

NCSR1120092 DB.LEG.2  
COPY OF COMMON SEAL  
ITEM: 2.3 OCM 16/08/2011  
REF: ACTIVITIES ON THOROUGHFARES AND PUBLIC PLACES AND TRADING LOCAL  
LAW 2011  
PARTIES: N/A  
MAYOR AND CEO F JAMES 3 COPIES

NCSR1120094 C11004  
COPY OF COMMON SEAL  
ITEM: 5.1 OCM 20/09/2011  
REF: TENDER C11004: PROVISION OF SECURITY SERVICES  
PARTIES: CITY OF ALBANY AND RE WRIGHT TRADING AS SOUTHCOAST SECURITY  
SERVICE  
MAYOR AND CEO F JAMES 2 COPIES

NCSR1120095 PRO357  
COPY OF COMMON SEAL  
ITEM: 4.6 OCM 15/03/2011  
REF: CONTRACT FOR THE SALE OF LOT 455 (36) CULL ROAD LOCKYER  
PARTIES: CITY OF ALBANY AND HUDSON HENNING AND GOODMAN LEGAL GROUP  
MAYOR AND CEO F JAMES 1 COPY

NCSR11120360 PRO244  
COPY OF COMMON SEAL  
ITEM: N/A SIGNED UNDER DELEGATION  
REF: DEED OF ASSIGNMENT OF LEASE FOR AIRPORT HANGAR SITE 21, ALBANY  
AIRPORT  
PARTIES: CITY OF ALBANY, BERNHARD PETER LULLFITZ, AUDREY ELIZABETH  
LULLFITZ, JAMES MURRAY KING AND MARGARET ELSIE KING (ASSIGNOR) AND  
WHIPSTICK INVESTMENTS PTY LTD AS TRUSTEES FOR WHIPSTICK  
SUPERANNUATION FUND (ASSIGNEE) AND GREGORY RODERICK MCFARLANE AND  
BARBARA CHRISTINE MCFARLANE (GUARANTOR)  
MAYOR AND CEO F JAMES 4 COPIES

NCSR1120362 A5985  
COPY OF COMMON SEAL  
ITEM: N/A SIGNED UNDER DELEGATED AUTHORITY  
REF: ABSOLUTE CAVEAT TO BE WITHDRAWN AND REPLACED BY NOTIFICATION  
UNDER SECTION 70A FOR LEGAL AGREEMENT TO LIMIT OCCUPATION OF  
ANCILLARY ACCOMMODATION TO FAMILY MEMBERS OF THE MAIN DWELLING.  
PARTIES: CITY OF ALBANY, RONAL DOUGLAS WILKINSON AND ERIN PATRICIA  
WILKINSON  
MAYOR AND CEO 1 COPY

NCSR1120413 PRO357  
COPY OF COMMON SEAL  
ITEM: 4.6 15/03/2011  
REF: SALE OF LOT 409 (18) GIFFORD STREET LOCKYER  
PARTIES: CITY OF ALBANY AND HUDSON HENNING AND GOODMAN LEGAL GROUP  
MAYOR AND CEO 2 COPIES

NCSR1120426        PRO200  
COPY OF COMMON SEAL  
ITEM: N.A SIGNED UNDER DELEGATION  
REF: DEED OF ASSIGNMENT OF LEASE. LOT 8 BAXTERI ROAD  
PARTIES: CITY OF ALBANY AND BARRY FRANCIS WILSON AND JUDITH ANNE  
WILSON AND KEVIN WILLIAM RONEY AND JUDY MARIE RONEY  
MAYOR AND CEO F JAMES 3 COPIES

NCSR1120427        140704  
COPY OF COMMON SEAL  
ITEM: N/A CONDITION 9 OF SUBDIVISION WAPC 140704  
REF: SECTION 70A NOTIFICATION AS REQUIRED IN ASSOCIATION WITH A  
CONDITION OF SUBDIVISION PLANNING APPROVAL.  
PARTIES: CITY OF ALBANY AND REZELICO DEVELOPMENT PTY LTD  
MAYOR AND CEO F JAMES 1 COPY

NCSR1120428        RD.ACQ.1  
COPY OF COMMON SEAL  
ITEM: 13.2.3 OCM 16/06/2009  
REF: RESUMPTION OF LAND FROM 946 MILLBROOK ROAD.  
PARTIES: CITY OF ALBANY AND MARK AND HEATHER ADAMS  
MAYOR AND CEO F JAMES 1 COPY

EDR1120070        RD.PRG.1  
EXECUTED DOCUMENT  
ITEM: N/A SIGNED UNDER DELEGATED AUTHORITY  
REF: COMMONWEALTH SPECIAL PROJECT FUNDS 2012/13 ALLOCATIONS FOR  
BRIDGE PRESERVATION  
PARTIES: CITY OF ALBANY AND DEPARTMENT OF LOCAL GOVERNMENT  
CEO 1 COPY

EDR1120093        ES.AWP.1  
EXECUTED DOCUMENT  
ITEM: 4.6 OCM 15/03/2011 SIGNED UNDER DELEGATION  
REF: KALGAN BUSH FIRE BRIGADE RECOGNISE A BRIGADE MEMBER FOR  
SERVICES TO THE BRIGADE OVER THE LAST 26 YEARS  
PARTIES: FIRE AND EMERGENCY SERVICE AUTHORITY  
CEO F JAMES 1 COPY

EDR1120361        GS.PRG.43  
EXECUTED DOCUMENT  
ITEM: N/A SIGNED UNDER DELEGATED AUTHORITY  
REF: AGREEMENT FOR REGIONAL AIRPORTS DEVELOPMENT SCHEME  
PARTIES: CITY OF ALBANY, STATE GOVERNMENT-DEPARTMENT OF TRANSPORT  
CEO F JAMES 2 COPIES

EDR1120412        DES268  
EXECUTED DOCUMENT  
ITEM: 4.3 OCM 14/12/10 SIGNED UNDER DELEGATED AUTHORITY  
REF: DEPARTMENT OF TRANSPORT FUNDING FOR EMU POINT EROSION  
INVESTIGATION  
PARTIES: CITY OF ALBANY AND DEPARTMENT OF TRANSPORT  
CEO F JAMES 1 COPY



EDR1120414 138258

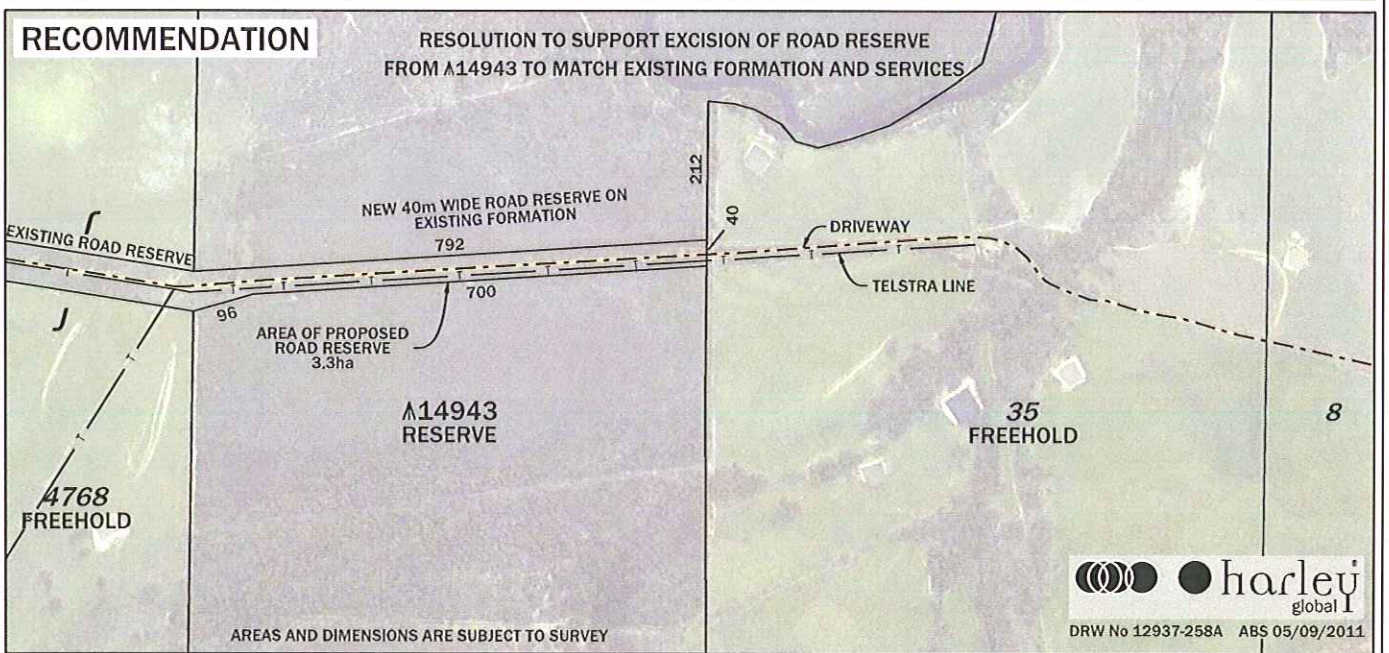
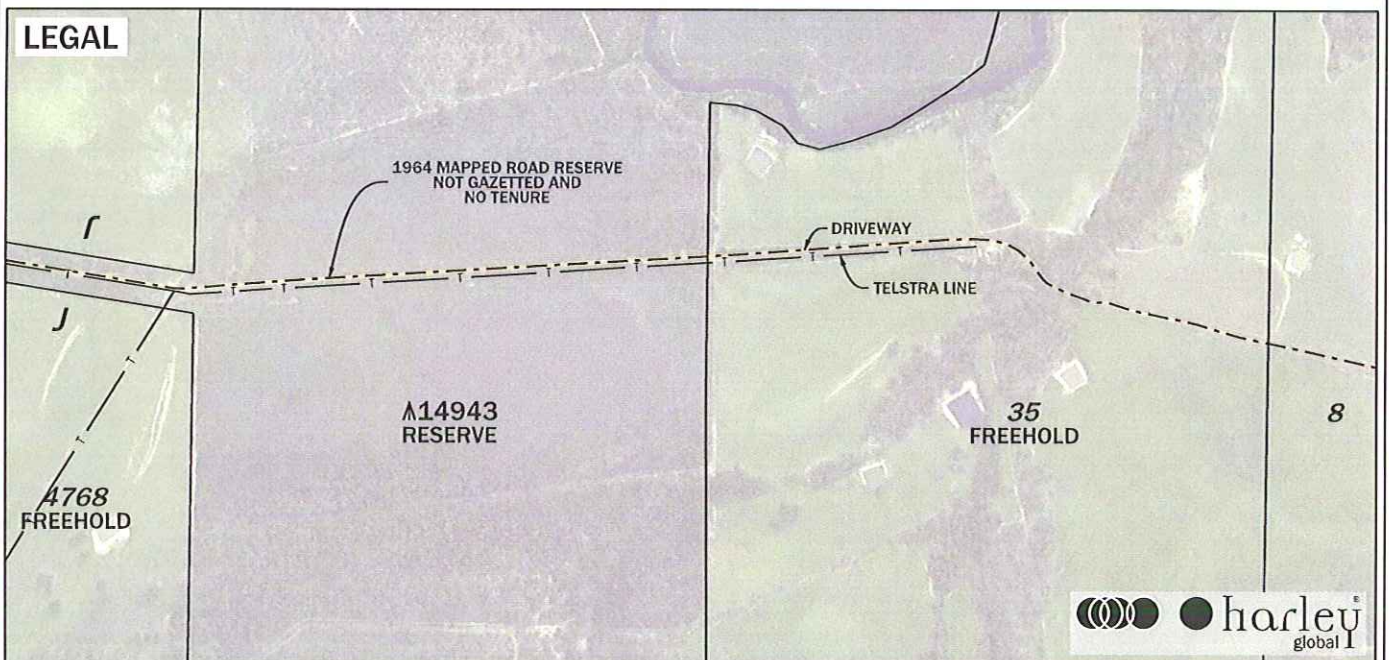
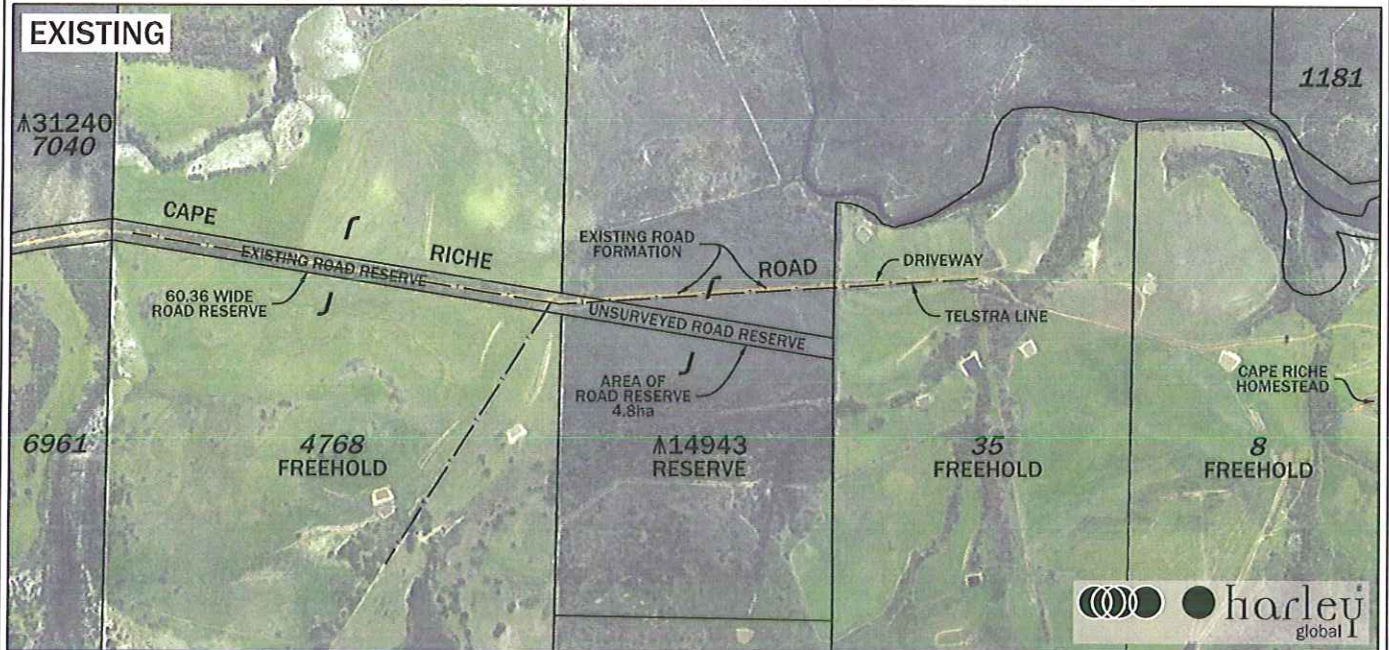
EXECUTED DOCUMENT

ITEM: N/A SIGNED UNDER DELEGATION

REF: RESTRICTIVE COVENANT PURSUANT TO SECTION 129BA OF THE TRANSFER OF LAND ACT. PROPOSED LOTS 3, 4 & 5 (LOT 800) PRINCESS ROYAL DRIVE, ALBANY. CAN ONLY BE USED FOR SHORT STAY ACCOMMODATION.

PARTIES: CITY OF ALBANY AND WESTERN AUSTRALIAN LAND AUTHORITY  
MAYOR AND CEO F JAMES 1 COPY

# PROPOSED CAPE RICHE ROAD RESERVE





**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Development  
Subject : Building Activity – October 2011  
Date : 02 November 2011

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1. In October 2011, seventy eight (78) building licences were issued for building activity worth \$15,734,405, three (3) demolition licences and two (2) sign licences.

It is brought to Council's attention that these figures include building licence #301481 for a grouped dwelling x 11, estimated value: \$1,122,000

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 licences issued for October 2011, the fourth month of activity in the City of Albany for the financial year 2011/2012.



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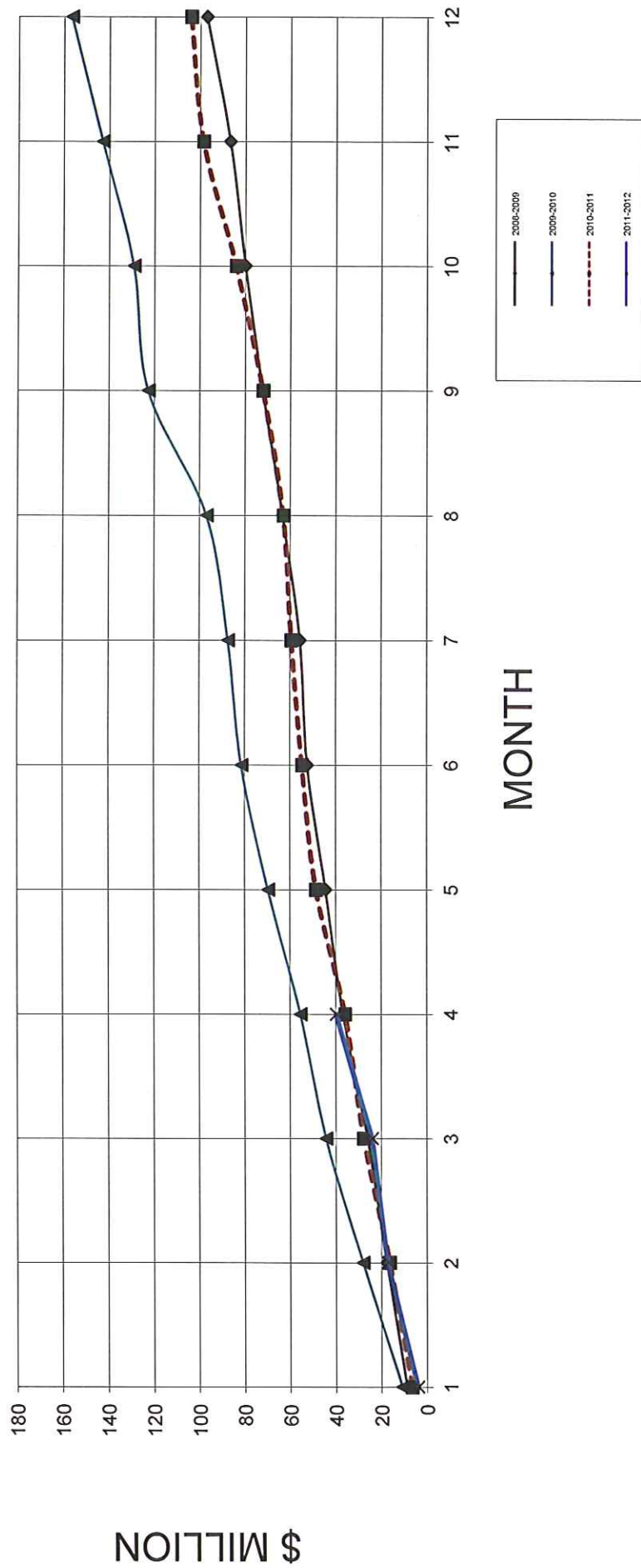
Jenny Cobbold  
**Administration Officer – Development**

CITY OF ALBANY

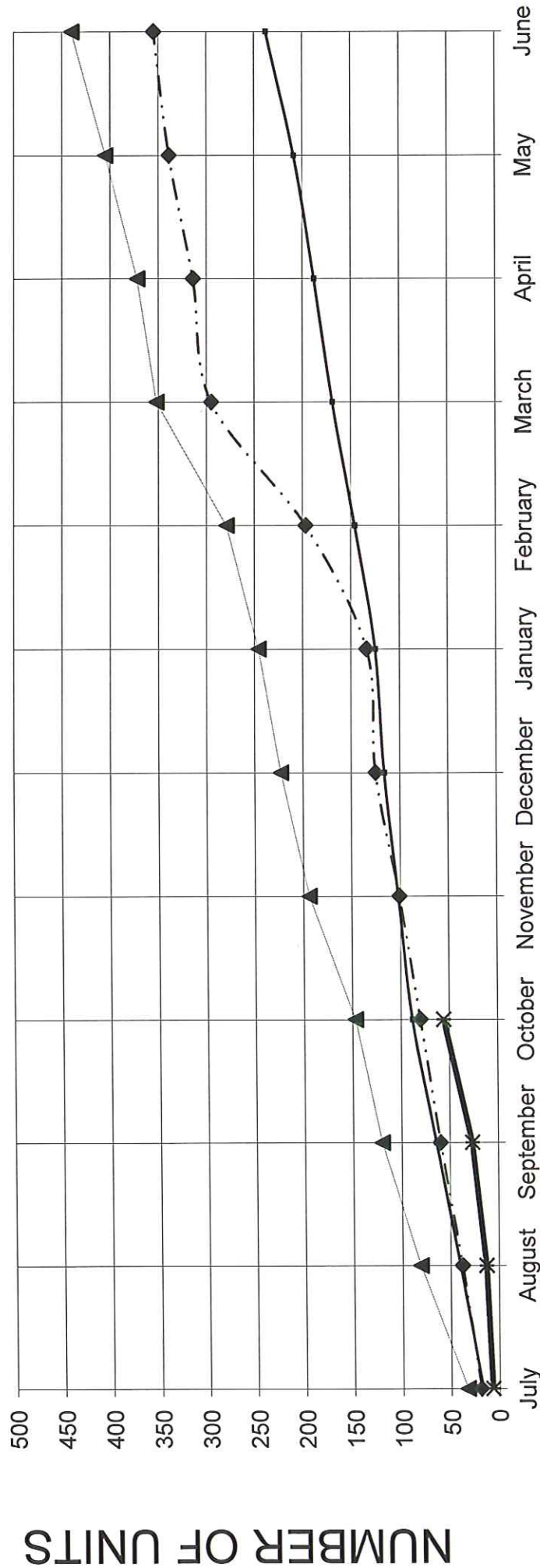
BUILDING CONSTRUCTION STATISTICS FOR 2011 - 2012

2010/2011	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	7	2,030,335			7	253,722	22	547,734			1	30,000	3	953,927	5	35,000	3,850,718
AUGUST	13	3,921,741			13	123,878	8	71,080	1	420,000			7	8,839,775	3	23,800	13,400,274
SEPTEMBER	13	3,430,898	1	775,000	14	236,818	21	508,779					5	921,642	11	784,400	6,657,537
OCTOBER	18	4,021,693	11	1,122,000	29	166,187	26	335,425			1	9,500,000	3	525,000	6	64,100	15,734,405
NOVEMBER																	0
DECEMBER																	0
2011																	
JANUARY																	0
FEBRUARY																	0
MARCH																	0
APRIL																	0
MAY																	0
JUNE																	0
TOTALS TO DATE	51	13,404,667	12	1,897,000	63	780,605	77	1,463,018	1	420,000	2	9,530,000	18	11,240,344	25	907,300	39,642,934

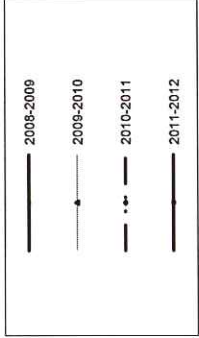
# BUILDING ACTIVITY \$M Value



# DWELLING UNITS



# MONTH





**BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY**

Applications determined for October 2011

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
301641	TECTONICS CONSTRUCTIONS	Owner's Name and address	SINGLE DWELLING	35	Location	HILL STREET	ALBANY
301693	GROUP PTY LTD EYERITE SIGNS	<i>not shown at their request</i> Owner's Name and address	SIGN	23-33	AT447 Lot 9 Location Lot	ABERDEEN STREET	ALBANY
301703	MARK WAREING	<i>not shown at their request</i> M WAREING & L E VAN	UNAPPROVED STAIRCASE & PATIO FRAMEWORK	12	S100 203 Location ALB	FREDERICK STREET	ALBANY
301723	OWNER BUILDER	HALTEREN Owner's Name and address	RETAINING WALL	47	TOWN Lot 21 Lot 444	HILL STREET	ALBANY
301761	MARK WAREING	<i>not shown at their request</i> M WAREING & L E VAN	ADDITIONAL WINDOW & SHEETING TO PATIO ROOF	12	Location ALB TOWN Lot 21	FREDERICK STREET	ALBANY
301794	KOSTERS STEEL	HALTEREN N A & L A HARRISON	PATIO	3	Lot 256	CLARENCE STREET	ALBANY
301727	CONSTRUCTION PTY LTD RYDE BUILDING COMPANY PTY LTD	Owner's Name and address <i>not shown at their request</i> ALBANY LIFESTYLE VILLAGE	DWELLING & GARAGE	1	Location 4790 Lot 763	LAMONT GRANGE	BAYONET HEAD
301739	ECOFIT HOMES	ALBANY LIFESTYLE VILLAGE	PARK HOME SITE 24	20	Location 359	ALISON PARADE	BAYONET HEAD
301778	TURPS STEEL FABRICATIONS	PTY LTD K D POWELL & K A	SHED	7	Lot 500 Location 4790	PITT RISE	BAYONET HEAD
301779	TURPS STEEL FABRICATIONS	ROMANIUK G W JEFFERIS	CARPORT	17	Lot 683 Location 359	ALISON PARADE	BAYONET HEAD
301785	ECOFIT HOMES	ALBANY LIFESTYLE VILLAGE	PARK HOME - SITE 15	20	Location 359	ALISON PARADE	BAYONET HEAD
301787	ECOFIT HOMES	PTY LTD ALBANY LIFESTYLE VILLAGE	PARK HOME - SITE 54	20	Lot 500 Location 359	ALISON PARADE	BAYONET HEAD
291169	M & J WAUTERS NOMINEES	PTY LTD CUSCUNA NOMINEES PTY	STAGE NO.2 AND FINAL - SHOPPING CENTRE		Location 1196	BAYONET HEAD	BAYONET HEAD
301539	PTY LTD JR GOMM	LTD MCDONALDS AUSTRALIA	EXTERNAL RETAINING WALL ADDITIONS/ALTERATIONS TO EXISTING MCDONALDS STORE	90-106	Lot 508 Location SL29	ROAD ALBANY HIGHWAY	CENTENNIAL PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
301574	JR GOMM	MCDONALDS AUSTRALIA	SIGN - McCAFE	90-106	Location SL29	ALBANY HIGHWAY	CENTENNIAL
301781	WISHART HOMES PTY LTD	LTD S R & K M KERR	DWELLING CARPORT AND PATIO - UNIT 3	50	Lot 106 Lot 3	LION STREET	PARK CENTENNIAL
301753	JOHN NESBITT	Owner's Name and address	CARAVAN ANNEXE- SITE 18	12	Location 7774	CHEYNE ROAD	PARK CHEYNES
301696	OWNER BUILDER	<i>not shown at their request</i> Owner's Name and address	RETAINING WALL	47	Lot 219	BORONIA AVENUE	COLLINGWOOD HEIGHTS
301748	OWNER BUILDER	<i>not shown at their request</i> L K STEVENSON	PATIO	79	Location 233	CULL ROAD	GLEDHOW
301765	PAUL LENEGAN	Owner's Name and address	PATIO	70	Lot 19 Lot 16	BOTTLEBRUSH	GLEDHOW
301678	K NIELSEN	<i>not shown at their request</i> KALGAN SETTLERS	REFURBISHMENT OF HALL	29	Location RES22325	ROAD WHEELDON ROAD	KALGAN
301758	OWNER BUILDER	ASSOCIATION Owner's Name and address	FARM SHED	1483	Location 3391	MILLBROOK ROAD	KING RIVER
301481	Daly & Shaw Building Pty Ltd	<i>not shown at their request</i> Owner's Name and address	GROUP DWELLING X 11	10 - 18	Location 24 Lot 3	QUEEN STREET	LITTLE GROVE
301746	OUTDOOR WORLD	Owner's Name and address	SHED & CARPORT	682	Location 24	FRENCHMAN BAY	LITTLE GROVE
301759	OWNER BUILDER	<i>not shown at their request</i> S P HIGGINS	TRANSPORTABLE HOME AND CARPORT	682	Lot 56 Location 24	ROAD FRENCHMAN BAY	LITTLE GROVE
301771	MCB CONSTRUCTION PTY LTD	C WESTERBERG	SHED	64	Location 24	DIAMOND STREET	LITTLE GROVE
301790	OWNER BUILDER	T L & E ESCOTT	ALTERATIONS TO SHED & RELOCATE EXISTING SHED	10	Lot 129 Location 24	GROVE ST EAST	LITTLE GROVE
301792	KOSTERS STEEL	K E ORO	PATIO	6	Lot 201 Location 24	ALBANY STREET	LITTLE GROVE
301808	CONSTRUCTION PTY LTD J CASH	R L BOGUNOVICH	PATIO	42	Lot 7 Lot 2	CHIPANA DRIVE	LITTLE GROVE
301724	AIKEN PTY LTD	A SLUITER	DWELLING	2	Lot 442	RAYBOLD STREET	LOCKYER



Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
301736	PULS PATIOS	Owner's Name and address	PATIO	93-97	Location 228	SOUTH COAST	LOCKYER
301742	WA COUNTRY BUILDERS PTY LTD	<i>not shown at their request</i> CITY OF ALBANY	DWELLING AND CARPORT	36	Lot 1 Lot 455	HIGHWAY CULL ROAD	LOCKYER
301757	OWNER BUILDER	S M & B J GRANT	ADDITIONS AND ALTERATIONS TO EXISTING DWELLING	23	Location 6277	LESCHENAULT	LOCKYER
301770	OWNER BUILDER	R & N I ROXAS	DWELLING PATIO	35	Lot 152	STREET DRUMMOND	LOCKYER
301775	DOWNWRITE DEMOLITION	RAINBOW PROPERTY	DEMOLITION - WHOLE	41	Location 226	STREET SOUTH COAST	LOCKYER
301669	OWNER BUILDER	SOLUTIONS PTY LTD G A & M M BELZ	DWELLING RETAINING WALL	4	Lot 24 Location 7	HIGHWAY FRANCIS STREET	LOWER KING
301749	RYDE BUILDING COMPANY PTY LTD	Owner's Name and address	DWELLING	28	Location 401	LAITHWOOD	MARBELUP
301720	OWNER BUILDER	<i>not shown at their request</i>	SHED AND EXTENSION TO PATIO	14	Location 492	CIRCUIT DORADO BEND	MCKAIL
301721	J & TW DEKKER PTY LTD	<i>not shown at their request</i>	DWELLING GARAGE & ALFRESCO GARAGE	6	Location 381	PENTER WAY	MCKAIL
301728	MD PHILIP	<i>not shown at their request</i>	ALFRESCO GARAGE	30	Location 381	GERDES WAY	MCKAIL
301731	OWNER BUILDER	<i>not shown at their request</i>	SHED & PATIO	179	Location 399	FLEMINGTON	MCKAIL
301740	OWNER BUILDER	S & N J HAWKINS	PATIO	25	Location 390	STREET GLADVILLE ROAD	MCKAIL
301760	RYDE BUILDING COMPANY PTY LTD	Owner's Name and address	DWELLING GARAGE AND PATIO	3	Lot 102 Lot 349	NEPTUNE PASS	MCKAIL
301763	TURPS STEEL FABRICATIONS	<i>not shown at their request</i> B M ARMSTRONG & P J ARMSTRONG	ALFRESCO PATIO	36	Lot 359	COMET CORNER	MCKAIL
301774	OWNER BUILDER	Owner's Name and address	PATIO	74	Location 399	CLYDESDALE ROAD	MCKAIL
301807	KOSTERS STEEL CONSTRUCTION PTY LTD	<i>not shown at their request</i>	PATIO	6	Location 80 Lot 538	TODD ROAD	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
301685	MATTHEW POCOCK	COMPUTER MAID PTY LTD	SINGLE DWELLING AND PATIO - UNIT 3	81	Location SA07/08 Lot 91	ADELAIDE	MIDDLETON
301767	MD PHILIP	Owner's Name and address	RETAINING WALL	23	Lot 3	CRESCENT MARINE TERRACE	BEACH MIDDLETON
301715	D & A HOLLAND	not shown at their request Owner's Name and address	EXTENSION TO EXISTING FACTORY AND ALTERATION	5	Location 384	LANCE STREET	BEACH MILPARA
301344	OWNER BUILDER	not shown at their request Owner's Name and address	TO OFFICE PATIO AND RETAINING WALL	146	Location PL44 Lot 156	MIDDLETON ROAD	MIRA MAR
301719	PULS PATIOS	not shown at their request Owner's Name and address	PATIO	25	Location 44 Lot 7	NELSON STREET	MIRA MAR
301777	OWNER BUILDER	not shown at their request B U BUCHANAN & K A DREW	PATIO AND DECK	29	Lot 53 Lot 208	BLUFF STREET	MIRA MAR
301714	STEVE MCKINVEN HOMES	S R & J A WISEMAN	DWELLING AND GARAGE	5	Location 0 Lot 161	MEYERS WAY	MT MELVILLE
301782	OWNER BUILDER	Owner's Name and address	SHED	3	Lot 577	CARLISLE STREET	MT MELVILLE
301795	OUTDOOR WORLD	not shown at their request Owner's Name and address	SHED	15	Location ASL	SHERRATT STREET	MT MELVILLE
301780	MICHAEL DAVID POOLE	not shown at their request M D & C N POOLE	COMPLETE DWELLING FROM LOCKUP	331	Location 7440 Lot 127	DEEP CREEK ROAD	NAPIER
301644	OUTDOOR WORLD	Owner's Name and address	Shed	76-78	Location 229	MCKAIL STREET	ORANA
301769	CAMERON CHARLES BROWN	not shown at their request A D'ADDARIO	DEMOLITION - WHOLE	95	Location 384 Lot 170	CHESTER PASS	ORANA
301687	OWNER BUILDER	B & S A COULSTOCK	BUILDING SINGLE DWELLING	5927	Location 5927 Lot 67	ROAD REDMOND-HAY	REDMOND
301747	JJ SPAANDERMAN	R E & A SHEPHERD	ADDITIONS & ALTERATIONS TO EXISTING DWELLING	424	Location 33 Lot 14	RIVER ROAD ROBINSON ROAD	ROBINSON
301733	TURPS STEEL FABRICATIONS	P A & A L BEARDSMORE	PATIO	94	Location ASL 384 Lot 14	COLLINGWOOD ROAD	SEPPINGS



Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
301711	ANTHONY PERRELLA	N C & C E FRANCIS	PATIO	61	Location 42	EVERETT RISE	SPENCER PARK
301743	D & K LANDSCAPE	<i>Owner's Name and address not shown at their request</i>	RETAINING WALL	105	Location 42	DISCOVERY DRIVE	SPENCER PARK
301751	CONSTRUCTION OWNER BUILDER	<i>Owner's Name and address not shown at their request</i>	PATIO	111	Location PL43	HARDIE ROAD	SPENCER PARK
301768	M & A STEEL FABRICATION	<i>not shown at their request</i> B A MARSHALL & F MARSHALL	SHED	226	Location 5890	HENNINGS ROAD	TORBAY
301783	DOWNRITE DEMOLITION	ALBANY RACING CLUB	DEMOLITION -	261	Location RES29094	ROBERTS ROAD	TORNDIRRUP
301726	DWAYNE TEN HAAF	INCORPORATED H L & J TEN HAAF	STEWART/JOCKEY ROOMS PATIO & CARPORT	795	Location 245	CHESTER PASS ROAD	WILLYUNG
301541	OWNER BUILDER	M J ADAMS	ALTERATIONS	117	Location 42	ULSTER ROAD	YAKAMIA
301691	RYDE BUILDING COMPANY PTY LTD	<i>Owner's Name and address not shown at their request</i>	DWELLING & GARAGE	38	Lot 204	HUDSON ROAD	YAKAMIA
301773	JOHN BOCCAMAZZO	D J & S L TOOVEY	DWELLING AND GARAGE	18	Location AT356 Lot 825	NOTLEY STREET	YAKAMIA
301762	OUTDOOR WORLD	<i>Owner's Name and address not shown at their request</i>	SHED	83	Lot 154	FRENCHMAN BAY ROAD	

**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Planning  
Subject : Planning Scheme Consents – October 2011  
Date : 2 November 2011

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1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of October 2011.
2. Within the period there was a total of twenty four (24) decisions made on active Planning Scheme Consents;
  - Twenty four (22) Planning Scheme Consents were approved under delegated authority;
  - One (1) Planning Scheme Consent was cancelled; and
  - One (1) Planning Scheme Consent was withdrawn

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**Jessica Davidson**  
Administration Officer – Planning

## PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for October 2011

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2105175	9/07/2010	Larry Boston Design	Burgoyne Road	Albany	Single House - Additions	Delegate Approved	5/10/2011	Taylor Gunn
P2115186	1/09/2011	C Papworth	Rowley Street	Albany	Holiday Accommodation	Delegate Approved	6/10/2011	Jessica Anderson
P2115197	21/09/2011	Harley Global	Proudlove Parade	Albany	Multiple Dwelling	Delegate Approved	11/10/2011	Jessica Anderson
P2115200	23/09/2011	J Johnson	Aberdeen Street	Albany	Sign (Monolith x 1)	Delegate Approved	11/10/2011	Taylor Gunn
P2115125	9/06/2011	E Howe	Proudlove Parade	Albany	Holiday Accommodation	Withdrawn	20/10/2011	Deb Delury
P2115163	3/08/2011	Aurora Environmental	Nakina Street	Centennial Park	Environmental Consultancy (soil/ water monitoring;	Delegate Approved	4/10/2011	Deb Delury
P2115173	17/08/2011	J & G Manley	Sanford Road	Centennial Park	2x Bulky Goods Outlets and 3x Storage Units	Delegate Approved	4/10/2011	Adrian Nicoll
P2115191	7/09/2011	SD & J Allen	Eclipse Drive	Collingwood Heights	Bed and Breakfast	Delegate Approved	18/10/2011	Jessica Anderson
P2105275	20/10/2010	M Watkins	Bottlebrush Road	Gledhow	Development - Cut & Fill greater than 600mm (Dam)	Cancelled	25/10/2011	Adrian Nicoll
P2115168	10/08/2011	A James	Wheeldon Road	Kalgan	Development - Restoration of Heritage Building	Delegate Approved	6/10/2011	Adrian Nicoll
P2115202	23/09/2011	T Houweling	Peet Rise	Kronkup	Single House	Delegate Approved	3/10/2011	Adrian Nicoll
P2115135	29/06/2011	Taylor Burrell Barnett	Catalina Road	Lange	Grouped dwellings (x 86)	Approved	14/10/2011	Tom Wenbourne
P2115206	3/10/2011	Vrban Homes	Raybold Street	Lockyer	Single House - Earthworks in excess of 600mm	Delegate Approved	14/10/2011	Taylor Gunn
P2115189	2/09/2011	N Ayton	Hare Street	Middleton Beach	Single House - Design Code Relaxations - (Overlooking; Front And Side Boundary Setback Relaxations)	Delegate Approved	27/10/2011	Taylor Gunn
P2115192	14/09/2011	DA Holland	Lance Street	Milpara	Warehouse and Office Additions (Plumbing)	Delegate Approved	3/10/2011	Adrian Nicoll
P2115216	7/10/2011	Krassh Design	Chester Pass Road	Milpara	Bulky Goods Outlet (Plumbing Supplies)	Delegate Approved	14/10/2011	Adrian Nicoll
P2115174	17/08/2011	D Neumann	Carlisle Street	Mt Melville	Single House - Local Planning Policy & Design Codes Relaxations	Delegate Approved	7/10/2011	Taylor Gunn

AGENDA ITEM 1.2 REFERS

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2115193	15/09/2011	Great Southern Sand And Landscaping	Mindijup Road	Palmdale	Industry - Extractive (Sand)	Delegate Approved	31/10/2011	Tom Wenbourne
P2115201	23/09/2011	Albany Equestrian Centre	Roberts Road	Robinson	Equestrian Centre Additions (horse holding pens x 5 sets)	Delegate Approved	18/10/2011	Adrian Nicoll
P2115196	21/09/2011	GA Hughes	Roberts Road	Robinson	Rural Pursuit (Outbuildings x2 and Sea Containers x3)	Delegate Approved	27/10/2011	Adrian Nicoll
P2115146	14/07/2011	Danvero Pty Ltd	Hardie Road	Spencer Park	Nursing Home (Additions to existing car park)	Delegate Approved	10/10/2011	Jessica Anderson
P2115198	22/09/2011	WA Country Builders	Premier Circle	Spencer Park	Single House - Design Codes Relaxation (side setback relaxation; overlooking; overheight); earthworks exceeding 600mm	Delegate Approved	11/10/2011	Adrian Nicoll
P2115210	20/09/2011	Powerhouse Architectural Drafting	Hillman Street	Spencer Park	Single House - Design Codes Relaxation - Side Setback Relaxation; Overlooking	Delegate Approved	18/10/2011	Jessica Anderson
P2115211	28/09/2011	Powerhouse Architectural Drafting	Hillman Street	Spencer Park	Single House - Design Codes Relaxation - Side Setback Relaxation; Overlooking	Delegate Approved	18/10/2011	Jessica Anderson

**LOCAL GOVERNMENT ACT 1995**

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**CITY OF ALBANY**

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**MEETING PROCEDURES  
LOCAL LAW 2011**

LOCAL GOVERNMENT ACT 1995

City of Albany

**MEETING PROCEDURES LOCAL LAW 2011**

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## LOCAL GOVERNMENT ACT 1995

City of Albany

**MEETING PROCEDURES LOCAL LAW 2011**

Under the powers conferred by the *Local Government Act 1995* and under all other relevant powers, the City of Albany resolved on **[INSERT DATE]** to make the following local law.

**PART 1 – PRELIMINARY****1.1 Citation**

This local law may be cited as the *City of Albany Meeting Procedures Local Law 2011*.

**1.2 Commencement**

This local law commences on the fourteenth day after it is published in the *Government Gazette*.

**1.3 Application and intent**

- (1) These Meeting Procedures contain the rules that apply to the conduct of meetings of the Council of the City of Albany, and its Committees and to meetings of electors.
- (2) All Meetings are to be conducted in accordance with the Act, its Regulations and these Meeting Procedures Local Law.
- (3) These Meeting Procedures are intended to result in:
  - (a) better decision-making by Council and its Committees;
  - (b) the orderly conduct of meetings dealing with Council business;
  - (c) better understanding of the process of conducting meetings; and
  - (d) the more efficient and effective use of time at Meetings.

**1.4 Interpretation**

Unless otherwise defined in these local laws, terms and expressions used in these local laws are to have the meaning given to them in the Act and Regulations.

“**Act**” means the *Local Government Act 1995*;

“**CEO**” means the Chief Executive Officer of the City of Albany, or the CEO’s delegate;

“**City**” means the City of Albany;

“**Committee**” means a Committee of Council established under section 5.8 of the Act;

“**Council**” means the Council of the City;

“**Meeting**” means a meeting of Council or a Committee, or an electors meeting as the context requires.

“**Member**” means a member of Council or a Committee, as the context requires.

**“Presiding Member”** means:

- (a) in respect of Council, the person presiding under section 5.6 of the Act; and
- (b) in respect of a Committee, the person presiding under sections 5.12, 5.13, and 5.14 of the Act;

**“Substantive motion”** means an original motion or an original motion as amended, of a substantive nature, and does not include a procedural motion.

### 1.5 Repeal

The *City of Albany Standing Orders Local Law 2009* published in the *Government Gazette* on [INSERT DATE] is repealed.

## PART 2 – MEETINGS OF COUNCIL AND COMMITTEES

### 2.1 Ordinary and special Council Meetings

- (1) An ordinary Meeting of Council is for the purpose of considering and dealing with the ordinary business of Council and may include any matter the CEO considers should be decided at the Meeting.
- (2) A special Meeting of Council is held for the purpose of considering and dealing with Council business that is of an urgent nature and for a particular purpose.

### 2.2 Committee Meetings

- (1) The CEO is to call a Meeting of any Committee when requested:
  - (a) by the Presiding Member of the Committee or
  - (b) In writing, by the majority of Members of that Committee.
- (2) In convening a Meeting of a Committee, the CEO is to give each Member at least 72 hours notice of the date, time, place and purpose of the Meeting.
- (3) The Committee Meeting notice may include any matter the CEO considers should be considered at the Meeting

### 2.3 Quorum for Meetings

- (1) If at any time during a Meeting a quorum is not present the Presiding Member must immediately suspend the Meeting for at least five minutes and not more than 30 minutes.
- (2) If, at the end of the stated period, there is no quorum, the Presiding Member is to adjourn the Meeting or extend the extension period for a further 30 minutes.
- (3) If a quorum is not present at the end of the extended period under sub-clause (2), the Presiding Member is to adjourn the Meeting to be resumed at some future time and date.
- (4) At any Meeting:
  - (a) at which there is not a quorum present; or
  - (b) which is adjourned for want of a quorum,
 the names of the Members then present are to be recorded in the minutes.

### **PART 3 - BUSINESS OF A MEETING**

#### **3.1 Business to be specified**

- (1) No business is to be transacted at any ordinary Meeting of Council other than that specified in the agenda, without the approval of Council.
- (2) No business is to be transacted at a special Meeting of Council other than that specified in the agenda.
- (3) Subject to sub-clause (4), no business is to be transacted at an adjourned Meeting of Council other than that which remains unresolved and is specified in the agenda of the Meeting which had been adjourned.
- (4) Where a Meeting is adjourned to the next ordinary Meeting of Council then, unless Council resolves otherwise, the business unresolved at the adjourned Meeting is to be dealt with before considering City officer Reports at that ordinary Meeting.
- (5) The business to be transacted at a Committee Meeting is that specified in the Meeting agenda and any other business approved at the Meeting by the Presiding Member.

#### **3.2 Order of business**

- (1) Unless otherwise decided by Council, the order of business at any ordinary Meeting of Council will be:
  1. Declaration of opening
  2. Prayer
  3. Record of apologies and leave of absence
  4. Disclosures of interests
  5. Reports of Members
  6. Response to previous public questions taken on notice
  7. Public question time
  8. Applications for leave of absence
  9. Petitions and Deputations
  10. Confirmation of minutes
  11. Presentations
  12. Unresolved business from previous Meetings
  13. Minutes and recommendations of Committees
  14. New business of an urgent nature introduced by decision of Council
  15. Motions of which previous notice has been given
  16. Reports of City officers
  17. Meeting closed to public
  18. Closure
- (2) The order of business at any special Meeting of Council is to be the order in which that business stands in the agenda of the Meeting.
- (3) Unless otherwise decided by the Committee, the order of business at any Committee Meeting is to be the order in which that business stands in the agenda of the Meeting.

- (4) Notwithstanding sub-clauses (1), (2) and (3), the Presiding Member or the CEO may include on the agenda of an ordinary Council or Committee Meeting in an appropriate place within the order of business, any matter which the CEO considers must be decided at that Meeting.

### **3.3 Reports of Members**

At any ordinary Meeting of Council, a Member is not to speak to any report under item 5 of clause 3.2(1) for more than two minutes without the consent of Council which, if given, is not subject to debate.

### **3.4 Presentations**

- (1) In this clause, a “presentation” includes the acceptance of a gift or an award by Council on behalf of the City or the community.
- (2) A presentation may be made to Council or a Committee at a Meeting only with the prior approval of the Presiding Member.

### **3.5 New business of an urgent nature**

- (1) In cases of extreme urgency, matters may, on a motion:
  - (a) by a Member that the matter should be considered by Council at the Meeting because of its urgency, and
  - (b) carried by absolute majority of Council that the matter is urgent, be raised without notice and decided at the Meeting.
- (2) In sub-clause (1), “cases of extreme urgency” means matters that:
  - (a) have arisen after the publication of the agenda that are considered by Council to be of such importance and urgency that they are unable to be dealt with administratively by the CEO and
  - (b) must be considered and dealt with by Council before the next ordinary Council Meeting.
- (3) In considering an urgent matter without notice, Council must have available to it sufficient information to make an informed decision, and if Council considers such information is not available, it must adjourn the matter.
- (4) Despite sub-clause (1), exercise of a discretion or a legislative power under a Town Planning Scheme cannot be considered as an urgent matter under clause 3.4.

### **3.6 Motions of which previous notice has been given**

- (1) A notice of motion under item 15 of clause 3.2 (1) is to be given no less than ten days before the Meeting at which the motion is moved.
- (2) A notice of motion for a special Council Meeting is to be given no less than 48 hours before the Meeting at which the motion is moved.
- (3) The CEO:
  - (a) may, with the concurrence of the Presiding Member, exclude from the Council papers any notice of motion which is, or is likely to involve, a breach these Meeting Procedures or any other law;
  - (b) will inform the Member making the motion the reasons for any such exclusion;

- (c) may provide to Council relevant facts, information and circumstances pertaining to the notice of motion.
- (4) A motion of which notice has been given will lapse unless the Member who gave notice of it moves the motion when called on.

#### **PART 4 - PUBLIC PARTICIPATION**

##### **4.1 Meetings closed to the public**

- (1) A motion to close a Meeting to members of the public may be made without notice.
- (2) The CEO may, at any time, recommend that a Meeting or part of a Meeting be closed to members of the public.
- (3) If a Meeting is to be closed to members of the public:
  - (a) the Presiding Member is to direct everyone to leave the Meeting except:
    - (i) the Members;
    - (ii) the CEO;
    - (iii) any officer specified by the CEO;
  - and
  - (b) the Meeting is to be closed to the public until, at the conclusion of the matter justifying the closure of the Meeting to the public, Council or the Committee decides otherwise.
- (4) A person who fails to comply with a direction under sub-clause (3) may, by order of the Presiding Member, be removed from the Meeting.
- (5) Once the Meeting is reopened to members of the public, the Presiding Member is to ensure:
  - (a) any resolution made while the Meeting was closed to the public is read out;
  - (b) the vote of Members is included in the minutes.

##### **4.2 Procedures for public question time**

- (1) A member of the public who raises a question or makes a statement during question time must:
  - (a) first state their name and address;
  - (b) direct the question or statement to the Presiding Member;
  - (c) ask the question briefly and concisely; and
  - (d) limit any preamble to matters directly relevant to the question or statement.
- (2) A question may be taken on notice by the Presiding Member or CEO for a response no later than seven days after the Meeting.
- (3) When a question is taken on notice, the CEO is to ensure that:
  - (a) the response is given to the member of the public in writing; and
  - (b) The response is included in the papers of the next Meeting.
- (4) A response to a question:
  - (a) is to be brief and concise; and
  - (b) is not to be the subject of any discussion except that, if in the opinion of a Member or the CEO, false information or adverse reflection is contained in any question asked or statements made by a member of the public, then the Member or CEO may correct or clarify the matter.

- (5) The Presiding Member may decide that a public question shall not be responded to where:
  - (a) the same or similar question was asked at a previous Meeting, a response was provided and the member of the public is directed to the minutes of the Meeting at which the response was provided;
  - (b) the member of the public asks a question or makes a statement that is offensive, unlawful or defamatory in nature, provided that the Presiding Member has taken reasonable steps to assist the member of the public to rephrase the question or statement in a manner that is not offensive, unlawful or defamatory.
- (6) The total time allowed for public question time will be no more than thirty minutes.
- (7) Each member of the public shall have up to two minutes in total to ask questions or make statements.
- (8) Council may agree to extend public question time.
- (9) Where a public question is asked or a statement given at a Meeting, a summary of the question or statement and any answer is to be included in the minutes.

#### **4.3 Distinguished visitors**

If a distinguished visitor is present at a Meeting, the Presiding Member may acknowledge the presence of the distinguished visitor at an appropriate time during the Meeting, and the presence of that visitor shall be recorded in the minutes.

#### **4.4 Deputations**

- (1) Any person or group wishing to be received as a deputation by Council or a Committee is to apply in writing to the Presiding Member for approval at least seven days prior to the Meeting.
- (2) The Presiding Member may either:
  - (a) approve the request and invite the deputation to attend the Meeting; or
  - (b) refer the request to Council or the Committee to decide whether or not to receive the deputation.
- (3) Unless Council or the Committee resolves otherwise, a deputation invited to attend a Meeting:
  - (a) is not to exceed five persons, only two of whom may address the Meeting, although all five may respond to specific questions from Members;
  - (b) is not to address the Meeting for a period exceeding eight minutes without the agreement of Council or the Committee; and
  - (c) may only address the Meeting on matters included in the agenda.
- (4) Any matter which is the subject of a deputation to Council is not to be decided by Council until the deputation has completed its presentation.

#### **4.5 Petitions**

- (1) A petition is to:
  - (a) be addressed to the CEO or the Presiding Member;
  - (b) be made by at least fifty electors of the City;
  - (c) state the request and contain a summary of the reasons for the request on each page of the petition;

- (d) contain the name, address and signature of each elector making the request, and the date each elector signed; and
- (e) state the name of the person to whom, and an address at which, notice to the petitioners can be given.
- (2) Upon receiving a petition, the CEO is to submit the petition to the next ordinary Meeting of Council.
- (3) The CEO may provide to Council relevant facts, information and circumstances pertaining to the petition.
- (4) At any Meeting, Council is not to vote on any matter that is the subject of a petition presented to that Meeting, unless:
  - (a) the matter is the subject of a Report included in the agenda; and
  - (b) Council has considered the issues raised in the petition.

**4.6 Participation at Committee Meetings**

- (1) Without the consent of the Presiding Member, a person who is not a member of that Committee, cannot address a Committee Meeting.
- (2) The Presiding Member of a Committee will determine the length of time any person addressing the Committee will be given to speak.
- (3) A person who fails to comply with any reasonable direction of the Presiding Member may, by order of the Presiding Member, be removed from the Committee room.

**4.7 Confidentiality of information withheld**

- (1) Information withheld by the CEO from the public is to be:
  - (a) identified in the agenda of a Meeting under the item “Matters for which Meeting may be closed”;
  - (b) marked “Confidential” in the agenda; and
  - (c) kept confidential by City officers and Members until Council resolves otherwise.
- (2) A Member or a City officer who has:
  - (a) confidential information under sub-clause (1);
  - (b) information that is provided or disclosed during a Meeting or part of a Meeting that is closed to the public,
 must not to disclose that information to any person other than another Member or the CEO to the extent necessary for the purpose of carrying out their duties.
- (3) Sub-clause (2) does not prevent a Member or City officer from disclosing information:
  - (a) at a Meeting closed to the public;
  - (b) to the extent specified by Council and subject to such other conditions as Council decides;
  - (c) that is already in the public domain;
  - (d) to the Minister;
  - (e) to a legal practitioner for the purpose of obtaining legal advice; or
  - (f) if the disclosure is required or permitted by law.



**4.8 Recording of Meetings**

- (1) No person other than the Meeting secretary, is to use any recording device or instrument to record Meetings without the written permission of the Presiding Member.
- (2) When a Meeting is closed to the public, the recording of the Meeting will cease.
- (3) Subject to the approval of the CEO, Members and City officers may have reasonable access to listen to the recordings of Meetings for purposes relevant to the performance of their role.
- (4) All recordings are to be retained as part of the City’s records in accordance with the State Records Act 2000 and other archival legislation.

**4.9 Prevention of disturbance**

- (1) A person addressing Council or a Committee shall extend due courtesy and respect to Council or the Committee, and its Members, and the processes under which it operates, and shall comply with any direction by the Presiding Member.
- (2) A person shall not create a disturbance at a Meeting.
- (3) In this clause, “create a disturbance” includes –
  - (a) using insulting, offensive or threatening language;
  - (b) behaving in an insulting, offensive or threatening manner;
  - (c) behaving in a disorderly way;
  - (d) acting in a manner that brings the Council or Committee into disrepute; or
  - (e) disrupting, disturbing, interfering with, or interrupting the Meeting
- (4) A person shall ensure that their mobile telephone and audible pager cannot be heard during any Meeting.
- (5) If a person who fails to comply with this clause, the Presiding Member may warn that person to so comply.
- (6) If, after being warned by the Presiding Member under sub-clause (5), a person:
  - (a) again acts contrary to this clause, or to these Meeting Procedures; or
  - (b) refuses or fails to comply with a direction by the Presiding Member,
 the Presiding Member may order the person to leave the room.
- (7) A person who is ordered to leave the Meeting room under sub-clause (5) and fails to do so may, by order of the Presiding Member, be removed from the Meeting and from the premises.
- (8) A person shall not behave in a manner that is contrary to section 75 of the Criminal Code.

Any person who by violence, or by threats or intimidation of any kind, hinders or interferes with the free exercise of any political right by another person, is guilty of a crime, and is liable to imprisonment for 3 years.

[Section 75 of the Criminal Code]

## **PART 5 - QUESTIONS BY MEMBERS**

- (1) Members may ask questions relating to an item on the agenda.
- (2) The CEO or a City officer shall endeavour to answer the question to the best of their knowledge, however, if the information is unavailable or the answer requires research or investigation, the CEO will provide, on the request of and to the Member who asked the question, the answer to the question within seven days.
- (3) Every Member question and answer:
  - (a) is to be brief and concise; and
  - (b) is not to be accompanied by argument or expression of opinion except to the extent necessary to explain the question or answer.
- (4) In answering any question, the CEO and any City officer may qualify their answer and may at a later time in the Meeting, or at a subsequent Meeting, alter, correct, add to or otherwise amend the original answer.

## **PART 6 – CONDUCT OF MEMBERS**

### **6.1 Seating Position of Members**

- (1) The CEO is to allot a position at the Council chamber to each Member.
- (2) Each Member is to occupy their allotted position at each Council Meeting.

### **6.2 Titles to be used**

A speaker, when referring to the City of Albany Mayor or Deputy Mayor, Presiding Member, a Member or City officer, is to use the title of that person's office.

### **6.3 Advice of entry or departure**

During the course of a Meeting, a Member is not to enter or leave the Meeting without first advising the Presiding Member, in order to facilitate the recording in the minutes of the time of entry or departure.

### **6.4 Members to indicate their intention to speak**

A Member who wishes to speak is to indicate their intention by raising their hand or by another method agreed by the Presiding Member.

### **6.5 Priority of speaking**

- (1) Where two or more Members indicate, at the same time, their intention to speak, the Presiding Member is to decide which Member is entitled to be heard first.
- (2) A decision of the Presiding Member under sub-clause (1) is not open to discussion or dissent.
- (3) A Member is to cease speaking immediately after being asked to do so by the Presiding Member.

### **6.6 Presiding Member may take part in debates**

The Presiding Member may take part in the discussion of any matter at a Meeting, subject to compliance with these Meeting Procedures.

**6.7 Relevance**

A Member is to restrict their remarks to the motion or any amendment of it under discussion, or to a personal explanation or point of order.

**6.8 Speaking twice**

- (1) A Member is not to address a Council Meeting more than once on any motion or amendment except:
  - (a) as the mover of a substantive motion, to exercise a right of reply; or
  - (b) to raise a point of order.
- (2) A Member who asks a question under Part 5 has not addressed the Meeting for the purposes of this clause.

**6.9 Duration of speeches**

- (1) A Member is not to speak on any matter at a Council Meeting for more than four minutes without the consent of Council which, if given, is not subject to debate.
- (2) An extension under this clause cannot be given to allow a Member's total speaking time to exceed eight minutes.

**6.10 No speaking after conclusion of debate**

A Member is not to speak on, or ask questions in respect of, any motion or amendment after the mover has replied.

**6.11 No interruption**

- (1) A Member is not to interrupt another Member who is speaking except to:
  - (a) raise a point of order;
  - (b) call attention to the absence of a quorum;
  - (c) make a personal explanation under clause 6.13; or
  - (d) move a procedural motion that the Member be no longer heard under Part 7(1)(e)
  - (e) call attention to irrelevant or repetitious statements by the speaker.
- (2) The Presiding Member may direct the Member who was speaking, to discontinue speaking, and the Presiding Member will address the matter raised under sub-clause (1).
- (3) A Member is to comply with the direction of the Presiding Member under sub-clause (2) by immediately ceasing to speak.

**6.12 Personal explanations**

- (1) A Member who wishes to make a personal explanation relating to a matter raised by another Member who is then speaking, is to indicate to the Presiding Member their intention to make a personal explanation.
- (2) The Presiding Member is to determine whether the personal explanation is to be heard immediately or at the conclusion of the speech by the other Member.
- (3) A Member making a personal explanation is to confine their observations to a succinct statement relating to a specific part of the speech at which they may have been misunderstood.

**6.13 No reopening of discussion**

A Member is not to reopen discussion on any Council decision, except to move that the decision be revoked.

**6.14 Presiding Member to preserve order**

- (1) The Presiding Member is to preserve order, and whenever they consider necessary, may call any Member to order.
- (2) When the Presiding Member speaks during a debate, any Member then speaking, or indicating that they wish to speak, is to preserve strict silence so that the Presiding Member may be heard without interruption.
- (3) Sub-clause (2) is not to be used by the Presiding Member to exercise the right provided in clause 6.6, but to preserve order.

**6.15 Point of order**

- (1) A Member may object, by way of a point of order, only to a breach of any of these Meeting Procedures or any other law.

*Note: examples of valid points of order are where a speaker's:*

- a) remarks not being relevant to the motion or amendment being debated*
- b) use of expressions is offensive or objectionable.*

- (2) Despite anything in these Meeting Procedures to the contrary, a point of order:
  - (a) takes precedence over any discussion; and
  - (b) until determined, suspends the consideration or discussion of any other matter.

**6.16 Procedures on a point of order**

- (1) A Member interrupted on a point of order is to cease speaking until:
  - (a) the Member raising the point of order has been heard; and
  - (b) the Presiding Member has ruled on the point of order and, if permitted, the Member who has been interrupted may then proceed.
- (2) The Presiding Member is to rule on any point of order which is raised, by either upholding or rejecting the point of order.
- (3) A ruling by the Presiding Member on a point of order:
  - (a) is not to be the subject of debate or comment; and
  - (b) is to be final unless by an absolute majority vote, on a motion moved immediately after the ruling, to dissent from the ruling.
- (4) Subject to a motion of dissent being carried under sub-clause (3), if the Presiding Member rules that:
  - (a) any motion, amendment or other matter before the Council or Committee is out of order, it is not to be considered further;
  - (b) a statement made or act done by a Member is out of order, the Presiding Member may require the Member to make an explanation, retraction or apology.

- (5) If a Member:
  - (a) persists in any conduct that the Presiding Member had ruled is out of order under sub-clause (4); or
  - (b) fails or refuses to comply with a direction from the Presiding Member the Presiding Member may direct the Member to refrain from taking any further part in that Meeting, other than by voting, and the Member is to comply with that direction.

**6.17 Right of Presiding Member to adjourn**

- (1) For the purpose of preserving or regaining order, the Presiding Member may adjourn the Meeting for a period of up to 15 minutes.
- (2) On resumption, the debate is to continue at the point at which the Meeting was adjourned.
- (3) If, at any one Meeting, the Presiding Member adjourns the Meeting more than once for the purpose of preserving or regaining order, the second or subsequent adjournment may be to another time on the same day or to another day.

**6.18 Substantive motions**

- (1) A Member who wishes to move a substantive motion or an amendment to a substantive motion:
  - (a) is to state the substance of the motion before speaking to it; and
  - (b) if required by the Presiding Member, is to put the motion or amendment in writing.
- (2) A substantive motion or an amendment to a substantive motion is not open to debate until it has been seconded.
- (3) A decision required under Regulations 17(2) and 18 of the Town Planning Regulations (as amended) requires that Council pass a motion which either:
  - (a) adopts the motion with or without modification; or
  - (b) resolves that Council does not wish to proceed with the matter, and states a summary of the reasons why the Council does not wish to proceed with the matter.

**6.19 Only one substantive motion to be considered at a time**

When a substantive motion is under debate at a Meeting, no further substantive motion is to be accepted.

**6.20 Order of call in debate**

Subject to clause 6.19, the Presiding Member is to call speakers to a substantive motion in the following order:

- (a) the mover to state the motion;
- (b) a seconder to the motion;
- (c) the mover to speak to the motion;
- (d) the seconder to speak to the motion;
- (e) a speaker against the motion;
- (f) other speakers for and against the motion, alternating where possible; and
- (g) the mover for a right of reply which closes debate.

**6.21 Limit of debate**

The Presiding Member may offer the right of reply and put a substantive motion to the vote at any time if they believe that sufficient discussion has taken place on an item, even though all Members may not have spoken.

**6.22 Consent of seconder required for alteration**

The mover of a substantive motion may not alter the wording of the motion without the consent of the seconder.

**6.23 Order of amendments**

Any number of amendments may be proposed to a substantive motion, but when an amendment is moved, no second or subsequent amendment is to be moved or considered until the first amendment has been withdrawn, carried or lost.

**6.24 Amendment to motions**

- (1) An amendment must add, delete, or substitute words to the substantive motion, but not to such an extent that the amendment is substantive in its own right, or negates the original motion or the intent of the original motion.
- (2) Each amendment is to be relevant to the motion in respect of which it is moved.
- (3) If an amendment to a substantive motion is carried, the motion as amended then becomes the substantive motion, on which any Member may speak and any further amendment may be moved.

**6.25 Withdrawal of motion or amendment**

- (1) Subject to sub-clause (2), Council may, without debate, approve the withdrawal of a motion or amendment, on the request of the mover of the motion or amendment, and with the approval of the seconder.
- (2) Where an amendment has been proposed to a substantive motion, the substantive motion is not to be withdrawn, except by agreement of Council, until the amendment proposed has been withdrawn or lost.

**6.26 Right of reply**

- (1) The mover of a substantive motion or any amendment to a substantive motion has the right of reply.
- (2) The right of the reply may only be exercised:
  - (a) where no amendment is moved to the substantive motion – at the conclusion of the discussion on the motion; or
  - (b) where one or more amendments have been moved to the substantive motion – at the conclusion of the discussion on the substantive motion and any amendments.
- (3) After the mover of the substantive motion has commenced their reply, there is to be no further discussion on, or any further amendment to, the motion.
- (4) The right of the reply is to be confined to rebutting arguments raised by previous speakers and no new matter is to be introduced.

- (5) At the conclusion of the right of reply, the substantive motion, or the substantive motion as amended, is immediately to be put to the vote.

**6.27 Appropriate Member Behaviour**

- (1) After a motion is decided, a Member is not to adversely comment on the decision either during the Meeting or at any other time, except at a Meeting considering a motion that the decision be revoked.
- (2) A Member is not during debate to:
- (a) adversely comment on the character of another Member or City officer;
  - (b) impute any improper motive to a Member or City officer;
  - (c) use offensive or objectionable expressions in reference to any Member, City officer or other person.
- (3) A Member who, in the opinion of the Presiding Member, uses an expression or language, or makes a statement, which:
- (a) reflects adversely on the character of another Member or City officer;
  - (b) imputes any improper motive to a Member or City officer; or
  - (c) could reasonably be considered:
    - (i) irrelevant, repetitious, offensive or insulting;
    - (ii) disrespectful to another Member, including the Presiding Member;
    - (iii) a breach of order or decorum by a Member;
 must, when directed by the Presiding Member, withdraw the expression, language or statement, and make an apology satisfactory to the other Member or City officer.
 

(4) If a Member or the CEO specifically requests (immediately after their use) that any particular words stated by them be recorded in the minutes:

    - (a) the Presiding Member is to cause the words used to be taken down and read to the Meeting for verification; and
    - (b) the minutes are to record those words.

(5) If a Member fails to comply with a direction of the Presiding Member under sub-clause (4) the Presiding Member may refuse to hear the Member further and call on the next speaker.

**PART 7 - PROCEDURAL MOTIONS**

- (1) A Member may move the following procedural motions:
- (a) that the Meeting proceed to the next item of business;
  - (b) that the item be adjourned;
  - (c) that the Meeting be adjourned;
  - (d) that the motion be now put;
  - (e) that the Member be no longer heard;
  - (f) that the ruling of the Presiding Member be disagreed with; or
  - (g) that the Meeting be closed to the public [clause 4.1].

- (2) The mover of a motion specified in paragraph (a), (b), (c), (f) or (g) of sub-clause (1) may speak to the motion for not more than one minute. The seconder is not to speak other than to formally second the motion, and there is to be no debate on the motion.
- (3) The mover of a motion specified in paragraph (d) or (e) of sub-clause (1) is not to speak to the motion. The seconder is not to speak other than to formally second the motion, and there is to be no debate on the motion.
- (4) No person who has moved, seconded, or spoken for or against the substantive motion, or any amendment to the substantive motion, may move any procedural motion which, if carried, would close the debate on the substantive motion or amendment.
- (5) Subject to sub-clauses (6) and (7) the carrying of a procedural motion which closes debate on a substantive motion or an amendment to the motion, and forces a decision on the substantive motion or amendment, does not deny the right of reply to the mover of the substantive motion.
- (6) The motion “that the Meeting proceed to the next item of business”, if carried, has the effect that:
  - (a) the debate on the substantive motion or amendment ceases immediately;
  - (b) no decision is made on the substantive motion;
  - (c) The Meeting moves to the next item of business; and
  - (d) there is no requirement for the matter to be raised again for consideration.
- (7) A motion “that the item be adjourned”:
  - (a) is to state a time and date to which the debate is to be adjourned; and
  - (b) if carried, has the effect that all debate on the substantive motion or amendment ceases immediately, but continues at the time and date stated in the motion.
- (8) A Member is not to move or second more than one motion “that the Meeting be adjourned” during the same Meeting, but if a Member’s motion that “the Meeting be adjourned” is carried, the Meeting is adjourned to a time and date specified by the Presiding Member.
- (9) A Meeting adjourned under sub-clause (8) is to continue from the point at which it was adjourned, unless the Presiding Member determines otherwise.
- (10) If a motion "that the motion be now put":
  - (a) is carried during debate of a substantive motion or an amendment, the Presiding Member is to put the motion or amendment to the vote without further debate; or
  - (b) is lost, debate is to continue.
- (11) If the motion “that the Member be no longer heard” is carried, the speaker against whom the motion has been moved cannot speak further on the current substantive motion, or any amendment relating to it, except to exercise the right of reply if they are the mover of the substantive motion.
- (12) If the motion “that the ruling of the Presiding Member be disagreed with” is carried, that ruling is to have no effect and the Meeting is to proceed accordingly.



**7.1 Method of taking vote**

- (1) In taking the vote on any motion or amendment the Presiding Member:
  - (a) is to ask for a show of hands, first in the affirmative, and then in the negative;
  - (b) may ask for a show of hands as often as may be necessary to enable him or her to determine whether the affirmative or the negative has the majority of votes;
  - (c) is to count and determine the votes of Members in any way that enables a record of Members' votes;
  - (d) the result of the vote is to be determined on the count of raised hands; and
  - (e) is, subject to this clause, to declare the result including the names of those Members who voted in the minority.

**7.2 Confirmation of minutes**

- (1) The CEO is to distribute to each Member:
  - (a) The unconfirmed minutes of each Council Meeting within 14 days after the Meeting; and
  - (a) The unconfirmed minutes of a Committee Meeting within seven days after the Meeting.
- (2) When minutes of an ordinary Meeting of Council are distributed and a Member is dissatisfied with the accuracy of those unconfirmed minutes, the Member shall provide the CEO with a written copy of alternative wording to amend the minutes no later than ten days before the next ordinary Meeting of Council.
- (3) At the next ordinary Meeting of Council, any Member who provided alternative wording to amend the minutes shall, at the time for confirmation of minutes –
  - (a) state the item or items with which they are dissatisfied; and
  - (b) propose a motion clearly outlining the alternative wording to amend the minutes.
- (4) Members must not discuss items of business contained in the minutes, other than discussion as to their accuracy as a record of Meetings.

**7.3 Meeting may be adjourned**

Any Meeting may be adjourned:

- (a) to a later time on the same day; or
- (b) to any other time on any other day, including a time which coincides with the conclusion of another Meeting or event.

**7.4 Effect of adjournment**

Where any matter, motion, debate or Meeting is adjourned under these Meeting Procedures:

- (a) the names of Members who have spoken on the matter prior to the adjournment are to be recorded in the minutes;
- (b) debate is to be resumed at the next Meeting at the point where it was interrupted; and
- (c) the provisions of clause 6.8 [speaking twice] apply when the debate is resumed.

**PART 8 - LIMITATIONS ON POWERS TO REVOKE OR CHANGE DECISIONS**

**8.1 Implementing a Decision**

- (1) Council is not to consider a motion to revoke a decision of Council:
  - (a) where, at the time the motion is moved or notice is given, action has been taken under sub-clause (2) to implement the decision; and
  - (b) unless a statement of impact has been provided by the CEO to Council, of the legal, financial and other risks and consequences of the proposed revocation; or
  - (c) where the decision is procedural in its form or effect.
- (2) In this Part 8:
  - (a) "action" includes the issuing of a licence, permit, approval or other means of authorising a person to do anything;
  - (b) "implement" any decision includes:
    - (i) communicating notice of the decision to a person affected by, or with an interest in, the decision; or
    - (ii) taking any other action to give effect to the decision.
- (3) Council may, by resolution carried at the same Meeting at which a decision was made, direct the CEO to delay implementing the decision until a certain date and time.
- (4) A decision made at a Meeting is not to be implemented by the CEO:
  - (a) if, before implementing the decision, the CEO is given a valid notice of a revocation motion; or
  - (b) the revocation motion has been determined by Council.

**8.2 Suspension of Local Laws**

- (1) A Member may at any time during a Meeting move that the operation of one or more of these Meeting Procedures be suspended.
- (2) A Member moving a motion under sub-clause (1) is to state the reason for the motion but no other discussion is to take place.
- (3) A motion under sub-clause (1) which if carried by an absolute majority, suspends the operation of clauses of these Meeting Procedures to which the motion relates, for the duration of the Meeting, unless Council or the Committee earlier resolves otherwise.

**8.3 Where Local Laws do not apply or are silent**

- (1) In situations where:
  - (a) clauses of these Meeting Procedures have been suspended;
  - (b) a matter is not regulated by the Act, its Regulations or these Meeting Procedures,
  - (c) these Meeting Procedures are silent as to procedure
 the Presiding Member is to decide questions relating to the conduct of a Meeting.
- (2) The decision of the Presiding Member under sub-clause (1) is final.

**8.4 Establishment of Committees**

- (1) A Council resolution to establish a Committee under section 5.8 of the Act is to include:
  - (a) the terms of reference of the Committee;
  - (b) the names or titles of Council Members and City officers to be appointed to the Committee;
  - (c) the names and titles of other persons to be appointed to the Committee or an explanation of the procedure to be followed to determine the appointment of such other persons;
  - (d) details of the delegation of any powers or duties to the Committee under section 5.16 of the Act.
- (2) These Meeting Procedures are to apply to the conduct of Committee Meetings.

**8.5 Electronic endorsement of Committee minutes**

Where a Committee is unlikely to meet for two months or more since the date of the last Committee Meeting:

- (a) the confirmation of the minutes of that Committee Meeting may be done by electronic means, sending an electronic copy of the draft minutes to all Members; and
- (a) Members may reply by electronic means; and
- (b) if the majority of Members reply in the affirmative for endorsement, the Minutes will be accepted as confirmed.

**8.6 Committees to report**

A Committee is to report on its activities when, and to the extent, required by Council.

**PART 9 – PENALTY FOR BREACH**

A person who breaches a provision of these Meeting Procedures commits an offence for which the penalty is \$5,000.00, and a daily penalty of \$500.00 if the offence continues.

Dated: \_\_\_\_\_

The Common Seal of the City of Albany was affixed by the authority of the resolution of Council in the presence of:

---

Dennis Wellington  
**Mayor**

---

Faileen James  
**Chief Executive Officer**

**TERMS OF REFERENCE**

**AIRPORT EMERGENCY COMMITTEE**

**File reference:** CS.MEE.2

**Type:** Committee of Council (Statutory requirement)

**Appointment reference:** [To be inserted]

The Committee is established under *the Civil Aviation Act (1998) and the Emergency Management Act 2005*.

The Committee does not have delegated authority from Council.

**Functions:**

To oversight the development of and compliance with the Airport Emergency Plan and procedures in accordance with the *Civil Aviation Safety Regulations 1998* and the *Emergency Management Act 2005*.

To consider the post activity report of the annual emergency exercise and any report recommendations.

The minutes of this Committee is to be reported to the Local Emergency Management Committee (LEMC).

**Membership:**

The airport operator (City of Albany) will ensure that the following persons are invited to be members of the Committee:

- the WA Police Local Commander, or their nominee;
- senior representatives of key industry stakeholders (including airlines);
- a senior representative from the Office of Transport Security;

The Committee must also consist of representatives of relevant agencies or organisations expected to be involved in responses under the Airport Emergency Plan. These representatives must be sufficiently senior to commit their organisations to the Committee's agreed decisions.

The Chair may invite persons other than those listed above to be members or observers of the Committee.

**Elected member representation:**

- Councillor \_\_\_\_\_(Chair)

**Community representation:**

In addition to a member of the Western Australian Police and a representative of the Office of Transport Security the following will be members of the Committee:

- A representative of Airport Hangar Leasees
- An Officer of Skywest Airlines
- An Officer from Albany Regional Hospital
- An Officer from Department of Child Protection
- A Fire and Emergency Services Authority (FESA) Representative
- An Officer from Main Road Department
- An Officer from St John Ambulance Service

**Meeting dates, times and venue:**

- The Committee will convene as required:
  - in the event of a heightened security threat or similar circumstances; or
  - to discuss the outcomes and actions taken in response to a significant aviation security incident, especially where such incident may reveal systemic security or safety vulnerabilities.
- Venue will be the Civic Chambers, City of Albany North Road Office, Albany, or as notified.
- If required, meetings will be held immediately after the Local Emergency Management Committee (LEMC) meeting (convened every three months) or at an alternate notified time.

**Responsible Team:** Office of the CEO

**Executive Officer(s):**

- Executive Director Community Services Directorate
- Manager Tourism Development and Services
- Coordinator Emergency Management and Community Safety
- Senior Airport Reporting Officer (Minute Secretary)

**Conduct of meetings:** Committees of Council are to be conducted in accordance with the City of Albany Standing Orders Local Law 2009, and the *Local Government (Administration) Regulations 1996*.

**Recording of minutes:** The Chair is responsible for ensuring that the minutes of meetings and associated information is filed on the City of Albany's records management system.

The content of minutes is to be in compliance with Regulation 11 of the *Local Government (Administration) Regulations 1996*.

**Conflict of interest:** Members and Officers are to declare if they have an interest in any matter for consideration by the Committee.

**Security:** Security sensitive information may not be made publicly available. The Committee may provide written reports to Council, generally in the form of summaries of meetings where security of information needs to be maintained.

**TERMS OF REFERENCE**

**CULTURAL AND COMMUNITY DEVELOPMENT COMMITTEE**

**File reference:** [To be inserted]

**Type:** Committee of Council

**Appointment reference:** [To be inserted]

To act as a consultative forum for community groups and particularly special needs groups and make recommendations to Council on the allocation of community financial assistance and support for community grant applications.

The Committee does not have any delegated authority from Council.

**Functions:**

The Committee's role is to recommend to Council policies and strategies that:

- Encourage the involvement of the community in the City of Albany's arts and cultural development.
- Provide a forum for the sharing of ideas and resources between the City of Albany and the community and provide mutual support and assistance in developing and implementing public art and cultural activities in Albany.
- Identify community development projects for potential funding applications.
- Encourage community development enhancement, including community, cultural diversity, civic awards and community equality and access;
- Consider services for special needs groups such as children, youth and older people, including frail, aged and people with mobility challenges;
- Consider and foster Sister City Relationships;
- Facilitates and monitors actions in support of the Aboriginal Accord Agreement;
- Contribute to the effective operation of the Vancouver Arts Centre and the Town Hall, including future planning and development and resourcing;
- Facilitates the selection of the Sports Person of the year; and
- Consider nominations for the Australia Day Citizen, Young Citizen and Community Event/Organisation of the Year Awards and to recommend to Council the Award Winners, noting that this is a state coordinated program.

**Membership:** Council members and community members.

**Elected member representation:**

[Insert Number] Council members:

- Mayor Dennis Wellington (Mayor)
- Councillor \_\_\_\_\_(Chair)
- Councillor \_\_\_\_\_
- Councillor \_\_\_\_\_

**Community representation:**

Up to a maximum of [Insert Number] community representatives:

- Representative: \_\_\_\_\_
- Representative: \_\_\_\_\_
- Representative: \_\_\_\_\_
- Representative: \_\_\_\_\_

**Meeting dates, times and venue:**

- Meet monthly on the fourth Tuesday of the month.
- Venue will be the Margaret Coates Room, City of Albany North Road Office, Albany, or as notified.

**Responsible Team:** Community Services Directorate

Senior City of Albany staff members would attend the meeting according to the business to be discussed.

**Executive Officer(s):**

- Chief Executive Officer
- Executive Director Community Services
- Other Executive Directors relevant to the business of the meeting
- Manager Recreation Services
- Manager Tourism Development and Services
- Manager Cultural and Community Development
- Executive Director Community Services delegate (Minute Secretary)

**Conduct of meetings:** Committees of Council are to be conducted in accordance with the City of Albany Standing Orders Local Law 2009, and the *Local Government (Administration) Regulations 1996*.

**Recording of minutes:** The Chair is responsible for ensuring that the minutes of meetings and associated information is filed on the City of Albany's records management system.

The content of minutes is to be in compliance with Regulation 11 of the *Local Government (Administration) Regulations 1996*.

**Conflict of interest:** Members and Officers are to declare if they have an interest in any matter for consideration by the Committee.

**TERMS OF REFERENCE**

**ENVIRONMENT AND RESERVES COMMITTEE**

**File reference:** PR.MEE.1

**Type:** Committee of Council

**Appointment reference:** [To be inserted]

This committee is responsible for setting the strategic direction for developed and natural reserves in the care and control of the City of Albany, working in partnership with community groups and other stakeholders who have the same objectives.

The Committee does not have any delegated authority from Council.

**Functions:**

1. Recommend to Council, policies and strategies for effective:
  - a. Promotion of the value of conservation and management of City of Albany controlled reserves.
  - b. Protection and management of City of Albany controlled reserves.
  - c. City of Albany Environmental Code of Conduct;
  - d. Risk management, and within reserves the monitoring of compliance with to ensure community safety.
2. Recommend to Council proposed legislative changes for reserve protection.
3. Provide a forum and support for local groups involved in environmentally sustaining activities.
4. Oversee and recommend to Council the adequacy of implementation by the Chief Executive Officer of matters stated above.

**Membership:**

The Committee consists of [Insert Number] members of Council and up to a maximum of [Insert Number] members representing environmental bushcare and other environmental community groups.

**Elected member representation:**

- Councillor \_\_\_\_\_ (Chair)
- Councillor \_\_\_\_\_
- Councillor \_\_\_\_\_
- Councillor \_\_\_\_\_



**Community representation:**

- Representative \_\_\_\_\_
- Representative \_\_\_\_\_
- Representative \_\_\_\_\_
- Representative \_\_\_\_\_

**Meeting dates, times and venue:**

- Meet on an as-required basis throughout the year, but at least quarterly on the second Tuesday of the relevant month, or as notified.
- Venue will be the Margaret Coates Room, City of Albany North Road Office, Albany, or as notified.

**Responsible Team:** Works & Services Directorate

Senior City of Albany staff members attend according to the business to be discussed.

**Executive Officer(s):**

- Executive Director Works & Services
- Reserves Manager
- Other Executive Directors relevant to the business of the meeting
- Reserves Manager's delegate (Minutes Secretary)

**Conduct of meetings:** Committees of Council are to be conducted in accordance with the City of Albany Standing Orders Local Law 2009, and the *Local Government (Administration) Regulations 1996*.

**Recording of minutes:** The Chair is responsible for ensuring that the minutes of meetings and associated information is filed on the City of Albany's records management system.

The content of minutes is to be in compliance with Regulation 11 of the *Local Government (Administration) Regulations 1996*.

**Conflict of interest:** Members and Officers are to declare if they have an interest in any matter for consideration by the Committee.

**TERMS OF REFERENCE**

**GOVERNANCE COMMITTEE**

**File reference:** [To be inserted]

**Type:** Committee of Council (Statutory requirement regarding CEO performance appraisal)

**Appointment reference:** [To be inserted]

This Committee is responsible for considering governance issues and compliance with section 5.38 of the *Local Government Act 1995*, which requires an annual review of the performance of the Chief Executive Officer.

The Committee does not have any delegated authority from Council.

**Functions:**

1. On the referral from Council, the carrying out of functions in relation to governance issues in accordance with the *Local Government Act 1995*.
2. Oversee the following functions:
  - Review of Council's policies;
  - Supporting Elected Members in their governance role;
  - Developing amendments to existing, or new, local laws;
  - Consideration of the Council's draft Strategic Plan;
  - Consideration of the Council's draft Annual Report;
  - Matters pertaining to the conduct of the Council's Annual General Meeting;
  - Consideration of the proposed meeting schedule for Council and its Committees;
  - Receiving reports from Council representatives on outside bodies, and from other bodies as determined by Council;
  - Chief Executive Officer performance appraisal and contract terms; and
  - Considering matters not falling within the terms of reference of any other Council committee.
3. Recommend to Council policy and strategies in respect of good practice and improved governance.
4. Oversee and recommend to Council the adequacy of implementation by the Chief Executive Officer of matters stated above.

**Membership:**

The Committee is open to all members of Council who wish to nominate.

**Elected member representation:**

- Mayor Dennis Wellington (Mayor)  
\*Chair to be appointed from the membership of the Committee.
- Breaksea Ward Councillor\_\_\_\_\_ (Member) Councillor\_\_\_\_\_ (Member)
- Frederickstown Ward Councillor\_\_\_\_\_ (Member) Councillor\_\_\_\_\_ (Member)
- Kalgan Ward Councillor\_\_\_\_\_ (Member) Councillor\_\_\_\_\_ (Member)
- Vancouver Ward Councillor\_\_\_\_\_ (Member) Councillor\_\_\_\_\_ (Member)
- West Ward Councillor\_\_\_\_\_ (Member) Councillor\_\_\_\_\_ (Member)
- Yakamia Ward Councillor\_\_\_\_\_ (Member) Councillor\_\_\_\_\_ (Member)

**Community representation:**

- Nil

**Meeting dates, times and venue:**

- Meet on an as-required basis throughout the year, at least two-monthly.
- Meeting time will be the first Tuesday of the month or as notified.
- Venue will be the Margaret Coates Room, City of Albany North Road Office, Albany, or as notified.

**Responsible Team:** Office of the CEO

The Chief Executive Officer, Executive Directors and other senior staff members attend according to the business to be discussed.

**Executive Officer(s):**

- Chief Executive Officer
- On the direction of the Chief Executive Officer, other Executive Directors, relevant to the business of the meeting
- Executive Manager Compliance & Community Safety (Minutes Secretary)

**Conduct of meetings:** Committees of Council are to be conducted in accordance with the City of Albany Standing Orders Local Law 2009, and the *Local Government (Administration) Regulations 1996*.

**Recording of minutes:** The Chair is responsible for ensuring that the minutes of meetings and associated information is filed on the City of Albany's records management system.

The content of minutes is to be in compliance with Regulation 11 of the *Local Government (Administration) Regulations 1996*.

**Conflict of interest:** Members and Officers are to declare if they have an interest in any matter for consideration by the Committee.

**TERMS OF REFERENCE**

**LOCAL EMERGENCY MANAGEMENT COMMITTEE (LEMC)**

**File reference:** ES.MEE.5; ES.MEE.6

**Type:** Committee of Council  
(Statutory requirement)

**Appointment reference:** [To be inserted]

The Local Emergency Management Committee (LEMC) is to be established by the local government to overview, plan and test the local community emergency management arrangements.

The *Emergency Management Act 2005* requires that a local government is to ensure that local emergency management arrangements are prepared and maintained for the local government district. The local emergency management arrangements contain the overarching emergency management arrangements relevant to that local government district.

The Committee does not have delegated authority from Council.

**Functions:**

The LEMC is established to:

1. Overview, plan and test the local community emergency management arrangements, including but not limited to:
  - a. Advising and assisting the City of Albany in ensuring that local emergency management arrangements are established for its district;
  - b. Liaising with public authorities and other persons and entities in the development, review and testing of local emergency management arrangements; and
  - c. Carrying out other emergency management activities as required by the City of Albany Emergency Management Plan or prescribed by legislation and regulations.
2. Recommend to Council, policies and strategies for effective:
  - a. Management of community emergency response and recovery;
  - b. Facilitation of local emergency management arrangements;
  - c. Risk management, and the monitoring of compliance regarding emergency management activities;
  - d. Financial management and reporting of the Emergency Services Levy (ESL);
  - e. Logistical support of the volunteer bushfire brigade network, including ensuring sustainable, whole-of-life asset management and the monitoring of compliance with emergency management legislation, policy and activities;

- f. Support of emergency management volunteers, ensuring appropriate training and occupational safety and health management and the monitoring of compliance with;
  - g. Community training exercises for emergency management response; and
  - h. Delegated authority and responsibilities assigned to appointed officer and community representatives.
3. Oversee and make recommendations to Council on the review of the Emergency Management Plan.
4. Oversee the following subcommittee:
- Airport Emergency Committee (subcommittee).
- and working group:
- The Bushfire Management Committee (Working Group), an operational working group which would take advice from the Bushfire Advisory Group.
- which report to Council through LEMC.
5. Ensure the capabilities of emergency management agencies are adequately documented and understood by all stakeholders, and that all agencies are represented at the appropriate organisational level to manage emergency responses and recovery within the City of Albany.

**Membership:**

The Committee includes representatives of agencies, organisations and community groups with expertise relevant to identified community hazards and risks, and emergency management arrangements.

**Elected member representation:**

Two Council members:

- Councillor \_\_\_\_\_(Chair)
- Councillor \_\_\_\_\_

**Community representation:**

Senior representatives or delegates of the following agencies:

- ABC Radio;
- Albany Port Authority;
- Albany Regional Hospital;
- Albany Sea Rescue;
- Australian Red Cross;
- Bureau of Meteorology;
- Department of Education;
- Department of Food and Agriculture;
- Department of Transport;
- Department of Child Protection;

- Department of Environment and Conservation;
- Department of Housing;
- Fire and Emergency Services Authority (FESA);
- Main Roads Western Australia;
- Silver Chain Great Southern;
- St John Ambulance Australia;
- Albany Surf Life Saving;
- Telstra;
- ATCO Gas Australia;
- WA Police Local Commander or their representative (Deputy Chair).
- Water Corporation;
- Western Power; and
- Westnet Rail.

The Chair may invite persons other than those listed above to be members or observers of the LEMC.

**Meeting dates, times and venue:**

- The Committee will convene up to four times a year or more regularly in the event of a identified heightened risk to the community, or as notified.
- Venue will be the Civic Chambers, City of Albany North Road Office, Albany, or as notified.

**Responsible Team:** Office of the CEO

**Executive Officer(s):**

- Chief Executive Officer
- Executive Manager Compliance and Community Safety
- Manager Reserves
- Coordinator, Emergency Management and Community Safety
- Executive Manager Compliance and Community Safety delegate (Minutes Secretary)

**Conduct of meetings:** Committees of Council are to be conducted in accordance with the City of Albany Standing Orders Local Law 2009, and the *Local Government (Administration) Regulations 1996*.

**Recording of minutes:** The Chair is responsible for ensuring that the minutes of meetings and associated information is filed on the City of Albany's records management system.

The content of minutes is to be in compliance with Regulation 11 of the *Local Government (Administration) Regulations 1996*.

**Security:** Security sensitive information may not be made publicly available. The Committee may provide written reports to Council, generally in the form of summaries of meetings where security of information needs to be maintained. The Committee will also report as required to any funding bodies.

**Conflict of interest:** Members and Officers are to declare if they have an interest in any matter for consideration by the Committee.

**TERMS OF REFERENCE**

**MARKETING ALBANY COMMITTEE**

**File reference:** [To be inserted]

**Type:** Committee of Council

**Appointment reference:** [To be inserted]

The Committee is responsible for making recommendations to Council on matters pertaining to marketing Albany as a liveable community and tourism destination, and to enhance economic development opportunities for Albany and the region, including enhanced tourism (as one significant economic development opportunity).

The Committee does not have any delegated authority from Council.

**Functions:**

1. Recommend to Council, policies and strategies for effective:
  - a. Marketing of Albany as a liveable community and tourism destination;
  - b. Economic development opportunities for Albany and the Great Southern Region ;
  - c. Tourism opportunities for Albany and the Great Southern Region; and
  - d. Municipal City of Albany presentation and visual amenity including Streetscape.
2. Recommend to Council terms and cost-benefits for Albany's economic development.
3. Oversee and recommend to Council the adequacy of implementation by the Chief Executive Officer of matters stated above.

**Membership:** The composition the Committee is as follows:

**Elected member representation:**

[Insert Number] Council members:

- Mayor Dennis Wellington (Mayor)
- Councillor \_\_\_\_\_(Chair)
- Councillor \_\_\_\_\_
- Councillor \_\_\_\_\_

**Community representation:**

Two tourism industry representatives:

- Tourism Industry Representative \_\_\_\_\_
- Tourism Industry Representative \_\_\_\_\_

## AGENDA ITEM 1.5 REFERS

Two business representatives from the Albany's business community, including the President or the Chief Executive Officer of the Albany Chamber of Commerce and Industry (ACCI):

- ACCI Representative \_\_\_\_\_
- Business Representative \_\_\_\_\_

A senior officer of the Great Southern Development Commission (GSDC):

- GSDC Representative \_\_\_\_\_

A senior officer of local office of Regional Development Australia (RDA):

- RDA Representative \_\_\_\_\_

### **Meeting dates, times and venue:**

- Meet on an as-required basis throughout the year, but at least two monthly
- Meeting time will be the first Tuesday of the relevant month, or as notified.
- Venue will be the Margaret Coates Room, City of Albany North Road Office, Albany, or as notified.

### **Responsible Team:** Office of the CEO

Senior City of Albany staff members will attend according to the business to be discussed.

### **Executive Officer(s):**

- Chief Executive Officer
- Executive Director Community Services
- Manager Tourism Development and Services
- Executive Officer Media Liaison/Public Relations
- Other Executive Directors relevant to the business of the meeting
- Executive Director Community Services delegate (Minute Secretary)

**Conduct of meetings:** Committees of Council are to be conducted in accordance with the City of Albany Standing Orders Local Law 2009, and the *Local Government (Administration) Regulations 1996*.

**Recording of minutes:** The Chair is responsible for ensuring that the minutes of meetings and associated information is filed on the City of Albany's records management system.

The content of minutes is to be in compliance with Regulation 11 of the *Local Government (Administration) Regulations 1996*.

**Conflict of interest:** Members and Officers are to declare if they have an interest in any matter for consideration by the Committee.



**TERMS OF REFERENCE**

**PLANNING AND DEVELOPMENT COMMITTEE**

**File reference:** [To be inserted]

**Type:** Committee of Council

**Appointment reference:** [To be inserted]

This Committee is responsible for considering planning and development issues, in particular pre-consideration of Officer reports to assist better Council deliberations at future Council meetings.

The Committee does not have any delegated authority from Council.

This Committee is open to the public and members of the public can address the Committee on matters listed on the agenda.

**Functions:**

1. On the referral from Council, the carrying out of functions in relation to planning and development issues in accordance with the *Local Government Act 1995, City of Albany Town Planning Schemes*, applicable legislation and best practice planning and development guidelines.
2. Recommend to Council, policies and strategies for effective:
  - a. Planning matters (Scheme amendments, group developments, policy development, planning studies, non conforming applications)
  - b. Health issues (Liquor licensing, Noise, Prosecutions);
  - c. Building license requests (non conforming); and
  - d. Any other matters delegated to Planning and Development Directorate Officers.
3. Oversee and recommend to Council the adequacy of implementation by the Chief Executive Officer of matters stated above.

**Membership:**

The Committee consists of [Insert Number] members of Council; being at least one Councillor from each Ward as a minimum, **with the other ward Councillor being appointed as a proxy.**

A maximum of [Insert Number] members of the community (who would not regularly have conflicts of interests with the Committee's business under consideration) are invited to contribute as members to the Committee's deliberations.

Membership by public representatives will be arranged via public advertising for expressions of interest, with Council selecting appropriate representative.

**Elected member representation:**

- Mayor Dennis Wellington (Mayor)  
\*Chair to be appointed from the membership of the Committee.
- Breaksea Ward Councillor \_\_\_\_\_ (Member) Councillor \_\_\_\_\_ (Proxy)
- Frederickstown Ward Councillor \_\_\_\_\_ (Member) Councillor \_\_\_\_\_ (Proxy)
- Kalgan Ward Councillor \_\_\_\_\_ (Member) Councillor \_\_\_\_\_ (Proxy)
- Vancouver Ward Councillor \_\_\_\_\_ (Member) Councillor \_\_\_\_\_ (Proxy)
- West Ward Councillor \_\_\_\_\_ (Member) Councillor \_\_\_\_\_ (Proxy)
- Yakamia Ward Councillor \_\_\_\_\_ (Member) Councillor \_\_\_\_\_ (Proxy)

**Community representation:**

- Representative \_\_\_\_\_
- Representative \_\_\_\_\_
- Representative \_\_\_\_\_
- Representative \_\_\_\_\_

**Meeting dates, times and venue:**

- Meet on an as required basis throughout the year on a monthly basis or as notified.
- Meeting time will be the fourth Tuesday of the relevant month or as notified.
- Venue will be the Margaret Coates Room, City of Albany North Road Office, Albany, or as notified.

**Responsible Team:** Planning and Development Services Directorate

Executive Directors and other senior staff members attend according to the business to be discussed.

**Executive Officer(s):**

- Chief Executive Officer
- Executive Director Planning and Development Services
- Other Executive Directors relevant to the business of the meeting
- Executive Director Planning and Development Services delegate (Minutes Secretary)

**Conduct of meetings:** Committees of Council are to be conducted in accordance with the City of Albany Standing Orders Local Law 2009, and the *Local Government (Administration) Regulations 1996*.

**Recording of minutes:** The Chair is responsible for ensuring that the minutes of meetings and associated information is filed on the City of Albany's records management system.

The content of minutes is to be in compliance with Regulation 11 of the *Local Government (Administration) Regulations 1996*.

**Conflict of interest:** Members and Officers are to declare if they have an interest in any matter for consideration by the Committee.

**2.1: DEVELOPMENT ASSESSMENT PANELS – UPDATE ON IMPLEMENTATION (VERSION 2)**

- Land Description** : N/A  
**Proponent** : City of Albany  
**Attachments** :
  - Planning Bulletin 106/2011 – New legislative provisions for development assessment panels.
  - Incoming correspondence from Minister for Planning, Culture and the Arts requesting Local Government Nominations for Development Assessment Panels.**Responsible Officer** : Executive Director Planning & Development Services (G Bride)

**IN BRIEF**

- The WA Planning Commission has recently released Planning Bulletin 106 which provides an overview of the new provisions relating to the introduction of Development Assessment Panels (DAPs).
- The implementation of Development Assessment Panels requires the City to consider nominating two Councillors and two Alternate members (by 13 June 2011) to be City of Albany representatives on the Development Assessment Panels.
- The recommendation is to note the information contained in the Planning Bulletin and nominate representatives for appointment by the Minister onto the Great Southern Joint DAP.

**ITEM 2.1: RESPONSIBLE OFFICER RECOMMENDATION**

**THAT Council;**

- 1. Nominates Councillors Wolfe and Dufty as the City of Albany representatives on the Great Southern Joint Development Assessment Panel, and Councillors Wellington and Holden as alternate members; and;**
- 2. Advises the Minister for Planning of such nominations.**

**ITEM 2.1: RESOLUTION (Responsible Officer Recommendation)**

**MOVED: COUNCILLOR WELLINGTON  
 SECONDED: COUNCILLOR HAMMOND**

**THAT the Responsible Officer Recommendation be ADOPTED.**

**CARRIED 11-0**

**BACKGROUND**

1. The State Government has been pursuing amendments to the planning system to improve its efficiency. The proposed amendments have been the subject of previous consideration by the City, in particular the introduction of compulsory Development Assessment Panels (DAP's) to determine development applications within the City. The Council opposed their introduction.
  
2. Development Assessment Panels (DAPs) are scheduled to become operational on 1 July 2011. The City of Albany is part of the Great Southern Joint Development Assessment Panel which consists of the following local governments:
  - City of Albany
  - Shire of Broomehill-Tambellup
  - Shire of Cranbrook
  - Shire of Denmark
  - Shire of Gnowangerup
  - Shire of Jerramungup
  - Shire of Katanning
  - Shire of Kent
  - Shire of Kojonup
  - Shire of Plantagenet
  - Shire of Woodanilling

**DISCUSSION**

3. There are essentially three types of applications under *Planning and Development (Development Assessment Panels) Regulations 2011*:

<b>Type</b>	<b>Threshold Value</b>
Mandatory DAP Applications (i.e. not an excluded development application)	\$7 million or more
Optional DAP Applications (i.e. not an excluded development application; or that has not been delegated by a local government to a DAP)	Between \$3 - \$7 million
Election to DAP (an applicant can elect to refer a development application in the Optional type above to a DAP for determination)	Between \$3 - \$7 million

4. The regulations define an excluded development application (i.e. not required to be referred to a DAP for determination) as follows:
 

*Means a development application for approval of:*

  - (a) *Construction of:*
    - (i) *A single house and any associated carport, patio, outbuilding and incidental development;*
    - (ii) *Less than 10 grouped dwellings and any associated carport, patio, outbuilding and incidental development;*
    - (iii) *Less than 10 multiple dwellings and any associated carport, patio, outbuilding and incidental development; or*
  - (b) *Development in an improvement scheme area; or*
  - (c) *Development by a local government or the Commission; or*
  - (d) *Development in a district for which:*
    - (i) *A DAP is not established at the time the application is made; or*
    - (ii) *A DAP has been established for less than 60 days at the time the application is made;*
  
5. Where a DAP is established in a district, any DAP application must be determined by the DAP as if they are the responsible authority; and cannot be determined by the local government or WA Planning Commission. All applications with a value of \$7m or more are subject to mandatory referral to the DAP.
  
6. All applications are to be lodged with the local government including payment of application fees. The applications will attract an additional fee (contained in the regulations) to the existing local government planning application fee.
  
7. The local government then advises the DAP secretariat (i.e. WA Planning Commission) and completes any advertising, referral, report writing and recommendation on how the application should be determined (i.e. approve/refuse, conditions etc.)-similar to what the City would do in preparing a Council Report.
  
8. The DAP then make its determination and advise the local government and applicant accordingly. The owner may apply to the DAP to have the determination amended or cancelled. In addition, the person who made the DAP application may apply to the State Administrative Tribunal for a review of the DAP decision.
  
9. *Part 3 Delegation to DAPs*  
 This part enables local government to delegate to a DAP an application(s) for determination as set out in the delegation.
  
10. *Part 4 Development Assessment Panels*  
 This part sets out the requirements for DAP membership (both local government and specialist members) and their appointment by the Minister etc. It also contains details on meetings, member's fees/allowances and DAP member conduct/powers etc.

11. The Joint DAP will consist of five members with one presiding member, two specialist members and two local government members. The local government's membership will depend on the location of the development applications being determined at the time.
12. Local government members will be rotated on and off the panel to ensure that local knowledge that is relevant to the application is on each panel. Only two representatives from local government can be on the panel.
13. If the Council fails to nominate two representatives, the Minister has the power to appoint two members to the DAP to represent the interests of the local community. These alternative representatives must be eligible to vote in elections for that local area and have relevant knowledge or experience that, in the opinion of the Minister, will enable them to represent the interests of their local community.
14. The period of appointment for DAP members is two years. At the expiration of two years, the Council will be required to nominate two local government members as well as two alternate members. The same individuals may be renominated for the position.
15. Following appointment, all DAP members will be required to undertake training on the Western Australian DAP legal framework and planning decision-making. DAP members cannot sit on a DAP and determine applications until they have attended training. It is understood that a DAP training manual will be provided, which will include the DAP regulations, the Standing Orders, Code of Conduct and DAP member procedures manual. The timing and location of this training for local government members of the DAP has not yet been established but is expected to commence shortly and will be first made available to those with a high-volume of applications.
16. In regards to annual Council elections, should within the two year term, a local government DAP member is not re-elected, they cannot hold the position of local DAP member. Should this occur, advice from the Department of Planning is that the alternate DAP member will take the place of the former DAP member. If both former and alternate members are not re-elected, the local government will need to renominate other Councillors for the Minister to appoint. The Department advises the Council should consider the above in selecting nominees as local DAP members.
17. The Minister will utilise a working group to assist in selecting the specialist DAP members. Once the specialist members have been appointed by the Minister, each local government will be advised.
18. Only the presiding member can comment on the actions or determination of a DAP.
19. *Part 5 Administration*  
This part sets out the administrative process for DAPs including support of DAPs, enforcement provisions, powers of the Minister and reporting requirements for the Department of Planning.

20. *Part 6 Miscellaneous*

This part contains the transitional arrangements and Department for Planning review of fees and regulations (required after two years of operation).

21. The timing of meetings has not yet been established but indications are that frequency would be determined by the number of applications being referred. City of Albany representatives would only need to attend meetings when an application is being considered from the City. In the advertising for specialist members it was identified that they may be required to travel on short notice and it is likely that this would also apply to local government members. At this stage the agenda for a DAP meeting is to be made public at least five days before the meeting.
22. Applications to a DAP will incur an additional fee above the fee currently charged by the City for a development application. This fee will be used to cover the costs of administering the DAP process and will be forwarded to the WA Planning Commission accordingly. If the City elects to refer an application to a DAP, then the City will be responsible to pay that fee.
23. All DAP meetings will be open to the Public.
24. The City would be responsible to “host” the DAP meetings relevant to the City of Albany and provide administrative assistance. The City can invoice the DAP Secretariat for costs incurred in hosting a DAP meeting including for the minute taker, light refreshments and security (where necessary).
25. Members of the DAP will receive sitting and training fees in accordance with the fees prescribed in the Regulations. The current amount prescribed for members (not the Presiding member) is \$400 per meeting. A Fee of \$400 will also be paid for attending and completing training.
26. A member of the DAP is also entitled to be reimbursed for motor vehicle and travel expenses at the rate decided by the Public Sector Commissioner for members of Government boards and committees.
27. A member of DAP cannot be paid (unless the Minister has given written consent to the payment) if that member is also;
  - a. an employee as defined in the Public Sector Management Act 1994; or
  - b. an employee of a department or other agency of the Commonwealth; or
  - c. a local government employee; or
  - d. a judicial officer or retired judicial officer; or
  - e. an employee of a public academic institution.

**GOVERNMENT CONSULTATION**

28. No consultation with government is required to be undertaken in relation to this item.

**PUBLIC CONSULTATION / ENGAGEMENT**

29. No consultation with the public is required to be undertaken in relation to this item.

**STATUTORY IMPLICATIONS**

30. The statutory implications associated with this item are:

- *Planning and Development Act 2005 and associated Regulations*
- *Planning and Development (Development Assessment Panels) Regulations 2011*
- *Local Planning Scheme No's 1A,2, 3, 3.2B & 7*
- *Local Government Act 1995 and associated Regulations*

**STRATEGIC IMPLICATIONS**

31. There are no known strategic implications arising from the recommendations of this report.

**POLICY IMPLICATIONS**

32. There are no known policy implications arising from the recommendations of this report.

**FINANCIAL IMPLICATIONS**

33. The DAP application fee is in addition to the fee currently charged by the City for a development application as set out in the annual Budget 'Schedule of Fees and Charges' and will not affect the income for planning applications.

34. Costs incurred in hosting a DAP meeting may be claimed back by invoicing the DAP Secretariat which should minimise the procedural cost.

**ALTERNATE OPTIONS & LEGAL IMPLICATIONS**

35. Council has the following options in relation to this information:

Option A

To note the information and nominate member and alternates for appointment as City representatives on the Joint Great Southern DAP.

Option B

To note the information and decline to nominate member and alternates for appointment as City representatives on the Joint Great Southern DAP.

36. It is recommended that Option A be pursued to ensure that the City is represented at any DAP meeting. The alternative at Option B, to decline to nominate members, may see the Minister appoint replacements from eligible voters in the City, rather than Councillors which would effectively totally remove the City from the decision-making process.



**SUMMARY CONCLUSION**

37. The formation of a Great Southern Joint DAP is imminent and the City should proceed to nominate 2 Councillors as members and 2 Councillors as alternate members for appointment onto the Great Southern DAP.

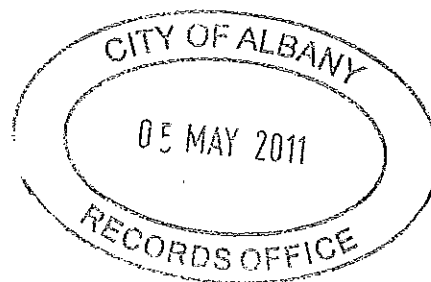
<b>Consulted References</b>	Planning and Development (Development Assessment Panels) Regulations 2011
<b>File Number (Name of Ward)</b>	GR.STL.25 (All Wards)
<b>Previous Reference</b>	OCM 20/10/2009 – Item 13.1.2

GR 211-17  
EPLAN 2  
EDDPS  
ICR 1135826

**Minister for Planning; Culture & the Arts**  
Government of Western Australia

Our Ref: 33-11938

Mr Milton Evans  
Mayor  
City of Albany  
PO Box 484  
ALBANY WA 6331



Dear Mayor Evans

**DEVELOPMENT ASSESSMENT PANELS - REQUEST FOR LOCAL GOVERNMENT NOMINATIONS**

The *Planning and Development (Development Assessment Panels) Regulations 2011* (the regulations), which establish the operational framework for Development Assessment Panels (DAPs), were gazetted on 24 March 2011.

Fifteen DAPs will become operational on 1 July 2011. From this date, DAP applications can be made to the local government for DAP consideration and determination as per the regulations.

Each DAP has a total of five members, comprising three specialist members, one being the presiding member, and two local government members.

Under DAP regulation 26, your local government is required to nominate four elected members of the Council, comprising two local members and two alternate local members to sit on your local DAP as required.

Using the attached form, please provide names, address, email, mobile and land line telephone numbers, date of birth, employer(s) and position(s) details of your four local government DAP nominees.

**Nominations are required to be received no later than 13 June 2011.**

Following receipt of all local government nominations, I will consider and appoint all nominees for up to a two-year term, expiring on 26 April 2013. All appointed local members will be placed on the local government member register and advised of DAP training dates and times. It is mandatory for all DAP members to attend training before they sit on a DAP. Priority training will be provided to high application volume DAPs.

Local government elections may result in a change to local DAP membership if current councillors, who are DAP members, are not re-elected. In this instance, the deputy local DAP members will take the place of the former local DAP members. If both local and alternate (deputy) local members are not re-elected, the local government will need to re-nominate for my consideration of appointment.

The Council should consider the above in selecting nominees as local DAP members.

Local DAP members are entitled to be paid for their attendance at DAP training and at DAP meetings, unless they fall within a class of persons excluded from payment.

Members who are not entitled to payment of sitting, training and State Administrative Tribunal attendance fees include Federal, State and local government employees, active or retired judicial officers and employees of public institutions. These DAP members are not entitled to be paid without my consent, and such consent can only be given with the prior approval of Cabinet. This position is in accordance with *Premier's Circular - State Government Boards and Committees Circular (2010/02)*.

Further information, including DAP location maps and the Premier's Circular, is available online at <http://daps.planning.wa.gov.au>.

Local representation is vital to DAPs. If no nominations are received by 13 June 2011, or if I have not allowed the local government a longer nomination period, regulation 26 enables me to include on the local government register a person who is an eligible voter of your local government district and who has relevant knowledge or experience that will enable that person to represent the interests of the local community of your district.

Specialist members are yet to be appointed. You will be advised of specialist member appointments in mid May 2011.

If you have any queries regarding this request for nominations, please contact Ms Robyn Barrow at the Department of Planning – phone 9264 7683 or email [Robyn.Barrow@planning.wa.gov.au](mailto:Robyn.Barrow@planning.wa.gov.au).

Yours sincerely



**JOHN DAY  
MINISTER FOR PLANNING;  
CULTURE AND THE ARTS;  
SCIENCE AND INNOVATION**

Att

02 MAY 2011

**DEVELOPMENT ASSESSMENT PANEL NOMINATION FORM**

<b>Local Government:</b>	<b>DAP Name:</b>
<b>Nominated Local DAP Member 1</b>	<b>Nominated Alternate Local Member 1</b>
Name: Address:  Phone: Mobile: Email: Date of Birth: Employer name(s): Position(s):	Name: Address:  Phone: Mobile: Email: Date of Birth: Employer name(s): Position(s):
<b>Nominated Local DAP Member 2</b>	<b>Nominated Alternate Local Member 2</b>
Name: Address:  Phone: Mobile: Email: Date of Birth: Employer name(s): Position(s):	Name: Address:  Phone: Mobile: Email: Date of Birth: Employer name(s): Position(s):

**Note:** Employer name and position details are required for Cabinet submission and to determine if the nominee is entitled to be paid fees in accordance with the Premiers Circular 2010/02.

Name and contact details of local government minute taker and/or DAP meeting contact (if known):

Name: \_\_\_\_\_ Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**DAP Secretariat Use**

Date received: \_\_\_\_\_ Officer Name: \_\_\_\_\_ Date Registered: \_\_\_\_\_



March 2011



## Planning Bulletin 106/2011

- New legislative provisions for development assessment panels

### 1. Introduction

As part of the Government's commitment to streamlining and improving the planning approvals process in Western Australia, the WA Parliament passed the *Approvals and Related Reforms (No. 4) (Planning) Act 2010* (the '2010 Amendment Act'). The provisions of the 2010 Amendment Act, except part three, commenced on 22 November 2010.

The 2010 Amendment Act contains a number of amendments to the *Planning and Development Act 2005* (the 'PD Act') that are designed to improve the planning system. Part 3 of the 2010 Amendment Act contains the heads of powers required to introduce development assessment panels ('DAPs') in this State, through the making of regulations by the Governor. The details on how these panels will be established, administered and operated are set out in the new *Planning and Development (Development Assessment Panels) Regulations 2011* ('DAP regulations').

### 2. What are DAPs?

DAPs are panels comprising a mix of technical experts and local government representatives with the power to determine applications for development approvals in place of the relevant decision-making authority. The introduction of DAPs is one of the fundamental principles of the national Development Assessment Forum's ('DAF') leading practice model for development assessment. This model also promotes limiting referrals to agencies with a relevant role for advice only, avoiding the need for separate approval processes. South Australia and New South Wales have already introduced development assessment panels into their planning systems in accordance with the DAF model. Victoria has also recently passed legislation to implement development assessment commissions to perform the role of development assessment panels.

The introduction of DAPs in Western Australia will have significant benefits for local governments, the development industry, landowners, the general community and other stakeholders. They aim to help to improve the planning system by providing more transparency, consistency and reliability in decision-making on complex development applications. As regulations prepared under this part will clearly identify what classes of development applications are to be determined by development assessment panels, applicants will be well aware of who will be determining their application, regardless of the location of the development. The determination of complex applications will also be improved by the involvement of experts with technical knowledge on the panel.

The involvement of independent experts will also help to strike an appropriate balance between local representation and professional advice in decision-making by ensuring that decisions made by the panel are based on the planning merits of an application. Finally, the use of development assessment panels will help to address issues with dual approvals by making the relevant panel the single decision-making authority under both local and region planning schemes.

Following the gazetting of the DAP regulations the Minister will establish fifteen different DAPs on **2 May 2011**, however, these will not start to consider new applications until 60 days after their establishment. Therefore, DAPs will commence operation on **1 July 2011**.

### 3. Purpose

The purpose of this planning bulletin is to provide an overview of new provisions that take effect under part 11A of the *Planning and Development Act 2005* and the DAP regulations. Where appropriate, the relevant section or regulation is quoted in brackets. Please note this document is only a guide and not intended otherwise to have any legal effect.

Please note a range of manuals will also be available for local governments, DAP members and applicants. These documents will provide further details on the procedures outlined in this bulletin, and will be available on the DAP website at [www.daps.planning.wa.gov.au](http://www.daps.planning.wa.gov.au)

### 4. Glossary

In this planning bulletin:

**Administrative officers** means members of the DAP Secretariat.

**2010 Amendment Act** means the *Approvals and Related Reforms (No. 4) (Planning) Act 2010*, which amended the PD Act.

**DAP** means a Development Assessment Panel.

**DAP regulations** means the *Planning and Development (Development Assessment Panels) Regulations 2011*.

**DAP secretariat** means officers of the Department assisting DAPs, defined in the DAP regulations as administrative officers.

**CEO** means the Director General of the Department of Planning.

**The Department** means the Department of Planning.

**JDAP** means a Joint Development Assessment Panel.

**LDAP** means a Local Development Assessment Panel.

**Minister** means the Minister for Planning.

**PD Act** means the *Planning and Development Act 2005*.

**PDR** means the *Planning and Development Regulations 2009*.

**TPR** means the *Town Planning Regulations 1967*, including the *Model Scheme Text*, and its equivalent as amended from time-to-time.

**WAPC** means the Western Australian Planning Commission.

The above definitions are for guidance purposes only. Readers are otherwise

directed to the various definitions found in the PD Act and DAP regulations. To the extent of any inconsistency, the definitions in the PD Act and DAP regulations prevail.

**5. Summary of new sections in the PD Act**

Part 3 of the 2010 Amendment Act introduces a new Part 11A - Development Assessment Panels into the PD Act. In summary, the new sections contain the following:

- The Governor may prescribe mandatory classes or kinds of development applications that must be determined by a DAP, as if the DAP was the responsible authority (either the relevant local government and/or WAPC), under the relevant local or region scheme, or interim development order (s.171A(2)(a)). A determination of (or failure to determine) a prescribed development application by a DAP is to be regarded, and take effect, as if was made by the relevant local government or the Western Australian Planning Commission.
- The Governor may also prescribe opt-in classes or kinds of development applications that must be determined by a DAP, where an applicant has elected such an application to be determined by the DAP (s.171A(2)(b)).
- The Governor may also prescribe regulations allowing additional functions to be delegated to the relevant DAP by the responsible authority (s.171B). It is intended that small local governments, and the WAPC if relevant, will use this section to delegate to the relevant DAP the power to determine development applications that are not of a class prescribed under section 171A.
- The Minister will establish a development assessment panel for each local government area, by the publication of an Order in the *Gazette* (s.171C). Two different types of development assessment panels will be established by the Minister:
  - *Local development assessment panels*, which will be established to service a single local government, where that local government is deemed to be a high-growth local government with enough development to support its

own panel, by determining applications made under the local planning scheme (and if applicable, the relevant region planning scheme); and

- *Joint development assessment panels*, which will be established to service two or more local governments that are not high-growth local governments, by determining applications made under each local planning scheme (and if applicable, the relevant region planning scheme).
- The Governor may prescribe regulations concerning the constitution, procedures and conduct of DAPs (s.171D).
- The Governor may prescribe regulations concerning the administration and costs of DAPs (s.171E).
- The DAP regulations are to be reviewed as soon as practicable after the expiry of 2 years from the day on which regulations made under this Part first come into operation (s.171F).

**6. Summary of the new DAP regulations**

To give effect to these new provisions in the PD Act, the *Planning and Development (Development Assessment Panels) Regulations 2011* ('DAP regulations') have been introduced. The DAP regulations contain six Parts, with three additional schedules.

This planning bulletin will now summarise the contents of each part and schedule. For details of the provisions summarised in this Planning Bulletin, please refer to the full regulations, which are available from the State Law Publisher.

**6.1 Part 1 – Preliminary**

This part states that regulations one and two come into operation on the day of gazettal and that the rest of the DAP regulations come into operation on the day on which section 43 of the 2010 Amendment Act comes into operation.

This part also contains the terms used in the DAP regulations (r.3). Readers should note that many terms used in the DAP regulations, such as the 'Development Assessment Panel' itself, are defined in section 4 of the PD Act rather than the DAP regulations.

The following definitions in the DAP regulations are of particular note:

- "DAP application", which includes mandatory applications (r.5) and opt-in applications (r.7). Importantly, delegated applications (r.19) are not technically "DAP applications", however, for the most part are practically treated as if they were DAP applications (r.21(2)(b));
- "DAP member" means both a specialist member and a local government member, and also includes an alternate member;
- "excluded development application", which makes it clear that even where a development application falls within the financial thresholds of a DAP application, certain types of applications, such as the construction of a single house, cannot be determined by DAPs. Furthermore, subsection (d) makes it clear that even when the DAP regulations commence operation, DAPs will not begin considering development applications until 60 days after they are established by the Minister.

**6.2 Part 2 – Development applications and determinations**

This part sets out what types of development applications will be determined by DAPs, and the process to be followed in the lodgement, assessment and determination of such applications.

The DAP regulations reflect the policy direction set out in the Policy Statement regarding mandatory DAP applications and applications that will be subject to the "opt-in" process. These applications are defined as follows:

- *Mandatory DAP Applications* (r.5): An application for development where the estimated cost of development is \$7 million or more (and \$15 or more in the City of Perth), and which is not an excluded development application. Such an application must be determined by a DAP (s.171A(2)(a) of the PD Act).
- *Optional DAP Applications* (r.6 & r.7): An application for development of a total value of more than \$3 million but less than \$7 million (more than \$10 million but less than \$15 million in the City of Perth) which is not an excluded development application and has not been delegated to the DAP by the relevant local government. Such

an application must be determined by a DAP when the applicant has elected to have the DAP determine the application (s.171A(2)(ba) of the PD Act).

This part also sets out the processes to be followed in relation to the making and assessment of DAP applications, including the role of local governments and the WAPC, as well as the role of the Department of Planning and the DAP. In summary, the process is as follows:

- The applicant lodges a DAP application (r.7(2)(a)) with the relevant local government (Form 1, sch.3, r.10(1)(a)), together with the new DAP determination fee (r.10(1)(b), sch.1). It should be noted that the DAP application and DAP fee is an addition, not a replacement, to the ordinary development application form prescribed under any planning scheme(s) (r.10(2)) and fee prescribed under the PDR (r.10(3)). Thus, an applicant will in many cases submit two forms and pay two fees, one for the DAP and one for the local government.
- The local government notifies the Department of the receipt of the DAP application and confirmation that the applicant has paid the DAP fee, within seven days of receipt (r.11). The local government also remits the DAP fee to the Department within 30 days (r.10(5)).
- The responsible authority (the local government or the Western Australian Planning Commission (WAPC)) assesses the application in the usual way, in accordance with the relevant local or region planning scheme. Local governments and/or the WAPC will undertake the same advertising and referrals for DAP applications as currently apply under their schemes (r.9(b)).
- The responsible authority prepares a report containing its recommendations on how the DAP application should be determined (r.12).
- The DAP Secretariat, comprising officers of the Department (r.49), organises the DAP meeting where that application will be determined. This may involve administrative tasks not included in the regulations, such as notifying DAP members, organising deputy members to attend if required, and liaising with the local government in organising the venue for the DAP meeting. Local governments will

also usually assist in providing a venue, electronic equipment and catering for DAP members as required (r.50).

- At least 5 days before a DAP meeting the Department puts the agenda for the meeting on the DAP website, along with details of the time, date and location of the meeting (r.39(1)). It also provides this information to the applicant (r.15) and relevant local government (r.39(2)).
- The DAP conducts a public meeting (r.40) to determine the application(s) (r.16). The meeting procedures under Division two of part four of the DAP regulations are to be followed, as well as the procedures set out in any Practice Notes (i.e. Standing Orders) issued by the CEO. The DAP is otherwise required to determine a DAP application in accordance with the provisions of the relevant planning instrument (r.16(1)). Any determination made by a DAP will be taken to be a determination made by the responsible authority (r.8(1)(a)).
- The Department sends notification of the decision made by the DAP to the applicant in accordance with the relevant planning instrument (r.16(1)) and also gives a copy to the responsible authority (r.16(2)).
- Where a decision has been granted, an applicant may also make a minor application seeking to amend or cancel the approval or any conditions imposed (r.17). A minor amendment application is made by submitting the prescribed form (Form 2, sch.3) to the relevant local government with the prescribed minor fee.
- By contrast to other applications, the DAP will usually meet to determine any r.17 minor amendment application through means of instantaneous communication r.40(4)(a).
- If an applicant is dissatisfied with a decision of either a DAP application or r.17 minor amendment application, he or she can seek a review from the State Administrative Tribunal (r.18(2)). In any such review, the application will be defended by the DAP (r.18(3)).

**6.3 Part 3 – Delegation to DAPs**

This Part allows local governments and the WAPC to delegate the power to determine development applications that (s.171B & r.19):

- fall within the optional DAP application thresholds, being more than \$3 million but less than \$7 million (more than \$10 million but less than \$15 million in the City of Perth) and where the application is not an excluded development application; but
- where an applicant has decided not to opt-in to have the matter determined by a DAP; and
- where the responsible authority nevertheless decides that the application is of a class of development that should be delegated to a DAP for determination.

It is intended that local governments (and the Western Australian Planning Commission if relevant) will more likely use this section to delegate to the relevant DAP the power to determine development applications that are not of a mandatory class prescribed under section 171A.

All delegations made under this part will be published in the *Government Gazette* (r.20). In providing clarity about what types of applications have been delegated to a DAP, the Department will ensure that all delegation instruments relating to DAPs are listed on the DAP website (r.20(3)).

The fact that a local government has decided to delegate certain matters to a DAP does not preclude that local government from nonetheless making a determination on a delegated development application (r.21(1)). Furthermore, although delegated applications do not technically fall within the definition of a 'DAP application', the procedures mostly otherwise apply as if they were DAP applications (r.21(2)(b)).

Finally, it is important to note that an applicant is not required to pay a DAP fee for a delegated application, although the relevant local government fee under the Planning and Development Regulations 2009 will still be payable in the usual manner. Subject to any agreement with the CEO, if a local government chooses to delegate any matter to a DAP, the local government must pay the DAP fee (r.22). This is to ensure applicants are not imposed with an additional fee for an application they

did not choose to have determined by a DAP, whilst ensuring DAPs are still provided with the prescribed fee necessary to resource a DAP decision. It will remain wholly a matter for local governments whether they exercise their discretions in delegating any classes of applications to DAPs (r.23).

**6.4 Part 4 – Development assessment panels**

This part comprises of four divisions:

- Division one – DAP members
- Division two – Specialist members
- Division three – Meetings
- Division four – Conduct of DAP members.

**Division one – DAP members**

This Division concerns DAP members more generally, and sets out:

- the composition of DAPs (r.23 & r.25);
- the process by which local government members are nominated and appointed (r.23 & r.25);
- how alternate members will be appointed and used (r.28);
- the term of office for DAP members (r.29);
- the requirement for all DAP members to attend training before sitting on a DAP (r.30);
- fees and allowances that DAP members will be paid (sch.2, r.31); and
- the circumstances in which a DAP member's office becomes vacant or a member may be removed from office (r.32);
- leaves of absence for DAP members (r.33); and
- extension of terms of office during vacancy in membership (r.34).

All DAPs will comprise of the following membership (r.23(1) and r.25(1)):

- Two local government representatives; and
- Three specialist members – one of whom is the presiding member (with a planning qualification and experience), one of whom is the deputy presiding member

(also with a planning qualification and experience), and one who will otherwise possess relevant qualifications and/or expertise.

This division also sets out the process by which local government members are nominated and appointed to a DAP. Local government representatives are nominated by the relevant local government, and appointed by the Minister (r.24 and r.25).

All DAP members, with some exceptions, are paid sitting fees under Schedule two (r.31). DAP members who are already considered on the 'public payroll' will not ordinarily be entitled to sitting fees, including: all Commonwealth, State and Local Government employees, current and retired judicial officers and employees of public academic institutions (r.31(6)). However, there is scope for the Minister to give written consent on a case-by-case basis to allow such persons to be paid.

Alternate members will be appointed in the same way, and will sit on the DAP when a DAP member is unable to perform the functions of the member by reason of illness, absence or other cause. Obviously, only a local government alternate can sit in for a local government member (r.28(4)), as can a specialist alternate for a specialist member (r.28(5)).

The Minister is required to appoint one of the three specialist members as the presiding member of the DAP. The presiding member must be a planning expert. At all DAP meetings that the presiding member attends, that person will preside over the meeting. The Minister is also required to appoint a Deputy Presiding Member, to preside when the presiding member is absent. The Deputy Presiding Member must also be a planning expert (r.27).

All DAP members are appointed for two years (r.29(2)). The regulations allow for DAP members to continue sitting on a DAP for up to three months once their term has expired, or until the vacancy is filled (r.34). DAP members can be reappointed to the same DAP following the expiry of their term, or may be replaced by another person (r.29(3)).

This division also sets out the circumstances in which the Minister can remove a DAP member from office (r.32(3)). This includes:

- neglect of duty
- misconduct or incompetence

- mental or physical incapacity to carry out duties in a satisfactory manner; or
- absence from 3 DAP meetings without leave first being obtained.

Finally, this division states that a DAP member's office becomes vacant if the DAP member's situation changes in any of the following ways (r.32(1)):

- the DAP member dies, resigns or is removed from office by the Minister;
- the DAP member becomes a bankrupt or a person whose affairs are under insolvency laws;
- the DAP member is convicted of an offence punishable by imprisonment for more than 12 months; or
- the DAP member is convicted of an offence under section 266 of the PD Act which deals with failing to act honestly, failing to declare a conflict of interest, disclosing information or making improper use of information.

**Division two – Specialist members**

This Division set outs how specialist members and alternate special members are appointed. Specialist members with the required qualifications and experience are listed on a register (r.35). The register is then reviewed by a special short-list working group, which compiles a list of nominees for the Minister to consider (r.36 & r.38). Specialist members are then appointed by the Minister (r.37).

**Division three – Meetings**

This Division sets out the meeting procedures to be followed by all DAPs, including the taking of minutes. Meetings are to be conducted in accordance with this Division, as well as the Standing Orders published by the Department (referred to in the DAP regulations as practice notes, r.40(5)).

All DAP meetings will be open to the public (r.30(2)). The presiding member has the power to invite a person to make a presentation to the DAP on a DAP application (r.40(3)). The presiding member also has the power to allow a person to attend a DAP meeting by telephone or other means of instantaneous communication (r.43). The circumstances in which these powers will be exercised will be set out in the Standing Orders.



The quorum for a DAP is the presiding member (or deputy presiding member), one other specialist member and one local government member. Each DAP member has one vote. In the event of a deadlocked vote, the Presiding Member has the deciding vote (r.42).

Finally, this division also requires minutes of the DAP meeting to be kept by an officer of the local government hosting the DAP meeting, or another person approved by the CEO of the Department. Minutes will be provided to the Department within 5 days of the meeting, and put on the DAP website within 10 days after the meeting, after they have been confirmed by the DAP (r.44).

**Division four – Conduct of DAP members**

This division requires all DAP members to abide by certain rules of conduct (r.45). These requirements are in addition to the requirements regarding conflict of interest and use of information that are set out in section 266 of the PD Act.

This division requires the CEO of the Department to prepare a Code of Conduct (r.45(1)), which must be complied with by all DAP members (r.45(2)). The Minister can remove a member from a DAP for breaching the Code of Conduct (r.32(4)).

This division also sets out what rules apply regarding the acceptance of gifts (r.46). These requirements are similar to those currently in place under the *Local Government Act 1995* and the *Local Government (Rules of Conduct) Regulations 2007*. There are two types of gifts addressed in this Division:

- **Prohibited gifts** which are gifts worth \$300 or more, or two or more gifts that are in total worth \$300 or more; and
- **Notifiable gifts** which are gifts worth between \$50 and \$300, or two or more gifts that are in total worth between \$50 and \$300.

DAP members are not permitted to accept a prohibited gift from a known applicant, or a person "who it is reasonable to believe" may be intending to undertake development that the DAP will be required to determine (r.46(2)). However, DAP members are permitted to accept notifiable gifts as long as they notify the CEO of the Department that they have accepted such a gift (r.46(3)). Failure to notify the Department may result in the Minister removing that DAP member from the DAP (r.32(4)).

Finally, this Division also emphasises the professional behaviour expected of DAP members. DAP members are not to make statements about the competency or honesty of local government officers or public sector officers, or use offensive or objectionable expressions regarding those officers (r.47). Only the presiding member is permitted to publicly comment on determinations made by the DAP (r.48).

**6.5 Part 5 – Administration**

This part will set out how administrative support will be provided to each DAP. Most support will be provided by the DAP Secretariat, such as organising agendas, organising meetings, booking travel for DAP members and paying the sitting fees of DAP members (r.49). However, each local government will also be required to undertake some administrative tasks on behalf of the DAP, including taking minutes at DAP meetings, provide a venue for DAP meetings, organise catering and provide electronic equipment if required (r.50). The DAP Secretariat is also required to establish and maintain a DAP website, which will have information about each DAP created (r.51).

This part also contains the primary enforcement provisions for the successful operation of the DAP system (r.52). Where necessary, the Minister can order a DAP, a local government, the WAPC, or the Department to provide any necessary information or document to him or her (r.52(3) and s.18 PD Act). The Minister can also order that such information be provided to the DAP (r.52(2)(d)), or make use of the Western Australian Planning Commission's and local government's staff to obtain such information (r.52(3)(d)).

Finally, this division requires the CEO of the Department to prepare an annual report on the performance of DAPs (r.53).

**6.6 Part 6 – Miscellaneous**

This Part contains transitional provisions dealing with what happens to a DAP application if the Order establishing the DAP is amended or revoked before the application is determined (r.54). For example, if a DAP application has been forwarded to the DAP but not determined when the Order creating the DAP is revoked, then that application is to be forwarded to the new Local Development

Assessment Panel (LDAP) or Joint Development Assessment Panel (JDAP) created to serve that local government. The new LDAP or JDAP will determine the application. The provisions support section 171I of the PD Act.

In addition, this Part requires the Department to conduct an annual review of the new DAP fee (r.55). The Department will provide the information collected during each annual review to the Standing Committee of the Legislative Council that will review the DAP regulations after two years of operation, under new section 171F of the PD Act.

**6.7 Schedule 1 – Fees for applications**

Schedule 1 contains the item of fees payable by an applicant when submitting a DAP application (r.10 & r17). The relevant fee is calculated on estimated cost of development. It is important to note the following:

- The DAP fee is in addition to any local government development application fee payable under the Planning and Development Regulations 2009 (PDR) (r.10(3)). Therefore, DAP applications may in effect require two fees be paid – one for the DAP under this schedule and one for the local government under the PDR.
- The fee for an r.17 minor amendment application is prescribed under item 2 (currently only \$150), as distinct from other ordinary DAP applications under item 1 (currently ranging from \$3,376 to \$6,320).

A delegated application (r.19) is not technically a DAP application, although in many other respects the application is treated the same way. Thus, an application is not required to pay the DAP fee under schedule one is required. The DAP fee will instead be paid by local government (r.22).

**6.8 Schedule 2 – Fees for DAP members**

Schedule two sets out the relevant sitting fees for DAP members (r.31). It is important to distinguish the relevant fees for:

- presiding members, compared with other members, where presiding members are entitled to a slightly higher fee to reflect additional responsibilities imposed under the regulations;

- ordinary DAP applications, compared with r.17 minor amendment applications, to reflect the scale and complexity of ordinary DAP applications, as well as to reflect that ordinary applications are open to the public whilst r.17 applications are determined through instantaneous means;
- fees for determining an applications, compared to attending a proceeding before the State Administrative Tribunal, where the fees are otherwise the same; and
- training fees, where both prospective presiding members and all other members are entitled to the same fee, and only at the satisfactory completion of the training.
- most DAP members, compared with those considered on the 'public payroll', who without the written consent of the Minister will not be entitled to sitting fees, including: all Commonwealth, State and Local Government employees, current and retired judicial officers and employees of public academic institutions (r.30(6) & r.31(6)).

**6.9 Schedule 3 – Forms**

Finally, Schedule 3 contains the relevant DAP forms. Again, it is important to distinguish between:

- DAP application forms compared with local government development application forms. As noted above, DAP application forms are submitted in addition to, not a replacement of, local government development application forms prescribed under each relevant local planning schemes (r.10(2)).
- An ordinary DAP application form, which is intended to cover mandatory (r.5), opt-in (r.6 & r.7) and delegated (r.19) applications, compared with minor amendment applications (r.17).

**7. Further information**

Legislation, including copies of the DAP regulations, the 2010 Amendment Act and amended PD Act can be obtained from the State Law Publisher at:

10 William Street  
 Perth WA 6000  
 Phone: (08) 9321 7688  
 Fax: (08) 9321 7536  
 Email: [sales@dpc.wa.gov.au](mailto:sales@dpc.wa.gov.au)  
 Website: [www.slp.wa.gov.au](http://www.slp.wa.gov.au)

Copies can also be obtained from the DAP website at [www.daps.planning.wa.gov.au](http://www.daps.planning.wa.gov.au)

Please note a range of manuals will also be available for local governments, DAP members and applicants. These documents will provide further details on the procedures outlined in this bulletin, and will be available on the DAP website.

For further information, please refer to the DAP website or contact the Department of Planning at:

Albert Facey House  
 469 Wellington Street  
 Perth 6000  
 Western Australia  
 Tel: (08) 9264 7777  
 Fax: (08) 9264 7566

**Disclaimer**

This planning bulletin is intended as a guide only. It is not intended to be comprehensive or to cover particular circumstances.

Readers are advised to refer to the legislation, which is available from the State Law Publisher, and to seek professional legal advice should they have specific legal questions in relation to their particular circumstances.

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website: [www.planning.wa.gov.au](http://www.planning.wa.gov.au)  
email: [corporate@planning.wa.gov.au](mailto:corporate@planning.wa.gov.au)

tel: 08 9264 7777  
fax: 08 9264 7566  
TTY: 08 9264 7535  
infoline: 1800 626 477

This document is available in alternative formats on application to Communication Services.





## ELECTION TIMETABLE Local Government Ordinary Election

Days to Polling Day	Local Government Act	References to Act/Regs	Day	Date
80	Last day for agreement of Electoral Commissioner to conduct postal election.	LGA 4.20 (2)(3)(4)	Mon	5/12/2011
80	A decision made to conduct the election as a postal election cannot be rescinded after the 80th day.	LGA 4.61(5)	Mon	5/12/2011
70	Electoral Commissioner to appoint a person to be the Returning Officer of the Local Government for the election.	LGA 4.20 (4)	Thu	15/12/2011
70 to 56	Between the 70th/56th day the CEO is to give Statewide public notice of the time and date of close of enrolments. <b>Preferred date Wednesday 21 December 2011</b>	LGA 4.39(2)	Thu to Thu	15/12/2011 to 29/12/2011
56	Last day for for the CEO to advise the Electoral Commissioner of the need to prepare a residents roll.	LGA 4.40(1)		29/12/2011
56	Advertising may begin for nominations from 56 days and no later than 45 days before election day. <b>Preferred date Wednesday 4 January 2012</b>	LGA 4.47(1)	Thu	29/12/2011
50	Close roll 5.00 pm	LGA 4.39(1)	Wed	4/01/2012
45	Last day for advertisement to be placed calling for nominations.	LGA 4.47(1)	Mon	9/01/2012
44	<b>Nominations Open</b> First day for candidates to lodge completed nomination paper, in the prescribed form, with the Returning Officer. Nominations period is open for 8 days.	LGA 4.49(a)	Tue	<b>10/01/2012</b>
38	If a candidate's nomination is withdrawn not later than 4.00 pm on the 38th day before election day, the candidate's deposit is to be refunded.	Reg. 27(5)	Mon	16/01/2012
37	<b>Close of Nominations</b> 4.00 pm on the 37th day before election day.	LGA 4.49(a)	Tue	<b>17/01/2012</b>
36	CEO to prepare an owners & occupiers roll for the election. Electoral Commissioner to prepare residents roll.	LGA 4.41(1) LGA 4.40(2)	Wed	18/01/2012
24	Lodgement of election packages with Australia Post. Week Commencing	Approx	Mon	30/01/2012
22	The preparation of any consolidated roll under subregulation (1) be completed on or before 22nd day before election day.	Reg. 18(2)	Wed	1/02/2012
19	Last day for the Returning Officer to give Statewide public notice of the election. <b>Preferred date Wednesday 25 January 2012</b>	LGA 4.64(1)	Sat	4/02/2012
3	Commence processing returned election packages	Approx	Mon	20/02/2012
0	<b>Election Day</b> Close of poll 6.00 pm	LGA 4.7	Thu	<b>23/02/2012</b>

Post Election Day	Post Declaration	References to Act/Regs	Day	Date
5	Election result advertisement.	LGA 4.77	Tue	28/02/2012
14	Report to Minister. The report relating to an election under section 4.79 is to be provided to the Minister within 14 days after the declaration of the result of the election.	Reg.81	Thu	8/03/2012
28	An invalidity complaint is to be made to a Court of Disputed Returns, constituted by a magistrate, but can only be made within 28 days after notice is given of the result of the election.	LGA 4.81(1)	Thu	22/03/2012

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
1	Water Corporation 629 Newcastle Street LEEDERVILLE WA 6007	<p><u>Water Supply</u></p> <p>The development area is within the Albany Town Water Supply Scheme. However main extensions are required to service the development.</p> <p>Existing mains consist of a DN200 in Chester Pass Road and a DN225 in Albany Highway. The long term scheme is to upgrade the main in Chester Pass Road to a DN600. This is scheduled on the current capital investment program for the mid-term.</p> <p>To service the development, a reticulation main extension will be required along John Street. The developer has already consulted with the Water Corporation to make arrangements for the extension.</p> <p><u>Wastewater</u></p> <p>The area is within the Warrenup Wastewater Scheme Area. However additional infrastructure is required to service the development.</p> <p>The ultimate scheme plan shows DN300 collection sewer that</p>	Noted. The requirements for connection to sewer and water have been negotiated with the Water Corporation.	At the time of subdivision the connection of any new lots to reticulated water and sewer will be required. The developer will be required to make the necessary arrangements with the Water Corporation at the subdivision stage.	The submission is noted.

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>traverses Lot 876 flowing northward, gravitating to a future Warrenup Pump Station No. A. Refer to attached plan. Some of these downstream headworks would not occur until the development front extended.</p> <p>Therefore to service the development within the timeframe, a temporary solution is required. A gravity sewer or pump station and pressure main could be constructed to join the DN255 described above.</p> <p><u>Section 4.1 Lot Sizes</u></p> <p>It is noted that the lot sizes will be between 2000 and 2500 square metres and zoned Industrial. Water and sewer mains to Water Corporation standard sizes for Industrial areas apply.</p> <p><u>Section 4.2 Staging</u></p> <p>The staging appears appropriate for servicing requirements. The provision of an estimated timeframe for development would be helpful in assisting the Corporation in its scheme planning and programming of works on its capital investment program.</p>			

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p><u>Section 4.3 Servicing</u></p> <p>It is noted that all subdivision and/or development is to be connected to water and sewerage.</p> <p>Section 4.6 Drainage and Water Management</p> <p>The proposed Industrial Water Management Plan (or Urban Water management Plan) should incorporate the requirements of the Corporation's guidelines.</p> <p>Consideration of water efficiency is a key component for redevelopment areas, as this will reduce upgrading of the existing network.</p> <p>The Water Corporation's publications <i>Waterwise Developers H2Options</i>, and <i>Waterwise Developers Alternative Water Supplies</i> gives more specific guidance to the development industry on approaches. A key item within <i>Waterwise Developers</i> is a <i>Water Balance Tool</i> that should be used at each stage of the planning and development process to ensure that water efficiencies planned</p>			

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>are implemented. An information sheet is attached on <i>Waterwise Developers</i>.</p> <p><u>Funding</u></p> <p>Headworks (pipe sizes DN300 and above and pump stations) are planned and scheduled by the Corporation on its capital investment program based on known development areas. Reticulation size works (smaller pipes than above) are funded by the developer. Temporary works are also funded by the developer.</p>			
2	Western Power Locked Bag 2511 PERTH WA 6001	No objections.	Noted.	Nil.	The submission is noted.
3	Department of Environment and Conservation 120 Albany Highway ALBANY WA 6330	As indicated in Section 4.8 of the DGP, an onsite meeting was held in January 2011 regarding vegetation retention and protection on Lot 870. This was attended by relevant agencies, including DEC, and the proponents. Further liaison occurred between the proponents, Bio Diverse Solutions, DEC, WAPC and the City of Albany. Most of the negotiated outcomes are now incorporated into the DGP;	Noted. The comments of the DEC have generally been incorporated within the Development Guide Plan.	The comments regarding <b>Section 4.8 Vegetation and Protection</b> are noted. However, Staff were not aware that the DEC were seeking the construction of a fauna underpass under John Street. Due to the expense, complexity and drainage issues and the likelihood of disruption involved in the construction phase, the City does not support the provision of a fauna underpass.	<p>The submission is upheld in part.</p> <p><u>Modifications required:</u></p> <p>1. Development Guide Plan provision 2(d) shall be modified to read as follows:</p> <p><i>“Appropriate fire management principles and mechanisms, including minimising impacts upon Vegetation Retention and</i></p>



## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>however some issues appear to have been overlooked.</p> <p><b>Section 4.8 Vegetation and Protection</b></p> <p>With regard to dot point 5 on page 6 of the DGP, the second sentence would be more accurate if it stated:            ‘This zone incorporates a second population of Declared Rare Flora Priority 4 species <i>Stylidium plantagineum</i> and also forms an environmental corridor linking closely with other areas of remnant vegetation to the south of John Street.’</p> <p>DEC advice to Bio Diverse Solutions when accepting the draft amended guide plan (letter dated 10 February 2011) was on the basis of inclusion of the following points which are now absent from revised draft DGP:</p> <ul style="list-style-type: none"> <li>• An underpass is constructed along the east-west road (like a large culvert pipe) which allows for movement of small mammals to the connecting remnant vegetation</li> <li>• Large Marri trees be</li> </ul>		<p>The comments made in relation to <b>Section 4.10 Fire Management</b> are noted.</p> <p>The comments made in relation to <b>Section 5 Conclusion</b> are acknowledged. However, the report is a supporting document only and is not being adopted by Council as part of the DGP.</p>	<p><i>Protection Zones, to be implemented within the industrial development.”</i></p> <p>2. Development Guide Plan provision 2(f) shall be modified to read as follows:</p> <p><i>“The ‘Development Exclusion Zone – Vegetation Retention and Protection’ and ‘Development Exclusion Zone – Landscape Buffer’ to be surveyed and demarcated prior to subdivision and/or development. No further development and clearing will be permitted in these areas.”</i></p> <p>3. Development Guide Plan provision 2(g) shall be modified to read as follows:</p> <p><i>“The protection of remnant vegetation outside Development Exclusion Zones in road reserves and within lots where practicable.”</i></p> <p>4. Development Guide Plan provision 2(h) shall be modified to read as follows:</p>

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		<p>retained where possible throughout the development – these are to be flagged for retention prior to clearing the subdivision.</p> <p>DEC requested to Bio Diverse Solutions that these points be added to the list of Development Guide Plan Provisions (an inset box on the DGP) and also by an annotated reference on the map section of the DGP indicating the fauna underpass.</p> <p><b>Section 4.10 Fire Management</b></p> <p>It is critical the DEC be consulted regarding any fire management planning affecting the native vegetation which is being specifically protected in the Development Exclusion Zone –</p> <p>Vegetation Retention and Protection due to the presence of Declared Rare Flora, native fauna habitat and general biodiversity conservation. Special attention will need to be taken at subdivision stage regarding application of high level fire protection standards for buildings under AS 3959 in order to minimise the width of any hazard separation</p>			<p><i>“The protection and maintenance of an ecological corridor through the ‘Development Exclusion Zone – Vegetation Retention and Protection’.”</i></p>

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		<p>zones.</p> <p><b>Section 5 Conclusion</b></p> <p>A number of small changes in this section (shown in bold below) will be required to address the issues discussed above.</p> <p>The second sentence should be amended as follows:                      'It seeks to ensure that future industrial development on the DGP site is consistent with surrounding land uses and leads to high quality outcomes for future development while still <b>retaining important biodiversity conservation areas within former Lot 870.</b>'</p> <p>d) Appropriate fire management principles and mechanisms, <b>including minimising impacts upon Vegetation Retention and Protection Zones</b>, to be implemented within the industrial development.</p> <p>f) The words 'Protection' and 'Retention' have been transposed in the current draft.</p> <p>Suggested additional conditions to be added to Section 5 are as follows:</p>			

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		<p>Suggested new condition An underpass for small mammals to be provided between the two sections of 'Development Exclusion Zone - Vegetation Retention and Protection.'</p> <p>Suggested new condition The protection of remnant vegetation outside Development Exclusion Zones in road reserves and within lots where practicable. Large Marri trees flagged for retention prior to clearing and retained where possible.</p> <p>Suggested new condition The protection and maintenance of an ecological corridor through the 'Development Exclusion Zone - Vegetation Retention and Protection'. Please note that 'construction' (other than boundary fencing) is not required. Also 'retention' and 'protection; are again transposed in the current draft.</p>			
4	Fire & Emergency Services Authority Great Southern Region 5 Hercules	FESA expects that the methodology included in the <i>Planning for Bushfire Protection</i> document is applied to the subject development.	Noted. A Fire Management Plan will be prepared at the time of subdivision, complying with the requirements of <i>Planning for Bush Fire Protection Edition 2</i> .	The City of Albany will request that the Western Australian Planning Commission impose a condition at the time of subdivision, requiring the preparation of a Fire Management Plan in	The submission is noted.

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	Crescent ALBANY WA 6330			accordance with <i>Planning for Bushfire Protection Guidelines Edition 2</i> or any policy or guidelines superseding it.  Furthermore, the provisions of the <i>Planning for Bushfire Protection Guidelines Edition 2</i> will be considered on a site-specific basis at the Development Application stage.	
5	Department of Agriculture and Food WA 444 Albany Highway ALBANY WA 6330	No objections.	Noted.	Nil.	The submission is noted.
6	Mr K L Strickland 41 Stephen Street MILPARA WA 6330	Please explain the meaning of 'Stylidium Plantagineum' on the Development Guide Plan legend.  Please also explain the meaning of the red markings on the 'POS/drainage reserve' area on the Development Guide Plan, as these do not appear on the legend.	<i>Stylidium Plantagineum</i> (Trigger Plant) is the Priority 4 Declared Rare Flora which has been identified on the property. This is explained within the Development Guide Plan report.  With regards to the POS/drainage reserve markings, there is an inconsistency between the plan and legend. It is recommended that this is corrected.	Mr Strickland was provided with a written response explaining that 'Stylidium Plantagineum' is a Priority 4 flora species and the red markings on the 'POS/drainage reserve' area are a part of the graphic, typically used to indicate soft landscaping/vegetation and the absence of these markings on the legend was likely a drafting error.	The submission is noted.  <u>Modification required:</u>  The drafting error on the Development Guide Plan legend shall be corrected removing the red markings within the POS reserve and replacing the word <i>Stylidium Plantagineum</i> in the legend with ' <i>Stylidium Plantagineum</i> (which is a priority 4 declared rare flora)' for clarity purposes.
7	Mr G Dibble	Seeking more information on the	The objective of the 'Light	There are two precincts set	The submission is noted.

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	28 Stephen Street MILPARA WA 6330	<p>following matters:</p> <p><u>Noise</u> Will there be a restriction on what noise will be allowed from the proposed Light Industry Zone and at what times and days will this occur? Will decibel tests be carried out with regards to residential land adjoining this proposal?</p> <p><u>Item 2c</u> The POS/Drainage Reserve is located next to established residential properties. Drainage has already been an issue previously in this area, with water inundation affecting my house and property, which the council has had notification previously about (on more than one occasion).</p> <p>I do not understand looking at the contours of the land where the water from the drainage reserve which services this development is going to end up. By my observations any overflow will discharge towards and onto my property which is not acceptable.</p> <p>I therefore object to this proposed development, but I will reconsider if provided with more information</p>	<p>Industry' zone within the Scheme is "To provide sites for industry the location of which will reflect their impact on the environment". The purpose of the 'Light Industry' zone is to contain pollution, be it noise, light and air, etc, on-site. Should complaints be received about noise from neighbouring land uses and inappropriate operating hours, the Council is within its power to investigate and issue notices to the offending party.</p> <p>As part of the Amendment process (AMD 285), an Industrial Water Management Strategy was prepared by Opus Consultants. This Strategy outlines the requirements for drainage and has been adopted by Council and the Department of Water. It outlines that the proposed drainage basin is of sufficient capacity to attenuate drainage up to a 1:100yr event.</p> <p>Objection noted however sufficient information</p>	<p>out in the Development Guide Plan and attendant land uses set out in Schedule VII of Town Planning Scheme No. 3 (adopted as part of Amendment No. 285), which prescribe the permissible land uses across the subject land.</p> <p>Precinct A, adjacent to the buffer area and surrounding residential area, has very limited permitted land uses and although a number of other land uses may be considered at the discretion of the City of Albany. A 'Light Industry' is generally considered to be an industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially effect the amenity of the locality by reasons of the emission of light, noise, vibration, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products and in which the only power driven machinery used is driven by electricity.</p>	

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		relevant to my areas of concern.	provided to address concern.	With regard to item 2c, the Industrial Water Management Strategy that was appended to Amendment No. 285 identified the inadequacies of the existing drainage infrastructure to the north-west of the subject land and recommended a number of appropriate upgrades. The developer will be liable for financial contributions to these upgrades at the time of subdivision, to ensure that drainage is appropriately managed.	
8	<p>Mr M Robinson 28 Morris Road MILPARA WA 6330</p> <p>(Petition attached containing 20 signatures from local residents including that of the respondent).</p>	<p>Objects to the provision of a future road connection to Henry Street, via Want Street.</p> <p>This additional thoroughfare is unnecessary as there are already two entrances directly off John Street. There are only minimal time saving benefits from a connection to Henry Street and there would also be a need for costly upgrades to Henry Street to cope with heavy vehicles.</p> <p>In January a truck brought down the power line to my property on Morris Road, leaving us to cover costs. The road is only wide enough for one vehicle in sections and the vegetation</p>	<p>The additional thoroughfare has been requested by the City of Albany in consultation with the Western Australian Planning Commission to provide additional connectivity to the industrial development.</p> <p>The costs for the upgrade of Want Street and Henry Street, are likely to be borne by the developer of the industrial properties, but this will be determined at the subdivision stage by the WAPC in consultation with the developer and the City of Albany.</p>	<p>The proposed Development Guide Plan includes potential road links to the north and south, which would allow a connection between Henry Street and Anson Road / Newbey Street. This would serve to direct traffic towards the major intersections between these roads and Chester Pass Road / Albany Highway as indicated in the City of Albany's draft Transport Model.</p> <p>This is also consistent with previous advice received from Main Roads WA, who raised concerns over the likely impact on the level of service</p>	<p><u>Modification required:</u></p> <p>Modify Development Guide Plan to depict a temporary cul-de-sac at northern end of north-south distributor with the following annotation being added:</p> <p><i>'Continuation of north-south distributor to connect with Henry Street, through Want Street, will be considered at a later stage after a traffic study addressing the local traffic impacts are undertaken which includes extensive public consultation. In the interim period the area of road reserve north of the cul-de-sac should</i></p>

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		<p>restricts sightlines for residents reversing out of driveways. With the current low volume of traffic there is minimal risk. However, an additional road access will lead to an increase in traffic and a greater risk of accident.</p> <p>It is suggested that instead of an additional road link, the buffer zone should continue unbroken. This would further reduce the impact of noise on the residents in the surrounding area.</p> <p>Please respond to our concerns in writing or address the issues at the Council meeting, with particular regard to the following:</p> <ol style="list-style-type: none"> <li>1) Why is there a need for the additional access from Want Street given that there is already ample road access from John Street?</li> <li>2) Who will be responsible for paying for the future road upgrades to Want Street and Henry Street to cope with Heavy Haulage Vehicles?</li> <li>3) How will you prevent oversize vehicles travelling along Morris Road?</li> </ol> <p>The attached petition contains the signatures of those residents of the area, who do not want</p>	<p>We would envisage that as part of road rationalisation in this area in the future, access from Chester Pass Road onto Morris Road would be closed, with residents being able to access their properties through either Henry Street or John Street. This would significantly improve traffic management on Chester Pass Road and prevent heavy vehicles from using Morris Road as a thoroughfare to Chester Pass Road.</p> <p>Noted the objection. The Council has further requested a modification to the Development Guide Plan, based on this submission received, to delete future access to Morris Road interim subject to further investigation.</p>	<p>provided at the John Street / Chester Pass Road intersection if all traffic associated with the proposed development were to use this intersection. Main Roads suggested that in order to preserve the existing level of service, any future development should incorporate a north / south link to channel traffic away from John Street towards other properly constructed intersections with Chester Pass Road and Albany Highway, which will ultimately be found at the ends of Henry Street and Anson Road / Newby Street.</p> <p>Appropriate traffic management solutions will need to be considered and resolved prior to the north-south neighbourhood connector being connected to Henry Street, such as its intersection with Morris Road.</p>	<p><i>be planted as per the adjacent landscape buffer, and include a barrier to prevent vehicles accessing the subject land from Morris Street (a dual use path to accommodate pedestrian access may be required as a condition of subdivision).</i></p>



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		<p>access from the development site to Henry Street, via Want Street. The signatories do not consider there to be a need for additional access other than from John Street and feel strongly that an additional access from Want Street will result in:</p> <ul style="list-style-type: none"> <li>• Additional truck traffic along Morris Road, Want Street and Gill Street.</li> <li>• Traffic congestion on Morris Road, which is only wide enough for one vehicle.</li> <li>• Risk of damage to power lines and trees due to over height vehicles.</li> <li>• Damage to the road surface which has already had to be repaired.</li> <li>• Risk to persons and property due to blind corners and vegetation restricting views.</li> </ul>			
9	Mr E Jones 43 John Street MILPARA WA 6330	<p>I own Lot 170 (43) John Street, Milpara and the proposed development will impact greatly on the future living conditions on my property.</p> <p>The buffer zone has been significantly reduced alongside my property. In previous correspondence it indicated that there would be 15-20m landscape buffer</p>	<p>Modifications have been required to the Development Guide Plan by the City of Albany and the Western Australian Planning Commission. It is advised that a buffer of 20m will be provided, consisting of two 10m wide vegetated strips on either side of the proposed road reserve. These will be revegetated at</p>	<p>It should be noted that under the requirements of State Planning Policy 4.1 – State Industrial Buffer Policy, there is no requirement to provide a buffer area between ‘Light Industrial’ and ‘Residential’ developments.</p> <p>It is therefore considered that the 40m buffer, with 20m dense landscaping is</p>	The submission is noted.

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		<p>zone/development exclusion zone.</p> <p>It now appears that along my boundary a connector road has been included, which reduces the buffer zone.</p> <p>In principle, if the buffer zone remains the same width as that which runs from the drainage reserve all the way to John Street, I would be satisfied with this plan.</p>	<p>the time of subdivision by the developer. This is in accordance with the findings of the Technical Buffer Study prepared for Amendment No.285 and the requirements of the City of Albany.</p>	<p>considered more than adequate. The road alignment shown on the plan is necessary in order to make a future connection with Anson Road / Newbey Street to the south, as indicated in the City of Albany's draft Transport Model. However, it is considered that this road reserve adequately contributes to the 40m width of the buffer area.</p>	
10	<p>Mr T Houweling PO Box 1187 ALBANY WA 6331</p> <p>(Petition attached containing 22 signatures from local residents including that of the respondent).</p>	<p>We submit a petition (attached) to request that the City of Albany consider revision of the proposed Development Guide Plan by deleting the 'Future Connection to Henry Street', as indicated on the Plan.</p> <p>Please note that the petition does not intend to object to the proposed development as such, but it is intended to bring to the City's attention the desire of the residents in the affected area to maintain the qualities of the area, which they see as being compromised by allowing increased industrial/commercial traffic flow into and through the residential area, where this can quite easily be avoided.</p>	<p>Noted.</p> <p>Refer to Submission 8.</p>	<p>As outlined above, the proposed Development Guide Plan includes potential road links to the north and south, which would allow a connection between Henry Street and Anson Road / Newbey Street. This would serve to direct traffic towards the major intersections between these roads and Chester Pass Road / Albany Highway as indicated in the City of Albany's draft Transport Model.</p> <p>This is also consistent with previous advice received from Main Roads WA, who raised concerns over the likely impact on the level of service</p>	The submission is noted.

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		<p>The attached petition contains the signatures of those residents of the area, who object to the inclusion of a 'Future Connection to Henry Street'. The signatories believe that the proposed development should not provide the option for traffic to travel directly from a commercial area to and/or through their residential area. We request a complete Landscape Buffer and Development Exclusion Area along the northern boundary of the development site, deleting the 'Future Connection to Henry Street', as the proposed connection is a threat to the amenity of the area.</p> <p>John Street would be much better suited to cater for the added commercial traffic that comes with the proposed development. We treasure this area as a quiet residential area and wish for it to remain so. With increasing infill development, local traffic is already increasing. Henry Street, being a 50km/h zone is already used as a shortcut to Albany Highway and we certainly don't welcome a further increase in commercial traffic and associated noise.</p>		<p>provided at the John Street / Chester Pass Road intersection if all traffic associated with the proposed development were to use this intersection. Main Roads suggested that in order to preserve the existing level of service, any future development should incorporate a north / south link to channel traffic away from John Street towards other properly constructed intersections with Chester Pass Road and Albany Highway, which will ultimately be found at the ends of Henry Street and Anson Road / Newbey Street.</p> <p>Appropriate traffic management solutions will need to be identified and it is therefore recommended that the DGP be altered to reflect this.</p>	

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11	Mr & Mrs M Lynch 40 Stephen Street MILPARA WA 6330	<p>Raises the following concerns with the proposed light industrial development:</p> <ul style="list-style-type: none"> <li>• Stormwater runoff is a major concern as the Stephen Street area has been flooded in the past causing major damage to housing and driveways. Where does the stormwater go from the catchment area?</li> <li>• What noise restriction is in place as the proposal is right up to residential housing?</li> <li>• The water catchment area may provide a breeding ground for mosquitoes.</li> <li>• Heavy vehicle movement at all hours of the day and weekends.</li> <li>• Noise from business after hours and on weekends. What is the noise restriction for light industry?</li> <li>• Will the sheds be Colorbond or Zinalume?</li> <li>• What sort of business is classified as light industrial?</li> </ul>	<p>The following comments are offered in relation to this submission:</p> <ul style="list-style-type: none"> <li>• With regards to the concerns about stormwater runoff, the Industrial Water Management Strategy prepared by Opus outlines that the stormwater basin will attenuate 1:100yr ARI events on the development site. This Strategy has been endorsed by the City of Albany and Department of Water.</li> <li>• No noise restrictions are incorporated within the Development Guide Plan or Amendment 285. However, should unreasonable levels of noise eventuate from development, surrounding residents are advised to contact Council. Refer to Submission 7 as above.</li> <li>• The stormwater basin provided in the northwest corner of the</li> </ul>	<p>In response to the various bullet points:</p> <ul style="list-style-type: none"> <li>• The Industrial Water Management Strategy that was appended to Amendment No. 285 identified the inadequacies of the existing drainage infrastructure to the north-west of the subject land and recommended a number of appropriate upgrades. The developer will be liable for financial contributions to these upgrades at the time of subdivision, to ensure that drainage is appropriately managed.</li> <li>• There are two precincts set out in the Development Guide Plan and attendant land uses set out in Schedule VII of Town Planning Scheme No. 3 (adopted as part of Amendment No. 285), which prescribe the permissible land uses across the subject land.</li> </ul> <p>Precinct A, adjacent to the buffer area and</p>	The submission is noted.

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			<p>development will not contain water all year round. This is similar to the existing basin provided on Lot 17 Stephen Street.</p> <ul style="list-style-type: none"> <li>• Materials of buildings will be subject to the approval of the City of Albany. However, please note that Provision 6 f) of the 'Light Industry' Zone 1 requires that <i>"the use of unpainted 'Zincalume' steel sheeting as wall cladding is not permitted on all lots within Precinct A as depicted on the endorsed Precinct Plan"</i>.</li> <li>• A light industry business generally meets the following description <i>"Means an industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially affect the amenity of the locality by reasons of the emission of light, noise, vibration</i></li> </ul>	<p>surrounding residential area, has very limited permitted land uses and although a number of other land uses may be considered at the discretion of the City of Albany. A 'Light Industry' is generally considered to be an industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially effect the amenity of the locality by reasons of the emission of light, noise, vibration, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products and in which the only power driven machinery used is driven by electricity.</p> <p>It should also be noted that under the requirements of State Planning Policy 4.1 – State Industrial Buffer</p>	

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			<p><i>electrical interference.</i> Prior to businesses being developed, approval will be required from the City of Albany through an Application for Planning Consent.</p>	<p>Policy, there is no requirement to provide a buffer area between 'Light Industrial' and 'Residential' developments.</p> <ul style="list-style-type: none"> <li>• The attenuation pond shown on the proposed Development Guide Plan <b>will not hold water permanently and will be monitored by the</b> City of Albany Environmental Health Department <b>and if required</b> added to the annual mosquito baiting programme to prevent them from breeding.</li> <li>• Refer point two above regarding land use and noise controls. It would be expected that businesses would generally operate between hours of approximately 7am and 6pm, five days per week.</li> <li>• All development will be subject to Planning Scheme Consent and it is likely that construction materials will include Colorbond, tilt-up</li> </ul>	

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				<p>concrete panelling and brick veneer.</p> <ul style="list-style-type: none"> <li>Refer point two above regarding the types of business that are classified as 'Light Industrial'.</li> </ul>	
12	Mr & Mrs P Hines 15 Stephen Street MILPARA WA 6330	<p>Raise the following concerns with the proposed light industrial development:</p> <ul style="list-style-type: none"> <li>Stormwater runoff is a major concern as the Stephen Street area has been flooded in the past causing major damage to housing and driveways. During the 2005 floods our shed was flooded to 40cm deep and the water was within an inch of entering our house, which is sits on a 1m high retaining wall, all of our fences were destroyed and the damage to our block was significant.</li> <li>The existing drainage through our block is extremely insufficient for the amount of water that is currently drained from Stephen Street. With the proposed development, the amount of water that will run</li> </ul>	N/A	<p>In response to the various bullet points:</p> <ul style="list-style-type: none"> <li>The Industrial Water Management Strategy that was appended to Amendment No. 285 identified the inadequacies of the existing drainage infrastructure to the north-west of the subject land and recommended a number of appropriate upgrades. The developer will be liable for financial contributions to these upgrades at the time of subdivision, to ensure that drainage is appropriately managed. It should be noted that the Water Management Strategy has identified that the drainage basin be designed to</li> </ul>	The submission is noted.

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		<p>through our block will be greatly increased, leading to an increased likelihood of flooding even in small rain events.</p> <ul style="list-style-type: none"> <li>• According to the 'Industrial Water Management Strategy', prepared for Hysnex Pty Ltd and the 'Parker Brook Flood Study', Stephen Street is an area that is significantly affected by flooding and as the drainage system is considerably under hydraulic capacity, Stephen Street experiences flooding issues, even during minor events.</li> <li>• The 'Industrial Water Management Strategy' tries to deal with flooding issues via the retention basin at 17 Stephen Street, but does nothing for the issues downstream of the retention basin.</li> <li>• The existing drainage basin located at 17 Stephen Street is an eyesore. At present its construction is incomplete and it has not helped to alleviate problems caused by surface runoff.</li> </ul>		<p>accommodate a 1:100 year storm event rather than the standard 1:10 and that flows from the basin will be required to be the same as pre-development flow rates. The developer's consultant engineer will need to prepare detailed stormwater management plans at the subdivision stage to ensure the above parameters are met.</p> <ul style="list-style-type: none"> <li>• The drainage basin on 17 Stephen Street is currently incomplete, due to a lack of funding. However, it is intended that this basin will be completed when funding becomes available, which will alleviate the effects of stormwater runoff on properties to its west.</li> <li>• There are two precincts set out in the Development Guide Plan and attendant land uses set out in Schedule VII of Town Planning Scheme No. 3 (adopted as part of Amendment No. 285),</li> </ul>	



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No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<ul style="list-style-type: none"> <li>• Will there be any noise restrictions for the light industrial areas as the development borders directly onto existing housing.</li> <li>• The water catchment areas may create a breeding area for mosquitoes.</li> </ul>		<p>which prescribe the permissible land uses across the subject land.</p> <ul style="list-style-type: none"> <li>• A 'Light Industry' is generally considered to be an industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially effect the amenity of the locality by reasons of the emission of light, noise, vibration, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products and in which the only power driven machinery used is driven by electricity.</li> </ul> <p>It would also be expected that businesses would generally operate between the hours of approximately 7am and 6pm, five days per week.</p> <p>Furthermore, under State Planning Policy 4.1 –</p>	

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No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
				<p>State Industrial Buffer Policy, there is no requirement to provide a buffer area between 'Light Industrial' and 'Residential' developments.</p> <p>The Development Guide Plan includes a 20m vegetated buffer area along the northern edge of the subject land and a 40m vegetated buffer/road reserve area along the western edge, to further distance the development from the adjacent housing.</p> <p>It is therefore considered that there should be no noise impacts on adjacent housing from any development within the 'Light Industry' zone.</p>	
13	Mr D Mayfield 36 Stephen Street MILPARA WA 6330	<p>Raises the following concerns with the proposed light industrial development:</p> <ul style="list-style-type: none"> <li>Stormwater runoff is a major concern as the Stephen Street area has been flooded in the past causing major damage to housing</li> </ul>	N/A.	<p>In response to the various bullet points:</p> <ul style="list-style-type: none"> <li>Stormwater drainage issue as per Submission No. 12.</li> <li>Refer Submission No. 12 on noise impacts.</li> </ul>	The submission is noted.

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No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>and driveways. Where does the stormwater go from the catchment area?</p> <ul style="list-style-type: none"> <li>• What noise restriction is in place as the proposal is right up to residential housing?</li> <li>• The water catchment area may provide a breeding ground for mosquitoes.</li> <li>• Heavy vehicle movement at all hours of the day and weekends.</li> <li>• Noise from business after hours and on weekends. What is the noise restriction for light industry?</li> <li>• Will the sheds be Colorbond or Zinalume?</li> <li>• What sort of business is classified as light industrial?</li> </ul>		<ul style="list-style-type: none"> <li>• Refer to Submission No. 11 on mosquito concerns.</li> <li>• In relation to operating hours for future businesses refer Submission No. 12.</li> <li>• All development will be subject to Planning Scheme Consent and it is likely that construction materials will include Colorbond, tilt-up concrete panelling and brick veneer.</li> <li>• Refer to Submission No. 12 regarding the types of business that are classified as 'Light Industrial'.</li> </ul>	
14	Mr W Fletcher 30 Stephen Street MILPARA WA 6330	<p>Raises the following concerns with the proposed light industrial development:</p> <ul style="list-style-type: none"> <li>• Stormwater runoff is a major concern, as the Stephen Street area flooded in 2005 causing major damage to housing and driveways. The industrial water</li> </ul>	N/A.	<p>In response to the various bullet points:</p> <ul style="list-style-type: none"> <li>• Stormwater drainage issue as per Submission No. 12.</li> <li>• In response to the specific issues raised in relation to the Industrial</li> </ul>	The submission is noted.

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>management strategy has many issues in dealing with the large amount of storm water created by shed and road runoff, specifically:</p> <ol style="list-style-type: none"> <li>1. The soil testing was undertaken in April when the ground was dry, but this should have been done in the middle of winter.</li> <li>2. The proposed stormwater flood route is on the north side of Stephen Street. How is it possible for water to run uphill?</li> <li>3. The natural flood route is through the blocks on the south side of Stephen Street.</li> <li>4. The plan notes that it is expected that post-development flows will match pre-development flows for 1:1 year A.R.I. and 1:10 year A.R.I. events, which is nonsense, as shed and road runoff increases flows substantially.</li> <li>5. The plan allows for</li> </ol>		<p>Water Management Strategy (IWMS):</p> <ol style="list-style-type: none"> <li>1. The soil testing undertaken in April is considered adequate for the purposes of the IWMS.</li> <li>2. The upgraded drainage infrastructure will be suitably graded to allow stormwater to pass under Stephen Street, or across the unconstructed Stephen Street road reserve to the northern side of the street. This is a detailed design issue in which the developer's consultant engineer will need to address to the satisfaction of the City and Department of Water.</li> <li>3. It is acknowledged that the natural flow path currently runs through the properties on the southern side of</li> </ol>	

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>approval without any downstream design being done for the removal of five 225mm stormwater pipes.</p> <p>6. Section 3.7 states that stormwater will be released from the site at pre-development rates and using the existing downstream stormwater infrastructure. How will this be possible?</p> <ul style="list-style-type: none"> <li>• As the proposal covers land right up to a residential area, what noise restrictions are in place?</li> <li>• The water catchment area may provide a breeding ground for mosquitoes.</li> <li>• Heavy vehicle movements at all hours of the day and at weekends.</li> <li>• Noise from businesses after hours and on weekends.</li> <li>• The Stephen Street area already smells like sewerage during winter, as the soil becomes saturated and the leach drains do not</li> </ul>		<p>Stephen Street. It is intended to divert stormwater to the northern side of Stephen Street for this reason, in order to alleviate the current flooding issues.</p> <p>4. Post-development flows will be engineered to match pre-development flows, by means of on-site retention and disposal of stormwater were possible and suitable attenuation by means of the attenuation pond to be constructed at the north-western corner of the subject land.</p> <p>5. It is unclear which 225mm pipes are being referred to. However, the recommended upgrades described in the IWMS include the replacement of existing drainage pipes with 600mm or</p>	

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>work effectively.</p> <ul style="list-style-type: none"> <li>The City of Albany has not completed the stormwater upgrades after the 2005 flood events.</li> </ul> <p>In my opinion, this development will cause major flooding in the future. Who will be liable for the damages? Before any approval is given, the sewerage and stormwater disposal problems need to be addressed.</p>		<p>700mm pipes.</p> <p>6. Refer to point 4 above.</p> <ul style="list-style-type: none"> <li>Refer Submission No. 12 on noise impacts.</li> <li>Refer to Submission No. 11 on mosquito concerns.</li> <li>By diverting the natural flow path of stormwater runoff from the subject land to the north of Stephen Street, existing flooding problems should be alleviated.</li> <li>It is acknowledged that the drainage basin on 17 Stephen Street is currently incomplete, due to a lack of funding. However, it is intended that this basin will be completed when funding becomes available, which will alleviate the effects of stormwater runoff on properties to its west.</li> </ul> <p>The detailed design of these stormwater drainage upgrades will be dealt with at the time of</p>	

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
				<p data-bbox="1357 245 1697 309">subdivision of the land, as necessary.</p> <ul data-bbox="1301 347 1697 443" style="list-style-type: none"> <li data-bbox="1301 347 1697 443">• The development will be connected to reticulated sewer.</li> </ul>	
15	Mr B Wolfe 34 Stephen Street MILPARA WA 6330	<p data-bbox="427 489 869 585">Raises the following concerns with the proposed light industrial development:</p> <ul data-bbox="427 624 869 1463" style="list-style-type: none"> <li data-bbox="427 624 869 888">• Stormwater runoff is a major concern as the Stephen Street area has been flooded in the past causing major damage to housing and driveways. Where does the stormwater go from the catchment area?</li> <li data-bbox="427 927 869 1023">• What noise restriction is in place as the proposal is right up to residential housing?</li> <li data-bbox="427 1061 869 1157">• The water catchment area may provide a breeding ground for mosquitoes.</li> <li data-bbox="427 1195 869 1291">• Heavy vehicle movement at all hours of the day and weekends.</li> <li data-bbox="427 1329 869 1463">• Noise from business after hours and on weekends. What is the noise restriction for light industry?</li> </ul>	N/A.	<ul data-bbox="1301 489 1697 515" style="list-style-type: none"> <li data-bbox="1301 489 1697 515">• Refer Submission No. 13.</li> </ul>	The submission is noted.

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<ul style="list-style-type: none"> <li>• Will the sheds be Colorbond or Zinalume?</li> <li>• What sort of business is classified as light industrial?</li> </ul>			
16	Mr & Mrs N Taylor 29 Stephen Street MILPARA WA 6330	We strongly disapprove of the zoning being changed to light industrial. Our area is quiet, calm, lots of animals, birds, flora, families and a school. We would like to see it remain for housing (i.e. lots like in Warrenup).	N/A.	The proposal currently being assessed is for the detailed layout of the proposed light industrial development, not the zoning change, which has already been implemented. The Development Guide Plan has identified vegetation protection areas, particularly that vegetation on Lot 870.	The submission is noted.
17	Mr & Mrs M Flint 39 Stephen Street MILPARA WA 6330	<p>Raise the following concerns with the proposed light industrial development:</p> <ul style="list-style-type: none"> <li>• Stormwater is a major concern. This area is subject to flooding, as it already receives water from Gill, Morris and Woollahra Streets and we have large open drains that are already very dangerous.</li> <li>• In summer the stagnant water in the catchment dam will provide a breeding ground for mosquitoes.</li> <li>• The size of the development area seems excessive for a</li> </ul>	N/A.	<p>In response to the various bullet points:</p> <ul style="list-style-type: none"> <li>• Stormwater drainage issue as per Submission No. 12.</li> <li>• Refer to Submission No. 11 on mosquito concerns.</li> <li>• The subject land is considered to lend itself well to light industrial development, as it is relatively flat, largely cleared, close to major roads and adjacent to existing industrial areas.</li> <li>• Dust suppression during</li> </ul>	The submission is noted.



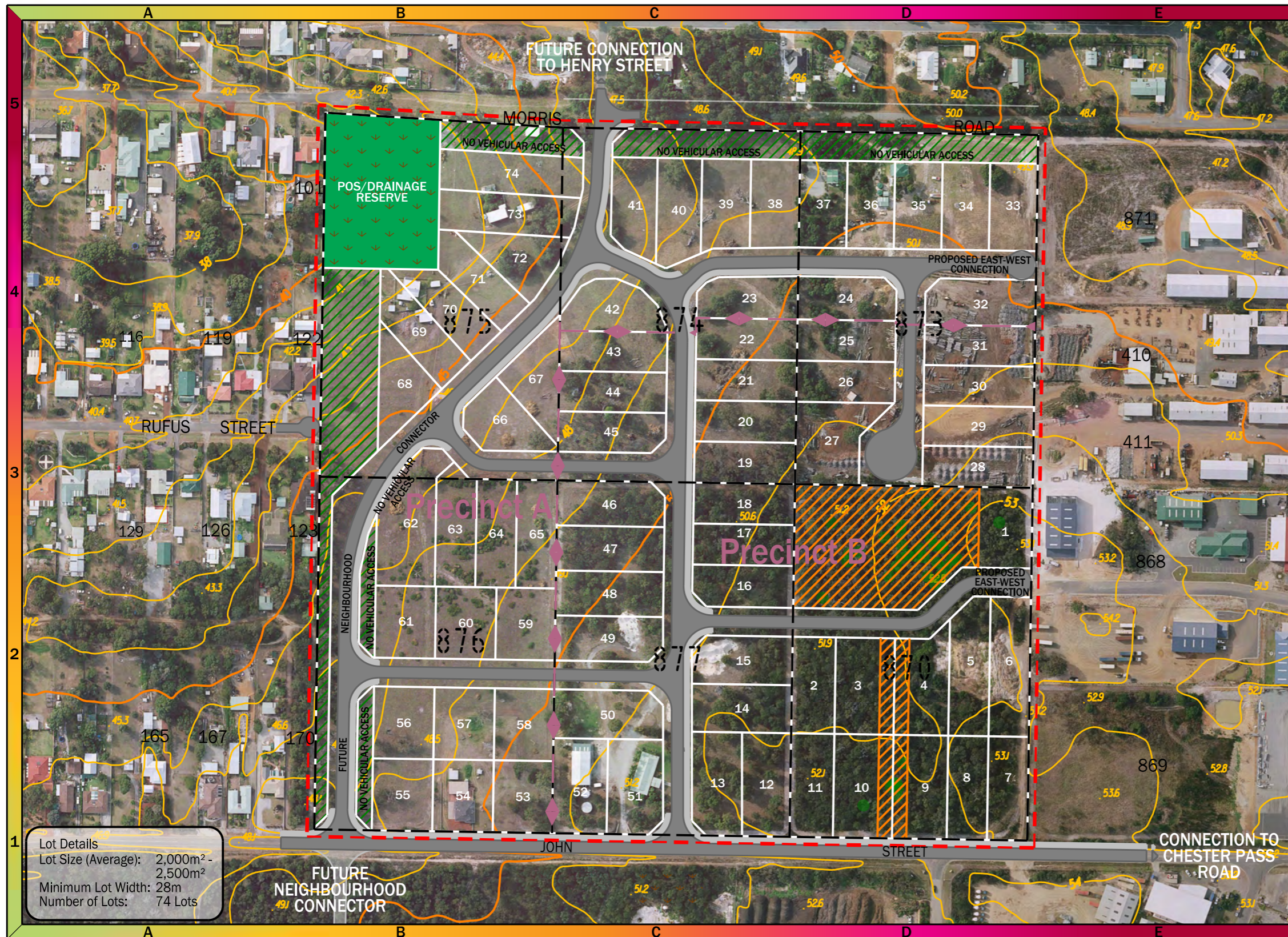
## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>light industrial development alongside an existing residential area.</p> <ul style="list-style-type: none"> <li>• Dust will be a big problem during development and will likely be an ongoing problem.</li> <li>• What will be the restrictions on the size and height of buildings? Also what will be the restrictions on the types of building materials (i.e. Colorbond, zincalume, etc.)?</li> <li>• What types of businesses will be permitted near established homes? Will there be a restriction on hazardous/dangerous businesses?</li> <li>• North Albany Senior High School is already in an industrial area. An increase in traffic alone would be a problem.</li> <li>• What sort of restrictions will be placed on hours of operation? There is potential for nuisance, for example trucks starting up a 4.30am alongside houses, or steel fabricators working</li> </ul>		<p>construction will be required in order to meet Environmental Health regulations.</p> <ul style="list-style-type: none"> <li>• All development will be subject to Planning Scheme Consent and will be assessed against the relevant provisions of the Town Planning Scheme. Council has a policy that buildings within Light Industry zones are to be a mix of building materials to ensure a high quality built form.</li> </ul> <p>Although there are no specific restrictions on building heights for industrial buildings in the Town Planning Scheme, it is anticipated that any future development will most likely be of no more than approximately two storeys in height. It is likely that construction materials will include Colorbond, tilt-up concrete panelling and brick veneer.</p> <ul style="list-style-type: none"> <li>• In relation to types of businesses refer to</li> </ul>	

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>on weekends or into the evening.</p> <ul style="list-style-type: none"> <li>• The increased movement of people through the area will have an impact on the security of nearby homes.</li> <li>• The development will likely have a huge impact on the values of existing houses in the surrounding area.</li> </ul>		<p>Submission No. 13.</p> <ul style="list-style-type: none"> <li>• In relation to traffic concerns refer to Submission No. 8.</li> <li>• In relation to operating hours for future businesses refer Submission No. 12.</li> <li>• It is unlikely that there will be any increase in people or traffic through the adjoining residential area as a result of the proposed development. If there was any increase, it would be unlikely to affect the security of nearby homes. In most cases, increased pedestrian and vehicular traffic increases surveillance and deters crime.</li> <li>• Any potential effect on the values of adjoining properties is not a material planning consideration and cannot be taken into account in the assessment of this proposal.</li> </ul>	





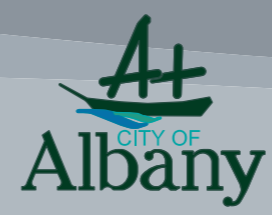
**Lot Details**  
 Lot Size (Average): 2,000m<sup>2</sup> - 2,500m<sup>2</sup>  
 Minimum Lot Width: 28m  
 Number of Lots: 74 Lots

**LEGEND**

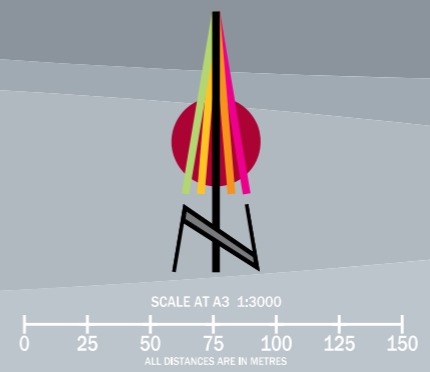
	Development Exclusion Zone - Landscape Buffer		Site Area (~24ha)
	Public Open Space/ Drainage Reserve		Foot/Cycle Paths
	Development Exclusion Zone - Vegetation Retention and Protection		Lots
	Proposed Road		Existing Boundaries
			Precinct Boundary Stylidium Plantagineum

**Development Guide Plan**  
**Lots 870 & 873 - 877**  
**John Street & Morris Road**  
**Milpara**

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 note:  
 This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey



Drawn  
SDP 18-07-11  
 Checked  
GP 18-07-11



- DEVELOPMENT GUIDE PLAN PROVISIONS**
- Subdivision and/or development shall generally be in accordance with the Development Guide Plan adopted by the City of Albany and endorsed by the WAPC.
  - Future subdivision and development shall have regard to the following:
    - All lots to be connected to reticulated water and sewer, electricity and telecommunications;
    - Appropriate setbacks to residential development and other sensitive land uses to be provided within the industrial development;
    - Appropriate management of urban water run-off and drainage within the industrial development;
    - Appropriate fire management principles and mechanisms to be implemented within the industrial development;
    - Vehicular/movement network (local and neighbourhood level), including pedestrian and cycling connections to be provided within and beyond the industrial development;
    - The 'Development Exclusion Zone - Vegetation Protection and Retention' and 'Development Exclusion Zone - Landscape Buffer' to be surveyed and demarcated prior to subdivision and/or development. No further development and clearing will be permitted in these areas;
    - The protection of remnant vegetation outside of Development Exclusion Zones in road reserves and within lots wherever practicable;
    - The construction and maintenance of an ecological corridor through the 'Development Exclusion Zone - Vegetation Protection and Retention';
    - Building finished floor levels to be in accordance with the City of Albany Subdivision Guidelines (2009); and
    - Landscaping requirements for individual industrial lots to be in accordance with the City of Albany Town Planning Scheme No. 3, or any future Planning Scheme superseding it.
  - Subdivision and development shall generally be in accordance with the following endorsed documents and / or plans (as appended to Amendment No.285):
    - Traffic Impact Study;
    - Flora and Fauna Assessment Report (Including Spring Survey);
    - Land Capability Assessment Report;
    - Technical Buffer Assessment Report;
    - Fire Management Plan; and
    - Urban Water Management Plan.
  - Future subdivision and development shall be consistent with the permissibility of uses as identified within Precincts A and B of the Precinct Plan adopted by the City of Albany and endorsed by the WAPC.

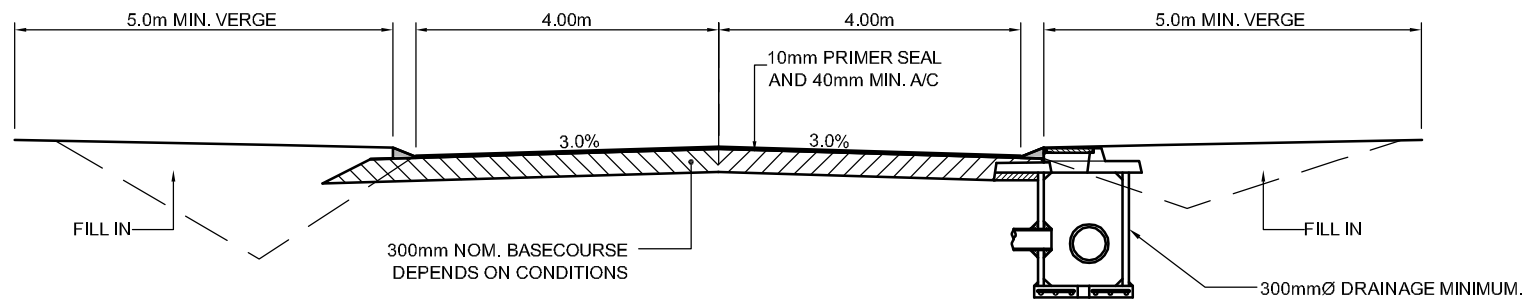
This Subdivision Guide Plan has been adopted by Council and signed by the Chief Executive Officer for City of Albany

Chief Executive Officer.....Date.....

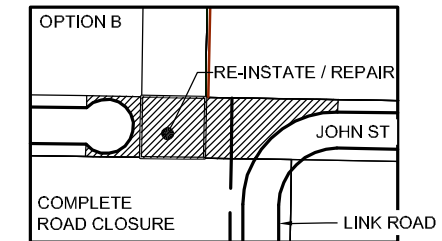
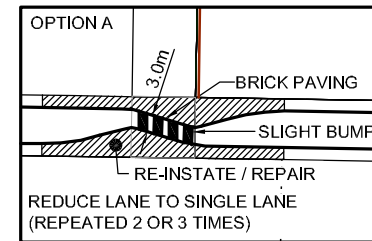


**116 Serpentine Road. ALBANY WA 6330**  
**T: 08 9841 7333 F: 08 9841 3643**  
**E: hgalb@harleyglobal.com.au**



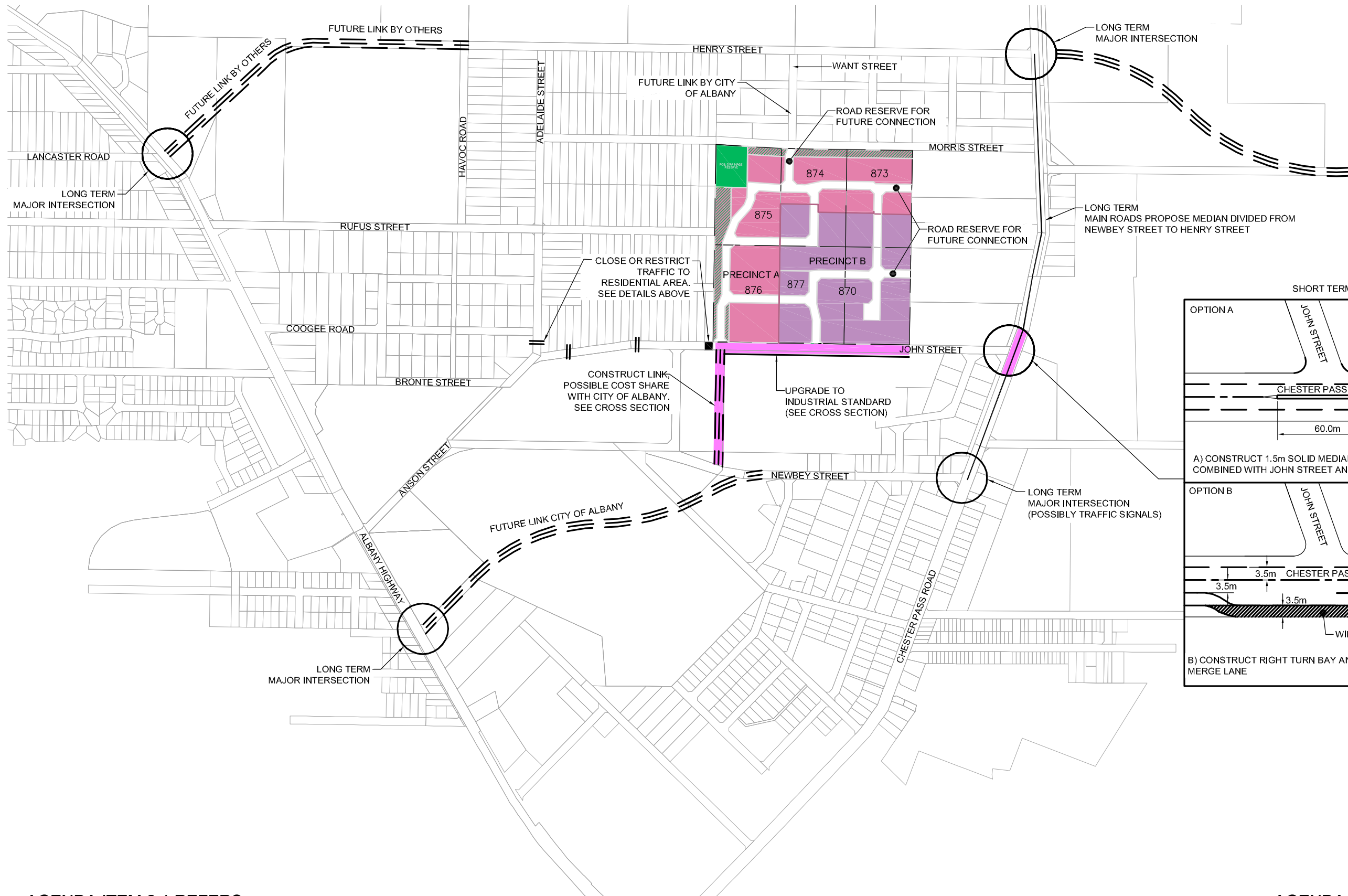


**TYPICAL CROSS SECTION  
INDUSTRIAL ACCESS ROAD**  
SCALE 1:50 (A1)

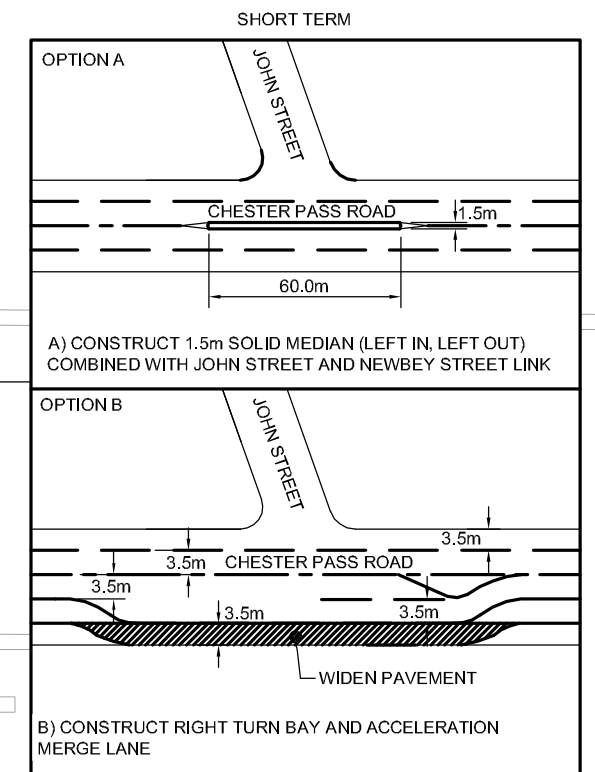


**JOHN STREET OPTIONS TO RESTRICT TRAFFIC**  
NTS

AGENDA ITEM 2.1 REFERS



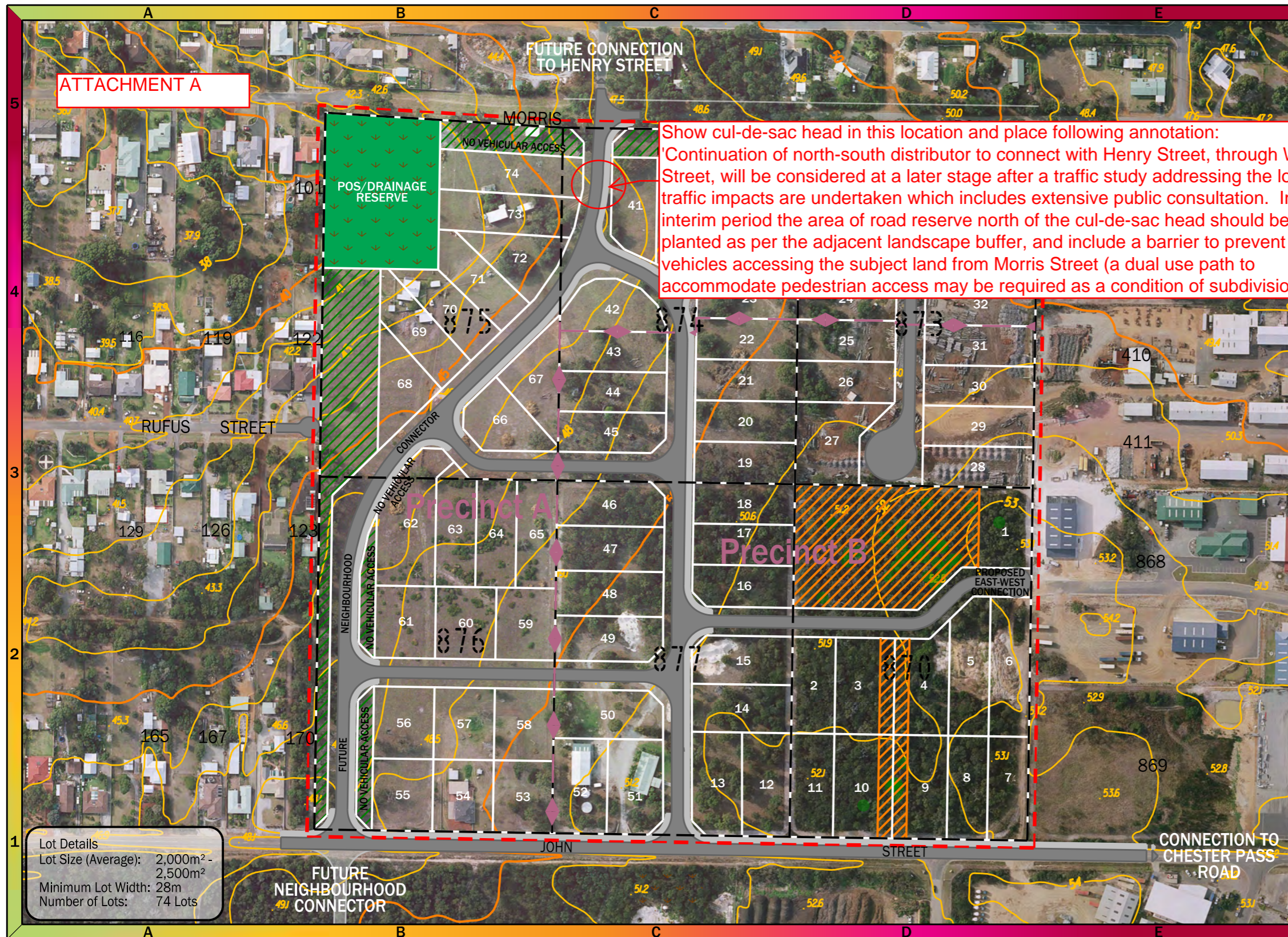
SCALE - 1:5000 (A1)



AGENDA ITEM 2.1 REFERS

APPENDIX H  
PROPOSED ROAD  
UPGRADE OPTIONS  
AGENDA ITEM 2.1 REFERS





Show cul-de-sac head in this location and place following annotation: 'Continuation of north-south distributor to connect with Henry Street, through Want Street, will be considered at a later stage after a traffic study addressing the local traffic impacts are undertaken which includes extensive public consultation. In the interim period the area of road reserve north of the cul-de-sac head should be planted as per the adjacent landscape buffer, and include a barrier to prevent vehicles accessing the subject land from Morris Street (a dual use path to accommodate pedestrian access may be required as a condition of subdivision).'

**Lot Details**  
 Lot Size (Average): 2,000m<sup>2</sup> - 2,500m<sup>2</sup>  
 Minimum Lot Width: 28m  
 Number of Lots: 74 Lots

**DEVELOPMENT GUIDE PLAN PROVISIONS**

1. Subdivision and/or development shall generally be in accordance with the Development Guide Plan adopted by the City of Albany and endorsed by the WAPC.
  - Future subdivision and development shall have regard to the following:
    - All lots to be connected to reticulated water and sewer, electricity and telecommunications;
    - Appropriate setbacks to residential development and other sensitive land uses to be provided within the industrial development;
    - Appropriate management of urban water run-off and drainage within the industrial development;
    - Appropriate fire management principles and mechanisms to be implemented within the industrial development;
    - Vehicular/movement network (local and neighbourhood level), including pedestrian and cycling connections to be provided within and beyond the industrial development;
    - The 'Development Exclusion Zone - Vegetation Protection and Retention' and 'Development Exclusion Zone - Landscape Buffer' to be surveyed and demarcated prior to subdivision and/or development. No further development and clearing will be permitted in these areas;
    - The protection of remnant vegetation outside of Development Exclusion Zones in road reserves and within lots wherever practicable;
    - The construction and maintenance of an ecological corridor through the 'Development Exclusion Zone - Vegetation Protection and Retention';
    - Building finished floor levels to be in accordance with the City of Albany Subdivision Guidelines (2009); and
    - Landscaping requirements for individual industrial lots to be in accordance with the City of Albany Town Planning Scheme No. 3, or any future Planning Scheme superseding it.
3. Subdivision and development shall generally be in accordance with the following endorsed documents and / or plans (as appended to Amendment No.285):
  - a) Traffic Impact Study;
  - b) Flora and Fauna Assessment Report (Including Spring Survey);
  - c) Land Capability Assessment Report;
  - d) Technical Buffer Assessment Report;
  - e) Fire Management Plan; and
  - f) Urban Water Management Plan.
4. Future subdivision and development shall be consistent with the permissibility of uses as identified within Precincts A and B of the Precinct Plan adopted by the City of Albany and endorsed by the WAPC.

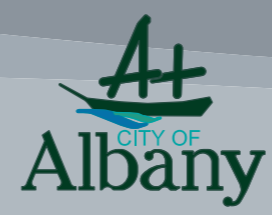
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**Development Guide Plan**  
**Lots 870 & 873 - 877**  
**John Street & Morris Road**  
**Milpara**

**LEGEND**

	Development Exclusion Zone - Landscape Buffer		Site Area (~24ha)
	Public Open Space/ Drainage Reserve		Foot/Cycle Paths
	Development Exclusion Zone - Vegetation Retention and Protection		Lots
	Proposed Road		Existing Boundaries
			Precinct Boundary Stylidium Plantagineum



Drawn SDP 18-07-11  
 Checked GP 18-07-11



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## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
1	Water Corporation 629 Newcastle Street LEEDERVILLE WA 6007	<p><u>Water Supply</u></p> <p>The development area is within the Albany Town Water Supply Scheme. However main extensions are required to service the development.</p> <p>Existing mains consist of a DN200 in Chester Pass Road and a DN225 in Albany Highway. The long term scheme is to upgrade the main in Chester Pass Road to a DN600. This is scheduled on the current capital investment program for the mid-term.</p> <p>To service the development, a reticulation main extension will be required along John Street. The developer has already consulted with the Water Corporation to make arrangements for the extension.</p> <p><u>Wastewater</u></p> <p>The area is within the Warrenup Wastewater Scheme Area. However additional infrastructure is required to service the development.</p> <p>The ultimate scheme plan shows DN300 collection sewer that</p>	Noted. The requirements for connection to sewer and water have been negotiated with the Water Corporation.	At the time of subdivision the connection of any new lots to reticulated water and sewer will be required. The developer will be required to make the necessary arrangements with the Water Corporation at the subdivision stage.	The submission is noted.

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>traverses Lot 876 flowing northward, gravitating to a future Warrenup Pump Station No. A. Refer to attached plan. Some of these downstream headworks would not occur until the development front extended.</p> <p>Therefore to service the development within the timeframe, a temporary solution is required. A gravity sewer or pump station and pressure main could be constructed to join the DN255 described above.</p> <p><u>Section 4.1 Lot Sizes</u></p> <p>It is noted that the lot sizes will be between 2000 and 2500 square metres and zoned Industrial. Water and sewer mains to Water Corporation standard sizes for Industrial areas apply.</p> <p><u>Section 4.2 Staging</u></p> <p>The staging appears appropriate for servicing requirements. The provision of an estimated timeframe for development would be helpful in assisting the Corporation in its scheme planning and programming of works on its capital investment program.</p>			

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p><u>Section 4.3 Servicing</u></p> <p>It is noted that all subdivision and/or development is to be connected to water and sewerage.</p> <p>Section 4.6 Drainage and Water Management</p> <p>The proposed Industrial Water Management Plan (or Urban Water management Plan) should incorporate the requirements of the Corporation's guidelines.</p> <p>Consideration of water efficiency is a key component for redevelopment areas, as this will reduce upgrading of the existing network.</p> <p>The Water Corporation's publications <i>Waterwise Developers H2Options</i>, and <i>Waterwise Developers Alternative Water Supplies</i> gives more specific guidance to the development industry on approaches. A key item within <i>Waterwise Developers</i> is a <i>Water Balance Tool</i> that should be used at each stage of the planning and development process to ensure that water efficiencies planned</p>			



## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>are implemented. An information sheet is attached on <i>Waterwise Developers</i>.</p> <p><u>Funding</u></p> <p>Headworks (pipe sizes DN300 and above and pump stations) are planned and scheduled by the Corporation on its capital investment program based on known development areas. Reticulation size works (smaller pipes than above) are funded by the developer. Temporary works are also funded by the developer.</p>			
2	Western Power Locked Bag 2511 PERTH WA 6001	No objections.	Noted.	Nil.	The submission is noted.
3	Department of Environment and Conservation 120 Albany Highway ALBANY WA 6330	As indicated in Section 4.8 of the DGP, an onsite meeting was held in January 2011 regarding vegetation retention and protection on Lot 870. This was attended by relevant agencies, including DEC, and the proponents. Further liaison occurred between the proponents, Bio Diverse Solutions, DEC, WAPC and the City of Albany. Most of the negotiated outcomes are now incorporated into the DGP;	Noted. The comments of the DEC have generally been incorporated within the Development Guide Plan.	The comments regarding <b>Section 4.8 Vegetation and Protection</b> are noted. However, Staff were not aware that the DEC were seeking the construction of a fauna underpass under John Street. Due to the expense, complexity and drainage issues and the likelihood of disruption involved in the construction phase, the City does not support the provision of a fauna underpass.	<p>The submission is upheld in part.</p> <p><u>Modifications required:</u></p> <p>1. Development Guide Plan provision 2(d) shall be modified to read as follows:</p> <p><i>“Appropriate fire management principles and mechanisms, including minimising impacts upon Vegetation Retention and</i></p>

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>however some issues appear to have been overlooked.</p> <p><b>Section 4.8 Vegetation and Protection</b></p> <p>With regard to dot point 5 on page 6 of the DGP, the second sentence would be more accurate if it stated:            ‘This zone incorporates a second population of Declared Rare Flora Priority 4 species <i>Stylidium plantagineum</i> and also forms an environmental corridor linking closely with other areas of remnant vegetation to the south of John Street.’</p> <p>DEC advice to Bio Diverse Solutions when accepting the draft amended guide plan (letter dated 10 February 2011) was on the basis of inclusion of the following points which are now absent from revised draft DGP:</p> <ul style="list-style-type: none"> <li>• An underpass is constructed along the east-west road (like a large culvert pipe) which allows for movement of small mammals to the connecting remnant vegetation</li> <li>• Large Marri trees be</li> </ul>		<p>The comments made in relation to <b>Section 4.10 Fire Management</b> are noted.</p> <p>The comments made in relation to <b>Section 5 Conclusion</b> are acknowledged. However, the report is a supporting document only and is not being adopted by Council as part of the DGP.</p>	<p><i>Protection Zones, to be implemented within the industrial development.”</i></p> <p>2. Development Guide Plan provision 2(f) shall be modified to read as follows:</p> <p><i>“The ‘Development Exclusion Zone – Vegetation Retention and Protection’ and ‘Development Exclusion Zone – Landscape Buffer’ to be surveyed and demarcated prior to subdivision and/or development. No further development and clearing will be permitted in these areas.”</i></p> <p>3. Development Guide Plan provision 2(g) shall be modified to read as follows:</p> <p><i>“The protection of remnant vegetation outside Development Exclusion Zones in road reserves and within lots where practicable.”</i></p> <p>4. Development Guide Plan provision 2(h) shall be modified to read as follows:</p>

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>retained where possible throughout the development – these are to be flagged for retention prior to clearing the subdivision.</p> <p>DEC requested to Bio Diverse Solutions that these points be added to the list of Development Guide Plan Provisions (an inset box on the DGP) and also by an annotated reference on the map section of the DGP indicating the fauna underpass.</p> <p><b>Section 4.10 Fire Management</b></p> <p>It is critical the DEC be consulted regarding any fire management planning affecting the native vegetation which is being specifically protected in the Development Exclusion Zone –</p> <p>Vegetation Retention and Protection due to the presence of Declared Rare Flora, native fauna habitat and general biodiversity conservation. Special attention will need to be taken at subdivision stage regarding application of high level fire protection standards for buildings under AS 3959 in order to minimise the width of any hazard separation</p>			<p><i>“The protection and maintenance of an ecological corridor through the ‘Development Exclusion Zone – Vegetation Retention and Protection’.”</i></p>

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>zones.</p> <p><b>Section 5 Conclusion</b></p> <p>A number of small changes in this section (shown in bold below) will be required to address the issues discussed above.</p> <p>The second sentence should be amended as follows:            'It seeks to ensure that future industrial development on the DGP site is consistent with surrounding land uses and leads to high quality outcomes for future development while still <b>retaining important biodiversity conservation areas within former Lot 870.</b>'</p> <p>d) Appropriate fire management principles and mechanisms, <b>including minimising impacts upon Vegetation Retention and Protection Zones</b>, to be implemented within the industrial development.</p> <p>f) The words 'Protection' and 'Retention' have been transposed in the current draft.</p> <p>Suggested additional conditions to be added to Section 5 are as follows:</p>			

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>Suggested new condition An underpass for small mammals to be provided between the two sections of 'Development Exclusion Zone - Vegetation Retention and Protection.'</p> <p>Suggested new condition The protection of remnant vegetation outside Development Exclusion Zones in road reserves and within lots where practicable. Large Marri trees flagged for retention prior to clearing and retained where possible.</p> <p>Suggested new condition The protection and maintenance of an ecological corridor through the 'Development Exclusion Zone - Vegetation Retention and Protection'. Please note that 'construction' (other than boundary fencing) is not required. Also 'retention' and 'protection; are again transposed in the current draft.</p>			
4	Fire & Emergency Services Authority Great Southern Region 5 Hercules	FESA expects that the methodology included in the <i>Planning for Bushfire Protection</i> document is applied to the subject development.	Noted. A Fire Management Plan will be prepared at the time of subdivision, complying with the requirements of <i>Planning for Bush Fire Protection Edition 2</i> .	The City of Albany will request that the Western Australian Planning Commission impose a condition at the time of subdivision, requiring the preparation of a Fire Management Plan in	The submission is noted.

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
	Crescent ALBANY WA 6330			accordance with <i>Planning for Bushfire Protection Guidelines Edition 2</i> or any policy or guidelines superseding it.  Furthermore, the provisions of the <i>Planning for Bushfire Protection Guidelines Edition 2</i> will be considered on a site-specific basis at the Development Application stage.	
5	Department of Agriculture and Food WA 444 Albany Highway ALBANY WA 6330	No objections.	Noted.	Nil.	The submission is noted.
6	Mr K L Strickland 41 Stephen Street MILPARA WA 6330	Please explain the meaning of 'Stylidium Plantagineum' on the Development Guide Plan legend.  Please also explain the meaning of the red markings on the 'POS/drainage reserve' area on the Development Guide Plan, as these do not appear on the legend.	<i>Stylidium Plantagineum</i> (Trigger Plant) is the Priority 4 Declared Rare Flora which has been identified on the property. This is explained within the Development Guide Plan report.  With regards to the POS/drainage reserve markings, there is an inconsistency between the plan and legend. It is recommended that this is corrected.	Mr Strickland was provided with a written response explaining that 'Stylidium Plantagineum' is a Priority 4 flora species and the red markings on the 'POS/drainage reserve' area are a part of the graphic, typically used to indicate soft landscaping/vegetation and the absence of these markings on the legend was likely a drafting error.	The submission is noted.  <u>Modification required:</u>  The drafting error on the Development Guide Plan legend shall be corrected removing the red markings within the POS reserve and replacing the word <i>Stylidium Plantagineum</i> in the legend with ' <i>Stylidium Plantagineum</i> (which is a priority 4 declared rare flora)' for clarity purposes.
7	Mr G Dibble	Seeking more information on the	The objective of the 'Light	There are two precincts set	The submission is noted.

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
	28 Stephen Street MILPARA WA 6330	<p>following matters:</p> <p><u>Noise</u> Will there be a restriction on what noise will be allowed from the proposed Light Industry Zone and at what times and days will this occur? Will decibel tests be carried out with regards to residential land adjoining this proposal?</p> <p><u>Item 2c</u> The POS/Drainage Reserve is located next to established residential properties. Drainage has already been an issue previously in this area, with water inundation affecting my house and property, which the council has had notification previously about (on more than one occasion).</p> <p>I do not understand looking at the contours of the land where the water from the drainage reserve which services this development is going to end up. By my observations any overflow will discharge towards and onto my property which is not acceptable.</p> <p>I therefore object to this proposed development, but I will reconsider if provided with more information</p>	<p>Industry' zone within the Scheme is "<i>To provide sites for industry the location of which will reflect their impact on the environment</i>". The purpose of the 'Light Industry' zone is to contain pollution, be it noise, light and air, etc, on-site. Should complaints be received about noise from neighbouring land uses and inappropriate operating hours, the Council is within its power to investigate and issue notices to the offending party.</p> <p>As part of the Amendment process (AMD 285), an Industrial Water Management Strategy was prepared by Opus Consultants. This Strategy outlines the requirements for drainage and has been adopted by Council and the Department of Water. It outlines that the proposed drainage basin is of sufficient capacity to attenuate drainage up to a 1:100yr event.</p> <p>Objection noted however sufficient information</p>	<p>out in the Development Guide Plan and attendant land uses set out in Schedule VII of Town Planning Scheme No. 3 (adopted as part of Amendment No. 285), which prescribe the permissible land uses across the subject land.</p> <p>Precinct A, adjacent to the buffer area and surrounding residential area, has very limited permitted land uses and although a number of other land uses may be considered at the discretion of the City of Albany. A 'Light Industry' is generally considered to be an industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially effect the amenity of the locality by reasons of the emission of light, noise, vibration, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products and in which the only power driven machinery used is driven by electricity.</p>	

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		relevant to my areas of concern.	provided to address concern.	With regard to item 2c, the Industrial Water Management Strategy that was appended to Amendment No. 285 identified the inadequacies of the existing drainage infrastructure to the north-west of the subject land and recommended a number of appropriate upgrades. The developer will be liable for financial contributions to these upgrades at the time of subdivision, to ensure that drainage is appropriately managed.	
8	<p>Mr M Robinson 28 Morris Road MILPARA WA 6330</p> <p>(Petition attached containing 20 signatures from local residents including that of the respondent).</p>	<p>Objects to the provision of a future road connection to Henry Street, via Want Street.</p> <p>This additional thoroughfare is unnecessary as there are already two entrances directly off John Street. There are only minimal time saving benefits from a connection to Henry Street and there would also be a need for costly upgrades to Henry Street to cope with heavy vehicles.</p> <p>In January a truck brought down the power line to my property on Morris Road, leaving us to cover costs. The road is only wide enough for one vehicle in sections and the vegetation</p>	<p>The additional thoroughfare has been requested by the City of Albany in consultation with the Western Australian Planning Commission to provide additional connectivity to the industrial development.</p> <p>The costs for the upgrade of Want Street and Henry Street, are likely to be borne by the developer of the industrial properties, but this will be determined at the subdivision stage by the WAPC in consultation with the developer and the City of Albany.</p>	<p>The proposed Development Guide Plan includes potential road links to the north and south, which would allow a connection between Henry Street and Anson Road / Newbey Street. This would serve to direct traffic towards the major intersections between these roads and Chester Pass Road / Albany Highway as indicated in the City of Albany's draft Transport Model.</p> <p>This is also consistent with previous advice received from Main Roads WA, who raised concerns over the likely impact on the level of service</p>	<p><u>Modification required:</u></p> <p>Modify Development Guide Plan to depict a temporary cul-de-sac at northern end of north-south distributor with the following annotation being added:</p> <p><i>Continuation of north-south distributor to connect with Henry Street, through Want Street, will be considered at a later stage after a traffic study addressing the local traffic impacts are undertaken which includes extensive public consultation.</i></p>



## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>restricts sightlines for residents reversing out of driveways. With the current low volume of traffic there is minimal risk. However, an additional road access will lead to an increase in traffic and a greater risk of accident.</p> <p>It is suggested that instead of an additional road link, the buffer zone should continue unbroken. This would further reduce the impact of noise on the residents in the surrounding area.</p> <p>Please respond to our concerns in writing or address the issues at the Council meeting, with particular regard to the following:</p> <ol style="list-style-type: none"> <li>1) Why is there a need for the additional access from Want Street given that there is already ample road access from John Street?</li> <li>2) Who will be responsible for paying for the future road upgrades to Want Street and Henry Street to cope with Heavy Haulage Vehicles?</li> <li>3) How will you prevent oversize vehicles travelling along Morris Road?</li> </ol> <p>The attached petition contains the signatures of those residents of the area, who do not want</p>	<p>We would envisage that as part of road rationalisation in this area in the future, access from Chester Pass Road onto Morris Road would be closed, with residents being able to access their properties through either Henry Street or John Street. This would significantly improve traffic management on Chester Pass Road and prevent heavy vehicles from using Morris Road as a thoroughfare to Chester Pass Road.</p> <p>Noted the objection. The Council has further requested a modification to the Development Guide Plan, based on this submission received, to delete future access to Morris Road interim subject to further investigation.</p>	<p>provided at the John Street / Chester Pass Road intersection if all traffic associated with the proposed development were to use this intersection. Main Roads suggested that in order to preserve the existing level of service, any future development should incorporate a north / south link to channel traffic away from John Street towards other properly constructed intersections with Chester Pass Road and Albany Highway, which will ultimately be found at the ends of Henry Street and Anson Road / Newby Street.</p> <p>Appropriate traffic management solutions will need to be considered and resolved prior to the north-south neighbourhood connector being connected to Henry Street, such as its intersection with Morris Road.</p>	

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>access from the development site to Henry Street, via Want Street. The signatories do not consider there to be a need for additional access other than from John Street and feel strongly that an additional access from Want Street will result in:</p> <ul style="list-style-type: none"> <li>• Additional truck traffic along Morris Road, Want Street and Gill Street.</li> <li>• Traffic congestion on Morris Road, which is only wide enough for one vehicle.</li> <li>• Risk of damage to power lines and trees due to over height vehicles.</li> <li>• Damage to the road surface which has already had to be repaired.</li> <li>• Risk to persons and property due to blind corners and vegetation restricting views.</li> </ul>			
9	Mr E Jones 43 John Street MILPARA WA 6330	<p>I own Lot 170 (43) John Street, Milpara and the proposed development will impact greatly on the future living conditions on my property.</p> <p>The buffer zone has been significantly reduced alongside my property. In previous correspondence it indicated that there would be 15-20m landscape buffer</p>	<p>Modifications have been required to the Development Guide Plan by the City of Albany and the Western Australian Planning Commission. It is advised that a buffer of 20m will be provided, consisting of two 10m wide vegetated strips on either side of the proposed road reserve. These will be revegetated at</p>	<p>It should be noted that under the requirements of State Planning Policy 4.1 – State Industrial Buffer Policy, there is no requirement to provide a buffer area between ‘Light Industrial’ and ‘Residential’ developments.</p> <p>It is therefore considered that the 40m buffer, with 20m dense landscaping is</p>	The submission is noted.

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>zone/development exclusion zone.</p> <p>It now appears that along my boundary a connector road has been included, which reduces the buffer zone.</p> <p>In principle, if the buffer zone remains the same width as that which runs from the drainage reserve all the way to John Street, I would be satisfied with this plan.</p>	<p>the time of subdivision by the developer. This is in accordance with the findings of the Technical Buffer Study prepared for Amendment No.285 and the requirements of the City of Albany.</p>	<p>considered more than adequate. The road alignment shown on the plan is necessary in order to make a future connection with Anson Road / Newbey Street to the south, as indicated in the City of Albany's draft Transport Model. However, it is considered that this road reserve adequately contributes to the 40m width of the buffer area.</p>	
10	<p>Mr T Houweling PO Box 1187 ALBANY WA 6331</p> <p>(Petition attached containing 22 signatures from local residents including that of the respondent).</p>	<p>We submit a petition (attached) to request that the City of Albany consider revision of the proposed Development Guide Plan by deleting the 'Future Connection to Henry Street', as indicated on the Plan.</p> <p>Please note that the petition does not intend to object to the proposed development as such, but it is intended to bring to the City's attention the desire of the residents in the affected area to maintain the qualities of the area, which they see as being compromised by allowing increased industrial/commercial traffic flow into and through the residential area, where this can quite easily be avoided.</p>	<p>Noted.</p> <p>Refer to Submission 8.</p>	<p>As outlined above, the proposed Development Guide Plan includes potential road links to the north and south, which would allow a connection between Henry Street and Anson Road / Newbey Street. This would serve to direct traffic towards the major intersections between these roads and Chester Pass Road / Albany Highway as indicated in the City of Albany's draft Transport Model.</p> <p>This is also consistent with previous advice received from Main Roads WA, who raised concerns over the likely impact on the level of service</p>	The submission is noted.

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
		<p>The attached petition contains the signatures of those residents of the area, who object to the inclusion of a 'Future Connection to Henry Street'. The signatories believe that the proposed development should not provide the option for traffic to travel directly from a commercial area to and/or through their residential area. We request a complete Landscape Buffer and Development Exclusion Area along the northern boundary of the development site, deleting the 'Future Connection to Henry Street', as the proposed connection is a threat to the amenity of the area.</p> <p>John Street would be much better suited to cater for the added commercial traffic that comes with the proposed development. We treasure this area as a quiet residential area and wish for it to remain so. With increasing infill development, local traffic is already increasing. Henry Street, being a 50km/h zone is already used as a shortcut to Albany Highway and we certainly don't welcome a further increase in commercial traffic and associated noise.</p>		<p>provided at the John Street / Chester Pass Road intersection if all traffic associated with the proposed development were to use this intersection. Main Roads suggested that in order to preserve the existing level of service, any future development should incorporate a north / south link to channel traffic away from John Street towards other properly constructed intersections with Chester Pass Road and Albany Highway, which will ultimately be found at the ends of Henry Street and Anson Road / Newbey Street.</p> <p>Appropriate traffic management solutions will need to be identified and it is therefore recommended that the DGP be altered to reflect this.</p>	

## SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
11	Mr & Mrs M Lynch 40 Stephen Street MILPARA WA 6330	<p>Raises the following concerns with the proposed light industrial development:</p> <ul style="list-style-type: none"> <li>Stormwater runoff is a major concern as the Stephen Street area has been flooded in the past causing major damage to housing and driveways. Where does the stormwater go from the catchment area?</li> <li>What noise restriction is in place as the proposal is right up to residential housing?</li> <li>The water catchment area may provide a breeding ground for mosquitoes.</li> <li>Heavy vehicle movement at all hours of the day and weekends.</li> <li>Noise from business after hours and on weekends. What is the noise restriction for light industry?</li> <li>Will the sheds be Colorbond or Zincalume?</li> <li>What sort of business is classified as light industrial?</li> </ul>	<p>The following comments are offered in relation to this submission:</p> <ul style="list-style-type: none"> <li>With regards to the concerns about stormwater runoff, the Industrial Water Management Strategy prepared by Opus outlines that the stormwater basin will attenuate 1:100yr ARI events on the development site. This Strategy has been endorsed by the City of Albany and Department of Water.</li> <li>No noise restrictions are incorporated within the Development Guide Plan or Amendment 285. However, should unreasonable levels of noise eventuate from development, surrounding residents are advised to contact Council. Refer to Submission 7 as above.</li> <li>The stormwater basin provided in the</li> </ul>	<p>In response to the various bullet points:</p> <ul style="list-style-type: none"> <li>The Industrial Water Management Strategy that was appended to Amendment No. 285 identified the inadequacies of the existing drainage infrastructure to the north-west of the subject land and recommended a number of appropriate upgrades. The developer will be liable for financial contributions to these upgrades at the time of subdivision, to ensure that drainage is appropriately managed.</li> <li>There are two precincts set out in the Development Guide Plan and attendant land uses set out in Schedule VII of Town Planning Scheme No. 3 (adopted as part of Amendment No. 285), which prescribe the permissible land uses across the subject land.</li> </ul> <p>Precinct A, adjacent to</p>	The submission is noted.

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
			<p>northwest corner of the development will not contain water all year round. This is similar to the existing basin provided on Lot 17 Stephen Street.</p> <ul style="list-style-type: none"> <li>• Materials of buildings will be subject to the approval of the City of Albany. However, please note that Provision 6 f) of the 'Light Industry' Zone 1 requires that <i>"the use of unpainted 'Zincalume' steel sheeting as wall cladding is not permitted on all lots within Precinct A as depicted on the endorsed Precinct Plan"</i>.</li> <li>• A light industry business generally meets the following description <i>"Means an industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially affect the amenity of the locality by reasons of the emission</i></li> </ul>	<p>the buffer area and surrounding residential area, has very limited permitted land uses and although a number of other land uses may be considered at the discretion of the City of Albany. A 'Light Industry' is generally considered to be an industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially effect the amenity of the locality by reasons of the emission of light, noise, vibration, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products and in which the only power driven machinery used is driven by electricity.</p> <p>It should also be noted that under the requirements of State Planning Policy 4.1 –</p>	

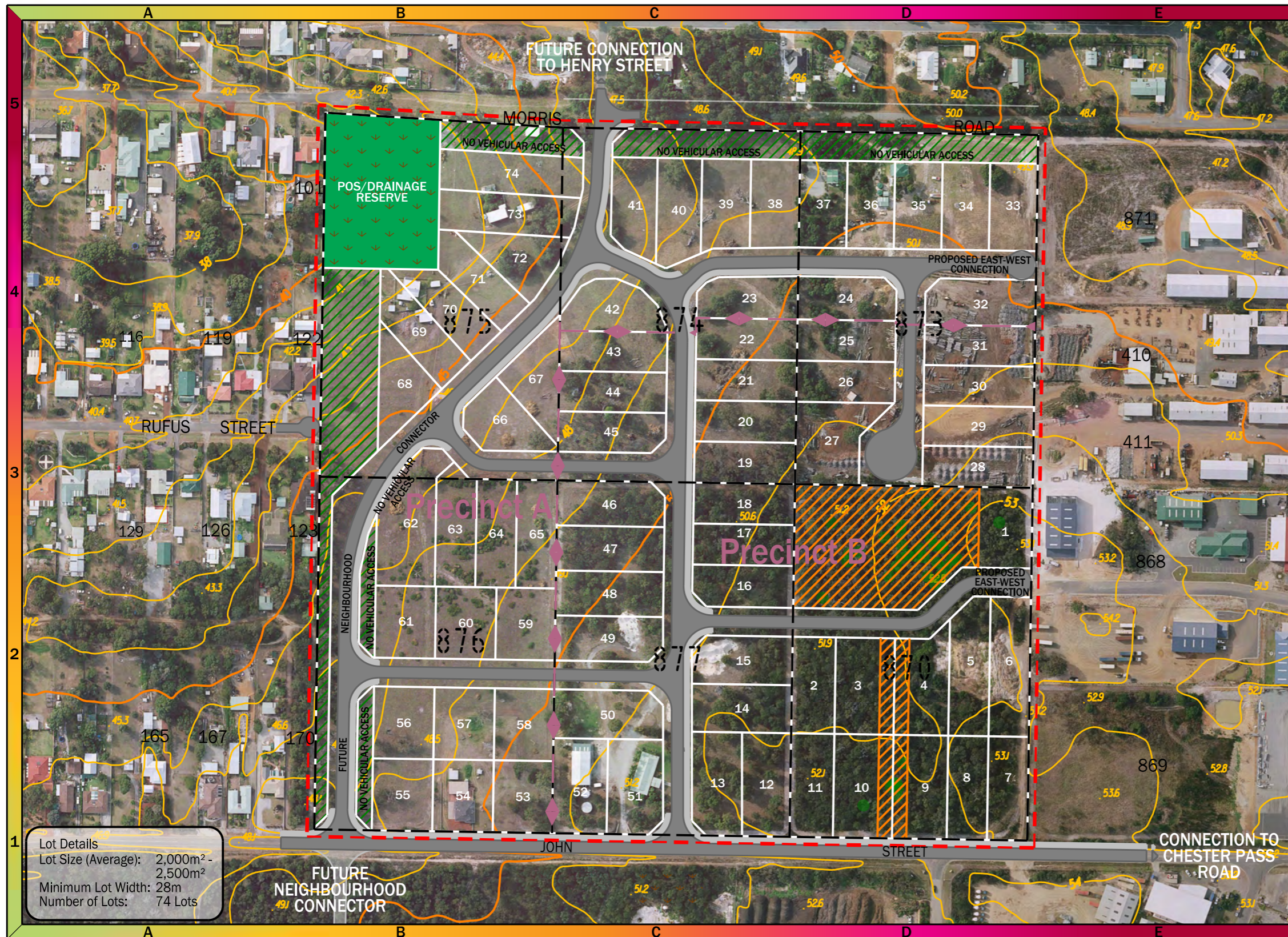
**SCHEDULE OF SUBMISSIONS**

No.	Name/Address of Submitter	Summary of Submission	Proponent Comment	Officer Comment	Council Recommendation
			<p><i>of light, noise, vibration electrical interference.</i>                      Prior to businesses being developed, approval will be required from the City of Albany through an Application for Planning Consent.</p>	<p>State Industrial Buffer Policy, there is no requirement to provide a buffer area between 'Light Industrial' and 'Residential' developments.</p> <ul style="list-style-type: none"> <li>• The attenuation pond shown on the proposed Development Guide Plan will be added to the City of Albany Environmental Health Department's annual mosquito baiting programme to prevent them from breeding.</li> <li>• Refer point two above regarding land use and noise controls. It would be expected that businesses would generally operate between hours of approximately 7am and 6pm, five days per week.</li> <li>• All development will be subject to Planning Scheme Consent and it is likely that construction materials will include Colorbond, tilt-up concrete panelling and brick veneer.</li> </ul>	

**SCHEDULE OF SUBMISSIONS**

<b>No.</b>	<b>Name/Address of Submitter</b>	<b>Summary of Submission</b>	<b>Proponent Comment</b>	<b>Officer Comment</b>	<b>Council Recommendation</b>
				<ul style="list-style-type: none"><li>Refer point two above regarding the types of business that are classified as 'Light Industrial'.</li></ul>	





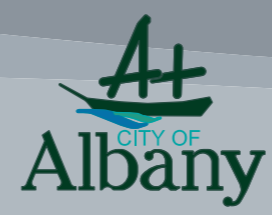
**Lot Details**  
 Lot Size (Average): 2,000m<sup>2</sup> - 2,500m<sup>2</sup>  
 Minimum Lot Width: 28m  
 Number of Lots: 74 Lots

**LEGEND**

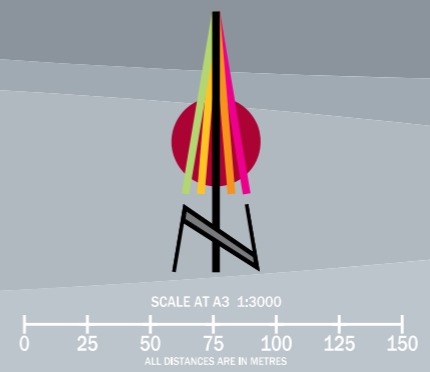
	Development Exclusion Zone - Landscape Buffer		Site Area (~24ha)
	Public Open Space/ Drainage Reserve		Foot/Cycle Paths
	Development Exclusion Zone - Vegetation Retention and Protection		Lots
	Proposed Road		Existing Boundaries
			Precinct Boundary
			Styidium Plantagineum

**Development Guide Plan**  
**Lots 870 & 873 - 877**  
**John Street & Morris Road**  
**Milpara**

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 notes:  
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 SDP 18-07-11  
 Checked  
 GP 18-07-11



- DEVELOPMENT GUIDE PLAN PROVISIONS**
- Subdivision and/or development shall generally be in accordance with the Development Guide Plan adopted by the City of Albany and endorsed by the WAPC.
  - Future subdivision and development shall have regard to the following:
    - All lots to be connected to reticulated water and sewer, electricity and telecommunications;
    - Appropriate setbacks to residential development and other sensitive land uses to be provided within the industrial development;
    - Appropriate management of urban water run-off and drainage within the industrial development;
    - Appropriate fire management principles and mechanisms to be implemented within the industrial development;
    - Vehicular/movement network (local and neighbourhood level), including pedestrian and cycling connections to be provided within and beyond the industrial development;
    - The 'Development Exclusion Zone - Vegetation Protection and Retention' and 'Development Exclusion Zone - Landscape Buffer' to be surveyed and demarcated prior to subdivision and/or development. No further development and clearing will be permitted in these areas;
    - The protection of remnant vegetation outside of Development Exclusion Zones in road reserves and within lots wherever practicable;
    - The construction and maintenance of an ecological corridor through the 'Development Exclusion Zone - Vegetation Protection and Retention';
    - Building finished floor levels to be in accordance with the City of Albany Subdivision Guidelines (2009); and
    - Landscaping requirements for individual industrial lots to be in accordance with the City of Albany Town Planning Scheme No. 3, or any future Planning Scheme superseding it.
  - Subdivision and development shall generally be in accordance with the following endorsed documents and / or plans (as appended to Amendment No.285):
    - Traffic Impact Study;
    - Flora and Fauna Assessment Report (Including Spring Survey);
    - Land Capability Assessment Report;
    - Technical Buffer Assessment Report;
    - Fire Management Plan; and
    - Urban Water Management Plan.
  - Future subdivision and development shall be consistent with the permissibility of uses as identified within Precincts A and B of the Precinct Plan adopted by the City of Albany and endorsed by the WAPC.

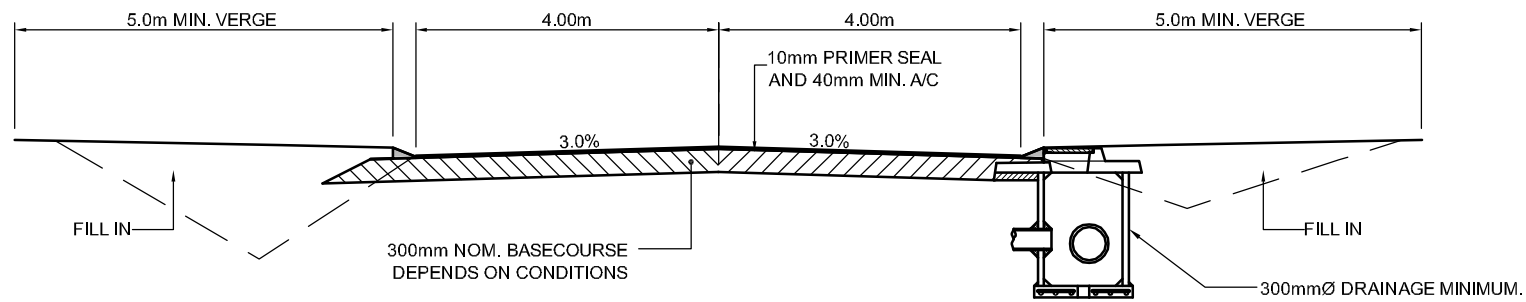
This Subdivision Guide Plan has been adopted by Council and signed by the Chief Executive Officer for City of Albany

Chief Executive Officer.....Date.....

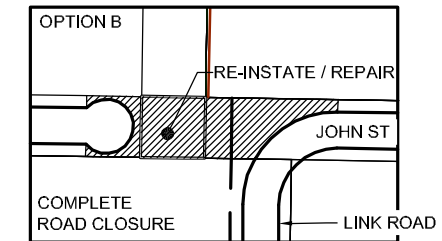
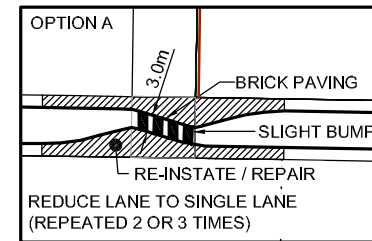


**116 Serpentine Road. ALBANY WA 6330**  
**T: 08 9841 7333 F: 08 9841 3643**  
**E: hgalb@harleyglobal.com.au**



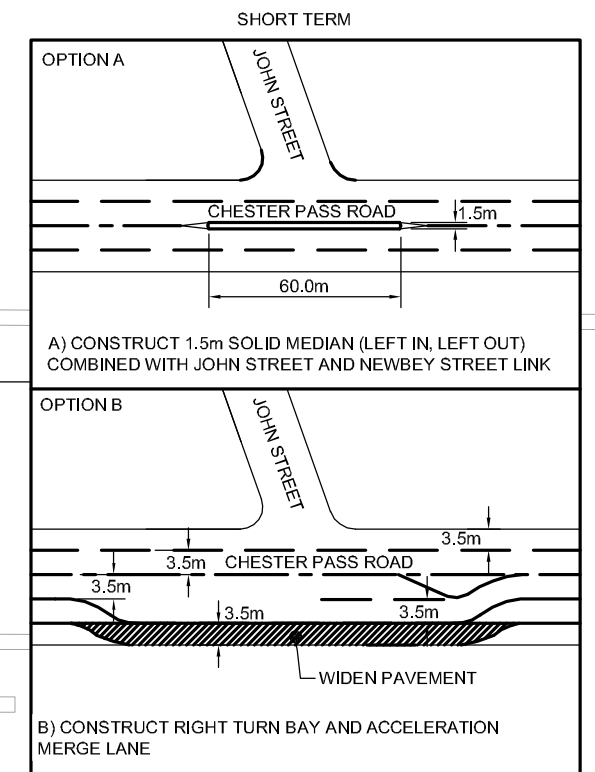
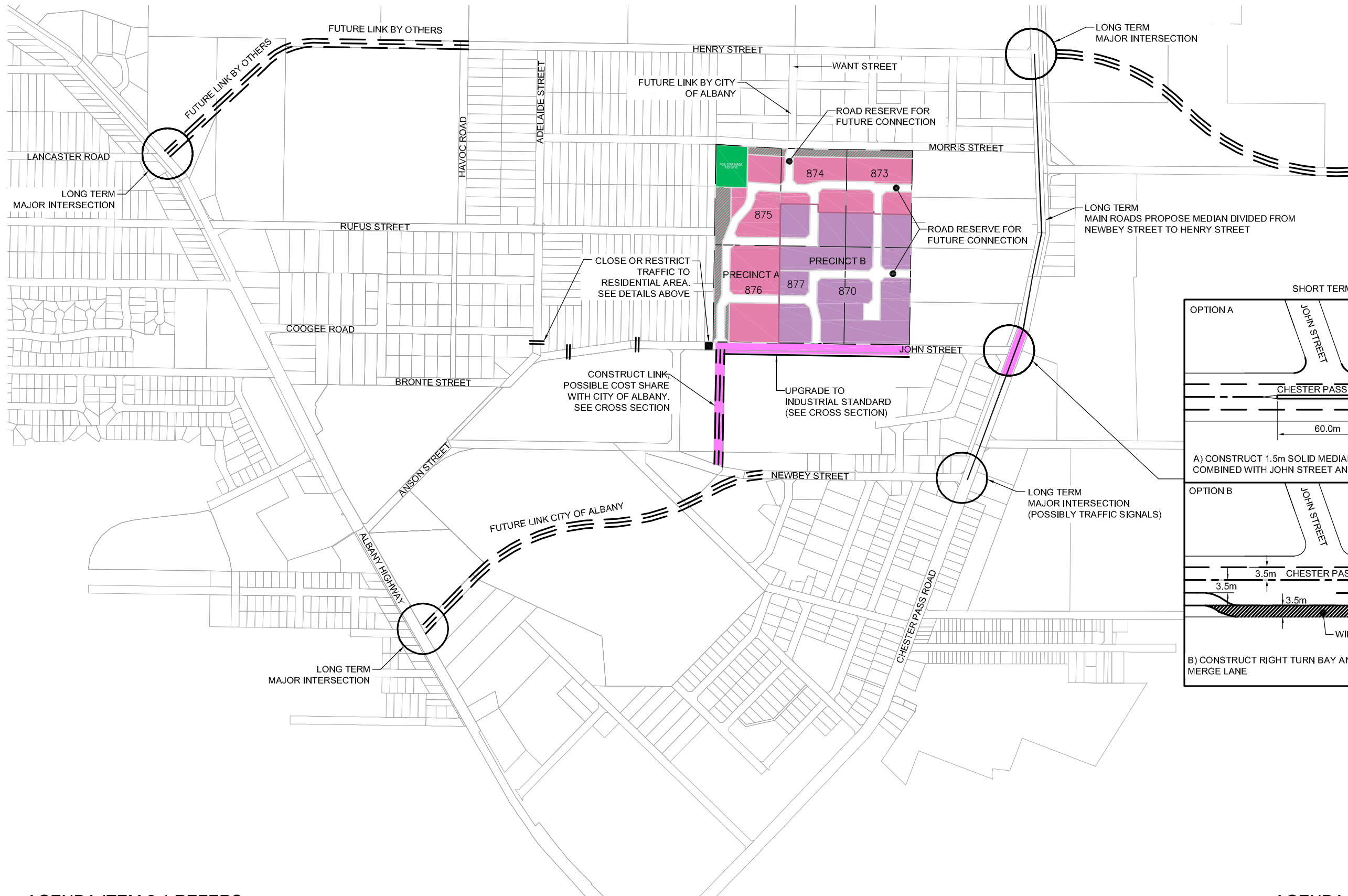


**TYPICAL CROSS SECTION  
INDUSTRIAL ACCESS ROAD**  
SCALE 1:50 (A1)



**JOHN STREET OPTIONS TO RESTRICT TRAFFIC**  
NTS

AGENDA ITEM 2.1 REFERS

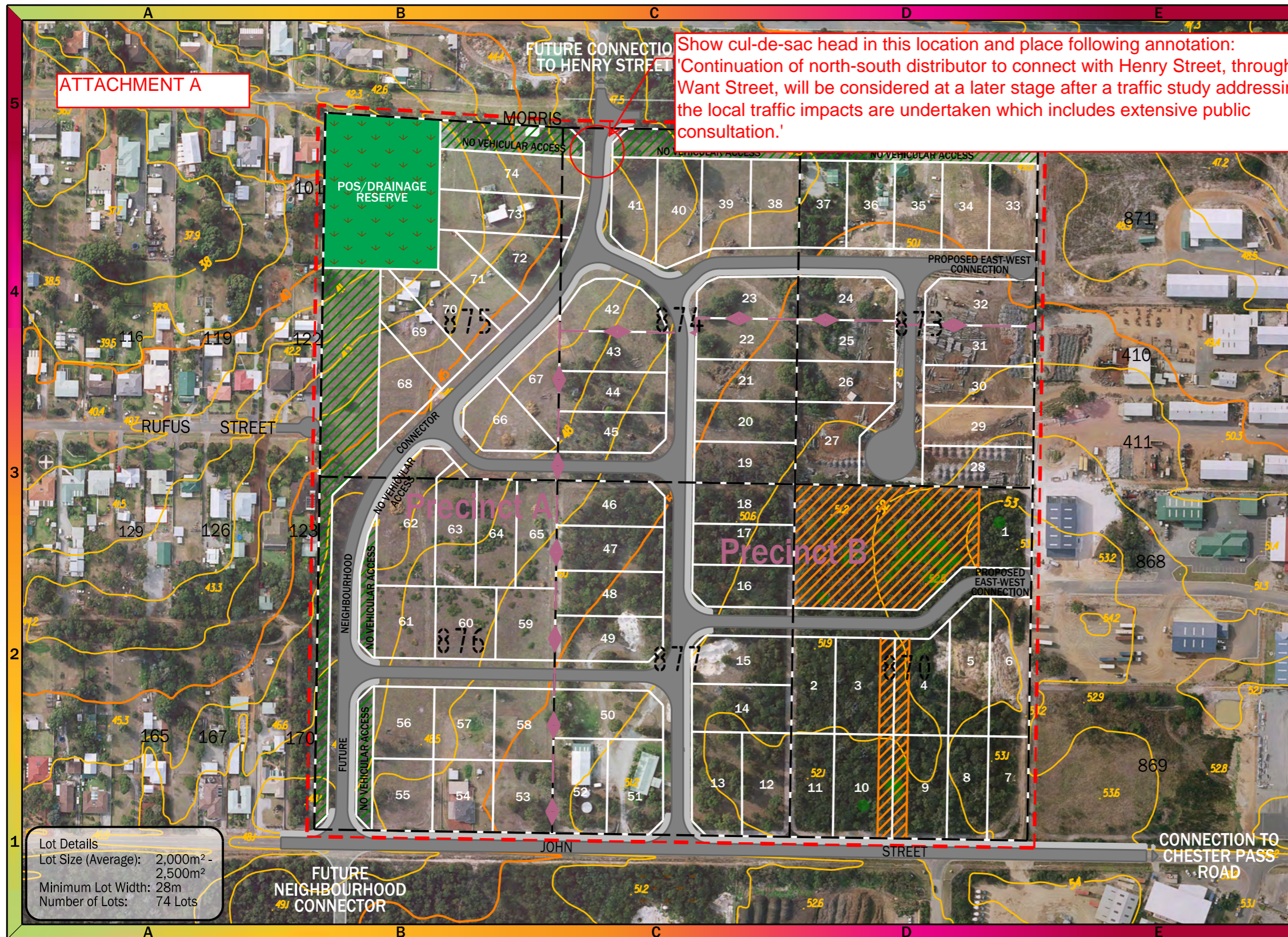


**SHORT TERM**  
OPTION A) CONSTRUCT 1.5m SOLID MEDIAN (LEFT IN, LEFT OUT) COMBINED WITH JOHN STREET AND NEWBEY STREET LINK  
OPTION B) CONSTRUCT RIGHT TURN BAY AND ACCELERATION MERGE LANE

AGENDA ITEM 2.1 REFERS

APPENDIX H  
PROPOSED ROAD  
UPGRADE OPTIONS  
AGENDA ITEM 2.1 REFERS





ATTACHMENT A

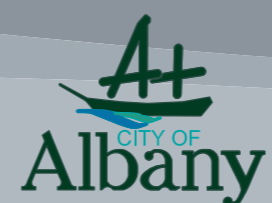
Show cul-de-sac head in this location and place following annotation: 'Continuation of north-south distributor to connect with Henry Street, through Want Street, will be considered at a later stage after a traffic study addressing the local traffic impacts are undertaken which includes extensive public consultation.'

**Lot Details**  
 Lot Size (Average): 2,000m<sup>2</sup> - 2,500m<sup>2</sup>  
 Minimum Lot Width: 28m  
 Number of Lots: 74 Lots

**LEGEND**

	Development Exclusion Zone - Landscape Buffer		Site Area (~24ha)
	Public Open Space/ Drainage Reserve		Foot/Cycle Paths
	Development Exclusion Zone - Vegetation Retention and Protection		Lots
	Proposed Road		Existing Boundaries
			Precinct Boundary Stylidium Plantagineum

**Development Guide Plan**  
 Lots 870 & 873 - 877  
 John Street & Morris Road  
 Milpara



Drawn SDP 18-07-11  
 Checked GP 18-07-11



- DEVELOPMENT GUIDE PLAN PROVISIONS**
1. Subdivision and/or development shall generally be in accordance with the Development Guide Plan adopted by the City of Albany and endorsed by the WAPC.
  2. Future subdivision and development shall have regard to the following:
    - a) All lots to be connected to reticulated water and sewer, electricity and telecommunications;
    - b) Appropriate setbacks to residential development and other sensitive land uses to be provided within the industrial development;
    - c) Appropriate management of urban water run-off and drainage within the industrial development;
    - d) Appropriate fire management principles and mechanisms to be implemented within the industrial development;
    - e) Vehicular/movement network (local and neighbourhood level), including pedestrian and cycling connections to be provided within and beyond the industrial development;
    - f) The 'Development Exclusion Zone - Vegetation Protection and Retention' and 'Development Exclusion Zone - Landscape Buffer' to be surveyed and demarcated prior to subdivision and/or development. No further development and clearing will be permitted in these areas;
    - g) The protection of remnant vegetation outside of Development Exclusion Zones in road reserves and within lots wherever practicable;
    - h) The construction and maintenance of an ecological corridor through the 'Development Exclusion Zone - Vegetation Protection and Retention';
    - i) Building finished floor levels to be in accordance with the City of Albany Subdivision Guidelines (2009); and
    - j) Landscaping requirements for individual industrial lots to be in accordance with the City of Albany Town Planning Scheme No. 3, or any future Planning Scheme superseding it.
  3. Subdivision and development shall generally be in accordance with the following endorsed documents and / or plans (as appended to Amendment No.285):
    - a) Traffic Impact Study;
    - b) Flora and Fauna Assessment Report (Including Spring Survey);
    - c) Land Capability Assessment Report;
    - d) Technical Buffer Assessment Report;
    - e) Fire Management Plan; and
    - f) Urban Water Management Plan.
  4. Future subdivision and development shall be consistent with the permissibility of uses as identified within Precincts A and B of the Precinct Plan adopted by the City of Albany and endorsed by the WAPC.

This Subdivision Guide Plan has been adopted by Council and signed by the Chief Executive Officer for City of Albany

Chief Executive Officer.....Date.....



116 Serpentine Road. ALBANY WA 6330  
 T: 08 9841 7333 F: 08 9841 3643  
 E: hgalb@harleyglobal.com.au



**Vicki Sutton**

---

**From:** "Vicki Sutton" <nottus08@bigpond.com>  
**To:** <janv@albany.wa.gov.au>  
**Sent:** Friday, 4 February 2011 1:41 PM  
**Subject:** Fw: Recycling of timber  
Janv

re: our conversation of today regarding recycling of timber from demolition site - Albany Regional Hospital

We are seeking written permission to have timber carted & stored on our 19 acre rural property at 239 Ulster Road, Albany

We intend to recycle this timber into the following:

1st grade jarrah & karri

Fence posts

Railings

Pallets






All excess will be used for firewood - this will be donated to the Childrens Cancer Care Group - Albany  
Timber to be stored on a fenced 5 acre rear grass paddock 400m from Ulster Rd. This timber will be recycled as fast as humanly possible. As you can imagine this will not happen overnight as it will be dumped from trucks.

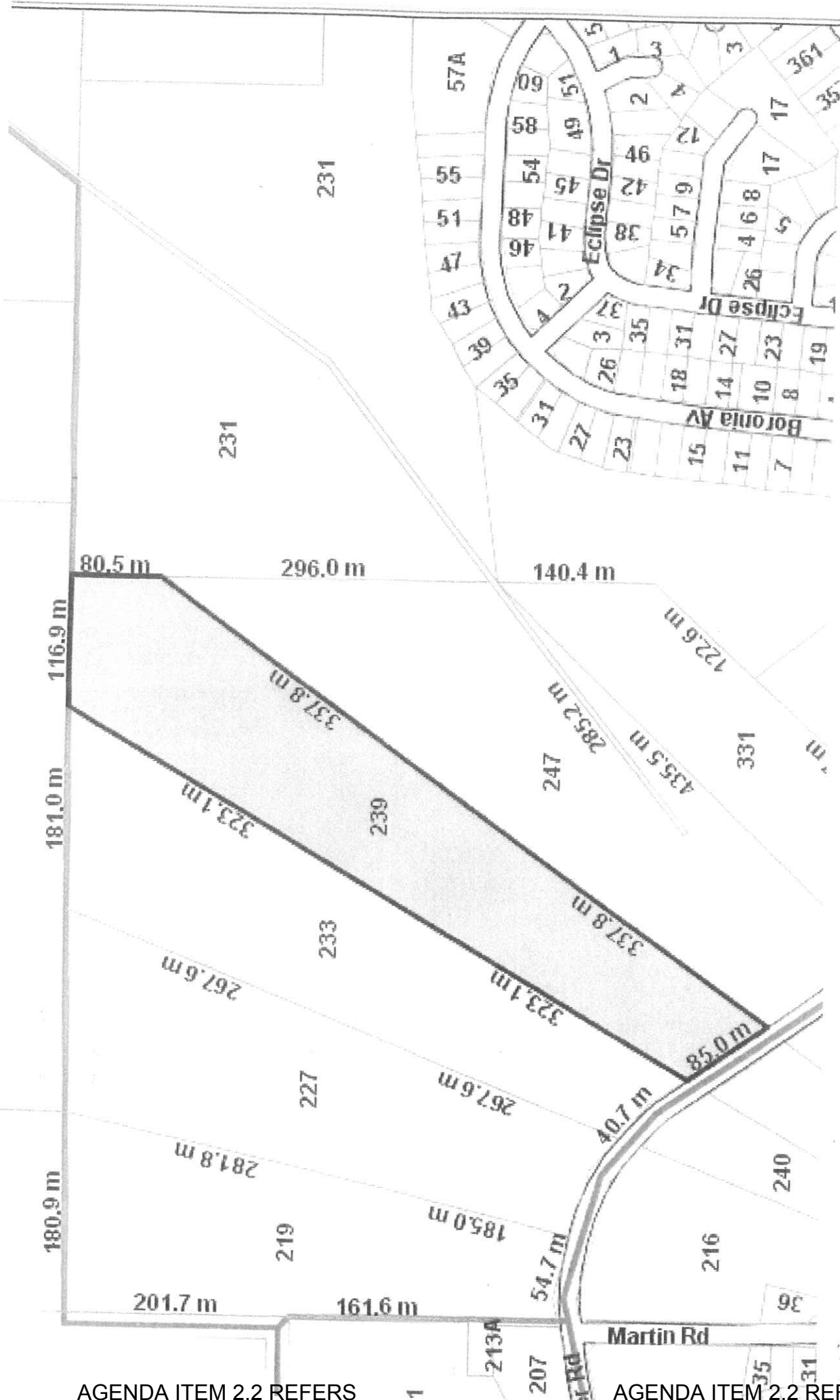
GARY SUTTON  
0488616809

# 239 Ulster Rd

## Site Plan and Aerial Photo Overlay



-  Proposed Area for storage of Timber Etc to 3 meters maximum height
-  Proposed Area for recycled materials (manufactured Pallets etc)
-  Boundary of 239 Ulster Rd
-  Access Rd and parking area
-  Existing open front shed for the storage of machinery and vehicles



**Tom Wenbourne**

---

**From:** Vicki Sutton [nottus08@bigpond.com]  
**Sent:** Tuesday, 1 March 2011 5:59 PM  
**To:** Tom Wenbourne  
**Subject:** EF1131294 - A67452 - Re: EF1143356 - A67452 - Application for Planning Scheme Consent P2115027 - Junkyard (timber salvage)

**SynergySoft:** EF1131294

Tom

In reply to your email

Firstly, we are not sure if it will be ongoing, it will depend on the demand for the wood as to whether we will continue (We would like it to be ongoing so we can take delivery of wood from other demolition sites as well) again this will depend on demand

Secondly, the material anticipated will definitely be the ongoing hospital demolition ie stages two & three (approximately & I stress) at a guess 100 tonne

Timber from the hospital is not chemically treated and wont be chemically treated

Firewood will be retailed from our property (delivery by us or pick up) up to 2 tonne at a time (ie 2 tonne truck)

We do not intend making products from the timber, any useable timber will be onsold to a retailer ie furniture makers, salvage yard etc

We would appreciate this matter to be dealt with quickly as we will be away for most of March.

REGARDS  
GARY SUTTON

---

**Tom Wenbourne**

**From:** Vicki Sutton [nottus08@bigpond.com]  
**Sent:** Wednesday, 6 April 2011 9:24 AM  
**To:** Tom Wenbourne  
**Subject:** EF1133973 - A67452 - Re: EF1144083 - A67452 - Planning Application P2115027 - Junk Yard (Timber Salvage) 235-239 Ulster Road

**SynergySoft:** EF1133973

Tom

In reply to your email

We have no intentions of stockpiling car bodies, old machinery etc. We are basically interested in timber salvage only I will be the only worker in my yard. We will not have guard dogs as we dont envisage anyone stealing wood In regards to the flood plain, true flood plain is 800 metres from timber stock pile so wont cause any problems We have no easements on our land for flood plains or council dug Yakamia drain (but this is another issue ie since this drain has been dug by council we have lost access to 10 acres of our land, we have repeated asked council to address this with many other land owners along Ulster Rd - to no avail) Our application in newspaper & your signage out the front of our property clearly states our above intentions If you have any more queries please do not hesitate to to email or call me

GARY SUTTON

----- Original Message Further to my previous e-mail (below), please consider if the proposed timber junk yard operation could be located in another position on your property further away from the Creek floodway and flood fringe.

Kind regards,

Tom Wenbourne  
 Senior Planning Officer  
 City of Albany  
 Tel: 08 9841 9268  
 Fax: 08 9841 4099  
[www.albany.wa.gov.au](http://www.albany.wa.gov.au)

**From:** Tom Wenbourne  
**Sent:** Friday, 18 March 2011 1:49 PM  
**To:** 'nottus08@bigpond.com'  
**Subject:** EF1144083 - A67452 - Planning Application P2115027 - Junk Yard (Timber Salvage) 235-239 Ulster Road

Dear Mr Sutton,

I am writing to you following the public consultation period for your proposed operation on the land. This has generated significant interest and opposition with over 20 letters of objection being received. Some of these objections have misinterpreted the proposal in their reading of the junk yard title and it is obvious from their comments that they envisage car bodies being scrapped and machinery delivering all manner of materials to be deposited on the land. Also there are multiple references to security fencing, lighting and guard dog patrols etc around a facility.

Generally there is concern over the location within the flood plain and the impact any fill or hard surfacing and stock piles may have during prolonged periods of rain and a rising water table.

I am writing to you to invite you to respond to these objections and suggest you provide more detail of how you intend to operate the facility, how many people would be engaged in processing the wood, hours and days of operation etc.





The Chief Executive Officer  
Albany City Council  
PO Box 484  
ALBANY WA 6331

City of Albany Records  
Doc No: ICR1132050  
File: A67452  
Date: 10 MAR 2011  
Officer: SPLAN1

Attach:  
Box:  
Vol:  
Box+Vol:

Deen Madam.

Re: Proposed Junkyard, 235-239 Ulster rd Collingwood Heights

I wish to oppose the proposed Junkyard.

When my family and I moved into our house in <sup>eight years ago</sup> we looked out over a wetland that in winter would fill with pools of water and attract black swans and other bird life. It was this outlook that attracted us to the area. As you can see from the attached photos, this area is a natural wetland and can fill with enormous amounts of water, as happened in 2005 and again in 2008. These are not isolated incidents, and although Albany has experienced unusually dry years of late we should not become biased and think that it won't happen again.

For several years now we have unwillingly tolerated this landowner bringing truckloads of fill and rubbish onto this low lying land as well as putting up with the noise of the big machinery used to push the piles around, not to mention the endless smoldering fires burning the rubbish and filling the area with smoke.

1- Find it extremely distressing to hear that this landowner now plans to create a huge eyesore by developing a junkyard on this land. (No fence would be high enough to block something so unsightly from those in surrounding areas.)

inappropriate for this area, both for its negative impact on land that should be allowed to remain a wetland and be appreciated as such, and for the fact that it will totally destroy my amenity along with everyone else whose property looks out over the area. It is something that would be more suited to somewhere like Hanrahan road.

I have attached a photo of the outlook that we enjoy from our back verandah. To super impose a view of 3 metre high piles of scrap and junk onto this, along with all the heavy vehicles coming and going, possible flood lights, possible yapping guard dogs and more piles burning rubbish, we end up with a very ugly picture. Who would ever consider buying our properties in the future if what we get to look at outside our windows is scrap and junk?

Yours truly

Albany.





AGENDA ITEM 2.2 REFERS

167452  
3plan 1



City of Albany Records  
Doc No: ICR1132048  
File: A67452  
Date: 10 MAR 2011  
Officer: SPLAN1

Attach:  
Box:  
Vol:  
Box+Vol:

The Chief Executive Officer  
Albany City Council  
PO BOX 484  
ALBANY WA 6331

Dear Madam

**Re: Proposed Junk Yard, 235 - 239 Ulster Road, Collingwood Heights**

I wish to oppose the proposed Junk Yard.

The land is currently zoned Rural under the current town plan. The use of Junk Yard requires Council approval. Council is at liberty therefore to refuse the proposed use on the basis of orderly and proper planning as demonstrated by the grounds as follows:


- a) The land is part of a small group of lots, approximately 8 lots, that front Ulster Road. These lots, although being zoned Rural range in size from 4.1 ha to 8.5 ha. They are not used for productive rural purposes, but provide a lifestyle opportunity close to town. They can easily be regarded as more consistent with other rural lifestyle lots in the City which are included in the Special Rural zone. Looking at the Schedule that guides uses to be conducted on Special Rural lots in the town planning scheme, no provision is made for the establishment of a Junk Yard within any of the 27 areas zoned Special Rural within the City. Similarly there should be no contemplation of allowing the operation of a Junk Yard on the subject site;
- b) The junk yard area will be clearly visible from adjoining "rural properties" and from all the urban land developed around the site in Breaksea Estate and Collingwood Heights. Storage of materials to 3m high will be an eyesore and adversely affect the visual amenity of the surrounding locality. Of similar effect would no doubt be the erection of a chain link security fence and night lighting to deter theft of stored junk;
- c) The land owner has used heavy machinery for many years now to fill the land where the junk yard is proposed, this machinery is clearly audible at all times. The ~~area~~ <sup>are</sup> used to be a low area where black swans could be seen in the wetter months. A Junk Yard would exacerbate the use of machinery, delivery vehicles and vehicle wishing to purchase said junk, and hence the impact of noise on the surrounding urban areas would increase unabated. The potential use of guard dogs to deter theft of stored junk would create noise at whatever hour of the day or night and also adversely affect the amenity of the area;
- e) Access to the site is proposed at a difficult part of Ulster Road due to the curvature of the pavement. Any increased turning movements from additional vehicles would require substantial widening to accommodate vehicles, including a protected right turn pocket when travelling west into town, to assure that the uninterrupted flow of traffic along Ulster Road is guaranteed. Indeed the road is so busy now as to preclude stopping and reading the town planning sign, let alone trying to accommodate additional vehicle stopping and turning movements. This clearly cannot be accommodated at this location and hence the application cannot be approved;

e) access to the site is within an occasional 40km an hour zone due to the adjacent school. Increasing the mix of traffic generated by and to the Junk Yard would provide unnecessary conflict and decrease safety standards to school children. Again the proposal is unsatisfactory;

f) the proposed junk yard is in the flood fringe of Yakamia Creek. Enclosed is a photo of the creek taken from our house in \_\_\_\_\_ in flood some 5 years ago looking west showing the junk yard site totally submerged. Goodness knows what amount of stored timber products flotsam and jetsam would be created should the use be established on the flood prone land, and then carried off into Oyster Harbour.

In summary then, the land should be recognised for what it is, a lifestyle block close to town with currently high levels of visual and environmental amenity shared by both the surrounding lots and the elevated suburbs adjacent. It is not a free-for-all where an industrial activity with highly adverse visual and environmental impacts can be contemplated. Junk Yards by their nature should be located in industrial estates, not residential areas.

Yours faithfully



9 March 2011

*Proposed Junk Yard site.*



The CEO  
City of Albany  
102 North Road  
Albany WA 6330

City of Albany Records  
ICR1132111  
A67452  
11 MAR 2011  
SPLAN1  
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10 March 2011

PUBLIC SUBMISSION: PROPOSED JUNKYARD (TIMBER SALVAGE) / P2115027

Dear Ms James

I submit the following comments for consideration in this planning request.

The Yakamia Creek, associated flood plains and wetlands, is one of the most important drainage systems for the City of Albany. The creek starts on a journey of restricted terrain and spills out onto the flood plains. This proposal is located in part of that flood plain.

Any development that may impose an impediment or restriction on this system and the flow of floodwaters must be considered carefully.

Although the document supplied for public comment is lacking in detail I am to believe that the area concerned is 5 acres for a restricted purpose (Timber Only) Junk Yard. Height limitation is 3metres. (That could ostensibly be a lot of timber.) The yard is not paved but will be on grassland. Access will be by a graveled road. There are no buildings indicated.

COMMENT:

It is not an ideal situation to store timber on unprotected ground with a high water table. This may give rise to the proponent requiring at a later date to use some form of land fill to protect the timber. The concern here is that the fill has the potential to change the water dynamics and the quality of fill must be carefully vetted if this should occur. (A current application from the Lot next door 241- 247 attests to the fact this area is very wet in winter. P2115028).

Current mapping obtained from the Department of Water Albany shows part of this property may be prone to flooding. The access road would need to be capable of supporting reasonable traffic and again concern is given to the impediment of water flows during a flood situation from the compaction and height of any carriageway to the Junk Yard. There is also a potential to restrict any underground water flows and drainage.

The use of land for a Junk Yard in a Rural zoning is an AA use (to be at the discretion of the Council) and therefore needs special consideration to the long term affects this activity may have on the drainage and also to the effect it will impose on this special rural setting.

I feel all aspects of this proposal should be very carefully considered by Council in their decision making.

Kind regards and no malice

A handwritten signature or set of initials, possibly 'R', written in black ink.

Albany WA 6330

Attached two maps:

Map 1 Dept of Water 100 Year Flood

Map 2 Survey and Management recommendations Yakamia Creek Catchment (2000) and legend.

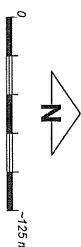




**LEGEND**

- Road Centrelines - Landgate
- FPM 100 Year ARI Floodway and Flood Fringe Areas - DoW
- Floodway
- Flood Fringe
- Cadastre - DLI
- Hydrography, linear - DOE 1/2/04

\* Project Data is denoted by asterisk.  
 This data has not been quality assured.  
 Please contact map author for details.



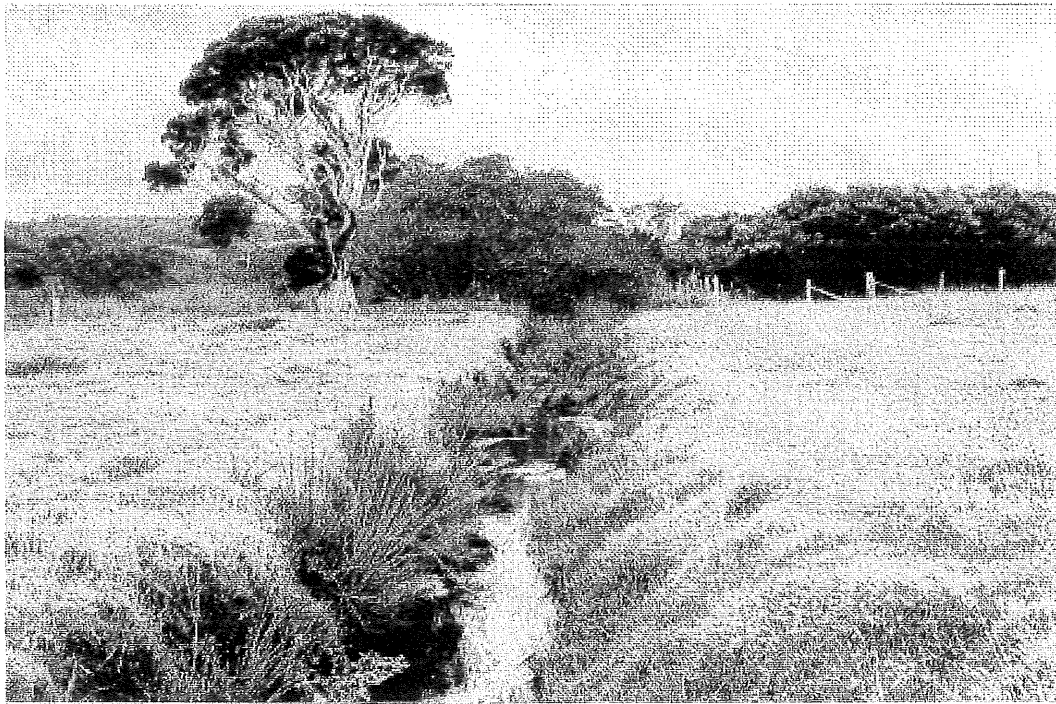
Scale 1:4862  
 (Approximate when reproduced at A4)  
 Geocentric Datum Australia 1994  
 Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.  
 Prepared by: mckeouk  
 Prepared for:  
 Date: 10/03/2011 9:53:13 AM

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.  
 Government of Western Australia  
 Department of Water  
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SOUTH COAST

Survey and Management recommendations  
for the Foreshores of the  
**Yakamia Creek Catchment**



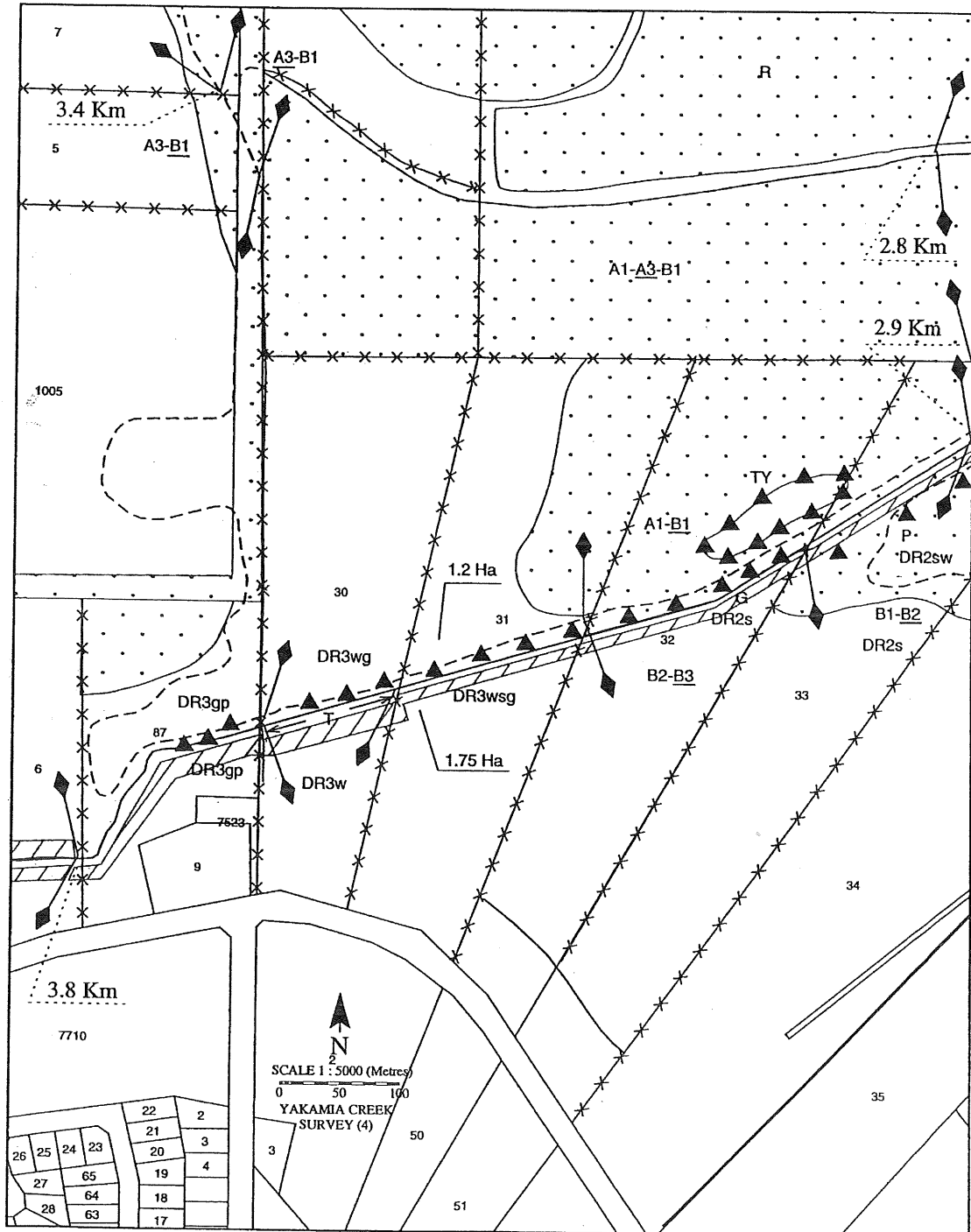
A Report for the City of Albany and the  
Albany Waterways Management Authority

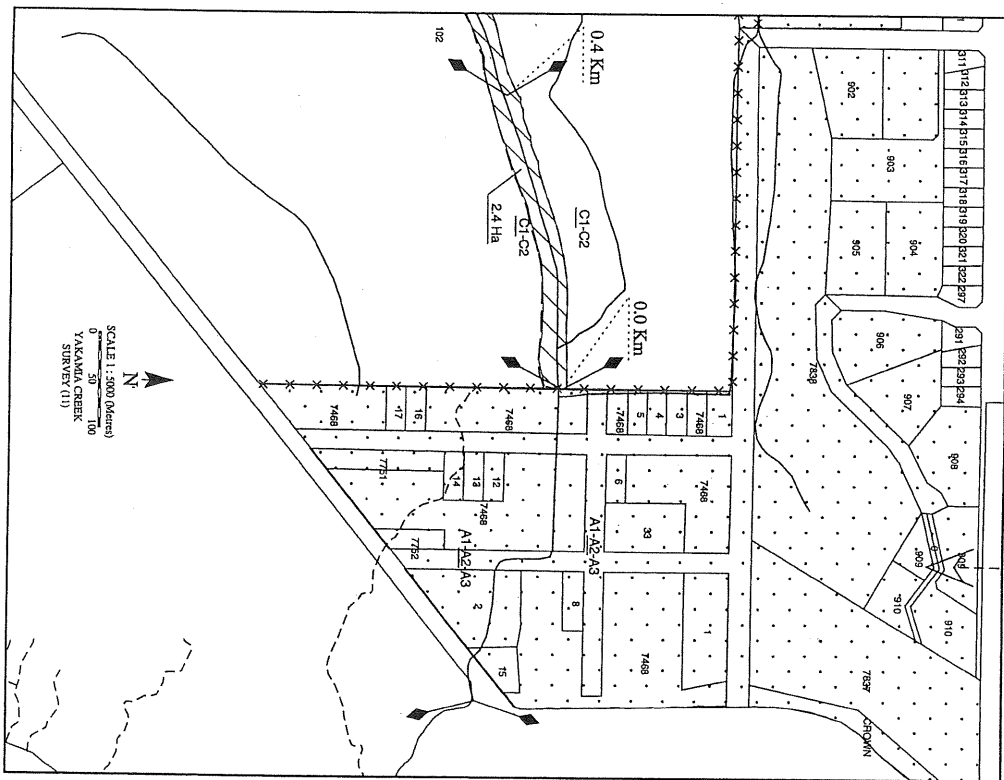
Prepared by Kevin Hopkinson

Green Skills

March 2000

SC627.4  
(941) SUR





**Tom Wenbourne**

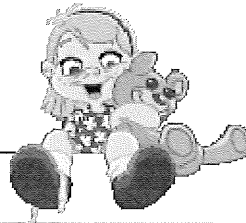
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**From:** Records  
**Sent:** Monday, 14 March 2011 8:54 AM  
**To:** Planning (External Use ONLY)  
**Subject:** EF1131940 - A67452 - FW: Objection of salvage @235-239 Ulster Rd. Collingwood Hights

---

**From:** [mailto:](#)  
**Sent:** Thursday, 10 March 2011 5:44 PM  
**To:** Records  
**Subject:** Objection of salvage @235-239 Ulster Rd. Collingwood Hights

I would like to object to a timber salvage at 235-239 Ulster Rd Collingwood Hights. /P215027  
Even now we have to put up with earth works all week ends.  
The land it is proposed to be put on is a peat wetlands, plus all the noise.  
Yours sincerely I



---

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City of Albany Records  
ICR1132108  
A67452  
14 MAR 2011  
SPLAN1

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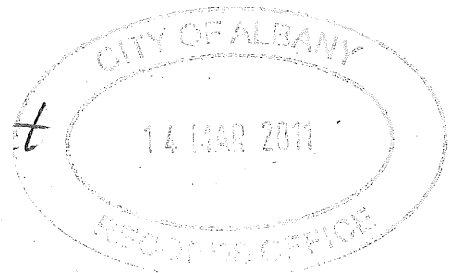
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The Chief Executive Officer,  
The City of Albany  
North Rd.  
Albany 6330

Re Proposal Junkyard Timber Salvage — P21150  
27

We wish to oppose the above project on the following grounds

- ① This is a school area and the type of traffic in this industry will create a hazard to school children
- ② This project is situated in the Yakamia Creek Catchment Area and all salvage timber has the potential to pollute especially that which has been chemically treated
- ③ This will create visual pollution to the people in Breaksea and Collingwood Heights



10th MARCH 2011

11 MAR 2011

10/3/11

TO CEO Albany,

I am writing in ~~strong~~ strong opposition to the proposed timber salvage for 253-259 Ulster Rd Albany.

I have lived on [redacted], Collingwood Heights for the last 6 years & have enjoyed the quiet peaceful neighbourhood immensely. What is being proposed will change that forever & I believe will have further implications down the track.

The whole area is known as a natural wetland with the Yakamia Creek also running through. It is regularly under water during a normal winter & I just think back to 7 years ago when we had a deluge, people were out there on their boats & jet skis. The area is also a breeding ground for birds & frogs & I witness from my kitchen window every year mountain ducks coming in to breed. I have also seen black swans down there.

The application for a timber yard so close to a school is also wrong in my view. Kids have enough attention problems without the added background noise from trucks, bobcats & so forth. It also has the potential to create traffic hazards & being a school bus driver myself who travels along Ulster Rd daily could really do without the extra hazard.

I really hope the council rejects this application as it is a really special place so close to the city & it would be a real shame to lose another one of Albany's Beauties.



Collingwood Hts  
9<sup>th</sup>/3/11

To the C.E.O.,

I am replying to the attached circular which I received today.

My partner and I have a few concerns regarding the application for a junkyard at 235-239 Ulster Rd, Collingwood Heights.

① We are sure there will be a lot more noise (trucks, other machinery etc) in our normally quiet neighbourhood — which will

② also cause a lot of disturbance at the dog kennels nearby, adding to the noise and causing more stress to the poor dogs already away from their homes.

③ Altho' the following point will not affect us, ~~we~~ do feel for the residents of this area who will have to look at a junkyard everyday instead of the lovely view they now enjoy.

A business like this should surely be situated in an industrial area rather than a residential area.

Unfortunately we have only just become aware of this proposal and would've liked to have discussed this with the rest of the neighbourhood.

Yours sincerely,



City of Albany Records  
Doc No: ICR1132120  
File: A67452  
Date: 11 MAR 2011  
Officer: SPLAN1

Wednesday 9<sup>th</sup> March 2011

Attach:  
Fax:  
File:  
Fax+Vol:

**RE: OBJECTION: PROPOSED JUNKYARD (TIMBER SALVAGE) / P2115027**

To the Chief Executive Officer,

We wish to express our objection to the above proposal of Junkyard (Timber Salvage) at 235-239 Ulster Rd, Collingwood Heights, Albany.

We are residents that live within 1km of this property and travel on Ulster Rd past this property on a daily basis.

Our concerns are:

The visual impact of the junkyard/salvage storage yard on the surrounding area. Will this development be restricted to timber salvage only?

The possibility of heavier vehicle traffic ie.) Trucks, entering and exiting the property opposite a school and within a school zone.

The possibility of increase noise pollution on the surrounding area, due to heavy vehicle movements and perhaps additional machinery for the purpose of processing the salvaged timber.

Would there be a possibility in the future in the milling of timber?

As residents of the area for 10 years we feel that the introduction of this type of operation is not appropriate in proximity to a residential area and would be better situated further out of the city or in a light industrial area.

We hope that our strong objection to this proposal is noted by the City.

Yours sincerely

Albany WA 6330



3  
COLLINGWOOD HEIGHTS  
6330

City of Albany Records  
Doc No: ICR1132119  
File: A67452  
Date: 11 MAR 2011  
Officer: SPLAN1

Faileen James

Chief Executive Officer  
North Road  
[Albany W.A. 6330

Attach:  
Fax:  
Tel:  
Fax+Vol:

Dear Ms James:

I am a long-time resident of our City, and I am writing to express my concern about recent application for a Junkyard at 235-239 Ulster Road, Collingwood Heights . I feel the proposed plan should not be allowed in that area.

My reasons being; 1 The area is part of a natural belt of green habitat for our wildlife with a permanent water course running through it, this might not seem so significant in the short term but in the long term as our city grows , our next generation will be asking why did our forefathers not see the potential of the green belt of land with a creek running through it from North Road to Lower King Road ,being turned into a Park with lakes and gardens along the creek it would attract wildlife and be a show peice,and envy of every City in Australia.

Albany only has Ayres Park (of any size) and WILL require a larger Park for the future. Now is the time to start planning.

There would be a danger of contamination of the Yakamia Creek from the machinery and this type of business .

If any landfill is allowed in this area without further investigation , can only add to the flooding of North Road.

Yours sincerely,



ALBANY WA 6330

Doc No: City of Albany Records  
File: ICR1132117  
Date: A67452  
Officer: 11 MAR 2011  
SPLAN1

10/03/11

Attach:  
Box:  
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City of Albany  
Chief Executive Officer  
PO Box 484  
ALBANY WA 6331

Dear Sir/Madam

We would like to express our strong objection to the proposed Junkyard (Timber Salvage) at 235-239 Ulster Road, Collingwood Heights.

Our residence is on the [redacted] side of [redacted] and we have a veranda extending along the front of our house where we spend a lot of our time there enjoying our rural view. Within the last two weeks we have received approval from council to build a deck on the side of our house where we would be looking at the same peaceful view.

We have lived at [redacted] for 17 years and have always enjoyed living there but find it very concerning that our outlook will change from a tranquil rural view to an industrial one. It also concerns us that the value of our property will go down if this proposed Junkyard goes ahead.

Yours faithfully

[Handwritten signature]

Doc No: City of Albany Records  
le: ICR1132116  
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fficer: 11 MAR 2011  
SPLAN1

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ALBANY WA 6330

10/3/11

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Chief Executive Office  
City Of Albany

Dear Sir/Madam

RE: APPLICATION FOR A JUNKYARD AT 235 ULSTER ROAD, COLLINGWOOD HEIGHTS

We strongly oppose this application.

We have lived in ( ) s since 1970 and have seen this suburb grow into a wonderful place to live and raise a family.

Yakamia creek has been a pleasure to look over with its wildlife in this area.

With this submission we do not want this type of business in our suburb.

Yours faithfully



9 March 2011

Chief Executive Officer  
City of Albany  
North Road  
ALBANY

City of Albany Records  
oc No: ICR1132114  
ile: A67452  
ate: 11 MAR 2011  
fficer: SPLAN1

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Dear Chief Executive Officer and Councillors

**Re: Proposed Junkyard Timber Salvage – Application P2115027**

Today it came to my attention through a City of Albany notice (as above) that there is an application before Council to operate a timber salvage yard at 235-239 Ulster Road. I and the undersigned neighbours, wish to strongly object to the granting of such land usage in this low lying valley for the following reasons.

- 1 There is no precedent for a light industrial business to operate here. The surrounding area to the above rural zoned block is first and foremost a quiet, residential area with St Joseph's College school and Breaksea housing estate and Collingwood Heights overlooking this valley/wetland. As far as we are aware, market gardens and horticultural activities as well as a horse riding stable and dog kennel, are the only businesses that operate in this area and these are compatible activities with low impact on other residents close by. The proposition that it be sited near the hospital demolition bares no weight as the timber has to be loaded and transported to another site anyway. This is the thin edge of the wedge and will not very likely stop there. The proponent will want to expand the business to maximise his investment at Ulster Road. If given the green light from council that in ten years time may very well function as a large multi-purpose salvage yard – a very different proposition to that which is being proposed now. This will forever change the ambience of this residential area which is peaceful and pleasant.
- 2 This is a wetland area subject to periodic flooding events when it becomes almost a lake. This is a natural wetland area which is home to frogs and aquatic invertebrates and used to be a breeding area for black swans. Collingwood Heights residents have chosen to buy property and reside here because of its tranquil rural-like ambience and valley views. We have already had a foretaste of things to come when we experienced heavy earthmoving equipment noise which reverberated up the hill throughout the summer months of December and January. Landfill operations were carried out from daylight until dark, seven days a week with no thought for our peace on weekends. One family who was renting, chose to relocate to another suburb due to the constant noise at that time. While residents are prepared to put up with listening to building noise during construction for a short period of time, we are not prepared to be saddled with heavy trucks coming and going and the sounds associated with large volumes of building materials being deposited and moved as an ongoing concern.

This proposed development sets a precedent and then will very likely attract further industry. There is already provision of existing industrial sites that are appropriate for this type of business activity where dual carriageways exist, allowing free flow of traffic and to foist this on residents is unfair because it is not zoned industrial. Rubble and dust and cement have already been polluting the surrounding area. The run-off from the pollutants will have far-reaching effects for all flora and fauna beyond this area, especially considering the regular flooding that affects the Yakamia Creek and associated downstream ecosystems.

Sensitivity to the environment (wetland) to degrading waste and byproducts entering this tributary system will upset the natural water flow causing related problems. There needs to be assessment of the proposal by environmental and engineering staff with their recommendations factored into this application proposal before it is put to councillors for a decision.

- 3 Traffic congestion and potentially dangerous conditions. The proposed salvage/junkyard is located within a school 40 km/hour zone opposite St Joseph's College delivery and pickup point. It is a transit point for Great Southern Grammar school buses and other areas. This means that between the hours of 7.30 am and 9.00 am and between 2.30 and 4.00 pm, we can expect not only a greater concentration of cars but large trucks needing to turn right across oncoming traffic (if travelling towards Albany) holding up traffic where parents are collecting their children from the school directly opposite, causing traffic to bank up behind turning vehicles. As local residents, we have already noticed increasing traffic with increased housing developments east of Albany and this will only continue into the future. This is a single lane road with no overtaking capability and limited vision due to wide curves and is not conducive to public use. As stated this is a collection point for Great Southern Grammar buses as well as St Josephs, causing hazardous conditions for school children from kindergarten to Year 12 who cycle past or walk or are delivered by parents. We are dismayed that this application is being taken seriously and has progressed this far given the potential impacts listed above.

We look to the Council for decisive leadership that takes account of the values of this neighbourhood and the potential impact on local residents and ecosystems. Under the current zoning, this proposition is obviously inappropriate for this area. It would compromise our peaceful lifestyle and is likely to devalue our homes if it is allowed to proceed. These are legitimate concerns that have not been canvassed within our local community and there has been no consultation as far as we are aware. This is a large block of land unsuited to this type of industry for all the above reasons and while we support development, it must be appropriately sited in a light industrial area. It would be an ugly blot on our valley and we would ask that you take a stand against it.

Yours sincerely

City of Albany Records  
 loc No: ICR1132113  
 file: A67452  
 date: 11 MAR 2011  
 officer: SPLAN1

**To:** Chief Executive Officer  
 P.O.Box 484, Albany, WA 6330.

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 ol:  
 ox+Vol:

**From:**

**Date:** 10/03/2011

**Re:** Proposed Junkyard (Timber Salvage)/P2115027

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**Please register this submission as opposing the Proposed Junkyard -  
 /P2115027 for the following reasons:-**

*Environmental Pollution*

The Area proposed is part of the Yakamia Creek drainage plain and as such is wetlands and prone to flooding during the winter period. The land drains into the Yakamia Creek and any improvement to put the land to use, should take the natural environmental use of that area into consideration.

There is a need for a sump system to stop run off from any use of the land, from contaminating the creek with chemicals, ferrous compounds, solvents, oils greases etc., and this system would have to be maintained and regularly serviced prior to periods of winter flooding. Monitoring of this system would be come a council obligation should approval be give to this proposal.

The last heavy flooding of the Yakamia Creek plain was in April 2005 at which time there were excessive rains within 24 hours and waters were backed up by tides and winds in Oyster Harbour causing flooding, and the creek to back up to North Road, with the Lower King Road being closed for a short time with nearly a metre of water over it. At such time the land in question was under water for many weeks before the natural drainage of the area took over.

*Toxic Pollution*

Being close to the coast, the land is influenced by strong easterly and north to westerly winds and as such there will be airborne pollution and dusts from demolition materials and there are no guarantees that these materials will not contain asbestos and similar toxins such as organo- chlorines from footings materials. Such toxins can be airborne as well as pollute the ground water systems and are a silent hazard to the local neighbourhood.

Neighbourhood blocks have grazing animals that would readily ingest such toxins. There is also the hazard to the indigenous species that inhabit the Yakamia creek which contrary to

March 10, 2011

the proposal still do exist in the creek despite the incursion by feral species and noxious plants

Noise Pollution

There would be heavy vehicle access to the premises with yard machinery and impaction machinery cleaning and de-nailing, which would also continue over the weekends to allow the public access to the facility for weekend purchases. Some regulated trading hours would be necessary to retain some peace in the local neighbourhood as sound travel considerably over flat lands and the area is low in the surrounding valley.

Visual Pollution

Asthetically, this sort of business is a negative for the area as it is low in the profile and is overlooked from all sides by surrounding residential properties. Such a business could lead to a lowering of adjacent property values, especially those on the north west face of Collingwood Heights and those north facing on Breaksea Estate.

Safety Issues

The access to the site is from a busy major road and from a school zone. This is a mixture of commercial heavy traffic, public attendance on site, school buses, mothers and children, and though traffic to Lower King suburbs.

If a facility is established, it must be a secure site as there are implications that it could become a good play area for some of the younger generation.

Conclusion

The area of Yakamia flats has been a summer grazing area for a considerable number of years and it is felt that unless there is a formal plan to drain and fill all of the land, as happened in the past over the Yakamia dairy flats to form the North Road sporting complex, then this land should be left to its traditional and historic use.

*[Handwritten marks: a large 'A', a checkmark, and a horizontal line]*





**ALBANY WA 6330**

09/03/2011

Chief Executive Officer  
PO Box 484  
ALBANY WA 6331

City of Albany Records  
Doc No: ICR1132110  
File: A67452  
Date: 10 MAR 2011  
Officer: SPLAN1

Attach:  
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Dear Madam

**PROPOSED JUNKYARD P2115027**

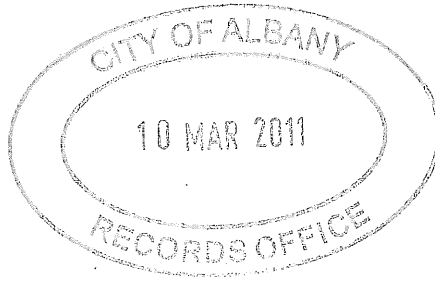
I wish to object to the above on the following grounds;

- 1) The view from my rear balcony will be compromised due to the 3 metre high stacks of timber and may have an adverse effect on the value of my property
- 2) I am concerned about the possibility of chemicals (especially arsenic based treated timber), paint etc leaching into the groundwater
- 3) I believe the proposed junkyard will result in an increased number of vehicles accessing the property from Ulster Rd which may cause additional congestion and possible car crashes
- 4) I believe that the area is not suitable for the proposal and that it should be located in a light industrial area along with the appropriate zoning
- 5) As the area is prone to occasional flooding, there is some concern that if timber is stored on the property, it may float away and end in Yakamia Creek and subsequently Oyster Harbour where it could become a hazard for boats

Yours sincerely

A handwritten signature, possibly "J. ...", in dark ink.

AGENDA ITEM 2.2 REFERS



oc No: City of Albany Records  
ile: ICR1132109  
ate: A67452  
fficer: 10 MAR 2011  
SPLAN1

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To the Chief Executive Officer  
PO Box 484  
Albany  
WA  
6331

Dear Sir/Madam,

We wish to inform you that we oppose the proposed junkyard application at 235-239 Ulster Rd. We live in [redacted] and we look straight over this property. It would be a terrible eyesore to us, if a junkyard was developed, and would also devalue our property.

Also the land under review is in a wetland area, which would be damaged if contaminants were to leach into the area (oil, wood treatment products etc.) This could not only lead to bird and animal deaths, but health issues for people living downstream from the area.

I have done 4 years Environmental studies at University and understand the impact human activities can have on wetlands. Not to mention the potential risks to humans in the events of flooding.

Regards,

-----

To Whom It May Concern.

I am opposing to the application for a Junkyard (Timber Salvage) at 235-239 Ulster Road Collingwood Heights. Albany. WA

My reasons are as follows:

1. Contamination to our water ways (Creek) which leads out to King River, affecting all sea life.
  2. Trucks/vehicles turning in and off Ulster road in front of St Josephs School pick up area. Not safe.
  3. Unsightly area for all residents to look down on from their homes.
  4. Noise factor to close residents and school also disturbance to all the bird and animal life that lives there.
  5. Not a very good sight for Albany visitors travelling along Ulster road out to Emu Point to stay. It is such a pretty drive.
  6. These industries need to be away from residential areas.
- I'm sure there is room out of town. eg. Hanrahan Road, Chesterpass Rd in the industrial areas. etc.

Concerned nearby neighbour.

Trusting this application for a Timber yard will not be granted.

-----

IP Address: -----

Referer: <http://www.albany.wa.gov.au/website/>

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9 March 2011

Chief Executive Officer  
Ms Faileen James  
PO Box 484  
ALBANY WA 6330

Dear Ms James

**I wish to write in opposition to the proposal for a junkyard at 235-239 Ulster Road, Collingwood Heights.**

Having been a resident in Collingwood Heights for 22 years my family has enjoyed the peace and tranquility offered by the view of open land covered in natural vegetation which now comes under threat from encroaching suburbia. I have watched a beautiful wetland, home to water birds such as swans and marsh hens, drained, and tall trees, alive with pink and sulphur crested cockatoos among other birdlife, felled and stripped from this area.

While I acknowledge the prerogative of the initial owner of this land to deal with his possession as he chooses, the natural geography of this land should not be discounted. Left to it's own course this land would still be largely under water, as sometimes still occurs in heavy rains. When the waters drain away they take with them anything that has been left in, on or around the land. I find it hard to believe there are not covenants on land of this type prohibiting this kind of development, but I concede to your greater understanding of these matters.

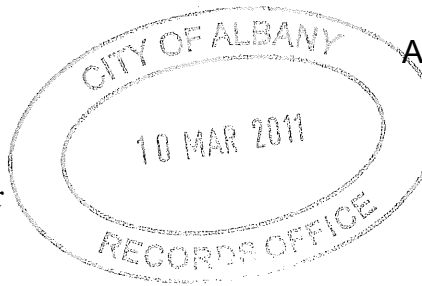
While this land may now have changed ownership with the years, and developed into lifestyle blocks, I have watched "fill" of one kind or another being trucked onto this land reaching out into the wetland in an attempt to make it usable. When the next big rains come it is all washed into the Yakamia Creek, because that is the way that the drains have been designed to deal with it. And then where does it end up? It wasn't a good idea then and it is not now.

We understand that progress is inevitable, but we ask that you not lose sight of the bigger picture. Obviously we do not want an eyesore in our front yard, so to speak, and I have not yet seen a salvage yard that did not look like exactly that, an eyesore.

An enterprising person is entitled to run a business from property that he owns, but we ask most sincerely that you do not approve this business in this area, now or in the future.

Sincerely

ALBANY WA 6330



AGENDA ITEM 2.2 REFERS

City of Albany Records  
Doc No: ICR1132052  
File: A67452  
Date: 10 MAR 2011  
Officer: SPLAN1

Attach:  
Box:  
Vol:  
Box+Vol:

To Chief Executive officer  
City of Albany  
POBox 484  
Albany WA 6331

To Whom it may Concern,

I am writing to you in regards to an application for a **Proposed JunkYard(timber salvage)/ P2115027.**

I am the owner and occupant of:

I would like it known that I am strongly against the proposal: P2115027.

I believe that the farmland concerned would be badly sacrificed by such a proposal and the creek that it would also cross through.

As well as the aesthetics of the environment which would be negatively affected by all surrounding homes in the area. Also the noise of all of the trucks etc which at times are already noisy from the applicant's address.

I have been told that the brother of the applicant actually works for the council. I know that this may not be relevant, but I hope that there will be no bias involved due to this factor.

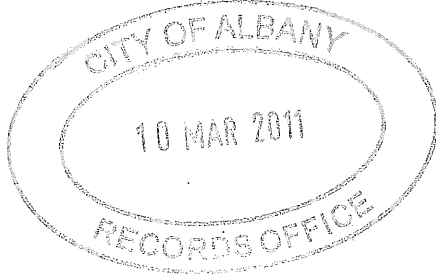
I hope that you will strongly consider my letter and not approve the application: P2115027.

I wait in hopeful anticipation to your written reply to my request.

Yours Sincerely,

Dated: 9<sup>th</sup> March 2011.

A67452  
S Plan 1



ALBANY W.A.

Ph/fax (08)98  
Mobile

ABN:  
9 March 2011  
REGO NO.

Chief Executive Officer,  
PO Box 484 Albany  
WA 6331

We feel that the location of the proposed Junkyard (Timber Salvage) yard.  
Will be unsightly, the road access is not suitable for trucks, we concerted about pollution in  
to Yakamia creek and the affect it well have on locale wild life.

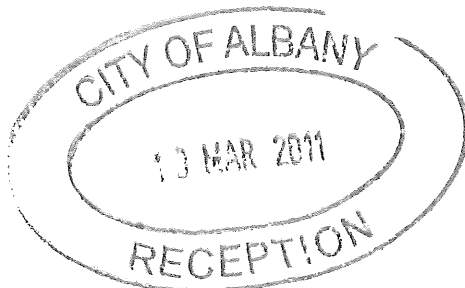
We feel it would be better suited in a industrial area where unsightly junk is  
not a problem.

Yours faithfully



Doc No: City of Albany Records  
File: ICR1132053  
Date: A67452  
Officer: 10 MAR 2011  
SPLAN1

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City of Albany Records  
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COLLINGWOOD HEIGHTS  
WA 6330

CHIEF EXECUTIVE OFFICER  
PO BOX 484  
ALBANY WA 6331

**PROPOSED JUNKYARD (TIMBER SALVAGE) / P2115027**

Dear Sir

I am absolutely opposed to the proposed Junkyard (Timber Salvage) at 235-239 Ulster Road Collingwood Heights for a number of reasons.

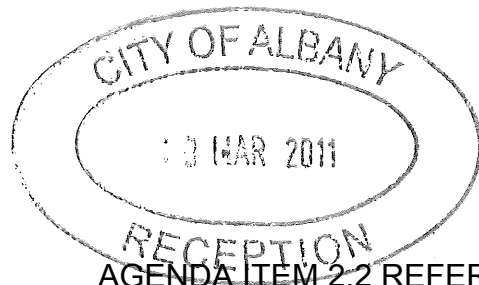
Paramount in this matter is the unquestionable pollutant effect on the wetland it is situated on and the run off into the Yakamia Creek system. In this regard, I ask Council to investigate if unlawful landfill has already taken place putting the wetlands at risk and eradicating some native species of fauna and flora.

In addition to the environmental pollution there will be visual and noise pollution for the residents overlooking the site.

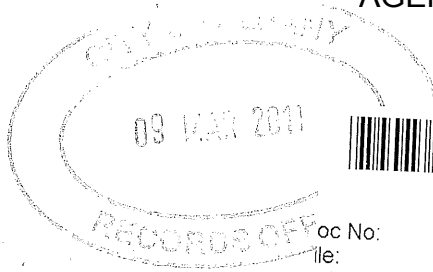
This is a brief submission due to the limited time available for the public to comment. However, hopefully I have conveyed my extreme concern that this proposal should even be considered.

Please keep my name and address suppressed.

Yours sincerely







City of Albany Records  
 ICR1131812  
 A67452  
 09 MAR 2011  
 SPLAN1

Doc No:  
 File:  
 Date:  
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Albany 6330

8<sup>th</sup> March 2011

Pa 115027

For The attention of The Chief Executive Officer

Dear Madam,

With reference to the proposed Junkyard at 235-239 Ulster Road, we strongly object to this proposal going ahead. We live where we are because of the views from our property, and the quiet environment, which would be affected by noise not only during the week, but probably week-ends.

We also submit that the proposed Junkyard would affect any resale value should we wish to sell in the future.

Most importantly, this Junkyard would be detrimental to the environment. Many people have very short memories; it is only a few years since all of that area was under water from heavy Winter rains, and this is not an isolated occurrence.

We would also point out that this is a residential area, not an industrial area.

Whatever one wishes to call this proposal it already looks unsightly, and will be even more so if this goes ahead.

Yours faithfully,

**Submissions  
Received  
Following  
Council Meeting  
20/9/2011**

ALBANY WA 6330

29 September 2011

Mr Graeme Bride  
Executive Director – Planning & Development  
City of Albany

graemeb@albany.wa.gov.au

Dear Mr Bride

OPERATIONS OF PLANNING DEPT, CITY OF ALBANY CONCERNING APPLICATIONS  
P2115027 AND P2115028 WITH ONGOING BUSINESS OPERATIONS IN YAKAMIA CREEK

As a local resident of Collingwood Heights, I overlook the valley below and the following observations have been made over a number of months where my attention was drawn to noise, necessitating investigation as to its origin, because this area is always peaceful and quiet. Then, further discovery that Council have only taken action to stop unlawful business activity when they had been alerted by vigilant members of our community that proponents have been pressing on with building their infrastructures and working with other businesses in preparing for their planned development. It not only appears that the Planning department at City of Albany have been actively working with the proponents in assisting the process to gain the necessary permission from Council, but there is now evidence of verbal assent by at least one planning officer to progress a business operation under the radar in this presently protected wetland/floodplain under the Rural AA zoning.

It is for this reason I document in some detail how these events have unfolded. It should be pointed out at the outset that I do not know either applicant and have nothing personal against them. It is just inappropriate to have commercial/light industrial development next to residential areas, school, old peoples homes and hospital that require peace and quiet and is visually attractive for people to enjoy when they are relaxing at home.

The facts that demonstrate that due process has not been followed are recorded below and constitute a serious breach of planning guidelines and show a complete disregard for community residents.

Application P211502 at 241-247 Ulster Road (Inert Landfill application)

In early June 2011, I and two other residents from Collingwood Heights had been removing woody and annual weeds from Breaksea Estate along Ulster Road on one side of the road, to prevent their spread and retain the under storey and flora biodiversity. In order to progress the work we needed to enlist other stakeholders on the other side of the road, to get their approval. It was in this context that I wanted to speak with the owner of the Barker property to get his approval that I ventured along his property down to the large shed, as there was no house. I had observed people coming and going so I proceeded to the rear of the shed to ask Mr Barker for his permission. (I attach the relevant letter to South Coast NRM recording my findings, explaining my reason for visit).

Two young men were working in the shed and on enquiring if I could speak to Mr Barker about the Victorian tea tree on his verge, one of the men stated "Mr Barker isn't here, we are an electrical business". So I left, thinking that was interesting given that it had not proceeded to Council for approval and so did not have permission granted to run a business. As I did not have Mr Barker's comments to include I sent the letter off to South Coast NRM.

On Sunday, 3 September after arriving back from a Perth trip at 2.30 pm at my residence, I heard a loud continuous electrical noise. During the afternoon this noise continued until it was after dark. Looking at the clock I noted it was 6.15 pm and I felt incensed that local residents were being subjected to this kind of noise at this time. I decided to walk until I found the exact source of the noise, proceeding along Eclipse Drive to Ulster Road, following the direction of the noise to the place. I saw a large floodlight at the side of the shed at *Barkerland* and two men working next to some kind of electrical machine. As I deliberated what to do next, I decided to ask them why they were operating machinery at that time of day on a Sunday. Suddenly, they saw me and the machine was switched off, the two men scurried into the shed and the floodlight was turned off, and I was left in the dark stillness.

Over four months I have noticed two vehicles parked at the rear of this large shed during week working hours and the back shed open and occasional loud noises but nothing as loud and continuous as the above instance up until the beginning of this week when the City's Planning Dept got notice of this and the shed has since been closed.

Application P211502 at 235-239 Ulster Road (Recycled Timber Junkyard)

On the day after the last City of Albany Council meeting (September 20), I looked out the window about mid-morning and happened to observe a truck loaded with soil or similar material being delivered at the above property at the north-eastern end of the line of recycled junk. I observed three truck loads of this material being dumped at half hourly intervals and I decided that I should inform the Planning Dept and spoke with Taylor that it appeared there was a business relationship between the company carrying the soil and the applicant. I decided I needed to inform myself of where the material was being excavated from and the company providing the service, as at this stage no approval has been given and there are no guarantees that it will be. On sighting the fourth truckload, I proceeded down to Ulster Road and then followed the truck owned by Bail Sand and Gravel as it proceeded out of applicant Sutton's property. The destination was Albany City Holden in Earl Street. I then observed an excavator, loading the truck and delivering back to said property. It had asphalt and gravel soil from what I could observe.

On Saturday morning, at 10 am a dozer was heard to be moving soil near a small shed for about an hour. Later in the day, again the dozer was operating, distributing soil and then similarly again on Sunday morning and afternoon, the last activity was from approximately 4.30 – 5.30 pm. Given that Collingwood Heights is in the path of prevailing south-westerly winds and that noise is carried up the valley to the hill, we hear noises very clearly that emanate from these properties that have been using heavy earthmoving equipment since the end of last year. During January, graders and earthmoving equipment were operating seven days a week, daylight until dark. Why are the proponents able to operate at all times of the day and week? Is it a foregone conclusion that they will receive permission to operate their businesses at this location?

As I had no evidence that this activity was happening on weekends, I asked my next door neighbour whether he had a camera with a telescopic lens so we could record the date and work proceeding at the junkyard location. When I explained to him the above two scenarios, he stated that was seeing Tom Wenbourne, (Senior Planning Officer) at the Triathlon Club the next day, ie (Sunday, 26 Sept). This was conveyed to him over the weekend and action was obviously taken on Monday morning.

## AGENDA ITEM 2.2 REFERS

As a result of City of Albany Planning officer contact with the proponent/s on Sept 27 it was observed the shed is closed and a sign has been erected on the verge of the proponent's property. I stopped and read it, and it was a very derogatory message to local residents for being nosey and that all he intended is to have a well landscaped place that he could build his home on. Is this a cover up?

This morning, a local resident who lives further up Boronia Avenue knocked at my door and informed me that Mr Barker was going to visit me and had invited her and me (and possibly others) to come and view the shed. Apparently, he admitted to her, that he had been operating an electrical business with two apprentices and that he had been given verbal approval by a certain Planning Officer. I can't verify who the Planning Officer was as I was not privy to these discussions. This confirms what I suspected and would seem to give the proponents' great confidence of expectation of approval at the Council meeting when a simple majority is all that is required when it comes to the vote to give permission for development to proceed in Yakamia Creek.

Given there is considerable support by at least three, possibly four councillors who have actively defended the proponents, it is critical that due process is followed and that those with vested or pecuniary interest is declared. At the last meeting one councillor stated he had pecuniary interest and that those standing against the development (us) were misinformed and emotional. I wonder whose version of events is going to be believed? Where do the residents who will be most affected, stand in all this? Also, after some delay, councillors were refused entry to the proponent's property to sight first hand, the recycled junk in the middle of the floodplain. This was after the Mayor at the previous monthly meeting gave a directive that councillors should get a first hand impression of the appropriateness of the site for the proposed activity. Why was the application for timber junkyard asked to be laid on the table for another month? These questions deserve answers.

There is no question it is an eyesore for us overlooking this hill and there is no question that if both these businesses succeed in gaining approvals that we, at Collingwood Height on the west side of the hill and Breaksea Estate residents on the north side of the hill, will lose our quality of lifestyle – degrading our valley and assaulting our ears because both businesses use heavy earthmoving equipment or large trucks to deliver their material/goods.

In the briefing document, the Planning Dept rejects these development applications with Dept of Water also recommending this outcome. In Pt 17 of the briefing document, the door is left ajar for proponents approval if the proposed activity is relocated further out of the floodplain. Residents will still be subjected to visual and noise pollution and a precedent has been set for other business development. While small business is to be encouraged, it must be appropriately zoned in a more suitable area with less impacts for residents. Albany is a beautiful city and I have enjoyed living in Collingwood Heights because of the lovely valley view and peace and quiet. There are many residents, far outnumbering these two proponents who have a lot to lose if the Council finds in favour of the developments going ahead.

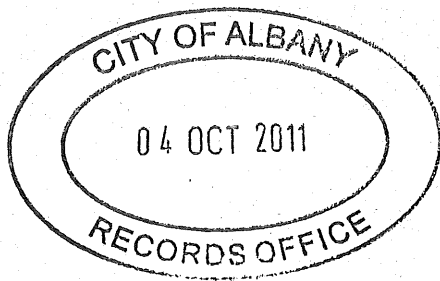
Yours sincerely

cc: Chief Executive Officer, Faileen James  
Minister for Local Government, James Castrilli

attach: Ltr South Coast NRM 17 June 11

with 2 attachments.

AGENDA ITEM 2.2 REFERS



Albany 6330  
1st October 2011.

To The City of Albany Council,

We are residents at the above address and immediately overlook the properties referred to in the following planning applications.

1. The junkyard (limited salvage) P2115027  
235 - 237 Ustick Road.
2. The junk waste dump. P2115028  
241 - 247 Ustick Road.

We are very concerned about the impact of these developments on the floodplain, our views, and the ambience of the peaceful Hakomia Creek area. We are concerned about the disruption to the natural drainage system and possible modification of the flood levels if dumping continues. We are also concerned for the natural ecological and environmental functions of the area - both visual and in the maintenance and future of local flora and fauna.

We understand the Department of Water has opposed planning consent, largely on these grounds.

Viewed together, these two applications pose a significant threat to a 'Rural Zone'. 235-247 Ustick Rd is a huge area which could become the equivalent of an 'Industrial Zone'. We built our house here to enjoy the Creek views, the animals and the bird life and have no wish to have this taken over

AGENDA ITEM 2.2 REFERS

AGENDA ITEM 2.2 REFERS

by industry, with all the potential noise, activity and extra fire risk that this could mean.

We were told at the Council meeting on the 20<sup>th</sup> Sept that the 'timber salvage yard' was only going to operate while the Hospital demolition was underway but we read that the Proposer had requested approval for "Ongoing, permanent activity" we were also told that, should planning permission be granted, the activity would be 'controlled'. Up to the time of the meeting, Council had been unable to carry out a 'site visit' so how can we be reassured that:

1. no chemically treated timber is being stored.
2. The area used for storage remains at related levels.
3. The hours of operation are controlled
4. The frequency of deliveries is 'insignificant'
5. No further filling will occur.

How would this be monitored and for how long? How would noise levels be controlled?

Of equal concern is the 'Inert Waste Dump' in a Rural Zone. All material of waste can be described as 'inert' but even if not actually harmful can be extremely unsightly and possibly even hazardous to local flora and fauna, especially if it is ongoing and permanent.

We approve wholeheartedly of 'enterprise' but



within already established 'Industrial Zones'.

On all these counts, we respectfully request that planning permission for these two applications is refused.

Yours sincerely

*[Faint, illegible handwritten text, possibly a signature or list of names]*



Doc No: City of Albany Records  
File: ICR1148866  
Date: A67452  
Officer: 04 OCT 2011  
SPLAN1

Attach:  
Box:  
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Doc No: City of Albany Records  
File: ICR1148866  
Date: A67452  
Officer: 04 OCT 2011  
SPLAN1

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Box:  
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Box+Vol:

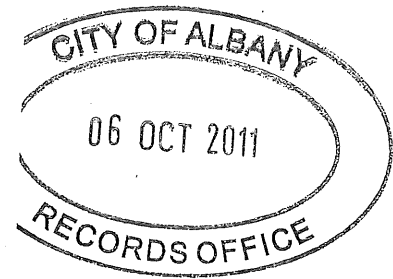


4 October 2011

City of Albany Records  
 Doc No: ICR1149193  
 File: A67452  
 Date: 06 OCT 2011  
 Officer: SPLAN1

Chief Executive Officer  
 Ms Faileen James  
 PO Box 484  
 ALBANY WA 6330

Attach.  
 Box  
 Vol.  
 Box+Vol.



Dear Ms James

**I wish to write to clarify my views with regards to my opposition to the proposal for a junkyard at 235-239 Ulster Road, Collingwood Heights.**

It was with some interest and anticipation that my husband and I attended the council meeting of 20 September in Council Chambers, and with some delighted surprise that my children expressed their intent to also attend. What an excellent opportunity for my children to see council matters working in practice.

Obviously we were drawn to the meeting in response to a letter inviting me to hear matters discussed regarding the above proposal following my letter dated in March opposing the proposal.

In response to the views of councilors expressed at this meeting and the decision to hold this matter over for another month I would like to draw your attention to some discrepancies with statements made at this meeting by councilors and what is contained in the briefing notes.

Please bear with me, I will try to be succinct.

1. In the first instance it is my understanding that this area is zoned rural. At what stage was application for rezoning made to Council to enable industrial business to be engaged in at this address? If no application has been made it would appear that some steps in this process have been omitted in that the proponent has already commenced readying the property for this business in the clear assumption that approval is imminent. Is this the case?

If this is not the case it would seem that the intention to move forward with plans for this venture is extremely presumptuous by the proponents unless they have been given indication of approval, either verbal or otherwise, from someone in the Council planning department.

**Point 6 of the Briefing Notes:**

"The proponent seeks planning scheme consent for the use of part of his land as a Junk Yard, specifically for timber salvage. The application has arisen primarily as a result of the re-development of the Albany Regional Hospital whereby significant amounts of timber from demolished buildings (roof frames etc) were sorted by the demolition contractor and identified for disposal at landfill. **The proponent negotiated for the delivery of the timber (several truckloads) onto the subject site.**"

As the proponent has already set this in motion this point serves no practical purpose unless there is a penalty that will be imposed for the presumption displayed.

setting a maximum height would control and minimise visual amenity and landscape impact concerns. With controlled or limited stacks of wood and the one person operating nature of the proposal, it would have minimal impact when assessed against the overall size of the lot and would not necessarily be discernable or distinguishable from other rural type activities. **The hours of operation and days when activity is permitted could also be controlled by condition.**"

The point I would like to make here is simply that there are already planning conditions in effect and the proponent has blatantly disregarded them. What possible difference will it make to impose more? Shutting the stable door once the horse has bolted is hardly effective management practice.

6. Point 14 states that ... "with controlled or limited stacks of wood and the **one person operating nature of the proposal,**" however Point 34(b) opens up the possibility of a larger operation being permitted changing the nature of this proposal entirely.

**Point 34b of the Briefing Notes:**

*"The business should not employ more than 2 persons not members of the proponent's household";*

I would like to have clarified for me what constitutes suitable fill material for a wet plain. From my front verandah I have seen many truckloads of timber, rubble and other building material tipped onto the land far into the wetland area and then covered with soil. Considering the propensity for flooding in this area, it was no surprise to note that after the floodwaters had subsided the soil was completely gone and what was under it, who knows where? I rang the council at this time to express my concerns regarding this event and was told that since it was on private land it was not a council concern. Perhaps I should have instead contacted the Department of Water and the Department of Environment and Conservation.

To clarify, I do not charge that this occurred on the land of the proponent of this proposal but on one of the three blocks in that row directly across from my property. My concern is for the nature of the fill being put on this vulnerable wetland site in the past and into the future by any of these residents and given that following a deluge anything in that area will end up in the Yakamia Creek and possibly further, into Oyster Harbour, if it does not block the Creek before it gets there!

While I have only discussed the procedural discrepancies on this subject in the hope that you would realize we are not only dealing with an emotive issue but one of trust in our council processes, I would not like you to disregard the personal feelings of myself and other residents in this area. Mention has been made of the visual amenity of this proposition. While there is at present little to be seen from Ulster Road but a work in progress, my family and I do not look over Ulster Road to this project.

From the front verandah of the home that my family built over 22 years ago our view was of a permanent water plain filled with birdlife, before the owner of that time drained it into the Yakamia Creek. We have considered ourselves blessed to live in such a tranquil area with such a beautiful outward prospect that we considered, by virtue of it's ecological nature, to be untouchable. To anticipate that view to change to one of industry, with its attendant noise and visual impact on our lifestyles, yes, we feel strongly about this. Not because we wish to blight the business prospects of any one person, but because we all have a right to air our

views and be heard. Because we are and have been subject to council regulations and conditions at one time or another and have had to abide by these conditions at risk of penalty. We call into question the process that has brought us to this pass, with the possibility that this application will be passed through simply because it has already been set in motion and it is easier to gain forgiveness than permission.

Lastly, 27 residents responded to this proposal. Of these 23 wrote in opposition to the proposal. That is 85%, a high percentage of negative respondents with a stake in this decision. We should not be overlooked or our concerns disregarded. We have just paid our council rates and will be voting very shortly!

Sincerely yours

Albany

cc Graeme McBride

1<sup>st</sup> February 2011

City of Albany  
Planning Department  
P O Box 484  
ALBANY WA 6330

To whom it may concern

**RE: PROPOSED PERMIT FOR FILL AT 247 ULSTER ROAD, ALBANY**

I am writing in application to obtain a permit to allow fill to be placed at my property at 247 Ulster Road, ALBANY.

I had previously spoken with Debbie from planning, a staff member of the City of Albany whom explained to me that I could place fill on my rural property for the purpose of making a dryer area. I also spoke with the DEC who also said I was able to use fill to build up my block as long as it was inert fill up to 500 tonne per year this had to be free of composting substances.

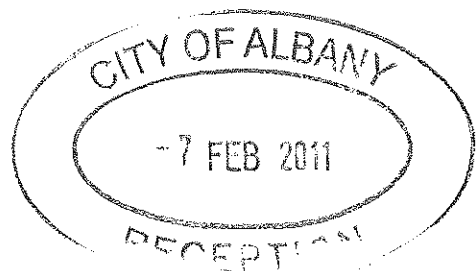
I have outlined below my purpose for this fill as well as explanation to possible issues with this.

**Purpose of Fill –**

The purpose of this is to build up and stabilise a small portion of the 21 acres which is in general wet and low lying with well draining material to enable me to have a dry area to utilise and keep vehicles/machinery dry as during the winter months the ground becomes water logged and unusable. This area will also be a dry area for livestock throughout the winter months to prevent foot problems due to the having constantly wet feet. I will be removing the top soil, filling and then returning this soil and returning it to natural state.

**Type of Fill –**

As previously told I was able to use inert fill, this is what I obtain to use as the nature of fill available is brick, concrete and a small portion of timber (less than 10% is timber as this cannot be physically separated with a 20 tonne demolition excavator) This fill would otherwise be used for landfill at Bakers Junction refuse site where it will be buried with no further sorting or recycling.





Possible Issues

**Acid Sulphate Soils**

I have been conducting tests on the soil with a ph Tester on a regular basis and have found that the soil ph levels do not vary from the ph level of the surface to the ph level of disturbed soil after being exposed to air. After all I am not interested in having a property on which nothing will grow.

**Water Course (Yakamia Drain)**

I have attached an aerial photo of the property and as you will note the proposed fill will not interrupt the flow of water through the flood plain or Yakamia Drain.

As far as I'm aware the Yakamia Flood Plain is not a water catchment area as it passes all the city's storm water including an amount of rubbish, oils and general pollutants that all wash out into oyster harbour.

**Easement / Drain**

You will note there is a drainage easement on my property, this easement has never been dug, used or maintained.

The drain located on the eastern side of my property, which was dug by the COA to disperse storm water from Ulster Road is not located on an easement nor maintained by the COA this drain is extremely overgrown causing water to flood into low lying flats of my property as well as surrounding neighbours.

I, myself am happy to maintain this drain through my property however it still has nowhere to flow to as it only runs into the next overgrown property.

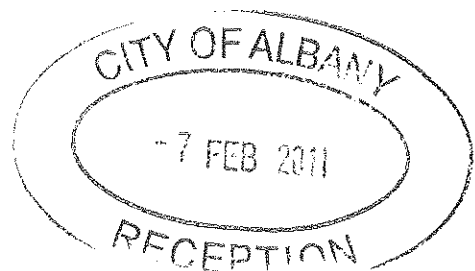
In closing I feel I have looked into the consequences this may have on the environment and found that by allowing this type of fill onto my property it will cause little if any effect. The fill in question will be used as land fill whether it is at my property or at the local dump therefore I don't see why this should be an issue.

If you have any further questions please don't hesitate to contact myself on 0408 447 387.

Thank you for your time I look forward to an affable result

Kind regards

Russell Barker  
Owner 247 Ulster Rd, ALBANY



# Landfill Waste Classification and Waste Definitions 1996 (As amended December 2009)

Extracts below

## LANDFILL CLASSES AND THE WASTES THEY ACCEPT

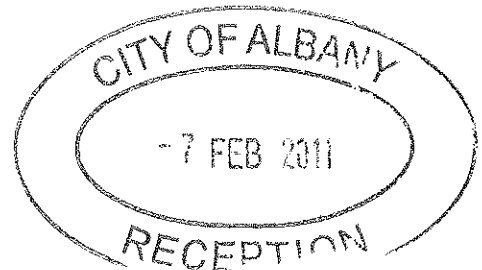
Table 1 below, lists the types and classes of landfill and the types of wastes each class of landfill can accept.

**Table 1 Landfill classes and waste types**

LANDFILL CLASS	COMMON NAME	WASTE TYPES PERMITTED FOR DISPOSAL
Class I (Prescribed Premises Category 63)	Inert Landfill	<ul style="list-style-type: none"> <li>• Clean Fill</li> <li>• Type 1 Inert Waste</li> <li>• Contaminated solid wastes meeting waste acceptance criteria specified for Class I landfills (possibly with specific licence conditions)</li> <li>• Type 2 Inert Waste (with specific licence conditions)</li> <li>• Type 3 Inert Waste (subject to DEC approval)</li> <li>• Type 1 Special Waste</li> </ul>
Class II (Prescribed Premises Category 64 or 89)	Putrescible Landfill	<ul style="list-style-type: none"> <li>• Clean Fill</li> <li>• Type 1 Inert Waste</li> <li>• Putrescible Wastes</li> <li>• Contaminated solid waste meeting waste acceptance criteria specified for Class II landfills (possibly with specific licence conditions)</li> </ul>

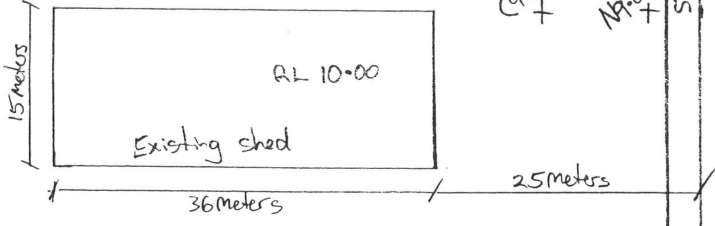
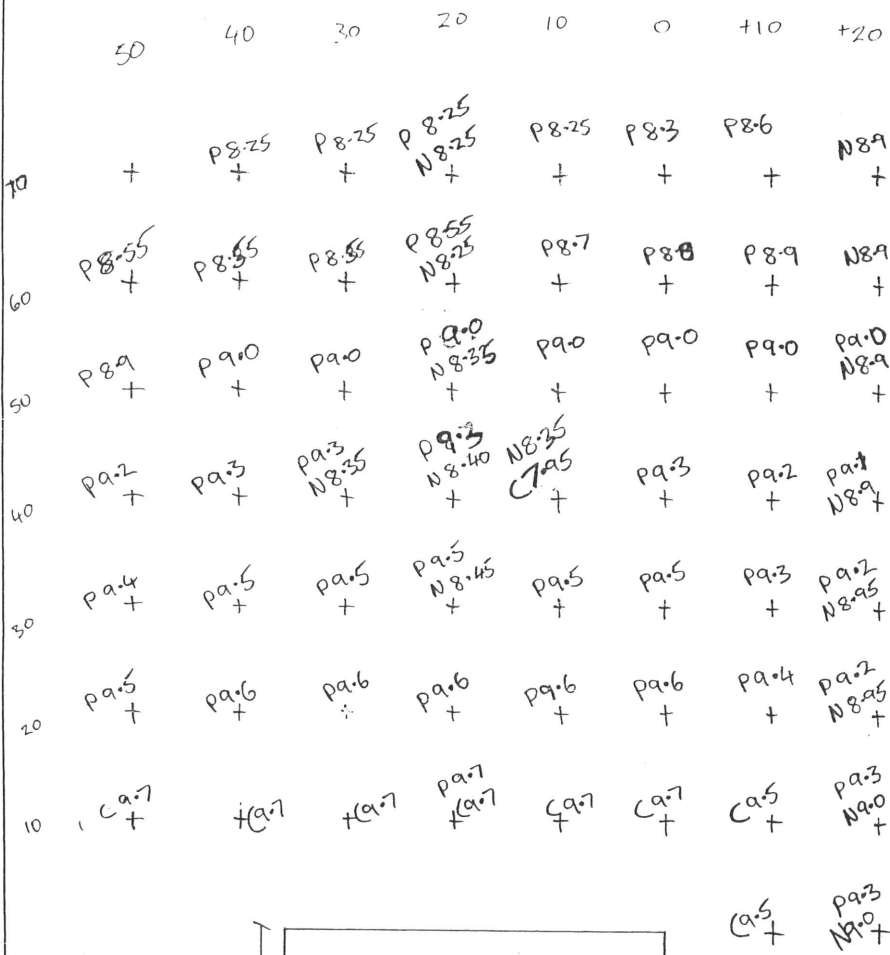
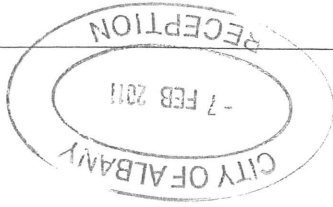
### Examples of Type 1 inert wastes:

- Building and demolition waste (e.g. bricks, concrete and associated unavoidable small quantities of paper, plastics, glass, metal and timber<sup>1</sup> that should be recovered), being material resulting from the demolition, erection, construction, refurbishment or alteration of buildings or from the construction, repair or alteration of infrastructure-type development such as roads, bridges, dams, tunnels, railways, and airports, and which is not mixed with any other type of waste (specifically green and food waste), and does not contain any asbestos.
- Asphalt waste (e.g. resulting from road construction and waterproofing works).
- Biosolids categorised for unrestricted use.
- Casting sand (that does not contain leachable components which would require disposal in a higher class of landfill).
- Blasting sand or garnet (excluding that used for stripping tributyl tin-containing paints).



### The Classification of Commercial Waste is below



"commercial waste" means refuse and other rubbish generated by or originating from commercial or industrial premises and includes trade refuse; "rubbish or refuse" includes any filth, dirt, ashes, vegetation, garden refuse, waste material, waste food, sludge, offensive matter, cinders, wood or metal shavings and sawdust but does not include liquid waste or liquid refuse;



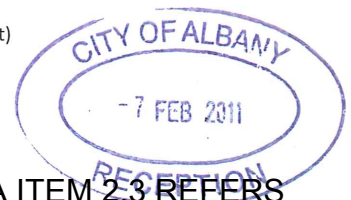
C. current GL  
 P Proposed GL at completion  
 N. existing Natural ground level

Part Plan of 247 Ulster rd
7/02/2011
Site Plan
indicating Ground levels
Scale 1:500



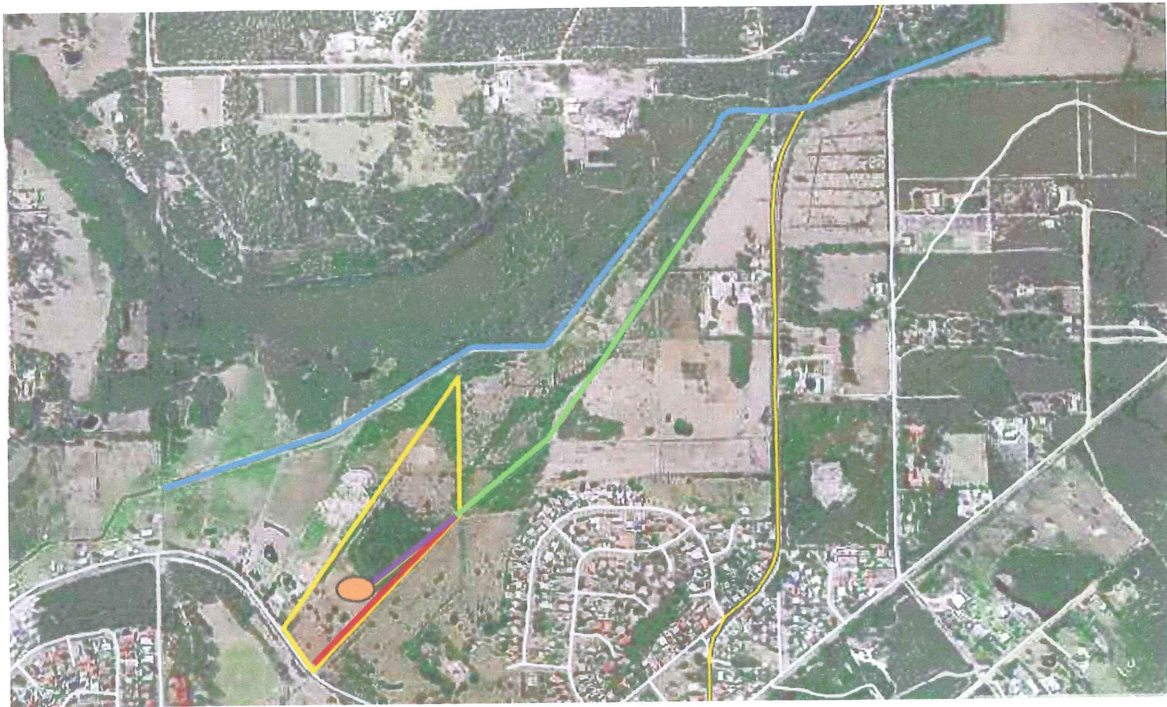
- |   |   |
|---|---|
|  Boundary              |  Drainage Easement never dug or used           |
|  Existing Shed         |  Existing Driveway and Parking                 |
|  Proposed area of fill |  City of Albany stormwater drain (no easement) |







Scale 1:200





### Yakamia Drainage Plan



-  Yakamia Drain
-  Ulster Rd Storm Water Drain
-  247 Ulster Rd
-  Unused Easement
-  Drainage Easement
-  Area of proposed fill



519 D&C/391/JL/Letter 1

19 October 2011

Tom Wenbourne  
Senior Planning Officer  
City of Albany  
PO Box 484  
Albany WA 6331



John Holland Pty Ltd  
ABN 11 004 282 268

67 Walters Drive  
Osborne Park WA 6017 Australia

P.O. Box 1586  
Osborne Park DC WA 6916 Australia

Telephone: 61 8 9482 2700  
Facsimile: 61 8 9482 2892

[www.johnholland.com.au](http://www.johnholland.com.au)

Dear Tom,

**ALBANY HEALTH CAMPUS -D&C 519 D&C  
RE: CONTAMINATION OF DEMOLISHED MATERIALS**

Further to your e-mail of 5 October 2011 regarding asbestos contamination of the demolition waste deposited at a property on Ulster road.

We can confirm that all asbestos identified in the asbestos register in the buildings demolished to date was contained and removed from site in the appropriate manner.

Some asbestos not noted on the asbestos register was uncovered during the demolition.

The areas where the material was discovered were sealed and removal works carried out.

Asbestos containing materials were removed from site in the appropriate manner. Building materials that may have been contaminated were either cleaned or also removed from the site in the appropriate manner. Testing was carried out on completion of the removal and clearance certificates were issued. (Please see attached)

Please do not hesitate to call if any further information is required.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'James Lochhead'.

James Lochhead  
Project Manager



**Parsons  
Brinckerhoff  
Australia  
Pty Limited** 503 Murray Street  
PERTH WA 6000  
PO Box 7181  
Cloisters Square WA 6850  
Telephone +61 8 9489 9700  
Facsimile +61 8 9489 9777  
Email [perth@pb.com.au](mailto:perth@pb.com.au)

ABN 80 078 004 798  
NCSI Certified Quality System ISO 9001

Doc ID: LT4:23024:tr  
Job no: 2160975A\_234

### CERTIFICATE OF CLEARANCE INSPECTION - ASBESTOS

CLIENT: Delta Group  
CONTACT: Mark Prendergast  
LOCATION: Albany Hospital, Albany

INSPECTION METHOD: Visual clearance inspection of removed pipework and the surrounding ground surface was undertaken following the removal of asbestos containing pipe lagging and associated pipe, running into the air handling plant room.

RESULTS: The above situations were inspected by PB on 28 January 2011, and the asbestos containing material had been **successfully removed**. No residual asbestos fragments were visually evident on the ground surface at the time of inspection.

NOTE: **THIS IS NOT A CLEARANCE FOR THE ENTIRE HOSPITAL. ASBESTOS MATERIALS ARE STILL PRESENT THROUGHOUT REMAINING SITE BUILDINGS.**

INSPECTOR: Trent Rowden  
DATE: 29 January, 2011  
AUTHOR: Trent Rowden

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Engineering Excellence





**Parsons  
Brinckerhoff  
Australia  
Pty Limited** 503 Murray Street  
Perth WA 6000  
PO Box 7181  
CLOISTERS SQUARE WA 6850  
Australia  
Telephone +61 8 9489 9700  
Facsimile +61 8 9489 9777  
Email [perth@pb.com.au](mailto:perth@pb.com.au)

*Certified to ISO 900; ISO 14001;  
AS/NZS 4801*

**CERTIFICATE OF ANALYSIS**

CLIENT: Delta Group REPORT NUMBER: 2160975A\_234  
 CONTACT: Mark Prendergast DATE RECEIVED: 28 January, 2011  
 SAMPLED BY: Trent Rowden  
 LOCATION: Albany Hospital, Albany

**TEST METHOD:** Static (positional) air sampling at fixed locations. Filters examined by Parsons Brinckerhoff in accordance with NOHSC: 3003 (April 2005) Guidance Note on the Membrane Filter Method for Estimating Airborne Asbestos Fibres.

Control air monitoring surrounding the asbestos works area between 0920hr to 1300hr following the removal of asbestos containing pipe lagging from the plant room.

Monitoring samples over 3.5 hours at constant air flow of 2.2 litres per minute.

**Asbestos Air Monitoring Results**

Lab Number	Date	Location	Result (Fibres/Field)	Concentration (Fibres/mL)
1	28/01/11	East side of removal area, on bench top	0/100	<0.01
2	28/01/11	West side of removal area, on window sill	0/100	<0.01
3	28/01/11	North side of removal area, on window sill	1/100	<0.01
4	28/01/11	On air handling unit duct within plant room	3/100	<0.01

Counter:



Date: 29 January, 2011

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**LABORATORY REPORT**

Environmental and Analytical Laboratory

**Job Number:** 11-0918  
**Revision:** 00  
**Date:** 14 February 2011

**ADDRESS:** **Delta Group**  
 Unit 2 / 15 Halley Road  
 Balcatta WA 6021

**ATTENTION:** Mark Prendergast

**DATE RECEIVED:** 12/02/2011

**YOUR REFERENCE:** Albany Hospital

**PURCHASE ORDER:** W1004

**APPROVALS:**

  
 Reagan Neal  
 Approved Identifier

  
 Adam Green  
 Approved Signatory


**SAMPLING COMMENTS:**

The samples were analysed on an as received basis.

**METHOD:**

ASBID                                      Qualitative determination of fibre type in bulk samples by Stereo Microscope Examination and Polarised Light Microscopy, including Dispersion Staining, using ARL in-house method ASBID.

Sample Number	Sample Description	Sample Type	Approximate Sample Weight (g)	Asbestos in Bulk/Soil Sample
11-0918-1	Albany Hospital	Lino Backing	5.6	No Asbestos Detected Organic Fibres Detected

**REPORT COMMENTS:**



**LABORATORY REPORT**

Environmental and Analytical Laboratory

**Job Number:** 11-0912  
**Revision:** 00  
**Date:** 14 February 2011

**ADDRESS:** **Delta Group**  
 Unit 2 / 15 Halley Road  
 Balcatta WA 6021

**ATTENTION:** Mark Prendergast

**DATE SAMPLED:** 12/02/2011

**YOUR REFERENCE:** Albany Hospital

**PURCHASE ORDER:** W1004

**APPROVALS:**

Adam Green  
 Approved Counter

Reagan Neal  
 Approved Signatory



**WORLD RECOGNISED  
 ACCREDITATION**  
This document is issued in  
 accordance with NATA's  
 accreditation requirements  
 Accreditation No. 2377

**SAMPLING COMMENTS:**

Monitoring conducted by ARL(WA) Staff  
 Location: Albany Hospital  
 Date: 12/02/2011  
 Sample Period: 0840 - 1500

**METHOD:**

**ASBMON** Examination of filters in accordance with the National Occupational Health and Safety Commission (April 2005) Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Dust using ARL in-house method ASBMON.

Sample Number	Slide Number	Sample Description	Sample Date	Fibres/Field	Fibres/mL
11-0912-1	53768	Control South	12/02/2011	NIL / 100	<0.01
11-0912-2	53769	Control West	12/02/2011	NIL / 100	<0.01
11-0912-3	53770	Control North	12/02/2011	NIL / 100	<0.01
11-0912-4	53771	Control East	12/02/2011	NIL / 100	<0.01
11-0912-5	53772	Blank	12/02/2011	NIL / 100	[NA]
11-0912-6	53773	West Exclusion	12/02/2011	NIL / 100	<0.01
11-0912-7	53774	South Exclusion	12/02/2011	1 / 100	<0.01

AGENDA ITEM 2.3 REFERS



Environmental and Analytical Laboratory

Delta Group  
 ARL Job No: 11-0912  
 14 February 2011

Sample Number	Slide Number	Sample Description	Sample Date	Fibres/Field	Fibres/mL
11-0912-8	53775	North Exclusion	12/02/2011	NIL / 100	<0.01
11-0912-9	53776	North/East Exclusion	12/02/2011	NIL / 100	<0.01
11-0912-10	53777	Blank	12/02/2011	NIL / 100	[NA]

NA - Denotes Not Available



3<sup>rd</sup> March 2011

Delta Group  
2 / 15 Halley Road  
Balcatta WA 6021

Att: Mr Mark Prendergast

Dear Sir,

**Re: Inspection of the removal of asbestos containing pipe lagging at, Albany Hospital, Albany.**

Personnel from Analytical Reference Laboratory (WA) Pty Ltd attended Albany Hospital, Albany on the afternoon of the 3<sup>rd</sup> March 2011 to inspect the Delta Group work area for the removal of the asbestos containing pipe lagging and insulation and the immediate surrounding areas, once the asbestos removal was complete.

In conjunction with a visual inspection, Analytical Reference Laboratory (WA) Pty Ltd personnel also conducted air monitoring in accordance with the GUIDANCE NOTE ON THE MEMBRANE FILTER METHOD FOR ESTIMATING AIRBORNE ASBESTOS FIBRES 2<sup>nd</sup> Edition {NOHSC:3003(2005).}

Air monitoring results supported the visual inspection, which was found to be satisfactory.

Should you have any queries regarding this matter please don't hesitate to contact the undersigned.



**Reagan Neal**  
Environmental Officer

Analytical Reference Laboratory (WA) Pty. Ltd.



Environmental and Analytical Laboratory

**LABORATORY REPORT**

**Job Number:** 11-1416  
**Revision:** 00  
**Date:** 3 March 2011

**ADDRESS:** **Delta Group**  
 Unit 2 / 15 Halley Road  
 Balcatta WA 6021

**ATTENTION:** Mark Prendergast

**DATE SAMPLED:** 3/03/2011

**YOUR REFERENCE:** Albany Hospital - Control

**PURCHASE ORDER:** W1004

**APPROVALS:**

  
 Reagan Neal  
 Approved Counter

  
 Reagan Neal  
 Approved Signatory


**SAMPLING COMMENTS:**

Monitoring conducted by ARL(WA) Staff  
 Location: Albany Hospital  
 Date: 03/03/11  
 Sample Period: 0815-1500

**METHOD:**

ASBMON Examination of filters in accordance with the National Occupational Health and Safety Commission (April 2005) Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Dust using ARL in-house method ASBMON.

Sample Number	Slide Number	Sample Description	Sample Date	Fibres/Field	Fibres/mL
11-1416-1	54252	Control Stairwell	3/03/2011	5 / 100	<0.01
11-1416-2	54253	Blank	3/03/2011	NIL / 100	[NA]

NA - Denotes Not Available



**LABORATORY REPORT**

Environmental and Analytical Laboratory

**Job Number:** 11-1417  
**Revision:** 00  
**Date:** 3 March 2011

**ADDRESS:** Delta Group  
 Unit 2 / 15 Halley Road  
 Balcatta WA 6021

**ATTENTION:** Mark Prendergast

**DATE SAMPLED:** 3/03/2011

**YOUR REFERENCE:** Albany Hospital - Clearance

**PURCHASE ORDER:** W1004

**APPROVALS:**

  
 Reagan Neal  
 Approved Counter

  
 Reagan Neal  
 Approved Signatory


**SAMPLING COMMENTS:**

Monitoring conducted by ARL(WA) Staff  
 Location: Albany Hospital  
 Date: 03/03/11  
 Sample Period: 1310-1500

**METHOD:**

ASBMON Examination of filters in accordance with the National Occupational Health and Safety Commission (April 2005) Guidance Note on the Membrane Filter Method for the Estimation of Airborne Asbestos Dust using ARL in-house method ASBMON.

Sample Number	Slide Number	Sample Description	Sample Date	Fibres/Field	Fibres/mL
11-1417-1	54254	Upper Level Clearance	3/03/2011	4 / 100	<0.01
11-1417-2	54255	Lower Level 1 Clearance	3/03/2011	2.5 / 100	<0.01
11-1417-3	54256	Lower Level 2 Clearance	3/03/2011	1.5 / 100	<0.01
11-1417-4	54257	Blank	3/03/2011	NIL / 100	[NA]

NA - Denotes Not Available



**Graeme Bride**

---

**From:** Abrahams, Jarrod [Jarrod.Abrahams@dec.wa.gov.au]  
**Sent:** Monday, 24 October 2011 3:26 PM  
**To:** Tom Wenbourné  
**Subject:** EF1150604 - A37843 - RE: EF1150240 - A37843 - Demolition at Albany Hospital

Hi Tom,

Sorry about the delayed response.

As discussed, the provided statement, certificate of clearance inspections and laboratory reports appear sufficient to demonstrate that the asbestos-containing materials at the former Albany Hospital buildings were removed and disposed of correctly.

Regards

JA

---

**From:** Tom Wenbourné [mailto:tomw@albany.wa.gov.au]  
**Sent:** Thursday, 20 October 2011 12:28 PM  
**To:** Abrahams, Jarrod  
**Subject:** FW: EF1150240 - A37843 - Demolition at Albany Hospital

Hi Jarrod,

I am writing further to your previous information and advice regarding the demolition of the Albany Hospital and possible external site contamination arising from deposit of demolition material as fill.

We have now received the attached inspection and analysis laboratory reports detailing how the asbestos was identified and dealt with. From your experience, with this information and the companies involved, does this give you confidence that the asbestos was dealt with properly and sufficiently demonstrates that the demolition material would not constitute Asbestos Containing Material.

Also from the photos I sent previously there was a high timber content. The landowner has stated he further screened the material to remove timber prior to applying a top soil screed. However, we have no evidence of this. Do you have any suggestion as to how he can demonstrate that the timber content was reduced to absolute unavoidable quantities? Would it be a case of sample holes being dug for an inspection to be made to prove this? Any suggestion on this point would also be appreciated.

Kind regards,

Tom.

Tom Wenbourné  
 Senior Planning Officer

**Tel:** (08) 9841 9268  
**Fax:** (08) 9841 4099



PO Box 484 | Albany | WA | 6331 (102 North Rd Yakamia) | [www.albany.wa.gov.au](http://www.albany.wa.gov.au)

Please consider the environment before printing this email.



Government of **Western Australia**  
Department of **Education**

AGENDA ITEM 2.3 REFERS

Your ref :  
Our ref : D11/0221329  
Enquiries :



Mr Tom Wenbourne  
Senior Planning Officer  
City of Albany  
PO Box 484  
ALBANY WA 6331

City of Albany Records  
Doc No: ICR1134080  
File: A37843  
Date: 08 APR 2011  
Officer: SPLAN1

Attach:  
Box:  
Vol:  
Box+Vol:

Dear Mr Wenbourne

**NOTICE OF APPLICATION FOR PLANNING CONSENT**

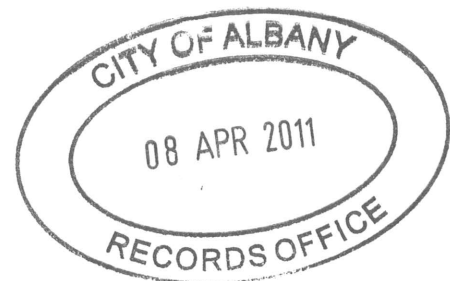
Thank you for your letter dated 29 March 2011 and the opportunity to comment on the application for landfill at 241-247 Ulster Road, Collingwood Heights.

The Department of Education has reviewed the document and has no objections to this proposal.

Yours sincerely

STEVE MULDOON  
A/SENIOR CONSULTANT  
STRATEGIC ASSET PLANNING

5 April 2011





Government of **Western Australia**  
 Department of **Environment and Conservation**

**AGENDA ITEM 2.3 REFERS**

Your ref: A37843/PA33849/P2115028  
 Our ref: 27.3.1E  
 Enquiries: John Watson  
 Phone: (08) 98424500  
 Fax: (08) 98413329  
 Email: John.Watson@dec.wa.gov.au



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

City of Albany Records  
 Doc No: ICR1132125  
 Date: 15 MAR 2011  
 Officer: SPLAN1

Attention: Tom Wenbourne

Each:  
 X:  
 File:  
 X+Vol:

Dear Sir

**NOTICE OF APPLICATION FOR PLANNING CONSENT – LANDFILL (INERT WASTE FROM BUILDING DEMOLITION) 241-247 ULSTER ROAD, COLLINGWOOD HEIGHTS**

Thank you for the opportunity for the Department of Environment and Conservation (DEC) to provide comment on this notice of application.

The subject land is located within the Yakamia Creek drainage flats in country which has a history of flooding. Run off from the area drains into Oyster Harbour, one of Albany's important natural waterways. The entire property is located in an area of *High to Moderate Risk of Acid Sulphate Soils (ASS)*. The area is within the view-shed of some residential properties mainly along the south side of Hardie Road, in Puget Court and in Collingwood Heights and it is approximately 250 - 450 metres in a direct line with minimal or no interceding vegetation or land form to reduce any noise transmission. These are all factors that the City of Albany may need to take into consideration in addressing this application.

DEC notes that the proponent has provided additional information which includes reference to the likelihood of up to 10% timber content. The *Landfill Waste Classification and Waste Definitions 1996 (As amended December 2009)* specifically exclude treated timber from being buried at an inert landfill. Furthermore, any timber (treated or untreated) is not considered to be 'inert' and it is only allowed for in 'unavoidable' quantities. A 10% timber content would be regarded as exceeding such intent. It is therefore recommended that the City require separation of timber for reuse or disposal elsewhere.

In view of the ASS high to moderate risk status, excavation and burial activities may be considered by the City to require further investigation in liaison with the DEC Contaminated Sites Branch in Perth. This may lead to a management plan being required for such activity.

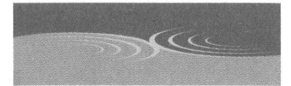
An Environmental Protection Act (1986) licence and works approval will be required for a Landfill site that has a production or design capacity of 500 tonnes *per* year. If this threshold is not reached then DEC has no direct interest. However, it will be incumbent upon the City to undertake, or require to be undertaken, any further action or investigation considered appropriate and, if the facility is approved, to maintain on-going diligence where appropriate with regard to the issues outlined above.

Yours sincerely



*Acting for*  
Bruce Bone  
Regional Manager

4 March 2011



Your ref: A37843/PA33849/P2115028  
Our ref: RF1553-03 / SRS 28718  
Enquiries: Karen McKeough, Ph: 9841 0128

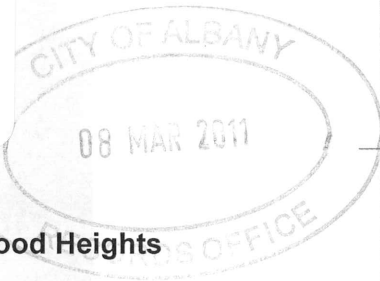


Chief Executive Officer  
City of Albany  
PO Box 484  
ALBANY WA 6331

City of Albany Records  
oc No: ICR1131705  
le: A37843  
ate: 08 MAR 2011  
fficer: SPLAN1

Attn: Tom Wenbourne

tach:  
OX:  
pl:  
OX+Vol:



Dear madam

**Application for planning consent – Landfill: 241-247 Ulster Rd, Collingwood Heights**

Thank you for the opportunity to comment on the above proposal. The Department of Water (DoW) does not support this proposal and provides the following comments:

**Yakamia Creek Floodplain**

The subject site is located in the Yakamia Creek floodplain. Please see enclosed map that shows the extent of the floodplain over the property. The proposed fill appears the straddle both areas of floodway and floodfringe.

The DoW does not support filling within the floodway, and the height of the proposed fill may constitute an obstruction to the flood flows and exacerbate the impact of flooding upstream of this site.

Please also find enclosed an extract from the Yakamia Creek flood mapping. This map extract shows the surveyed heights at the subject site. The heights on this map are quite lower than the proposed finished fill heights. The map extract would indicate that the height of the area of the proposed filling varies from approximately 2.6m – 3.7m. Whereas the proposed finished fill heights range between 8.25m – 9.6m. DoW queries the accuracy of the proposal or whether the site has been subject to previous unauthorised fill.

Should you wish to discuss this matter further please contact Karen McKeough.

Yours sincerely

**CHRIS GUNBY  
ACTING REGIONAL MANAGER  
SOUTH COAST REGION**

3 March 2011



**LEGEND**

- ⚡ Road Centrelines - Landgate
- 🌊 FPM 100 Year ARI Floodway and Flood Fringe Areas - DoW
- 🛣️ Floodway
- 🌊 Flood Fringe
- 📐 Cadastre - DLI
- 📏 Hydrography, linear - DOE 1/2/04


\* Project Data is denoted by asterisk.  
This data has not been quality assured.  
Please contact map author for details.

Scale 1:6077  
(Approximate when reproduced at A4)

Geocentric Datum Australia 1994  
Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Prepared by: mckeouk  
Prepared for:  
Date: 2/03/2011 4:33:27 PM

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.

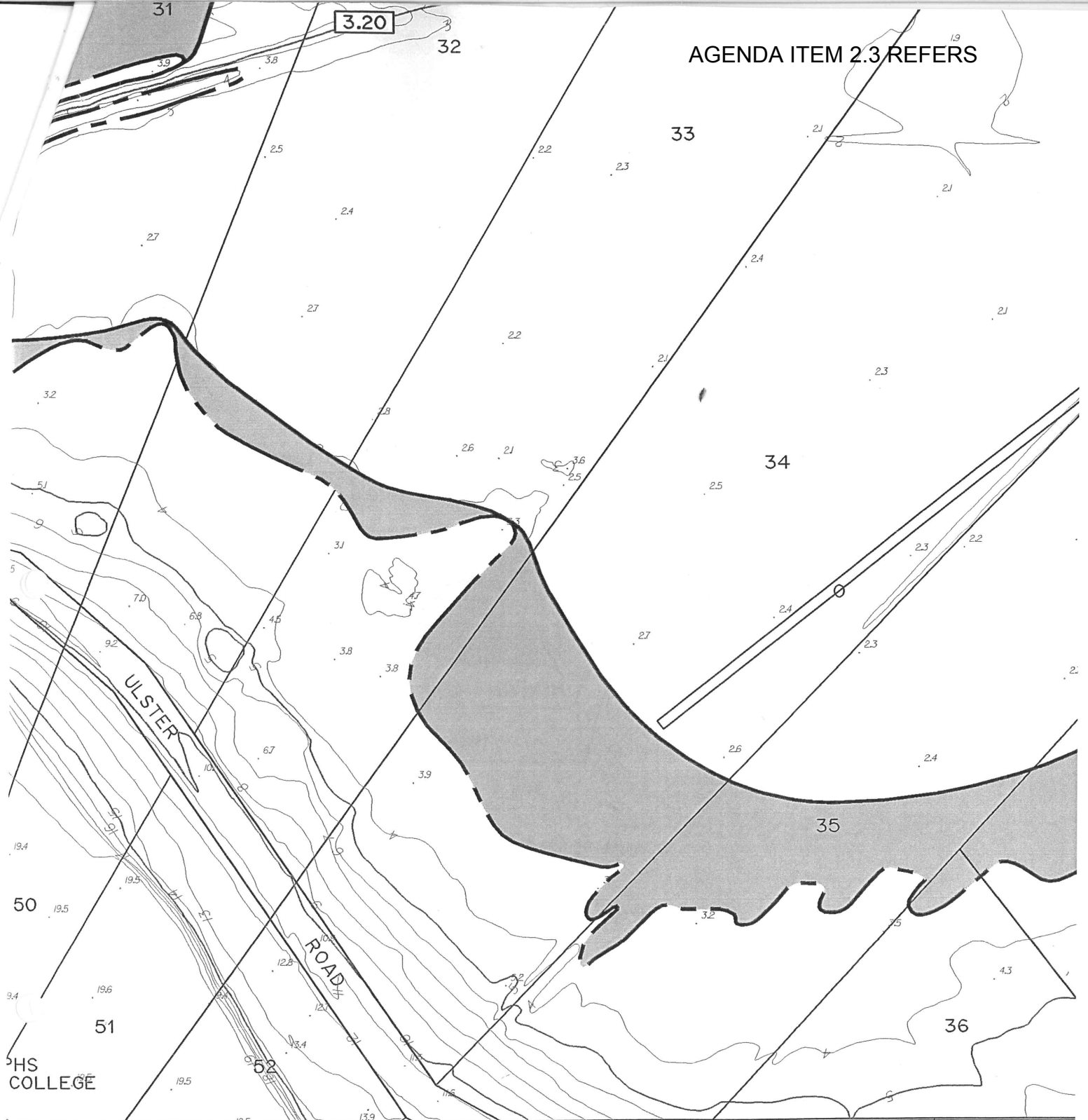


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Department of Water

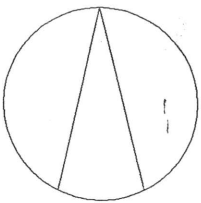




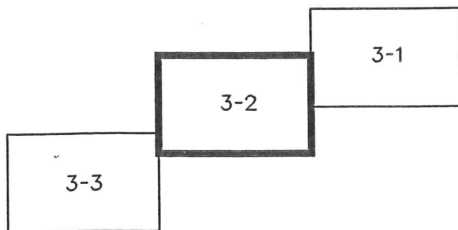
AGENDA ITEM 2.3 REFERS



NORTH POINT



INDEX TO ADJOINING SHEETS



RECOMMENDED

P. DAVIES  
Civil Engineer

APPROVED

J. HALL  
Director

**aqua**

water resource and env

22 Bowman Street  
South Perth, Weste

Telephone: (08) 936  
Facsimile: (08) 931

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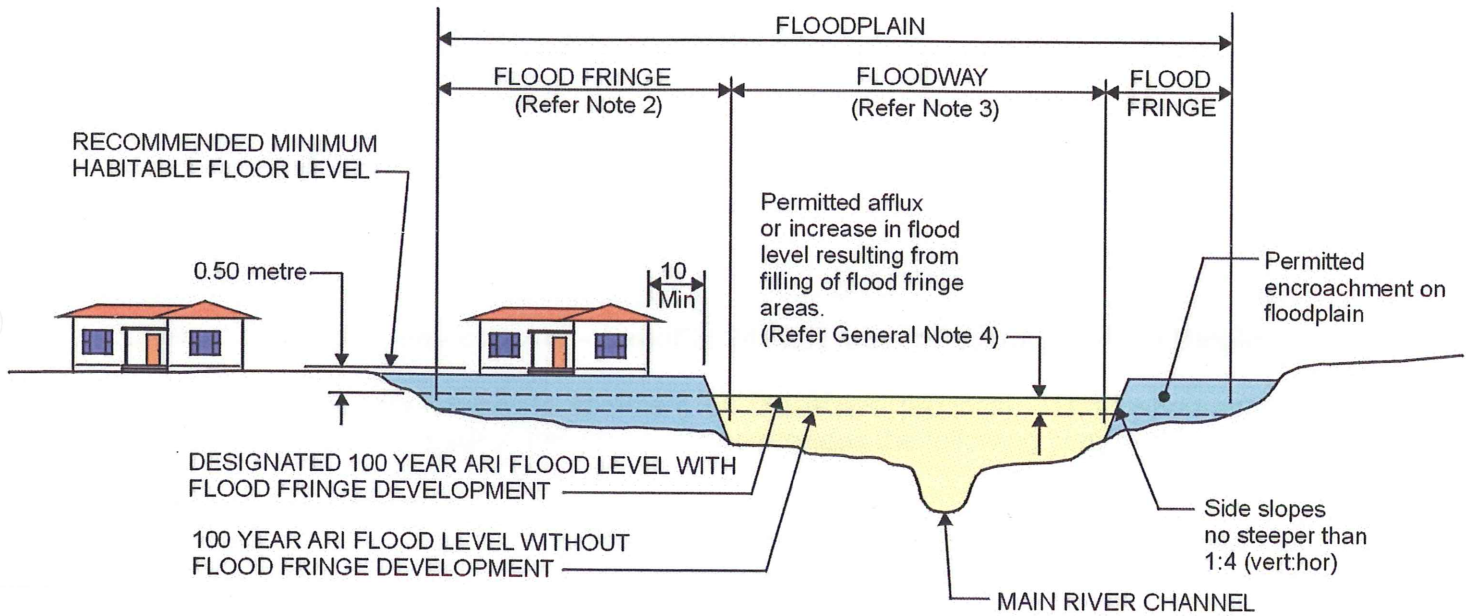
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AGENDA ITEM 2.3 REFERS

AGENDA ITEM 2.3 REFERS



## RECOMMENDED FLOODPLAIN DEVELOPMENT STRATEGY



(SCALE: DIAGRAMMATIC)

### GENERAL NOTES

1. The 100 year ARI flood level is expected to occur, on average, once every 100 years. Floods higher than this level will occur but will be less frequent.
2. The flood fringe is an area affected by a 100 year ARI flood. Development (ie, filling, building, etc) that is located within the *flood fringe* is considered acceptable with respect to major flooding. However, a minimum habitable floor level of 0.50 metre above the adjacent 100 year ARI flood level is recommended to ensure adequate flood protection.
3. Development (ie, filling, building, etc) that is located within the *floodway* and is considered obstructive to major flows is not acceptable as it would increase flood levels upstream. No new dwellings are acceptable within the floodway.
4. The increase in flood level that will result from total development of flood fringe areas has been calculated to be no greater than 0.15 metre.
5. A failure to properly adhere to these recommendations will result in a greater exposure to risks of flood damage.

**Tom Wenbourne**

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**From:** Records  
**Sent:** Monday, 14 March 2011 9:03 AM  
**To:** Planning (External Use ONLY)  
**Subject:** EF1131959 - A67452 - FW: Yakamia PROPOSALS - P2115027, P2115028

---

**From:** [\[mailto: \]](#)  
**Sent:** Friday, 11 March 2011 1:35 PM  
**To:** Records  
**Subject:** FW: Yakamia PROPOSALS - P2115027, P2115028

ATTENTION: TOM WEMBOURN

I have had brought to our attention the following 2 proposals No's P2115027, P2115028 regarding Yakamia Creek. We live in \_\_\_\_\_ and travel along Ulster Road several times a day.

I also drop and pick up my child from the St Joseph carpark on Ulster Road each school day opposite these 2 properties. I don't like the thought of large trucks, carrying unsightly junk, causing additional traffic overload in this school zone. A lot of children also, walk home along Ulster Road. The amount of traffic that Ulster road carries at the moment is increasing yearly and the thought of having to contend with the sort of traffic that will be going in and out of the junk yard is not very appealing. I imagine the junk yard would consist of rusted vehicles and machinery, old building materials. Not anything that is pleasing to the eye of the many who drive past each day.

The property sites are already unattractive and a junk yard will be even more unsightly. We have noticed recently that activity has been happening on these blocks of land, big holes being dug etc. Not sure if it is zoned residential but this a residential area and junkyards need to be where the a residential area is not. We know of several junkyards on the outskirts of town namely Allerton Road and the sight is absolutely atrocious. Most tourists would go along Ulster Road to Emu Point or Middleton beach and what a terrible sight it would be to welcome them to town.

Please do not allow either of these 2 proposals to go ahead. It is not positive development for our area.

Yours sincerely

**Tom Wenbourne**

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**From:** Records  
**Sent:** Monday, 14 March 2011 8:54 AM  
**To:** Planning (External Use ONLY)  
**Subject:** EF1131946 - A67452 - FW: PROPOSALS - P2115027, P2115028

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**From:** [mailto:](#)  
**Sent:** Friday, 11 March 2011 11:32 AM  
**To:** Records  
**Subject:** PROPOSALS - P2115027, P2115028

ATTENTION: TOM WEMBOURNE

It is with great concern that these following 2 proposals have come to our attention. We live on [redacted] not far from the Yakamia Creek – catchment area. Corner of [redacted] on the lower side of [redacted]. We have always been concerned that our land may become wet and swampy in winter – however to date this has never occurred (14 years). We are concerned that if big changes occur on Ulster Road it could affect ours and other properties around us – thereby also worsening problems with mosquitos as well. We have a new neighbour on the [redacted] next to us and his first concern was the possibility of flooding in winter. I assured him that this has never yet occurred.

Apart from that this land is very visible from Collingwood Height homes and people driving along Ulster Road on a daily basis. The thought of a junkyard and inert wasteland does not fit the concept of 'residential area' and school use. We have always loved living in this area and valued it for its naturalness and peace and quiet. Not only would it be noisy, but with large quantities of inert waste being dumped our homes on Collingwood Hill would shake as well.

There are 3 to 4 schools very close by and often children walking around. I drop my child daily at the St Joseph carpark on Ulster Road, right opposite these 2 properties and don't like the thought of large old trucks, possibly overloaded and in bad repair, causing additional traffic overload in this school zone. A lot of children, including my son, walk home along Ulster Road. Already the volume of traffic on this section of the road is huge. Luckily the council have put good footpaths in in the last couple of years which we all use.

Please do not allow either of these 2 proposals to go ahead. It is not fair for all the reasons mentioned above. The thought of a junkyard and inert waste dump site in our neighbourhood is appalling.

Yours sincerely  
 [redacted]

Albany  
11/03/11

CEO, Albany City Council

**RE: Submission concerning building applications:**

- P2115027 – Junkyard (Timber salvage) – 235-239 Ulster Rd, Albany
- P2115028 – Inert Waste – 241-247 Ulster Rd, Albany

I wish to voice my strongest objection to the above applications being approved. My objections are as follows:

**Purpose**

The two properties above are adjacent to each other on Ulster Rd and are on the Yakamia Creek flood plain. It is disingenuous to believe that these applications are not related. They are to do with the disposal of material from the old Albany Hospital. One of these properties was the site of a dispute with the Council recently over this matter whereby the property owner in question was found to be illegally dumping. The pits for this dumping were already in place last year (but are not shown on the aerial photograph submitted with application P2115028). The applicant's intentions from the outset were clear – create a convenient spot for dumping without the need to pay tip fees, thus increasing margins. This previous activity clearly demonstrates a disregard for social and environmental consideration and oversight.

To allow these developments to proceed would be to simply legitimise a previous illegal activity. The statements made on application P2115028 that the purpose of tipping is to create dry land and to prevent cattle from getting wet feet are ludicrous. The area is a flood plain and cattle are unlikely to be introduced into a combined inert waste site and junkyard.

**Impacts**

For all residents who have property close to Yakamia Creek, the amenity value afforded by the views across the Creek and the relatively tranquillity of the area is extremely high. Allowing a junkyard and a waste dump to be constructed in this area will create a line-of-sight problem and a noise problem. The values of properties will be impacted negatively as will the quality of life of all those who live in the area. It would be a case of crass vandalism to allow these kinds of developments in this area. The City already has a legitimate tipping site which is under Council purview and control. The integrity of control cannot be assured at all with these proposals unless constant monitoring is conducted over these two properties at rate payer's and taxpayer's expense. Without these controls there is no guarantee that the applicants will honour their commitment to maintaining the integrity of these sites from an environmental perspective.

The applicant for P2115027 has mentioned that flooding is a problem, both from the flood plain itself and from stormwater runoff from Ulster Rd. Floodplains flood – that is their purpose. To effect any engineering works over this flooding function will only shift the flood burden to others and exacerbate the flood peaks. The Department of Water has similar concerns and is not supporting these applications. Presumably, the applicants were aware of the flooding function of the plain before taking ownership; it is again disingenuous of them to claim that flooding is now a 'problem' that must be rectified by filling (strangely, from waste from the Hospital in which they have a commercial interest).

Yakamia Creek is also the site of daily bird migration and feeding. Historically, Yakamia Creek has been treated badly by the local human population and we are lucky to have an interesting, varied and valuable range of bird species and other fauna working across the area. This natural passageway needs the maximum protection possible to prevent further loss of habitat and the perpetuation of past human ignorance. Black swans used to gather at the sites concerned; not any more. Yakamia Creek has the potential to be an environmental site of significance for the City but gradual, insidious incursions of the kind inherent in these applications will destroy it utterly.

**Conclusion**

The Yakamia Creek flood plain is just that – a flood plain; one which still supports a complex range of fauna and flora. People who have chosen to live in the area did so with this amenity in mind. The flood plain has beauty and tranquillity and it serves its natural function of hydrological draining into Oyster Harbour. To allow a junkyard and a waste dump to be developed in this setting will devalue properties and destroy the areas aesthetic appeal. It will become noisy and unsightly. It will also be totally unnecessary; we already have a legitimate, controlled dumping site under full Council and ratepayer's purview. Only social and environmental vandals could even contemplate such an idea.

This is a heartfelt appeal to common sense and our heritage; these sites will exhaust their commercial value very quickly but their negative environmental and aesthetic consequences will be around in perpetuity.

Please do not allow these applications to proceed.

Kind regards,

**Please note: For security reasons I will allow my comments to be made public if necessary but I wish my personal details not to be disclosed.**

**Submissions  
Received  
Following  
Council Meeting  
20/9/2011**

ALBANY WA 6330

29 September 2011

Mr Graeme Bride  
Executive Director – Planning & Development  
City of Albany

graemeb@albany.wa.gov.au

Dear Mr Bride

OPERATIONS OF PLANNING DEPT, CITY OF ALBANY CONCERNING APPLICATIONS  
P2115027 AND P2115028 WITH ONGOING BUSINESS OPERATIONS IN YAKAMIA CREEK

As a local resident of Collingwood Heights, I overlook the valley below and the following observations have been made over a number of months where my attention was drawn to noise, necessitating investigation as to its origin, because this area is always peaceful and quiet. Then, further discovery that Council have only taken action to stop unlawful business activity when they had been alerted by vigilant members of our community that proponents have been pressing on with building their infrastructures and working with other businesses in preparing for their planned development. It not only appears that the Planning department at City of Albany have been actively working with the proponents in assisting the process to gain the necessary permission from Council, but there is now evidence of verbal assent by at least one planning officer to progress a business operation under the radar in this presently protected wetland/floodplain under the Rural AA zoning.

It is for this reason I document in some detail how these events have unfolded. It should be pointed out at the outset that I do not know either applicant and have nothing personal against them. It is just inappropriate to have commercial/light industrial development next to residential areas, school, old peoples homes and hospital that require peace and quiet and is visually attractive for people to enjoy when they are relaxing at home.

The facts that demonstrate that due process has not been followed are recorded below and constitute a serious breach of planning guidelines and show a complete disregard for community residents.

Application P211502 at 241-247 Ulster Road (Inert Landfill application)

In early June 2011, I and two other residents from Collingwood Heights had been removing woody and annual weeds from Breaksea Estate along Ulster Road on one side of the road, to prevent their spread and retain the under storey and flora biodiversity. In order to progress the work we needed to enlist other stakeholders on the other side of the road, to get their approval. It was in this context that I wanted to speak with the owner of the Barker property to get his approval that I ventured along his property down to the large shed, as there was no house. I had observed people coming and going so I proceeded to the rear of the shed to ask Mr Barker for his permission. (I attach the relevant letter to South Coast NRM recording my findings, explaining my reason for visit).



Two young men were working in the shed and on enquiring if I could speak to Mr Barker about the Victorian tea tree on his verge, one of the men stated "Mr Barker isn't here, we are an electrical business". So I left, thinking that was interesting given that it had not proceeded to Council for approval and so did not have permission granted to run a business. As I did not have Mr Barker's comments to include I sent the letter off to South Coast NRM.

On Sunday, 3 September after arriving back from a Perth trip at 2.30 pm at my residence, I heard a loud continuous electrical noise. During the afternoon this noise continued until it was after dark. Looking at the clock I noted it was 6.15 pm and I felt incensed that local residents were being subjected to this kind of noise at this time. I decided to walk until I found the exact source of the noise, proceeding along Eclipse Drive to Ulster Road, following the direction of the noise to the place. I saw a large floodlight at the side of the shed at *Barkerland* and two men working next to some kind of electrical machine. As I deliberated what to do next, I decided to ask them why they were operating machinery at that time of day on a Sunday. Suddenly, they saw me and the machine was switched off, the two men scurried into the shed and the floodlight was turned off, and I was left in the dark stillness.

Over four months I have noticed two vehicles parked at the rear of this large shed during week working hours and the back shed open and occasional loud noises but nothing as loud and continuous as the above instance up until the beginning of this week when the City's Planning Dept got notice of this and the shed has since been closed.

Application P211502 at 235-239 Ulster Road (Recycled Timber Junkyard)

On the day after the last City of Albany Council meeting (September 20), I looked out the window about mid-morning and happened to observe a truck loaded with soil or similar material being delivered at the above property at the north-eastern end of the line of recycled junk. I observed three truck loads of this material being dumped at half hourly intervals and I decided that I should inform the Planning Dept and spoke with Taylor that it appeared there was a business relationship between the company carrying the soil and the applicant. I decided I needed to inform myself of where the material was being excavated from and the company providing the service, as at this stage no approval has been given and there are no guarantees that it will be. On sighting the fourth truckload, I proceeded down to Ulster Road and then followed the truck owned by Bail Sand and Gravel as it proceeded out of applicant Sutton's property. The destination was Albany City Holden in Earl Street. I then observed an excavator, loading the truck and delivering back to said property. It had asphalt and gravel soil from what I could observe.

On Saturday morning, at 10 am a dozer was heard to be moving soil near a small shed for about an hour. Later in the day, again the dozer was operating, distributing soil and then similarly again on Sunday morning and afternoon, the last activity was from approximately 4.30 – 5.30 pm. Given that Collingwood Heights is in the path of prevailing south-westerly winds and that noise is carried up the valley to the hill, we hear noises very clearly that emanate from these properties that have been using heavy earthmoving equipment since the end of last year. During January, graders and earthmoving equipment were operating seven days a week, daylight until dark. Why are the proponents able to operate at all times of the day and week? Is it a foregone conclusion that they will receive permission to operate their businesses at this location?

As I had no evidence that this activity was happening on weekends, I asked my next door neighbour whether he had a camera with a telescopic lens so we could record the date and work proceeding at the junkyard location. When I explained to him the above two scenarios, he stated that was seeing Tom Wenbourne, (Senior Planning Officer) at the Triathlon Club the next day, ie (Sunday, 26 Sept). This was conveyed to him over the weekend and action was obviously taken on Monday morning.

## AGENDA ITEM 2.3 REFERS

As a result of City of Albany Planning officer contact with the proponent/s on Sept 27 it was observed the shed is closed and a sign has been erected on the verge of the proponent's property. I stopped and read it, and it was a very derogatory message to local residents for being nosy and that all he intended is to have a well landscaped place that he could build his home on. Is this a cover up?

This morning, a local resident who lives further up Boronia Avenue knocked at my door and informed me that Mr Barker was going to visit me and had invited her and me (and possibly others) to come and view the shed. Apparently, he admitted to her, that he had been operating an electrical business with two apprentices and that he had been given verbal approval by a certain Planning Officer. I can't verify who the Planning Officer was as I was not privy to these discussions. This confirms what I suspected and would seem to give the proponents' great confidence of expectation of approval at the Council meeting when a simple majority is all that is required when it comes to the vote to give permission for development to proceed in Yakamia Creek.

Given there is considerable support by at least three, possibly four councillors who have actively defended the proponents, it is critical that due process is followed and that those with vested or pecuniary interest is declared. At the last meeting one councillor stated he had pecuniary interest and that those standing against the development (us) were misinformed and emotional. I wonder whose version of events is going to be believed? Where do the residents who will be most affected, stand in all this? Also, after some delay, councillors were refused entry to the proponent's property to sight first hand, the recycled junk in the middle of the floodplain. This was after the Mayor at the previous monthly meeting gave a directive that councillors should get a first hand impression of the appropriateness of the site for the proposed activity. Why was the application for timber junkyard asked to be laid on the table for another month? These questions deserve answers.

There is no question it is an eyesore for us overlooking this hill and there is no question that if both these businesses succeed in gaining approvals that we, at Collingwood Height on the west side of the hill and Breaksea Estate residents on the north side of the hill, will lose our quality of lifestyle – degrading our valley and assaulting our ears because both businesses use heavy earthmoving equipment or large trucks to deliver their material/goods.

In the briefing document, the Planning Dept rejects these development applications with Dept of Water also recommending this outcome. In Pt 17 of the briefing document, the door is left ajar for proponents approval if the proposed activity is relocated further out of the floodplain. Residents will still be subjected to visual and noise pollution and a precedent has been set for other business development. While small business is to be encouraged, it must be appropriately zoned in a more suitable area with less impacts for residents. Albany is a beautiful city and I have enjoyed living in Collingwood Heights because of the lovely valley view and peace and quiet. There are many residents, far outnumbering these two proponents who have a lot to lose if the Council finds in favour of the developments going ahead.

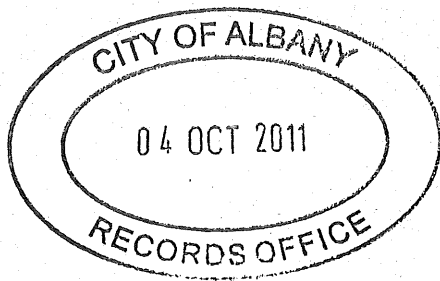
Yours sincerely

cc: Chief Executive Officer, Faileen James  
Minister for Local Government, James Castrilli

attach: Ltr South Coast NRM 17 June 11

with 2 attachments.

AGENDA ITEM 2.3 REFERS



Albany 6330  
1st October 2011.

To The City of Albany Council,

We are residents at the above address and immediately overlook the properties referred to in the following planning applications.

1. The junkyard (limited salvage) P2115027  
235 - 237 Ustick Road.
2. The junk waste dump. P2115028  
241 - 247 Ustick Road.

We are very concerned about the impact of these developments on the floodplain, our views, and the ambience of the peaceful Hakomia Creek area. We are concerned about the disruption to the natural drainage system and possible modification of the flood levels if dumping continues. We are also concerned for the natural ecological and environmental functions of the area - both visual and in the maintenance and future of local flora and fauna.

We understand the Department of Water has opposed planning consent, largely on these grounds.

Viewed together, these two applications pose a significant threat to a 'Rural Zone'. 235-247 Ustick Rd is a huge area which could become the equivalent of an 'Industrial Zone'. We built our house here to enjoy the Creek views, the animals and the bird life and have no wish to have this taken over

AGENDA ITEM 2.3 REFERS

AGENDA ITEM 2.3 REFERS

by industry, with all the potential noise, activity and extra fuel use that this could mean.

We were told at the Council meeting on the 20<sup>th</sup> Sept that the 'timber salvage yard' was only going to operate while the Hospital demolition was underway but we read that the Proposer had requested approval for "Ongoing, permanent activity" we were also told that, should planning permission be granted, the activity would be 'controlled'. Up to the time of the meeting, Council had been unable to carry out a 'site visit' so how can we be reassured that:

1. no chemically treated timber is being stored.
2. The area used for storage remains at related levels.
3. The hours of operation are controlled
4. The frequency of deliveries is 'insignificant'
5. No further filling will occur.

How would this be monitored and for how long? How would noise levels be controlled?

Of equal concern is the 'Inert Waste Dump' in a Rural Zone. All material of waste can be described as 'inert' but even if not actually harmful can be extremely unsightly and possibly even hazardous to local flora and fauna, especially if it is ongoing and permanent.

We approve wholeheartedly of 'enterprise' but

within already established 'Industrial Zones'.

On all these counts, we respectfully request that planning permission for these two applications is refused.

Yours sincerely

*[Faint, illegible handwritten text, possibly a signature or name, with some scribbles and lines.]*



Doc No: City of Albany Records  
File: ICR1148866  
Date: A67452  
Officer: 04 OCT 2011  
SPLAN1

Attach:  
Box:  
Vol:  
Box+Vol:





Doc No: City of Albany Records  
File: ICR1148866  
Date: A67452  
Officer: 04 OCT 2011  
SPLAN1

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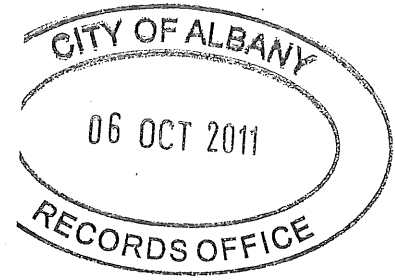


4 October 2011

City of Albany Records  
 Doc No: ICR1149193  
 File: A67452  
 Date: 06 OCT 2011  
 Officer: SPLAN1

Chief Executive Officer  
 Ms Faileen James  
 PO Box 484  
 ALBANY WA 6330

Attach.  
 Box  
 Vol.  
 Box+Vol.



Dear Ms James

**I wish to write to clarify my views with regards to my opposition to the proposal for a junkyard at 235-239 Ulster Road, Collingwood Heights.**

It was with some interest and anticipation that my husband and I attended the council meeting of 20 September in Council Chambers, and with some delighted surprise that my children expressed their intent to also attend. What an excellent opportunity for my children to see council matters working in practice.

Obviously we were drawn to the meeting in response to a letter inviting me to hear matters discussed regarding the above proposal following my letter dated in March opposing the proposal.

In response to the views of councilors expressed at this meeting and the decision to hold this matter over for another month I would like to draw your attention to some discrepancies with statements made at this meeting by councilors and what is contained in the briefing notes.

Please bear with me, I will try to be succinct.

1. In the first instance it is my understanding that this area is zoned rural. At what stage was application for rezoning made to Council to enable industrial business to be engaged in at this address? If no application has been made it would appear that some steps in this process have been omitted in that the proponent has already commenced readying the property for this business in the clear assumption that approval is imminent. Is this the case?

If this is not the case it would seem that the intention to move forward with plans for this venture is extremely presumptuous by the proponents unless they have been given indication of approval, either verbal or otherwise, from someone in the Council planning department.

**Point 6 of the Briefing Notes:**

"The proponent seeks planning scheme consent for the use of part of his land as a Junk Yard, specifically for timber salvage. The application has arisen primarily as a result of the re-development of the Albany Regional Hospital whereby significant amounts of timber from demolished buildings (roof frames etc) were sorted by the demolition contractor and identified for disposal at landfill. **The proponent negotiated for the delivery of the timber (several truckloads) onto the subject site.**"

As the proponent has already set this in motion this point serves no practical purpose unless there is a penalty that will be imposed for the presumption displayed.

setting a maximum height would control and minimise visual amenity and landscape impact concerns. With controlled or limited stacks of wood and the one person operating nature of the proposal, it would have minimal impact when assessed against the overall size of the lot and would not necessarily be discernable or distinguishable from other rural type activities. **The hours of operation and days when activity is permitted could also be controlled by condition.**"

The point I would like to make here is simply that there are already planning conditions in effect and the proponent has blatantly disregarded them. What possible difference will it make to impose more? Shutting the stable door once the horse has bolted is hardly effective management practice.

6. Point 14 states that ... "with controlled or limited stacks of wood and the **one person operating nature of the proposal,**" however Point 34(b) opens up the possibility of a larger operation being permitted changing the nature of this proposal entirely.

**Point 34b of the Briefing Notes:**

*"The business should not employ more than 2 persons not members of the proponent's household";*

I would like to have clarified for me what constitutes suitable fill material for a wet plain. From my front verandah I have seen many truckloads of timber, rubble and other building material tipped onto the land far into the wetland area and then covered with soil. Considering the propensity for flooding in this area, it was no surprise to note that after the floodwaters had subsided the soil was completely gone and what was under it, who knows where? I rang the council at this time to express my concerns regarding this event and was told that since it was on private land it was not a council concern. Perhaps I should have instead contacted the Department of Water and the Department of Environment and Conservation.

To clarify, I do not charge that this occurred on the land of the proponent of this proposal but on one of the three blocks in that row directly across from my property. My concern is for the nature of the fill being put on this vulnerable wetland site in the past and into the future by any of these residents and given that following a deluge anything in that area will end up in the Yakamia Creek and possibly further, into Oyster Harbour, if it does not block the Creek before it gets there!

While I have only discussed the procedural discrepancies on this subject in the hope that you would realize we are not only dealing with an emotive issue but one of trust in our council processes, I would not like you to disregard the personal feelings of myself and other residents in this area. Mention has been made of the visual amenity of this proposition. While there is at present little to be seen from Ulster Road but a work in progress, my family and I do not look over Ulster Road to this project.

From the front verandah of the home that my family built over 22 years ago our view was of a permanent water plain filled with birdlife, before the owner of that time drained it into the Yakamia Creek. We have considered ourselves blessed to live in such a tranquil area with such a beautiful outward prospect that we considered, by virtue of it's ecological nature, to be untouchable. To anticipate that view to change to one of industry, with its attendant noise and visual impact on our lifestyles, yes, we feel strongly about this. Not because we wish to blight the business prospects of any one person, but because we all have a right to air our

views and be heard. Because we are and have been subject to council regulations and conditions at one time or another and have had to abide by these conditions at risk of penalty. We call into question the process that has brought us to this pass, with the possibility that this application will be passed through simply because it has already been set in motion and it is easier to gain forgiveness than permission.

Lastly, 27 residents responded to this proposal. Of these 23 wrote in opposition to the proposal. That is 85%, a high percentage of negative respondents with a stake in this decision. We should not be overlooked or our concerns disregarded. We have just paid our council rates and will be voting very shortly!

Sincerely yours

Albany

cc Graeme McBride

TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

EFT/CHQ	Date	Name	Description	Amount
EFT69986	29/09/2011	JOHN KINNEAR AND ASSOCIATES	RETURN OF OUTSTANDING WORKS BOND FOR WAPC 1401-06	2666.66
27635	06/10/2011	MORVEN RURAL DEVELOPMENTS PTY LTD	RETURN OF DEFECT LIABILITY BOND - WAPC 134440	4985.00
<b>TOTAL</b>				<b>\$ 7,651.66</b>

MASTERCARD TRANSACTIONS - SEPTEMBER 2011

Date	Payee	Description	Amount
01-September-2011	SkyWest	Air Fare F. James - Albany/Perth	\$ 517.63
05-September-2011	See trading Co Pty Ltd	ALAC Gym Equipment	\$ 365.50
05-September-2011	Gym and Fitness	ALAC - Incline/Decline Bench	\$ 389.91
11-September-2011	SkyWest	Air Fare P. Hueppauff - Albany/Perth	\$ 443.38
13-September-2011	Online Applications	Occasional Liquor Licence Application for Guest Town	\$ 1,020.00
27-September-2011	Medina Grand Perth	Accommodation F. James - Perth Hotel	\$ 226.34
27-August-2011	WOTIF.COM Hotels	Accommodation R. Skipper - Roadside Design Course	\$ 294.95
31-August-2011	Main Roads Western Australia	R. Skipper - Roadside Design Course	\$ 250.00
06-July-2011	Tang Computers	Computer Equipment - NanoStationM5	\$ 478.95
Various	Sundry < \$ 200.00		\$ 536.93
<b>TOTAL</b>			<b>\$ 4,523.59</b>

Payroll - 15TH SEPTEMBER 2011 - 17TH OCTOBER 2011

Date	Description	Amount
21-September-2011	Payroll	\$ 426,657.46
23-September-2011	Sundry Pay	\$ 2,284.66
26-September-2011	Sundry Pay	\$ 4,526.79
28-September-2011	Sundry Pay	\$ 933.29
28-September-2011	Sundry Pay	\$ 2,864.72
29-September-2011	Sundry Pay	\$ 5,470.71
05-October-2011	Payroll	\$ 402,363.78
07-October-2011	Sundry Pay	\$ 1,663.56
07-October-2011	Sundry Pay	\$ 198.66
14-October-2011	Sundry Pay	\$ 639.64
<b>TOTAL</b>		<b>\$ 847,603.27</b>

AGENDA ITEM 4.1 REFERS

Chq	Date	Name	Description	Amount
27593	22/09/2011	GAVIN KENNEDY	REIMBURSEMENT FOR APPL FOR PLANNING SCHEME FEE P295378	75.00
27594	22/09/2011	JONATHAN BRIDGER	CROSSOVER LOT 278 DORADO BEND	176.22
27595	22/09/2011	CASH	GUEST TOWN - VOLUNTEERS LUNCH VOUCHERS	300.00
27596	22/09/2011	DEPARTMENT OF TRANSPORT	AMAZING ALBANY PLATES	155.00
27597	22/09/2011	PETTY CASH - DEPOT	PETTY CASH REIMBURSEMENT DEPOT	179.35
27598	22/09/2011	COMMISSIONER OF STATE REVENUE	REFUND PENSIONER REBATE CLAIM A161050	1027.13
27599	22/09/2011	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES ISSUED 10 SEPTEMBER 2010	720.33
27600	22/09/2011	VODAFONE PTY LTD	TELEPHONE SMS SERVICES CHARGES	48.99
27601	22/09/2011	VRBAN HOMES	REIMBURSEMENT OF APPL FOR PLANNING SCHEME FEE P2115152	75.00
27602	22/09/2011	WATER CORPORATION	WATER USAGE CHARGES	33.70
27603	29/09/2011	PIET BOOMSMA & RENEE DAVIS	CROSSOVER SUBSIDY FOR LOT 76 LION STREET ALBANY	126.15
27604	29/09/2011	PIET BOOMSMA & RENEE DAVIS	CROSSOVER SUBSIDY LOT 758 LAMONT GRANGE OYSTER HARBOUR	190.94
27605	29/09/2011	AMP FLEXIBLE LIFETIME SUPER PLAN	Superannuation contributions	1042.57
27606	29/09/2011	HESTA SUPER FUND	Superannuation contributions	943.62
27607	29/09/2011	HOSTPLUS PTY LTD	Superannuation contributions	74.53
27608	29/09/2011	MLC NOMINEES PTY LIMITED	Superannuation contributions	296.73
27609	29/09/2011	NATIONAL MUTUAL RETIREMENT FUND	Superannuation contributions	414.97
27610	29/09/2011	PERPETUAL WEALTH FOCUS SUPER PLAN	Superannuation contributions	734.46
27611	29/09/2011	IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	Superannuation contributions	662.44
27612	29/09/2011	IOOF GLOBAL ONE (EX SKANDIA GLOBAL)	Superannuation contributions	392.12
27613	29/09/2011	TOWER TRUST LIMITED	Superannuation contributions	309.04
27614	29/09/2011	UNI SUPER	Superannuation contributions	252.06
27615	29/09/2011	PETTY CASH - WORKS & SERVICES	PETTY CASH REIMBURSEMENTS	171.10
27616	29/09/2011	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	5086.63
27617	29/09/2011	THINGZ LIVING	Purchase of materials for promotion of Guest Town	224.85
27618	29/09/2011	JEREMY JONGSMA	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27619	29/09/2011	GREAT SOUTHERN GRAMMAR (BUTTONMOON)	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27620	29/09/2011	GREAT SOUTHERN GRAMMAR (VET COLLECTION)	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27621	29/09/2011	KASIA KARSKI	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27622	29/09/2011	ANDREA FISHER (OUTBACK GYPSYS)	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	600.00
27623	29/09/2011	CHRIS EDMONDSON (KRIS NELSON MINUTE 36)	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27624	29/09/2011	RACHEL JENNINGS-TOVEY	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27625	29/09/2011	SOUTHERN EDGE ARTS	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	600.00
27626	29/09/2011	ANYES ICHER (SING AUSTRALIA)	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	600.00
27627	29/09/2011	LES KARSKI (TOUCAN DJANGO	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	600.00

27629	29/09/2011	LINDA MOYLAN	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	400.00
27630	29/09/2011	JAMES GENTLE (JUNK FUNKTION)	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	500.00
27631	29/09/2011	MARK TUPMAN (JAMBOONDI)	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	500.00
27632	29/09/2011	TERRY MACKINTOSH	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27633	30/09/2011	LAURA RICE	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27634	30/09/2011	SUE CUNNINGHAM	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27637	06/10/2011	DEPARTMENT OF TRANSPORT	AMAZING ALBANY PLATES	155.00
27636	11/10/2011	CHRIS EDMONDSON	EXPENSES REIMBURSEMENT TO VOLUNTEERS AT GUEST TOWN	300.00
27638	06/10/2011	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION A60842	958.30
27639	06/10/2011	LEONARD NEIL MCKENNA	AUSPICED GRANT	100.00
27640	06/10/2011	SENSIS PTY LTD	YELLOW ONLINE BUSINESS BASICS	48.40
27641	06/10/2011	LANCE ROBERT REID	AUSPICED GRANT	100.00
27642	06/10/2011	STEPHEN CARRICK ARCHITECTS	REVIEW OF CITY OF ALBANY MUNICIPAL HERITAGE INVENTORY - STAGE 1 CONSULTANCY SERVICES	5237.63
27643	06/10/2011	WATER CORPORATION	WATER USAGE CHARGES TOILETS ROBINSON ST MIRA MAR	21.55
27644	13/10/2011	NORMAN FREDERICK JOHN BADGER	FORTS VOLUNTEER TRAVELLING ALLOWANCE	105.60
27645	13/10/2011	ALBERT BUCKROYD	FORTS VOLUNTEER TRAVELLING ALLOWANCE	67.20
27646	13/10/2011	CALTEX SERVICE STATION	FUEL PURCHASES - ALAC	34.21
27647	13/10/2011	CITY OF STIRLING	LOST DAMAGED LIBRARY BOOKS	11.00
27648	13/10/2011	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION A57224	136.90
27649	13/10/2011	BRIAN HOPE	FORTS VOLUNTEER TRAVELLING ALLOWANCE	720.00
27650	13/10/2011	PETTY CASH - ALBANY AQUATIC AND LEISURE CENTRE	PETTY CASH REIMBURSEMENTS	183.15
27651	13/10/2011	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH REIMBURSEMENTS	305.75
27652	13/10/2011	WATER CORPORATION	INDUSTRIAL WASTE 50-52 BARKER RD CENTENNIAL PARK 20/12/2010 - 24/6/2011	615.80
27653	13/10/2011	WORKSAFE WESTERN AUSTRALIA	CONVERSION OF 7 HIGH RISK LICENCES	350.00
27654	13/10/2011	JIM & MOYA BLUNSDEN	CROSSOVER SUBSIDY 47 ORION AVENUE	161.49
27655	13/10/2011	ROBERT & CHERYL PERKINS	CROSSOVER SUBSIDY 16 MCWHAE DRIVE	132.04
27656	13/10/2011	KEVIN KOSTER	CROSSOVER SUBSIDY 111 DELORAINE DRIVE	241.00
		<b>TOTAL</b>		<b>\$30,197.95</b>

AGENDA ITEM 4.1 REFERS

EFT	Date	Name	Description	Amount
EFT69850	22/09/2011	AD CONTRACTORS PTY LTD	LOWER KING ROAD (SLK 2.34-3.07) CONTRACT AS PER TENDER C10015	395584.72
EFT69851	22/09/2011	ADVERTISER PRINT	MEETING PADS	292.00
EFT69852	22/09/2011	AERODROME MANAGEMENT SERVICES PTY LTD	Displaced Threshold	5412.00
EFT69853	22/09/2011	ASSOCIATION FOR THE BLIND OF WESTERN AUSTRALIA	AUDIO NAVIGATOR PLAYERS	1650.00
EFT69854	22/09/2011	ALBANY V-BELT AND RUBBER	VEHICLE PARTS	153.35
EFT69855	22/09/2011	ALBANY SWEEP CLEAN	Sweeping of carparks, pathways and boardwalks	5661.00
EFT69856	22/09/2011	ALBANY STATIONERS	STATIONERY	35.05
EFT69857	22/09/2011	ALBANY HISTORICAL SOCIETY	MANNING AND CLEANING BRIG AMITY AUGUST 2011	1300.00
EFT69858	22/09/2011	HOME TIMBER & HARDWARE	HARDWARE ITEMS	27.77
EFT69859	22/09/2011	ALBANY SKIPS AND WASTE SERVICES	SKIP BIN RENTAL	280.00
EFT69860	22/09/2011	ALBANY OFFICE PRODUCTS - NORTH ROAD	STATIONERY SUPPLIES	104.50
EFT69861	22/09/2011	ALBANY QUALITY LAWNMOWING	LAWN MOWING SERVICES	100.00
EFT69862	22/09/2011	ALBANY COMBINED CABS PTY LTD	TAXI SERVICE	18.80
EFT69863	22/09/2011	ALBANY OFFICE PRODUCTS - DAYCARE	STATIONERY SUPPLIES	189.90
EFT69864	22/09/2011	ALBANY OFFICE PRODUCTS - WORKS DEPOT	STATIONERY SUPPLIES	86.30
EFT69865	22/09/2011	ALINTA	GAS CONSUMPTION 10/8/11 - 9/9/11	37098.45
EFT69866	22/09/2011	AMITY PAINTING & DECORATING	PAINTING LAMP POSTS ALBANY HIGHWAY	550.00
EFT69867	22/09/2011	PAPERBARK MERCHANTS	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	221.48
EFT69868	22/09/2011	ARDESS NURSERY	PLANT/NURSERY SUPPLIES	131.65
EFT69869	22/09/2011	ARTCRAFT PTY LTD	SIGNAGE EQUIPMENT	1700.60
EFT69870	22/09/2011	ATC WORK SMART	TEMPORARY STAFF	16389.27
EFT69871	22/09/2011	AUSTRALIAN AIR EXPRESS PTY LIMITED	FREIGHT SERVICES	169.55
EFT69872	22/09/2011	BARNESBY FORD	VEHICLE PARTS	76.59
EFT69873	22/09/2011	BARRETT'S MINI EARTHMOVING & CHIPPING	TREE REMOVAL	7930.00
EFT69874	22/09/2011	BENNETT'S BATTERIES	VEHICLE PARTS	2252.80
EFT69875	22/09/2011	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	3089.28
EFT69876	22/09/2011	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	45.00
EFT69877	22/09/2011	BLACKWOODS	HANDCLEANER & ELECTRICAL TAPE	20.44
EFT69878	22/09/2011	ALBANY BOBCAT SERVICES	BOBCAT HIRE - AIRPORT & ALAC CARPARK	640.00
EFT69879	22/09/2011	BROCKS	GROUT	7.60
EFT69880	22/09/2011	CARDNO (WA) PTY LTD	CULL RD STORMWATER IMPACT STUDY	5576.93
EFT69881	22/09/2011	BUNNINGS BUILDING SUPPLIES PTY LTD	WOOD AND PAINT FOR CHAIRS	363.95
EFT69882	22/09/2011	ALBANY BUSINESS TELEPHONES	TELEPHONE SERVICES	143.00
EFT69883	22/09/2011	C&C MACHINERY CENTRE	VEHICLE PARTS/REPAIRS	156.50
EFT69884	22/09/2011	CAPE BYRON IMPORTS	SWIMMING SUPPLIES	788.36
EFT69885	22/09/2011	J & S CASTLEHOW ELECTRICAL SERVICES	ELECTRICAL SERVICES	3762.57
EFT69886	22/09/2011	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	289086.88
EFT69887	22/09/2011	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	641.12



AGENDA ITEM 4.1 REFERS

EFT69888	22/09/2011	COMMERCIAL NETMAKERS PTY LTD	CRICKET NETS	2981.00
EFT69889	22/09/2011	COURIER AUSTRALIA	FREIGHT CHARGES	356.50
EFT69890	22/09/2011	ALBANY SIGNS	SIGNAGE	77.00
EFT69891	22/09/2011	COVS PARTS PTY LTD	OIL FILTERS FOR ASSORTED PLANT	465.23
EFT69892	22/09/2011	DOWNER EDI WORKS PTY LTD	Hotmix to repair library carpark	770.67
EFT69893	22/09/2011	HOLCIM (AUSTRALIA) PTY LTD	ROAD BASE	785.67
EFT69894	22/09/2011	AL CURNOW HYDRAULICS	VEHICLE PARTS	1769.12
EFT69895	22/09/2011	CGS QUALITY CLEANING	GENERAL CLEANING CONTRACT	19911.22
EFT69896	22/09/2011	LANDGATE	TITLE SEARCHES	1819.63
EFT69897	22/09/2011	JODY MAREE DEVOS	Rates refund for assessment A125492	20.77
EFT69898	22/09/2011	DICK SMITH ELECTRONICS	Uniden XDECT7015+1 Cordless Phone Twin Pack	99.00
EFT69899	22/09/2011	SIMON EDWARDS	STAFF MILEAGE CLAIM	29.67
EFT69900	22/09/2011	ETEC CONSULTANTS	CIVIL SCOPE WASTE TRANSFER STATION	1039.50
EFT69901	22/09/2011	EYERITE SIGNS	SIGNAGE	776.60
EFT69902	22/09/2011	FARM FRESH W/SALERS (VIOLET PARK HOLDINGS P/L	GROCERIES	115.32
EFT69903	22/09/2011	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	102.05
EFT69904	22/09/2011	ALBANY CAMERA HOUSE	CAMERA EQUIPMENT	39.90
EFT69905	22/09/2011	THE FIXUPPERY	WINDOW WASHING NORTH ROAD/LIBRARY	572.00
EFT69906	22/09/2011	FRANEY & THOMPSON	TIMBER SUPPLIES	317.78
EFT69907	22/09/2011	GLOBAL SYNTHETICS	PRO-FAB SUPPLIES FOR EMU POINT PATHWAY REALIGNMENT	1636.80
EFT69908	22/09/2011	GORDON WALMSLEY PTY LTD	ASPHALT CONSTRUCTION	8120.00
EFT69909	22/09/2011	GRANDE FOOD SERVICE	CAFE SUPPLIES	377.62
EFT69910	22/09/2011	GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	TRAFFIC REFRESHER TRAINING	1900.00
EFT69911	22/09/2011	GREAT SOUTHERN PERSONNEL	TEMPORARY STAFF	129.50
EFT69912	22/09/2011	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING SUPPLIES	357.89
EFT69913	22/09/2011	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	13.00
EFT69914	22/09/2011	HANSON EXECUTIVE MANAGEMENT	MATERIALS FOR ALBANY GUEST TOWN FILES	232.16
EFT69915	22/09/2011	HELEN LEEDER-CARLSON	CREATIVE SENIORS	240.00
EFT69916	22/09/2011	HUDSON HENNING AND GOODMAN	STAFF CONTRACT ADVICE	16189.32
EFT69917	22/09/2011	HUDSON SEWAGE SERVICES	SEWAGE SERVICES	149.10
EFT69918	22/09/2011	IM LOGISTICS	POOL CHEMICALS	1939.21
EFT69919	22/09/2011	FAILEEN JAMES	EXPENSES REIMBURSMENTS F. JAMES	137.80
EFT69920	22/09/2011	JJ'S HIAB SERVICES	HIAB SERVICES	308.00
EFT69921	22/09/2011	KEY2DESIGN	UPDATE WEBSITE WITH SUPPLIED CONTENT	71.50
EFT69922	22/09/2011	KLB SYSTEMS	COMPUTER HARDWARE SUPPLIES	1034.00
EFT69923	22/09/2011	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	190.65
EFT69924	22/09/2011	LATRO LAWYERS	ADVICE ON CITY SUPPLIED MOTOR VEHICLES	8457.35
EFT69925	22/09/2011	LEASE CHOICE	QUARTERLY OPERATING LEASE	689.70
EFT69926	22/09/2011	LIFETIME DISTRIBUTORS	LOCAL STOCK	31.00
EFT69927	22/09/2011	LOADTEKAUST	VEHICLE REPAIRS	354.70

AGENDA ITEM 4.1 REFERS

EFT69928	22/09/2011	ALBANY CITY MOTORS	VEHICLE PARTS	186.45
EFT69929	22/09/2011	MANYPEAKS GENERAL STORE	FUEL PURCHASE	53.36
EFT69930	22/09/2011	MCLEODS BARRISTERS & SOLICITORS	ANNUAL AUDIT	139.43
EFT69931	22/09/2011	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	116.53
EFT69932	22/09/2011	MIDWEST SECRETARIAL / LABOUR HIRE	TEMPORARY STAFF	1402.70
EFT69933	22/09/2011	MR MOO DAIRY DISTRIBUTORS	CAFE SUPPLIES	465.19
EFT69934	22/09/2011	MT ROMANCE AUSTRALIA PTY LTD	HAND SANITISER GEL	60.00
EFT69935	22/09/2011	OFFICEWORKS SUPERSTORES PTY LTD	STATIONERY SUPPLIES	139.10
EFT69936	22/09/2011	OKEEFE'S PAINTS	PAINT SUPPLIES	434.20
EFT69937	22/09/2011	FORTS CAFE	'STAY ON YOUR FEET' CATERING	200.00
EFT69938	22/09/2011	TRANSPACIFIC SUPERIOR PAK P/L	SINGLE & DOUBLE RUBBISH BIN POLES	3707.00
EFT69939	22/09/2011	EC & KM PAINE	Rates refund for assessment A100628	969.00
EFT69940	22/09/2011	PEERLESS JAL PTY LTD	CLEANING MESH & DUSTBAGS FOR ALAC	83.16
EFT69941	22/09/2011	HANSON CONSTRUCTION MATERIALS PTY LTD	CONCRETE SUPPLIES	421.52
EFT69942	22/09/2011	REECE PTY LTD	Stormpro Pipe Sns 300mm x 5.99mtr	845.27
EFT69943	22/09/2011	RICOH	PHOTOCOPIER CHARGES	13650.10
EFT69944	22/09/2011	ROYAL LIFE SAVING SOCIETY AUSTRALIA	SWIM CERTIFICATES	244.00
EFT69945	22/09/2011	SEEK LIMITED	ADVERTISING	236.50
EFT69946	22/09/2011	SERENITY PARK	DISPOSAL OF DOGS	420.00
EFT69947	22/09/2011	KAITLYN SEYMOUR	ADMIN ASSISTANCE	195.84
EFT69948	22/09/2011	G & L SHEETMETAL	COLOURBOND FLASHINGS	198.00
EFT69949	22/09/2011	SKILL HIRE WA PTY LTD	CASUAL STAFF	1998.04
EFT69950	22/09/2011	SMITHS ALUMINIUM & 4WD CENTRE	Being for the new aluminium deck as quoted	2885.00
EFT69951	22/09/2011	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	4383.45
EFT69952	22/09/2011	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	74.70
EFT69953	22/09/2011	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING SUPPLIES FOR ALAC	537.98
EFT69954	22/09/2011	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	341.00
EFT69955	22/09/2011	SPEEDO AUSTRALIA PTY LTD	SWIMMING SUPPLIES	539.55
EFT69956	22/09/2011	SPORTS MASTER ATHLETICS INTERNATIONAL PTY LTD	SPORTS EQUIPMENT	434.50
EFT69957	22/09/2011	STAR SALES AND SERVICE	VEHICLE PARTS	36.00
EFT69958	22/09/2011	STATEWIDE BEARINGS	VEHICLE PARTS	197.51
EFT69959	22/09/2011	STIRLING CONFECTIONERY PLUS	CATERING SUPPLIES	1341.27
EFT69960	22/09/2011	STORM OFFICE NATIONAL	600 SENECCIO FLYERS	165.00
EFT69961	22/09/2011	ALBANY LOCK SERVICE	LOCK REPAIRS/MAINTENANCE	348.30
EFT69962	22/09/2011	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	448.93
EFT69963	22/09/2011	THE VEGIE SHOP	GROCERIES	167.98
EFT69964	22/09/2011	THINKWATER ALBANY	IRRIGATION SUPPLIES	1451.17
EFT69965	22/09/2011	TOLL PRIORITY	FREIGHT	369.40
EFT69966	22/09/2011	TRAILBLAZERS	BATTERIES FOR ALAC	32.95
EFT69967	22/09/2011	TRUCKLINE	VEHICLE PARTS	2533.62

AGENDA ITEM 4.1 REFERS

EFT69968	22/09/2011	TRU-BLU GROUP PTY LTD	Hire 3 ton mini excavator	1508.10
EFT69969	22/09/2011	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	BULK GREEN WASTE/GREEN WASTE TICKETS/TOP SOIL SUPPLIES	18705.41
EFT69970	22/09/2011	VALENTINO'S FLORISTS	FLOWER DELIVERIES	100.00
EFT69971	22/09/2011	VERVE ST DESIGN	2012 ART PRIZE POSTER	200.00
EFT69972	22/09/2011	ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	740.88
EFT69973	22/09/2011	WESTERBERG PANEL BEATERS	INSURANCE EXCESS 5636A	600.00
EFT69974	22/09/2011	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	2381.21
EFT69975	22/09/2011	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING	847.16
EFT69976	22/09/2011	WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	390.50
EFT69977	22/09/2011	WESTERN WORK WEAR	PROTECTIVE CLOTHING	160.00
EFT69978	22/09/2011	THE WINDOW WASHER MAN	WINDOW CLEANING	47.50
EFT69979	22/09/2011	YAKKA PTY LTD	UNIFORMS	416.56
EFT69980	22/09/2011	ZENITH LAUNDRY	LAUNDRY/LINEN SERVICES	16.28
EFT69981	22/09/2011	ROYAL AGRICULTURAL SOCIETY OF WESTERN AUSTRALIA	PERTH ROYAL SHOW PASSES	2446.01
EFT69982	28/09/2011	AEP AUSTRALIAN EVENT PROTECTION	RSA SECURITY AT PERTH ROYAL SHOW 1-8 OCTOBER 2011	17424.00
EFT69983	28/09/2011	JETBLACK MC	3000 KIDS ACTIVITY BOOKS FOR GUEST TOWN	5302.00
EFT69984	28/09/2011	TWO SUMO'S PRODUCTIONS	PA HIRE FOR GUEST TOWN 30% COMMENCEMENT PAYMENT	2500.00
EFT69985	28/09/2011	GLENN WHITFORD	SHORT TERM HOLIDAY ACCOMMODATION ALBANY GUEST TOWN PERTH ROYAL SHOW	1900.00
EFT69987	29/09/2011	ALBANY COMMUNITY HOSPICE	Payroll deductions	34.00
EFT69988	29/09/2011	AMP SUPERANNUATION LIMITED	Superannuation contributions	1161.84
EFT69989	29/09/2011	AUSTRALIAN TAXATION OFFICE	Payroll deductions	212606.45
EFT69990	29/09/2011	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll deductions	3662.00
EFT69991	29/09/2011	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Superannuation contributions	319.88
EFT69992	29/09/2011	AUSTRALIAN SUPER	Superannuation contributions	1298.83
EFT69993	29/09/2011	AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation contributions	220.56
EFT69994	29/09/2011	BT SUPER FOR LIFE	Superannuation contributions	707.26
EFT69995	29/09/2011	BT SUPER FOR LIFE	Superannuation contributions	363.74
EFT69996	29/09/2011	CHILD SUPPORT AGENCY	Payroll deductions	256.22
EFT69997	29/09/2011	COLONIAL FIRST STATE ROLLOVER & SUPER FUND	Superannuation contributions	379.96
EFT69998	29/09/2011	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	661.02
EFT69999	29/09/2011	COLONIAL FIRST STATE WHOLESALE SUPER FUND	Superannuation contributions	47.30
EFT70000	29/09/2011	GENERATIONS PERSONAL SUPER FUND	Superannuation contributions	63.38
EFT70001	29/09/2011	GENERATIONS PERSONAL SUPER FUND	Payroll deductions	449.70
EFT70002	29/09/2011	GENERATIONS PERSONAL SUPER FUND	Superannuation contributions	35.22
EFT70003	29/09/2011	HBF OF WA	Payroll deductions	973.50
EFT70004	29/09/2011	ING INTEGRA SUPER	Superannuation contributions	263.48
EFT70005	29/09/2011	ING ONE ANSWER PERSONAL SUPER	Superannuation contributions	501.64
EFT70006	29/09/2011	MACQUARIE BANK	Payroll deductions	3668.96
EFT70007	29/09/2011	MACQUARIE BANK LIMITED	Superannuation contributions	2279.12

AGENDA ITEM 4.1 REFERS

EFT70008	29/09/2011	ONEPATH MASTERFUND	Superannuation contributions	1236.26
EFT70009	29/09/2011	REST SUPERANNUATION	Superannuation contributions	4505.87
EFT70010	29/09/2011	MARITIME SUPER	Superannuation contributions	162.69
EFT70011	29/09/2011	SPECTRUM SUPER	Superannuation contributions	211.48
EFT70012	29/09/2011	SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Superannuation contributions	42.21
EFT70013	29/09/2011	WAYNE JOHN STEAD PTY LTD SUPERANNUATION FUND	Payroll deductions	1936.78
EFT70014	29/09/2011	WESTSCHEME	Superannuation contributions	2929.30
EFT70015	30/09/2011	ALBANY ADVERTISER LTD	ADVERTISING VAC AUGUST	213.13
EFT70016	30/09/2011	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	23.51
EFT70017	30/09/2011	ALBANY CRANE HIRE	CRANE HIRE ALAC - LIFTOUT FIBREGLASS FILTER	236.50
EFT70018	30/09/2011	ALBANY FARM TREE NURSERY	PLANT/NURSERY SUPPLIES	15.13
EFT70019	30/09/2011	ALBANY INDOOR PLANT HIRE	PLANT HIRE	980.31
EFT70020	30/09/2011	ALBANY AUTO 1	VEHICLE PARTS/MAINTENANCE	87.85
EFT70021	30/09/2011	ALBANY OFFICE PRODUCTS - NORTH ROAD	STATIONERY SUPPLIES	35.90
EFT70022	30/09/2011	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	11.20
EFT70023	30/09/2011	ALBANY FILTERCLEAN	FILTER CLEANING AND CHANGING	28.00
EFT70024	30/09/2011	ALBANY OFFICE PRODUCTS - WORKS DEPOT	STATIONERY SUPPLIES	62.55
EFT70025	30/09/2011	ALINTA	GAS USAGE CHARGES VAC 17/6/2011 - 14/9/2011	678.00
EFT70026	30/09/2011	ARDESS NURSERY	PLANT/NURSERY SUPPLIES	217.75
EFT70027	30/09/2011	ART ALMANAC	Art Almanac Issues August 2011 and October 2011	203.50
EFT70028	30/09/2011	ARTCRAFT PTY LTD	SPEED LIMIT SIGNS	3196.60
EFT70029	30/09/2011	ATC WORK SMART	TEMPORARY STAFF	10724.10
EFT70030	30/09/2011	BT EQUIPMENT PTY LTD	VEHICLE PARTS	1425.95
EFT70031	30/09/2011	BARRETT'S MINI EARTHMOVING & CHIPPING	Remove broken tree from verge on Perkins Beach Road	910.00
EFT70032	30/09/2011	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	1793.21
EFT70033	30/09/2011	BEST OFFICE SYSTEMS	Ricoh Refill Staples Type K	95.00
EFT70034	30/09/2011	BF WILSON	Rates refund for assessment A109810	235.20
EFT70035	30/09/2011	BLACKWOODS	SAFETY VESTS/HATS/GLOVES	131.68
EFT70036	30/09/2011	ALBANY BOBCAT SERVICES	BOBCAT HIRE CENTENNIAL OVAL	440.00
EFT70037	30/09/2011	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE SUPPLIES	85.33
EFT70038	30/09/2011	L J CALLAGHAN	REFUND FOR OVERCHARGE ON FORTS MERCHANDISE - SHOULD BE \$43.95 - CHARGED \$443.95	400.00
EFT70039	30/09/2011	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	804.00
EFT70040	30/09/2011	J & S CASTLEHOW ELECTRICAL SERVICES	Replace meter box and install new mains in existing location.	13481.02
EFT70041	30/09/2011	SYNERGY GRAPHICS	SAFER ALBANY EXPO POSTER	181.50
EFT70042	30/09/2011	COFFEY COMMERCIAL ADVISORY PTY LTD	Centennial Park Recreation Precinct Masterplan	10032.00
EFT70043	30/09/2011	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	463.06
EFT70044	30/09/2011	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	165.94
EFT70045	30/09/2011	COURIER AUSTRALIA	FREIGHT CHARGES	123.54

AGENDA ITEM 4.1 REFERS

EFT70046	30/09/2011	COVS PARTS PTY LTD	VEHICLE PARTS	689.35
EFT70047	30/09/2011	CREATIVE ALBANY INC	FUNDING SUPPORT BOOKMARK ALBANY PROJECT	5500.00
EFT70048	30/09/2011	CRUMPS CANVAS	INSPECT AND REPAIR INFLATABLE	82.50
EFT70049	30/09/2011	D & K ENGINEERING	WELDING REPAIRS TO EXHAUST VALVE	206.80
EFT70050	30/09/2011	DICK SMITH ELECTRONICS	COMPUTER EQUIPMENT	89.85
EFT70051	30/09/2011	ETEC CONSULTANTS	STRUCTURAL SCOPE WASTE TRANSFER STATION	165.00
EFT70052	30/09/2011	FARM FRESH W/SALERS (VIOLET PARK HOLDINGS P/L	CAFE SUPPLIES	30.43
EFT70053	30/09/2011	ISS WASHROOM SERVICES	SANITARY SERVICES VAC	279.40
EFT70054	30/09/2011	GLASS SUPPLIERS	GLASS REPAIRS/SUPPLIES	98.95
EFT70055	30/09/2011	GRAY & LEWIS	CONTRACT - PLANNING SERVICES	62.15
EFT70056	30/09/2011	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	183.70
EFT70057	30/09/2011	PETER ERIK HAABJOERN	Rates refund for assessment A114637	344.07
EFT70058	30/09/2011	HELEN LEEDER-CARLSON	NOONGAR PAINTING CLASS	80.00
EFT70059	30/09/2011	HUDSON HENNING AND GOODMAN	LEGAL COSTS - REITSMA - DISPUTE NOTIFICATION	1851.30
EFT70060	30/09/2011	SM & V HUTCHINGS	Rates refund for assessment A176732	1339.19
EFT70061	30/09/2011	ISIS CAPITAL LIMITED	LEASE CONTRACT	3494.82
EFT70062	30/09/2011	JETBLACK MC	Progressive payment 2 - creative graphic design for Guest Town infrastructure build	5610.00
EFT70063	30/09/2011	JJ'S HIAB SERVICES	HIAB SERVICES	88.00
EFT70064	30/09/2011	JUST SEW EMBROIDERY	LOGO EMBROIDERY	38.50
EFT70065	30/09/2011	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	1188.50
EFT70066	30/09/2011	LA FREEGARD	Stump grind 2 stumps at the Residency museum	200.00
EFT70067	30/09/2011	LATRO LAWYERS	LEGAL ADVICE - MENS GROUP	7572.40
EFT70068	30/09/2011	LGNET	EMPLOYMENT ADVERTISING	660.00
EFT70069	30/09/2011	LINGFORD CONSULTING	PERSONAL PRODUCTIVITY TRAINING WORKSHOP	280.00
EFT70070	30/09/2011	LORLAINE DISTRIBUTORS PTY LTD	TECHWASH 20 LITRE/SPOT AID 5 LITRE	196.90
EFT70071	30/09/2011	DAVID MAHER	AIBS 2011 CONFERENCE FEES - DAVID MAHER	300.00
EFT70072	30/09/2011	MATT GOODWIN PLUMBING & GAS	PLUMBING REPAIRS/MAINTENANCE	1040.00
EFT70073	30/09/2011	MIDWEST SECRETARIAL / LABOUR HIRE	CONTRACT COSTS FOR GRANT BOONZAAIER	1456.65
EFT70074	30/09/2011	MISS MAUD SWEDISH HOTEL	3 nights accommodation - 18th, 19th & 20th September 2011 LIBRARY	477.00
EFT70075	30/09/2011	MY HOUSE PROPERTY SETTLEMENTS	Rates refund for assessment A192409	75.99
EFT70076	30/09/2011	ALBANY NEAT AND TRIM LAWNS	VAC LAWN MOWING	160.00
EFT70077	30/09/2011	NICOLL AA	STUDY COSTS A NICOLL - CERT IV IN OCCUPATIONAL HEALTH & SAFETY	300.00
EFT70078	30/09/2011	PETER GRAHAM AND COMPANY LTD	HARDWARE SUPPLIES	160.00
EFT70079	30/09/2011	RIPEN	TEMPORARY STAFF	10065.00
EFT70080	30/09/2011	ROSMECH SALES AND SERVICE PTY LTD	SWEEPER SPARE PARTS	485.76
EFT70081	30/09/2011	KAITLYN SEYMOUR	ADMIN ASSISTANCE VAC 19/20 & 21/9/11	449.28
EFT70082	30/09/2011	SHARP INFUSION	Cooking demonstration - contribution to local produce GUEST TOWN	1200.00
EFT70083	30/09/2011	SHEILAH RYAN	GARDENING VAC	458.45
EFT70084	30/09/2011	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	144.86

AGENDA ITEM 4.1 REFERS

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EFT70085	30/09/2011 SOUTH COAST DIVING SUPPLIES	Being for the supply of Two (2) shark skin jackets	330.00
EFT70086	30/09/2011 ST JOHN AMBULANCE AUSTRALIA	SENIOR FIRST AID	330.00
EFT70087	30/09/2011 STORAGECRAFT PTY LTD	SHADOW/PROTECT TECHNICAL TRAINING - IAN MCLOUGHLIN & JUSTIN LAING	429.00
EFT70088	30/09/2011 T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	171.49
EFT70089	30/09/2011 THE VEGIE SHOP	GROCERIES	155.59
EFT70090	30/09/2011 TOTAL PACKAGING (WA) PTY LTD	4 CARTONS OF DOGGIE DUMPAGE DISPOSAL BAGS	407.00
EFT70091	30/09/2011 TOTAL GREEN RECYCLING	E WASTE RECYCLING	2362.25
EFT70092	30/09/2011 TRAILBLAZERS	PROTECTIVE CLOTHING	119.55
EFT70093	30/09/2011 ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE/REPAIRS	792.90
EFT70094	30/09/2011 JENNIFER ANN WALKER	Rates refund for assessment A204618	24.54
EFT70095	30/09/2011 WA LOCAL GOVT SUPERANNUATION	Superannuation contributions	107912.86
EFT70096	30/09/2011 WALCON MARINE AUSTRALIA PTY LTD	Purchase of a ladder to suit the disable boat ramp at Emu Point	715.00
EFT70097	30/09/2011 ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	553.00
EFT70098	30/09/2011 LANDMARK LIMITED	FENCING MATERIALS	85.17
EFT70099	30/09/2011 WESTERN WORK WEAR	PROTECTIVE CLOTHING	309.55
EFT70100	30/09/2011 WEST COAST ANALYTICAL SERVICES	CLAIM 8 - WATER TESTING CONTRACT	2697.50
EFT70101	30/09/2011 WIGNALLS WINES	PINOT NIOR/SAUVIGNON BLANC PURCHASES	672.61
EFT70102	30/09/2011 WILLOUGHBY PARK WINERY	KALGAN RIVER REISLING 2010 PURCHASES	349.80
EFT70103	30/09/2011 ZENITH LAUNDRY	LAUNDRY/LINEN SERVICES	81.02
EFT70104	06/10/2011 ABA SECURITY	SECURITY SERVICES	88.00
EFT70105	06/10/2011 AGCRETE ALBANY	LEAD SUPPLIES	20.00
EFT70106	06/10/2011 ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	173.22
EFT70107	06/10/2011 ALBANY REFRIGERATION	QUARTERLY AIR CONDITIONING MAINTENANCE LOTTERIES HOUSE	392.70
EFT70108	06/10/2011 ALBANY AUTO 1	VEHICLE PARTS	140.00
EFT70109	06/10/2011 ALBANY OFFICE PRODUCTS - NORTH ROAD	STATIONERY SUPPLIES	363.10
EFT70110	06/10/2011 ALBANY PSYCHOLOGICAL SERVICES	2 X CONSULTATION FEES	352.00
EFT70111	06/10/2011 ALBANY QUALITY LAWNMOWING	LAWN MOWING SERVICES	100.00
EFT70112	06/10/2011 ALBANY MILK DISTRIBUTORS	MILK DELIVERIES	612.27
EFT70113	06/10/2011 ALBANY FILTERCLEAN	4 X FILTERS CHANGED AND CLEANED	28.00
EFT70114	06/10/2011 ALL EVENTS PROSOUND HIRE	PROJECTOR HIRE	142.50
EFT70116	06/10/2011 PAPERBARK MERCHANTS	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	721.54
EFT70117	06/10/2011 ARDESS NURSERY	PLANT/NURSERY SUPPLIES	39.10
EFT70118	06/10/2011 ART ON THE MOVE	CATALOGUES	13.00
EFT70119	06/10/2011 ATC WORK SMART	TEMPORARY STAFF	5738.43
EFT70120	06/10/2011 AUSTRAL MERCANTILE COLLECTIONS PTY LTD	DEBT COLLECTION CHARGES	1590.05
EFT70121	06/10/2011 BAREFOOT CLOTHING MANUFACTURERS	VISITORS CENTRE UNIFORMS	317.00
EFT70122	06/10/2011 ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	1647.82
EFT70123	06/10/2011 BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	606.72
EFT70124	06/10/2011 BLACKWOODS	PROTECTIVE CLOTHING	86.07

AGENDA ITEM 4.1 REFERS

EFT70125	06/10/2011	ALBANY BOBCAT SERVICES	BOBCAT HIRE EMU POINT	480.00
EFT70126	06/10/2011	BOOEASY AUSTRALIA PTY LTD	BOOKING RETURNS AUGUST 2011	1661.06
EFT70127	06/10/2011	BOOKMARKETING - GARY SPELLER	LOCAL BOOK STOCKS	24.00
EFT70128	06/10/2011	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE ITEMS	182.37
EFT70129	06/10/2011	CALIBRE CARE	2 X EXTENDED PICK UP HANDLES	61.60
EFT70130	06/10/2011	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES - ALAC FILTER PUMPS	500.00
EFT70131	06/10/2011	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	228.21
EFT70132	06/10/2011	TANJA COLBY DESIGNS	AUSPICED GRANT	100.00
EFT70133	06/10/2011	CORRIGAN, ERIC	FORTS TRAVELLING ALLOWANCE	264.00
EFT70134	06/10/2011	COURIER AUSTRALIA	COURIER CHARGES	386.36
EFT70135	06/10/2011	COVS PARTS PTY LTD	VEHICLE PARTS	66.96
EFT70136	06/10/2011	EYERITE SIGNS	SIGNAGE	110.00
EFT70137	06/10/2011	EYEZON PTY LTD	ADVERTISEMENT	295.00
EFT70138	06/10/2011	FARM FRESH W/SALERS (VIOLET PARK HOLDINGS P/L	CATERING SUPPLIES	110.27
EFT70139	06/10/2011	ALBANY FIREBREAK AND SLASHING CO. PTY LTD	FIREBREAK SERVICES AT EMU POINT	176.00
EFT70140	06/10/2011	CAROLYN FLETT LEADLIGHTS	STURT PEA LEADLIGHT	60.00
EFT70141	06/10/2011	FLIPS ELECTRICS	Reticulation services/repairs	748.00
EFT70142	06/10/2011	GRANDE FOOD SERVICE	CATERING SUPPLIES	420.67
EFT70143	06/10/2011	GREAT SOUTHERN GROUP TRAINING	TEMPORARY STAFF	1875.98
EFT70144	06/10/2011	GREAT SOUTHERN LEGAL PTY LTD	ASSIGNMENT OF LEASE HANGAR 21	350.00
EFT70145	06/10/2011	GSM AUTO ELECTRICAL	VEHICLE REPAIRS/MAINTENANCE	26.50
EFT70146	06/10/2011	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	1966.25
EFT70147	06/10/2011	HELEN LEEDER-CARLSON	NOONGAR PAINTING CLASSES	140.00
EFT70148	06/10/2011	HUDSON HENNING AND GOODMAN	STAFF CONTRACT ADVICE	845.35
EFT70149	06/10/2011	JACK THE CHIPPER	TRUCK AND CHIPPER HIRE	500.00
EFT70150	06/10/2011	JJ'S HIAB SERVICES	Hours Hire to Pick up Pipes from Blackwoods deliver to Festing Street.	88.00
EFT70151	06/10/2011	JUST SEW EMBROIDERY	LOGO EMBROIDERY	22.00
EFT70152	06/10/2011	JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERY	964.70
EFT70153	06/10/2011	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	488.60
EFT70154	06/10/2011	LA FREEGARD	FIREBREAK SERVICES	5193.00
EFT70155	06/10/2011	LEADING EDGE HIFI-ALBANY	Rechargeable batteries	56.85
EFT70156	06/10/2011	LES MILLS ASIA PACIFIC	SPORTS EQUIPMENT	914.00
EFT70157	06/10/2011	LGNET	ADVERTISING FOR THE POSITION OF PLANNING AND DEVELOPMENT ENGINEER	132.00
EFT70158	06/10/2011	LORLAINE DISTRIBUTORS PTY LTD	VACUUM CLEANER/CLEANING ITEMS	537.90
EFT70159	06/10/2011	ALBANY PARTY HIRE	EQUIPMENT HIRE	330.00
EFT70160	06/10/2011	MCLEODS BARRISTERS & SOLICITORS	CURLEWIS AND OTHERS V CITY OF ALBANY	6639.35
EFT70161	06/10/2011	MC LEVITZKE	VISITORS CENTRE MERCHANDISE	344.50
EFT70162	06/10/2011	JAMES MCLEAN	SUPPLY OF BANKSIA TIMBER	360.00
EFT70163	06/10/2011	MIDWEST SECRETARIAL / LABOUR HIRE	CONTRACT COSTS FOR GRANT BOONZAAIER	1658.96



AGENDA ITEM 4.1 REFERS

EFT70164	06/10/2011 MOSTERT, DJ & H	Rates refund for assessment A9076	26.53
EFT70165	06/10/2011 MT ROMANCE AUSTRALIA PTY LTD	VISITORS CENTRE MERCHANDISE	136.42
EFT70166	06/10/2011 LGIS LIABILITY	WORKERS COMPENSATION INSURANCES 2ND INSTALMENT	407340.10
EFT70167	06/10/2011 JS & MA MYERS	Rates refund for assessment A178669	38.23
EFT70168	06/10/2011 OPUS INTERNATIONAL CONSULTANTS LTD	BAYONET HEAD SHOPPING CENTRE PEER REVIEW	2640.00
EFT70169	06/10/2011 PULL IT TRAILER HIRE	TRAILER HIRE	60.00
EFT70170	06/10/2011 QUEENSBERRY INFO TECHNOLOGY PTY LTD	ANNUAL SECURE PAY ACCESS	495.00
EFT70171	06/10/2011 KERRY QUINLAN	REIMBURSEMENT FOR SWIM SCHOOL GOODS	325.98
EFT70172	06/10/2011 REECE PTY LTD	PLUMBING REPAIRS/MAINTENANCE/EQUIPMENT	312.40
EFT70173	06/10/2011 DARRYL ROGERS	PRESENTATION ALBANY BOAT SHOW	100.00
EFT70174	06/10/2011 ROLSH PRODUCTIONS	VISITORS CENTRE MERCHANDISE	377.69
EFT70175	06/10/2011 ROYAL LIFE SAVING SOCIETY AUSTRALIA	DEFIB SUPPLIES	277.20
EFT70176	06/10/2011 SECUREPAY PTY LTD	SEAT ADVISOR PRICING	28.91
EFT70177	06/10/2011 SKILL HIRE WA PTY LTD	TEMPORARY STAFF	1104.18
EFT70178	06/10/2011 SOUTHWAY DISTRIBUTORS (WA) PTY LTD	27L Tidy bags (Roll of 1000)	40.21
EFT70179	06/10/2011 SPORTSWORLD OF WA	SWIM STORE SUPPLIES	878.90
EFT70180	06/10/2011 DEPARTMENT OF PREMIER & CABINET	GAZETTE ADVERTISING	703.20
EFT70181	06/10/2011 STIRLING PRINT	PRINTING SERVICES	70.00
EFT70182	06/10/2011 ST JOHN AMBULANCE AUSTRALIA	SENIOR FIRST AID	330.00
EFT70183	06/10/2011 SYNERGY	STREET LIGHTING CHARGES 25/8 - 23/9/11	56057.15
EFT70184	06/10/2011 T & C SUPPLIES	TOOLS/HARDWARE ITEMS	443.17
EFT70185	06/10/2011 DAVID THEODORE	EXPENSES REIMBURSEMENT ROYAL SHOW	238.10
EFT70186	06/10/2011 TOLL PRIORITY	FREIGHT CHARGES TOURISM MARKETING	348.96
EFT70187	06/10/2011 TOTAL EDEN	IRRIGATION SUPPLIES	1944.93
EFT70188	06/10/2011 TWO SUMO'S PRODUCTIONS	PA HIRE FOR GUEST TOWN TOTAL FINAL PAYMENT	5140.00
EFT70189	06/10/2011 VANCOUVER CAFE & STORE	CATERING	100.00
EFT70190	06/10/2011 VIRTUAL SYNCHRONICITY PTY LTD	IT SERVICES	2598.75
EFT70191	06/10/2011 ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	798.40
EFT70192	06/10/2011 WELLSTEAD COMMUNITY RESOURCE CENTRE INC.	PHOTOCOPIER CHARGES	5.70
EFT70193	06/10/2011 WESTERBERG PANEL BEATERS	Repairs to Isuzu Truck A51213	806.41
EFT70195	06/10/2011 WILSON MACHINERY	Repairs to slasher as required including parts	5858.17
EFT70196	06/10/2011 THE WINDOW WASHER MAN	WINDOW WASHING VAC	38.00
EFT70197	10/10/2011 ALMOST ANYTHING AUDIO	EQUIPMENT FOR ALAC	1798.00
EFT70198	11/10/2011 KRIS NELSON (MINUTE 36 BAND)	GUEST TOWN VOLUNTEER	200.00
EFT70199	13/10/2011 AD CONTRACTORS PTY LTD	CATAMOL SUPPLIES	429.00
EFT70200	13/10/2011 DORA ADELINE	PIER STREET PARKING REIMBURSEMENTS	93.00
EFT70201	13/10/2011 ADVERTISER PRINT	CAT REGISTRATION FORMS	169.00
EFT70202	13/10/2011 ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	120.13
EFT70203	13/10/2011 COASTAL CRANES ALBANY	CRANE HIRE	143.00

AGENDA ITEM 4.1 REFERS

EFT70204	13/10/2011	ALBANY DINGO EARTHWORKS	HOURS HIRE OF MINI EXCAVATOR TO DRILL TEST HOLES AT ANDERSON PLACE	132.00
EFT70205	13/10/2011	ALLIED PUMPS	Remove existing pump and pressure vessel and replace with a new pump and pressure vessel. Modify pipework if required and replace rotten timber roof support. Test system operation	4050.20
EFT70206	13/10/2011	AMPAC DEBT RECOVERY (WA) PTY LTD	RATES DEBT RECOVERY	889.73
EFT70207	13/10/2011	ARTCRAFT PTY LTD	ASSORTED SIGNAGE	261.80
EFT70208	13/10/2011	ATC WORK SMART	TEMPORARY STAFF	20244.58
EFT70209	13/10/2011	AUSTRALIA POST	POSTAGE/AGENCY FEES	21743.02
EFT70210	13/10/2011	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	310.00
EFT70211	13/10/2011	BARNESBY FORD	VEHICLE REPAIRS/MAINTENANCE	334.32
EFT70212	13/10/2011	BARRETT DISPLAYS	GUEST TOWN INFRASTRUCTURE	56179.20
EFT70213	13/10/2011	JOHN BEAMON	FORTS VOLUNTEER TRAVELLING ALLOWANCE	400.20
EFT70214	13/10/2011	BENNETTS BATTERIES	VEHICLE PARTS	1126.40
EFT70215	13/10/2011	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	90.00
EFT70216	13/10/2011	DIANNE BEVERLEY BIELBY	Rates refund for assessment A11928	17.49
EFT70217	13/10/2011	PETER HOWARD BIRD	FORTS VOLUNTEER TRAVELLING ALLOWANCE	96.60
EFT70218	13/10/2011	BLOOMIN FLOWERS	BOX ARRANGEMENT FOR WA POLICE REMEMBRANCE DAY	50.00
EFT70219	13/10/2011	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	154.77
EFT70220	13/10/2011	BRANDNET PTY LTD T/AS MILITARY SHOP	FORTS MERCHANDISE	295.30
EFT70221	13/10/2011	WAYNE BRADLEY	FORTS VOLUNTEER TRAVELLING ALLOWANCE	72.00
EFT70222	13/10/2011	BUILDING AND CONSTRUCTION IND TRAINING FUND	BCTIF LEVEL COLLECTED FOR MONTH OF SEPTEMBER 2011	10604.13
EFT70223	13/10/2011	BUILDING COMMISSION	BRB LEVY COLLECTED FOR MONTH OF SEPTEMBER 2011	2268.00
EFT70224	13/10/2011	BUNNINGS BUILDING SUPPLIES PTY LTD	TOOLS/HARDWARE ITEMS	13.68
EFT70225	13/10/2011	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER REFILLS VISITORS CENTRE	36.00
EFT70226	13/10/2011	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	230195.43
EFT70227	13/10/2011	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	666.45
EFT70228	13/10/2011	GREAT SOUTHERN COMMUNITY SUPPORT NETWORK	WEAR BLUE DAY SUPPORTER PACKAGE	55.00
EFT70229	13/10/2011	COURIER AUSTRALIA	FREIGHT CHARGES	106.42
EFT70230	13/10/2011	CRUMPS CANVAS	MANUFACTURE 2 X PANELS FOR TRAILER	718.30
EFT70231	13/10/2011	35 DEGREES SOUTH	Preparation and Lodgement of Deposited Plan for Road Widening of Ulster Road affecting Lots 2 and 50 Ulster Road, including WAPC & Landgate statutory fees	1562.00
EFT70232	13/10/2011	LANDGATE	TITLE SEARCHES	240.00
EFT70233	13/10/2011	G & M DETERGENTS & HYGIENE SERVICES ALBANY	SANITARY SERVICES SEPTEMBER 2011	1492.81
EFT70234	13/10/2011	MARGARET DICKINSON	FORTS VOLUNTEER TRAVELLING ALLOWANCE	54.00
EFT70235	13/10/2011	SIMON EDWARDS	AIR BP CALLOUT FUEL REIMBURSEMENTS	49.45
EFT70236	13/10/2011	FARM FRESH W/SALERS (VIOLET PARK HOLDINGS P/L	CATERING SUPPLIES	46.55
EFT70237	13/10/2011	THE FIXUPPERY	WINDOW WASHING AIRPORT	363.00
EFT70238	13/10/2011	GOAD RESOURCES PTY LTD	8 JULY 2011 - MALAGA TO ALBANY DEPOT	1875.50

AGENDA ITEM 4.1 REFERS

EFT70239	13/10/2011	GORDON WALMSLEY PTY LTD	Kerbing for emu point car park	3696.00
EFT70240	13/10/2011	GREAT SOUTHERN GROUP TRAINING	APPRENTICE FEES - R BEATTIE	1875.98
EFT70241	13/10/2011	GREEN SKILLS INC	LABOUR HIRE 31 AUG 11 - 20 SEPT 11 BUSHCARE/WEEED TREATMENT	16801.13
EFT70242	13/10/2011	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	50 HOURS HIRE OF 30 TONNE EXCAVATOR/25 HOURS HIRE OF 20 TONNE EXCAVATOR	15468.17
EFT70243	13/10/2011	GHD PTY LTD	CHANGES TO DESIGN OF INTERSECTIONS PROGRESS FEE CLAIM	12542.20
EFT70244	13/10/2011	HANSON EXECUTIVE MANAGEMENT	PERFORMANCE PROGRAMME MANAGEMENT GUEST TOWN	4000.00
EFT70245	13/10/2011	HARLEY GLOBAL	Prepare an Interest Only Deposited Plan and lodge with Landgate for drainage works at 14-16 Stirling Terrace	1184.70
EFT70246	13/10/2011	HART SPORT	SPORTS EQUIPMENT	515.30
EFT70247	13/10/2011	HAYNES ROBINSON	ADVICE - PROVISION OF SERVICE	2690.00
EFT70248	13/10/2011	AMANDA HERBERT	REIMBURSEMENTS FOR GOODS PURCHASED	168.00
EFT70249	13/10/2011	HEWLETT PACKARD	HP Support for HP DesignJet 1055CM Plus Printer	1057.58
EFT70250	13/10/2011	JOHN HOBBS	FORTS VOLUNTEER TRAVELLING ALLOWANCE	30.00
EFT70251	13/10/2011	DAVID HULCUP	TRAINING REIMBURSEMENTS AS PER BUDGET ALLOCATION	300.00
EFT70252	13/10/2011	FAILEEN JAMES	REIMBURSEMENTS CONFERENCE COSTS	170.10
EFT70253	13/10/2011	JJ'S HIAB SERVICES	Pickup and delivery of rock Alison Hartman gardens	88.00
EFT70254	13/10/2011	GEORGE KAVANAGH	FORTS VOLUNTEER TRAVELLING ALLOWANCE	162.00
EFT70255	13/10/2011	KLB SYSTEMS	COMPUTER EQUIPMENT	3036.00
EFT70256	13/10/2011	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	176.00
EFT70257	13/10/2011	LANDFILL GAS AND POWER PTY LTD	LANDFILL GAS AND POWER SUPPLY	46371.94
EFT70258	13/10/2011	CALTEX ENERGY WA	LITRES FUEL DIESEL	53247.51
EFT70259	13/10/2011	SCOTT MAHAR	TRAINING REIMBURSEMENTS AS PER BUDGET ALLOCATION	300.00
EFT70260	13/10/2011	PHILLIP MCKINNON	FORTS VOLUNTEER TRAVELLING ALLOWANCE	165.00
EFT70261	13/10/2011	MIDWEST SECRETARIAL / LABOUR HIRE	CONTRACT COSTS FOR GRANT BOONZAAIER	1618.50
EFT70262	13/10/2011	MIRA MAR VETERINARY SERVICES	ANIMAL EUTHANASIA	346.35
EFT70263	13/10/2011	MICHAEL PETER MITCHELL	Rates refund for assessment A13035	143.00
EFT70264	13/10/2011	DAWSON MOORE	FORTS VOLUNTEER TRAVELLING ALLOWANCE	168.00
EFT70265	13/10/2011	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	4495.15
EFT70266	13/10/2011	KATHRYN ANNE MUTTON	FORTS VOLUNTEER TRAVELLING ALLOWANCE	86.40
EFT70267	13/10/2011	DAVID NORTHERN	FORTS VOLUNTEER TRAVELLING ALLOWANCE	135.00
EFT70268	13/10/2011	PETER O'CONNELL	FORTS VOLUNTEER TRAVELLING ALLOWANCE	216.00
EFT70269	13/10/2011	OKEEFE'S PAINTS	PAINT SUPPLIES	81.80
EFT70270	13/10/2011	OPUS INTERNATIONAL CONSULTANTS LTD	PIEIFFER ROAD DESIGN	20806.50
EFT70271	13/10/2011	ORICA AUSTRALIA P/L	CHLORINE SUPPLIES ALAC	322.25
EFT70272	13/10/2011	LEAH PASS	TRAINING REIMBURSEMENTS AS PER BUDGET ALLOCATION	300.00
EFT70273	13/10/2011	PAUL G ROBERTSON AND ASSOCIATES	CONSULTANT ENGINEER PLANNING	3114.65
EFT70274	13/10/2011	PLATTERS GOURME	CATERING FOR COUNCIL MEETINGS	1638.40
EFT70275	13/10/2011	QI CONSULTING	CHANGE MANAGEMENT ROLE/MANAGER INFRASTRUCTURE ROLE	9625.00
EFT70276	13/10/2011	RECHARGE-IT	CLEAN REFILL & TEST LASER TONER CARTRIDGE	79.20

EFT70277	13/10/2011	SCOTT REITSEMA	REIMBURSEMENTS FOR PRIVATE USE OF VEHICLE	50.00
EFT70278	13/10/2011	DOUGLAS REITZE	FORTS VOLUNTEER TRAVELLING ALLOWANCE	109.20
EFT70279	13/10/2011	ROYAL LIFE SAVING SOCIETY AUSTRALIA	SWIM CERTIFICATES	52.50
EFT70280	13/10/2011	SCOOP PUBLISHING PTY LTD	ADVERTISING	3300.00
EFT70281	13/10/2011	SESCO SECURITY	QUARTERLY MONITORING	34.10
EFT70282	13/10/2011	SIGNS PLUS	NAME BADGES	127.05
EFT70283	13/10/2011	SKILL HIRE WA PTY LTD	CASUAL STAFF - J SLEEP	893.86
EFT70284	13/10/2011	RHYS SKIPPER	REIMBURSEMENTS ROAD DESIGN COURSE	62.42
EFT70285	13/10/2011	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	150.36
EFT70286	13/10/2011	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	453.89
EFT70287	13/10/2011	SOUTHWEST SECURITY SERVICE	SECURITY SERVICES	9365.19
EFT70288	13/10/2011	STIRLING CONFECTIONERY PLUS	CATERING SUPPLIES	1013.08
EFT70289	13/10/2011	ST JOHN AMBULANCE AUSTRALIA	FIRST AID COURSE - STEWART & FRANTOM	260.00
EFT70290	13/10/2011	MERVYN STRANGE	FORTS VOLUNTEER TRAVELLING ALLOWANCE	93.60
EFT70291	13/10/2011	T & C SUPPLIES (RANGERS)	HARDWARE SUPPLIES	114.20
EFT70292	13/10/2011	THE NAKED BEAN COFFEE ROASTERS	CATERING SUPPLIES	279.70
EFT70293	13/10/2011	THE VEGIE SHOP	GROCERIES	265.57
EFT70294	13/10/2011	CENTAMAN SYSTEMS PTY LTD	PROFESSIONAL SERVICES/HARDWARE AND CONSUMABLES	2789.00
EFT70295	13/10/2011	TRU-BLU GROUP PTY LTD	Day only hire of 3 ton excavator	585.64
EFT70296	13/10/2011	RICHARD TURPIN	FORTS VOLUNTEER TRAVELLING ALLOWANCE	156.00
EFT70297	13/10/2011	WA NATURALLY PUBLICATIONS	AVC MERCHANDISE	865.65
EFT70298	13/10/2011	WAY FUNKY COMPANY	SPORT STORE PURCHASES	49.50
EFT70299	13/10/2011	WILKOS KITCHEN	HETTICH HINGE LOCKERS	63.80

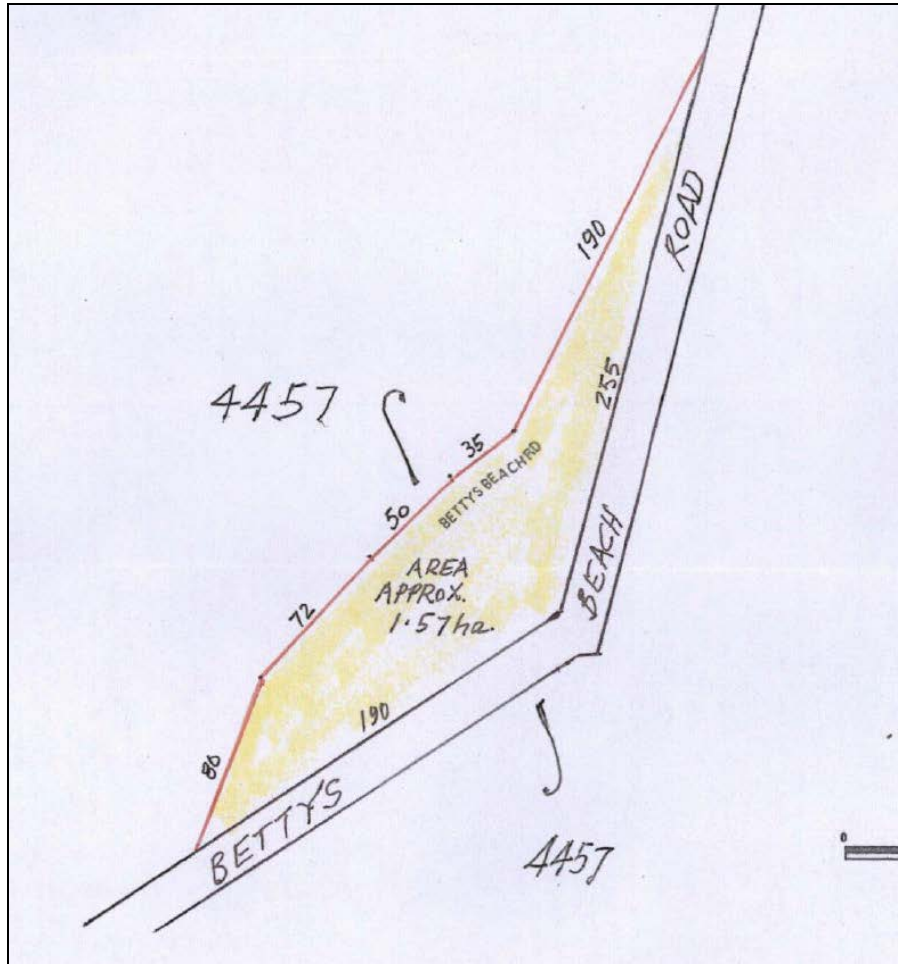
**TOTAL**

**\$2,528,763.62**

**5.1: PROPOSED ROAD WIDENING OF BETTY'S BEACH ROAD AFFECTING 905 HOMESTEAD ROAD, MANYPEAKS**

**Land Description** : Lot 4457 No 905 Homestead Road, Manypeaks  
**Proponent** : City of Albany  
**Owner** : E & L Stone  
**Responsible Officer(s)** : Executive Director Works & Services (K Ketterer)

**Maps and Diagrams:**



**IN BRIEF**

- Council's resolution is required to take a 1.57ha portion of land from Lot 4457 No 905 Homestead Road, Manypeaks to accommodate the section of Betty's Beach Road that has been constructed outside of the dedicated road reserve.

**ITEM 5.1: RESPONSIBLE OFFICER RECOMMENDATION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**THAT Council:**

- i) **SUPPORTS** the Taking by Agreement, under section 168 of the *Land Administration Act 1997*, of a 1.57ha portion of land from Lot 4457 No 905 Homestead Road, Manypeaks to allow the widening of the Betty's Beach Road Reserve;
- ii) **SEEKS** approval under Section 168 of the *Planning & Development Act 2005* to dedicate the 1.57ha portion of land to be taken from Lot 4457 No 905 Homestead Road, Manypeaks as a public road, through the lodgement of a subdivision application; and
- iii) **INDEMNIFIES** the Minister for Lands from any claims for compensation, as is required under Section 56 of the *Land Administration Act 1997*.

**ITEM 5.1: RESOLUTION (Responsible Officer Recommendation)**

**MOVED: COUNCILLOR SUTTON**

**SECONDED: COUNCILLOR WOLFE**

**THAT the Responsible Officer Recommendation be ADOPTED.**

**CARRIED 10-0**

**BACKGROUND**

1. In November 2009, the City was approached by Albany Mapping & Surveying Services, on behalf of the owners of 905 Homestead Road, Manypeaks, advising that a significant portion of Betty's Beach Road had been constructed outside of the dedicated road reserve.
2. The proponent requested that this situation be resolved through either re-construction of Betty's Beach Road in the correct alignment or the resumption of land to widen the road reserve and protect the constructed road.
3. This issue is one of a number of outstanding land tenure matters that the City has to work through, pending appropriate resourcing. Now that staff have been engaged in recent months, the backlog of issues are being progressively addressed.

**DISCUSSION**

4. In determining the best option for resolving this matter, the current condition and removal of the existing road was considered. Betty's Beach Road is currently constructed to a gravel standard to a width of 5m and while it may require a re-sheet, its condition is acceptable. It would be considerably more costly to remove the existing road and re-construct in the correct alignment, than to re-align the road reserve.
5. A valuation for the 1.57ha portion of land to be taken from 905 Homestead Road, Manypeaks has been obtained. The land has been valued at \$15,700 and the owners of the land, Mr & Mrs Stone, have accepted this valuation. The City has obtained a signed Consent to Taking by Agreement from the landowners on this basis.

6. The negotiation on the compensation for the Taking by Agreement of this portion of land from 905 Homestead Road, Manypeaks has been dealt with under the Road Widening Delegation (OCM 14/12/10 Item 4.3.21). However, the provisions of the *Land Administration Act 1997* require Council's resolution to indemnify the Minister for Lands from any claims from compensation.

#### **GOVERNMENT CONSULTATION**

7. No consultation with government agencies has occurred on this matter as yet. As part of the subdivision application process, the Western Australian Planning Commission will refer the proposal to all the relevant servicing and government agencies for comment.
8. Depending on Council's resolution, notification will be sent to the Department for Regional Development and Lands at the same time as lodging the subdivision application to advise of the Minister's indemnification and compliance with the *Land Administration Act 1997*.

#### **PUBLIC CONSULTATION / ENGAGEMENT**

9. No public consultation on this proposal is required under the statutory provisions, other than with the affected landowners. The landowner's written consent to the resumption of the land for road widening purposes has been obtained.

#### **STATUTORY IMPLICATIONS**

10. Section 56 of the *Land Administration Act 1997* allows the dedication of land as a road. In doing so, the Local Government must indemnify the Minister for Lands against any claim for compensation.
11. Section 168 of the *Land Administration Act 1997* sets the procedure for acquiring land for public works through a Taking by Agreement. Part 10 of the Act states that every person having an interest in land taken under the Act is entitled to compensation.
12. The creation of a road occurs through the subdivision process detailed under Part 10 of the *Planning and Development Act 2005*. Section 168 of this Act states all land shown on a diagram or plan of survey of a subdivision shown as a new road or road widening will be dedicated as a road.

#### **STRATEGIC IMPLICATIONS**

13. This item directly relates to the following element from the Albany Insight – Beyond 2020 Corporate Plan:

*"4. Governance...*

*4.2 Manage our municipal assets to endure they are capable of supporting our growing community."*



**POLICY IMPLICATIONS**

14. There are no policy implications relevant to this item.

**RISK IDENTIFICATION & MITIGATION**

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

<b>Risk</b>	<b>Likelihood</b>	<b>Consequence</b>	<b>Risk Rating</b>	<b>Mitigation</b>
If road widening not obtained, Council assets would be contained in freehold title.	Possible	Moderate	Medium	Support the Taking by Agreement of land providing for the widening of Betty's Beach Road.

**FINANCIAL IMPLICATIONS**

16. The payment of \$15,700 for the land to be resumed from 905 Homestead Road, Manypeaks can be accommodated in the current 2010/11 budget.

17. The lodgement of a subdivision application for road widening purposes does not require the payment of fees to the Western Australian Planning Commission.

18. There will be fees associated with the feature survey of the area, the creation of an initial plan for the subdivision application, the creation of a final deposited plan, the lodgement of the plan with Landgate and settlement fees. This is expected to be in the order of \$8,000 and can also be accommodated in the current budget line item for land acquisition.

**LEGAL IMPLICATIONS**

19. The widening of the Betty's Beach Road reserve will legitimise the road infrastructure currently situated in freehold title.

**ALTERNATE OPTIONS**

20. While Council can defer this item, it has remained outstanding for some time. The landowners themselves have requested that this situation be resolved and, as such, it is recommended that this matter be expedited as soon as possible.

**SUMMARY CONCLUSION**

21. The proposed widening of Betty's Beach Road will ensure that Council's road is contained in a dedicated road reserve. The affected landowner of No 905 Homestead Road, Manypeaks has provided their written consent to a Taking by Agreement for the figure recommended by the valuation of the land. Council's resolution to enact the road dedication process is sought to meet the requirements of the *Land Administration Act 1997* and the *Planning & Development Act 2005*.

<b>Consulted References</b>	Land Administration Act 1997 Planning and Development Act 2005
<b>File Number (Name of Ward)</b>	RD.ACQ.1 (Kalgan Ward)
<b>Previous Reference</b>	None



# **FIRST QUARTERLY REVIEW 11-12**

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*30 September 2011*

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**FIRST QUARTERLY REVIEW 2011-12**

In accordance with Section 33A of the *Local Government (Financial Management) Regulations 1996*, a review of the 2011-12 Budget has been undertaken.

The review has resulted in a net cash surplus of \$15,565 against the original 2011-12 Budget.

*\*Note that amounts in brackets are income and amounts without brackets are expenditure.*

*Table 1 – Q1 Budget Review Summary*

	<b>Original Budget 2011-12</b>	<b>Q1 Budget Review 2011-12</b>	<b>Variance from Current Budget</b>
Operating	(\$3,071,667)	(\$3,137,665)	(\$65,998)
Capital	\$4,666,007	\$4,706,440	\$40,433
<b>TOTAL</b>	<b>\$1,594,340</b>	<b>\$1,568,775</b>	<b>(\$25,565)</b>

*Table 2 - Operating Expenditure Variances by Directorate*

	<b>Original Budget 2011-12</b>	<b>Q1 Budget Review 2011-12</b>	<b>Variance from Current Budget</b>
Office of the CEO	\$6,174,692	\$6,820,796	\$646,104
Community Services	\$3,853,888	\$3,324,546	(\$529,342)
Corporate Services	\$3,197,404	\$3,529,929	\$332,525
Development Services	\$1,492,137	\$1,584,440	\$92,303
Works and Services	\$10,045,310	\$9,437,722	(\$607,588)
General Purpose Income	(\$28,837,247)	(\$28,837,247)	\$0
Loans	\$1,002,149	\$1,002,149	\$0
<b>TOTAL</b>	<b>(\$3,071,667)</b>	<b>(\$3,137,665)</b>	<b>(\$65,998)</b>

**Operating Variances from Current Budget - Detail**

There are several movements within areas of responsibility which net to zero and therefore do not impact on the Budget. They are not reported in Table 3 unless they are significant new items funded externally or from reserves.

*\*Note that amounts in brackets are savings and amounts without brackets represent cost increase.*

*Table 3 - Operating Variances from Current Budget – Detail*

Operating - Area of Responsibility	Amount
<b>Office of the Chief Executive Officer</b>	
For the Office of the CEO, the employee restructure has resulted in a transfer of some employees and a small increase in employee numbers for this directorate.	
<ul style="list-style-type: none"> <li>• Reallocate employees to the Public Relations and Events team to accommodate the increased workload with the ANZAC centenary organisation.</li> <li>• Major projects are now under this directorate, with the creation of a new manager position, and reallocation of an officer from Works and Services.</li> <li>• Emergency Management and Rangers are now under the Office of the CEO.</li> </ul>	\$474,874
Royal Show Guest Town costs increased.	
<ul style="list-style-type: none"> <li>• Resulting from a failure to attract significant sponsorship income.</li> <li>• Part of the shortfall in sponsorship has been offset by reallocation of part of the tourism development budget in Community Services.</li> </ul>	\$135,000
Financial Assistance – Iconic Events. Per OCM 20 September 2011, Item 1.1.4. Albany Classic.	\$15,000
ANZAC Centenary Preparation.	
<ul style="list-style-type: none"> <li>• In addition to transfer to Reserves, the City has ongoing operational expenses in preparing for the ANZAC Centenary.</li> <li>• This includes employee travel, postage, ANZAC Alliance costs, and other incidental expenses.</li> <li>• Transfer from ANZAC Reserve.</li> </ul>	\$10,000 (\$10,000)
Community Information – Budget increase for monthly community information page, and annual community information calendar.	\$12,000
Community Perceptions Survey.	
<ul style="list-style-type: none"> <li>• Recommendation of the Better Practice Review, and used for Strategic Planning Purposes.</li> <li>• Conducted both online and printed survey.</li> </ul>	\$11,200
Cruise Ship hosting now managed by the Albany Visitors Centre, under the Community directorate. Reallocation of budget.	(\$3,000)

*Table 3 - Operating Variances from Current Budget – Detail (cont.)*

Operating - Area of Responsibility	Amount
<b>Office of the Chief Executive Officer – (cont.)</b>	
Hire of storage shed.	
<ul style="list-style-type: none"> <li>• Storage of various display boards, banners, marquee for public events, event display equipment.</li> <li>• At present no secure storage space available at the depot.</li> </ul>	\$2,100
Budgeted contribution to fishing platform reduced due to negotiated commitment.	(\$2,500)
Trademark registration and other miscellaneous expenses	\$1,430
<b>Chief Executive Officer Total</b>	<b>\$646,104</b>
<b>Community Services</b>	
Under the organisational restructure, the Community Services Directorate has had a number of employees and functions transferred to other Directorates.	
<ul style="list-style-type: none"> <li>• Insurances and leases are now under Corporate Services,</li> <li>• Emergency Management and Rangers are now under the CEO,</li> <li>• A number of management positions have been advertised, but not yet filled.</li> </ul>	(\$509,943)
Reallocation of part of the tourism development budget to Royal Show Guest Town to cover sponsorship shortfall.	(\$30,000)
Hosting the cruise ships is now being managed by the Albany Visitors Centre. Budget reallocated from events (Office of the CEO)	\$3,000
Albany Airport ILS Maintenance contract was renewed in July. Under the terms of the contract, the cost has increased, with no room for negotiation.	\$11,000
Community Arts was unsuccessful in obtaining funding for two events.	
<ul style="list-style-type: none"> <li>• Annual Theme Show.</li> <li>• Noongar Exhibition.</li> <li>• Due to the reduction in income, corresponding expenditure has been adjusted, and the net difference is an overall reduction in expenses.</li> </ul>	(\$3,399)
<b>Community Services Total</b>	<b>(\$529,342)</b>



*Table 3 - Operating Variances from Current Budget – Detail (cont.)*

Operating - Area of Responsibility	Amount
<b>Corporate Services</b>	
<p>Under the Corporate restructure, a number of functions have been reallocated to Corporate Services Directorate.</p> <ul style="list-style-type: none"> <li>• Insurances and leases have been transferred from Community Services,</li> <li>• The positions of procurement, grants acquittal, and revenue development officers have been created by consolidating a number of tasks previously undertaken by officers in other Directorates.</li> </ul>	\$332,525
<b>Corporate Services Total</b>	<b>\$332,525</b>
<b>Development and Planning</b>	
<p>Under the corporate restructure, a manager of planning services has been appointed. Some administrative tasks in regards to building and development bonds have been reallocated to this Directorate from Works and Services Directorate, to better consolidate planning work.</p>	\$90,353
<p>Reduction in Planning income partially offset by reduction in advertising and office expenses (printing, photocopier, telephone).</p>	\$1,950
<b>Development Services Total</b>	<b>\$92,303</b>
<b>Works and Services</b>	
<p>Under the corporate restructure, a number of functions and employees have been reallocated to other Directorates, or positions rationalised.</p> <ul style="list-style-type: none"> <li>• Procurement and grants acquittal was previously undertaken by a number of different officers in the Works and Services area. This has been consolidated and reallocated to Corporate Services.</li> <li>• There is a number of budgeted for, but currently unfilled, vacant positions,</li> <li>• Major projects now being managed by the Office of the CEO.</li> </ul>	(\$705,160)
<p>Reallocation of the parks and reserves maintenance budget to reserves capital works.</p> <ul style="list-style-type: none"> <li>• Lake Seppings Revegetation project,</li> <li>• Norman’s Inlet Walk Trail.</li> </ul>	(\$76,428)
<p>Street lighting 29.82% increase in operating tariffs.</p>	\$174,000
<b>Works and Services Total</b>	<b>(\$607,588)</b>
<b>Total Operating Variance – All Directorates</b>	<b>(\$65,998)</b>

*Table 4 – Capital Expenditure Variances by Directorate*

	<b>Original Budget 2011-12</b>	<b>Q1 Budget Review 2011-12</b>	<b>Variance from Current Budget</b>
Office of the CEO	<b>(\$1,468,371)</b>	<b>(\$1,468,371)</b>	<b>\$0</b>
Community Services	<b>\$510,832</b>	<b>\$520,832</b>	<b>\$10,000</b>
Corporate Services	<b>\$432,860</b>	<b>\$434,839</b>	<b>\$1,979</b>
Works and Services	<b>\$5,329,105</b>	<b>\$5,357,559</b>	<b>\$28,454</b>
Loans	<b>(\$138,419)</b>	<b>(\$138,419)</b>	<b>\$0</b>
<b>TOTAL</b>	<b>\$4,666,007</b>	<b>\$4,706,440</b>	<b>\$40,433</b>

**Capital Variances from Current Budget - Detail**

There are several movements within areas of responsibility which net to zero and therefore do not impact on the Budget. They are not reported in Table 5 unless they are significant new items funded externally or from reserves.

\*Note that amounts in brackets are savings and amounts without brackets represent cost increase.

*Table 5 - Capital Variances from Current Budget – Detail*

<b>Capital - Area of Responsibility</b>	<b>Amount</b>
<b>Community Services</b>	
New shelving to replace old shelving in the Wellstead Library. Old wooden shelving from Wellstead earmarked for stripping and revarnishing for recycling into the Albany History Collection Reading Room where shelves are required.	\$10,000
<b>Community Services Total</b>	<b>\$10,000</b>
<b>Corporate Services</b>	
<b>Administration Equipment</b>	
Binding machine for documents and reports – old one unusable	\$1979
Senior Citizens Centre – wooden floor	\$60,000
Senior Citizens Centre – wooden floor 100% funding from Lotterywest	(\$60,000)
<b>Corporate Services Total</b>	<b>\$1,979</b>

*Table 5 - Capital Variances from Current Budget – Detail (cont.)*

Capital - Area of Responsibility	Amount
<b>Works and Services</b>	
ANZAC Centenary related project.	
<ul style="list-style-type: none"> <li>• Redesign Avenue of Honour, per OCM 20 September 2011, item 1.5. Funded from existing ANZAC reserve.</li> <li>• Transfer from ANZAC Reserve.</li> </ul>	\$15,102 (\$15,102)
Depot workshop electrical upgrade.	\$15,000
Peace Park – variation to specifications.	
<ul style="list-style-type: none"> <li>• Variation to the lighting, which is being subsidised by the builders, electrical contractors, and consultant engineers, with the City contributing the remaining 25% (\$1800.)</li> <li>• Increase per SCM 30 August 2011, item 6.1, to allocate a further \$10,000 to enable completion of the project.</li> </ul>	\$11,800
Mokare Road – upgrade in specifications	\$8,500
Additional external funding increase.	
<ul style="list-style-type: none"> <li>• Increase in Financial Assistance Grants – Special Projects (bridge) (\$39,000).</li> <li>• Main Roads – Lower Denmark Rd (\$16,127).</li> </ul>	(\$55,127)
Reduction in costs for Nanarup Road Bridge and Lower King Rd	(\$133,064)
Increase in costs for Hunton Road Bridge and Lower Denmark Rd	\$108,190
External funding received –	
<ul style="list-style-type: none"> <li>• Lake Seppings - SCNRM (\$10,520),</li> <li>• Normans Inlet Walk - Lotterywest (\$27,754)</li> <li>• Emu Point – Dept of Transport coastal protection (\$35,000).</li> </ul>	(\$73,274)
Emu Point Erosion Seawall Investigation – Stage 2 (partly funded).	\$70,000
Lake Seppings Revegetation Stage 5 (partly funded).	\$20,920
Norman’s Inlet Walk Trail – stairs (partly funded).	\$55,508
<b>Works and Services Total</b>	<b>\$28,454</b>
<b>Total Capital Variance - All Directorates</b>	<b>\$40,433</b>

**Other Information/Risks**

1. Although EBA negotiations for General workers are yet to be finalised an estimate of the impact on salaries budgets has been made in this budget review.
2. The City has almost completed a significant employee restructure. Until all positions and functions are finalised, there may be some further adjustments required in subsequent quarterly reviews. The total reduction in employee costs undertaken in this review is \$587,813, which is a combination of having budgeted but unfilled vacant positions, consolidation of workforce with expected increase in accountability and responsibility for revised or new positions, and abolishment of some positions.
3. As the review covers only two months of actual transactions, it is not possible to determine trends in revenue and expenditure.

Our Ref: 12937  
Your Ref: File SER208

13 October 2011

City of Albany  
PO Box 484  
ALBANY WA 6331

Attention: Shelley Pepper

Dear Shelley

**GRANGE RESOURCES – SOUTHDOWN PROJECT  
SLURRY PIPELINE AND DESALINATION PIPELINE**

As you are aware, Grange Resources has plans to build a slurry pipeline and return water pipeline from the proposed Southdown Mine to the Albany Port. Grange also has plans to construct a water desalination plant and associated pipeline infrastructure at Cape Riche for the Southdown Project.

The easement corridor for these pipelines has been sited almost entirely on cleared farmland, by negotiation with the various landowners. However there are some areas where the pipeline alignment requires City of Albany support.

This matter has been before Council on the following previous occasions:

- A) Ordinary Council Meeting – 15 May 2007 (Item 11.2.3) – approval granted to use Corimup Road (drawing 12937-110B) for the purpose of laying the slurry pipeline
- B) Ordinary Council Meeting – 20 January 2009 (Item 13.7.2) – approval granted to utilise various road reserves in the Albany area, namely:
- Drawbin Road (drawing 12937-101D)
  - Kojaneerup Spring (drawing 12937-103B)
  - Pfeiffer (drawing 12937-100C)
  - Palmdale (drawing 12937-172A)
  - Mindijup (drawing 12937-097B)
  - Deep Creek (drawing 12937-128A)
  - Penn (drawing 12937-096A)
  - Jordan (drawing 12937-095A)
  - Coronia (drawing 12937-094B)
  - Fuller (drawing 12937-092B)
  - Clinton (drawing 12937-090A)
  - Churchlane (drawing 12937-089B)
  - Millbrook (drawing 12937-087B)
  - Hazzard (drawing 12937-086C)
  - Hawley (drawing 12937-085C)
  - Parker Brook (drawing 12937-084C)
  - Gunn (drawing 12937-186A)
  - Cumming (drawing 12937-185A)





Grange now seeks approval from the City of Albany for the following:

**A. SLURRY PIPELINE:**

**Various Road Crossings:**

- Kojaneerup West Road (drawing 12937-102B) – this road will be crossed in one of four possible places. As the precise crossing point has not yet been determined, Grange Resources seeks approval for one road crossing somewhere in the area as shown on drawing 12937-102B)
- Corimup Road – drawing 12937-099A
- Palmdale Road – drawing 12937-172A (previously approved in January 2009 – but now slight change in alignment of crossing)
- Parker Brook Road – drawing 12937-264A
- Toll Place – drawing 12937-263A

**Parallel in Road Reserves:**

- Link Road (drawing 12937-265A)
- Charles Street (drawing 12937-184A)
- Harrogate Road (drawing 12937-183A)
- Cumming Road (drawing 12937-079C)
- Horden Road (drawing 12937-182A and 12937-180A)
- Elphinstone Road (drawing 12937-179A)
- Robinson Road (drawing 12937-077B)
- Frenchman Bay Road (drawing 12937-076B)
- Woolstores Place (drawing 12937-075C)

**Reserves under the control of City of Albany:**

- Reserve 46686 - Anzac Peace Park (drawing 12937-270A)

**B. DESALINATION PIPELINE and POWERLINE:**

- Gnowellen Road (drawing 12937-266A)
- Mettler/Cape Riche Road (drawing 12937-268A)
- Basil Road (drawing 12937-269A)
- Cape Riche Road – part of Reserve 14943 (as per drawing supplied to Council for October 2011 Council meeting – copy attached)

On behalf of Grange Resources, we respectfully request that Council grant approval for use of the above road reserves and other reserves to allow for the development and completion of easement documents with the Crown, for the purposes as nominated.





Please do not hesitate to contact me if you have any queries or require additional information.

Yours faithfully

A handwritten signature in blue ink, appearing to read 'Simona Damm'.

**Simona Damm**  
Operations Co-Ordinator  
Harley Global Pty Ltd

*E-mail: [simonad@harleyglobal.com.au](mailto:simonad@harleyglobal.com.au)*

*Enc: Various drawings*



Grange Resources Limited  
ABN 80 009 132 405

Level 11, 200 St Georges Terrace  
Perth Western Australia 6000

PO Box 7025, Cloisters Square  
Perth Western Australia 6850

T +61 8 9327 7901  
F +61 8 9327 7932

info@grangeresources.com.au

www.grangeresources.com.au

City of Albany  
Graeme Bride  
Executive Director Planning and Development Services  
PO Box 484  
Albany WA 6331

5/10/11

Dear Graeme,

**RE: Southdown Project Slurry Pipeline Alignment - City of Albany – Peace Park**

Since 2005 the Southdown Project team have been working at developing an alignment for the slurry pipeline and return water line from the proposed magnetite mine near Wellstead, to the Port of Albany, (see attachment 1). The majority of the alignment traverses freehold (private) land, and negotiated pipeline easements are in place. As the alignment enters the city limits, less freehold land becomes available and more use has been made of road reserves and other land held in the public domain.

A key area of the alignment has been the section from near the old Woolstores through to the Port. This area has had a long history of consultation with all relevant stakeholders. The alignment is now confirmed within the road reserve beside Princess Royal Drive and stage 1 of the Waterfront Development. During 2011, a number of meetings have been held with City of Albany representatives on options for the alignment in the vicinity of the Peace Park. Engineering studies, including constructability, have been conducted on various alignments options in the area.

The most favoured alignment is an area to the north of the Peace Park reserve. Consultation with the City of Albany has revealed that the underground structures within the Peace Park will allow for a five metre wide alignment immediately adjacent the northern boundary (see attachment 2).

At this stage, the Southdown Project development timetable indicates the construction of this section of the pipeline alignment would be undertaken in 2013. Existing underground infrastructure would be preserved with removal and replacement of some sections of concrete path and all landscaping to disturbed areas.



In recognition of the importance of the Peace Park to the residents and to the Centenary Anzac celebrations, I suggest the following conditions may be considered should the City of Albany agree to the alignment;

- Construction of the pipeline within the Peace Park, to be completed before the end of 2013 calendar year.
- Reinstatement of all landscaping and hardscaping such that by end of March 2014, no visible evidence of construction is apparent.
- Provision of a bond, payable to the City of Albany by the Southdown Project, for the loss or damage of any of the Peace Park infrastructure.

I would be pleased if you were able to consider this as an item for City of Albany November Council decision.

If you require further information, please do not hesitate to contact me.

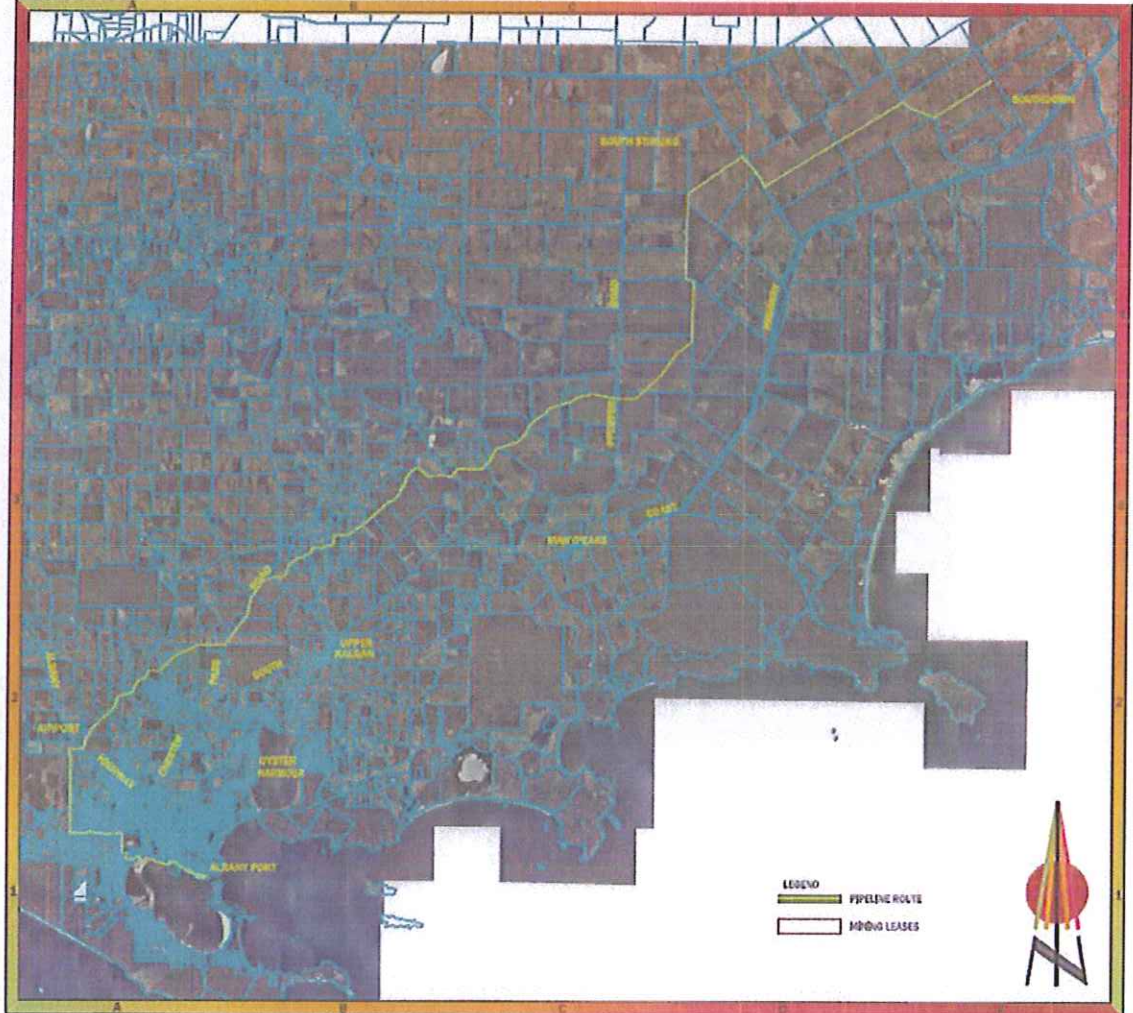
Yours sincerely

A handwritten signature in black ink, appearing to read "B. Corry".

Brendan Corry  
Approvals Manager



Attachment 1







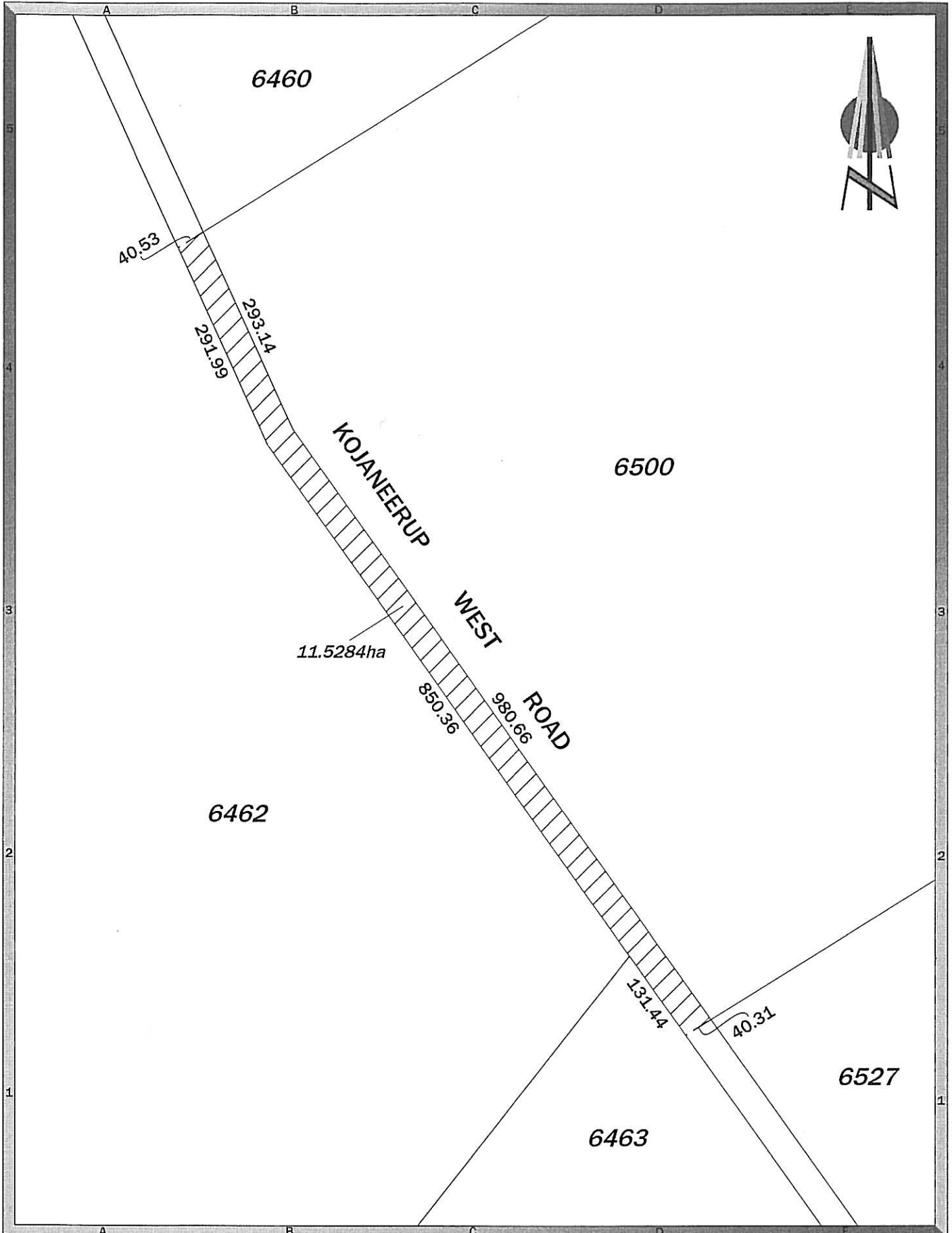
Attachment 2



# AGENDA ITEM 5.1



# AGENDA ITEM 5.1



# INTEREST PLAN

drawing no  
12937-102B.dgn  
drawn  
ABS 10/10/11  
checked

SOUTHDOWN MAGNETITE PROJECT  
INTEREST OVER  
KOJANEERUP WEST ROAD



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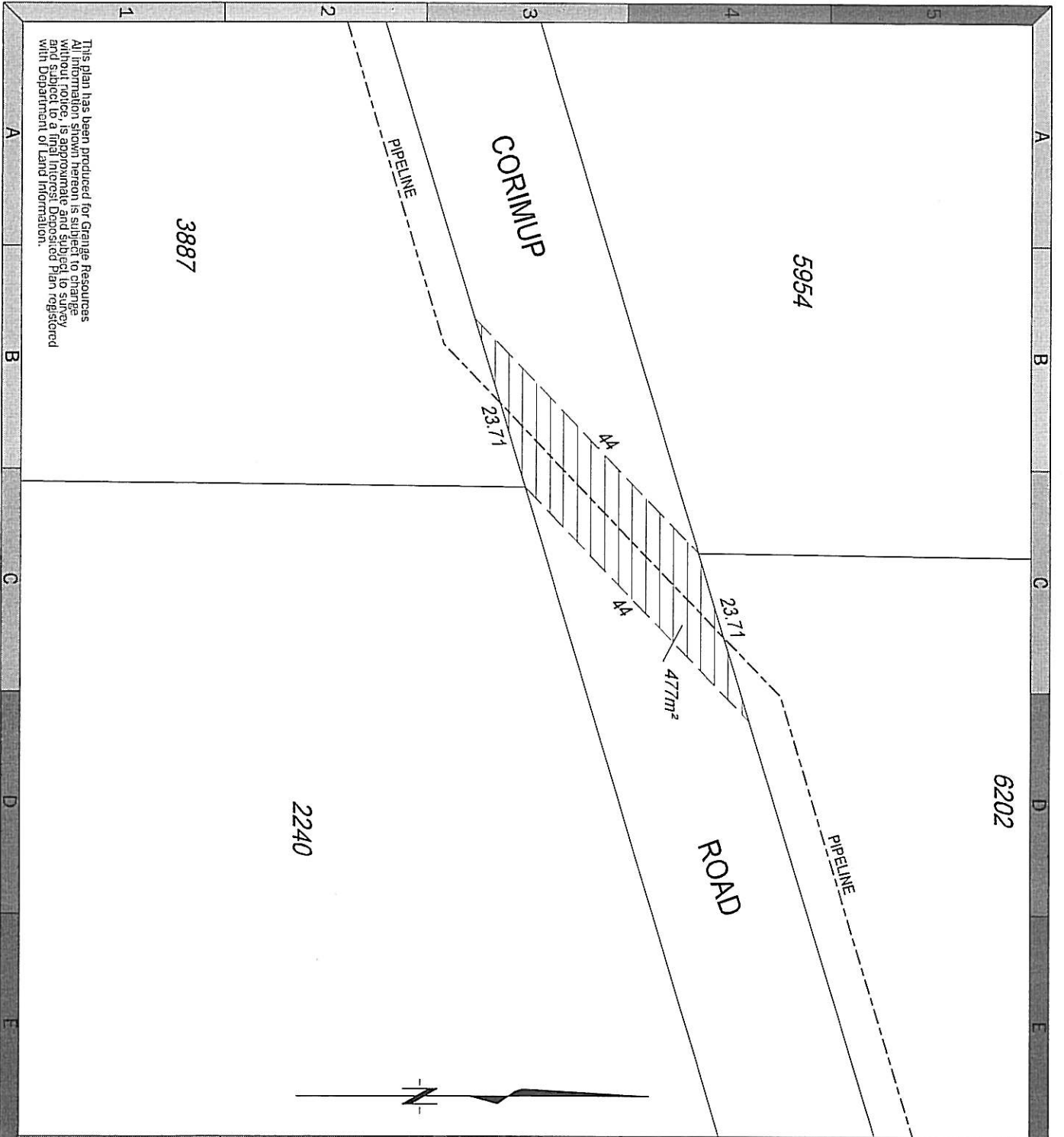


ALL DISTANCES ARE IN METRES

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A	Original drawing	06-03-06
rev	details	date

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survey	VARIOUS	cad file	12937-099A.dgn
drawn	JBds 06-03-06	checked	JBds 11-03-06
horiz datum	MGA 94	level datum	NA

scale at A4  
 all distances are in metres  
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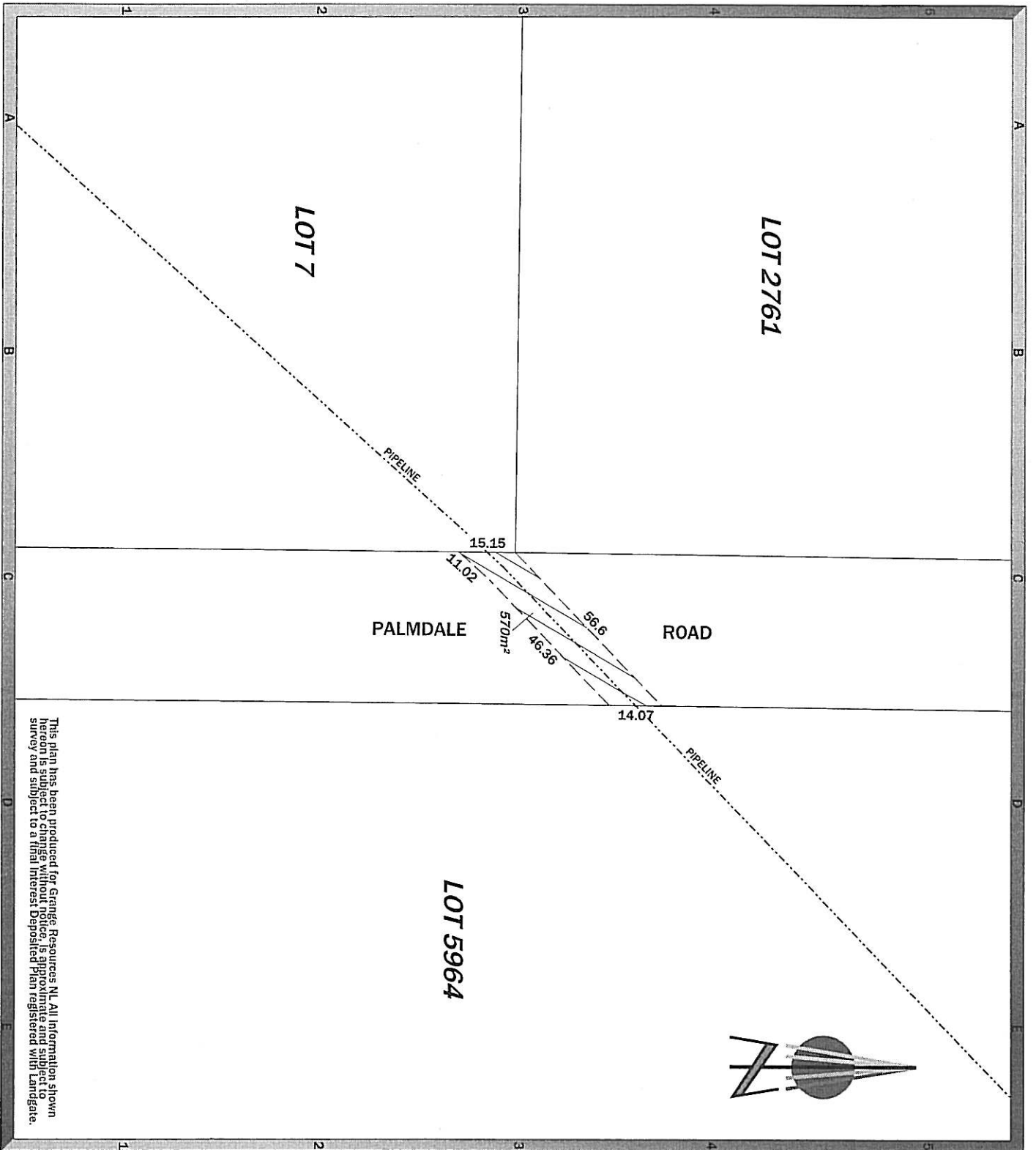
**GRANGE**  
 RESOURCES LIMITED  
 A.C.N. 009 132 405

**SOUTHDOWN MAGNETITE PROJECT**  
 INTEREST OVER  
 CORIMUP ROAD

drawing no  
**12937-099A**

PYRMONT HOUSE  
 ALBANY

**harley**  
 survey group



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**INTEREST OVER PALMDALE ROAD**

**GRANGE RESOURCES LIMITED**  
ASN 80 009 132 405

**SOUTHDOWN MAGNETITE PROJECT**

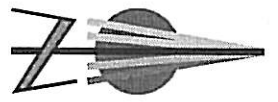
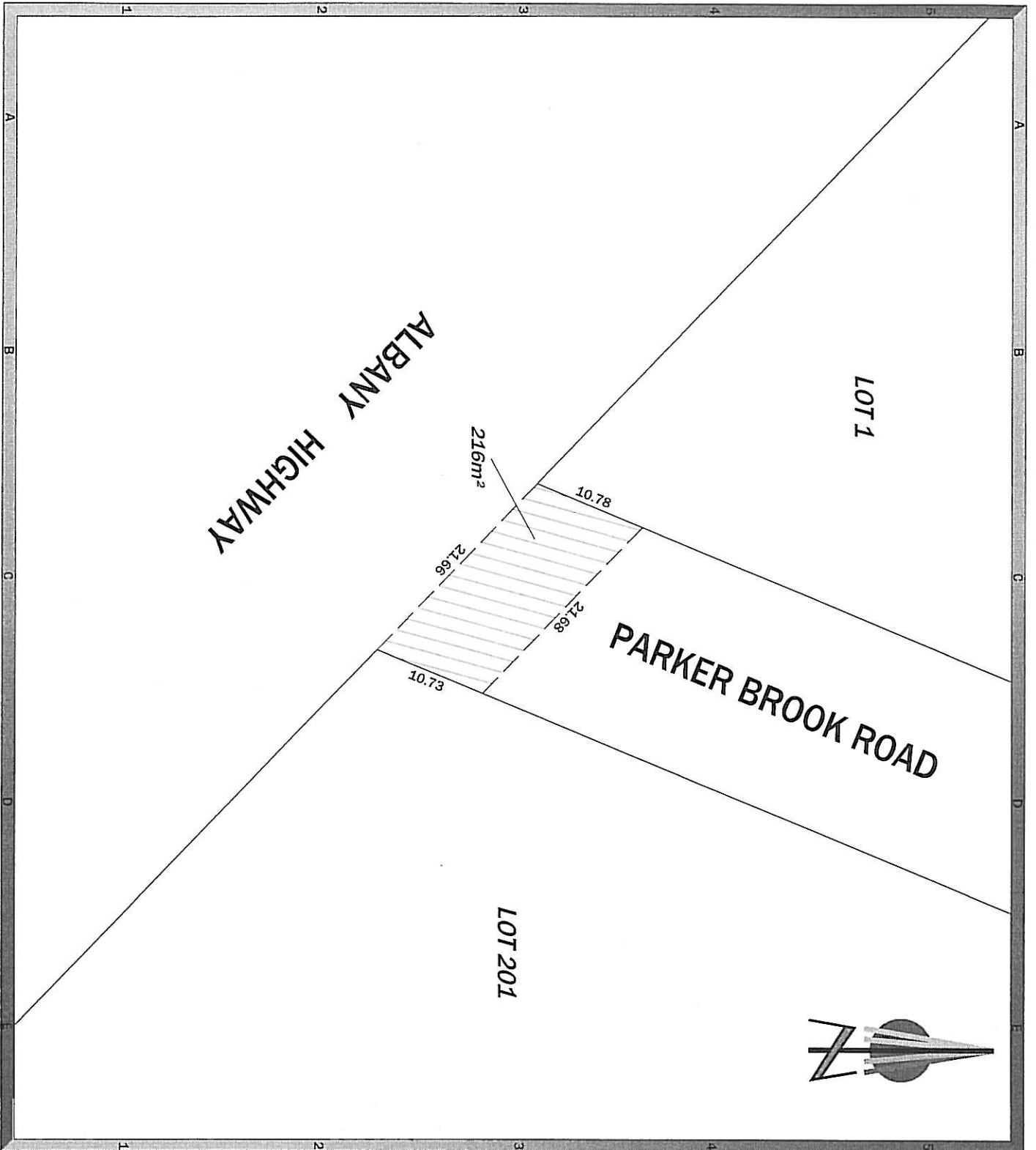
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DRAWN: ABS 25-11-08  
CHECKED: 12937-372A-08n  
DRAWING NO.

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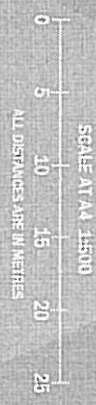


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# INTEREST PLAN

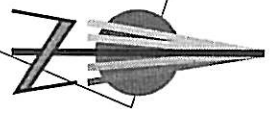
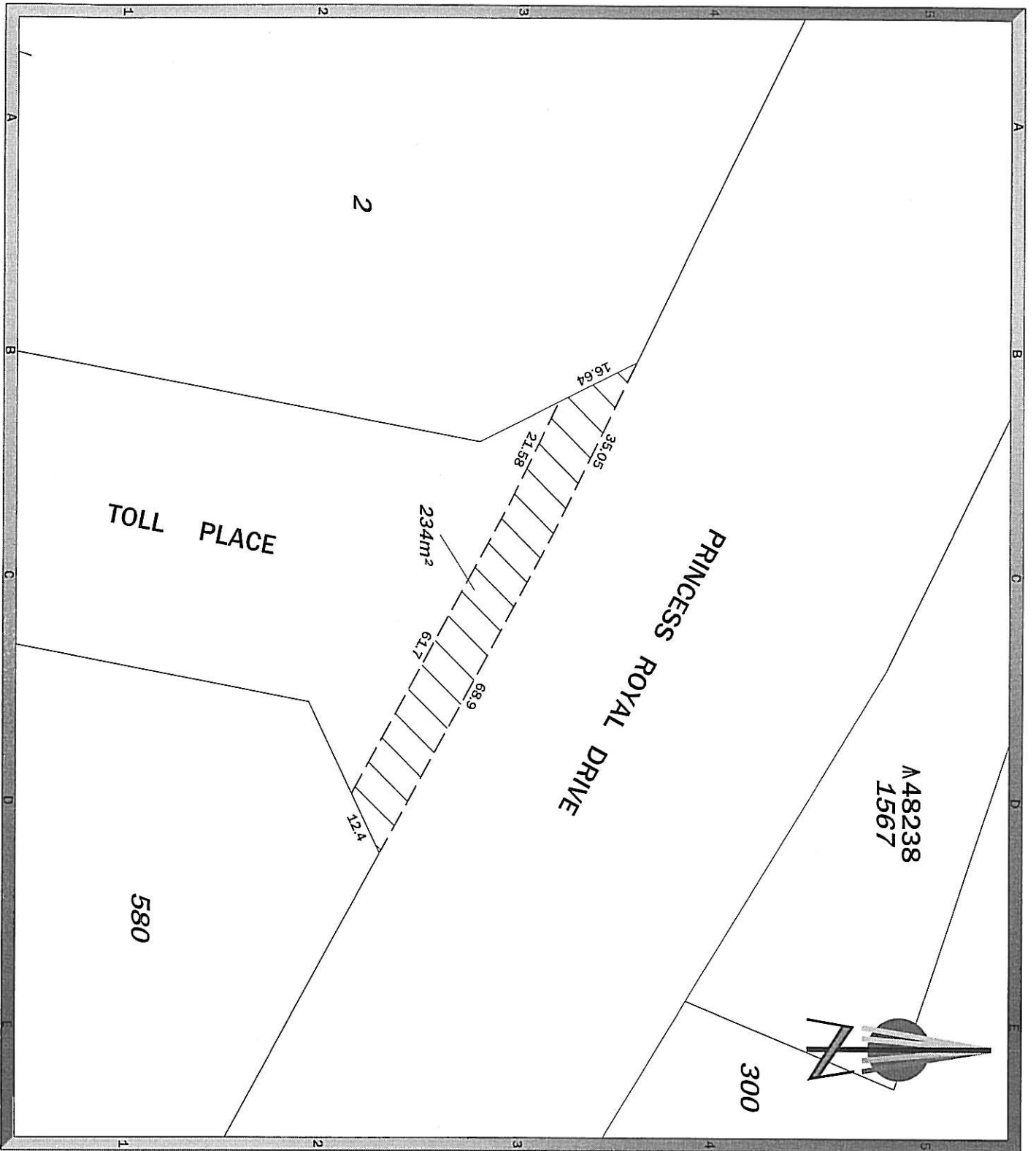
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INTEREST OVER  
PARKER BROOK ROAD



REV	DESCRIPTION	DATE	DRAWN	CHECKED	DRAWING NO.
A	Original Drawing	28-09-2011	ABS 28/09/2011		1293726/ADDn

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# INTEREST PLAN

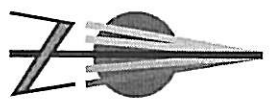
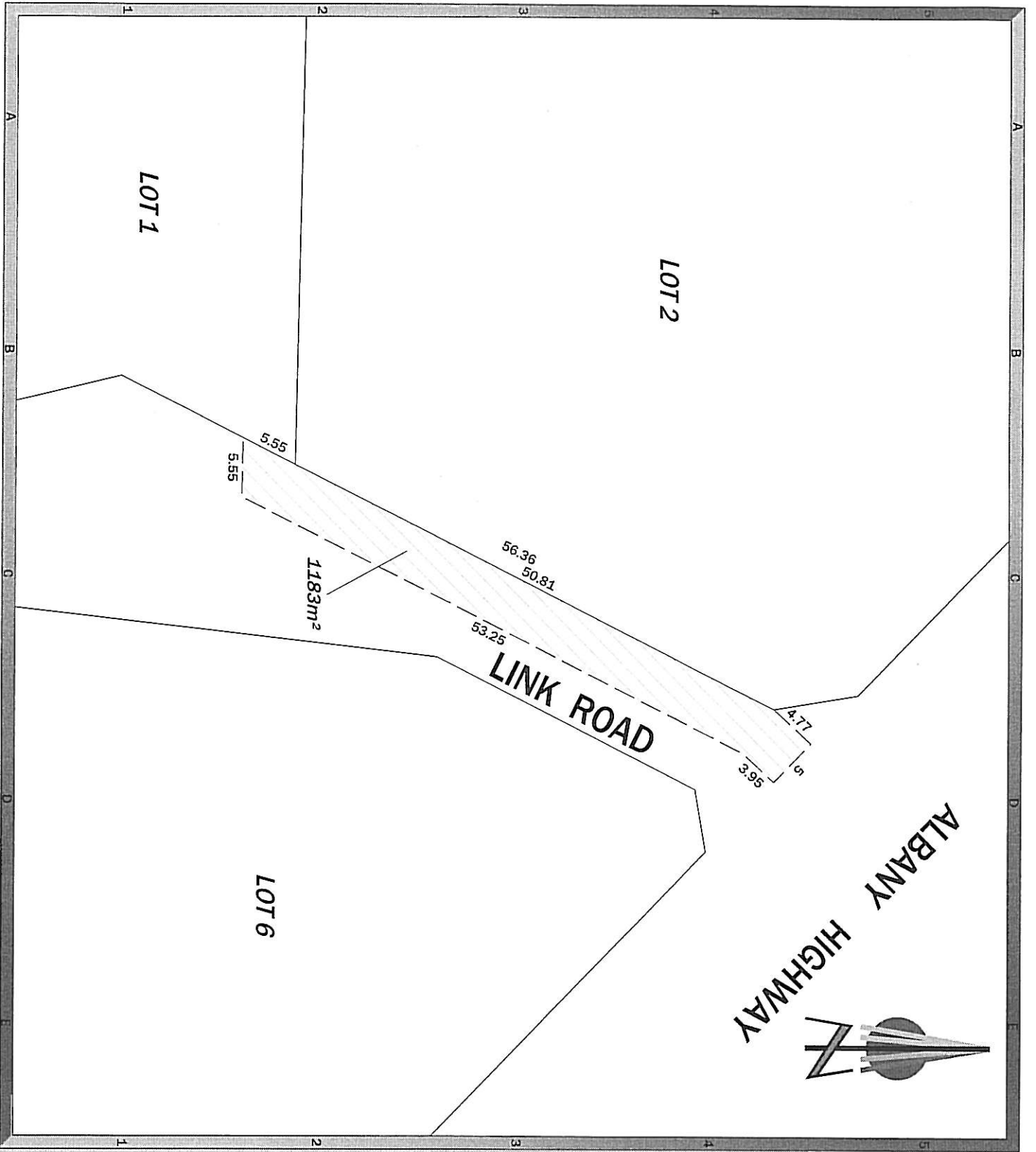
SOUTHDOWN MAGNETITE PROJECT  
INTEREST OVER  
TOLL PLACE



DRAWN	CHECKED	DRAWING No
ABS 10/10/2014		12937-263A.dgn
REV A	DESIGN/PI/DM	DATE
	Original Drawing	16/10/2014

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**INTEREST PLAN**

**SOUTHDOWN MAGNETITE PROJECT  
 INTEREST OVER  
 LINK ROAD**

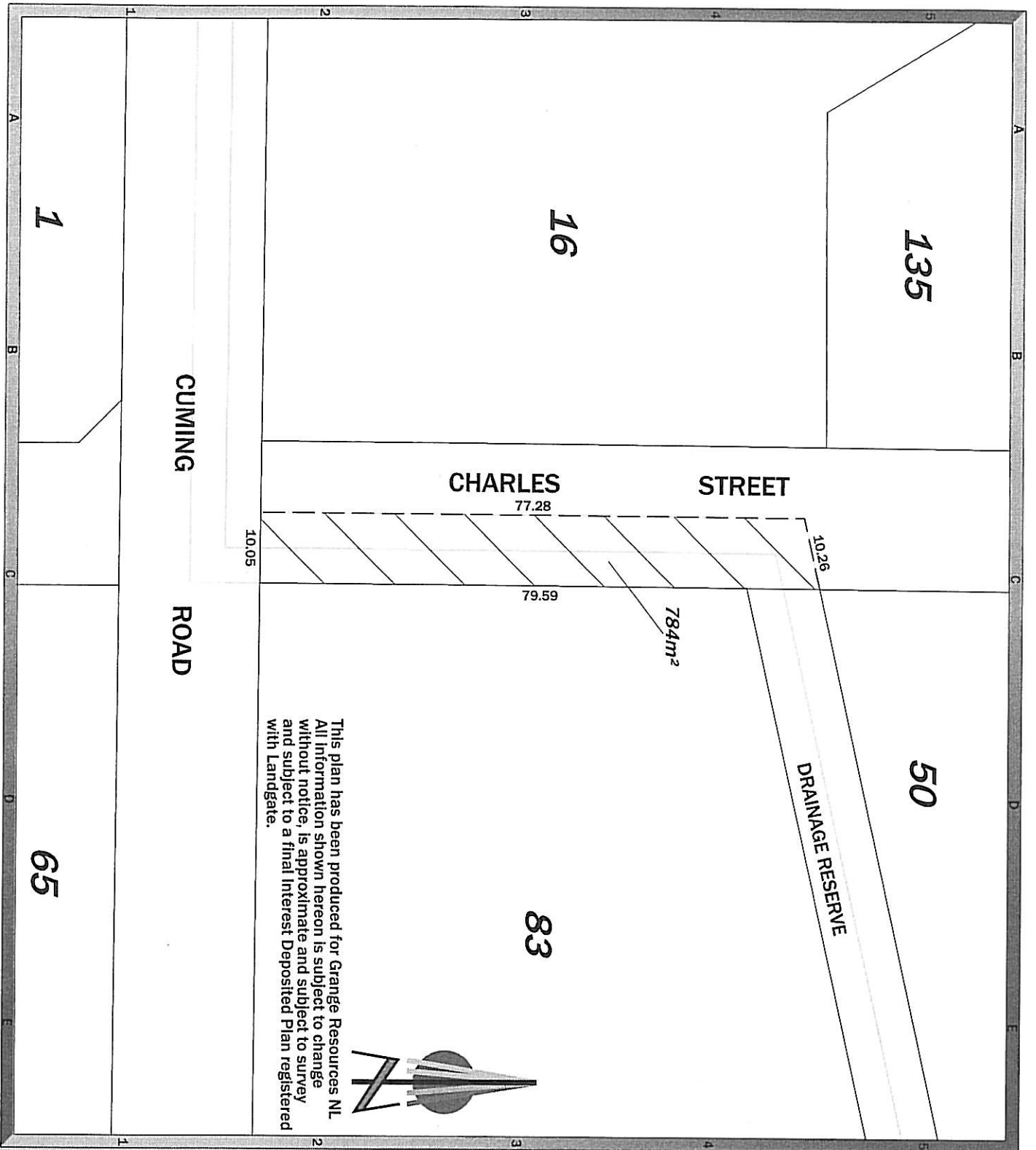


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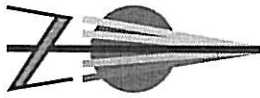
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**INTEREST PLAN**

**SOUTHDOWN MAGNETITE PROJECT**  
 INTEREST OVER  
 CHARLES STREET

**GRANGE RESOURCES LIMITED**  
 ABN 69 132 456

SCALE AT A4: 1:5750  
 ALL DISTANCES ARE IN METRES

REV	DESCRIPTION	DATE
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DRAWN: ABS 12/12/08  
 CHECKED: 12/03/08  
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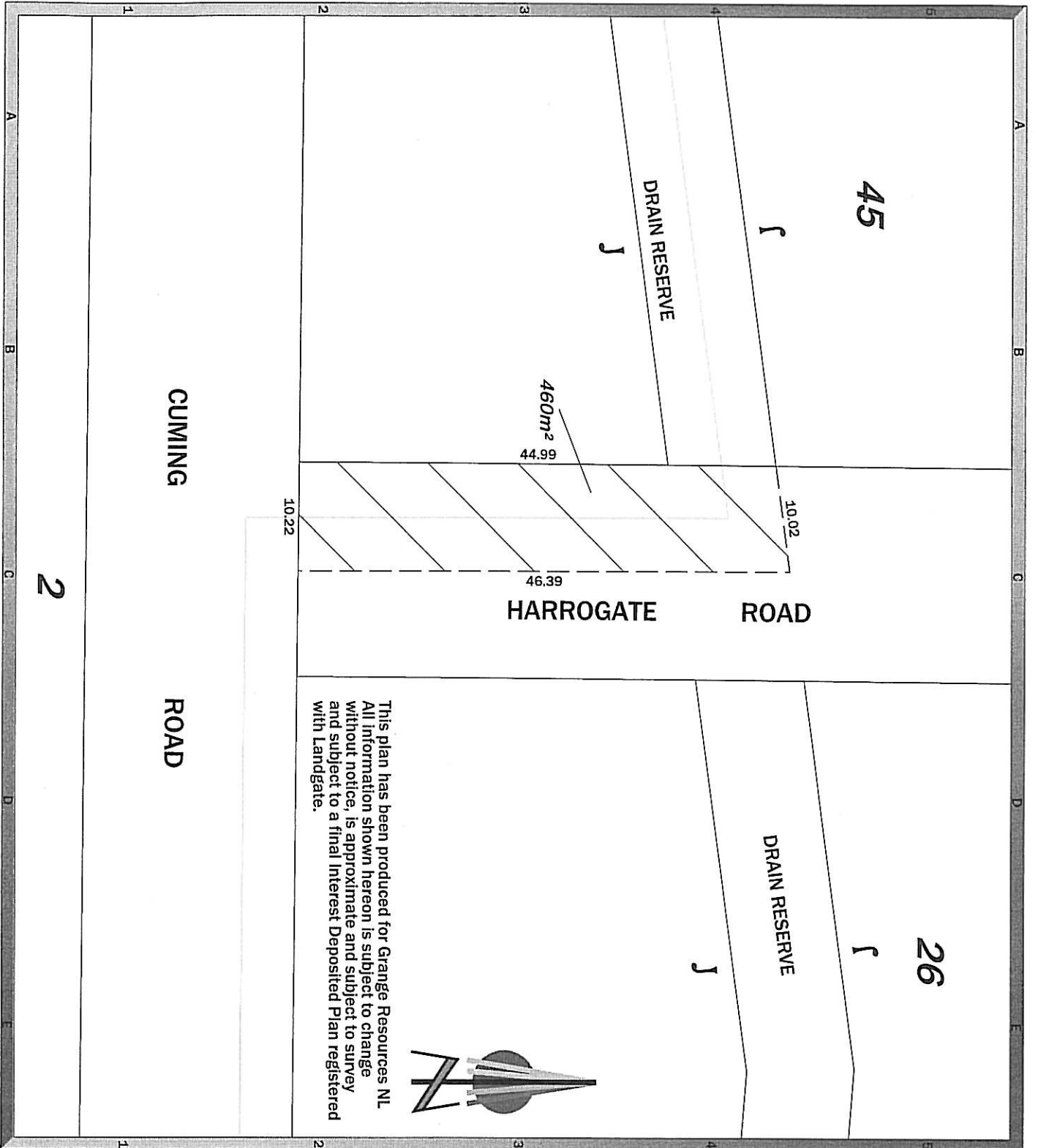
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**INTEREST PLAN**

**SOUTHDOWN MAGNETITE PROJECT**  
**INTEREST OVER**  
**HARROGATE ROAD**

**GRANGE**  
 ENGINEERS LIMITED  
 40/41 STURGEON STREET  
 MELB. VIC 3000

SCALE AT A4: 1:500

0 5 10 15 20 25  
 ALL DISTANCES ARE IN METRES

REV	DESCRIPTION	DATE
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DRAWN: ABS 12-12-08  
 CHECKED: 12-31-08  
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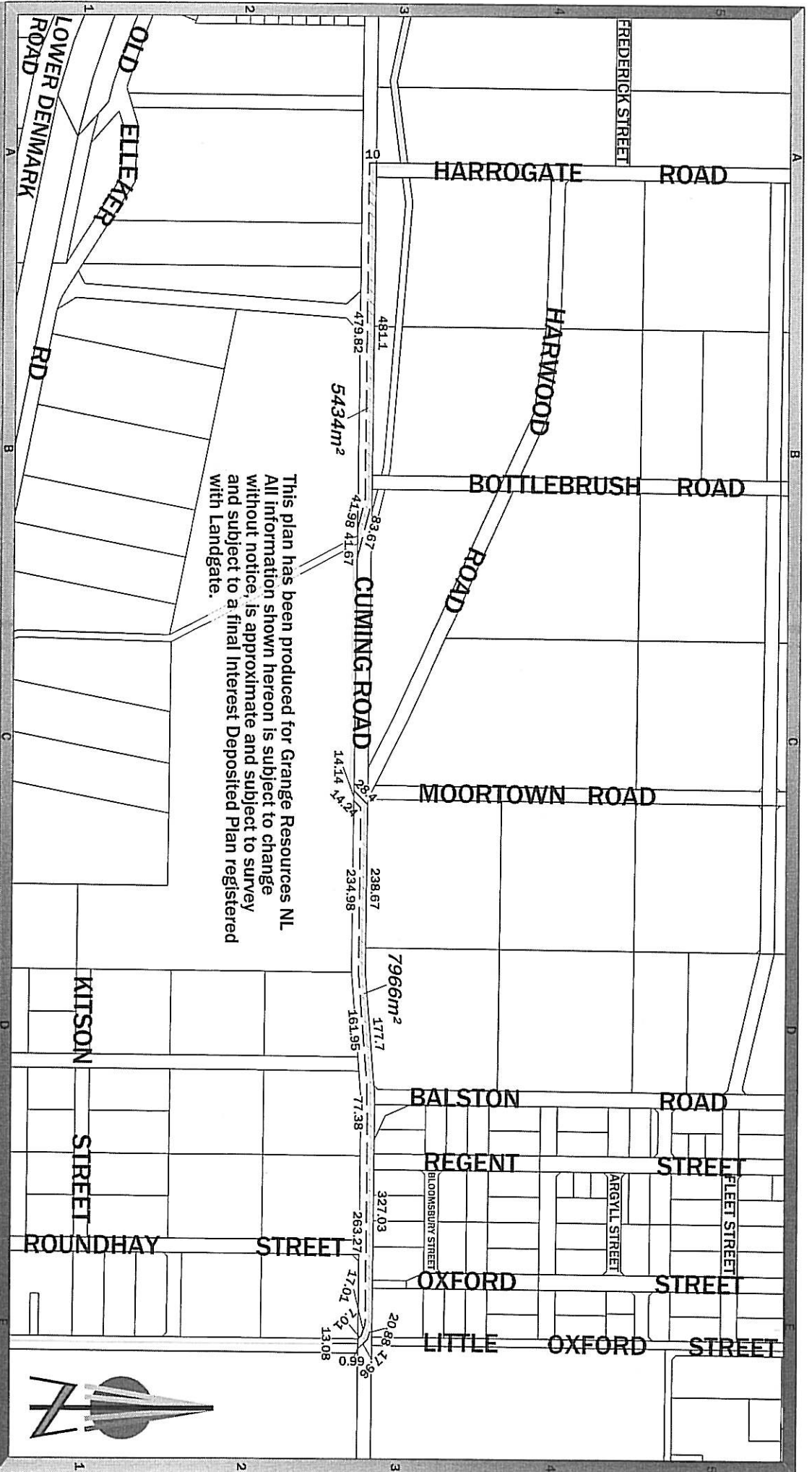
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DRAWN  
ABS 12-12-08  
checked

## SOUTHDOWN MAGNETITE PROJECT

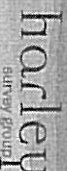
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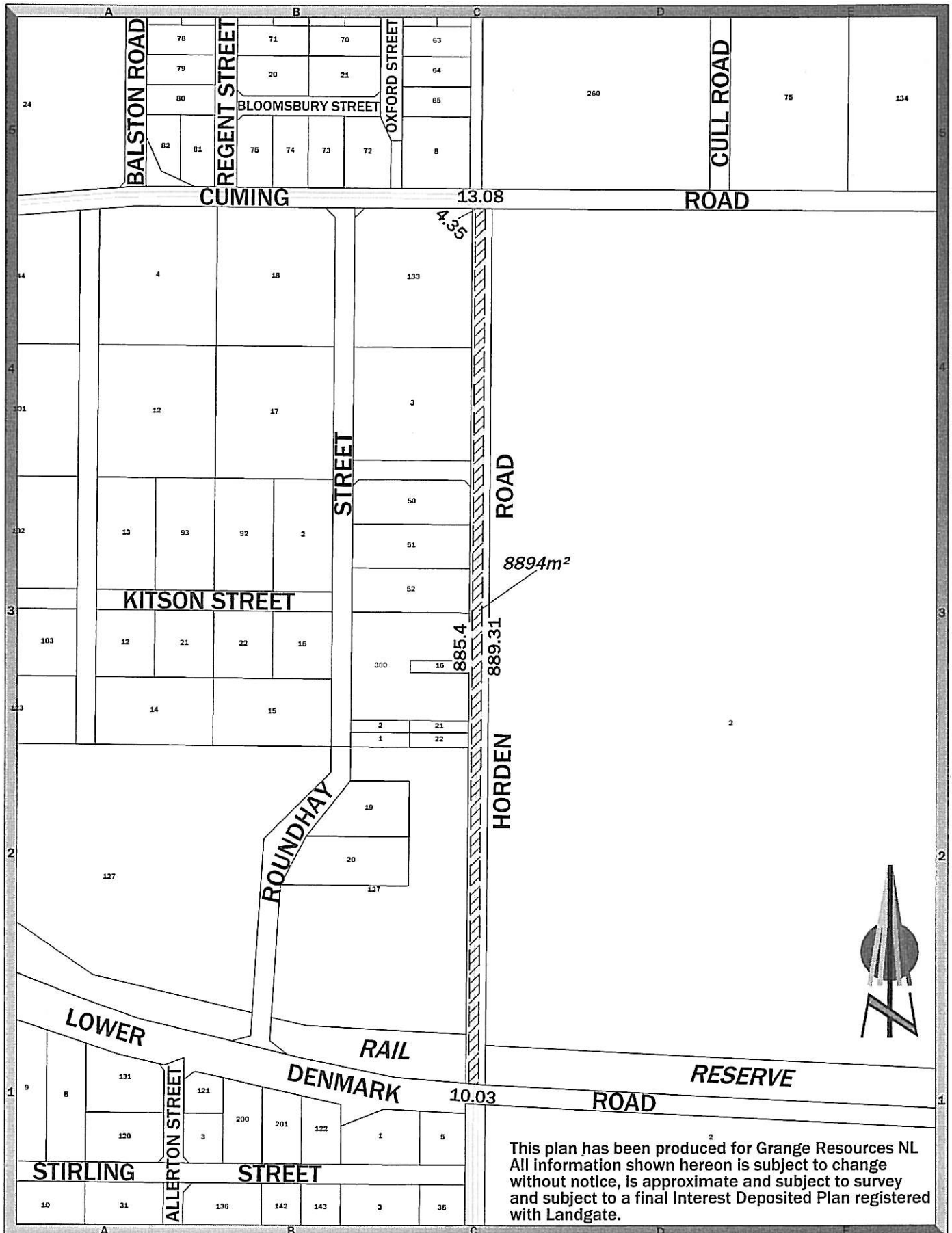
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**INTEREST PLAN**

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 drawn ABS 12-12-08  
 checked

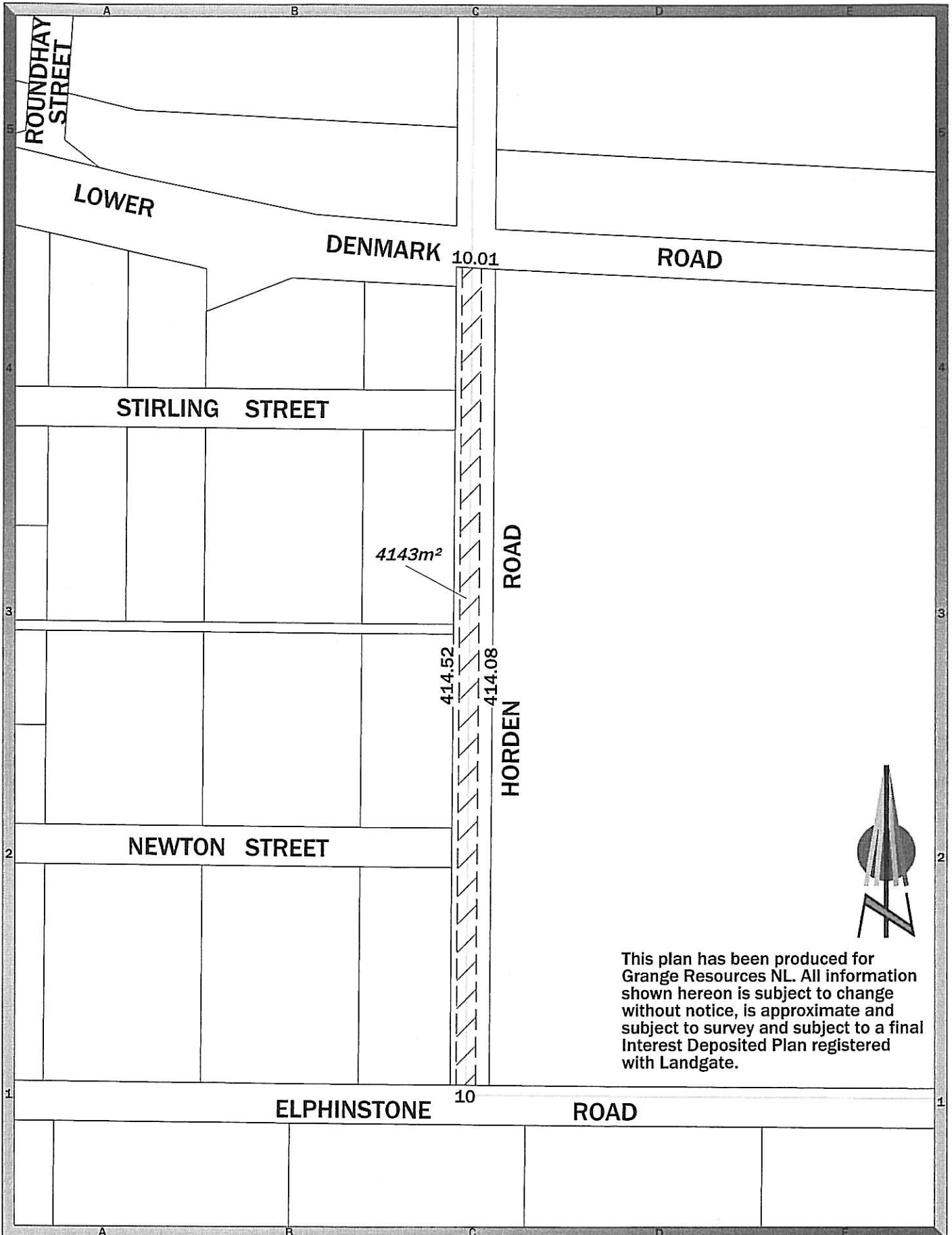
**SOUTHDOWN MAGNETITE PROJECT**  
**INTEREST OVER**  
**HORDEN ROAD**

SCALE AT A1 1:5000

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 ALL DISTANCES ARE IN METRES

harley SURVEY GROUP

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**INTEREST PLAN**

drawing to 12937-180A.dgn  
 drawn ABS 11-12-08  
 checked

**SOUTHDOWN MAGNETITE PROJECT  
 INTEREST OVER  
 HORDEN ROAD**

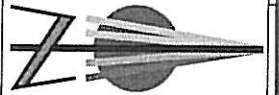
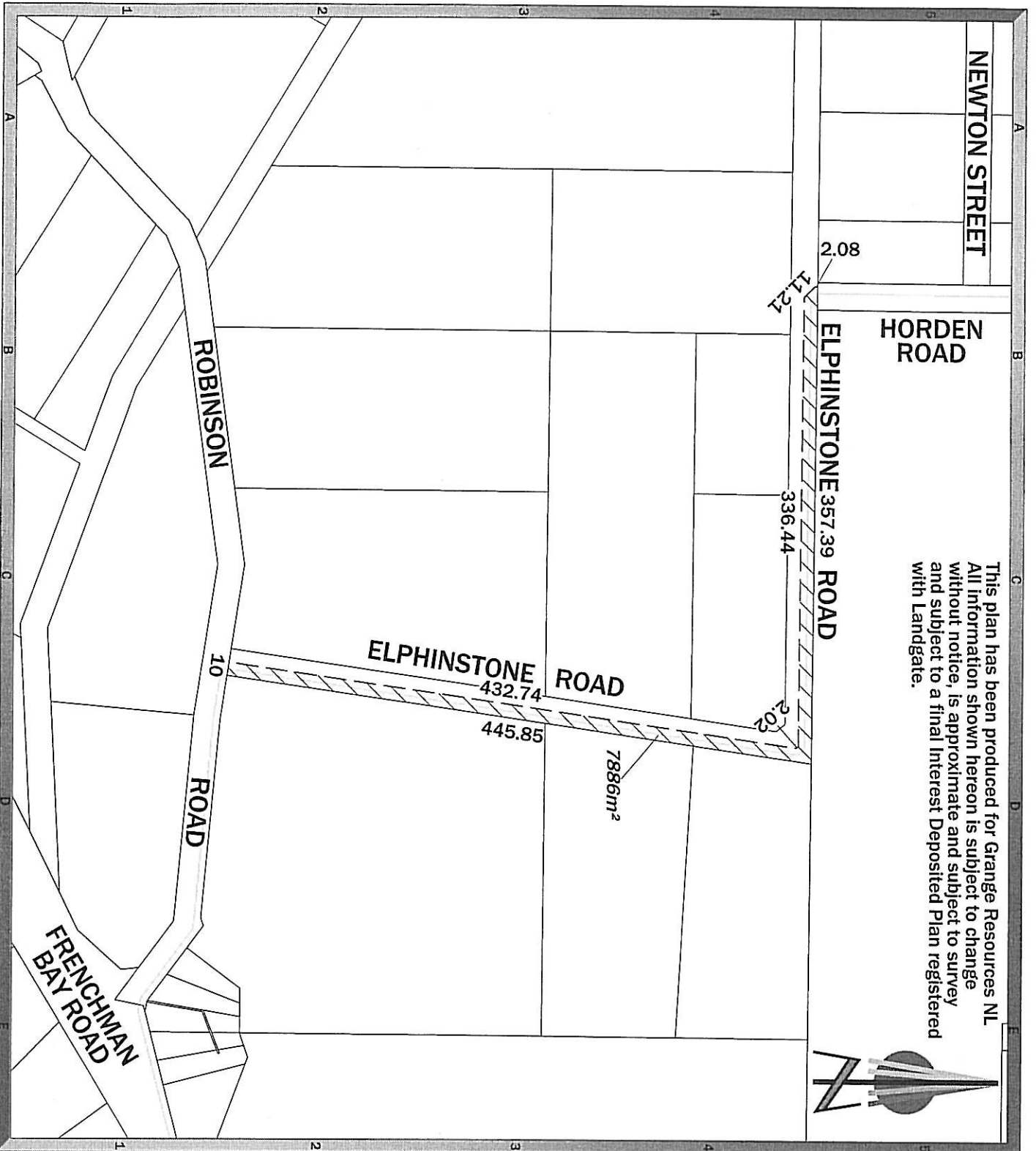
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ALL DISTANCES ARE IN METRES

0 20 40 60 80 100 120

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016 Serpentine Road, ALBANY, WA 6330  
 T: 08 9841 7333 F: 08 9841 8648  
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116 Serpentine Road, ALBANY WA 6330  
 T: 08 9841 7333 F: 08 9841 3643  
 E: hsgalb@harleygroup.com.au

# INTEREST PLAN

**SOUTHDOWN MAGNETITE PROJECT**  
**INTEREST OVER**  
**ELPHINSTONE ROAD**



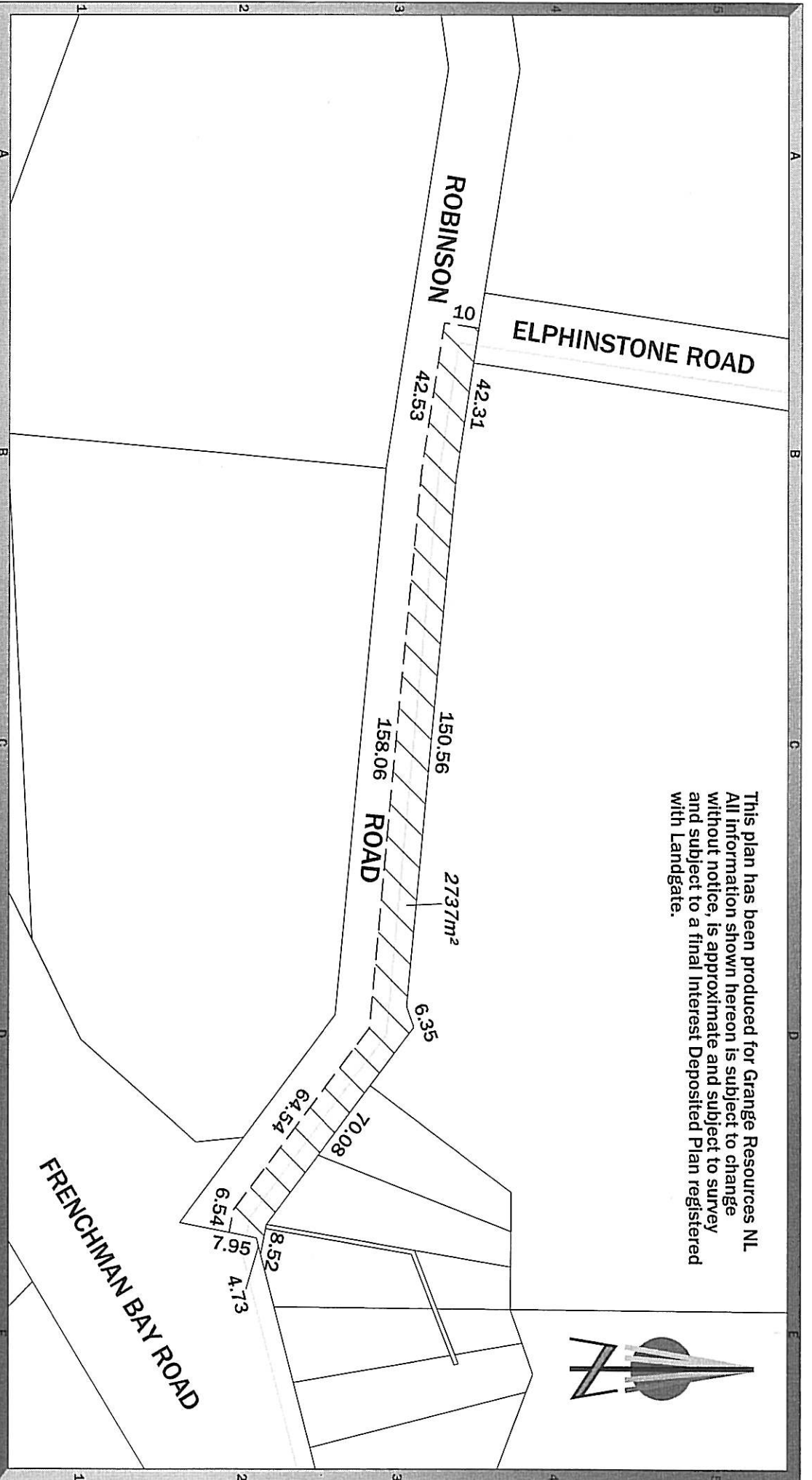
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DRAWN	CHECKED	DRAWING No.
ABS 11.12.08		12937-179A.dgn

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# INTEREST PLAN

drawing no  
 12937-07/8.dgn  
 drawn  
 ABS 11-12-08  
 checked

DATE  
 11.11.08  
 DISTRICT  
 Original Drawing

**SOUTHDOWN MAGNETITE PROJECT  
 INTEREST OVER  
 ROBINSON ROAD**



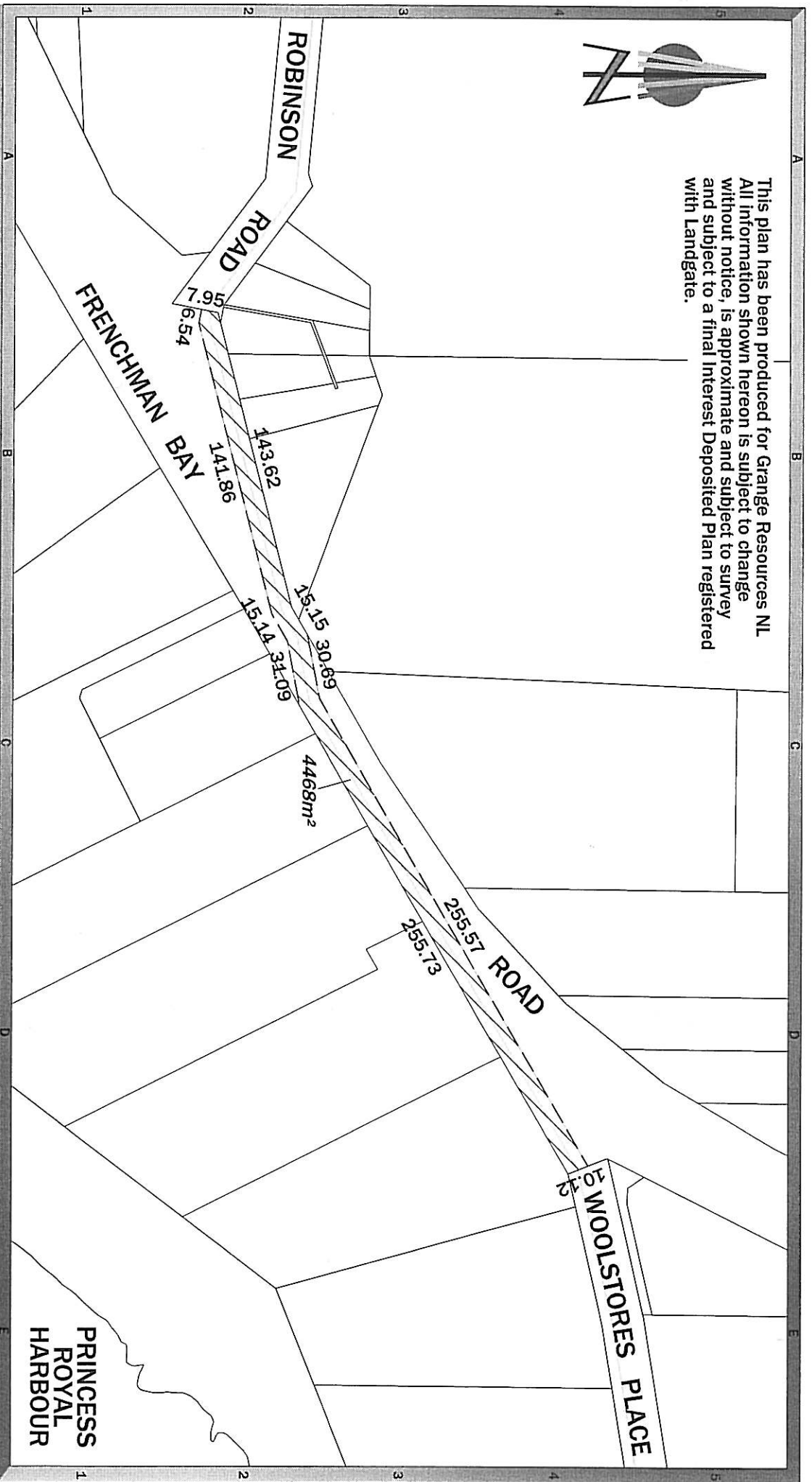
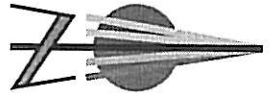
SCALE AT A4 1:1500



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 T: 08 9841 7333 F: 08 9841 3643  
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 and subject to a final Interest Deposited Plan registered  
 with Landgate.



# INTEREST PLAN

BY: DESCRIPTION DATE  
 A: Interest Deposited 12/12/08

drawing no  
 129374076B.dgn  
 drawn  
 ABS 11-12-08  
 checked

**SOUTHDOWN MAGNETITE PROJECT**  
**INTEREST OVER**  
**FRENCHMAN BAY ROAD**



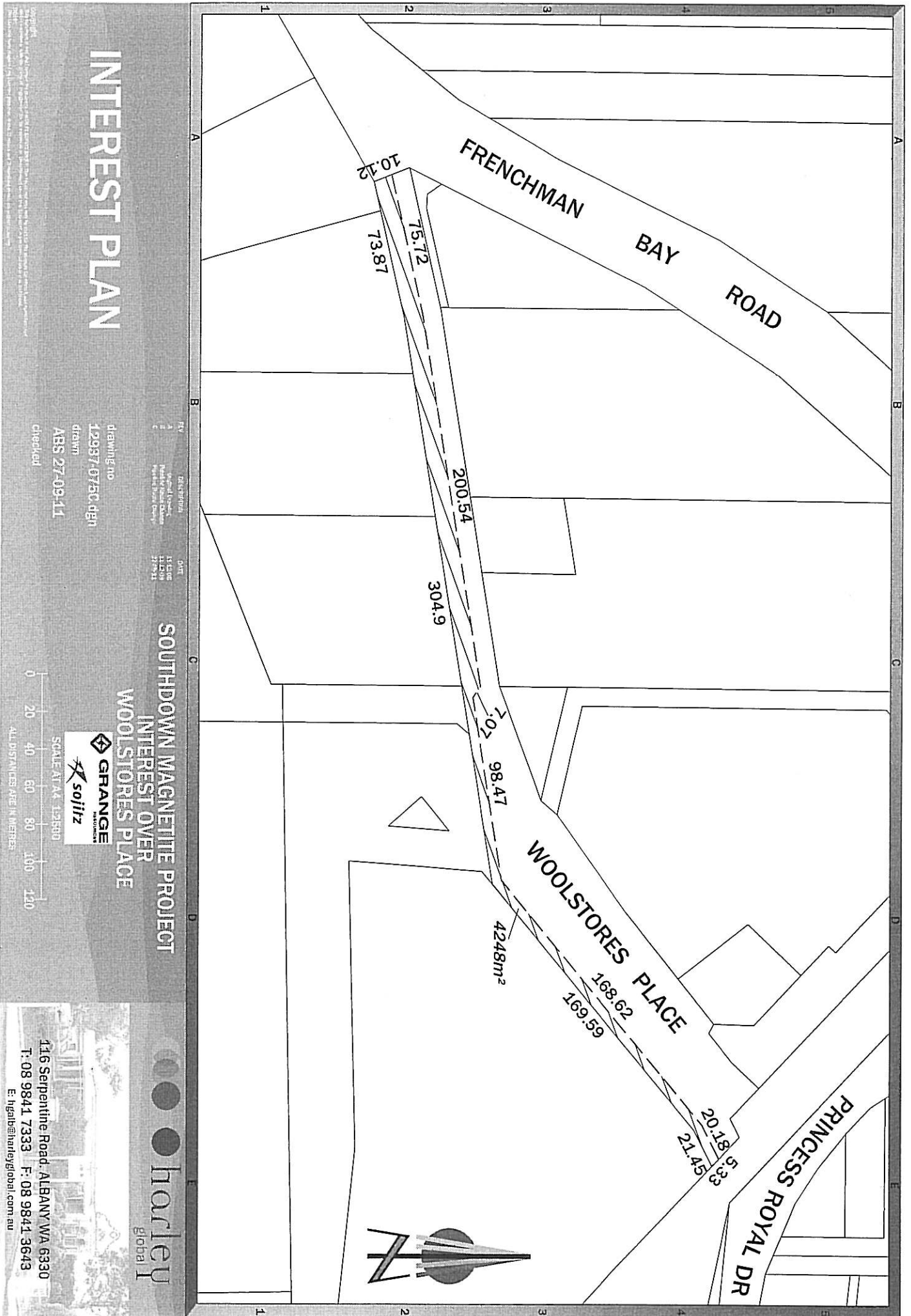
SCALE AT 1:12500



**PRINCESS  
 ROYAL  
 HARBOUR**



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 T: 08 9841 7333 F: 08 9841 3643  
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# INTEREST PLAN

drawing no  
1298746750C.dgn  
drawn  
ABS 27-09-11  
checked

REV	DESCRIPTION	DATE
1	Initial Issue	21/09/11
2	Revised Plan Change	21/09/11

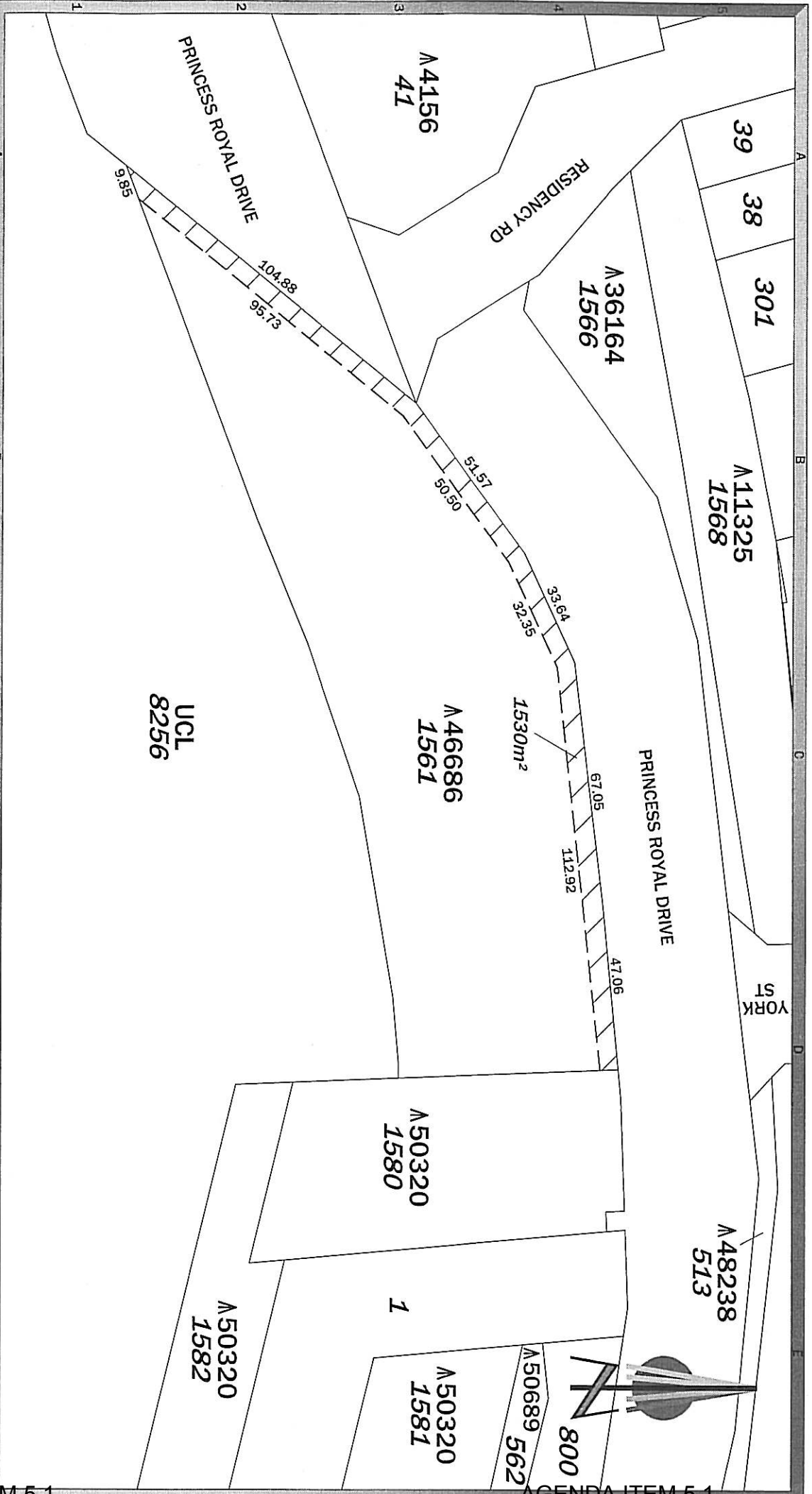
**SOUTHDOWN MAGNETITE PROJECT**  
INTEREST OVER  
**WOOLSTORES PLACE**



**horley**  
Global

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E: hfgal@horleyglobal.com.au





# INTEREST PLAN

drawing no  
12937-270A.dwg  
drawn  
ABS 11/10/11  
checked

REV A  
DESCRIPTION Original Form  
DATE 11/1/11

**SOUTHDOWN MAGNETITE PROJECT**  
INTEREST OVER  
LOT 1561



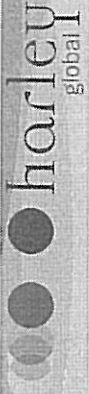
SCALE AT A4 1:1500



ALL DISTANCES ARE IN METRES



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# INTEREST PLAN

SOUTHDOWN MAGNETITE PROJECT  
INTEREST OVER  
GNOWELLEN ROAD



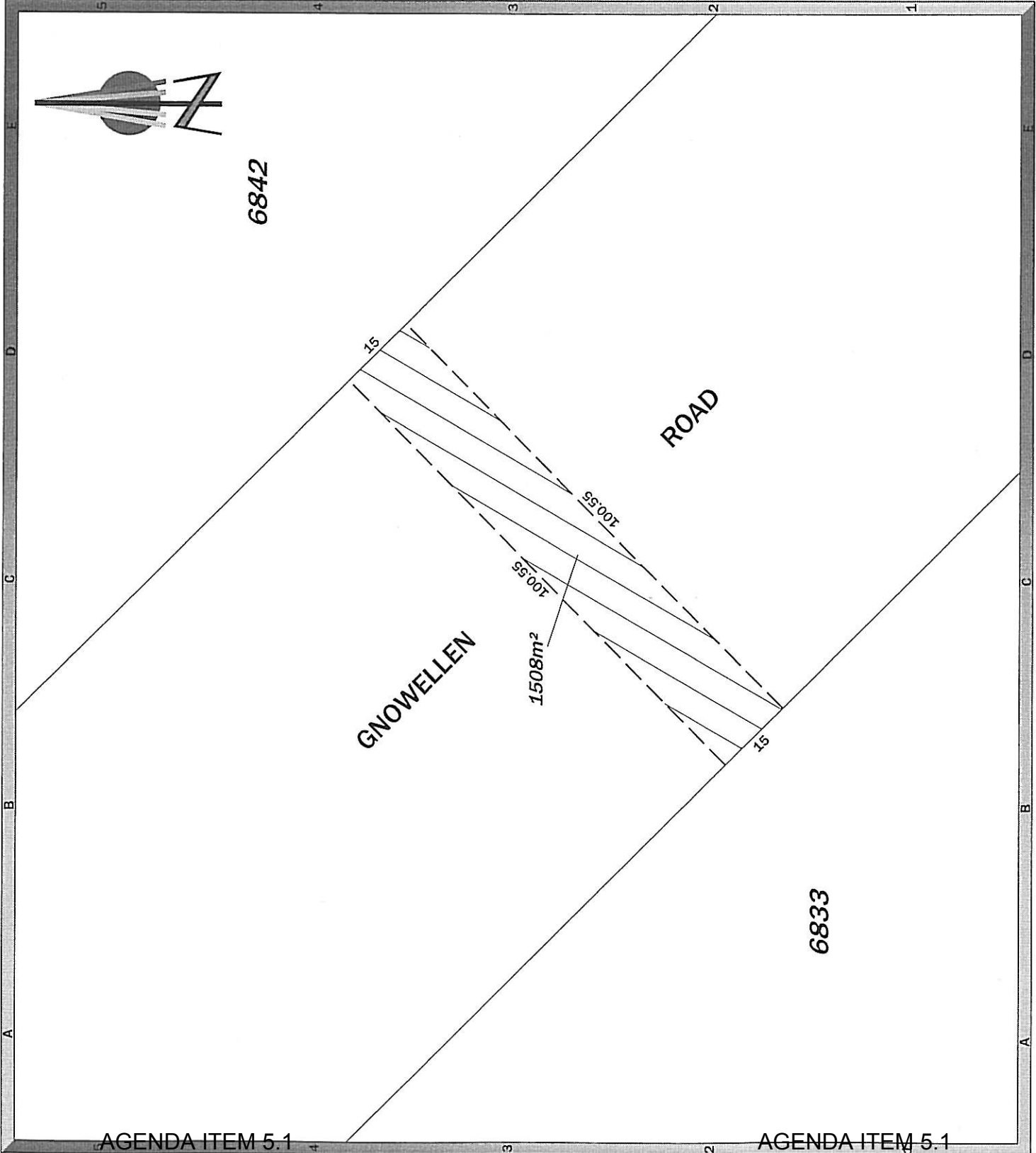
SCALE AT A4 1:1000



REV	DESCRIPTION	DATE	DRAWN	CHECKED	DRAWING No
A	Original Drawing	18/10/2011	ABS 13/10/2011		12937-266A.dgn

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# INTEREST PLAN

SOUTHDOWN MAGNETITE PROJECT  
INTEREST OVER  
METTLER ROAD



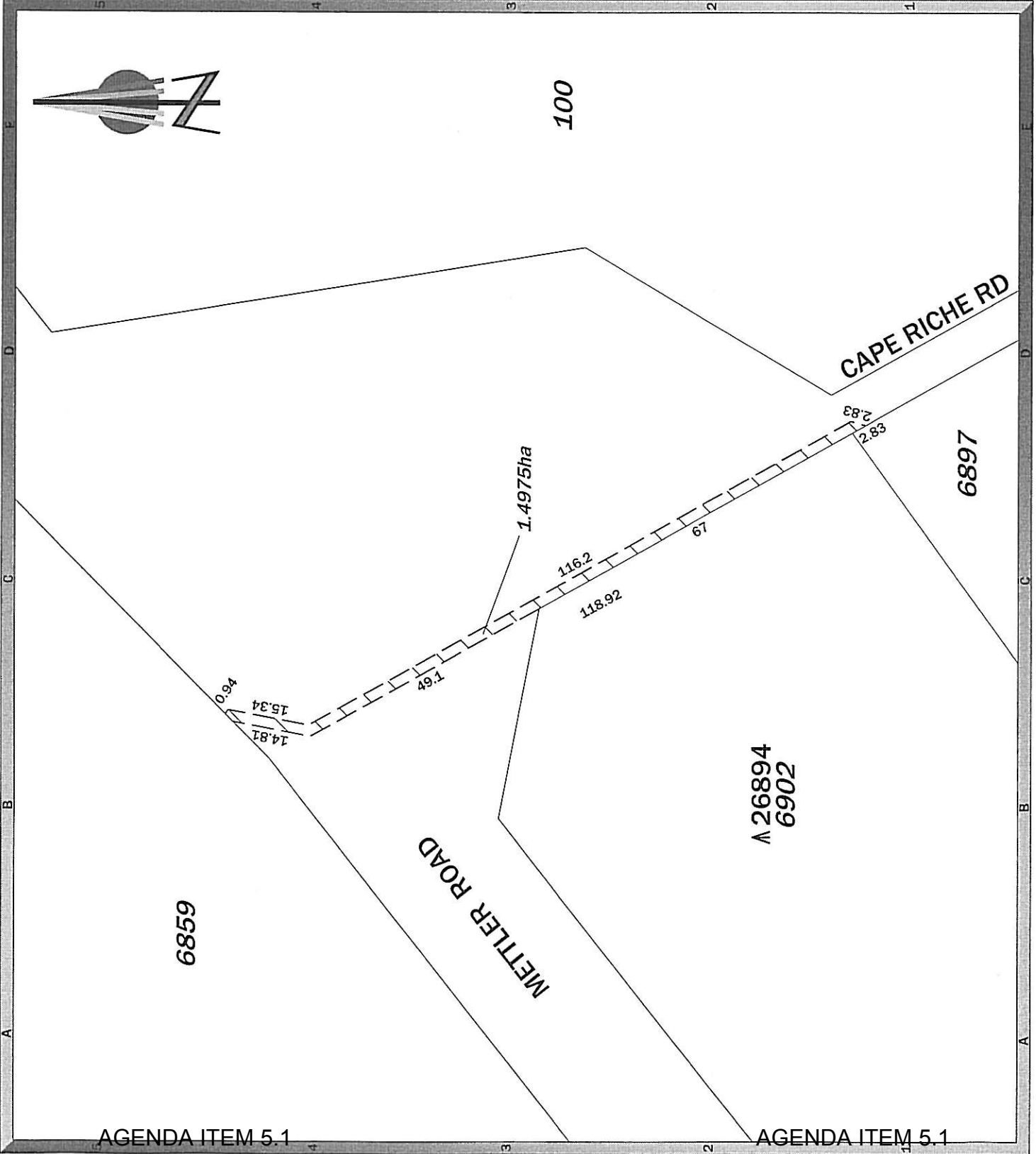
SCALE AT A4 1:17500



DRAWN	CHECKED	DRAWING No.
ABS 29/09/2011		12937-268A.dgn
REV	DESCRIPTION	DATE
A	Original Drawing	29/09/2011

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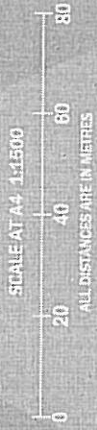




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# INTEREST PLAN

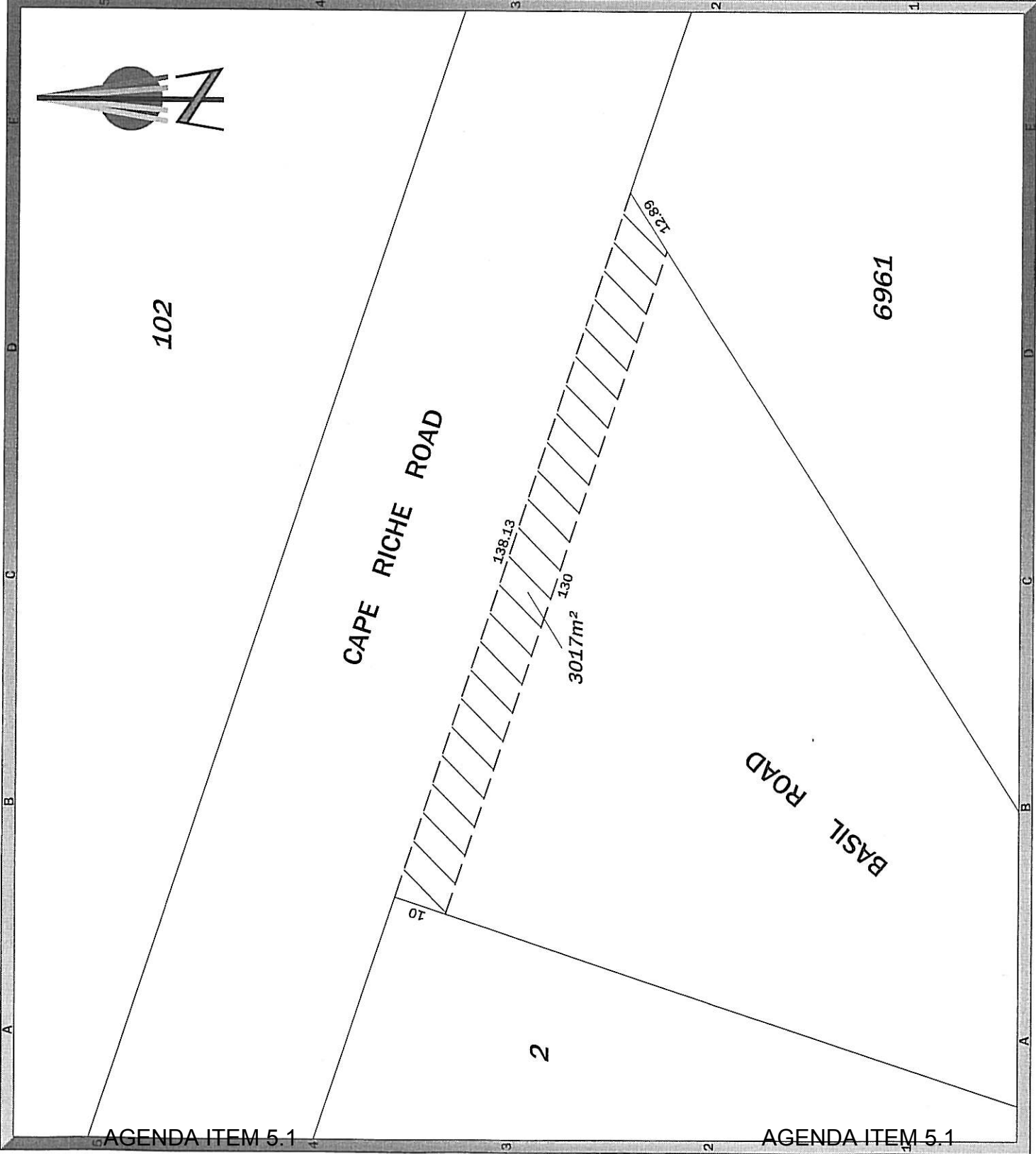
SOUTHDOWN MAGNETITE PROJECT  
INTEREST OVER  
BASIL ROAD



DRAWN ABS 29/09/2011  
CHECKED  
DRAWING No. 12937-269A.dgn

REV A  
DESCRIPTION Original Drawing  
DATE 29/09/2011

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102

CAPE RICHE ROAD

BASIL ROAD

6961

3017m<sup>2</sup>

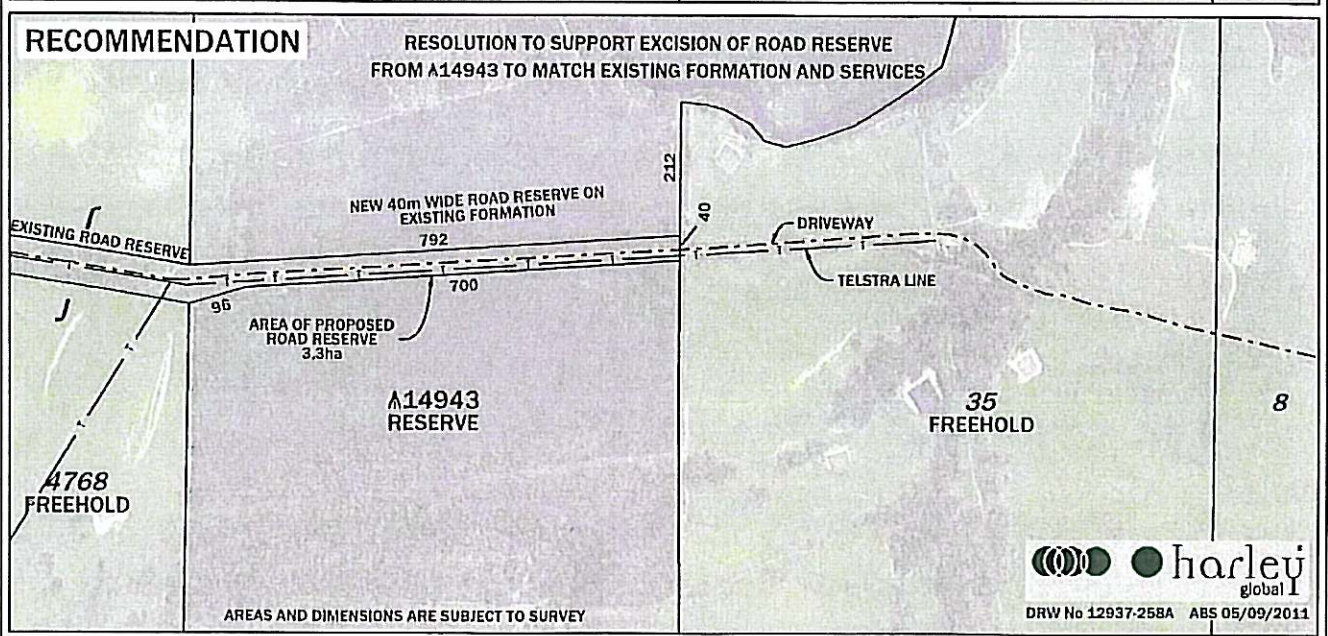
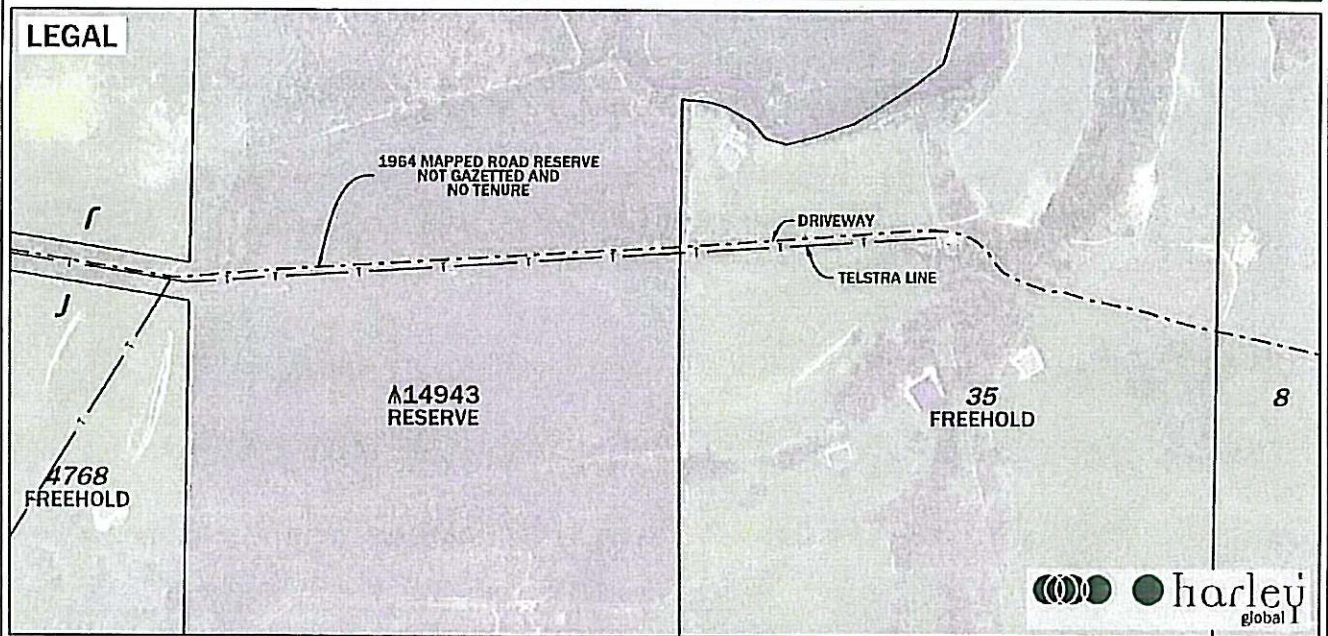
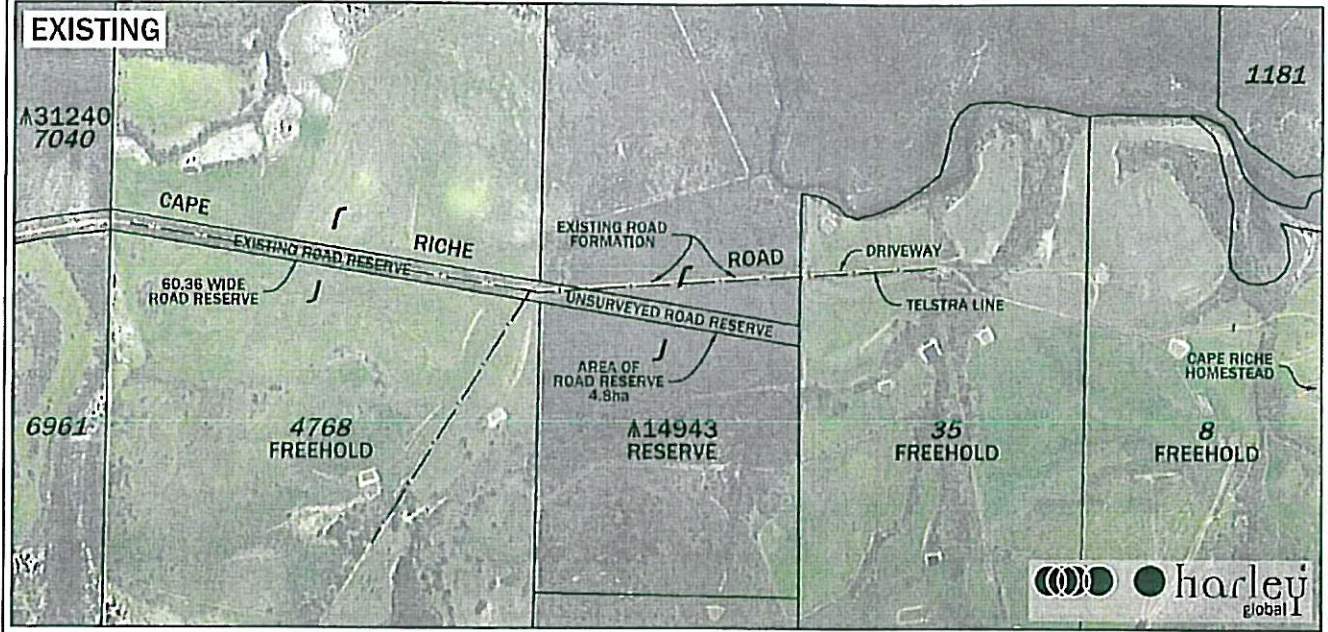
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130

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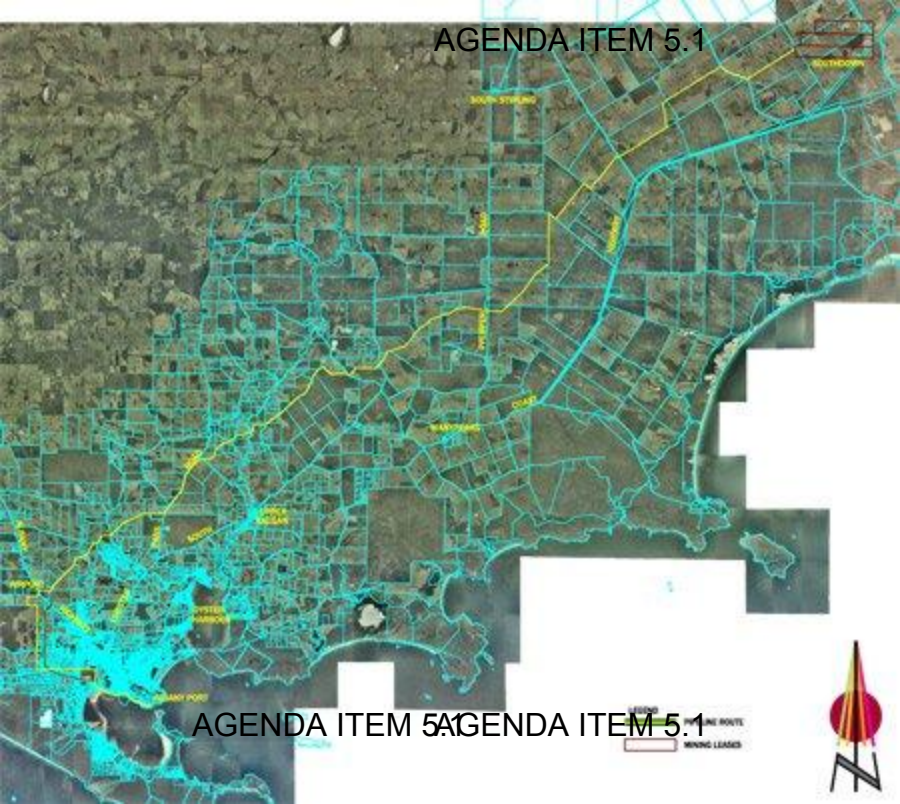


# PROPOSED CAPE RICHE ROAD RESERVE

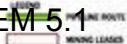


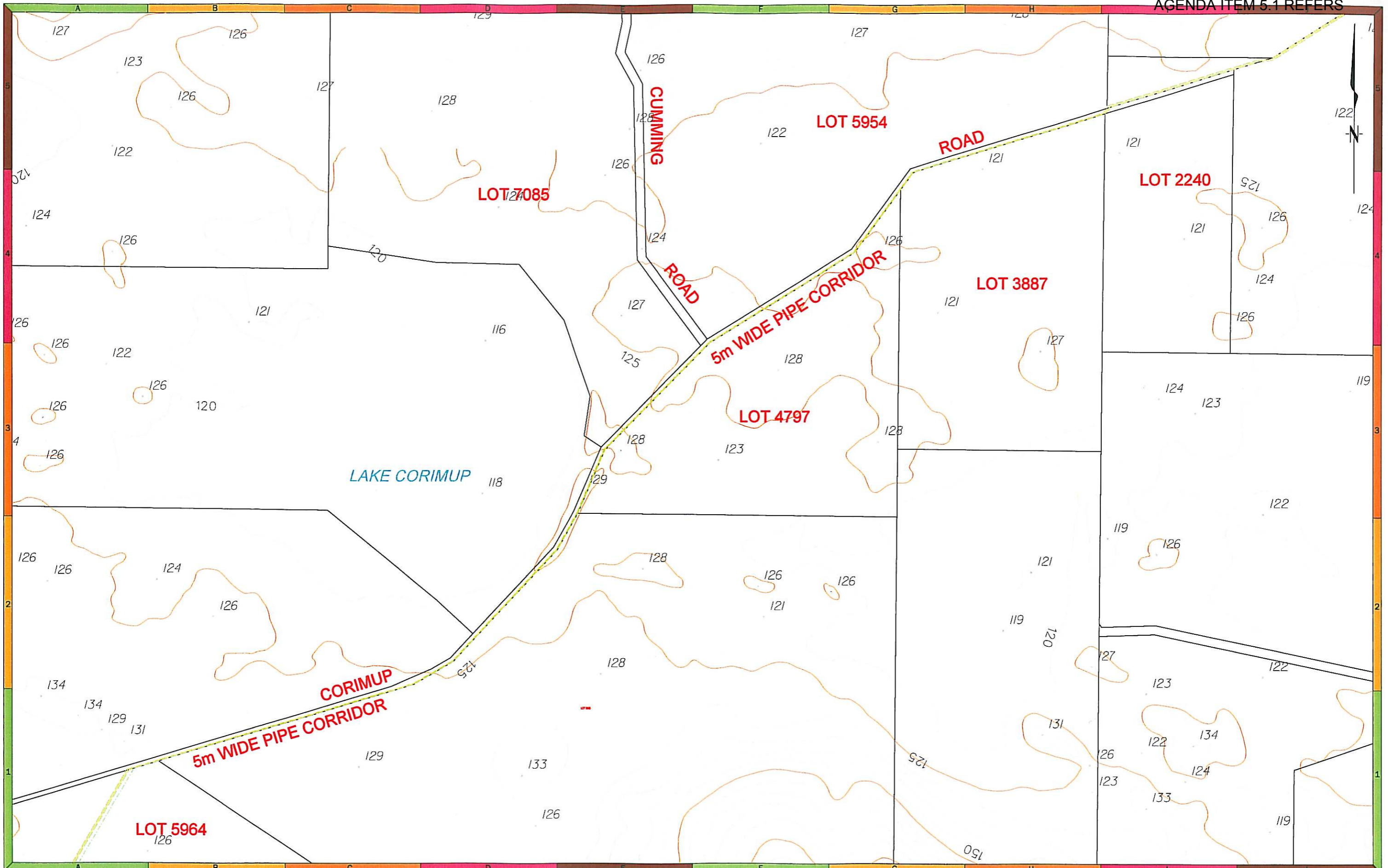


# AGENDA ITEM 5.1



# AGENDA ITEM 5.1





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 116 Serpentine Road. ALBANY WA 6330  
 T: 08 9841 7333 F: 08 9841 3643  
 PO Box 5207 WA 6332  
 E: hgalib@harleygroup.com.au  
 Also a BOUNDARY CONSULTANT

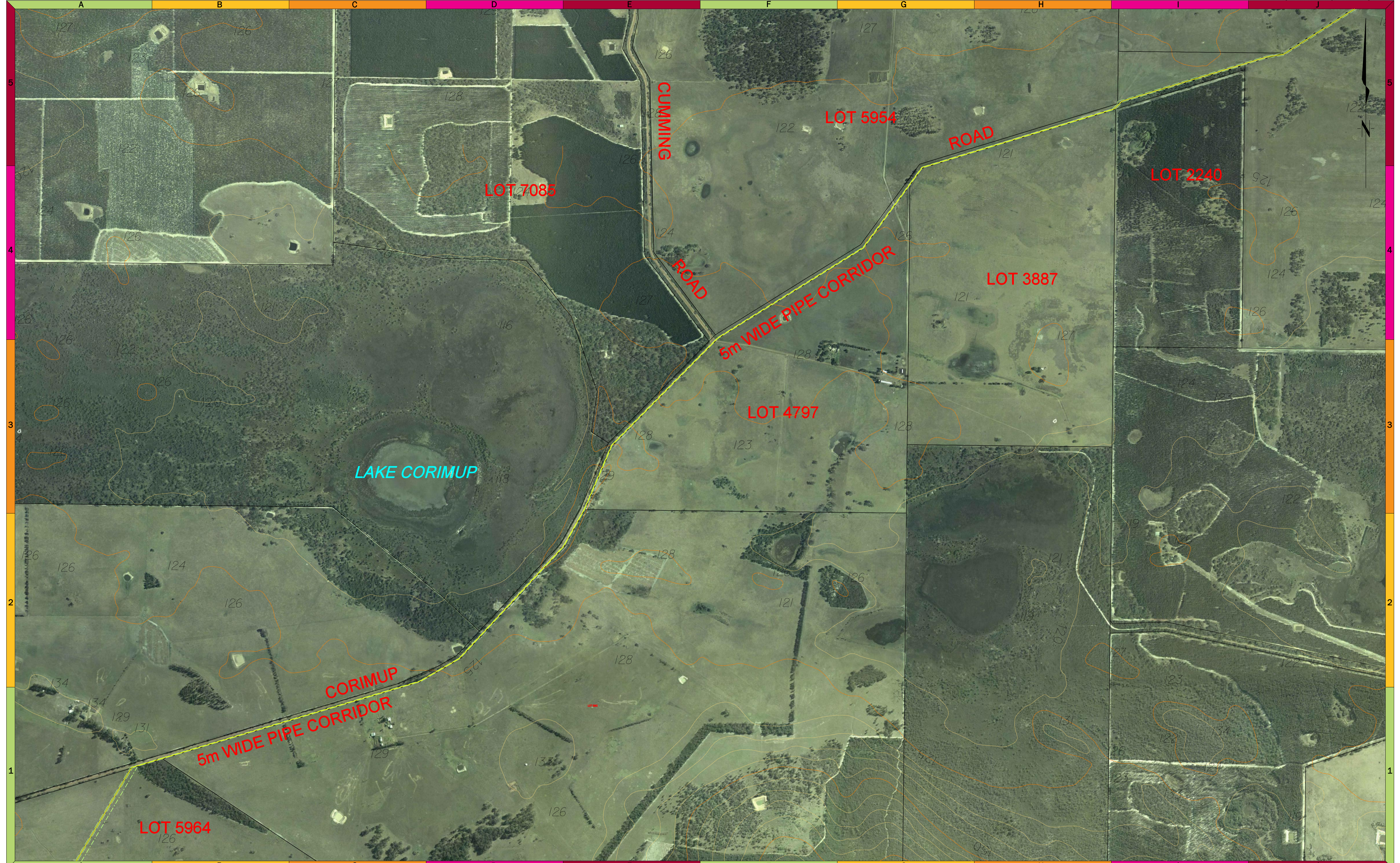
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B	23-06-09		Pipeline Route Change	
A	19-09-08		Original drawing	

survey	COMPILED	cad file	12937-110B.dgn
drawn	ABS 23-06-09	checked	
horiz datum	MGA 94	level datum	AHD
scale at A1 all distances are in metres			
1:7500			

description		client	drawing no
INTEREST SKETCH OVER CORIMUP ROAD			
		12937-110B	

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Also at Bunbury & Busselton

rev	details	date	rev	details	date
B	Pipeline Route Change	23-06-09			
A	Original drawing	19-09-06			

survey	COMPILED	cad file	12937-110B.dgn
drawn	ABS 23-06-09	checked	
horiz datum	MGA 94	level datum	AHD
scale at A1 all distances are in metres			
1 : 7500			

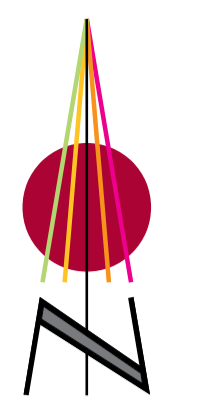
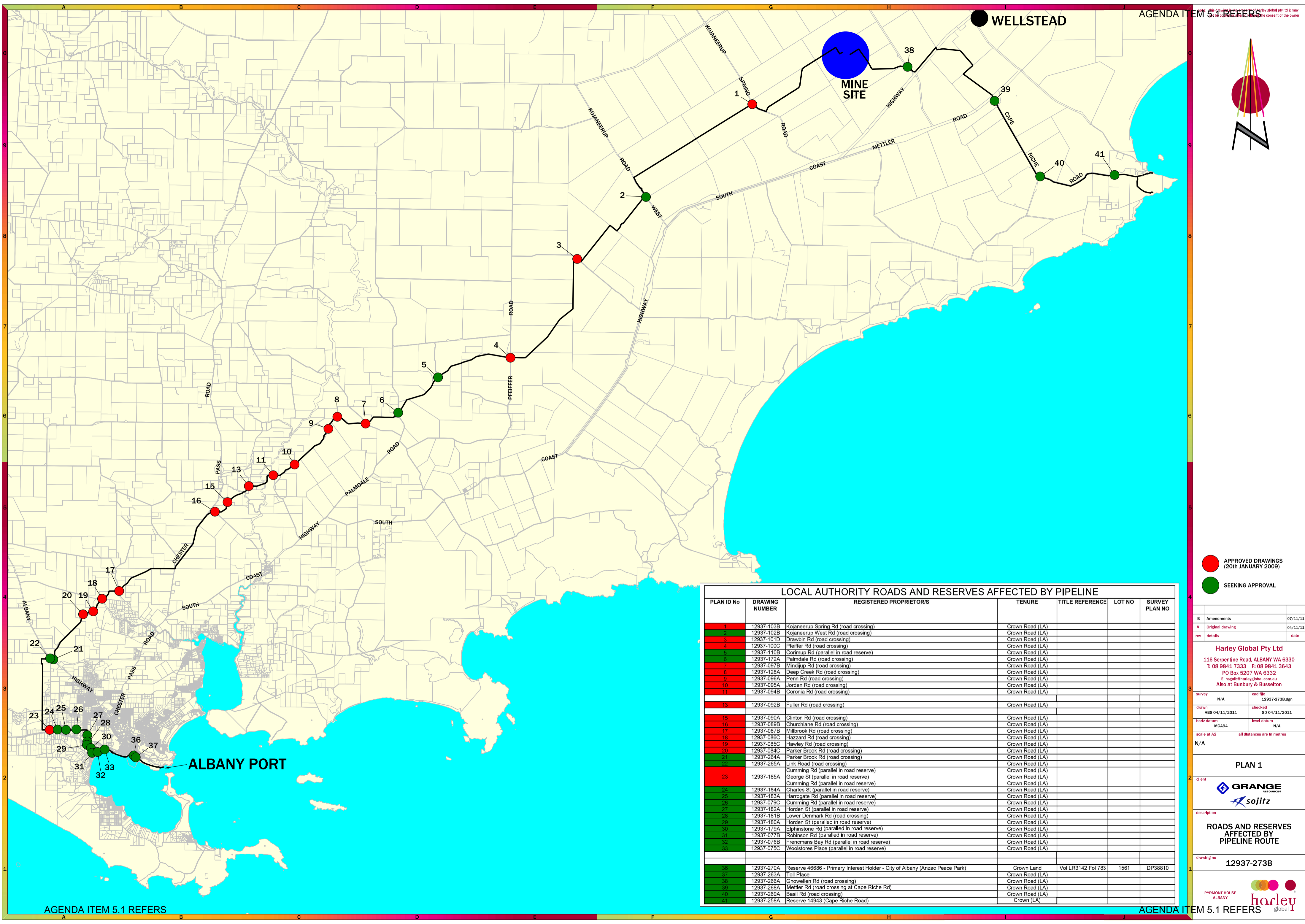
description  
**INTEREST SKETCH OVER CORIMUP ROAD**

client  
**GRANGE RESOURCES**

drawing no  
**12937-110B**







- APPROVED DRAWINGS (20th JANUARY 2009)
- SEEKING APPROVAL

LOCAL AUTHORITY ROADS AND RESERVES AFFECTED BY PIPELINE						
PLAN ID No	DRAWING NUMBER	REGISTERED PROPRIETOR/S	TENURE	TITLE REFERENCE	LOT NO	SURVEY PLAN NO
1	12937-103B	Kojanerup Spring Rd (road crossing)	Crown Road (LA)			
2	12937-102B	Kojanerup West Rd (road crossing)	Crown Road (LA)			
3	12937-101D	Drawbin Rd (road crossing)	Crown Road (LA)			
4	12937-100C	Pfeiffer Rd (road crossing)	Crown Road (LA)			
5	12937-110B	Corimup Rd (parallel in road reserve)	Crown Road (LA)			
6	12937-172A	Palmdale Rd (road crossing)	Crown Road (LA)			
7	12937-097B	Mindjup Rd (road crossing)	Crown Road (LA)			
8	12937-128A	Deep Creek Rd (road crossing)	Crown Road (LA)			
9	12937-096A	Penn Rd (road crossing)	Crown Road (LA)			
10	12937-095A	Jordan Rd (road crossing)	Crown Road (LA)			
11	12937-094B	Coronia Rd (road crossing)	Crown Road (LA)			
13	12937-092B	Fuller Rd (road crossing)	Crown Road (LA)			
15	12937-090A	Clinton Rd (road crossing)	Crown Road (LA)			
16	12937-089B	Churchlane Rd (road crossing)	Crown Road (LA)			
17	12937-087B	Millbrook Rd (road crossing)	Crown Road (LA)			
18	12937-086C	Hazzard Rd (road crossing)	Crown Road (LA)			
19	12937-085C	Hawley Rd (road crossing)	Crown Road (LA)			
20	12937-084C	Parker Brook Rd (road crossing)	Crown Road (LA)			
21	12937-264A	Parker Brook Rd (road crossing)	Crown Road (LA)			
22	12937-265A	Link Road (road crossing)	Crown Road (LA)			
23	12937-185A	Cumming Rd (parallel in road reserve)	Crown Road (LA)			
24	12937-184A	George St (parallel in road reserve)	Crown Road (LA)			
25	12937-184A	Cumming Rd (parallel in road reserve)	Crown Road (LA)			
26	12937-183A	Charles St (parallel in road reserve)	Crown Road (LA)			
27	12937-079C	Harrogate Rd (parallel in road reserve)	Crown Road (LA)			
28	12937-182A	Cumming Rd (parallel in road reserve)	Crown Road (LA)			
29	12937-182A	Horden St (parallel in road reserve)	Crown Road (LA)			
30	12937-181B	Lower Denmark Rd (road crossing)	Crown Road (LA)			
31	12937-180A	Horden St (parallel in road reserve)	Crown Road (LA)			
32	12937-179A	Elphinstone Rd (parallel in road reserve)	Crown Road (LA)			
33	12937-077B	Robinson Rd (parallel in road reserve)	Crown Road (LA)			
36	12937-076B	Frencomans Bay Rd (parallel in road reserve)	Crown Road (LA)			
37	12937-075C	Woolstores Place (parallel in road reserve)	Crown Road (LA)			
38	12937-270A	Reserve 46686 - Primary Interest Holder - City of Albany (Anzac Peace Park)	Crown Land	Vol LR3142 Fol 783	1561	DP38810
39	12937-263A	Toll Place	Crown Road (LA)			
40	12937-266A	Gnowellen Rd (road crossing)	Crown Road (LA)			
41	12937-268A	Mettler Rd (road crossing at Cape Riche Rd)	Crown Road (LA)			
42	12937-269A	Basil Rd (road crossing)	Crown Road (LA)			
43	12937-258A	Reserve 14943 (Cape Riche Road)	Crown (LA)			

B	Amendments	07/11/11
A	Original drawing	04/11/11
rev	details	date

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 116 Serpentine Road, ALBANY WA 6330  
 T: 08 9841 7333 F: 08 9841 3643  
 PO Box 5207 WA 6332  
 E: hgap@harleyglobal.com.au  
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survey	N/A	cad file	12937-273B.dgn
drawn	ABS 04/11/2011	checked	SD 04/11/2011
horiz datum	MGA94	level datum	N/A

scale at A2 all distances are in metres

**PLAN 1**

client

**GRANGE** RESOURCES

**sojitz**

description

**ROADS AND RESERVES AFFECTED BY PIPELINE ROUTE**

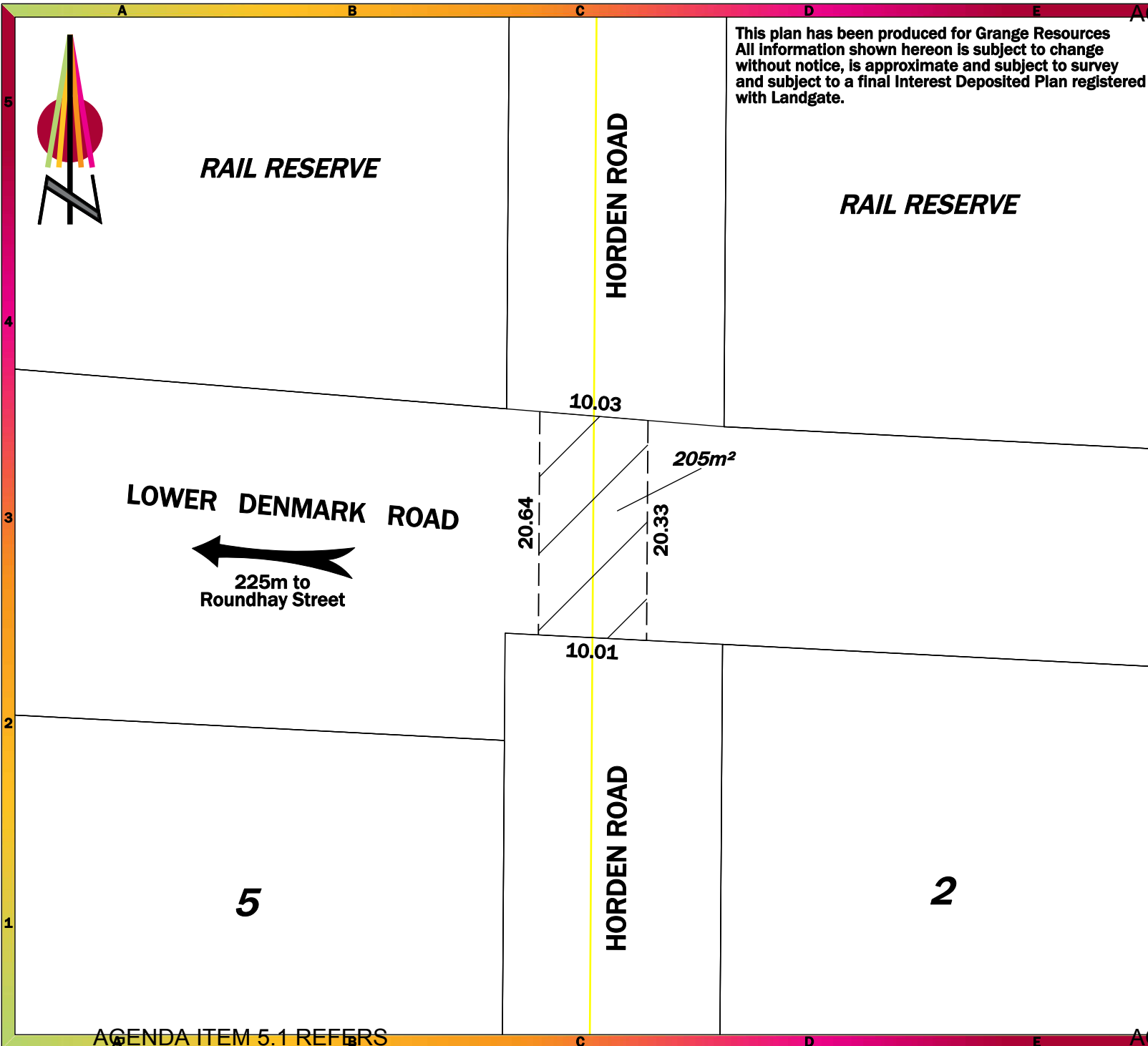
drawing no

**12937-273B**

AGENDA ITEM 5.1 REFERS



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# INTEREST PLAN

## SOUTHDOWN MAGNETITE PROJECT INTEREST OVER LOWER DENMARK ROAD



SCALE AT A4 1:500



DRAWN: ABS 27-01-09  
CHECKED: [blank]  
DRAWING No: 12937-181B.dgn

REV	DESCRIPTION	DATE
A	Original Drawing	12-12-08
B	Distance to Roundhay Street Added	27-01-09

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