320	ALBANY JUNIOR SOCCER ASSOCIATION	0.	00.00	00.00	5805.00	5805.00
ALB40	ALBANY CAMERA HOUSE	00.00	00.0	00.00	00.00	00.00
ALB5	ALBANY BRAKE AND CLUTCH	0.		2107.79	00.00	2107.79
ALB84	ALBANY REFRIGERATION	0.		808.50	00.00	08.
ALL11		00.00	٠	0	0	240.00
ALL5	ALL HOSPITALITY	0.	00.0	69.95	00.0	69.95
AMP2	AMP FLEXIBLE LIFETIME SUPER PLAN	00.00	00.0	0	355.01	L)
AMP3	AMP SUPERANNUATION LIMITED	0		00.00	797.88	797.88
AMP6	AMP RSA	00.00	00.0	•	154.52	154.52
ANN6	DAMON ANNISON	00.00		250.28	00.0	250.28
ART25	ARICRAFI PIY LID	0.	00.0	2837.27	00.00	2837.27
ASP2	ASP ALLOY AND STAINLESS PRODUCTS	•	1033.30		00.0	033.
ATC1	AIC WORK SMART	00.00	00.00	0	3879.15	3879.15
AUD2	AUDIOCOM ALBANY	•	00.0	344.00	00.0	344.00
AUS11	AUSTRALIAN TAXATION OFFICE	٥.	00.0	0	116373.50	116373.50
AUS112	IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	00.00	00.00	00.00	00.0	00.00
AUS125	AUSTRALIAN ETHICAL SUPERANNUATION FUND	0.	•	0.	114.07	114.07
AUS128	Δť.	0.	00.00	147.00	00.0	147.00
AUS148	AUSTRALIAN CATHOLIC SUPERANNUATION & RETIREMENT FUND COMPLI	•	00.0	0.	121.37	121.37
AUS2	AUSTRALIA POST		0.	0	10	3104.89
AUS22	AUSTRALIAN SERVICES UNION WA BRANCH	0.	٥.		1885.80	1885.80
AUS72	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Ō.	٠	0.	159.94	9
AUS73	AUSTRALIAN SUPER	00.00	00.00	00.00	ω	
BAD7	NORMAN FREDERICK JOHN BADGER	ō	00.00	•	86.40	86.40
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Balance	
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Creditors	(K

Creditor	# Name					
	=	.01.2	.03.	31.03.2012	30.04.2012	Total
BAN1	BT EQUIPMENT PTY LTD (TITT RRYANT ROTITEMENT)	ď	60 day	ಧ	en	
BANZ		•	ς.		00.00	-1215.77
BAT10	BATTERY MORT.	0.	0.	00.00	00.00	00.0
BEA12	JOHN BEAMON	00.0		41.00	270.00	311.00
BEN15	ANDWALL MANNACAST	0	•	00.00	414.00	414.00
BER1		٥.	0.	22902.65	00.00	22902.65
BES1	SELVE TOES	0.	533.50	00.066	00.00	1523.50
BGE1		00.00	0.	0.1	00.0	1350.17
BIC7	- 8	٠.	਼	70562.25	00.00	70562.25
BIR6	PETER HOWARD BIRD	0.	•	198.00	00.0	198.00
BLA13	BLACKWOODS		0.	00.00	27.60	27.60
BLA27	ROBERT JOHN RIGID	0.	00.0	902.15	850.28	1752.43
BOB1	ALBANY BORGET SPRITCES	0.	0	00.00	136.20	136.20
BRA23		0	0.	1212.00	00.00	1212.00
BR033	VEC STACTER CONTO	0.	0.	00.00	42.00	42.00
BTB1	CALLEST LOINE T T FF	0.	00.00	1397.04	00.00	1397.04
BTS2	٠.	٥.	·	00.00	370.77	370.77
BUC4	ALBERT BICKBOY	0	00.00	00.0	190.68	9.0
BUL3	(; ·	0.	00.00	00.0	115.20	115.20
BUNI	SAEETY		00.0	1567.50	0	67.5
BUNTO	KIM MAREE BINNEY	0	0.	376.76	58.76	435.52
C&Cl	C&C MACHINERY CENTER	٥.	00.0	00.00	628.95	628.95
CAM3	CAMTRANS ATRANS OF TER	00*0	00.0	473.75	00.00	473.75
CAP4	국 -1 4	0	00.00	4507.04	00.0	0
CAS2	C S CANADA TIBOTOTA PARAMANA TAMBOTANA CANADA CANAD	0.	00.00	205.00	0	205.00
CHIT		0,	00.00	21848.37	00.00	21848.37
CITIO	CITY OF SHRIAND	0.	00.00	•	233.55	233.55
CIT31	CITY OF ARMADALF	0.	00.00	3.30	00.00	3.30
CLE2	BIS CLEANAWAY LIMITED	0.	•	ა თ	0.	19.95
6000	COCA-COLA AMATTI DEV TEN	0.	00.00	74.4	0.	2374.42
COL24	0.0770.1	0	00.00	4437.89	00.0	4437.89
COL26	SENTE FOREOVER & SUFER FUND	00.00	00.0	00.0	224.18	224.18
COL3	THE PICHOLOR THE PER	0.	00.00	00.00	368.70	68.7
COL33	TAT PIRSON SHARM WHANDARD TO THE	00.00	00.00	0.	397.39	397.39
CONZ	CONTACH METAL INDISTRIBUTION OF PERSONAL SUPER	00.00	00.0	00.0	456.06	456.06
COR4	CORRIGAN. ERIC	00.0	1650.00	00.00	00.0	1650.00
COVI	COVS PARTS PHY 141	0.	00.0	00.0	342.80	342.80
CSR1	DOWNER EDI WORKS PHY THE	00.0	0.	03	11.78	245.29
CSR2	HOLCIM (AUSTRALTA) DEV TER	0	0.	2677.59	00.00	2677.59
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Creditors Trial Balance

	As at 30.04.2012					
Creditor	# Name	31.01.2012	01.03.2012	•	30.04.2012	Total
		90 da	൯	30 day		
CSR4	DO NOT USE	0.	0.	0.	0	0
CUR4	AL CURNOW HYDRAULICS	0	00.00		00.00	331.55
D&K2	D & K ENGINEERING	•	00.0	00.0	2536.60	2536.60
DEG2	35 DEGREES SOUTH	0	00.0	0.	192.50	192.50
DEL1	CGS QUALITY CLEANING	00.00	00.0	16149.33	0	16149.33
DET2	G & M DETERGENTS & HYGIENE SERVICES ALBANY	00.0	00.0		00.00	
DICS	DICK SMITH ELECTRONICS	00.0	00.0	•	139.86	35.8
DOM2	DOMINO'S PIZZA ALBANY	0	00.0	0	9	93.60
EDD1	EDDIES PEST AND WEED CONTROL	00.0	00.0	4.4	00.0	4.4
ELL1	ELLEKER GENERAL STORE	00.00	00.00	125.47	0	125.47
EVE1	EVERTRANS	00.00	00.0	1133.00	00.0	ന
EYE1	EYERITE SIGNS	•	00.0	143.00	0	ന
FARS	FARM FRESH PHARMACY	00.00	00.00	00.0	00.00	00.00
FAT1	FAT CAIS CARWASH	00.0	00.0	44.00	0	44.00
FIX1	THE FIXUPPERY	00.0	00.00	1032.02	0	1032.02
FOR10	FORSYTH RAF & DK		00.00	00.0	00.00	00.00
FRA1	FRANEY & THOMPSON		00.00	328.68	00.0	328.68
GEN4	GENERATIONS PERSONAL SUPER FUND	00.0	00.0	00.0	50.57	0.5
GEN5	GENERATIONS PERSONAL SUPER FUND	00.0	00.00	00.00	224.85	4.
GEN6	GENERATIONS PERSONAL SUPER FUND		0	0.	28.10	8.1
GIR3	GIRL GUIDES GREAT SOUTHERN	•	0.	00.00		1226.00
GLA2	GLASS SUPPLIERS	°:	00.00	240.79	0	240.79
GRA23	GRANDE FOOD SERVICE	0.	-453.23	-419.82	00.00	-873.05
GRE12	GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	۰.	0.	9.0	0	429.00
GRE49	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	•	00.0	1650.00	0	1650.00
GRE55	GREAT SOUTHERN PACKAGING SUPPLIES	0	00.00	95.3	0	1095.33
GRE87	GREENMAN TRADING COMPANY	0.	0.	4125.00	0	4125.00
HAR20	HARVEY NORMAN ELECTRICAL ALBANY	•	00.0	0.	835.00	$^{\circ}$
HAR3	PROTECTOR FIRE SERVICES PTY LTD		0.	187.00	68.75	255.75
HAR34	HART SPORT	0.	00.00	0.	251.20	251.20
HAR42	HARVEY NORMAN COMPUTERS ALEANY	0.	٠	<u>ئ</u>	44.00	330.95
HAT2	WILFRED HATTON	0	0.	0.	79.20	79.20
HBF2	HBF OF WA	0.	00.0	0	341.70	341.70
HEA17	HEADSETERA	00.0	0.00	00.0	269.50	269.50
HES2	HESTA SUPER FUND	0	0.	0	507.60	507.60
HOB6	JOHN HOBBS	0.	00.00	0.	24.00	24.00
HOP7	BRIAN HOPE	0.	00.00	Ō	60.8	9
IBM1	IBM AUSTRALIA LTD	00.0	00.00	Ō	1307.08	1307.08
IIMI	IIML ACF LIFETRACK APPLICATION TRUST	00.0	00.00	00.00	00.00	00.00
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Creditors Trial Balance

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30.04.2012	Current			99.1	0	0.	06.4	4.0	0	00.00	4411.00	3.0	2380.00	2.0	0	00.0	0	00.00	0	58.95	00.00	0	n)	ന	00.00	0	15.0	158.11	0	00.00	00.00	190.68	388.59	0	0.	0	0.	00.0	Η.	! •
31.03.2012	-		0	0	•	0.0	0		0	•	00.0	0	00.00	0.	924.00	2.8			ຕ		53.3	273.24	٠		5	6.2	00.0	0	14.15	5.0	2949.80	0	00.0	•	0	00.0	0.	360.00	0	•
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0	> 90 days			0.	0	0.	0	0.	ι.	0.	0.	0	0.	0.	0	0	0.	0.		0.	0.	00.00	0.	0	0	0.	00.0	0.	0.	00.0	0.	00.0	00.00	0	00.0	0	0	0	C	•
or # Name	ING INTEGRA SUPER	ING ONE ANSWER PERSONAL SUPER	ING INTEGRA SUPER	IOOF INVESTMENT MANAGEMENT LTD	JIMS TEST AND TAG	JJ'S HIAB SERVICES	JOHN KINNEAR AND ASSOCIATES	GEORGE KAVANAGH	KEYZDESIGN	KINGOPEN PIY LTD	KLB SYSTEMS		KOOKAS CATERING	MARILYN LEBEZ	LGNET		LIFETIME SUPERANNUATION FUND	LOADTEK AUST	DEPARTMENT OF LOCAL GOVERNMENT	LORLAINE DISTRIBUTORS PTY LID	LOWER KING LIQUOR & GENERAL STORE	M & B SALES PTY LTD	MACQUARIE BANK	MACQUARIE BANK LIMITED	ALBANY PARTY HIRE	ALBANY CITY MOTORS	PHILIP MCKINNON	MEDIA SUPER	MIDALIA STEEL PTY LID	MIRA MAR VETERINARY SERVICES	MJB INDUSTRIES PTY LTD	MLC NOMINEES PTY LID	MLC NOMINEES PTY LIMITED	MODERN TEACHING AIDS PTY LID	DAWSON MOORE	MOUNTAIN DESIGNS	MT BARKER COMMUNICATIONS	NATURE'S ALTERNATIVE	JOHN WILLIAM NELSON	4
Creditor	ING4	INGS	ING8	IOOI	JIM3	JJSI	JOH2	KAV1	KEY5	KIN30	KLB1	KNO1	K002	LEB1	LGN1	LIB3	LIFI	LOA1	LOC18	LOR1	LOW1	M&B1	MAC21	MAC22	MAI2	MANI	MCK18	MED10	MIDI	MIR1	MJB1	MEC3	MECS	MOD1	MOR22	MOU4	900W	NAT28	NEL2	Page:

Creditors Trial Balance

	As at 30.04.2012					
Creditor		0.	.03.		30.04.2012	Total
		> 90 days	β	> 30 days	Current	
NEV1	NEVILLES HARDWARE & BUILDING SUPPLIES	0.		9.27	0	9.27
NEW1	NEWBYS AUTOMOTIVE ELECTRICIANS	0.	0.	623.80	00.00	œ.
NMR1	NATIONAL MUTUAL RETIREMENT FUND	0.	00.0	0.		193.33
NOR23	DAVID NORTHERN	0.	0.		0.0	180.00
NOR6	ALBANY COMMUNITY PHARMACY	00.00	0.		1605.10	73.
000	PETER O'CONNELL	00.00	00.00	00.0	7	187.2
OKE1	OKEEFE'S PAINTS	00.00	00.00	935.18		7
ONES	ONEPATH MASTERFUND	00.00	0.	00.00	ഹ	40.5
ORII	ORICA AUSTRALIA P/L	00.00	0.	317.13	00.0	17.
PAR28	PARALLAX PRODUCTIONS PTY LTD	00.00	00.00	1914.00	0.	14
PER25	PERTH EM RADIO PTY LTD	396.00	00.00	00.00		396
PI03	FULTON HOGAN INDUSTRIES	00.00	0.	341889.17	0	341889.17
PIO4	HANSON CONSTRUCTION MATERIALS PTY LTD	00.00	0.	6531.14	0	531.
PIT1	PITNEY BOWES AUSTRALIA LTD	00.00	0.	00.00	00.00	•
PLA19	PLANT SUPPLY COMPANY	00.00	0.	0	872.60	872.60
POR4	AMANDA PORRITI	00.00	0.	0.		Ø
PRE11	PRECISION LASER SYSTEMS	00.00	0.	137.50	00.0	137.50
PR01	PROTECTOR ALSAFE INDUSTRIES PTY LTD	00.00	0	1.0	00.00	21.
QCCI	QCC HOSPITALITY SOLUTIONS	00.00	0.	00.00	00.0	
QUA11	QUALITY PUBLISHING AUSTRALIA	00.00	0.	457.15	00.0	457.15
RAC2	RAC	-70.00	00.0	00.0	00.0	-70.00
RAI17	RAILWAYS FOOTBALL CLUB	00.00	0.	0.	560.00	560.00
RAY2	RAYS SPORTS POWER	00.00	0.	307.50	00.0	307.50
RED1	RED ROOSTER ALBANY	•	0.	0.	00.0	00.00
REIS	SCOIT REITSEMA	00.0	0.	0	225.00	225.00
REI6	DOUGLAS REITZE	00.0	00.00		100.80	100.80
RES6	REST SUPERANNUATION			0	3494.77	3494.77
ROW4	ALBANY TRAFFIC CONTROL	•	0.	5.0	00.0	825.00
SAN4	UNITED TOOLS ALBANY	00.0	0.	Ŋ	00.0	52.50
SC017	SCOTT PARK HOMES GREAT SOUTHERN PTY LID	00.00	0.	00.0	00.0	00.00
SEA8	MARITIME SUPER	00.00	00.0	Ō	72.53	72.53
SEC3	SECUREPAY PTY LID	00.00	00.00	45.05	00.0	45.05
SES1	SESCO SECURITY	00.00	00.0	00.00	115.83	115.83
SHE4	G & L SHEETWETAL	00.00	00.0	586.30	00.0	586.30
SKA10	IOOF GLOBAL ONE (EX SKANDIA GLOBAL)		00.00	0.		O)
SKA11	IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	•	0.	00.00	106.34	106.34
SKA9	IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	0.	0.	00.00	00.0	00.0
SKI1	SKILL HIRE WA PTY LTD	00.0	00.0	10316.17	1238.12	11554.29
SOU20	SOUTHCOAST SECURITY SERVICE		0.	806.03	•	806.03
Page:	30					

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	Creditors Trial Balance As at 30.04.2012				;	
Creditor		31.01.2012	01.03.2012	31.03.2012	30.04.2012	Total
i.		90 day	60 da	> 30 day	Curren	5))
SOUS	TOOL & FASTEN	00.00	00.0	ന	00.00	584.39
8008		00.00		51.0	0	51.
SPE7	SPECTRUM SUPER	00.00	00.00	0.0	Н.	107.1
STAS	DEPARTMENT OF PREMIER & CABINET	•	0.	0	0.0	10.1
STE7	BLUESCOPE DISTRIBUTION PTY LID	00.00		708.5	0	708.5
STJI	ST JOHN AMBULANCE AUSTRALIA	0	0	0.0	7.	19
STOI	STORM OFFICE NATIONAL	0.	0.0	<u>س</u>	0.0	32.3
STR8	MERVYN STRANGE	0	0	0.0	0	2.0
SUG1	SUGGS TIMBER MACHINING	00.00		0	0.0	1.0
SUPIO	SUPERWRAP PERSONAL SUPER PLAN	0	00.00	00.0	392.19	92
50 <i>F</i> Z	BANY	0.	00.00	66.95	0.	6.9
E E	C SUPPLIES	0.	00.0	1560.29	54.36	9
E & C.	TA C SUPPLIES (RANGERS)	00.00	00.0	40.29	00.00	40.29
1111		0.	00.0	00.00	00.00	0.00
TELLS	TELSTRA-NETWORK INTEGRITY SERVICES	0	00.0	00.00	00.00	00.00
TELA	TELSTRA CORPORATION LIMITED	00.00	00.0	\circ	11976.41	47,
087H.T.	THE VEGIE SHOP	00.00	00.00	0	260.94	260.9
THE82	THE UNIVERSAL SUPER SCHEME	0	•	0.	3.2	2
THA	THINKWATER ALBANY	0.	00.00	6970.73	0	7.0
THUZ	THURLBY HERB FARM	0	00.0	286.1	0	~~!
TOLE		•	00.00	85.8	00.00	85.8
FOT.		00.00	00.00	0.	2998.34	
FOW4	TOWER TRUST LIMITED		00.00	0	154.5	54.5
TRAZ		0	00.00	_	0.0	19 .0
TRAZ1	TRANSOFT SOLUTIONS (AUSTRALIA) PTY LTD	0	00-0	0.0	0	0
TRA4	TRADELINK PLUMBING SUPPLIES			(1)	0.0	26.
TRUZ	TRUCKLINE		•	ω	O	3.0
TRU3	TRU-BLU GROUP PIX LTD			0.7	. 0	0
TOKIS	RICHARD TURPIN	00.00	00.00	00.00	78.00	$^{\circ}$
TIKT	ALBANY TYREPOWER	00.00		35.00	00.0	35.00
		00.00	00.0		126.29	Ø
VACE	VANCOUVER WASTE SERVICES (ARMOGEDIN PIY LTD)	00.00	00.00	20803.88	00.00	20803.88
WPT.10	VERVE SI DESIGN	00.00	00.00	00.00	4250.00	4250.00
WATE	WE DOOD GOVI SUPERANNOATION	00.00	00.00	23.27	54926.62	54949.89
MAT 1	MICHAEL D. WALKER	00.00	00.00	00.00	210.00	210.00
4 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7		00.00	00.0	00.0	11053.60	11053.60
WAI.Z	WAYNE JOHN STEAD PTY LTD SUPERANNUATION FUND	0.00	00.00	00.00	778.37	778.37
MEEL	ALIBANY & GREAT SOUTHERN WEEKENDER	0.00	00.00	1528.12	00.0	1528.12
2 F	WELLSTEAD COMMUNITY RESOURCE CENTRE INC.	0.00	00.00	0.	5.10	5.10
Page:	9					

Balance
Trial
Creditors

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0100.#0.00 Ju 64	31.01.2012 > 90 days	01.03.	ж Х	30.04.2012 Current	Total
	00.0	00.0	3836.80	00.00	3836.80
WEST AUSTRALIAN NEWSPAPERS LIMITED	00.0	00.0	00.00	-36.14	-36.14
	00.0	00.00	313.50	00.00	313.50
	00.0	0.00	00.0	1265.95	1265.95
	00.00	00.0	460.00	00.00	460.00
	00.0	00.0	1773.05	00.00	1773.05
	00.0	3564.00	10597.53	00.00	14161.53
	00.0	00.00	82.65	00.00	82.65
	00.0	00.0	619.12	00.00	619.12
	00.0	00.0	73.77	00.00	73.77
	Totals 21564.76	6505,53	702534.87	263395_01	000000

889,653.18

TOTAL

TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

Cha	Date Name	Description	4
7	1 6106/2	Superannuation contributions	
4/6/7	23/03/2012 Aivir remible Lirelliivie 30rch rain	י יי י	787.37
27975	29/03/2012 AMP RSA	Superannuation contributions	309.04
27976	29/03/2012 HESTA SUPER FUND	Superannuation contributions	1,007.38
27977	29/03/2012 HOSTPLUS PTY LTD	Superannuation contributions	60.62
27978	29/03/2012 IOOF INVESTMENT MANAGEMENT LTD	Superannuation contributions	798.30
27979	29/03/2012 MEDIA SUPER	Superannuation contributions	316.22
27980	29/03/2012 MLC NOMINEES PTY LTD	Superannuation contributions	381.36
27981	29/03/2012 MLC NOMINEES PTY LIMITED	Superannuation contributions	793.53
27982	29/03/2012 NATIONAL MUTUAL RETIREMENT FUND	Superannuation contributions	386.66
27983	29/03/2012 100F GLOBAL ONE (EX SKANDIA GLOBAL)	Superannuation contributions	780.92
27984	29/03/2012 100F GLOBAL ONE (EX SKANDIA GLOBAL)	Superannuation contributions	212.68
27985	29/03/2012 SUPERWRAP PERSONAL SUPER PLAN	Superannuation contributions	784.38
27986	29/03/2012 TOWER TRUST LIMITED	Superannuation contributions	309.04
27987	29/03/2012 UNI SUPER	Superannuation contributions	252.58
27988	29/03/2012 ACTIV BUSINESS SERVICES	FOLDING AND PACKING OF LETTERHEADS	60.01
27989	29/03/2012 AUSTRALIA POST	UNADDRESSED MAIL BOOKING CONFIRMATION	4,938.68
27990	29/03/2012 CANNING BRIDGE AUTO LODGE	ACCOMMODATION FOR CASEY HOGAN	300.00
27991	29/03/2012 CHARMAYNE DELLI-BENEDETTI	BASKETBALL REIMBURSEMENT	30.00
27992	29/03/2012 DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION FORD RANGER A57137	1,232.10
27994	29/03/2012 DLA PIPER	PROFESSIONAL FEES	3,605.00
27995	29/03/2012 EDITORIAL AND PUBLISHING CONSULTANTS PTY LTD	ONE YEAR SUBSCRIPTIONS TO WASTE AND WATER	66.00
27996	29/03/2012 DEPARTMENT OF JUSTICE - FINES ENFORCEMENT	UNPAID INFRINGEMENTS	344.00
27997	29/03/2012 KATE CAMPBELL-POPE	ALBANY BOAT SHOW ARTIST FEE	100.00
27998	29/03/2012 SENSIS PTY LTD	VISITOR ADVERTISING	37.84
27999	29/03/2012 PETTY CASH - DEPOT	DEPOT - PETTY CASH	499.25 A
28000	29/03/2012 PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	PETTY CASH FOR DCC	D 196.00
28001	29/03/2012 PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH - LIBRARY	–
28002	29/03/2012 PETTY CASH - FORTS	FORTS PETTY CASH	163.70 V
28003	29/03/2012 RAELENE SMITH	MERCHANDISE ORDER - INVOICE - 4	1TE
28004	29/03/2012 AN & RM ST JACK	Rates refund for assessment A138003 29 COCKBURN ROAD MIRA MAR WA 6330	3,241.03
28005	29/03/2012 TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	6,152.77
28006	29/03/2012 VODAFONE PTY LTD	TELEPHONE CHARGES	
28007	29/03/2012 WATER CORPORATION	WATER USE CHARGES	115.80 E
28008	30/03/2012 HELEN SMITH	CITY OF ALBANY ART PRIZE 2012 WINNER	25,000.00
28009	30/03/2012 BETH KIRKLAND	CITY OF ALBANY ART PRIZE 2012 HIGHLY COMMENDED	7,000.00 1,000.00
28010	30/03/2012 ZAI KUANG	CITY OF ALBANY ART PRIZE 2012 HIGLY COMIMENDED	1,000.00
28011	04/04/2012 VICKI SANGSTER	XX	4,000.00
28012	04/04/2012 INDRA GEIDANS	VANCOUVER ARTS CENTENNIAL ART PRIZE - GROVE AQUISITION	4,400.00

AGENDA	ITEM 4.	1 REFERS
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1,100.00 1,100.00 1,100.00 1,000.00 500.00 262.20 2,450.00 29.95 990.00 98.00 614.00 2,500.00 155.00 155.00 136.90 224.40 18,279.55	98,515.35
WANCOL VER ARTS CENTENNIAL ART PRIZE - WORKS ON PAPER AWARD WANCOUVER ARTS CENTENNIAL ART PRIZE - WORKS ON PAPER AWARD WANCOUVER ARTS CENTENNIAL ART PRIZE - PHOTOMEDIA AWARD WANCOUVER RATS CENTENNIAL ART PRIZE - PHOTOMEDIA AWARD WANCOUVER RATS CENTENNIAL ART PRIZE - PRINT AWARD WEICHOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012 TELEPHONE CHARGES REFUND OF 2.5 MONTHS BOAT PEN FEES - PEN 6 ALBANY ART PRIZE WINNER 2012 BALANCE OF PAYMENT TO REFLECT GST REIMBURSE FEE FOR APPLICATION THE MONEY WATER VONLY RATES VALUATION SEARCHES UBRARY PETTY CASH WATER CONSUMPTION	Total
28014 04/04/2012 INDRA GEIDANS 28014 04/04/2012 INDRA GEIDANS 28014 04/04/2012 ROBERT EWING 28015 04/04/2012 REVIN DRAPER 28016 04/04/2012 ADAM HALSALL 28017 04/04/2012 TRACE WILLIAMS 28018 04/04/2012 LATT THAMO 28019 05/04/2012 DEPARTMENT OF ATTORNEY GENERAL VANCOUVER A VANCOUVER A VANCOUNTER A VANCOUNT	

Date Name	Description	•
22/03/2012 ABA SECURITY	CECTIBITY CEDVICES	Amount
22/03/2012 ABDAT COMPLITER SYSTEMS PTV LTD		129.80
22/02/2012 ADVODESTOR DENTE	CCIVIS AMMORI LICENSE	00.066
ZZ/OS/ZOTZ ADVERTISER PRINI	ADVERTISING	1.195.00
22/03/2012 ALBANY PRINTERS	DUPLICATE MANUAL RECEIPT BOOK	450.00
22/03/2012 ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	00.000
22/03/2012 ALBANY SWEEP CLEAN	Sweeping of car parks, pathways and hoardwalks	07:000
22/03/2012 ALBANY STATIONERS	STATIONERY SUIPPLIES	4,368.00
22/03/2012 ALBANY FIBREGLASS	MANIJEACTIFIE AND SUBBLY OF STOME BROW TO SERVET AND SUBBLY OF STOME BROWN TO SERVET AND STORES.	46.50
22/03/2012 ALBANY REFRIGERATION	REFERIGERATION & AIRCONDITIONING REPAIRS & ASSISTED	2,144.12
22/03/2012 ALBANY HISTORICAL SOCIETY	MANNING THE BBIC AND A	1,463.00
22/03/2017 AI BANY OFFICE PROPILITYS - MORTH BOAD	MANINING THE BRIG AIVIT	1,300.00
22/03/2012 IANE ALEN	STATIONERY STOCK	736.95
22/02/2012 ANNIADE PARE AND S	SIAFF IRAVEL EXPENSES	73.20
22/03/2012 ANNABELJANE AKNOLD	ART CLASS FACILITATION	247.50
22/03/2012 ARICKAFI PIY LID	TUBING AND PEDESTRIAN GRAB RAILS	5,685.90
22/03/2012 AIL WORK SMAR!	CASUAL STAFF - BRETT SCOTT	3,711,99
22/03/2012 AUDIOCOM ALBANY	LABOUR AND INSTALLATION COSTS	00.09
	ENVIRONMENTAL ASSESSMENT FOR CROWN	5.384.50
	UNIFORMS	1.348.80
_	The removal of one large Yate Tree	2.500.00
	BATTERY PURCHASES	175.00
	HIRE OF MINI EXCAVATOR	466.03
22/03/2012 BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	173.00
22/03/2012 BICUBIC	PRINTING OF ART PRIZE INVITATION	284.62
22/03/2012 BINDOON TRACTORS PTY LTD	Set of flails, bolts, nuts, bushes and washers to suit	26:402
22/03/2012 ALBANY BITUMEN SPRAYING	Supply and lay asphalt to keep water from extering property	2,215.28
22/03/2012 G AND AM BOCCAMAZZO CONTRACTORS	HIRE OF BILLINGSED	4,829.00
22/03/2012 BOOKEASY AUSTRALIA PTY LTD	BOOKEASS EEES	_
22/03/2012 AIR BP	BOOKEASI TEES	2,207.27
27/03/2012 BROWNES FOODS OBERATIONS BAY 170		4,180.06 TI
22/03/2012 BINNING BIIII BING CIRBUIC BEXTER	CATEKING SUPPLIES	205.65 ①
22/33/2012 BOINNINGS BOILDING SOFFLIES PTY LTD	VARIOUS LIGHT GLOBES FOR FORTS	A 48.60 A
22/03/2012 J & S CASTLEHOW ELECTRICAL SERVICES	ELECTRICAL REPAIRS/MAINTENANCE	3.024.09 II
22/U3/2012 BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	290,436.41 T
22/U3/ZU1Z CUCA-CULA AMAIIL PTY LTD	SOFT DRINK SUPPLIES ALAC	
22/03/2012 COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	
22/03/2012 MIKE COPPINS	ROAD PAVEMENT ASSET MANAGEMENT COURSE	
22/03/2012 COURIER AUSTRALIA	FREIGHT CHARGES	
22/03/2012 ALBANY SIGNS	SIGNWRITING/SIGNAGE	
22/03/2012 COVS PARTS PTY LTD	VEHICLE PARTS	
22/03/2012 DOWNER EDI WORKS PTY LTD	tonnes of cold mix for numerous road repairs	
22/03/2012 HOLCIM (AUSTRALIA) PTY LTD	TONNES OF 20MM BLUFMETAI	6,757,7
22/03/2012 AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	0,111,93
		1,302.14

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EFT73191 EFT73192 EFT73193 EFT73194 EFT73195 EFT73196 EFT73197 EFT73198 EFT73199 EFT73200 EFT73201 EFT73202 EFT73203 EFT73204 EFT73205 EFT73206

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	5.13	0.00	8.00	5.15	8.00	90.0	3.02	99.9	0.00	8.72	6.57	0.00	1

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22/03/2012 DAVRIC AUSTRALIA	MERCAHNDISE ORDER	1 694 94
22/03/2012 35 DEGREES SOUTH	SURVEY BOUNDARY OF ROAD PLANTAGENET LOCATION	4.345.00
22/03/2012 CGS QUALITY CLEANING	CLEANING	19,892.10
22/03/2012 DEPARTIMENT OF TRANSPORT	SEARCH FOR VEHICLE OWNERSHIP	117.00
22/03/2012 ELLEKER GENERAL STORE	FUEL PURCHASES/FIRE	3,313.38
22/03/2012 EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	55.00
22/03/2012 FARM FRESH W/SALERS (VIOLET PARK HOLDINGS P/L	GROCERIES	111.02
22/03/2012 FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	19.10
22/03/2012 ALBANY FILTER CLEAN	FILTER CLEANING AT ALAC	28.00
22/03/2012 TAMMY FLETT	THANK YOU GIFTS FOR SPORTSPERSON OF THE YEAR	60.00
22/03/2012 FRANEY & THOMPSON	TIMBER SUPPLIES	221.47
22/03/2012 FUELS WEST PETROLEUM	LITRES OF DIESEL	11.674.92
22/03/2012 GEOFABRICS AUSTRALASIA PTY LTD	ECOAID ARCHES	479.99
22/03/2012 GRANDE FOOD SERVICE	CATERING GOODS FOR ALAC	453.23
22/03/2012 GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	5,584.93
22/03/2012 GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT	74.76
22/03/2012 GREENWAY ENTERPRISES	REPLACEMENT BLADES	123.13
22/03/2012 GREENMAN TRADING COMPANY	The removal of one large Eucalyptus	2,970.00
22/03/2012 GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	202.50
22/03/2012 HEATHER LEE TOWES	Gravel Royalty payment	748.00
22/03/2012 PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	392.15
22/03/2012 HELEN LEEDER-CARLSON	ART CLASS FACILITATION	480.00
22/03/2012 RATTEN & SLATER MACHINERY	VEHICLE PARTS	54.47
22/03/2012 HEATHER HUTCHINSON	STAFF TRAVEL EXPENSES	64.58
22/03/2012 IBM AUSTRALIA LTD	MONTHLY SCHEDULE SERVICE FEES	1,307.08
22/03/2012 INTERNATIONAL MOWERS PTY LTD	SUPPLY AND DELIVERY OF OMEGA QUAD	11,825.00
22/03/2012 JUDE CODNER	EA TO THE CEO	4,949.00
22/03/2012 KESTON TECHNOLOGIES PTY LTD	CENTENNIAL PARK PROJECT RDAF ROUND TWO SUBMISSIONS	
22/03/2012 KINJARLING INDIGENOUS CORPORATION	SITE SURVEY - PARKER ST PROJECT	
22/03/2012 KLB SYSTEMS	THINK CENTRE	418.00 IN
22/03/2012 KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	
22/03/2012 CALTEX ENERGY WA	DRUMS KEROSENE (200 LTR)	
22/03/2012 M & B SALES PTY LTD	DURACOTE HC VANADALISM REPAIRS	EN 90.09
22/03/2012 ALBANY CITY MOTORS	VEHICLE MAINTENANCE	
22/03/2012 JAMES MCLEAN	TUTORIAL FOR CLAY SCULPTURE	1.1
22/03/2012 MERRIFIELD REAL ESTATE	RENT FOR APRIL 2012	
22/03/2012 METROOF ALBANY	MATERIALS FOR BUS SHELTER REPAIR	58.72 H
22/03/2012 MIDALIA STEEL PTY LTD	Sheets of F62 REINFORCING MESH	
22/03/2012 NATHAN MINITER	SITE SURVEY - PARKER STREET SECTION 18	
22/03/2012 NEVILLES HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	1,549.05
22/03/2012 NONNA'S RESTAURANT	DINNER WITH THE DELEGATES GSSF CONFERENCE 22/23 MARCH 2012	1,105.00
22/03/2012 OFFICEWORKS SUPERSTORES PTY LTD	1 x NEC V260X XGA Portable Digital Projector	653.00

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AGENDA ITEM 4.1 REFERS

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22/03/2012 OKEEFE'S PAINTS 22/03/2012 OPUS INTERNATIONAL CONSULTANTS LTD	Bristol Rapid Dry Supreme (White Knight Road Marking) 20Ltrs Pfieffer Rd Decian	630.74
22/03/2012 ORICA AUSTRALIA P/L	CHLORINE SUPPLIES	2,222.00
22/03/2012 CORR ART	ARTISTIC DEVELOPMENT	140.00
22/03/2012 PALMER EARTHMOVING (AUSTRALIA) PTY LTD	LENGTHS OF RIBLOCK PIPE	1,874.40
22/03/2012 PERTH PRESSOURE JETTING SERVICES TRUST	EDUCTING AND PRESSURE JETTING	4.564.00
22/03/2012 PFD FOOD SERVICES PTY LTD	CATERING GOODS FOR ALAC	453.55
22/03/2012 HANSON CONSTRUCTION MATERIALS PTY LTD	SLUMP CONCRETE	4.116.42
22/03/2012 PLATTERS GOURME	AIRPORT SAFETY MANAGEMENT MEETING	116.00
22/03/2012 AMANDA PORRITT	STAFF TRAVEL EXPENSE CLAIM	75.47
	SUBSCRIPTIONS FOR LIBRARY 2012	73.95
	BUILDING SUPPLIES	301.16
	FORTS MERCHANDISE	113.25
22/03/2012 ROSMECH SALES AND SERVICE PTY LTD	MAIN BROOM SWEEPER SALES	629.20
22/03/2012 ALBANY TRAFFIC CONTROL	HIRE OF TRAFFIC CONTROL	6.759.50
22/03/2012 SAXXON IT	IT MAINTENANCE EXTENSIONS	8,632.53
22/03/2012 JAIVIIE SCALLY	ART WORKS FOR THE LIBRARY	00'06
22/03/2012 SCHWEPPES AUSTRALIA	SOFT DRINK SUPPLIES	90:00
22/03/2012 SECUREPAY PTY LTD	WEB PAYMENTS	37.05
	DISPOSAL OF DOGS	520.00
	SECURITY CONTRACT	123 55
22/03/2012 G & L SHEETIMETAL	CREAM DOOR SKINS AND FLASHINGS	165.00
22/03/2012 SKILL HIRE WA PTY LTD	CASUAL STAFF	1 909 04
22/03/2012 SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	4,336.04 518 06
22/03/2012 SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	403.74
22/03/2012 SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING SUPPLIES	1 442 94
22/03/2012 SPEEDO AUSTRALIA PTY LTD	SWIMMING SUPPLIES	443.30
22/03/2012 SPOTLIGHT	BLINDS FOR THE VISITORS CENTRE	431 20
22/03/2012 STAR SALES AND SERVICE	BRUSH CUTTER / LINE CUTTER	1 133 30
22/03/2012 STIRLING CONFECTIONERY PLUS	CONFECTIONARY SUPPLIES FOR ALAC	1 694 40
22/03/2012 STORM OFFICE NATIONAL	CANNON DIGITAL COPIER	3.413.13
22/03/2012 SUNNY SIGN COMPANY	BLUE HOSPITAL SIGN	105.50
22/03/2012 ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	00:007
22/03/2012 T & C SUPPLIES	HARDWARE TOOLS/REPAIR	1 4 6 9 6 9
22/03/2012 THE VEGIE SHOP	GROCERIES	
22/03/2012 THINKWATER ALBANY	IRRIGATION SUPPLIES	145.51
22/03/2012 LEANNE MICHELLE TOMLINSON	Rates refund for assessment A33845	4,132.20
22/03/2012 TRADELINK PLUMBING SUPPLIES	PLUMBING REPAIRS AND MAINTENANCE	100.001 T 75.00
22/03/2012 TRU-BLU GROUP PTY LTD	Days hire of three ton excavator	7.5.2.5.
22/03/2012 ALBANY TYREPOWER	SUPPLY AND FIT TYRES TO TRUCK	2.532.00
22/03/2012 VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	GREEN WASTE SERVICES	18,905.95
ZZ/US/ZULZ II VISION AUSIKALIA PIY LTD	INSTALLATION OF 9.2.65 IN TEST	742.50

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22/03/2012 ALBANY & GREAT SOUTHERN WEFKFNDER		
	FORTS ADVERTISING TOURIST GUIDE	105.60
22/03/2012 WELLSTEAD COMMUNITY RESOURCE CENTRE INC.	LIBRARY RESOURCES	02.7
22/03/2012 WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	06 005
22/03/2012 WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING	3 946 31
22/03/2012 LANDMARK LIMITED	Supply of 200m 7x90x30 Ring lock	271.70
22/03/2012 WESTERN WORK WEAR	Pr Safety Protective Boots for Kale Faulkner	640.00
22/03/2012 WOOD AND GRIEVE ENGINEERS	PALMDALE ROAD UPGRADE	14,920.06
22/03/2012 YAKKA PTY LTD	UNIFORMS	1,920.17
22/03/2012 ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	58.36
22/03/2012 AD CONTRACTORS PTY LTD	Litres of catamol	8,434.76
22/03/2012 ALBANY DRILLING	INSTALL BORE AT EMU POINT	1,190.00
22/03/2012 GREAL SOUTHERN GROUP TRAINING	CASUAL STAFF - KALE FAULKNER	2,347.24
22/03/2012 LOST THE PLOT PRODUCTIONS	Radio advertising for Christmas in the Cove	386.10
22/03/2012 TOTAL EDEN	SUBMERSIBLE PUMP	2.733.45
22/03/2012 TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	11,430,05
29/03/2012 ALBANY COMMUNITY HOSPICE	Payroll deductions	44.00
29/03/2012 AMP SUPERANNUATION LIMITED	Superannuation contributions	20:44
29/03/2012 AUSTRALIAN TAXATION OFFICE	Payroll deductions	70.077,7
29/03/2012 AUSTRALIAN SERVICES UNION WA BRANCH	Pavroll deductions	218,140.70
29/03/2012 AUSTRALIAN PRIMARY SUPERANNUATION FUND	Superannuation contributions	3,014.80
29/03/2012 AUSTRALIAN SUPER	Superannuation contributions	28.00.00
29/03/2012 AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation contributions	200000
29/03/2012 BT SUPER FOR LIFE	Superannuation contributions	741.54
29/03/2012 BT SUPER FOR LIFE	Superannuation contributions	381.36
29/03/2012 CHILD SUPPORT AGENCY	Payroll deductions	
29/03/2012 COLONIAL FIRST STATE ROLLOVER & SUPER FUND	Superannuation contributions	
COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	
29/03/2012 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	
29/03/2012 GENERATIONS PERSONAL SUPER FUND	Superannuation contributions	22.80 AC
GENERATIONS PERSONAL SUPER FUND	Payroll deductions	
GENERATIONS PERSONAL SUPER FUND	Superannuation contributions	
29/03/2012 HBF OF WA	Payroll deductions	
29/03/2012 ING INTEGRA SUPER	Superannuation contributions	
29/03/2012 ING ONE ANSWER PERSONAL SUPER	Superannuation contributions	
29/03/2012 ING INTEGRA SUPER	Superannuation contributions	
29/03/2012 MACQUARIE BANK	Payroll deductions	
MACQUARIE BANK LIMITED	Superannuation contributions	_
29/03/2012 OAK TREE SUPERANNUATION FUND	Superannuation contributions	27:7,77
29/03/2012 ONEPATH MASTERFUND	Superannuation contributions	1 481 18
29/03/2012 REST SUPERANNUATION	Superannuation contributions	OT:TO+/+

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EFT73321 EFT73322 EFT73323 EFT73324 EFT73325 EFT73326 EFT73327 EFT73328 EFT73329 EFT73330 EFT73331 EFT73332 EFT73333 FT73334 EFT73335 FT73336 FT73338 FT73339 :FT73340

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172.61 241.39 40.77 113,393.46 1,656.22 2,268.37 660.01	3,811.80 2,387.03 104.85 980.31 71.50 129.25 67.50 899.67 264.60 5,24.50 6,000.00 1,509.84 9,344.98 2,860.00 5,215.10 44.00 885.28 531.63 67.10 139.68 16.00 108.90 1,110.00 108.90 1,110.00	198.00 65 326.00 810.46 10,032.00
Superannuation contributions Superannuation contributions Superannuation contributions Superannuation contributions Payroll deductions Superannuation contributions INDUSTRIAL BROOM HEADS	SAND AND 6 WHEELER HIRE WORKSITE RISK ASSESSMENT STATIONERY SUPPLIES PLANT HRIE PICK UP FROM NORTH RD AND DELIVER TO MERCER RD REFRIGERATION & AIRCONDITIONING REPAIRS & MAINTENANCE STATIONERY FOR NORTH ROAD NEWS APPER DELIVERIES GAS CHARGES WHITE MUGS AND GLASSES PLANNING CO-ORDINATOR FOR THE COA ART PRIZE TRAFFIC CONES AND STREET BLADES STAFF CASUAL - BRUCE CHOTE COMPACTION SAND SUPPLIED AND DELIVERED VEHICLE PARTS/MAINTENANCE BATTERY CHARGER VEHICLE PARTS/MAINTENANCE HIRE OF MINI EXCAVATOR AND LITRES OF DEISEL PRINTING OF A3 FLYERS SAFETY EQUIPMENT & SUPPLIES FLOWERS FOR LIBRARY PROMO HIRE OF BULLDOZER BOOKINGS RETURNS RATES FORLUBRARY PROMO HIRE OF BULLDOZER BOOKINGS RETURNS BULL OUT KEYS A3 QUOTED LEGISLATIVE COMPLIANCE WATER COMPLIANCE WATER COMPLIANCE SAND TRAFFILLS SAND TRAFFILLS SAND TRAFFILLS SAND TRAFFILLS SAND TRAFFILLS	DESIGN OF PHOTO COMPETITION POSTER DIPLOMA OF LIBRARY SERVICES SOFT DRINK FOR ALAC CAFE Centennial Park Recreation Precinct Master plan
	EFT73359 29/03/2012 AD CONTRACTORS PTY LTD EFT73359 29/03/2012 ADD CONTRACTORS PTY LTD EFT73360 29/03/2012 ALBANY STATIONERS EFT73361 29/03/2012 ALBANY STATIONERS EFT73362 29/03/2012 ALBANY STATIONERS EFT73363 29/03/2012 ALBANY REFRIGERATION EFT73365 29/03/2012 ALBANY REFRIGERATION EFT73365 29/03/2012 ALBANY NEWS DELIVERY EFT73365 29/03/2012 ALBANY OFFICE PRODUCTS - NORTH ROAD EFT73365 29/03/2012 ALBANY OFFICE PRODUCTS - NORTH ROAD EFT73365 29/03/2012 ALBANY OFFICE PRODUCTS - NORTH ROAD EFT73365 29/03/2012 ANINETTE DAVIS EFT73370 29/03/2012 ARICKARF PTY LTD EFT73371 29/03/2012 BALL BODY BUILDERS EFT73372 29/03/2012 BALL BODY BUILDERS EFT73373 29/03/2012 BATTERY WORLD EFT73374 29/03/2012 BATTERY WORLD EFT73375 29/03/2012 BATTERY WORLD EFT73375 29/03/2012 BATTERY WORLD EFT73375 29/03/2012 BATTERY WORLD EFT73375 29/03/2012 BLOOMIN FLOWERS EFT73375 29/03/2012 BLOOMIN FLOWERS EFT73375 29/03/2012 BLOOMIN FLOWERS EFT73375 29/03/2012 BLOOMIN FLOWERS EFT73380 29/03/2012 BLOOMIN FLOWERS EFT73380 29/03/2012 BUNNINGS BUILDING SUPPLIES PTY LTD EFT73382 29/03/2012 BUNNINGS BUILDING SUPPLIES PTY LTD EFT73383 29/03/2012 BUNNINGS BUILDING SUPPLIES PTY LTD EFT73383 29/03/2012 BUNNINGS BUILDING SUPPLIES PTY LTD EFT73388 29/03/2012 BUNNINGS BUILDING SUPPLIES PTY LTD EFT73388 29/03/2012 BUNNINGS BUNDINGS PAD BUNNINGS PAD BUNNINGS PAD BUNNINGS PAD BUNNINGS PAD BUNNINGS PAD BUNNINGS PAD	29/03/2012 29/03/2012 29/03/2012 29/03/2012

29/03/2012 COLRAY EXHAUST AND TOWBAR 29/03/2012 COLES SUPERMARKETS AUSTRALIA PTY LTD	VEHICLE PARTS GROCERIES	20.00
29/03/2012 COURIER AUSTRALIA	FREIGHT FEES	317.38
29/03/2012 COVS PARTS PTY LTD	VEHICLE PARTS	210.92
29/03/2012 CYNERGIC COMMUNICATIONS	IT COMMUNICATIONS	493.90
23/03/2012 D & K ENGINEEKING	VEHICLE REPAIRS	524.15
29/03/2012 DATA #3 LIMITED	SOFTWARE FOR IT DEPARTMENT	952.71
	MERCHANDISE ORDER	539.83
	ISSUE OF SURVEY INSTRUCTION FOR SLS	6,721.00
29/03/2012 DEPARTMENT OF TRANSPORT	JETTY LICENCE FEES	33.63
	SCANNER	110.00
	SUPPLY AND INSTALL RODENT BAIT STATIONS	132.00
• •	STAFF MILEAGE CLAIM	62.68
29/03/2012 EKGOLINK 20/02/2013 EVEPTBANS	LIBRARY PROMOS AND PRODUCTIONS	139.95
	VEHICLE REPAIR	1,832.60
29/03/2012 FARM FRESH W/SALEKS (VIOLE! PARK HOLDINGS P/L	GROCERIES	170.21
23/03/2012 ALBANT FIREBREAR AND SLASHING CO. PTY LTD	FIREBREAK TO AREA NEAR ALAC	132.00
23/03/2012 FLOOKBALL AUSTRALIA PTY LTD	ALAC BALLS	50.00
	LITRES OF DIESEL	17.815.44
29/03/2012 GEOFABRICS AUSTRALASIA PTY LTD	600M2 X ELCOMAX 600R	2,772.00
29/03/2012 SANDRA GILFILLAN	CONSULTANCY FEES FOR LITTLE GROVE	360.00
	FREIGHT OF PAINTINGS TO AND FROM ALBANY	222:50
	CONTRACT - PLANNING SERVICES	60.50
	CATERING SUPPLIES FOR ALAC CAFE	1 260 56
	CASUAL STAFF - DRUELLA MCTAVISH	6 771 83
	PLANTS AND SEEDLINGS	336.60
	GREEN SKILLS WORKERS	99:00
29/03/2012 GREAT SOUTHERN PERSONNEL	GROUND/GARDENING SERVICES FOR FEB	
29/03/2012 GREAT SOUTHERN PACKAGING SUPPLIES	CARTON OF TOILET PAPER	
29/03/2012 PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT	317 90 TIS
29/03/2012 HART SPORT	SPORT EQUIPMENT	
29/03/2012 RODERICK JOHN HEDDERWICK	Rates refund for assessment A107735	
29/03/2012 CHRISTOPHER HOLDEN	QUARTERLY MILEAGE	
29/03/2012 ALAN HORTIN	QUARTERLY MILEAGE CLAIM	
29/03/2012 HUDSON HENNING AND GOODMAN	REITSEMA - DISPUTE NOTIFICATION	
29/03/2012 ISIS CAPITAL LIMITED	MONTHLY GYM EQUIPMENT	
29/03/2012 JACK THE CHIPPER	MULCHING OF FIREBREAKS	
29/03/2012 JIMS TEST AND TAG	TEST AND TAG AT THE FORTS	
29/03/2012 JJ'S HIAB SERVICES	SHIFT CONCRETE LINER AND LID TO EMU POINT	
29/03/2012 JOHN KINNEAR AND ASSOCIATES	SURVEYOR	
29/03/2012 JULENNI	MERCHANDISE ORDER	218 57
29/03/2012 JUST SEW EMBROIDERY	EMBROIDERY	176.00
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2,291.13 1,735.00 5,124.00 18,485.48 56.10 225.79 112.20 313.50 248.00 306.76 400.64 326.94 1,972.00 4,017.50 1,995.00 24,200.00 170.00 130.00	285.00 140.00 710.99 201.30 311.85 65.00 2,847.56 1,329.00 698.50 150.00 396.00 45.00 236.50 2,171.22 2,893.57 2,319.46 463.53 934.00 30.00
PLUMBING REPAIRS/MAINTENANCE CATERING SUPPLIES TRACTOR SLASHING LEGAL FEES LOST AND DAMAGED BOOKS LIQUOR PLY FLOORING UNDERLAY VEHICLES/VEHICLE PARTS/REPAIRS INTERIOR WORKS FOR THE TOWN HALL Rates refund for assessment A6134 sheets of F62 reinforcing mesh CARTON OF CAB SAV SPORTSPERSON OF THE YEAR TWO WAY RADIO REPAIRS/MAINT ART PRIZE ASSEt Condition report ALAC MOW LAWNS AT VAC GREAT SOUTHERN STAFF FORUM COMMUNICATION SUPPLIES	ARTISTIC DEVELOPMENT CLEANING GOODS AUSTRALIAN NATIONAL FLAG FLURO TUBES STAFF TRAVEL EXPENSES SLUMP CONCRETE CATERING CHARGES 200 x 1517LM multi-disc (CD & DVD) presentation folder REQUAL FOR FIRST AID TRAINING IT COMMUNICATIONS STORMWAPER PIPES BENDS ADAPTORS AND FORMWORK HIRE OF TRAFFIC CONTROL STAFF TRAINING OCCUPATIONAL HEALTH AND SAFETY JOB AD MERCHANDISE ORDER CASUAL STAFF - GRAF, STANTON, SHEPPARD, BELL AND DAVIS ELECTRICAL REPAIRS/MAINTENANCE CATERING SUPPLIES SPORTS STORE MERCH CONFECTIONERY SUPPLIES NEW FIRST AID KITS LOCKSMITH REPAIRS/MAINTENANCE
29/03/2012 KNOTTS PLUMBING PTY LTD 29/03/2012 KOOKAS CATERING 29/03/2012 LA FREEGARD 29/03/2012 LATRO LAWYERS 29/03/2012 LATRO LAWYERS 29/03/2012 STATE LIBRARY OF WA 29/03/2012 LOWER KING LIQUOR & GENERAL STORE 29/03/2012 LOWER KING LIQUOR & GENERAL STORE 29/03/2012 LOWER KING LIQUOR & GENERAL STORE 29/03/2012 ALBANY CITY MOTORS 29/03/2012 JAMES MCLEAN 29/03/2012 MIDALIA STEEL PTY LTD 29/03/2012 MONTGOMERY'S HILL 29/03/2012 MONTGOMERY'S HILL 29/03/2012 MOTALIE RADIVOJEVIC 29/03/2012 NATALIE RADIVOJEVIC 29/03/2012 ALBANY NEAT AND TRIM LAWNS 29/03/2012 OCP SALES 29/03/2012 SANDRA O'DOHERTY	29/03/2012 CORR ART 29/03/2012 CORR ART 29/03/2012 CORR ART 29/03/2012 PERRLESS JAL PTY LTD 29/03/2012 CMA RECYCLING 29/03/2012 CMA RECYCLING 29/03/2012 HANSON CONSTRUCTION MATERIALS PTY LTD 29/03/2012 HANSON CONSTRUCTION MATERIALS PTY LTD 29/03/2012 PLATTERS GOURME 29/03/2012 RERRY QUINILAN 29/03/2012 RECE PTY LTD 29/03/2012 RECE PTY LTD 29/03/2012 ROYAL LIFE SAVING SOCIETY AUSTRALIA 29/03/2012 SEEK LIMITED 29/03/2012 SEEK LIMITED 29/03/2012 SOUTHWAY DISTRIBUTORS (WA) PTY LTD 29/03/2012 SOUTHWAY DISTRIBUTORS (WA) PTY LTD 29/03/2012 STIRLING CONFECTIONERY PLUS 29/03/2012 STIRLING CONFECTIONERY PLUS 29/03/2012 STIRLING CONFECTIONERY PLUS 29/03/2012 ALBANY LOCK SERVICE

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29/03/2012 ALBANY IGA	2 KG COLESLAW 2 KG POTATO SALAD GARDEN PLATTER	000
29/03/2012 T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	9T.00
29/03/2012 THE VEGIE SHOP	GROCERIES	20:00:17
29/03/2012 TOTAL GREEN RECYCLING	E-WASTE RECYCLING	3,620,53
29/03/2012 TRAILBLAZERS	WORK BOOTS	129 95
29/03/2012 TRU-BLU GROUP PTY LTD	TOILET CHEMICAL - G TURNER	175.34
29/03/2012 ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	717.20
29/03/2012 UHY HAINES NORTON	REGISTRATION FOR FINANCIAL REPORTING WORKSHOPS	2.915.00
29/03/2012 VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	GREEN WASTE SERVICES	143.50
29/03/2012 WAY FUNKY COMPANY	Sports Store Purchases-Aquatic	3.546.35
29/03/2012 ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	75 070
29/03/2012 WESTCARE INDUSTRIES	ADVERTISING	38.78
29/03/2012 WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	768.43
29/03/2012 LANDMARK LIMITED	ROUNDUP	06 226
29/03/2012 WESTERN POWER CORPORATION	RELOCATE WESTERN POWER ASSETS	2,731.00
29/03/2012 WESTERN WORK WEAR	SAFETY BOOTS FOR THEA SUDRAN	100.00
29/03/2012 WOOD AND GRIEVE ENGINEERS	PEACE PARK CONTRUCTION ANZAC	7.040.00
29/03/2012 WREN OIL	WASTE OIL DISPOSAL	353.00
29/03/2012 YOUNGS SIDING GENERAL STORE	FIRE SUPPLIES	934 08
29/03/2012 ZENITH LAUNDRY	TEA TOWEL HIRE	31.19
02/04/2012 WATKINS CONTRACTORS	SUPPLY AND DELIVER MULCH AS PER PROVIDED MAP	2 887 50
04/04/2012 NATHAN MINITER	MONITORING NORMANS BEACH STAIRS - 5 DAYS	2,400.00
05/04/2012 ACTIV FOUNDATION INC.	CLEANING RAGS	2,4cc;cc 85,2 80
05/04/2012 AD CONTRACTORS PTY LTD	MACKINTOSH SAND DELIVERIES	1 980 00
05/04/2012 ADVERTISER PRINT	BUSINESS CARDS	205.00
05/04/2012 AECOM AUSTRALIA PTY LTD	ALBANY AIRPORT MASTER PLAN AND SECURITY UPGRADE	58 609 38
05/04/2012 AJ AND SL PEPPER	traffic management for bay view dr path 28.03.12	52255
05/04/2012 ALBANY INDUSTRIAL SERVICES PTY LTD	HIRE OF SEMI TIPPER	
05/04/2012 ALBANY STATIONERS	FORTS STATIONERY SUPPLIES	
05/04/2012 ALBANY GOLF CLUB	GIFT VOUCHER FOR ROY FDWARDS - 13 YEARS OF SERVICE	
05/04/2012 ALBANY HISTORICAL SOCIETY	MANNING AND CLEANING THE BRIG AMITY	
05/04/2012 ALBANY OFFICE PRODUCTS - NORTH ROAD	NORTH ROAD OFFICE PRODUCTS	
05/04/2012 ALBANY HARBOURSIDE APARTMENTS	ACCOMODATION AAP JUDGES	
05/04/2012 ALBANY MILK DISTRIBUTORS	MILK SUPPLIES	
05/04/2012 ALINTA	ALAC GAS CHARGES	1.1 59.667 2
05/04/2012 ALL EVENTS PROSOUND HIRE	EQUIPMENT HIRE AAP 31/3/2012	
05/04/2012 ANDIMAPS	ALBANY STREET GUIDE 2012 ADVERTISING - FORTS	
05/04/2012 ANNABEL JANE ARNOLD	ARTISTIC DEVELOPMENT	
05/04/2012 ATC WORK SMART	TEMPORARY STAFF - B SCOTT	
	DEPUTY MAYORALL ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	
05/04/2012 ENVIRONMENTAL HEALTH AUSTRALIA (WA) INC	Environmental Health Conference 28-30 March 2012	1,045,00
05/04/2012 AUSTRAL MERCANTILE COLLECTIONS PTY LTD	RATES INSURANCES	504.90

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VEHICLE PARTS/MAINTENANCE	1 0 0
Verbe priming on Grill Rock Rd from Napagama 2d +a South Patient Patient	336.87
BATTERIES	8,540.00
Hours Hire of Traffic Coatrol	140.80
PHOTOCOPIES CHARGES	2,403.55
BACS OF ICT	70.00
BAGS OF ICE	30.00
SAFETY EQUIPMENT & SUPPLIES	35.70
Flowers to Gillian Lamshed in Albany Hospital	60.00
BOBCAT HIRE	440.00
COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
CATERING SUPPLIES FOR ALAC	328.70
BCITF LEVY FOR THE MONTH OF MARCH 2012	9.766.81
BSL LEVY COLLECTED FOR THE MONTH OF: MARCH 2012	2.372.17
BUILDING SUPPLIES	4,177.21
LUNCH FOR UWA DIRECTOR	46.33
LEGISLATIVE COMPLIANCE TO 3/4/2012	1.750.00
EXTENSION GRABS	61.60
COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2 450 00
ELECTRICAL REPAIRS/MAINTENANCE	1 889 47
VEHICLE REPAIRS/MAINTENANCE	665 17
CITY OF ALBANY TOURISM STRATEGY	4 4EE 00
SOFT DRINK FOR ALAC	4,455.00
4 INCH TUBING	1,346.18
GROTERIES	175.00
Rate refund for account A 44 7 CT	508.93
REFIGHT	293.66
אייריים אייריי	
SA DOUBLE SIDED PTLON SIGNS	13,794.00 O
VEHICLE PAKIS	153.24 T
/MILL COLD MRWA SPEC	2,734.94
TONNES 5 MM BLACK BASALT METAL WASHED ONLY	5,995.42 V
VEHICLE PARTS/MAINTENANCE	312.42
CLEANING CONTRACT	
TITLE SEARCHES	
GUN POWDER	
COUNCILIOR ALLOWANCE & SITTING FEE 1/1/12 - 31/2/2012	
VEHICLE REPAIRS	
SIGNAGE	
SOFTWARE CONTRACTS	
CATERING SUPPLIES	1,089.00
FILTERS CHANGED AND CLEANED	77.77
CLEANING CONTRACTS	28.00
	677.60
	VEHICLE PARTS/MAINTENANCE VEHICLE PARTS/MAINTENANCE BATTERIES Hours Hire of Traffic Control PHOTOCOPIER CHARGES BAGS OF ICE SAFTY CEQUIPMENT & SUPPLIES Howers to Gillian Lamshed in Albany Hospital BOBCAT HIRE COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012 CATENING SUPPLIES FOR ALAC BUILDING SUPPLIES LUNH FOR UMA DIRECTOR LEGISLATIVE COMPLIANCE & SITTING FEE 1/1/12 - 31/3/2012 ELECTRICAL REPAIRS/MAINTENANCE COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012 ELECTRICAL REPAIRS/MAINTENANCE COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012 ELECTRICAL REPAIRS/MAINTENANCE CITY OF ALBANY TOURISM STRATEGY SOFT DRINK FOR ALAC 4 INCH TUBING GROCERIES Rates refund for assessment A117651 FREIGHT 3X DOUBLE SIDED PYLON SIGNS VEHICLE PARTS/MAINTENANCE CLEANING CONTRACT TITL ESSERCHES GUN POWDER COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012 VEHICLE REPAIRS/ SIGNAGE SOFTWARE COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012 VEHICLE REPAIRS SIGNAGE SOFTWARE CHARRES CHANGED AND CLEANED SIGNAGE SOFTWARE CHARRES CHANGED AND CLEANED CLEANING CONTRACTS

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05/04/2012 BALL BODY BUILDERS

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EFT73537

6.06	280.00 792.00 181.64 843.80 494.50	936.77 ,450.00 ,309.00 605.00 ,360.00 302.75 250.00 ,450.00	168.35 168.35 168.35 300.00 80.00 80.00 363.00 118.05 75.90 61.55 527.90 800.00 800.00 356.00 143.00 143.00 282.23 143.00 282.23 144.00 396.00 396.00
13,286.06	280.00 792.00 181.64 1,843.80 5,494.50	936.77 2,450.00 12,309.00 605.00 8,360.00 302.75 250.00 2,450.00	2,145.00 168.35 1,457.50 300.00 80.00 363.00 1,118.05 75.90 1,527.90 1,800.00 356.00 287.55 282.23 143.00 25,212.00 396.00 396.00
LITRES OF DIESEL REGLAZE WINDOWS/DOORS DAY CARE CENTRE EQUIPMENT	ART REMOVAL FEE DANA STANTON - CASUAL STAFF GREAT SOUTHERN TAFE COURSE FEES CASUAL STAFF K MCALLISTER/A COYNE/J NEVILLE CIEANING GOODS	CUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012 FULLY CUSTOMISED COMMUNICATION STRATEGY V4 FOR AIRPORT FLIGHT QANTAS AIRWAYS LIMITED Norman's Beach Stairs - Build and install stairs, The purchase of Spray Dome 1000 head bracket ED37:ZD003 MONEY FOR PURCHASING WELLSTEAD LOCAL STOCK FROM BOOK SALE COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012 PROFESSIONAL FEES	REIMBURSEMENT FOR CEO REGIONAL TOURISM LUNCH SURVEYOR ENTERTAINMENT 31/3/2012 FILTER CLEANING HP TS740 thin client WES Atom N280 2GF/1GR TC. S/N: CNV948070D. PLUMBING REPAIRS/MAINTENANCE RECOVERIES OF LOST AND DAMAGED BOOKS FAREWELL DRINKS VEHICLES/VEHICLE PARTS/REPAIRS ASSISTANT CURATOR AT VAC BUS SHELTERS FIEld - 100m Road Tube BUILDING MATERIALS ACCOMMODATION REFUND OF FIREARM TRAINING MERCAHNDISE ORDER TWO WAY RADIO INSURANCES LINER AND A MANHOLE COVER SUPERINTENDENCE OF LOWER DENIMARK ROAD - ELLEKER TOWNISTE UPGRADE ARTISTIC DEVELOPMENT MAINTENANCE CHARGE HARNESS
EFT73562 05/04/2012 FUELS WEST PETROLEUM EFT73563 05/04/2012 GLASS SUPPLIERS EFT73564 05/04/2012 GLEN LEITCH MANAGEMENT PTY LTD T/A YOUNG AUSTRALIA	EFT73565 05/04/2012 GRACE REMOVALS GROUP EFT73566 05/04/2012 GREAT SOUTHERN GROUP TRAINING EFT73567 05/04/2012 GREAT SOUTHERN INSTITUTE OF TECHNOLOGY EFT73568 05/04/2012 GREEN SKILLS INC EFT73569 05/04/2012 GREAT SOUTHERN PACKAGING SUPPLIES	05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012	05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012 05/04/2012

05/04/2012 HANSON CONSTRUCTION MATERIALS PTY LTD 05/04/2012 ANGELA POULISH	SLUMP CONCRETE MAJOR PROJECTS CONTRACTOR	3,500.32
05/04/2012 RAINBOW COAST FENCING 05/04/2012 ROSMFCH SALFS AND SERVICE PTY LTD	CONTRACTORS	7,322.00
05/04/2012 SALES EXCHANGE	HOPPER SAFETY PROP	155.60
05/04/2012 SIGNS PLUS	COMBINATION ROBE	549.00
	STATE BAUGES	84.15
05/04/2012 SOUTHERN ELECTRICS	CASUAL STAFF - A ATTWELL - 8/3/2012 - 21/3/2012	8,041.47
05/04/2012 SOUTHERN TOOL & EACTENER CO	FLECTINICAL REPAIRS/MAINTENANCE	1,098.13
05/04/2012 SOUTHWAY DISTRIBITORS (WA) PTV 1TD	HAKDWAKE SUPPLIES	360.68
05/04/2012 STAR SALES AND SERVICE	CALERING SUPPLIES	1,739.55
05/04/2012 SAI GLOBAL ITD	NOT, DISK AND BLADE	48.60
05/04/2012 STIRLING CONFECTIONERY PLUS	INTERNET DOWNLOAD	81.49
05/04/2012 ST IOHN AMBIII ANG ALICTRALIA	CATERING SUPPLIES	1,022.92
05/04/2012 CHRIS STOCKS	FIRST AID TRAINING	395.00
05/04/2012 ROBERT SLITTON	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
05/04/2012 SYNERGY	COUNCILLOR ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	2,450.00
05/04/2012 T & C S I PP I F S	ELECTRICITY SUPPLIES ALAC - 21/2/12 - 19/3/12	26,275.20
05/04/2012 THREE CHIMNEYS BED & BREAKEAST	CTAIL CONTINUENT/REPAIRS	1,758.90
05/04/2012 TOTAI GREEN RECYCLING	STAFF ACCUMINODATION	390.00
05/04/2012 TRADELINK DITIMBING STIDDITES	E-WAS IE RECYCLING	3,343.86
OF (04 (2012 TRUE DELINE FLOWIDING SOFFLIES	STORMWATER SUPPLIES	101.70
05/04/2012 IRO-BLO GROUP PIY LID	HIRE OF GENERATOR AND JACK HAMIMER	160.00
05/04/2012 ALBANY IYREPOWER	TYRE PURCHASES/MAINTENANCE	18.00
05/04/2012 VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	GREEN WASTE SERVICES	180.00
05/04/2012 WATKINS CONTRACTORS	HOWE ROAD FIRE 5/3/2012 - 6/3/2012	78877
05/04/2012 ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	2,203,2
05/04/2012 DENNIS WELLINGTON	MAYORALL ALLOWANCE & SITTING FEE 1/1/12 - 31/3/2012	000.00
05/04/2012 WESTERBERG PANEL BEATERS	INSURANCE EXCESS	
05/04/2012 WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	
05/04/2012 WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	
05/04/2012 ERROL WILLIAMS	MONITORING NORMANS BEACH STAIRS - 5 DAYS	
05/04/2012 WREN OIL	WASTE OIL DISPOSAL	
05/04/2012 WURTH AUSTRALIA PTY LTD	HOSE CLAMPS	
05/04/2012 YAKKA PTY LTD	LONG LEG SHORTS AND HI VIS WINDCHEATER	
05/04/2012 ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	
12/04/2012 AD CONTRACTORS PTY LTD	HOURS HIRE OF LOW LOADER	
12/04/2012 TRICOAST CIVIL	LOWER DENAMIK RD RETENTION PAYMENT	
12/04/2012 ALBANY COMBINED CABS PTY LTD	TAXI FARES	18,995.85 E
12/04/2012 ALD FUEL INJECTION SERVICES	BANJO T PIECE FITTING	
12/04/2012 ATC WORK SMART	JOSEPH HAYDEN - DEPOT STAFF	30.00 1 656 65
12/04/2012 AUSTRALIA POST	POSTAGE/AGENCY FEES	7,036.03
12/04/2012 ALBANY AUTOSPARK	ВАТТЕКУ	2,382.37
		77.60

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337.50 1,820.00 166.65	1,205.68	190.41	594.00	157.23	123.83	996.15	48.40	3,414.75	6,604.40	11,313.81	5,393.30	5,865.00	198.00	217.20	3,494.82	1,368.00	1,980.00	7.565.20	531.25	808.50	107 00	227.00	67.77				10 181 60 AC										1,680.00	1,965.30	2
MERCHANDISE ORDER REMOVE 2 TREES & PRUNE 5 TREES ON MASKILL PLACE CONTAINER SERVICE RENTAL	HAKDWARE/ I OOL SUPPLIES TAXI FARES	THIS HAD ALREADY BEEN ALLOCATED BY CAS2 SO WE NEED TO PAY IT.	DESIGN OF LOCAL PLANNING BROCHURE	VEHICLE PAKIS	GROCERIES	COUNCILLOR SITTING FEE AND ALLOWANCE	SIGNAGE	Rates refund for assessment A146763	WIKE UP NEW BORE PUMP AT RAILWAYS OVAL (LAKE FEED WATER - OLD BORE)	FUEL DIESEL	MAI, BERNARD, DAMIEN, ZED, JARRAD AND JULIAN STAFF FOR DEPOT	FUMP OUT AND DISPOSAL OF LIQUID WASTE	FIRE EQUIPMENT MAINTENANCE	Kates retund for assessment A24048	INION I HLY GYM EQUIPMENT	MULCHING OF TREES WITH BOBCAT AND EXCAVATOR	PROFESSIONAL FEES	FUEL PURCHASES	PAINT & PAINTING SUPPLIES	ASSESS AND RECOMMEND A SCHEDULE OF PRE-SEAL	WWCC AND POLICE CLEARANCE REIMBURSEMENT	EXTINOSID	MEDIA LIASON FOR CITY OF ALBANY TOWN PLANNING SCHEME	DISPOSAL OF DOGS	T DAVIS - DEPOT STAFF	TENDER C11005 - FOOTPATH, WALLS & LIGHTING	SECURITY SERVICES	STREET LIGHTING - ELECTRICITY SUPPLIES	HARDWARE/TOOL SUPPLIES	GREEN WASTE SERVICES	PAYROLL - ESSENTIALS	VEHICLE PARTS	SECURITY CHARGES	FILTERS/VEHICLE PARTS	VAC STATIONERY SUPPLIFS	CENTENNIAL ART PRIZE	CONSTRUCT 3 LIDS AND 4 SETS OF EVE BOLTS	NORTH ROAD STATIONERY ORDER	
12/04/2012 AYSEMART 12/04/2012 BARRETTS MINI EARTHMOVING & CHIPPING 12/04/2012 BOC GASES AUSTRALIA LIMITED 12/04/2012 BUNNINGS BLIII DING SLIPPI JES PTY I TO	12/04/2012 CABCHARGE AUSTRALIA LIMITED	12/04/2012 J & S CASTLEHOW ELECTRICAL SERVICES	12/04/2012 STINENGT GRAPHICS 12/04/2012 CID FOLIPMENT PTV ITD	12/04/2012 COLES CLIDERMARKETS ALISTBALIA BEXTLES	12/04/2012 CAPOLYN DOWNING	12/04/2012 CANOLING 12/04/2012 FYERITE SIGNS	12/04/2012 ELENTE SIGNS	12/04/2012 FIRST WESTERN ADIMINISTRATION PTYLID	12/04/2012 FILE S.W.EST DETECTION	12/04/2012 (OFES WES) FEINGLEOIVI 12/04/2012 GREEN SKILIS INC	12/04/2012 GREAT SOLITHERN FOLID WASTE		12/04/2017 RD & FE HINTER	12/04/2012 ISIS CAPITAL LIMITED	12/04/2012 I A EREFEARD	72/04/2012 1ATBO I AMAYEBS	12/04/2012	12/04/2012 CALIEA ENERGY WA	12/04/2012 OKEEFE'S PAIN!S	12/04/2012 OPUS INTERNATIONAL CONSULTANTS LTD	12/04/2012 KANI PAKAM	12/04/2012 PEIER GRAHAM AND COMPANY LTD	12/04/2012 PHILLIPS MEDIA	12/04/2012 SERENITY PARK	12/04/2012 SKILL HIRE WA PTY LTD	12/04/2012 SMITH CONSTRUCTIONS	12/04/2012 SOUTHCOAST SECURITY SERVICE	12/04/2012 SYNERGY	12/04/2012	12/04/2012 VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	12/04/2012 IT VISION AUSTRALIA PTY LTD	12/04/2012 WILSON MACHINERY	12/04/2012 ABA SECURITY	12/04/2012 ALBANY V-BELT AND RUBBER	12/04/2012 ALBANY STATIONERS	12/04/2012 ALBANY AGRICULTURAL SOCIETY INCORPORATED	12/04/2012 ALBANY MOBILE WELDING	12/04/2012 ALBANY OFFICE PRODUCTS - NORTH ROAD	

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2,777.50 5,825.71 93.50 2,288.00	880.00 919.80 2,878.76	8,793.92 2,345.95 24.00 225.35 2,191.55 216.56 251.70 6,771.82	43.30 950.44 187.00 924.00 450.00 450.00 450.00 181.50 1,468.50 28.50 28.50 28.50 28.50 28.50 28.50 26.00 396.00 130.57 140.58 1973.94 1,973.94 1,973.94 1,788.33 66.51	1,858.83 69.41
PAINTING OF VAC BUILDING Hours Hire of Traffic Control 21 February 2012 SLASHER HIRE PRINTING EAR MUFFS AND PAINT FOR DEPOT	BOBCAT HIRE HARDWARE SUPPLIES ELECTRICAL REPAIRS/MAINTENANCE RUBBISH REMOVAL CONTRACT	SOFT DRINK FOR ALAC CAFE GROCERIES VEHICLE PARTS TONNES OF WASHED METAL VEHICLE PARTS/MAINTENANCE THE PURCHASE OF ONE 12 VOLT FLOWJET PUMP FOR THE SPRAY DOME DRUELLA MCTAVISH - NORTH RD STAFF	PEST & WEED CONTROLS ROUTER BIT CLEANING GOODS VEHICLE PARTS/MAINTENANCE INTERNAL MAIL DELIVERIES Naidoc Week School Initiative 2012 SUPPLY OF CHIPPER & LABOUR FOR 8 HOURS TO REMOVE SYDNEY GOLDEN RECOVERIES OF LOST AND DAMAGED BOOKS MERCHANDISE ORDER FABRICATE AND SUPPLY SOX FLAT BAR CURVED WASHERS BUILDING SUPPLIES ASSORTED PROCESSING MATERIALS VEHICLE PARTS REFUND FOR GREAT SOUTHERN STAFF FORUM - WITHDRAWN REGISTRATION CHLORINE SUPPLIES ALAC CLEANING PRODUCTS SLUMP CONCRETE COMMERCIAL PREMISES LICENCE MERCHANDISE ORDER SOFT DRINK FOR FORST JT SLEEP - DEPOT STAFF ELECTRICAL REPAIRS/MAINTENANCE HARDWARE SUPPLIES	CATERING GOODS VEHICLE PARTS
	EFT/3692 12/04/2012 ALBANY BOBCAT SERVICES EFT/3693 12/04/2012 BUNNINGS BUILDING SUPPLIES PTY LTD EFT/3694 12/04/2012 J & S CASTLEHOW ELECTRICAL SERVICES EFT/3695 12/04/2012 BIS CLEANAWAY LIMITED			EF173726 12/04/2012 SOUTHWAY DISTRIBUTORS (WA) PTY LTD EFT73727 12/04/2012 STATEWIDE BEARINGS

12/04/2012 ALBANY LOCK SERVICE	LOCKSMITH SERVICES. REPAIRS ETC.	
12/04/2012 T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	611.80
12/04/2012 TRAILBLAZERS	ALAC UNIFORMS	682.48
12/04/2012 TRU-BLU GROUP PTY LTD	HIRE OF DPU	1,475.68
12/04/2012 TWO MILE PROJECTS	PROFESSIONAL SERVICES	492.53
12/04/2012 ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	11,898.70
12/04/2012 VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	GREEN WASTE SERVICES	448.60
12/04/2012 VISIT MERCHANDISE PTY LTD	MERCHANDISF ORDER	173.85
12/04/2012 ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	274.47
12/04/2012 WESTERBERG PANEL BEATERS	INSURANCE EXCESS ON CAMPY	1,342.99
12/04/2012 WESTERN WORK WEAR	REDBACK WORKBOTS	300.00
12/04/2012 WIGNALLS WINES	WINE EDB CIVIL BECEBEION	119.00
12/04/2012 WILLOUGHBY PARK WINERY		414.46
12/04/2012 WOOD AND CREVE ENCINEEDS		174.90
VECTE WOOD AND GRIEVE ENGINEERS	DESIGN OF BAY VIEW DR STAGE 2 PATHWAY - EQU046_030_2011.28	5,313.00
	Total	1,888,638.02

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4.2: FINANCIAL ACTIVITY STATEMENT – 30 APRIL 2012

Responsible Officer: Executive Director Corporate Services

IN BRIEF

• Statement of Financial Activity reporting on the revenue and expenditure of the City of Albany for the reporting period ending 30 April 2012.

ITEM 4.2: RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON SECONDED: COUNCILLOR DOWLING

The Financial Activity Statement for the period ending 30 April 2012 be RECEIVED.

CARRIED 10-0

BACKGROUND

- 1. The Statement of Financial Activity for the period ending 30 April 2012 has been prepared and is attached.
- 2. In addition to the statutory requirement to provide Council with a Statement of Financial Performance, the City provides Council with a monthly investment summary to ensure the performance of the investment portfolio is in accordance with anticipated returns and complies with the Investment of Surplus Funds Policy.

DISCUSSION

- 3. In accordance with section 34(1) of the Local Government (Financial Management) Regulations 1996, the City of Albany is required to prepare each month a Statement of Financial Activity reporting on the revenue and expenditure of the local authority.
- 4. The requirement for local governments to produce a Statement of Financial Activity was gazetted in March 2005 to provide elected members with a greater insight in relation to the ongoing financial performance of the local government.
- 5. Additionally, each year a local government is to adopt a percentage or value to be used in Statements of Financial Activity for reporting material variances. Variations in excess of \$100,000 are reported to Council.

"Please note 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."

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6. STATEMENT OF FINANCIAL ACTIVITY – AS AT 30 APRIL 2012

Actual Budget Budget Year to Date 30-Apr-12 Variance
Year to Date 30-Apr-12 Year to Date 30-Apr-12 vs Actual Variance REVENUE Operating Grants, Subsidies and Cont Fees and Charges Interest Earnings 2,481,829 10,906,999 11,666,834 1,026,104 2,609,958 11,666,834 660,590 -128,129 365,514 x
REVENUE * </th
REVENUE * Operating Grants, Subsidies and Cont 2,481,829 2,609,958 -128,129 x Fees and Charges 10,906,999 11,666,834 -759,835 x Interest Earnings 1,026,104 660,590 365,514 v
Operating Grants, Subsidies and Cont 2,481,829 2,609,958 -128,129 x Fees and Charges 10,906,999 11,666,834 -759,835 x Interest Earnings 1,026,104 660,590 365,514 v
Fees and Charges 10,906,999 11,666,834 -759,835 x Interest Earnings 1,026,104 660,590 365,514 v
Interest Earnings 1,026,104 660,590 365,514 v
Other Revenue 1 405 281 1 322 262 83 019 1
1,100,201
15,820,213 16,259,644 -439,431
EXPENDITURE
Employee Costs 12,859,363 13,543,697 -684,334 √
Materials and Contracts 8,401,256 11,462,247 -3,060,991 √
Utility Charges 1,263,451 1,237,075 26,376 x
Interest Expenses 503,920 531,067 -27,147 √
Insurance Expenses 582,090 582,030 60 x
Other Expenditure 1,248,750 1,359,332 -110,582 √
Depreciation 9,697,085 9,846,606 -149,521 √
34,555,915 38,562,054 -4,006,139
Adjustment for Non-cash Revenue
and Expenditure:
Depreciation -9,697,085 -9,846,606 149,521
CAPITAL REVENUE
Non-Operating Grants, Subsidies & Cont 3,090,536 4,273,515 -1,182,979 x
Proceeds from asset disposals 87,190 1,806,909 -1,719,719 x
Proceeds from New Loans 0 4,000,000 -4,000,000 x
Self-Supporting Loan Principal Revenue 15,271 15,530 -259 x
Transfers from Reserves (Restricted
Assets) 4,865,084 4,901,074 -35,990 X
8,058,081 14,997,028 -6,938,947
CAPITAL EXPENDITURE
Capital Expenditure 4,253,972 15,772,178 -11,518,206 √
Repayment of Loans 428,109 450,635 -22,526 √
Transfers to Reserves (Restricted Assets) 3,874,890 3,832,411 42,479 x
·
8,556,971 20,055,224 -11,498,253 Estimated Surplus B/fwd
ADD Net Current Assets July 1 B/fwd 4,582,872 4,582,872 n/a
LESS Net Current Assets Year to Date 20,679,601 31,274,794 n/a
Amount Raised from Rates -25,634,237 -25,615,495 -18,742

^{*} V Is higher than expected revenue or lower than expected expenditure

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^{*} X is lower than expected revenue and higher than expected Expenditure

7. CITY OF ALBANY - NET CURRENT ASSETS - AS AT 30 APRIL 2012

7. CITY OF ALBANY - NET CURRENT ASSETS -	Actual	Actual
	30-Apr-12	30-Jun-11
NET CURRENT ASSETS	30-Api-12	30-3uii-11
NET CORRENT ASSETS		
Composition of Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	19,025,188	5,767,118
Cash - Restricted	5,485,818	6,634,295
Receivables	2,323,189	2,136,618
Inventories	2,666,160	3,202,824
Total Current Assets	29,500,355	17,740,855
LESS: CURRENT LIABILITIES		
Payables and Provisions	3,334,936	6,523,688
	26,165,419	11,217,167
Less: Cash - Restricted - Trust	(1,132,574)	(1,318,300)
Less: Cash - Restricted - Reserves	(4,353,244)	(5,315,995)
	(1,000,=11)	(0,0:0,000)
NET CURRENT ASSET POSITION	20,679,601	4,582,872
NET CURRENT ASSETS PER BALANCE SHEET	18,367,209	2,819,432
Difference	(2,312,392)	(1,763,440)
Difference Represented by:		
Restricted Cash (Trust)	1,132,574	1,318,300
Reserve Funds - Financial Assets	182,510	327,010
Reserve Funds - Other	4,170,734	4,988,985
Self Supporting Loans (part of Receivables and		, ,
Other)	(15,271)	
	5,470,547	6,634,295
Less:		-
Borrowings	6,710,066	7,138,175
Trust Liabilities	1,072,873	1,259,560
Difference	(2,312,392)	(1,763,440)

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8. CITY OF ALBANY- STATEMENT OF FINANCIAL POSITION-AS AT 30 APRIL 2012

	Actual	Actual
	30-Apr-12	30-Jun-11
CURRENT ASSETS		
Cash - Municipal	19,025,188	5,767,118
Restricted cash (Trust)	1,132,574	1,318,300
Reserve Funds - Financial Assets	182,510	327,010
Reserve Funds - Other	4,170,734	4,988,985
Receivables & Other	2,307,918	2,136,618
Investment Land	1,997,982	2,398,674
Stock on hand	668,178	804,150
	29,485,084	17,740,855
CURRENT LIABILITIES		
Borrowings	6,710,066	7,138,175
Creditors prov - Annual leave & LSL	2,466,197	2,381,578
Trust Liabilities	1,072,873	1,259,559
Creditors prov & accruals	868,739	4,142,110
	11,117,875	14,921,422
NET CURRENT ASSETS	18,367,209	2,819,432
NON CURRENT ASSETS		
Receivables	46,211	46,211
Pensioners Deferred Rates	370,759	370,759
Investment Land	4,509,155	4,509,155
Property, Plant & Equip	72,454,605	71,237,891
Infrastructure Assets	183,789,817	190,555,179
Local Govt House Shares	19,501	19,501
	261,190,048	266,738,695
NON CURRENT LIABILITIES		
Borrowings	12,626,394	12,626,394
Creditors & Provisions	464,911	464,911
	13,091,305	13,091,305
NET ASSETS	266,465,952	256,466,823
EQUITY		
Accumulated Surplus	242,638,047	231,648,724
Reserves	5,053,271	6,043,465
Asset revaluation Reserve	18,774,634	18,774,634
	266,465,952	256,466,823

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9. STATEMENT OF COMPREHENSIVE INCOME (BY NATURE OR TYPE) -**AS AT 30 APRIL 2012**

Nature / Type INCOME	YTD Actual 2011/12	Budget- Total 2011/12	Actual 2010/11
Rates	25,634,237	25,619,665	24,114,001
Grants & Subsidies	2,091,149	2,710,582	3,570,141
Contributions. Reimb & Donations	390,680	349,697	1,215,224
Fees & Charges	10,906,999	13,327,249	7,660,720
Service Charges	322	0	3,741,095
Interest Earned	1,026,104	697,000	1,184,413
Other Revenue / Income	1,406,798	617,625	860,783
	41,456,289	43,321,818	42,346,378
EXPENDITURE			
Employee Costs	12,859,363	16,948,783	15,295,323
Utilities	1,263,451	1,319,732	1,507,429
Interest Expenses	503,920	1,042,761	1,114,199
Depreciation on non current assets	9,697,085	11,817,938	11,449,614
Contracts & materials	8,401,256	12,973,799	11,290,975
Insurance expenses	582,090	584,845	543,500
Other Expenses	1,249,630	223,994	1,665,462
	34,556,795	44,911,852	42,866,502
Change in net assets from operations	6,899,494	(1,590,034)	(520,124)
Grants and Subsidies - non-operating Contributions Reimbursements	2,996,883	6,770,372	9,180,800
and Donations - non-operating	93,653	3,148,907	1,567,374
Profit/Loss on Asset Disposals	(18,345)	(905,815)	142,634
Cash Backing of Reserves	27,444	718,230	0
Fair value - Investments adjustment			0
	9,999,129	8,141,660	10,370,684

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10. PORTFOLIO VALUATION - MARKET VALUE - AS AT 30 APRIL 2012

Security	Maturity Date	Security Cost (Incl accrued interest)	Current Interest	Market Value	Market Value	Market Value	Latest Monthly Variation
		-	%	Feb-12	Mar-12	Apr-12	
MUNICIPAL ACCOUNT							
CBA	4/11/2011	2,000,000	5.70%				
CBA	4/12/2011	1,000,000	5.66%				
CBA	6/01/2012	2,000,000	5.57%				
CBA	3/02/2012	1,000,000	5.48%				
CBA	5/02/2012	2,000,000	5.40%				
CBA	4/03/2012	1,000,000	5.23%	1,000,000			
CBA	4/03/2012	2,000,000	5.23%	2,000,000			
CBA	5/04/2012	1,000,000	5.28%		1,000,000		
CBA	5/04/2012	2,000,000	5.28%		2,000,000		
CBA	7/05/2012	1,000,000	5.19%			1,000,000	
CBA	7/05/2012	2,000,000	5.19%			2,000,000	
NAB	4/12/2011	2,000,000	5.53%				
NAB	3/01/2012	1,000,000	5.70%				
NAB	2/05/2012	1,000,000	6.10%	1,000,000	1,000,000	1,000,000	
NAB	2/04/2012	2,000,000	5.92%	2,000,000	2,000,000		
NAB	4/05/2012	2,000,000	4.74%			2,000,000	
ANZ	4/01/2012	3,000,000	5.80%				
ANZ	2/04/2012	3,000,000	5.50%	3,000,000	3,000,000		
ANZ	3/05/2012	3,000,000	4.80%			3,000,000	
BENDIGO	4/11/2011	1,000,000	5.50%				
BENDIGO	6/01/2012	1,000,000	5.50%				
BENDIGO	3/02/2012	1,000,000	5.25%				
BENDIGO	5/03/2012	1,000,000	5.00%	1,000,000			

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Security	Maturity Date	Security Cost (Incl accrued interest)	Current Interest	Market Value	Market Value	Market Value	Latest Monthly Variation
			%	Feb-12	Mar-12	Apr-12	
BENDIGO	5/05/2012	1,000,000	4.90%			1,000,000	
BANKWEST	4/01/2012	2,000,000	5.80%				
BANKWEST	5/03/2012	2,000,000	5.50%	2,000,000			
BANKWEST	7/05/2012	2,000,000	5.60%		2,000,000	2,000,000	
				12,000,000	12,000,000	12,000,000	n/a
RESERVES ACCOUNT							
No funds currently invested				0	0	0	
				0	0	0	n/a
COMMERCIAL SECURITIES - CDOs (New York Mellon)							
Saphir (Endeavour) AAA	4/08/2011	413,160	9.10%	0	0	0	0
Zircon (Merimbula AA)	20/06/2013	502,450	8.87%	0	0	0	0
Zircon (Coolangatta AA)	20/09/2014	1,002,060	9.12%	0	0	0	0
Beryl (AAAGlogal Bank Note)	20/09/2014	200,376	8.42%	0	0	0	0
		2,118,046		0	0	0	0
COMMERCIAL SECURITIES - CDOs - Other							
Magnolia (Flinders AA)	20/03/2012	171,994	9.32%	144,500	0	0	0
Start (Blue Gum AA-)	22/06/2013	276,708	8.77%	0	0	0	0
Corsair (Kakadu AA)	20/03/2014	273,710	8.37%	68,750	68,750	68,750	0
Helium (C=Scarborough AA)	23/06/2014	602,244	8.77%	0	0	0	0
		1,324,656		213,250	68,750	68,750	0
PORTFOLIO TOTAL				12,213,250	12,068,750	12,068,750	0

11. FINANCIAL RATIOS - AS AT 30 APRIL 2012

CITY OF ALBANY FINANCIAL RATIOS	30-Jun-10	30-Jun-11	30-Apr-12	Benchmark
Liquidity Ratios				
Current Ratio ¹	117.4%	81.3%	238.9%	>100%
Untied Cash to trade creditors Ratio ²	51.2%	273.6%	9715.7%	>100%
Financial Position Ratio				
Debt Ratio ³	11.3%	9.8%	8.3%	<100%
Debt Ratios				
Debt Service Ratio ⁴	7.5%	9.0%	2.2%	<10%
Gross Debt to Revenue Ratio ⁵	56.9%	46.7%	46.7%	<60%
Gross Debt to Economically Realisable Assets ⁶	25.9%	22.6%	19.2%	<30%
Coverage Ratio				
Rate Coverage Ratio ⁷ Effectiveness Ratio	63.3%	46.0%	61.9%	>33%
Outstanding Rates Ratio ⁸	5.4%	3.3%	5.2%	<5%

- 1. This ratio focuses on the liquidity position of a local government.
- 2. This ratio provides an indication of whether a local government has sufficient unrestricted cash to pay its trade creditors. The ratio will decline as the capital works projects are completed, invoiced and paid for.
- 3. The ratio is a measure of total liabilities to total assets or alternatively the number of times total liabilities are covered by the total assets of a local government. The lower the ratio of total liabilities to total assets, the stronger is the financial position of the local government.
- 4. This ratio measures a local government's ability to service debt (principal and interest) out of its available operating revenue.
- 5. This ratio measures a local government's ability to service debt in any given year out of total revenue.
- 6. This ratio provides a measure of whether a local government has sufficient realisable assets to cover its total borrowings.
- 7. The Coverage Ratio measures the local government's dependence on rate revenue to fund its operations. The higher the ratio, the less dependent a local government is on grants and external sources to fund its operations.
- 8. The Effectiveness Ratio measures the effectiveness of a local government with the collection of its rates. It would be expected to be above 5% at this time of the year, as it includes rates which are being paid by instalments, this will reduce steadily to be below the benchmark at 30 June.

ITEM 4.2 10 **ITEM 4.2**

ORDINARY COUNCIL MEETING MINUTES – 15/05/2012

REFER DISCLAIMER

STATUTORY IMPLICATIONS

- 12. Section 34 of the Local Government (Financial Management) Regulations 1996 provides:
 - A local government is to prepare each month a statement of financial activity reporting on the source and application of funds, as set out in the annual budget under regulation 22 (1)(d), for that month in the following detail –
 - a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
 - b) budget estimates to the end of the month to which the statement relates;
 - c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relate
 - d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
 - e) the net current assets at the end of the month to which the statement relates.
 - II. Each statement of financial activity is to be accompanied by documents containing
 - a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
 - b) an explanation of each of the material variances referred to in sub regulation (1)(d); and
 - c) such other supporting information as is considered relevant by the local government.
 - III. The information in a statement of financial activity may be shown
 - a) according to nature and type classification;
 - b) by program; or
 - c) by business unit
 - IV. A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be
 - (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
 - (b) recorded in the minutes of the meeting at which it is presented.

ITEM 4.2 11 ITEM 4.2

FINANCIAL IMPLICATIONS Expenditure for the period ending 30 April 2012 has been incurred in accordance with the 2011/12 proposed budget parameters. Details of any budget variation in excess of \$100,000 (year to date) follow. There are no other known events which may result in a material non recoverable financial loss or financial loss arising from an uninsured event.

13. VARIANCES TO BUDGET IN EXCESS OF \$100,000 - AS AT 30 APRIL 2012

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
CHIEF EXECUTIVE OFFICER								Major Projects salary line added during corporate restructure. Costs to date have been allocated to Works and Services, and not all positions have been filled. Final structure will be correctly
182820. CEO - SALARIES	448,409	558,740	465,610	346,747	118,863	26%	✓	reflected in 12/13 budget.
DIRECTOR COMMUNITY								
137930. A/PORT-LANDING FEES	(1,274,464)	(1,274,464)	(802,907)	(910,801)	107,894	13%	✓	Additional charges introduced this financial year for ILS training fees
138540. A/PORT-LAND & BUILDING	3.030,351	3,030,351	1,030,351	134,928	895,423	87%	√	Capital work at airport in just commencing. Most of the project costs will be deferred to 12/13 budget.
	3,000,00	3,000,001	1,000,001	.0.,020	300, .20	G7.75		
DIRECTOR CORPORATE								Variations across a number of IT cost lines. Minimal development of website update, minimal cost incurred to date on GIS establish-
102720. IT-OPERATING COSTS	201,922	214,922	179,016	72,154	106,862	60%	✓	-ment.

ITEM 4.2 12 **ITEM 4.2**

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
								Budget was increased in Q3 review, but extra
105620. ADMIN-LEGAL COSTS	292,000	392,000	326,660	195,861	130,799	40%	✓	costs not yet incurred.
106030. INTEREST ON INVESTMENTS	(450,000)	(530,000)	(441,660)	(717,434)	275,774	62%	✓	Higher than anticipated interest rates.
106640. INFORMATION TECHNOLOGY	272,860	277,860	246,731	27,567	219,164	89%	√	Minimal capital spends on IT year to date. Cull Road development continues to be offered for
185030. Proceeds Investment Land	0	(1,000,000)	(833,330)	(454,091)	(379,239)	-46%	×	sale.
185270. Carrying Value Investment Land Sold	0	1,250,000	1,041,660	400,692	640,968	62%	✓	Cull Road development continues to be offered for sale.
DIRECTOR DEVELOPMENT SERVICES								
136220. DEV MGT PROJECTS	70,000	150,000	124,984	14,426	110,558	88%	√	Transport Model project no longer managed by Development Services. Project to be managed by Major Projects and completed in 12/13 budget year.
DIRECTOR WORKS & SERVICES								Balance of funding received once jobs completed.
100040. ROAD SAFETY	232,488	315,808	263,112	131,155	131,957	50%	✓	Related jobs expected to be finished before end of financial year.
								Contractor has commenced pickup. Approximately \$120,000 worth of steel has been collected but
108830. SALE OF SCRAP METAL	(200,000)	(200,000)	(166,640)	(24,386)	(142,254)	-85%	×	funds not yet received - timing issue.
110270. CITY DESIGN - PROJECTS	245,000	245,000	204,130	11,042	193,088	95%	√	Number of smaller projects deferred to next year, or allocated to other Directorates.
110920. CITY ASSETS PROJECTS	254,450	254,450	199,494	(12,385)	211,879	106%	✓	Number of smaller projects deferred to next year, or allocated to other Directorates.

ITEM 4.2 13 **ITEM 4.2**

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
118520. REFUSE-TIP MAINTENANCE	1,389,700	1,389,700	1,157,806	913,939	243,867	21%	√	Savings made due to cancellation of Cleanaway MOU. Reduction in staff overtime with changes to staff rostering.
119530. REFUSE-INC HANRAHAN ROAD	(1,720,000)	(1,720,000)	(1,289,828)	(983,097)	(306,731)	-24%	×	Reduced amount of waste received at landfill sites. Increase competition in the marketplace for receiving industrial waste.
132220. ROAD MAINTENANCE	3,925,000	3,925,000	3,270,296	2,886,739	383,557	12%	√	Expenses are currently below budget. Annual costs expected to be in line with budget.
134850. ASSET FUNDING-REGIONAL ROAD GROUP	(894,607)	(910,734)	(758,940)	(510,293)	(248,647)	-33%	×	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
135440. Passenger Vehicles Purchase	777,101	777,101	777,100	84,296	692,804	89%	√	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135540. Commercial Vehicles (Utes) Purchase	1,100,000	1,100,000	1,100,000	0	1,100,000	100%	√	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135640. Major Plant Purchase	1,065,000	1,065,000	1,065,000	120,150	944,850	89%	√	Delays in tendering for plant, delivery will occur in next financial year ie: payment will be transferred to next financial year.
138070. Waste Minimisation Contract	2,363,896	2,363,896	1,969,574	1,807,249	162,325	8%	√	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
141150. Road Funding - Other	(868,000)	(907,000)	(680,250)	(172,000)	(508,250)	-75%	×	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
141250. Road Funding - TIRES	(400,000)	(400,000)	(400,000)	(160,000)	(240,000)	-60%	×	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
141550. Passenger Vehicle Proceeds	(625,017)	(625,017)	(625,016)	(60,909)	(564,107)	-90%	x	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141650. Commercial Vehicles Proceeds	(550,000)	(550,000)	(550,000)	0	(550,000)	-100%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141750. Major Plant Proceeds	(735,000)	(735,000)	(629,895)	(23,563)	(606,332)	-96%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
144450. State Black Spot Funding	(123,714)	(178,714)	(148,920)	(307,828)	158,908	107%	√	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
144920. CITY ASSETS-SALARIES	582,146	485,261	404,380	186,926	217,454	54%	✓	Works & Services restructure - salaries being reallocated. Final structure will not be reflected correctly until 12/13 budget.
145570. CITY DESIGN - SALARIES	508,420	298,202	248,500	141,725	106,775	43%	✓	Works &Services restructure - salaries being reallocated. Final structure will not be reflected correctly until 12/13 budget.
147320. FUEL & OIL	687,186	687,186	572,558	416,055	156,503	27%	✓	Fuel price and usage not as high as budgeted for.

ITEM 4.2 15 **ITEM 4.2**

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
147520. PARTS	324,080	324,080	264,078	144,136	119,942	45%	√	Machinery is being kept longer therefore maintenance costs have increased.
147920. PLANT-ALLOCATE TO W/SERV.	(2,932,540)	(2,932,540)	(2,443,376)	(2,202,834	(240,542)	-10%	×	This is an internal "billing" of plant and machinery used on various jobs around the City. As work is performed by Works and Services, plant use is billed to the job. As can be seen in 132220 Road Maintenance and 149940 Asset Preservation, for example, maintenance activity has been below budget, but should be in line with budget by financial year end.
149840. ASSET UPGRADE-REGIONAL RD	2,496,259	2,154,815	1,831,386	153,201	1,678,185	92%	√	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
149940. ASSET PRESERVATION	3,195,730	2,990,530	2,548,734	796,577	1,752,157	69%	√	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
150140. DRAINAGE CONSTRUCTION	1,175,070	2,375,059	2,065,393	528,775	1,536,618	74%	√	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
151640. PATHWAY CONSTRUCTION	1,498,497	1,542,998	1,285,462	736,300	549,162	43%	√	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
151840. PARKS & RESERVES	106,721	253,150	210,886	77,268	133,618	63%	✓	This is only a timing difference, and annual costs are expected to be in line with budget.

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
								Most of the leachgate project works delayed to next financial year. Weighbridge shelter to be constructed 6-8 weeks. Some design work and
152140. WASTE/TIPS PROJECTS	1,930,010	1,735,011	1,704,146	73,038	1,631,108	96%	\checkmark	minor capping/drainage work to occur before May.

POLICY IMPLICATIONS

- 14. The City's 2011/12 Annual Budget provides a set of parameters that guides the City's financial practices.
- 15. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

File Number (Name of Ward)	FM.FIR.2 - All Wards

4.3: 2012-13 CITY OF ALBANY BUDGET DECISIONS

Responsible Officer(s) : Chief Executive Officer (F James)

IN BRIEF

- As part of the City of Albany budget preparation process, Council is requested to determine the following:
 - Approve Advertising of Proposed Rates Schedule
 - Community Services Directorate Fees and Charges for 2012-13 financial year
 - Stakeholder Information provision on other Proposed Fees and Charges for 2012-13 financial year.

RECOMMENDATION

ITEM 4.3: RESOLUTION1

VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR ATTWELL SECONDED: COUNCILLOR DUFTY

THAT Council ENDORSES advertising the proposed differential rates for the 2012-13 financial year as follows:

Description	Minimum Rate \$	Actual Rate in Dollar 2011-12	Proposed Rate in Dollar 2012-13
Gross Rental Value (GRV)			
General	820.00	9.0758c	9.4388c
Vacant Land Non Residential	820.00	7.402c	7.6981c
Unimproved Value (UV)	820.00	0.3124c	0.3277c

CARRIED 9-1
ABSOLUTE MAJORITY

Record of Vote

Against the Motion: Councillor Bostock

ITEM 4.3: RESOLUTION 2

VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR SUTTON SECONDED: MAYOR WELLINGTON

- 1. THAT Council NOTE that many community organisations are currently preparing their 2012-13 budget and require certainty regarding fees and charges which such organisations will have to bear and possibly charge their members for.
- 2. THAT Council ENDORSE the fees and charges for Community Services Business Units as detailed in Attachment 1, for the period of 1 July 2012 to 30 June 2013.

TIED 5-5

MAYOR EXERCISED CASTING VOTE 6-5

LOST 6-5

DID NOT ACHIEVE ABSOLUTE MAJORITY

Record of Vote

Against the Motion: Councillors Attwell, Holden, Stocks, Bostock and Dowling

ITEM 4.3: RESOLUTION 3

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON SECONDED: COUNCILLOR STOCKS

- THAT Council NOTE that many businesses and residents are currently preparing their 2012-13 budgets and require information regarding fees and charges that they may incur in the coming year.
- 2. THAT Council ENDORSE the CEO and her delegates providing information to businesses and residents regarding possible changes to City of Albany fees and charges for the period of 1 July 2012 to 30 June 2013, in respect of:
 - a. Waste Services;
 - b. Planning and Development Applications;
 - c. Building Services and Applications; and
 - d. Environmental Health Services

CARRIED 9-1

Record of Vote

Against the Motion: Councillor Bostock

BACKGROUND

- 1. For several weeks now, Council members have met with City Executive staff in Council budget workshops to consider and prepare the City of Albany budget for 2012-13.
- 2. At those workshops, and then at a Special Audit and Finance Committee meeting held on 30 April 2012, Committee Members considered a number of scenarios presented by City of Albany staff, on proposed differential rates for 2012-13.
- 3. At those Councillor budget workshops, Council Members were presented with proposed fees and charges revenue regarding:

Community Services Directorate business units;

Planning and Development Directorate services. As a component of the presentations a number of amendments to the Planning and Development Services fees and charges structure were recommended.

Waste Services Management. As a component of the presentations a number of amendments to Waste Services fees and charges structure were recommended.

DISCUSSION

- 4. As required by the *Local Government Act 1995*, and its Regulations, the City is required to advertise the land rates the Council proposes within its annual budget.
- 5. In order for business units across the City to impose fees and charges within the 2012-13 financial year, it is necessary for Council to endorse those fees and charges. Some of the fees and charges for services which users and community groups utilise may need to be collected (from their members by those community groups), prior to 1 July 2012. For service provision effective from 1 July 2012.
- 6. While most fees and charges proposed for the 2012-13 financial year in the Community Services directorate have increased from those charged in 2011-12, the increases represent commensurate increases in the costs of providing those services.
- 7. Fees and charges changes of note within the Community Services directorate are:

Albany Visitor Centre:

• Introduction of a key charge to cover some of the cost that the Centre incurs acting as the 'on-site' manager for many accommodation operators.

Albany Leisure and Aquatic Centre (ALAC):

- Most fees charged are below that of other like recreation centres in regional Western Australia. Membership fees as a whole have increased on average 8% but are still less expensive than other benchmarked centres.
- Casual gym and fitness classes will increase from 10%. In context, a casual visit to the gym for a non concession adult will rise from \$10.00 to \$12.00.
- ALAC has the largest swim school outside the metropolitan area but the current charge is 25% less than Bunbury for the same nationally recognised and endorsed program. Albany, in comparison to Bunbury, has higher energy and staff costs. The swim school increase for 2012-13 will be 16%.
- 8. In the review of the Planning and Development Services fee structure it was identified that the directorate fee structure did not adequately address the cost to Council of the array of services that are provided by each of the directorate business units (Planning services, Building services and Environmental Health services), or that the current fee schedules had

not been updated to take into account changes in State Government legislation in relation to prescribed maximum fee increases to the mandatory functions of the directorate.

- 9. The proposed amended fees for Planning services, Building services and Environmental health services were formulated through a comparison of five other local authorities (City of Swan, City of Bunbury, City of Kalgoorlie-Boulder, City of Augusta-Margaret River and Shire of Denmark). The comparison included the services provided and the fee charged for each individual service.
- 10. The recommended amended fees represent, in most cases, the average fee, or less than the average fee, charged by the comparison local authorities. In the case where legislation prescribes a mandatory maximum fee for a service, the amended fee structure reflects the mandatory prescribed fees.

GOVERNMENT CONSULTATION

11. In the review of the City's budgeted fees and charges, there is no requirement for formal government consultation. However, information was obtained from other local governments and comparable business units, to determine comparable fee structures.

PUBLIC CONSULTATION / ENGAGEMENT

- 12. Once fees and charges are endorsed by Council, the financial year 2012-13 fees and charges for each Community Service business unit will provided on the City of Albany web site and also available for the information of stakeholders at each business unit.
- 13. Waste Management Industry stakeholders, building contractors, town planners, land development surveyors, other land development industry stakeholders, and other businesses in Albany that have been identified as being potentially affected by other potential changes to the fees and charges structure will be provided with information, advising them of those potential changes, including explaining the methodology used in the formulation of the amended fees and changes.
- 14. That information will provide these businesses with the opportunity to incorporate proposed increases in fees and charges in their annual budgets.
- 15. Under section 6.36 of the *Local Government Act 1995*, the City is required to advertise the proposed differential rates amounts for the 2012/13 financial year. These proposed amounts are to be advertised for a period of 21 days in compliance with legislation.

STATUTORY IMPLICATIONS

16. Budget processes and endorsement are strictly regulated by the *Local Government Act 1995* and its Regulations.

STRATEGIC IMPLICATIONS

17. Strategic Implications

This item relates directly to the following elements of the City of Albany Strategic Plan (2011-2021:

Key Focus Area

Organisational Performance

Community Priority

Policy and procedures

Proposed Strategies

Regularly review all policies in consultation with community and key stakeholders.

ITEM 4.3

POLICY IMPLICATIONS

18. There are no Policy implications in relation to the proposed fees and charges structure.

REFER DISCLAIMER

RISK IDENTIFICATION & MITIGATION

19. The risk identification and categorisation relies on the City's Risk Management Framework.

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
Proposed differential general rates or minimum rates not advertised for the required 21 days.	Unlikely	Significant	Medium	Mitigation entirely dependent on Council by advertising for the required time period.
Proposed fees and charges not endorsed until 1 July which will impact on potential revenue.	Unlikely	Moderate	Medium	Endorse fees and charges and communicate to community.
If Council does not approve the proposed Planning and Development Services fee structure	Possible	Significant	High	Revenue from fees and charges will be lower than projected in the draft budget leading to potential shortfalls in funding.
Revenue projections within the draft City of Albany 2012-13 budget are not endorsed by Council, leading to budget deficit and cashflow difficulties	Possible	Significant	High	Mitigation entirely within Council control, regarding budget preparation and endorsement
Proposed Community Service fees and charges not endorsed until 1 July does not allow Community Service Business units to charge now for activities post 1 July. This would impact on revenue for 12-13.	Unlikely	Moderate	Medium	Endorse fees and charges and communicate to community

FINANCIAL IMPLICATIONS

- 20. From a Community Services perspective, fees and charges for upcoming programs (starting July 2012) need to be confirmed well before 1 July 2012, so that these fees and charges can be clearly communicated to the community and stakeholders who may be impacted by those fees and charges. For example, enrolments for the ALAC Swim School will open shortly, and fees to be paid, for programs being held in July 2012.
- 21. Proposed amendments to the City's fees and charges for financial year 2012-13 more adequately reflects the range, and cost of providing, services by the individual business units of the City.

LEGAL IMPLICATIONS

22. The City must meet its legislative and debt obligations through advertising of the proposed differential rates and minimum rates. Failure to do so incurs considerable risks to the City.

ALTERNATE OPTIONS

23. The Council can determine to impose alternate fees and charges, or different revenue structures. However, any change in proposed revenue may have significant financial implications, including cash flow implications, for the City.

SUMMARY CONCLUSION

- 24. The proposed amendments to the City of Albany fees and charges more adequately reflects the range, and cost of providing, services provided by the individual business units of the directorate.
- 25. It is important that those fees and charges are endorsed in a timely manner, and information provided to relevant stakeholders that may be impacted by those changes.

5.1: CONTRACT C11023 - SUPPLY AND DELIVERY OF CONCRETE DRAINAGE PRODUCTS

Proponent : City of Albany

Responsible Officer(s) : Director Works & Services (S Grimmer)

Maps and Diagrams:

Nil

IN BRIEF

 Contract C11023 – Supply and Delivery of Concrete Drainage Products be AWARDED to Ball Concrete Pipes and Products and Agcrete Albany for the period up to 30 June 2013, following which period the contract will be retendered.

RECOMMENDATION

ITEM 5.1 RESOLUTION

VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR SUTTON SECONDED: COUNCILLOR DUFTY

THAT Council:

- 1. ACCEPT the Tender from Ball Concrete Pipes and Products for supply of all concrete reinforced pipe for the period until 30/6/2013.
- 2. ACCEPT the Tender from Agcrete Albany for supply of all other concrete drainage products for the period until 30/6/2013.

CARRIED 10-0

BACKGROUND

1. Due to an expiry of the current supply and delivery of concrete drainage products contract, tenders were called for the supply and delivery for a period up to 30 June 2013. The tender is for the supply and delivery of concrete drainage products to the City of Albany.

DISCUSSION

- 2. A total of six tender documents were downloaded from the City of Albany website.
- 3. Four completed tender documents were submitted on/before the stipulated closing date and time. The following table summarises the tenderers and overall evaluation scores applicable to the submissions.

Tenderer for Pipes	Total Evaluation Score
Ball Concrete Pipes and Products	615.46
MJB Industries Pty Ltd	586.11
Agcrete Albany	533.83
Tuss Concrete Pty Ltd	472.59

Tenderer for all other concrete products	Total Evaluation Score					
Agcrete Albany	622.25					
MJB Industries Pty Ltd	534.50					
Ball Concrete Pipes and Products	527.75					
Tuss Concrete Pty Ltd	505.50					

4. The tender documents included tender evaluation criteria using the weighted attribute method. This method scores the evaluation criteria and weights their importance to determine an overall point score for each tender. The criteria are tabled below:

Criteria	% Weight
Cost	50
Technical Compliance and Experience	15
Reliability	15
Quality Accreditation	20
Total	100

- 5. Initial investigations with respect to this tender were to determine the most advantageous offer for Council. Subsequent, further evaluation from all compliant submissions determined that by awarding this tender to two suppliers this was the most cost effective option to Council
- 6. On the basis of the total evaluation score which considers cost, technical compliance and experience, reliability and quality Ball Concrete Pipes and Products and Agcrete Albany are considered the most suitable companies.

GOVERNMENT CONSULTATION

7. Nil.

PUBLIC CONSULTATION / ENGAGEMENT

8. A request for tenders was published in the West Australian on 29 February 2012 and the Great Southern Weekender on 1 March 2012.

STATUTORY IMPLICATIONS

- 9. 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.
- 10. 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.
- 11. Regulation 19 of the Regulations requires Council to advise each tenderer in writing the result of Council's decision.

STRATEGIC IMPLICATIONS

12. This item directly relates to the following elements of the 2011 City of Albany Strategic Plan:

Key Focus Area

Lifestyle and Environment

Community Priority

A built environment for active lifestyles Road improvements

POLICY IMPLICATIONS

13. The City of Albany Tender Policy and Regional Price Preference Policy are applicable to this item.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk	Mitigation
			Analysis	
Non compliance with contract or business failure	Unlikely	Medium	Medium	General conditions of contract allow for contract termination on the basis of failure to supply goods & services

FINANCIAL IMPLICATIONS

- 15. The value of this tender overall is in excess of \$250,000 and therefore the approval is referred to Council for consideration.
- 16. The cost per job will be included in the specific budget line item.

LEGAL IMPLICATIONS

17. Nil.

ALTERNATE OPTIONS

18. Council can accept or reject the tenders as submitted.

SUMMARY CONCLUSION

19. On reviewing the submissions, the evaluation team assessed Ball Concrete Pipes and Products as being the most suitable tenderer for the reinforced concrete pipes and Agcrete Albany for all other concrete drainage products across the evaluation criteria in terms of cost, technical compliance and experience, reliability and quality.

Consulted References	:	Local Government (Functions and General) Regulations 1995
		Council Policy – Purchasing (Tenders & Quotes)
		Council Policy – Buy Local (Regional Price Preference)
File Number (Name of Ward)	:	C11023
Previous Reference	:	

XIV. MOTIONS WITH NOTICE

XV. MOTIONS OF WHICH NOTICE WAS GIVEN AT THE PREVIOUS MEETING

ITEM 15.1: NOTICE OF MOTION BY COUNCILLOR ATTWELL

ITEM 15.1: NOTICE OF MOTION BY COUNCILLOR ATTWELL

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR ATTWELL

SECONDED: COUNCILLOR HAMMOND

THAT the following rescinded HR Operational Policies be reviewed by the Governance Committee:

- a) Operational Human Resources Policy (Adopted by Council 15/05/07)
- b) Customer Service Policy (Adopted by Council 17/03/09)
- c) Code of Conduct (Adopted by Council 21/10/08)
- d) Communications Policy (Adopted by Council 20/07/10)
- e) Elected Member Attendance at Conferences Policy (Adopted by Council 19/12/06)
- f) Legal Representation for Elected Members, Employees and Volunteers Policy (Adopted by Council 14/12/10)
- g) IT System Security and Information Management Policy (Adopted by Council 21/10/08)
- h) Plant and Vehicle Policy (Adopted by Council 17/11/09)
- i) Service Complaint Policy (Adopted by Council 21/08/07)

(Note: All of the above policies were adopted by Council prior to February 2011)

CARRIED 10-0

ITEM 15.2: NOTICE OF MOTION BY COUNCILLOR ATTWELL

The Rescission Motion was withdrawn by Councillor Attwell.

NOTICE OF MOTION TO REVOKE A PREVIOUS DECISION OF COUNCIL

In accordance with Regulation 10 (1b) of the *Local Government (Administration) Regulations* 1996, we the undersigned hereby move to have point 2 of Item 1.1.1: Resolution 2-Audit Committee, which was moved at the Ordinary Council Meeting held on 15 November 2011, be revoked.

Name	_Signature	_Date
Name	_Signature	_Date
Name	_Signature	_Date
Name	Signature	_Date
Name	_Signature	_Date

ITEM 15.2: NOTICE OF MOTION BY COUNCILLOR ATTWELL VOTING REQUIREMENT: ABSOLUTE MAJORITY

THAT the resolution of point 2 of Item 1.1.1 Committee Recommendation 2 made at the Ordinary Council Meeting held on 15 November 2011 be RESCINDED.

THAT Council delegate to the CEO the authority to develop and regularly review new HR operational policies for the City as required.

Councillor's Reason:

Council should have the opportunity to review and develop all operational HR policies.

ITEM 15.2: MOTION BY COUNCILLOR ATTWELL VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR ATTWELL SECONDED: COUNCILLOR HAMMOND

THAT all new HR Operational Policies be presented to the Governance Committee for development and review, prior to endorsement by Council.

CARRIED 10-0

XVI. URGENT BUSINESS TO BE APPROVED BY DECISION OF THE MEETING

ITEM 16.1: MOTION

VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: MAYOR WELLINGTON SECONDED: COUNCILLOR HOLDEN

THAT Item 16.1: Motion by Mayor Wellington, be ACCEPTED as an urgent item.

CARRIED 10-0 ABSOLUTE MAJORITY

Reason:

This motion needs to be considered by Council urgently as the Albany Classic Event will be conducted over the June 2012 long weekend.

ITEM 16.1: MOTION BY MAYOR WELLINGTON VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: MAYOR WELLINGTON

SECONDED: COUNCILLOR CALLEJA

THAT the amount of \$2,198.00 be made available from the Albany Classic Barriers Reserve to the Albany Classic for the following items:

- 1. 2 x Cordless Impact Wrenches @ \$599.00 each
- 2. 10 x concrete barriers @ \$100.00 each

CARRIED 10-0

Reason:

The concrete barriers are required as replacements for broken or damaged safety barriers used in the construction of the Albany Classic circuit.

The cordless impact wrenches are used for attaching Armco railing to the concrete barriers. The Albany Classic organisers have in the past borrowed impact wrenches for this purpose, however, have been unable to source them for this year's event.

The Albany Classic Barriers Reserve has sufficient funds available, however, a Council resolution is required to release these funds for the event. The request from the organisers of the Albany Classic event is consistent with the purpose of the Albany Classic Barriers Reserve.

Officer's Comment (Manager Finance):

The Albany Classic Barriers Reserve currently has a balance of \$42,477 for the 2011-12 financial year.

ITEM 16.2: URGENT MOTION BY COUNCILLOR BOSTOCK-STAFFING ISSUES

ITEM 16.2: MOTION

VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR BOSTOCK SECONDED: COUNCILLOR HAMMOND

THAT Item 16.2: Motion by Councillor Bostock, be ACCEPTED as an urgent item.

CARRIED 8-2
ABSOLUTE MAJORITY

Record of Vote

Against the Motion: Mayor Wellington and Councillor Holden

ITEM 16.2: MOTION BY COUNCILLOR BOSTOCK VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR BOSTOCK SECONDED: COUNCILLOR STOCKS

- 1. THAT as the employer of the CEO and hence the defacto employer of all staff, Council APPOINTS, as a matter of urgency, a specialist employment lawyer to advise on our statutory obligations and responsibilities under the Western Australian Occupational Safety and Health Act 1985.
- 2. In light of recent communications from the CEO, in which all Councillors were informed of the unsustainable work load being expected of senior staff, Council conducts a series of meetings with the CEO and Executive Directors, in order to ascertain the extent of the difficulties and how they can best be alleviated.

CARRIED 9-1
ABSOLUTE MAJORITY

Record of Vote

Against the Motion: Councillor Holden

Reason:

Under the provisions of the *Western Australian Occupational Safety and Health Act 1985*, employers have strict duties to ensure the provision of a safe working environment. Failure to do so can lead to Draconian penalties, including a fine of \$24,000 and up to two years imprisonment, so that councillors need to be made fully aware of their responsibilities and to what extent they will be personally liable in the event of serious work related incidents.

Failure of an employer to take action, having been made aware of a potential health issue, is a particularly serious offence under the Act and it is imperative that Council immediately addresses the concerns raised by our employees.

Officer's Comment (Chief Executive Officer):

The CEO and the Executive Directors, have for some time now, been advising Council Members of the unsustainable and excessive workloads <u>some</u> are bearing. The Executive Management Team has clearly brought this to the attention of Council Members during Audit and Finance Committee meetings, and Council budget preparation workshops.

The City has suffered from the legacy of poor operational processes some of which have been absent for several years. The city has now employed a well qualified HR manager with the intent of addressing the lack of HR operational policies and processes. However, HR is only one component of effective organisational operations. For an organisation to function effectively it needs strong operational processes across a range of functions including:

- Information and communications technology;
- Knowledge (including records) management;
- Project management; and
- Business analysis

The City is slowly building capacity in these areas (as advised to Council Members by the Executive). However, this will take time. If Council wishes to expediate that capacity building then it will need to commit significantly more resources (including funding) to such capacity building.

The Executive would welcome the appointment of an experience employment lawyer to advise the City and Council on "all statutory obligations and responsibilities". However:

- Compliance with legislation is much wider than mere human resource (HR) obligations, although the compliance of all legislation has HR impacts regarding staffing levels and implementation.
- Such advice will be expensive and there is no budget presently allocated for that activity.
 It is not unreasonable to expect that such legal advice could cost several tens of
 thousands dollars. Council has also not anticipated that activity in the 2012-13 budget
 preparation. If Council wishes to pursue such activity, it would be wise for the City to
 firstly obtain a quote from legal firms regarding the scope of work Council seeks, and
 then consider how Council intends to fund such activity.

Further, given the terms of the *Local Government Act 1995* and its Regulations, Council needs to be aware of those functions it is not empowered to undertake. The CEO understands that advice from WALGA was recently provided to some Council Members (those that attended a meeting on 7 May 2012) in that regard. Accordingly, Council needs to carefully consider whether it has the power to:

- Appoint a lawyer, as recommended by Councillor Bostock;
- Conduct staff meetings, as recommended by Councillor Bostock.

ITEM 16.3: MOTION

VOTING REQUIREMENT: ABSOLUTE MAJORITY

MOVED: COUNCILLOR ATTWELL SECONDED: COUNCILLOR SUTTON

THAT Item 16.3 be accepted as an urgent item by Council.

CARRIED 10-0 ABSOLUTE MAJORITY

ITEM 16.3: MOTION BY COUNCILLOR ATTWELL VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR ATTWELL

THAT the issue of Peppercorn Rent be referred to the Audit and Finance Committee for review.

This motion was withdrawn by Councillor Attwell after being advised that this matter was already listed on the Audit and Finance Committee Agenda for May 2012.

XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION.

Nil.

XVIII. ANNOUNCEMENT OF NOTICES OF MOTION TO BE DEALT WITH AT THE NEXT MEETING.

ITEM 18.1: NOTICE OF MOTION BY COUNCILLOR BOSTOCK

ITEM 18.1: NOTICE OF MOTION BY COUNCILLOR BOSTOCK

THAT pursuant to s.5.92 (1) and s.5.94 (m) of the *Local Government Act 1995* Councillors be given access to the rates record of ratepayers in the district.

Councillor's Reason:

Access to the rates record is included in the list of information to which members of the public are entitled, so similar access should be afforded to Councillors.

XIX. ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC

Nil.

XX. NEXT ORDINARY MEETING DATE

Tuesday 19 June 2012

XXI. CLOSURE OF MEETING 8.25PM

There being no further business the Presiding Member declared the meeting closed at 8.25pm.

ITEM 21.0: RESOLUTION

MOVED: COUNCILLOR HOLDEN SECONDED: COUNCILLOR DUFTY

MeyDI

THAT Standing Order 3.1 be RESUMED to stop recording of proceedings.

CARRIED 10-0

Dennis W Wellington

MAYOR

APPENDIX A

STATUS REPORT ON DEFERRED ITEMS FROM PREVIOUS MEETINGS

Meeting Date	Item Number	Details/Status	
16/11/2010	2.6	Surrender Lease over Hangar Site 2 at Albany Airport. REQUIRES FURTHER CONSIDERATION BY COUNCIL PENDING THE COMPLETION OF THE AIRPORT MASTERPLAN/BUSINESS PLAN.	
19/04/2011	4.7	Audit Committee Recommendations. That Council request the Chief Executive Officer to further review the investment of Surplus Funds Policy through the Finance Strategy Committee, prior to recommendation Council. PENDING AWAITING DEVELOPMENT OF FIVE YEA (FINANCE) PLAN.	

APPENDIX B

TABLED DOCUMENTS

NAME	REFERENCE	FILE
Mrs Vicki Savage	Local Planning Scheme	GO.COM.3
Mr David Clarke	Tabled Questions	GO.COM.3

TABLED DOCUMENTS BY ELECTED MEMBERS

NAME	REFERENCE	FILE
Mayor Wellington	Mayors Report	GO.COM.3
Councillor Attwell	Deputy Mayors Report	GO.COM.3

TABLED DOCUMENTS BY STAFF

NAME	REFERENCE	FILE
	NIL	

APPENDIX B

TABLED ADDRESS BY MRS SAVAGE

CITY OF ALBANY COUNCIL MEETING

ACKNOWLEDGE MEMBERS

INTRODUCTION - VICKI SAVAGE AS REP FOR BIG GROVE RESIDENTS

OBJECTION TO CHANGES TO LOCAL PLANNING SCHEME 1

WHERE WE ARE? LOCATION borders Torndirrup National Park 4000ha - 17 landowners

OPPOSE ZONING CHANGE FOR OUR AREA

As private land owners we object to the change in zoning for our properties —
As a strong community group we submit the following:
Under the current proposal our property would be rezoned to Conservation.
As landowners we are going to submit a group objection and also individual objections.
We are proposing that the zoning for our area be

Rural Small Holding and NOT CONSERVATION;

The reasons for this are:

- It is more suited to current zoning of RURAL. Lot 19 Frenchman Bay which is a 'Special Site' for holiday accommodation to be rezoned 'Additional Use' which is in line with their current zoning.
- Conservation zoning means that we cannot pass on our UNIQUE lifestyle that has taken years to establish
 onto our children when we pass away or pass on ownership.
- The area is currently cleared and grazed which provides a low fuel load buffer between the National Park
 and Frenchman Bay Road. Our paddocks are a far superior buffer zone for the Torndirrup National Park than
 a conservation zone IT IS A GREEN ZONE.
- Boundary fencing is not permitted under Conservation zoning except the main road.
- As neighbouring properties change ownership, the new owners will have to revert to the Conservation guidelines - no fencing and this will compromise the safety of our stock and create legal issues
- We currently combine agriculture with conservation characteristics, where you can see the kangaroos grazing with stock in our paddocks.
- The change in zoning dramatically reduces our land values.
- As landowners we help control vermin and noxous weeds that would harm the National Park.
 We classify ourselves as custodians for the protection of Torndirrup National Park whilst enjoying a rural existence from our land.
- Gardens and lawns are discouraged and only native species to be encouraged so our years of establishing fruit trees, vege gardens as a way of life is not going to be allowed.
- GROUND WATER -The Department of Water states 'the current use can continue' see Land Use Compatibility document attached.
 Also view online:

http://www.water.wa.gov.au/PublicationStore/first/12131.pdf

Our properties have been grazing land for over 50 years – going conservation will need a management
programme to control the noxious weeds and introduced garden species from entering the national park. At
present these are being controlled by land owners with grazing and agricultural activities.

APPENDIX B

Conservation Zoning is not appropriate for old agricultural land unless there is a rehabilitation and reafforestation program associated with it and in this case there is no such program. Health when they received a copy of our WE WOULD LIKE COUNCILLORS TO CONSIDER OUR PROPOSAL - SUMMESSIONS That you give WE HAVE PUT IN WRITING A GROUP SUBMISSION AND ALSO INDIVIDUAL SUBMISSIONS....ALL ASKING FOR THE SAME OUTCOME.. THE ZONING THAT WOULD SUIT - BIG GROVE...IS SMALL RURAL HOLDINGS AS OUR PROPERTIES RANGE FROM 1 ACRE TO 64 ACRES - WHO WANT TO OWN 64 ACRES OF BUSH! I WOULD LIKE TO INVITE THE COUNCILLORS TO VISIT OUR PROPERTIES TO VIEW AND UNDERSTAND WHY WE ARE OPPOSING THIS ZONING CHANGE AND THANK YOU FOR THE TIME THIS EVENING TO MAKE YOU AWARE OF OUR PENDING SUBMISSION TO OBJECT THE CHANGES TO THE LOCAL PLANNING SCHEME FOR OUR AREA. Time?

APPENDIX B

TABLED QUESTIONS FROM MR D CLARKE

My name is Dave Clarke, I am a ratepayer of the City of Albany and I live at

I am a former employee of the City who was part of the negotiation committee for the Outside Agreement.

I have been advised that negotiations for a replacement Collective Enterprise Agreement for general staff have now been finalized after two and a half years, with the City being represented during that time by no less than 10 Bargaining Agents, including a highly paid legal firm. The Employee Committee has advised me they estimate the cost of negotiations to be in excess of seven hundred thousand dollars.

I have also been advised that during the last 15 months over 130 staff have left the employment of the City and that sick leave has sky rocketed to an all time high. I understand that this has been seen by some as a process of 'getting rid of dead wood'.

Additionally, I am aware that the City is subject to a large number of individual industrial grievances, many of which are yet to be resolved, including Fair Work Australia proceedings, applications to the WA Industrial Relations Commission for denial of contractual benefits involving claims for tens of thousands of dollars, internal complaints relating to allegations of inappropriate workplace behavior by the CEO and Occupational Health and Safety issues."

Therefore my questions to the Mayor are:

- What has been the actual cost of the protracted General Workers Enterprise Agreement negotiations to the ratepayers of Albany?
- 2. Is it correct that the Mayor made the 'getting rid of dead wood' comment and what are the costs to the ratepayers in replacing and training new staff to replace the 130 who have left the City?
- 3. How much has the City budgeted for the upcoming legal costs that will be incurred to deal with the ongoing employee disputes?
- 4. Is it true that in a matter involving a dispute over an employee's legitimate entitlements, that was dealt with by Fair Work Australia, that the City spent considerably more in defending the action than they were actually required to pay for the entitlement?
- 5. And finally has the Mayor made all other elected members of the Council aware of these employee disputes and the associated costs to the ratepayers?

APPENDIX B

MAYORS ADDRESS-LIST OF ENGAGEMENTS

20/4	Lower King Kindergarten Albany Port Authority Tour – 3 pm
21/4	WA State Masters Games 2012 BBQ 6.30 pm
22/4	RSL Quaranup Memorial Service 2.30 pm
23/4	Anzac Day Clarence Estate 10.30 am
24/4	Meeting with new APEC executives RSL Kapyong Day Memorial Service 1.45 pm
25/4	Gunfire Breakfast – 6.30 am Anzac Memorial Service
27/4	GS Zone WALGA – Jerramungup
28/4	King River Community Hall – Leases
1/5 2/5	Rotarians' Funny Hat Day – Town Hall Little Grove Community Meeting – School Library 7 pm
3/5	PCYC AGM – 7.30 pm Watch Presentation Terry Eaton
8/5	Presentation of cheque from Colin Holt Federal Member for Centennial Park Precinct Funding – 2 pm Meeting WALGA – 6 pm
10/5	Pre meeting - Anzac Interpretive Centre Design Review Anzac Interpretive Centre – Full ACAA Board Presentation

APPENDIX B

TABLED ADDRESS BY COUNCILLOR ATTWELL

Mr Mayor and Councillors, NATIONAL This week is "Volunteers Week'.

Volunteers were very much the backbone of our community in days gone by. We still need volunteers but they are getting harder and harder to find.

Mums were the major source of volunteers in my generation and before. Mums used to stay at home when they had their children and they became the source of help at kindergartens, schools, sporting clubs and any other organisation needing labour.

They organised fund raising events which also became the social events. They helped in the classrooms, running people to and from hospitals, officials at the sports events, the cake stalls and anything and everything that made up our community.

Dads helped with the heavy things, like putting up the decoration in Centennial oval hall for the cabarets, marking out the sporting fields, providing a generator or tractor.

We didn't have risk assessments, insurance liability or duty of care concerns, Police clearances or working with children tickets. We just worked. We didn't expect the 'government or the council' to provide the funds or the means to do what was needed.

Our local communities got together and build halls and playgrounds and tennis courts and cricket pitches, available to all for local enjoyment, at minimum cost.

Is it so long ago that we have forgotten what made us what we are? Have we given ourselves to this modern way so entirely that we have lost what is important? We are seeing our Volunteers diminish in number as they become older and with very few people prepared to join the ranks.

I had the sad occurrence this past week to farewell a very dear friend who gave so much to this community over the years as a volunteer to kindergarten, schools and sporting organisations as her four children grew up in this town and were able to enjoy the many benefits that were available by the generous contributions that people like their mother gave. Will our young of this present generation know or care about what they are missing? Indeed I ask the question of our society, why have we forgotten the things that really matter and why have we replaced it with regulations and compliance that takes up time and money and delivers nothing of substance?

LETS GET BACK TO BASICS

DEPUTY MAYOR - CITY OF ALKANY