



INFORMATION BULLETIN

ORDINARY COUNCIL MEETING

Tuesday 15th September 2009

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NCSR099087	AMD279	AMENDMENT 279 VARIOUS LOTS FRENCHMAN BAY ROAD AND PANORAMA ROAD, BIG GROVE REF: OCM 17.06.08 - ITEM 11.3.5 AND 20.01.09 - ITEM 11.3.4 PARTIES: CITY OF ALBANY
NCSR099091	MAN071	NEW LEASE LOTTERIES HOUSE PARTIES: CITY OF ALBANY AND ARTHRITIS FOUNDATION OF WA REF: OCM 16/06/09 - ITEM 12.11.2
NCSR099111	MAN048	NEW LEASE LOTTERIES HOUSE PARTIES: CITY OF ALBANY AND SAMARITAN BEFRIENDERS INC. REF: OCM 16/06/09 - ITEM 12.11.2
NCSR099296	MAN071	NEW LEASE LOTTERIES HOUSE PARTIES: CITY OF ALBANY AND LOWER GREAT SOUTHERN FAMILY SUPPORT ASSOCIATION INC. REF: OCM 16/06/09 ITEM 12.11.2
NCSR099297	PRO167	DEED OF SURRENDER AND DEED OF VARIATION OF LEASE PARTIES: CITY OF ALBANY AND MANYPEAKS COMMUNITY AND RECREATION ASSOCIATION INC. REF: OCM 18/09/07
NCSR099298	SER077	DEED OF SURRENDER OF EASEMENT AT LOT 81 HUDSON ROAD, YAKAMIA PARTIES: CITY OF ALBANY AND JOHN AND JOHANNA T'HART REF: NIL.
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Appointments

Carly Young – Administration Officer City Assets

Tiffany Martin – Depot Administration Officer

Jasmin Ferry – Administration Assistant General

Jan Warrington – Day Care Cleaner

Brendon Braithwaite - Coordinator Rangers and Emergency services

Emma Martin -Community Services Supervisor

Andriena Ciric - Emergency Management Officer

Resignations

Courtney Ward – Records Clerk

DEVELOPMENT SERVICES

Agenda Item Attachments

28.34A

PLANNING REPORT

**FOR
FOODBANK DISTRIBUTION CENTRE
LOT 502 ANSON ROAD, ALBANY**

Prepared on behalf of Foodbank WA (Inc)

by
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61 Forrest Street
Subiaco WA 6008
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August 2009

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1. INTRODUCTION

This Planning Report explains in detail the proposal on behalf of Foodbank WA Inc, "a not for profit" organisation, that provide subsidized food to those in need throughout Western Australia and in this case Albany and the surrounding region.

The proposal is for a new facility located on Lot 502 Anson Road, Albany, land leased from the City of Albany for a period of twenty one years.

The facility comprises an office component of approximately 176 square metres, including amenity areas of toilets, staff room and the like, and a warehouse facility of some 922 square metres gross area.

The proposal complies with all Council requirements except for a small portion of approximately one square metre, which is within the 15 metre front setback by one metre. This shortfall was discussed at an Officer Meeting, at which it was agreed that minor encroachments could be considered.

The average setback more than satisfies the requirement.

2. LAND DESCRIPTION

The proposal is situated on Lot 502 Anson Road, Albany, being on Deposited Plan 52855, Volume LR 3140, Folio 586 with an area of 3,906 square metres.

3. CROWN LAND

The subject site is vested in the Crown and is a Reserve under Management Order, with the Record of Certificate of Crown Land Title where the Primary Interest Holder is the City of Albany.

The Second Schedule at:

1. **JP 54760** Reserve 48909 for the purpose of Community Purposes, registered 17 October 2006.

JP 54761 Management Order contains conditions to be observed with power to lease for any term not exceeding 21 years, subject to the consent of the Minister for Lands, registered 23 May 2007.

2. **K 201543** Lease to Foodbank of WA Inc of 63 Division Street, Welshpool. Expires – see Lease, Registered 23 May 2007.

4. STREET NAME

The road naming has changed since the original Deposited Plan 52855 was prepared, where the property now faces Anson Road, not Newbey Street, as previously denoted.

5. SITE CONDITIONS

The site is vacant land with small scrub like regrowth with wild grasses. An open storm water drain exists for the length of the south east boundary and this is contained by a wire mesh fence of approximately 1,800mm in height.

This drain falls from the south east corner toward the road at the north east corner, to a headwall. Water collects and is discharged via a pipe under the road to connect into the Council storm water system.

Surface water currently travels across the site and is picked up in the open drain.

The drain extends past the lot boundaries, which picks up surface water to the remaining Crown Reserve 31331, being Lot 501 which is bounded by Anson Road and Richard Street to the south west.

A geotechnical report is currently being prepared by Golder Associates and will form part of a future Building Licence application.

The site has the following cross falls:

- Across the front boundary from the north west to the north east = 2.17 metres
- North west to south east = 2.15 metres (cross fall)
- South west to south east = 1.87 metres
- South east to north east = 0.02 metres
- Open drain from the south east to the north east (road end) 1.10 metres.

6. SERVICES

There are no utility services to the site and therefore sewer, water and power will need to be extended to the property boundaries.

Initial investigations have confirmed that all are close by and can be extended without difficulty.

The storm water connection is already in place and it is proposed to retain the open drain to the side of the property and provide another wire link fence to prevent access. Service access will be provided via a set of double gates.

The flow rate will be designed to accommodate an acceptable discharge and this will be negotiated and agreed with the City of Albany engineer.

7. PROPOSED USE

The proposed primary use is warehouse, with an associated office, all of a single level.

Foodbank WA Inc provides subsidized food to the community. They receive donated food stuff in various packaged forms and loose vegetables, which are repacked for collection by the many charities that then distribute to their various groups within the community.

The general public do not come to the premises.

No food preparation is carried out on the premises, the food delivered is stored either in the freezer, cool rooms or in the main warehouse.

The building will be designed and detailed to meet all City of Albany health requirements, which will be incorporated into the proposal at the Building Licence stage.

The operation of the Foodbank facility is a "not for profit" food distribution centre, that cater to the needs of the various smaller community based charities in the Albany area and surrounding region.

8. ACCESS, PARKING AND CIRCULATION

Vehicle access is proposed via two crossovers off Anson Road.

The onsite circulation, access and parking have been carefully considered to achieve a workable yet safe arrangement that separates each user group in well defined area:

- Main deliveries
- Staff and visitor parking
- Agency access and parking.

8.1 Main Deliveries (Truck and Couriers)

Foodbank have their own covered small truck, which they use to collect the majority of the donated produce and packaged food stuffs, mainly from the various Albany transport depots.

As a consequence no deliveries will be made to this site by articulated trucks or any fixed wheel truck larger than 12 metre axle length.

Delivery circulation will operate on a one way system with all entries arriving via the north western crossover.

Truck circulation will proceed along the north western portion of the site, make a left hand turn, travel along the rear access way, make another left hand turn and arrive at the loading dock, located at the south eastern portion of the warehouse building. There is a 1.30 metre high loading dock, which serves the three delivery roller shutter doors. This has been achieved through the natural fall of the land.

Trucks will either back up to the dock or be unloaded sideways.

As mentioned however, the majority of the deliveries to the site will be carried out by Foodbank personnel.

Trucks will exit by proceeding to the north eastern crossover and back onto Anson Road.

Therefore, the truck circulation is separate from the other access and parking provided, and achieves a safe and independent circulation and operational mode.

8.2 Staff and Visitor Parking

Foodbank will have two full-time staff and up to six volunteers at any one time. Staff and visitor parking have been situated to the front location of the site within a landscaped setting.

Access is via the north western crossover, then via a left hand turn into a separate access and parking area, with access directly to the north eastern crossover and available during normal working hours of 8.30am to 4.00pm Monday to Friday.

8.3 Agency Parking

There are 75 registered charities that are known as "Agents", that will come individually to the premises between 9.00am to 3.00pm during the week. Experience has shown that there are 3 or 4 at the premises at any one time, however given the new facility, this is expected to increase to 6 with a maximum of 8. Provision has been made for 8 agency parking spaces and these are on the north western side of the building, directly via the crossover.

This area is provided with an awning canopy for weather protection and from here direct pedestrian access into the building is obtained.

The "Agents" make their collections in private cars, vans or utes.

Because the "Agents" collect after the deliveries have been completed, they will exit the site via the same north western crossover. They will be the only group to do so.

A training program will be undertaken before the new facilities are operational to instruct the "Agents" on access and circulation around the site.

8.4 **Parking Requirements**

The City of Albany Town Planning Scheme No. 3 at **Table IV – Car Parking Spaces** requires the following allocation:

Office: 1 bay per 40m² floor space
Therefore 176m² ÷ 40 = 4.40 bays or **5 bays**.

Warehouse:

Table IV of the Scheme does not have a classification "warehouse". It does however have a classification "Transport Depot", which is the most appropriate use classification. Therefore, the Scheme requires 1 bay per 2 employees and 10% for customer parking.

Required: Maximum number of employees 8 ÷ 2 = 4 bays plus 10% for customer parking, that is 0.40 of a bay = total 5 bays.

Therefore, the Scheme requires the following car parking:

Office	5 bays
Warehouse	5 bays
Total	10 bays

Provided:

Staff and Visitor Parking:
10 bays, including one disabled bay

Warehouse/Depot
8 bays provided (Agency parking)
2 bays for couriers
Plus space for several trucks.

Therefore 18 standard vehicle bays are provided plus 2 courier bays.

The proposal therefore satisfies the car parking requirement.

8.5 Pedestrian Linkages

To ensure safety, separate dedicated pedestrian footpaths have been incorporated into the layout from the car parking area to the office entry.

9. PROPOSED DEVELOPMENT

The proposal caters for the three primary functions of Foodbank:

- Staff and visitors
- Deliveries and storage
- Agency collection.

9.1 Office

The office component is located at the front of the development, facing Anson Road, and comprises:

- A reception area
- Two offices
- Two meeting rooms
- A staff kitchen/staff room
- A disabled toilet
- Male and female toilets
- A cleaner's room
- Outdoor staff amenities area.

9.2 Warehouse

Receivables:

- Stock delivery areas
 - clean
 - dirty
 - frozen and/or coldwith direct access via the loading dock.
- Repacking areas for clean and separately for dirty
- Dry good storage, i.e. for packaged goods, in boxes or cans, etc
- A freezer room
- Two cool rooms, one for vegetables and the other for food stuffs.

9.3 Agency Area

- Agency access via dedicated under cover parking area
- Agency purchasing area, which includes a three metre wide access way to freezer and cool rooms. Agencies do not have access to any other part of the warehouse.
- A separate unisex disabled toilet is provided for agency use, independent of the staff facilities.

10. SETBACKS

The City of Albany T.P.Sc No. 3 has a 15 metre front setback requirement.

The proposal meets this requirement except for a one square metre portion of the corner of the office section of the building.

However, the proposal does meet this requirement if an average setback is taken into account where the building has been setback creating some 58.72 square metres behind the setback line with a maximum setback of 21.90 metres.

It is suggested that this will more than compensate the one square metre that protrudes into the setback area.

At a preliminary design meeting with planning staff at the City, it was generally agreed that a small reduction in the setback would be given favourable consideration.

The design has attempted to satisfy the setback requirement, as can be seen with the cutting back of the office width, resulting in only a one metre intrusion, diminishing.

Council support is therefore requested for this variation to the front setback.

There are no prescribed setbacks for the rear or sides and as a circulation access around the building forms an integral party of the site layout, side setbacks have been achieved at 10.10 metres to the north western side, 14.50 metres minimum to the south eastern side and 8.00 metres to the rear.

11. LANDSCAPING

The scheme requires 10% of the site area to be landscaped –
i.e. $3906 \div 10\% = 391$ square metres.

The proposal contains 388.50m² of landscaping plus 300m² to the open drain which will be planted with water resistant plants, to the side banks.

12. EXTERNAL MATERIALS AND COLOUR SCHEME

The construction materials externally are a combination of painted concrete panels, "colorbond" metal sheeting and painted compressed fibre cement sheet to the office fascia.

A feature wall to the north western corner of the office is proposed as an abstract painting, which will add interest through public art to the proposal.

Coloured elevations have been provided as part of the application, which clearly illustrate the proposed colour scheme and the juxtaposition of materials.

13. CORPORATE IDENTITY

A feature of the design is the three dimensional treatment of the north eastern portion of the office part of the proposal.

This has allowed the opportunity to place the Foodbank name and logo onto the building, without the need for separate signage within the front setback area.

Approval in principal as part of the Development Approval is therefore requested for the three signs on the building façade.

A detailed drawing will be provided at the Building Licence stage.

14. CONCLUSION

The Development Approval application for the new Foodbank WA Inc is commended to Council for approval. All Town Planning Scheme requirements have been complied with, except for a small variation to the front setback of one square metre in area.

Council approval will allow Foodbank WA Inc to continue to provide "An Australian Without Hunger" to those less fortunate and in need in Albany and the surrounding region.

DOEPEL MARSH ARCHITECTS

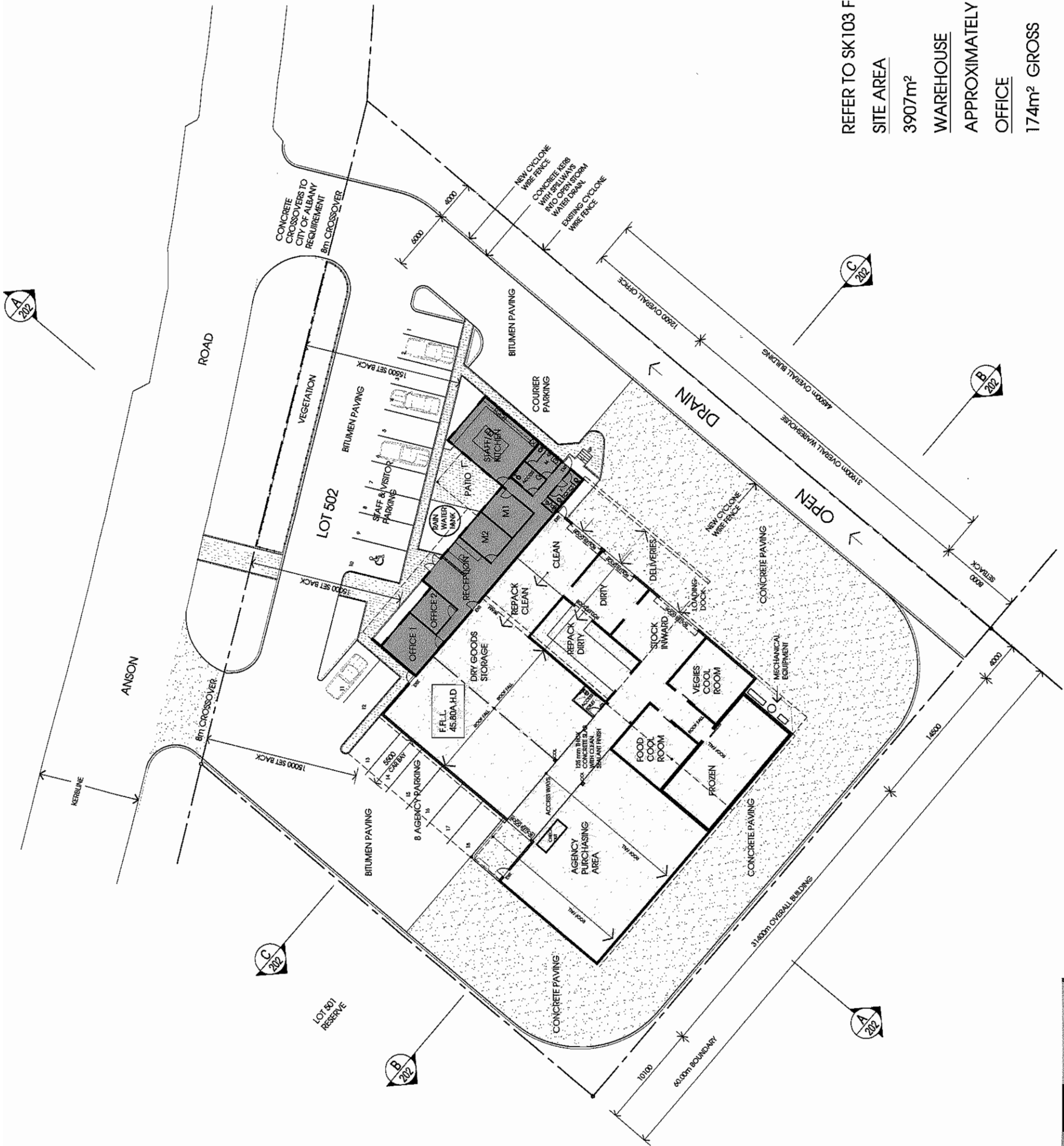
AUGUST 2009



FOODBANK W.A. INC.
ALBANY DISTRIBUTION CENTRE
LOT 502 ANSON ROAD, ALBANY

REFER TO SK103 FOR ROOM SIZES

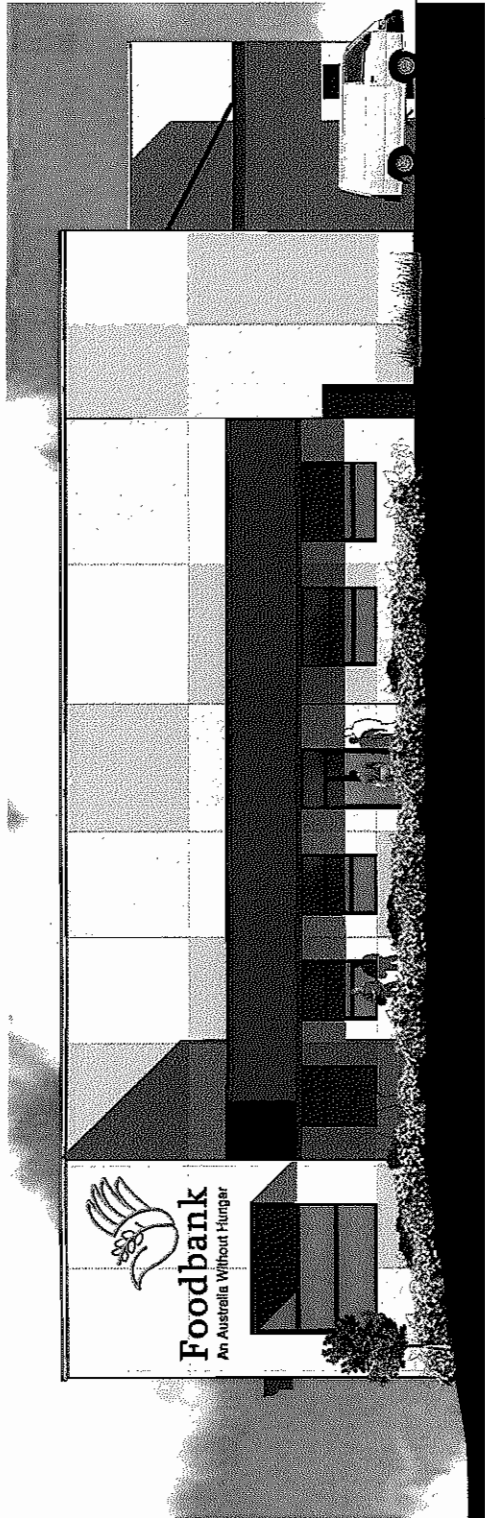
<u>SITE AREA</u>	3907m ²
<u>WAREHOUSE</u>	APPROXIMATELY 894m ² GROSS
<u>OFFICE</u>	174m ² GROSS



FLOOR PLAN / SITE PLAN

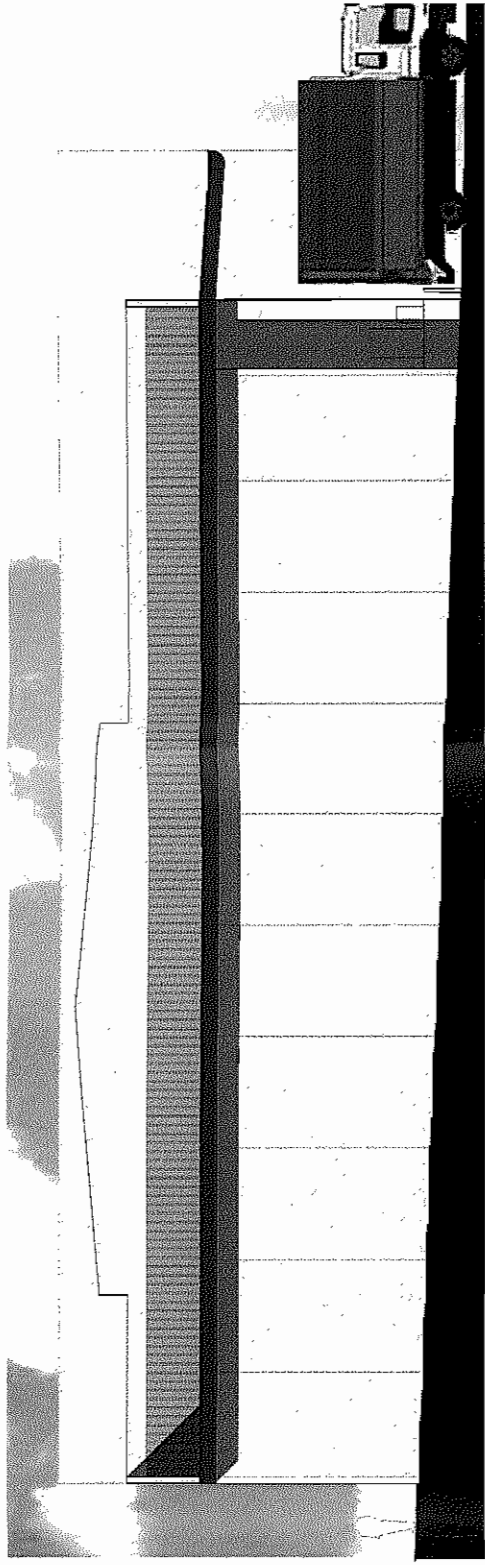


**DOEPEL
 MARSH** architects

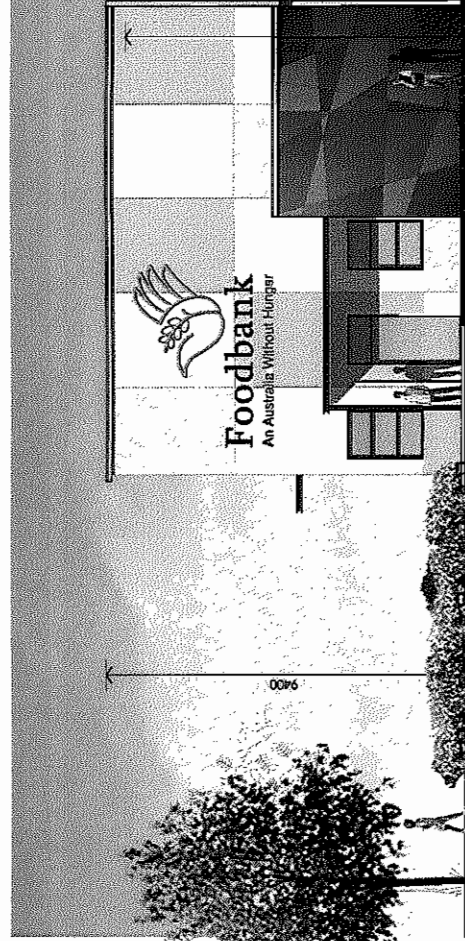


AGENCY PARKIN

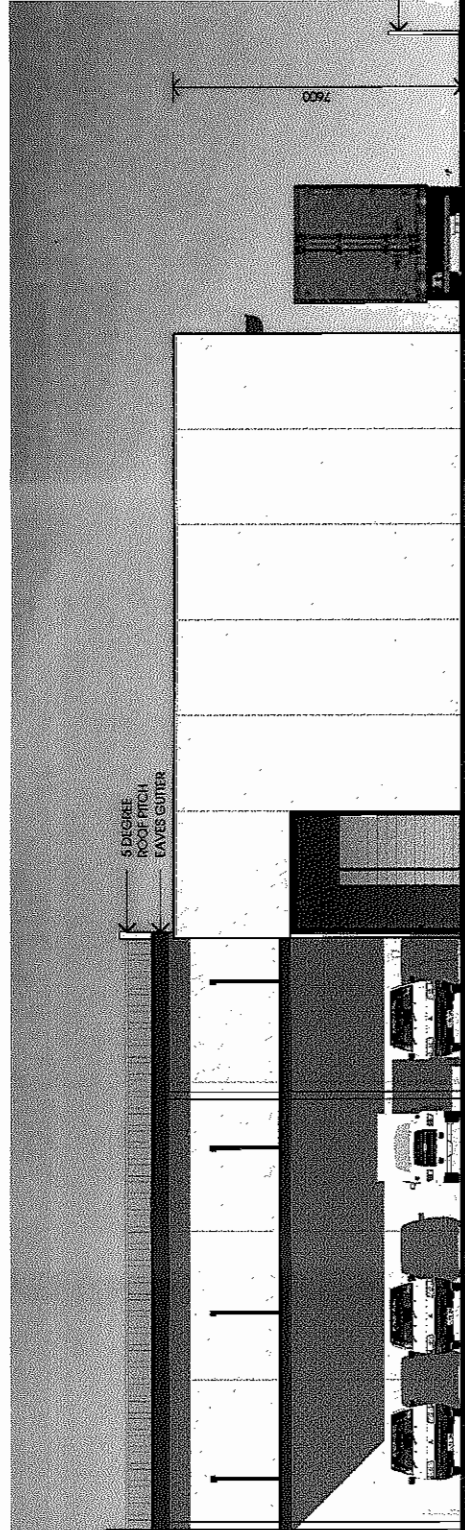
REAR ELEVATION



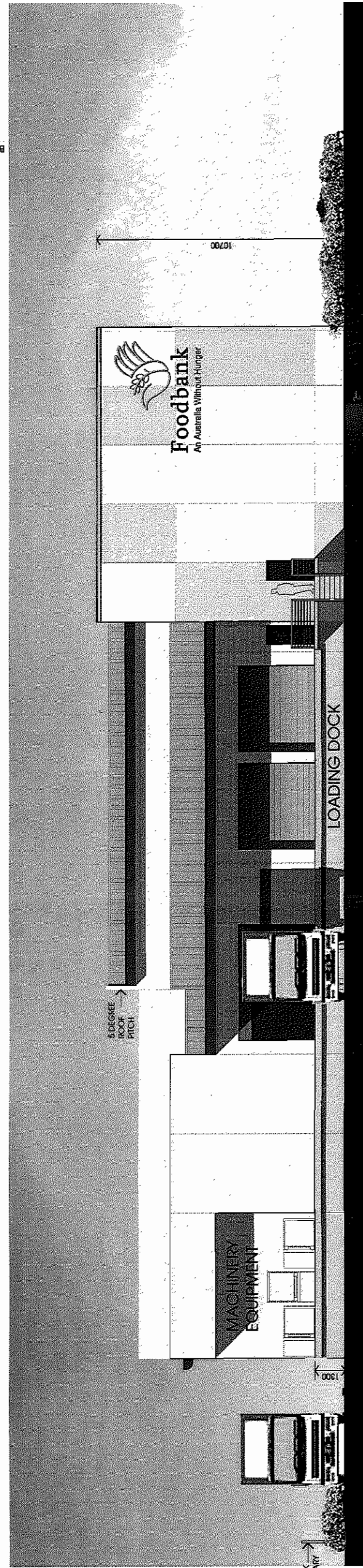
ANSON STREET ELEVATION



NORTH WEST ELEVATION



BOUNDARY

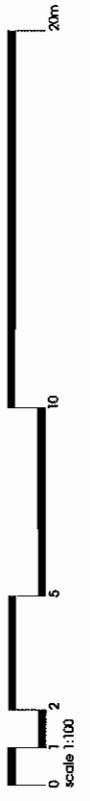


SOUTH EAST ELEVATION

BOUNDARY

**DOEPEL
MARSH**
architects

ELEVATIONS



FOODBANK W.A. INC.
ALBANY DISTRIBUTION CENTRE
LOT 502 ANSON ROAD, ALBANY



JOB NO. 28.34A
DATE: 07 AUG 09
DA 5
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DEVELOPMENT APPROVAL

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A

AMENDMENT No. 174

MINISTER FOR PLANNING

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL AUTHORITY: **CITY OF ALBANY**

DESCRIPTION OF LOCAL PLANNING SCHEME: **TOWN PLANNING SCHEME No. 1A**

TYPE OF SCHEME: **DISTRICT SCHEME**

SERIAL No. OF AMENDMENT: **AMENDMENT No. 174**

PROPOSAL:

Rezoning;
portions of Lots 5, 14, 15 & 65 Albany Highway from the "Future Urban" zone to the "Other Commercial" zone,
Lot 60 Kelly Street from the "Future Urban" zone to the "Other Commercial" zone,
Lot 201 Locke Street from the "Future Urban" and "Industry" zone to the "Other Commercial" zone, and
Lots 61, 62 & 200 Locke Street from the "Industry" zone to the "Other Commercial" zone.

TOWN PLANNING SCHEME No. 1A

AMENDMENT No. 174

CONTENTS

1. RESOLUTION
2. REPORT
3. EXECUTION

PLANNING AND DEVELOPMENT ACT 2005

**RESOLUTION DECIDING TO AMEND A
LOCAL PLANNING SCHEME**

CITY OF ALBANY

**TOWN PLANNING SCHEME No. 1A
DISTRICT SCHEME
AMENDMENT No. 174**

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

- i) Rezone portions of Lots 5, 14, 15 & 65 Albany Highway from the "Future Urban" zone to the "Other Commercial" zone;*
- ii) Rezone Lot 60 Kelly Street from the "Future Urban" zone to the "Other Commercial" zone;*
- iii) Rezone Lot 201 Locke Street from the "Future Urban" and "Industry" zone to the "Other Commercial" zone;*
- iv) Rezone Lots 61, 62 & 200 Locke Street from the "Industry" zone to the "Other Commercial" zone; and*
- v) Amending the Scheme Maps accordingly.*

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 174

PLANNING REPORT

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1. INTRODUCTION

The owners of Lots 24 & 65 Albany Highway, Lot 201 Locke Street and Lot 60 Kelly Street, Orana propose to rezone portions of their property, or in the case of Lot 60, all of the property, from the “Future Urban” zone to the “Other Commercial” zone. The “Future Urban” zone effectively precludes any form of non-residential development and consequently is preventing the owners from further developing their land.

While the owners of Lot 5 & 15 Albany Highway have declined to participate in the rezoning as they consider they have sufficient land to expand/redevelop, their land has been included at the request of the City of Albany.

Lots 61, 62, 200 and portion of Lot 201 are currently zoned “Industry” and have also been included in the “Other Commercial” zoning in order to create a logical and consolidated area of “Other Commercial” zoning. This is in accord with Council’s draft Local Planning Scheme No 1.

The balance of the “Future Urban” zoning in the area is contained in Lot 300, consisting of 30ha which has been acquired for expansion of the Great Southern Regional College (GSRC). The College has declined to participate in the rezoning at this time, consequently the proponents of this proposal are not in a position to finalise future planning for this area without their participation. This report therefore provides background information and justification to support the rezoning of land where the landowners have a more urgent need to develop their land.

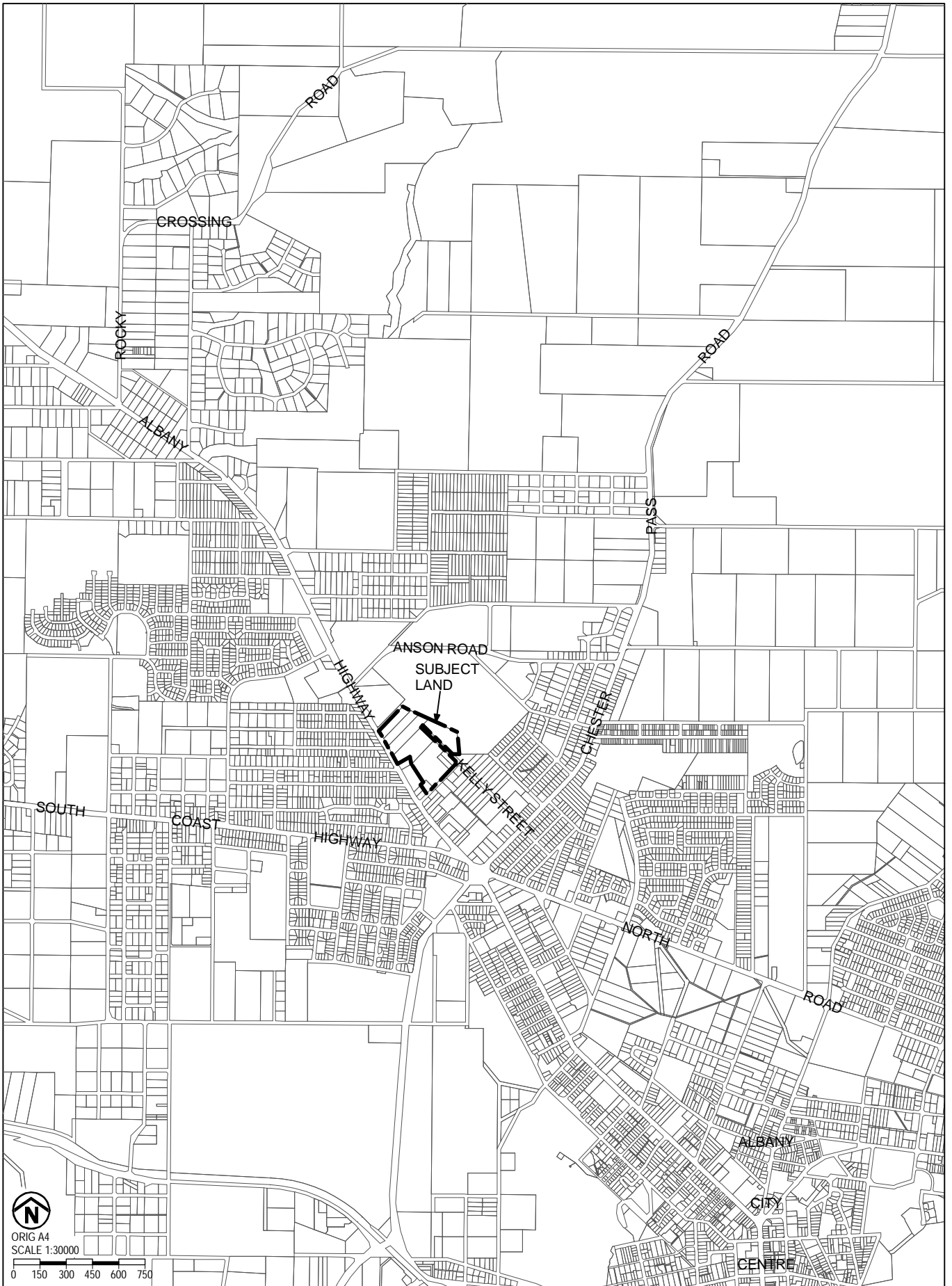
2. LOCATION AREA AND ZONING

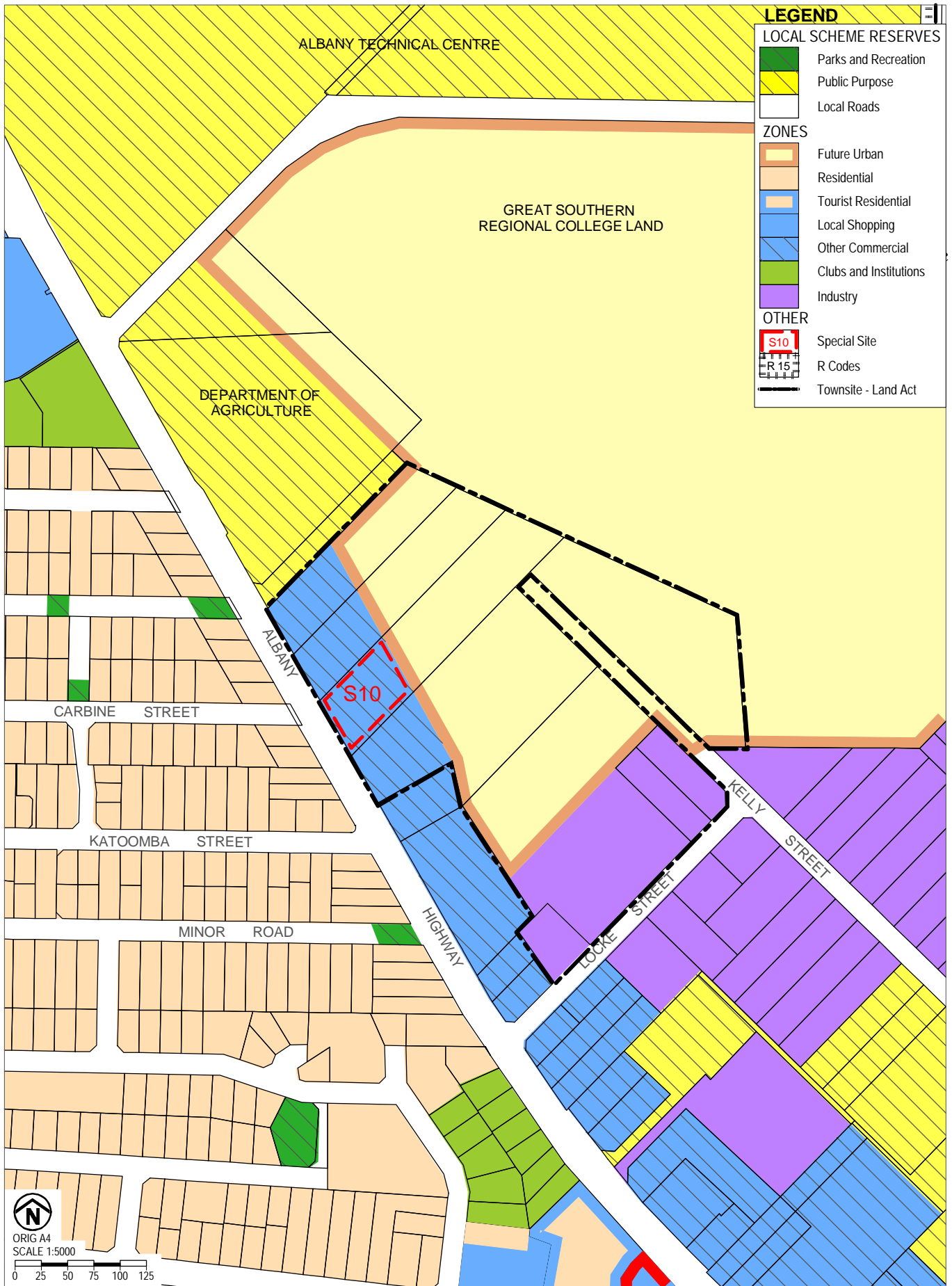
The properties are located approximately 3.6 kilometres north west of the Albany CBD on the eastern side of Albany Highway. Refer Location Plan. The properties range from 2488m² to 2.9753 ha and together comprise approximately 11.6 ha in area. With the exception of lot 60 which is vacant, all the properties have been either partially or fully developed, or in the case of Lot 65, is wholly used as a trucking depot and as such is a non conforming use. The other uses consist of hardware & building supplies, storage units, Crumps Canvas and warehouse.

Lots 5,14, 15 and 65 Albany Highway and lot 201 Locke Street have a split zoning with Lots 5, 14, 15 & 65 being zoned “Other Commercial” fronting onto Albany Highway and “Future Urban” to the rear. Lot 201 is zoned “Industry” fronting Locke Street and “Future Urban” to the rear. Lot 60 is entirely zoned “Future Urban”. Lots 61, 62 & 200 are wholly zoned “Industry”.

In terms of surrounding landuses, land on the opposite side of Albany Highway is predominantly zoned “Residential”. To the east, a large area of land is currently held by the GSRC and is zoned “Future Urban”. The Department of Agriculture is located to the north and a mix of “Other Commercial” and “Industry” zoned land is located to the south.

Within the “Future Urban” zone, only residential uses are permitted and as this is considered an incompatible use, it is necessary to rezone the land in order for it to be further subdivided or developed for more appropriate uses.





3. PLANNING CONTEXT

Key planning documents relating to the locality include the Albany Local Planning Strategy (ALPS), the City of Albany Draft Town Planning Scheme No 1 and the Anson Road Draft Structure Plan, July 1997.

3.1 ALPS

The draft ALPS only broadly indicates the proposed zoning with “Mixed Business” fronting Albany Highway and “Industry” to the rear, linking through the GSRC land to the Milpara Industrial land.

3.2 Draft City of Albany Local Planning Scheme

The draft City of Albany Local Planning Scheme No 1 shows all of the lots the subject of this proposal as “Highway Commercial” with the GSRC land to the rear shown as “Light Industry” and “Public Use”.

3.3 Anson Road Structure Plan

The Anson Road Structure Plan specifically related to land vested in the Minister for Education, comprising an area of 32–62 hectares. Key aspects that relate to this rezoning proposal include:

- the extension of Newby Street through to Albany Highway which will ultimately replace Anson Road as a link between Chester Pass Road and Albany Highway. The proposed route will run between the northern boundary of Lot 14, which forms part of this rezoning and the Department of Agriculture. The road reserve for this portion of the Newby Street extension has already been excised from the Department of Agriculture land.
- The proposed zoning abutting the subject land consists of a strip of “Other Commercial” abutting the Newby Street extension with “Industry” zoning to the rear which will abut the subject land. A wetland area is located to the north and north east of lot 60 and is designated Public Open Space.
- Although not part of the structure plan area, consideration was given at the time for the extension of Kelly Street northwards to intersect with the Newby Street extension. The exact alignment of the connection is dependant on discussion with affected landowners and determination of the final alignment of the Newby Street extension.

A copy of the Indicative Structure plan is attached.

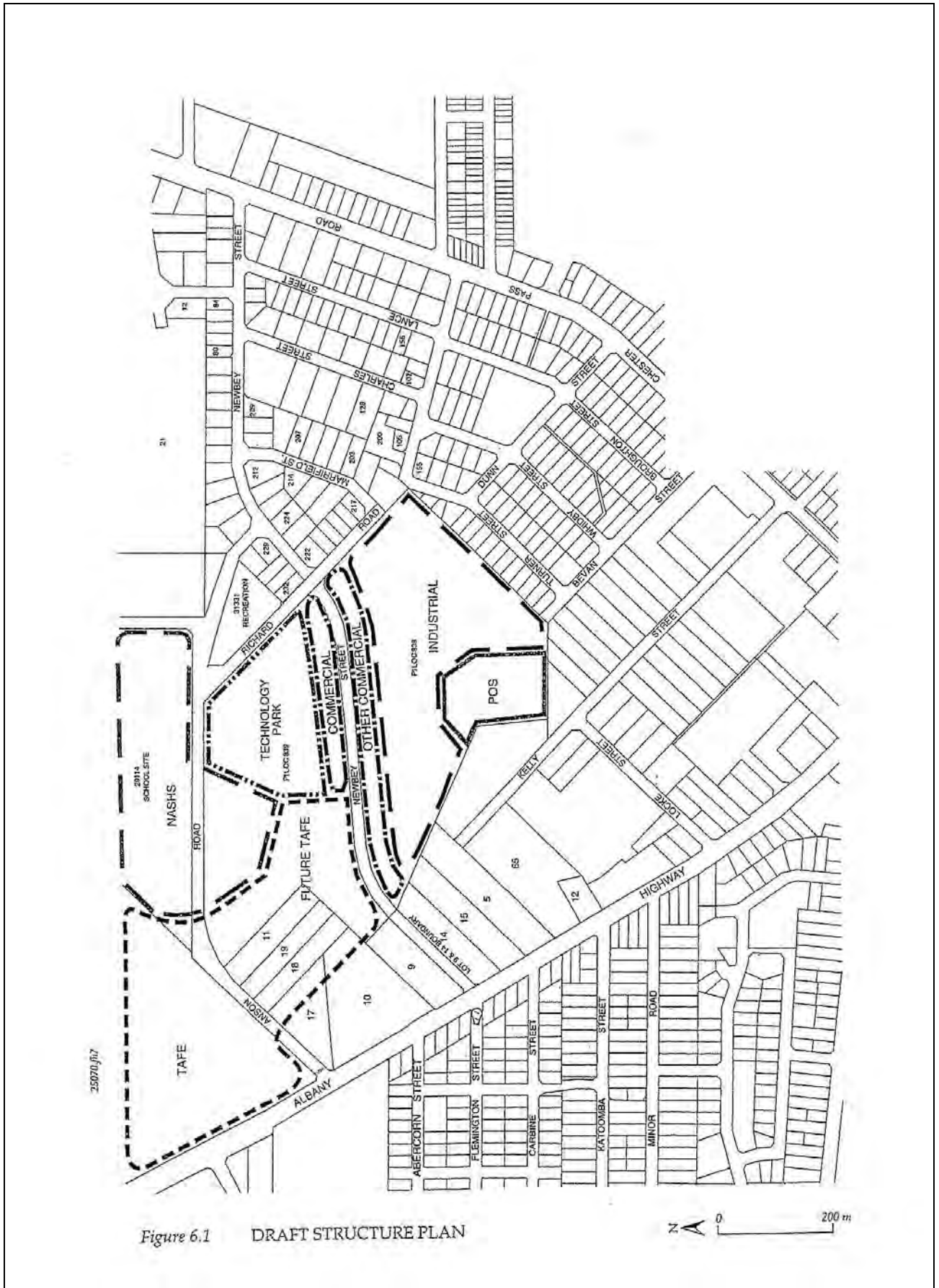


Figure 6.1 DRAFT STRUCTURE PLAN

Source: Anson Road DRAFT STRUCTURE PLAN July 1997

4. SITE DESCRIPTION

The site is gently undulating rising from a low point in the south east corner of Lot 201 of 44 metres AHD to a high point of 50 metres AHD along the south eastern boundary of Lot 14. Filling of the truck depot site on Lot 65 has resulted in a difference in levels of several metres along its common boundary with Lot 201.

Soils consist of permeable sands over clays which are usually encountered at depth of approximately one metre. The northern portion of Lot 201 has previously been used for clay extraction and has more recently been filled. The majority of the fill consisted of concrete and bricks from the Albany Woollen Mills which was demolished in 2003. Clean fill consisting of sand, gravel and loamy soil up to 2 metres deep has been used by the current land owner to create the existing flat site. A copy of Council's letter indicating that a DEP licence had been obtained to fill the site is attached in Appendix "A".

With the exception of an area of remnant vegetation consisting of less than 1.0ha to the rear of Lots 5 & 15 Albany Highway, the land included in this proposal has either been developed or cleared.

5. SERVICE INFRASTRUCTURE

5.1 Roads

Access to Lot 14 and Lot 65 is currently provided by Albany Highway and Lot 201 is serviced by Locke Street which has been constructed to a sealed standard. Lot 60 only has access via the portion of Kelly Street which currently only has a gravel surface. This also provides a through access for the trucking depot on Lot 65 and an alternative frontage for Lot 201.

The rear portion of Lot 14 can only be accessed through the existing site itself, or via the Newby Street extension once it has been constructed. As noted in Section 3.3 above, there is an opportunity in the longer term to connect Kelly Street through to the Newby Street extension.

5.2 Sewer

Scheme sewer does not currently service the "Future Urban" zoned portion of the subject properties. Preliminary investigations by Wood & Grieve Engineers indicates that the land can be connected to the existing sewer in Bevan Street.

5.3 Scheme Water, Power & Telecommunications

Scheme water, power and telecommunications can all be connected to the land.



Lot 201 looking north from Kelly Street.



Existing showroom on Lot 201



Trucking depot on Lot 65

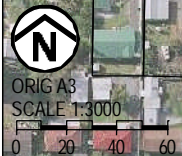


View south down unconstructed section of Kelly Street

EXISTING LANDUSE
 Lots 5, 14, 15 & 65 Albany Highway,
 Lots 61, 62, 200 & 201 Locke Street
 & Lot 60 Kelly Street
 Orana, City of Albany

08-30-EL(b) AUGUST 09

LEGEND



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

6. PROPOSED ZONING

The amendment proposes to rezone the “Future Urban” portions of Lots 5, 14, 15, 60, 65 and 201 to the “Other Commercial” zone and Lots 61, 62, 200 & portion of Lot 201 from the “Industry” to “Other Commercial” zone. Justification for the “Other Commercial” zoning is based on the following considerations;

- Landuse in the locality predominantly consists of car yards/showrooms which have the potential to conflict with some of the uses permitted in the “Industry” zone. The transport depot is a case in point, as are a number of other general industrial uses which could be permitted, such as a concrete batching plant.
- The “Other Commercial” zone more readily reflects the “Highway Commercial” zone proposed in the draft Local Planning Scheme No 1.
- The “Other Commercial” zone will overcome possible concerns/confusion associated with a split zone. This would become an issue in the event that a use such as “Showroom Sales” (which is not permitted in the “Industry” zone) wished to develop the whole of a site running from Albany Highway through to Kelly Street or the rear of the property.

7. ANSON ROAD LOCAL STRUCTURE PLAN

The Anson Road Local Structure plan was prepared by ERM Michell McCotter in July 1997 predominantly for the GSRC land and provides the essential context for this rezoning proposal. None of the land proposed to be zoned is reliant on the implementation of this structure plan. The construction of the Newby Street extension will provide additional road frontage to Lot 14 and would facilitate possible subdivision and development of the vacant portion of land at the rear of the property. The connection of Kelly Street through to the Newby Street extension would also improve access to and from Lots 60, 65 and 201; however it is not critical in terms of future subdivision and/or development of these properties.

Construction of the existing gazetted portion of Kelly Street and the extension of essential services such as the sewer, scheme water and power can all occur through the standard subdivision and development process.

As Kelly Street currently terminates at the boundary of Lot 5, extension through to the Newby Street extension will need to be discussed with the land owners who also own the adjoining Lot 15. As noted in the introduction, the owners are not intending to develop the rear of their properties in the short to medium term. The exact alignment of the Kelly Street/Newby Street extension and intersection can only be resolved when the GSRC proceeds to implement the Anson Road Structure Plan and the alignment of the Newby Street extension is clearly defined.

8. CONCLUSION

Lots 5, 14, 15, 65 and 201 currently have a split zoning with a portion of their land being zoned either "Other Commercial" or "Industry" and the balance zoned "Future Urban". In the case of Lot 60 Kelly Street, the whole of the land is zoned "Future Urban". The "Future Urban" zoning currently prevents the landowners from subdividing or developing that portion of their land without it first being rezoned. Whilst this anomaly will eventually be resolved by the City of Albany's new local planning scheme, the subject land owners have a more urgent need to proceed with the rezoning so that they can proceed to either develop or subdivide that portion of their property which is currently zoned "Future Urban". The proposal is generally in accord with the Albany Local Planning Strategy and draft Local Planning Scheme No 1 and the adjoining Anson Road Structure Plan. Demand for land in the locality is increasing and rezoning will facilitate further development of the area.

Appendix "A"

Landfill on Lot 201 (Formerly Lot 63)

CITY OF ALBANY

POSTAL ADDRESS: PO Box 484, Albany WA 6331
OFFICES: Mercer Road, Albany
221 York Street Albany
EMAIL: staff@albany.wa.gov.au

Telephone: (08) 9841 9333
Facsimile: (08) 9841 9200
Facsimile: (08) 9841 9222



Our Ref: A124157
Cross Ref:
Your Ref:
Enquiries: Graeme Bride

11 March 2003

Southern Guardians Pty Ltd
PO Box 5336
ALBANY WA 6332

Dear Richard Grist

LANDFILL ON LOT 63 LOCKE STREET, ALBANY

I refer to your letter dated 5 February 2003 requesting approval from the City of Albany to use brick and concrete rubble to fill a portion of the old brick works site.

On the basis that a DEP licence has already been obtained for filling this site, formal planning approval is not required.

In order to maintain development potential over the area subject to fill, it is recommended that the fill is compacted in accordance with a structural engineer's specifications. Once fill is completed a declaration from a structural engineer that the fill has been compacted correctly should be submitted so that a record can be maintained on file for future reference.

No other material other than bricks or concrete, crushed appropriately, are to be permitted within the fill.

Should you have any further queries with regard to this matter, please do not hesitate to contact myself on direct telephone 9841 9368 or via email graemb@albany.wa.gov.au.

Yours sincerely

Graeme Bride
Senior Planning Officer

\\Gromet\Development\2003\Planning\Letters\Locke_lot63_fil_planningmills.doc

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

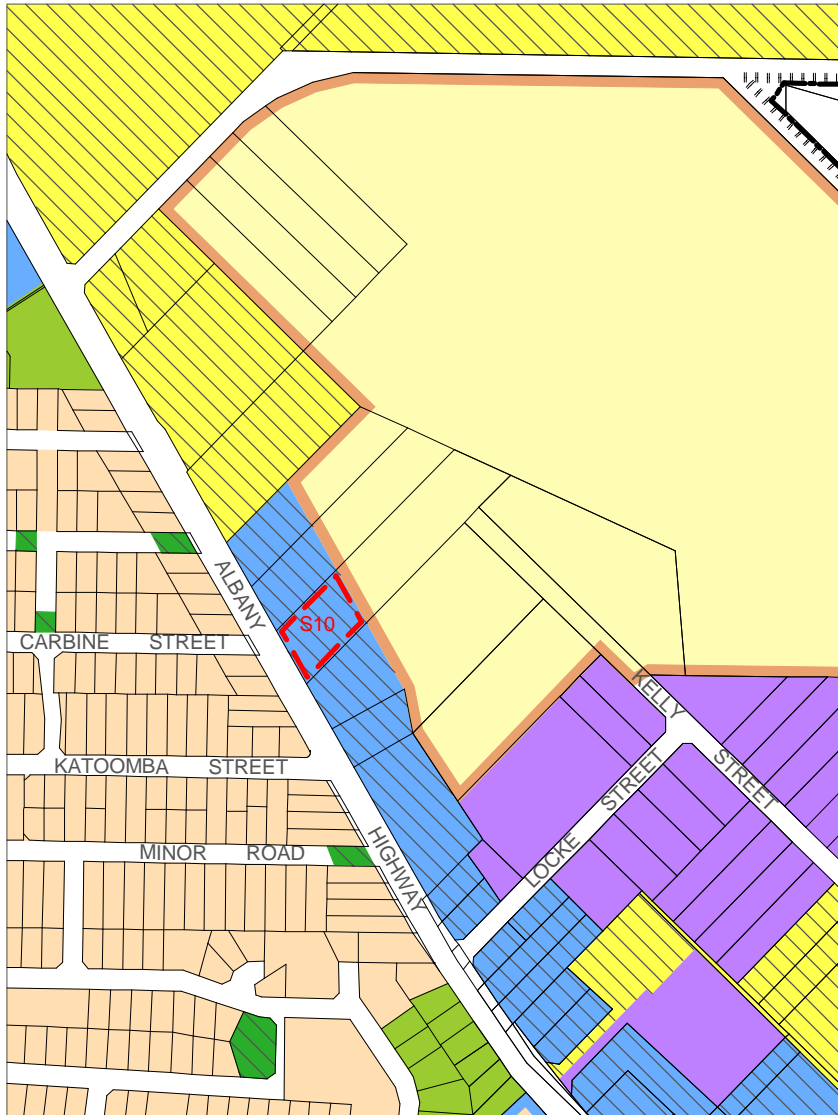
TOWN PLANNING SCHEME No. 1A

AMENDMENT No. 174

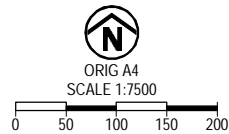
The Albany City Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

- i) Rezone portions of Lots 5, 14, 15 & 65 Albany Highway from the "Future Urban" zone to the "Other Commercial" zone;*
- ii) Rezone Lot 60 Kelly Street from the "Future Urban" zone to the "Other Commercial" zone;*
- iii) Rezone Lot 201 Locke Street from the "Future Urban" and "Industry" zone to the "Other Commercial" zone;*
- iv) Rezone Lots 61, 62 & 200 Locke Street from the "Industry" zone to the "Other Commercial" zone; and*
- v) Amending the Scheme Maps accordingly.*

Existing Zoning



- LOCAL SCHEME RESERVES**
- Parks and Recreation
 - Public Purpose
 - Local Roads
- ZONES**
- Future Urban
 - Residential
 - Tourist Residential
 - Local Shopping
 - Other Commercial
 - Clubs and Institutions
 - Industry
- OTHER**
- S10 Special Site
 - R 15 R Codes
 - Townsite - Land Act



Proposed Zoning



ADOPTION

Adopted by resolution of the City of Albany at the meeting of the Council held on the _____ day of _____ 200__

Mayor

Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the City of Albany at the Meeting of the Council held on the _____ day of _____ 200__ and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for Final Approval

**Delegated Under S.16
of the PD Act 2005**

Date

Final Approval Granted

Minister for Planning

Date

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3

AMENDMENT No. 288



TOWN PLANNING SCHEME No. 3

AMENDMENT No. 288

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2. REPORT
3. EXISTING / PROPOSED ZONING
4. EXECUTION

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A
LOCAL PLANNING SCHEME

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 288

RESOLVED that the Council, in pursuance of Section 75 of the Planning & Development Act 2005, amend the above Planning Scheme by:

- i) *Rezoning Lot 9002 Pony Club Road, Willyung from the 'Special Use' zone to the 'Special Residential' zone by;*
 - i. *Deleting Code No. 12 relating to former Portion Plantagenet location 892 from Schedule 111 – Special Use Zone; and*
 - ii. *Inserting Lot 9002 Pony Club Road into 'Schedule IV – Special Residential Zone – Provisions relating to Specific Areas', of area SRes 11.*
- ii) *Rationalising the Parks and Recreation reservation to accord with the established Foreshore reserve boundaries; and*
- iii) *Amending the Scheme Map accordingly.*

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

MINISTER FOR PLANNING & INFRASTRUCTURE

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF PLANNING SCHEME:	TOWN PLANNING SCHEME No. 3
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL No. OF AMENDMENT:	AMENDMENT No. 288

PROPOSAL:

To rezone Lot 9002 Pony Club Road from 'Special Use Code 12' to 'Special Residential Area 11', modify the adjoining Parks and Recreation reserves to accord with the established Foreshore reserve boundaries; and amend the Scheme Map accordingly.

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 288

PLANNING REPORT

LOT 9002, PONY CLUB ROAD

WILLYUNG

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1. INTRODUCTION

This proposal seeks to rezone Lot 9002 Pony Club Road, from Special Use to Special Residential to enable subdivision into a range of rural living. Lots of predominantly 4000 - 5000m² will be created on the more elevated cleared areas with larger lots in the more vegetated areas and across the balance of the site. It is proposed to retain and protect remnant and riparian vegetation and to extend mains water, power, telecommunication and roads to the subdivision.

The proposal is in conformity with the 2007 Albany Local Planning Strategy (ALPS) and is consistent with the zoning of surrounding freehold land to the south, east and west. The following report provides background information in support of the request.

2. BACKGROUND

Lot 9002 is contained within the Oyster Harbour Policy Area 8 as set out in the Albany Local Rural Strategy (1996). This precinct was the subject of Amendment No. 177 to Town Planning Scheme No. 3 (TPS3). As a component of the rezoning, a Subdivision Guide Plan (SGP) was prepared for the precinct. The 1999 SGP was subsequently endorsed by both the Council and the Commission. (Refer Attachments - Fig 5)

In 1998 an overall Management Plan was prepared for the sections of King River and Willyung Creek contained within Oyster Harbour Policy Area 8. The foreshore reserve adjacent to the King River was subsequently widened and the Willyung Creek foreshore reserve was established on the basis of site assessments and the recommendations contained in that document. Portions of the freehold parent lot were ceded to the Crown when Lot 9002 was created.

The southern boundary of the subject land adjoins the Willyung Creek. The 2007 Willyung Creek Floodplain Management Plan provides background data on predicted flood elevations relevant information has been used in the preparation of this proposal.

Specific site testing, survey and assessments were conducted in 2008 to verify winter ground water levels and revise the extent of the anticipated 1:100 flood event and to more accurately predicted limit of the Flood Fringe and the Flood flow on the subject land.

Relevant information from the original Amendment documentation and assessments, together with the updated data has been used as the basis for this proposal, giving particular regard to land capability, flood elevations and the ALPS Strategic Objective to "Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential".

2.1 Location, Area & Zoning

Lot 9002 is 13.5035ha in area and is located between the King River and Willyung Creek, approximately 8km north of the Albany City Centre. (Refer Attachments - Location Plan)

The subject land fronts Pony Club Road, which joins Willyung Road to the south, which in turn links to Chester Pass Road to the east and Rocky Crossing Road and Menang Drive to the south west.

The subject land is zoned Special Use Area 12 under TPS3. Permissible uses include Holiday Chalets (max. 6), Caretakers/Managers Dwelling, Private Recreation and other incidental uses considered appropriate by Council.

2.2 Site Description

The subject land is a gently undulating ridge between the King River and Willyung Creek. A dwelling, outbuildings and domestic gardens have been developed in the north west of the property. Cleared areas of the property are pastured and used for cattle and livestock grazing. The site also contains areas of remnant and riparian vegetation adjoining both King River and Willyung Creek. (Refer Attachments – Site Characteristics Plan)

2.3 Surrounding Landuse and Zoning

Adjoining lots to the east and west are contained in Special Residential Area No. 11. The land north of the King River is zoned Special Rural Area 3B. The crown Reserves along the King River and Willyung Creek foreshores, together with the adjacent Pony Club are local authority reserves for Parks and Recreation (non-restricted) under Town Planning Scheme No. 3.

3. PLANNING CONTEXT

The key documents which provide the planning context and guidelines for the subject land are the City of Albany Town Planning Scheme No. 3, the Local Rural Strategy (1996) and the draft Albany Local Planning Strategy (ALPS).

3.1 State Strategies and Policies

Relevant State Strategic and Policy Documents include:

- SPP 1 State Planning Framework Policy
- SPP 2 Environment and Natural Resources
- SPP 2.5 Agriculture and Rural Land Use Planning
- SPP 3 Urban Growth and Settlement
- SPP 1.1 Subdivision of Land – General principles
- DC 2.5 Special Residential Zones
- DC 3.4 Subdivision of Rural Land
- DC 3.7 Fire Planning

SPP1 provides the strategic framework and guiding principles for landuse planning in Western Australia. The primary aim is to provide for sustainable use and development of land. The Strategy identifies the five key principles of environment, community, economy, infrastructure and regional development which define and influence decision making. In recognition of the concentration of population between Lancelin and Albany and growth pressures in the south-west, the strategy confirms the need for careful management. SPP1 supports the growth of regional communities to achieve their social, environmental and economic goals. Co-ordination, high standards of development, availability of land and services are required to ensure regional communities area sustainable in the long term.

The objectives of SPP3 most relevant to this proposal include:

- build on existing communities with established local and regional economies
- concentrate investment in the improvement of services and infrastructure and enhance the quality of life in those communities
- manage the growth and development of urban areas in response to the social and economic needs and in recognition of relevant climatic, environmental, heritage and community values and constraints.
- promote a sustainable and liveable neighbourhood form which reduces energy, water and travel demand
- ensure safe and convenient access to employment and services
- provide choice and affordability of housing
- create an identifiable sense of place for each community, and
- coordinate new development with the efficient, economic and timely provision of infrastructure and services.

The proposed Amendment complies with and will assist in achieving the particular objectives contained in these Strategic Policies.

3.2 Rural Strategy (1996)

The subject land is within the Oyster Harbour Policy Area 8 of the Local Rural Strategy (1996). The Policy Statement contained in the Rural Strategy sets out that Council may support proposals for rural residential development subject to compliance with relevant general polices and land management needs being met (pg 65).

Detailed background information is provided in the comprehensive planning report prepared as part of the rezoning Amendment No. 177. Key elements of that document are relevant to this current proposal; in particular, the site characteristics, management issues and objectives relating to the subject land as outlined below:

- allow for a range of lot sizes based on land capability and landscape design considerations;
- protect the King River, creeklines and associated floodplain;
- integrate development with the landscape;
- protect remnant vegetation and revegetate areas in order to minimise visual impact;
- allow for appropriate uses on lots in excess of 1ha.

3.3 Albany Local Planning Strategy (2007)

The key local planning document relating to future planning of the subject land is the Albany Local Planning Strategy (ALPS). This proposal is consistent with the intent of ALPS which was adopted by the City of Albany in August 2007 and following advice from the DPI was endorsed subject to modifications in September 2008. The subject land, together with the adjoining Special Residential zoned lots are designated Rural Residential on Map 9B of ALPS. The adjoining crown land along the King River foreshore is designated as Local Reserve. Notably, the subject land is not identified as Priority Agriculture

Part 8.3.5 of ALPS deals with Rural Living and contains the following Strategic Objective:

“Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential” (pg 121).

ALPS clearly advocates consolidation of Rural Living Areas, giving priority to existing Special Rural and Special Residential areas to achieve higher lot yields and more efficient use of infrastructure and community facilities (pg 124)

To this end, it is proposed to rezone the subject land to Special Residential Area 11 to allow the creation of thirteen (13) 4000sqm – 3.22ha Rural Living lots, consistent with the adjoining properties.

3.4 Precinct Plan (SGP) and Town Planning Scheme No.3 Policy

The Willyung Precinct was the subject of Amendment No. 177 to TPS No. 3. The endorsed SGP has been used as the framework for subsequent subdivision and development in the vicinity. Through construction, the road layout has been firmly established, many of the foreshore reserves have been widened and sections of the multi-use trails have been constructed. The SGP has enabled the coordination of extensions and installation of services, most notably water and power.

In accordance with the consolidation objectives contained in ALPS, consideration is now being given to a variation to the endorsed SGP to enable more efficient subdivision and improved lot yields for the adjoining lots to the west. A key element of that proposal is the extension of the former cul-de-sac shown for Lot 105 through the subject land to Pony Club Road. It is opportune that the variation to the SGP for lots 104 and 105 is being considered concurrently with this rezoning proposal. The two proposals are complementary and will enable co-ordinated provision of services and infrastructure as well as improved east-west access.

This proposal is also consistent with a proposed rationalisation of the SGP relating to the adjoining properties immediately to the east of Pony Club Road. Council at its meeting held 20 May 2008, resolved to adopt a modified SGP for Special Residential Area 11 as a draft Town Planning Scheme Policy for advertising. That proposed modification would enable the creation of 18 rural living lots, in lieu of the 16 indicated on the existing SGP for Lots 201 and 202.

4. SITE ASSESSMENT

The Area consists of gently undulating country, much of which has previously been cleared for pasture. Areas of remnant and regenerated vegetation occur adjacent to both the King River and Willyung Creek foreshores.

A detailed environmental assessment of the Precinct was undertaken by Lindsay Stevens as part of rezoning Amendment No 177. Sections 5.0, 6.0 and 7.0 of the planning report that accompanied the Amendment provide detailed background information in relation to climate, geology, geomorphology, soils, hydrology, salinity, vegetation, fauna, land capability and environmental management.

Site Testing within the precinct was originally undertaken by Wood & Grieve Engineering consultants in September 1998. Additional test pits were dug in October 1998 to assess soil profiles and depth to groundwater. Further site investigations were undertaken by the environmental consultant in August 2008 to verify soil types and ground water levels. Specific site testing of winter ground water levels in the subject land was conducted by the environmental consultant. (Refer Attachments – Constraints and Test Hole Locations – Figure 5 Landform Research 2009)

In 2006 the City of Albany commissioned the preparation of the Willyung Creek Floodplain Management Plan (WCFMP). An indicative 1:100 year floodway was identified, together with a suggested Foreshore Reserve. It should be noted that the 1:100 year Willyung Creek floodway shown on the 2007 WCFMP is significantly smaller than that shown on the endorsed 1999 Subdivision Guide Plan. (Refer Attachments - Willyung Creek Floodplain Management Plan - Figure 9 GHD 2007).

On the strength of the 2007 study, considerably more of the subject land is outside the identified flood level, and therefore potentially suitable for development. Interestingly, both the floodway and nominated foreshore reserve extend beyond Reserve 8271 and encroach portion of the subject land.

Further site visits and assessments were conducted in August and September 2008 by the planning and environmental consultants and representatives from the City of Albany in anticipation of this proposal. A survey pick up of ground levels at ½m intervals was undertaken (Refer Attachments – Contour Survey, John Kinnear and Assoc. 2008).

Based on the recent survey and the 2007 flood elevation data, the extent of the anticipated 1:100 flood event have been more precisely mapped by Landform Research. (Refer Attachments – Predicted Flood Elevations – Figure 4 Landform Research. 2009).

Selected data and nominated flood levels from the various studies is compiled in the Composite and Comparative Flood Estimates Plan (Refer Attachments).

The updated geotechnical data and revised flood mapping have been used to inform this proposal and are summarised and discussed in the following section.

4.1 Geology

The site lies in gently undulating country of the southern valley side of the King River. Much of the site lies on a series of alluvial terraces associated with sea level changes, with the remainder occupying the flood plain of Willyung Creek and a small laterite ridge to the south west of the subject land.

Elevation varies from 10 metres RL in the central west down to 4 metres on the foreshore boundaries. The majority of the site lies on a terrace with an elevation of around 7 metres.

The whole site is underlain by undulating porphyritic granite basement rocks of Proterozoic age. The granite outcrops irregularly as isolated boulders across the site indicating that the basement is relatively close to the surface. Near the granite boulders the surface is covered by coarse sand originating from weathering of the granite.

Much of the remainder of the site is underlain by fine silty clay sand of aeolian appearance, apart from the alluvial sands of Willyung floodplain which has less silt and clay.

The current Willyung Creek reworked and eroded the alluvial terraces to form the current flood plain at an elevation of 4 to 6 metres. No floodplain has developed as yet for the King River in this area where steep valley slopes are present along its frontage.

4.2 Soils

The soils of the site are quite varied but can be divided into groups on the basis of the soil structure, geomorphological position and drainage. Knowledge of the method of formation of the soils is important to an understanding of the site conditions and behaviour of ground water.

The other important aspect of the soil is the widespread aeolian sand which blankets the site. This was originally yellow containing a small amount of clay. Clay is leached and moves down through the profile to deposit in the lower horizons.

Soils have been grouped into three main soil capability Units:

- laterite gravel and duricrust;
- terrace sand over hard pan clay;
- flood plain sand/clay.

The first two soil groups are generally suitable for development and have good nutrient retention properties. The third soil group is somewhat constrained because of the high water table which in some areas reaches the surface in winter.

The subject land falls within the second soil group and is identified as terrace sand over hard pan clay. (Refer Attachments – Soil Types Plan – Figure 2 Landform Research and Capability Table in Section 5.0 of this Report).

4.3 Hydrology

The main hydrological features are the King River and Willyung Creek. The King River has a steep sided valley dropping from the alluvial terraces along its boundary. There is virtually no flood plain associated with the King River. In contrast, Willyung Creek has a varied floodplain that ranges in width from 25m to 200m in to 9002 and up to 450m on the south.

Apart from the streams, surface water run off is not common because of the porosity of the soils on the higher ground and the gentle slopes.

Salinity levels within the Study Area watercourses and dams are generally low and fall within potable water standards.

Nutrient levels within the Area are low and fall within Australian Water Quality Guidelines and Draft Western Australian Water Quality Guidelines for fresh water rivers. (Environmental Protection Authority and Landform Research)

A 1:100 year floodplain had previously been identified for the King River based the nature of catchment, estimated width of the flood plain and historic information on previous major floods. Further evaluation was undertaken in 2008 and the extent of the anticipated 1:100 floodway was revised, based on the more accurate 1/2m contour survey. Compared to the indicative alignment shown in the 1999 SGP which was based on 2m contour data, the alignment of the 1:100 year flood level for King River shown on the 2009 revised SGP is more reliable.

The Willyung Creek Floodplain Management Plan and 2007 study by GHD includes calculations of predicted flood elevations, flow volumes various tables, graphs, maps and figures. Stream flow was modelled and the predicted 100-year average recurrence interval (ARI) flood extent was mapped. The WCFMP identified options for management of the Floodplain and also presented various implementation processes and projects. The indicative 1:100 year floodway identified in the 2007 WCFMP is significantly smaller than that shown on the endorsed 1999 Subdivision Guide Plan.

Based on the more detailed ground levels from the 2008 contour survey and the predicted flood elevation data contained in the 2007 WCFMP, the flood paths and extent of the anticipated 1:100 flood event have been more precisely mapped by Landform Research. The 2009 mapping is more reliable and more detailed.

In the case of Willyung Creek, the 2009 mapping identifies the predicted flood elevation (in AHD) the predicted limit of the Flood Fringe, the Flood flow and recommended floor levels and road elevations. The Willyung flood flow is split by natural levees and elevated areas within the estimated flood fringe immediately adjacent to the waterway most probably will not flood. (Refer Attachments – Predicted Flood Elevations – Figure 4 Landform Research. 2009).

4.4 Vegetation and Fauna

The majority of the site is cleared with remnant vegetation only occurring areas adjacent to the foreshore of the King River and in the south east of the site adjoining the Creek.

Vegetation within the King River and Willyung Creek foreshores varies from good to partially degraded with some weed species present. Following fencing of the Willyung Creek and exclusion of livestock, remnant vegetation is regenerating.

The vegetation along the King River, terraces and flood plain does vary because of changes to the soil moisture availability. The vegetation ranges from Low Forest to Thicket depending on the species and structure.

Typical species are *Acacia sp*, *Agonis flexuosa*, *Banksia seminuda*, *Sphaerolobium grandiflorum*, *Agonis marginata*, *Hakea elliptica*, *Jacksonia sternbergiana*, *Dasypogon bromeliifolius*, *Agonis juniperina*, *Leptospermum firmum?* *Nuytsia floribunda*, *Kunzea ericifolia*, *Astartea fascicularis*, *Kingia australis*, *Callistachys lanceolata*, *Hakea amplexicaulis*, *Leucopogon verticillatus*, *Personia longifolia*, *Pteridium esculentum*, and *Leucopogon propinquus*, with *Agonis flexuosa*, *Melaleuca cuticularis*, *M. preissiana*, *M. raphiophylla* and *Juncus pallidus* occurring in wetter sites.

The dominant vegetation of the cleared areas is scattered low trees and tall shrubs of *Melaleuca preissiana*, with *M. raphiophylla* occurring along the stream lines and in wet sites where the shallow ground water reaches the surface at some time each winter. *Juncus pallidus* occurs as scattered clumps in the pasture where the soil is damp throughout the year.

Vegetation cover in pastured areas of the site varies from scattered stands of *Melaleuca preissiana* and *M. raphiophylla* to denser pockets where some understorey has been retained. Some weed invasion, particularly blackberry and Taylorina is evident, mainly within adjoining private property and within the road reserve.

As the majority of the land has been cleared or is grazed, there is no major habitat for indigenous fauna except within the King River and Willyung Creek foreshores and adjoining areas which are relatively well vegetated. Western Grey Kangaroos were noted and other smaller mammals such as Bandicoots, Western Pygmy Possums, Honey Possums and Brushtail Possums may possibly be found. There will also be birds, amphibians and reptiles in the remnant vegetation. These riparian vegetation areas will be preserved and the vegetation on private property will be protected through fencing and clearing restrictions. In addition owners of Rural Living lots generally plant many tree and shrub species which will help increase the habitat for some species such as birds. The previous environmental assessment confirmed that Fauna is not a major issue with this site.

5. LAND CAPABILITY

The original environmental assessment established the capability of the area for Rural Residential development and this has been confirmed by further site evaluation undertaken in August 2008.

In 2008, eight (8) new test holes were excavated in Lot 9005. This recent testing was used to more accurately map "Areas Subject to Winter Surface Waterlogging" and to identify suitable Development Envelopes with sufficient space to accommodate on-site effluent disposal systems on all proposed lots shown on the revised SGP.

A summary of the land capability for the precinct is shown in the following table.

Land Qualities	Ridge laterite gravel and duricrust	Terrace sand over hardpan/clay	Floodplain sand/clay
Slope	Gentle	Gentle	Low
Slope Stability	Moderate	High	high
Rock/Gravel	Common	low with thin ferricrete at generally less than 1 metre	low with thin ferricrete at less than 1 metre in some locations
Wind Erosion Risk	Low	low	low
Water Erosion Risk	low	low	low
Drainage	good	variable from good to poor	generally poor
Moisture Availability	moderate	moderate to high	high
Water Logging	nil	patches susceptible to water logging	waterlogging common
Flood Risk	nil	nil apart from the low elevations at the edges	high
Surface Water - Availability/Quality	nil	high	high
Ground Water - Availability/Quality	low	high	high
Wetability	moderate	low wetability at certain times	low to moderate depending on conditions
Salinity Risk	low	low	low apart from stream in north west
Microbial Purification	high	moderate to low	low
Water Pollution Risk	low	moderate to high	high
Nutrient Retention - Topsoil	high	low	low
Nutrient Retention - Profile	high	moderate	low
Existing Degradation	nil	low apart from clearing	low apart from clearing

The subject land is identified as terrace sand over hard pan clay. The terrace soils consist of fine leached sand with a thin ferricrete hardpan at depths of generally less than one metre. The clay content increases with depth. The terraces are relatively flat with impeded vertical drainage and slow lateral drainage which makes some parts susceptible to perched water tables and winter water logging.

In general the nutrients are not likely to cause a problem on this land provided drainage is slow and excessive amounts are not loaded into the system. Nitrogen will be denitrified and phosphates aggressively absorbed by the ferricrete hard pans. The main issue is the level of the water tables and effluent disposal systems.

The terrace areas are suitable for smaller lot sizes on well drained areas with larger lots on the less well drained areas. Drainage of the water logged areas will help but is partially counteracted by slow lateral drainage. Drainage systems need to be fed through nutrient management sumps and ponds.

5.1 Nutrient Management

The site is currently used for grazing at a general stocking rate of 15 DSE (Dry Sheep Equivalents). Selected areas, such as the sand over clay and small patches of alluvial loam over clay adjacent to Wilyung Creek, have stocking rates of up to 20 DSE whereas the higher drier sands may have rates of 10 DSE. Relevant studies suggest that one sheep will add 1.5 kg P/year and 10.0 kg N/year. One cow or horse is equivalent to 10 DSE. Much of this nutrient will enter the system through leaching from fertiliser and dung as well as a result of nitrogen fixing by pasture legumes. By comparison, one conventional domestic effluent disposal system is rated as adding 18 kg N/year and 3 kg P/year. Approved alternative effluent disposal systems release no phosphates because the phosphate is absorbed by the use of amended or high Phosphate retention soils on a waste water disposal area. However allowing for six chickens a dog and a cat and a 250m² area of fertilised horticulture a further loading of 12.3 kg N/year and 10.1 kg P/year can be added from the dwelling area. Therefore the nutrient input of a dwelling and associated gardens will contribute significantly less nutrients to the system than the current grazing regime.

Estimations of the actual nutrient input into the ground water can be made, however these can be of little use because they do not take into account denitrification, volatilisation of ammonia, recycling, uptake by vegetation, and phosphate absorption by sesqui-oxides. In addition the calculations do not differentiate between broad nutrient input such as from stock versus concentrated input from an effluent disposal system. Rather the best measures of nutrient impact are the current nutrient levels in the streams and reductions in nutrient input which can occur as a result of development.

The only other source of nutrient addition is from the washing of animal dung directly into the stream during storm events. This can be a problem with farmland bordering a river but will be reduced by a lack of surface run off. The other factor is the recycling carried out by dung beetles which are particularly active in the area and will greatly reduce the potential for direct washing of dung to streams.

From the above analysis it can be seen that Rural Living is likely to release less nutrients than current grazing practices, and that the smaller the lot size the smaller the amount of nutrient. It has also been demonstrated that smaller lot sizes of 0.5 hectare with conventional septic systems input less nutrients.

When Alternative Treatment Units are used a lot size down to 0.3 will input the same nutrients (phosphorous) as current stocking practice. It should be remembered that the estimated current stocking rate is an average for the site and that some of the moist summer pasture of the floodplain of the Willyung Creek has higher stocking rates. The previous environmental assessment concluded that clusters with lot sizes down to 3000m² would not input increased nutrients into the site and when combined with larger lots for the remainder of the area the overall nutrient input would fall. The clusters need to be located in the most capable areas with adequate setbacks and buffers.

5.2 Effluent Disposal

The ability of the land to satisfactorily dispose of effluent depends on the type of soil, the phosphate retention of the soil, drainage of the site and the depth to the water table. The other difference between nutrients released from dwellings compared to rural landuses is that in livestock grazing nutrients are released over a large area whilst nutrients from Rural Living are released as concentrated sources.

Effluent disposal in the subdivision is predominantly a matter of water table depths. Whilst the upper soil horizons are leached and have little phosphate retention, the ferricrete layer at depths of less than 1 metre are particularly aggressive to the retention of phosphate. Chemistry Centre data shows that the Phosphate Retention Index for ferricrete is over 70 which means that every m³ of ferricrete is capable of absorbing over 75 kg of phosphate. On the assumption that the ferricrete layer is 300 mm thick the phosphate absorption per hectare is 225 000kg or enough to retain all the phosphate for thousands of years. A small amount of P/PO₄ was recorded in Willyung Creek during the original site visit but the level was within the accepted normal range for streams.

Nitrogen is lost by volatilisation to ammonia and denitrification to N₂ gas. It is worth noting that there was no N/NO₃ recorded in Willyung Creek during the site visit. The lack of nitrogenous material in the stream water will place a nitrogen limitation on potential algal growth.

The other issue is microbial purification which can be short circuited if there is insufficient distance for effluent to travel through the soil. This will be caused by shallow water tables and impeded drainage. On the subject land, the depth to water tables is a crucial factor.

The foreshores of King River and Willyung Creek and the floodway of the creek are not suitable for effluent disposal due to poor drainage, flooding and high water tables. These are shown on the SGP as Building Exclusion Areas.

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The alluvial terraces contain patches of water logged ground which occur in winter through impeded drainage. The "Areas Subject to Winter Surface Waterlogging" have been identified on the 2009 "Constraints Map", based on the recent soil testing and contour survey. In other terrace areas and on the ridge where ground water comes no closer than 1.5 metres from the surface, conventional on-site effluent disposal systems are acceptable. In some circumstances Alternative Effluent Disposal Systems are preferable.

Building Exclusion Areas and Development Envelopes have been identified on the revised SGP for lots in the vicinity of the Willyung Creek Flood flow and Areas Subject to Winter Surface Waterlogging. Suitable house sites are available on all lots proposed by the revised SGP. In some instances Alternative on site effluent disposal systems may be necessary and/or minor site improvements such as fill drainage works may be required. On selected lots the Minimum Floor Levels and road elevations have been nominated. These heights are 500mm above the predicted 100 year event, interpreted from the GHD 2007 1:100 year flood elevations and flow volume and the 2008 Contour Survey.

None of the Development Envelopes are adjacent to wetland areas of environmental significance. (Refer Attachments – Constraints and Test Hole Locations – Figure 5 Landform Research 2009 and Subdivision Guide Plan for Lot 9002)

The processes and standards applicable to the installation of effluent disposal systems, coupled with the Special Provisions contained in part 10 of Schedule IV of Town Planning Scheme No.3 provide the mechanism to ensure these objectives and requirements are satisfied.

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6. SITE CONTEXT

6.1 Compatibility with Adjoining Land Uses

Adjoining freehold lots are zoned Special Residential and the foreshore areas are Parks and Recreation reserve. Where subdivision has been finalised and development has occurred the land is used for Rural Living. Larger holdings and super lots are used for rural purposes including livestock grazing, agistment and hay making. Lot 8026 to the south east is Reserve 1189 which is developed and used by the King River Pony Club. The land north of the King River is zoned Special Rural Area 3B, Parks and Recreation and Residential and has been developed accordingly.

The proposed rezoning will enable subdivision consistent with existing and proposed lot sizes in the vicinity.

The resultant Rural Living development will be compatible with permissible land uses in Special Residential Area 11 and activities currently undertaken in the area.

This subdivision and the associated Rural Residential development of Lot 9002 is in keeping with the existing pattern of land use in Willyung.

6.2 Connectivity/Linkages

The King River provides a well defined boundary along the northern side of the property. Adjoining lots to the east and west are zoned 'Special Residential'. An indicative road and subdivision layout has been endorsed for these lots as set out in the SGP previously approved by Council and the DPI. The SGP provides the framework for coordinated development and provision of infrastructure in this area, while still allowing each of the lots to be developed independently.

The 1999 SGP shows a cul-de-sac terminating in Lot 105. Through this Amendment it is now proposed that this road be extended through the subject land to link with Pony Club Road to improve connectivity.

The new subdivisional road is designed to enable east-west linkages through to the adjoining lots generally in accordance with the endorsed Subdivision Guide Plan. Water, power and telecommunication infrastructure required to service this and the adjoining subdivisions can be accommodated within the new internal road reserve.

Strategic Fire Breaks and the bridle trail adjacent to/within the King River foreshore are designed to link with the adjoining/future subdivisions. The establishment of the trail can be facilitated through this proposal.

Including this remaining lot within the Special Residential zone will ensure consistent application of planning controls for Landscape protection areas which will be beneficial for wildlife corridors along and adjacent to the foreshore reserves. The rezoning will also assist in formalising the recommendations contained in the WCFMP and the objectives set out in Foreshore Management Plan.

7. SERVICES & INFRASTRUCTURE

7.1 Roads

Willyung Road provides sealed access to Pony Club Road. Upgrading of Pony Club Road and the existing bridge is anticipated at the time of subdivision and/or development of lots served by Pony Club Road. Arrangements for any upgrading or contributions shall be in accordance with standard procedures and as reflected in the current Scheme Provisions 12.1 and 12.2.

7.2 Power & Telecommunications

Underground power and telecommunications can be extended to service the proposed development.

7.3 Water

It is proposed that all lots will be connected to the reticulated water supply. The preliminary comment from the Water Corporation is that water services can be provided and that the subdivision would be served by mains extension from the reticulated system.

7.4 Effluent Disposal/Sewerage

Deep sewer is not available and cannot be viably extended to service the area. Wastewater will be managed through individual on-site effluent disposal systems. The environmental assessment, which considered the soil type and qualities, PRI's and the depth to groundwater, confirmed that the subject land is capable of being serviced using on-site effluent disposal. The soil testing undertaken by the engineering consultants verified that the site was suitable for development. Both Reports recommended the use of Alternative Treatment Units (ATU) in selected areas, and in some instances fill and/or drainage to achieve maximum separation from ground water.

Given the advances in technology, and the range of effluent disposal systems now available, including Aerobic Treatment Units, Nutrient (Phosphate) Removing Effluent Disposal Systems and Biological Filter Systems, ATUs are often preferred and are now more competitively priced compared to conventional septic systems.

ATUs will be required on certain lots. Further site assessment and testing may be required at the time of development to determine the most appropriate location and type of effluent disposal system. Special Provision 10.0, together with standard licensing requirements for the installation of on-site effluent disposal systems provide the necessary controls.

7.5 Stormwater/Drainage

Given the well drained nature of most of the site and the range of lot sizes, stormwater from private property will be disposed of onsite in accordance with water sensitive design principles and best practice. On-site disposal is readily achievable given the low gradient of the site and the permeability and infiltration characteristics of the soil within the development areas. The main issue with stormwater is the disposal of water from hard surfaces such as roads. Stormwater runoff from the road system will be managed via open swale drains and, where necessary, will be directed into detention basins. A detailed stormwater drainage management plan can be provided at the subdivision stage of development in accordance with Special Provision 12.3.

7.6 Fire Safety

The main issues with fire management are the reduction in fuel hazard, the maintenance of firebreaks, provision of emergency egress and the availability of emergency equipment and water to fight fires. Planning for Bushfire Protection, 2001 (WAPC and FESA) provides guidance on bush fire protection within new land development.

This proposal and the accompanying Subdivision Guide Plan take into consideration the essential elements of Planning for Bush Fire Protection (2001) and the Western Australian Planning Commission Planning Policy DC3.7; Australian Standard AS3959-1991 for the Construction of Buildings in Bush Fire Prone Areas and draft Australian Standard DR05060 in terms of road design, fire threat, hazard separation, water supply and access/egress. (Refer Attachments – Fire Hazard Assessment)

To minimise the threat to residents and fire fighters in the event of a bushfire within or near the site the proposal includes the following key principles and performance standards:

- Building Protection Zones/Low fuel areas to be maintained around all dwellings;
- Hazard Separation zones to be maintained so that fire fuel loads are below 8 tonnes/ha;
- Subdivisional roads being linked with adjoining areas to facilitate emergency access/egress;
- Provision of a network of Strategic Fire Breaks and Access tracks;
- Provision of Fire hydrants installed within the road reserves at 200 metre intervals;
- The subdivider will be required to ensure that intending purchasers are fully aware of the fire management guidelines of the Homeowners Bushfire Survival Manual (or equivalent) and relevant standards contained within AS 3959 "Construction of Buildings in Bushfire Prone Areas"; and
- Relevant Fire Safety requirements will be implemented at the subdivision stage of development.

In addition, Special Provisions 8.1 and 11.7 address vegetation removal to comply with the Bush Fires Act and compliance with Australian Standard 3959 respectively.

Importantly, the installation of a road connection from Lot 105 through to Pony Club Road in place of the cul-de-sac shown on the former SGP is a considerable improvement in terms of fire safety as it will provide all future lots with alternative emergency access/egress via public roads.

7.6.1 Bushfire Hazard Assessment

The bush fire hazard assessment for this proposal has been undertaken and takes into account existing site conditions that include:

- Topography with particular reference to ground slopes and accessibility;
- Predominant Vegetation – both remnant and likely revegetation; and
- Relationship to surrounding development.

The assessment gives consideration to the slope of the land and vegetation types, both within and surrounding the site. The area generally has a Low to Moderate fire hazard rating, even within areas of bush and remnant vegetation. Using the Bush Fire Hazard Assessment (BFHA) guidelines and criteria contained in "Planning for Bush Fire Protection" and an inspection of the property, the bush fire hazard on the site of this proposal is, for the most part, categorised as Low.

The majority of the site is pastured or parkland cleared. Shelterbelts have been established along selected fence lines and boundaries and some isolated paddock trees remain. The adjoining area is predominantly used for rural living purposes and is mostly pastured. The surrounding land to the east and west is similarly rated as Low. Small areas of Remnant and riparian vegetation within the subject land constitute a Medium or High Fire Hazard. The main sources of fire threats to this proposal would be fires from the north and from the various Reserves along the King River and Willyung Creek. Vegetation within these Reserves ranges in density from sparse, with no understorey, through to dense. Notwithstanding the subject land is separated from the largest of these Reserves by the King River itself, sections of the bush constitute a high or potentially extreme fire hazard rating.

7.6.2 Bushfire Hazard Management

The development proposal for this site gives consideration to fire threat and incorporates the following fire management measures:

- Strategic Fire Breaks (SFB) within the subdivision and linked to the SFBs in the adjoining subdivision;
- Fire Maintenance tracks;
- Development Envelopes (for habitable buildings) on selected lots;
- Minimum 20m Separation distances to Development Envelopes;
- Building Protection Zones;
- Maintenance of fuel loads within Hazard Separation Zones;
- Access/Subdivisional road layout; and
- Alternative Emergency egress.

In addition to the guidelines contained in Planning for Bush Fire Protection, performance based solutions for the construction of habitable buildings can be applied through AS 3959 and draft standard DR05060. The level of construction will depend on particular fire hazard and level of fire attack (ember attack and radiant heat load). Adequate levels of fire protection can be achieved through a combination of measures including low fuel areas, Building Protection Zones, Hazard Separation Zones, provision of fire hydrants and application of appropriate levels building construction standards.

Given the Mediterranean climate of this region, the majority of rain falls in late autumn through to early spring. This supports substantial vegetation growth, which dries off in Summer/Autumn. The combination of prevailing winds and dry vegetation poses a fire risk. Hazard reduction within remnant bushland is considered an essential component of the Fire Management regime for the protection of life and property, and to ensure that frequent and uncontrolled burning does not degrade existing and replanted vegetation. Fuel hazard management requirements apply in both freehold land and Crown Reserves.

Fuel loads, weeds and pasture species within the 100m Hazard Separation Zones and the existing parkland cleared areas and can be controlled by slashing, mowing and burning. In recognition that frequent/annual burning of bushland can exacerbate weed growth, less frequent prescribed burning within cycles of 5-7 years is advocated.

The proposed POS at the north of the subject land and the adjoining POS area to the east will be/is under management responsibility of the City of Albany. This active POS area will be grassed and is expected to be regularly slashed and maintained in a low fuel state.

Extension of the Strategic Fire Break-Multi Use trail along the King River is proposed through this development. Coupled with the proposed Fire Management Tracks adjacent to Willyung Creek and the small areas of remnant vegetation, these networks will provide a hard edge to the bush which will serve as a fire line for prescribed burns and as a possible alternative means of emergency access/egress.

7.6.3 Hazard Separation Zones

The main bushfire threats affecting the development are likely the larger areas of remnant vegetation to the north of the site and the vegetated water courses.

In this development the majority of the proposed Lots are on existing cleared land therefore the future house sites will be in areas which are rated Low.

On lots which are in proximity to vegetated areas that are rated as Moderate, High or Potentially Extreme a range of solutions is proposed. A minimum 20m separation zone is factored in for those lots adjoining vegetated foreshore reserves and riparian vegetation. The Development Envelopes and Building Exclusion Areas identified on the SGP take account of the required 20m separation zone.

For the purpose of this assessment, a 100m Hazard Separation Zone (HSZ) is designated for existing structures. Within these existing HSZ's fuel loads are required to be kept below 8 tonnes per hectare to comply with the guidelines contained in Planning for Bush Fire Protection. Areas of bush within these HSZ are generally already parkland cleared, or obligated to be.

On the minority of future lots that do contain some areas of vegetation, house sites are designated within the existing parkland cleared areas.

Maintaining the low fuel state of the existing HSZs can be accomplished through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning. Cool burns on a 5 to 7 year cycle are recommended to maintain the required fuel loadings and achieve the necessary fire safety.

7.6.4 Building Protection Zones

Building Protection Zones (BPZ), a minimum of 20m wide, around all dwellings are required. In instances where development occurs on slopes greater than 10°, the width of the BPZ increases by 1m for every degree of incline.

These zones are to be maintained in a low fuel state and shall fulfil the following conditions:

- Bush fire fuels to be maintained below 10cm in height;
- Trees and branches which may fall onto a house must be removed; and
- Lower branches of remaining trees are to be trimmed.

7.6.5 Implementation

Subdivider's Responsibility

Following subdivision approval, the subdivider is responsible for the following actions:

- Installation of the Strategic Fire Breaks and Fire Management Tracks as shown on the endorsed Subdivision Guide Plan;
- Installation of Fire Hydrants; and
- Notification of prospective owners of the fire management Guidelines of the Homeowners Bush Fire Survival Manual and AS 3959.

City of Albany Responsibility

The City of Albany shall be responsible for the following matters:

- Develop and maintain district fire fighting facilities;
- Provide advice on standards and methods to achieve community fire protection to owners/occupiers of the lots;
- Maintain in good order and condition the district water supplies and equipment for fire fighting purposes;
- Manage fuel loads within Reserves under its care and control; and
- Ensure the Fire Safety requirements set out in the Special Provision 11.0 are implemented, maintained on an ongoing basis.

Property Owners' Responsibility

Property owners of lots created by this proposal are responsible for the following matters:

- Each landowner will be responsible for maintaining low the fuel area/ Building Protection Zone around their residence and associated outbuildings, in accordance with the following minimum standards;
- 20m wide (min) with 1m increase for every degree on incline;
- Bush fire fuels must be maintained below 10cm in height;
- Trees and branches which may fall onto a house must be removed;
- Lower branches of remaining trees must be trimmed;
- Fuel loads within the Hazard Separation Zones will need to be maintained below 8 tonnes per hectare, through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning, as appropriate. Cool burns on a 5 to 7 year cycle are recommended to achieve the necessary fire safety;
- Individual landowners will be responsible for maintaining strategic firebreaks and/or Fire Management Tracks on their property;
- Gates are to be installed where fences cross Strategic Fire Breaks;
- All buildings are to be designed in accordance with Australian Standard 3959 "Construction of Buildings in Bush Fire Prone Areas"; and
- All landowners within the subdivision must comply with the City of Albany's Annual Fire Break Notice.

8. SITE SPECIFIC ISSUES

8.1 Strategic Issues

This proposal is consistent with the objectives of the Local Rural Strategy and ALPS which advocates efficient use of existing rural living areas to maximise their development potential, and consolidation to achieve higher lot yields and better use of infrastructure and community facilities.

The environmental assessment confirms the suitability and capability of the area for rural residential development, serviced by on-site effluent disposal systems.

There is considerable planning rationale for efficient and effective use of land. Current Strategies and Policy advocate sustainability, consolidation, variety of housing styles and expansion of existing rural settlements. In light of the initiatives contained in current regional Strategy and the objectives for consolidation and sustainability contained in State Strategies and Policies and the recommendations set out in ALPS there is clear justification for this proposal.

The proposed rezoning and subsequent subdivision will serve as a logical rounding out of the existing Willyung Rural Living area. Access and movement networks in the locality will be enhanced and adjoining subdivisions will be provided with alternative emergency egress.

8.2 Visual Impact

The King River and Chester Pass Road are located within the Visual Management Area A as identified in the endorsed Local Rural Strategy. Development within or adjacent to such areas is required to blend in with the landscape. The previously endorsed Amendment documentation cites "As the majority of the site is already well screened and set back from Chester Pass Road, the main concern relates to visual impact from the King River.

The heavily vegetated foreshore of the King River will help to minimise any potential impact from the river itself. Building setbacks, revegetation, building design, and colours can all be controlled through detailed management provisions to ensure development blends in with the landscape. Internally, the undulating nature of the land, coupled with existing remnant vegetation will soften the impact of new development".

8.3 Nutrient Export

In relation to the proposed form of development, the main sources of nutrients which could potentially enter the watercourse are likely to be from fertilisers applied to gardens and lawns. It is important that nutrient applications do not exceed plant requirements and this can be achieved through conservative use of fertiliser products and careful management of watering. It is not practical however to implement such initiatives through conditions of subdivision or development approval. A more realistic method is through landholder education rather than regulation. This is being actively addressed by State Government agencies and community based natural resource management (NRM) groups in the region.

While on-site effluent disposal systems present another potential source of nutrients the contribution of nutrients from septic tanks on the subject land is likely to be minimal. All proposed lots have development sites which are adequately setback from the water courses. Minimum separation from known groundwater levels can be achieved and in any case Special Provision 10.0 is applicable to ensure compliance with relevant standards.

Through the appropriate management of stormwater, exclusion of livestock from low lying areas, and the use of setbacks, Development Envelopes, Building Exclusion Areas and correctly installed on-site effluent disposal systems the overall environmental impact of this proposal can be satisfactorily controlled. In particular, the risk of nutrient export from the site is low and it is probable that the overall nutrient loading from the Rural Residential development will be less than the existing rural land use. The rezoning and subsequent development do not pose a risk to the waterways and wetland system in terms of nutrient export.

8.4 Vegetation Protection

In this case remnant and riparian vegetation and natural habitats will be afforded greater protection as a result of rezoning and the associated planning provisions. The riparian and remnant vegetation areas will be designated on the revised Subdivision Guide Plan as Development Exclusion/Landscape Protection areas, in which removal of remnant vegetation is not permitted. Buildings, effluent disposal systems and livestock will be precluded from these areas. Where required, building envelopes have been allocated for proposed lots.

9. AMENDMENT PROPOSAL

It is proposed to rezone the subject land to Special Residential Area 11 by adding Lot 9002 Pony Club Road in column 4 of Schedule IV of Town Planning Scheme No.3 and revising the Subdivision Guide Plan for the precinct.

The proposed rezoning and associated development will facilitate the implementation of the Strategy Actions set out in ALPS and will provide for the future growth of the area.

The essential features depicted and notated in this proposal include:

- Remnant and riparian vegetation to be protected through designation as Building Exclusion/Landscape Protection area and fencing to preclude livestock;
- Pony Club Road to be upgraded;
- Co-ordinated provision of infrastructure to the Precinct;
- Provision of a road link to land to the west to facilitate access, particularly for emergency purposes;
- Provision for on site stormwater detention; and
- Provision of a range of Rural Living lots in close proximity to services, infrastructure and community facilities.

9.1 Site Suitability

The proposed rezoning of Lot 900 provides the opportunity to integrate development on the property with surrounding lots to the east and west. A linkage can be provided through the site to connect Lot 105 with Pony Club Road and the trail networks can be strengthened. A special feature of the property is the frontage to both the King River and Willyung Creek. Areas of remnant vegetation on the property can be better protected by confining development to the cleared portions of the property.

During the initial rezoning process, preliminary surveys of the King River and Willyung Creek foreshores were carried out. Extensions to the King River foreshore Reserves were proposed together with the creation of a Reserve along the Willyung Creek Foreshore. Land was ceded through subsequent subdivision. Further review and possible widening of the foreshore reserves or other management devices can be investigated to incorporate the findings and recommendations contained in the WCFMP and to implement the relevant requirements of the endorsed Foreshore Management Plan.

9.2 Justification

The Special Use zoning has been in place since 1999, however the site has not been developed for Holiday Chalets. Although the property has attractive characteristics and attributes, it is not identified as an iconic tourist site. Being restricted to 6 chalets limits the viability of any commercial development. The scale of permissible development doesn't justify the cost of extending and upgrading infrastructure and services. By comparison, a handful of smaller scale B&Bs established within any given Rural Living lots in the locality could provide much the same tourism product.

Based on the revised flood elevations and current interpretation of land capability, this proposal presents the opportunity to review the development potential for the site. It is considered rezoning to Special Residential will allow the highest and best use of the site, particularly given the need for affordable housing.

The Rural Living lots created within City of Albany in the last decade have typically ranged in size from 3000m² to 4 ha and are predominantly 1 -2 ha. Anecdotally throughout the region, there is growing demand for smaller Rural Lifestyle lots. This proposal for lots (minimum 4000m²) is in line with current trends towards 'smaller "Special Residential" lots within the 3000m² – 5000m² range' as recognised in ALPS (p 123).

The combination of 4000m² along the ridge and larger lots adjacent to the creekline in response to site characteristics and capability provides for variety in lot sizes and housing product.

9.3 Subdivision Guide Plan

This proposal provides for the creation Rural Residential lots ranging in size from 4000m² along the slightly elevated ridge, through to larger lots adjacent to the Creekline. (Refer Attachments-Subdivision Guide Plan)

Lot size has been dictated by land capability with smaller lots located on the more capable land consisting of ridges or hills which are well drained, have good clearance from groundwater, are generally well vegetated and well set back from creeklines. The larger lots are proposed on the less capable land where waterlogging in winter may occur or setbacks from the 1 in 100 year floodway are required.

The lot layout responds to the topography, capability and natural features of the site. Roads are generally aligned to the contour and, thus minimising the need for extensive site works associated with the construction of roads, driveways and house pads. All lots are provided with suitable development sites such that building and effluent disposal systems can be accommodated which have adequate separation from groundwater, are clear of the flood flow and are setback sufficiently from the creekline and River. Where required Building Exclusion Areas and Development Envelopes are designated on the SGP. The lot sizes and overall layout enables buildings to be orientated to the north to take advantage of passive solar design principles, while still capitalising on the views available from the site.

Management of stormwater on site and utilisation of water sensitive design principles, including nutrient stripping, sediment retention basins will be required at the subdivision stage of development, in accordance with Special Provision 12.3.

The Subdivision Guide Plan has evolved through a process of consultation with relevant agencies and Council Officers and consideration of the following factors:

- i) Land capability with particular regard to the effective operation of on-site effluent disposal systems.
- ii) All structures being precluded from the Floodway (based on surveyed spot elevations, 1:100 year GHD flood elevations and flow volume).
- iii) Suitable building and effluent disposal setbacks from the creek and the King River.
- iv) Rationalisation of the King River and Willyung Creek Foreshore reserves and designation of Building Exclusion Areas to protect riparian vegetation.
- v) Protection of remnant vegetation by providing lots with existing cleared areas suitable for house sites.
- vi) Clustering of smaller lots on the most capable and suitable land and larger lots on land with lower capability/identified constraints.
- vii) Provision of a range of lot sizes.
- viii) The design of an overall road system that allows, where possible, for each landowner to proceed independently with development.
- ix) Provision for emergency access and egress in the case of fire or flooding.
- x) Provision of a reticulated water system.
- xi) Provision for multi use bridle/pedestrian trails in conjunction with emergency accessways.
- xii) Overall reduction of the export of nutrients from the site into the waterways.

9.4 Proposed Zoning

It is proposed to rezone the subject land to Special Residential Area 11. The Amendment utilises zoning and land use categories that already exist within the City Albany Planning Scheme No 3. Standard mechanisms including Special Provisions and a Subdivision Guide Plan will be used to guide and control subdivision and development. The development will complement that of the adjoining areas and it is appropriate that the subject land be incorporated into the same zone.

Special Provision 1.2 specifies a minimum lot size of 4000m². The surrounding land to the east, west and south has been rezoned and/or developed for 'Special Residential' purposes with a minimum lot size of 4000m² in response to the site characteristics and capability. It is considered appropriate that the subject land be developed to a compatible density. It is therefore proposed to rezone Lot 9002 to Special Residential Area 11 to enable the creation of lots ranging from 4000m² to 3.22 ha.

The objectives of the zone include allowing for a range of lot sizes for rural living based on capability and landscape design considerations, protection of the King River, creeklines and associated floodplains, remnant vegetation protection and integrating development with the landscape.

This proposal will enable the cul-de-sac currently shown for the adjoining lot 105 to be extended through the subject land to link with Pony Club Road. As well as improving traffic flow and emergency egress, there is opportunity through this Amendment to strengthen and extend the network of trails and Strategic Fire Breaks in the immediate locality.

10. CONCLUSION

The proposal is consistent with the guiding principles contained in the Local Rural Strategy, in particular to:

- Encourage a range of lot sizes
- Co-ordinate subdivision and development
- Encourage revegetation of creeklines and
- Provide adequate fire protection.

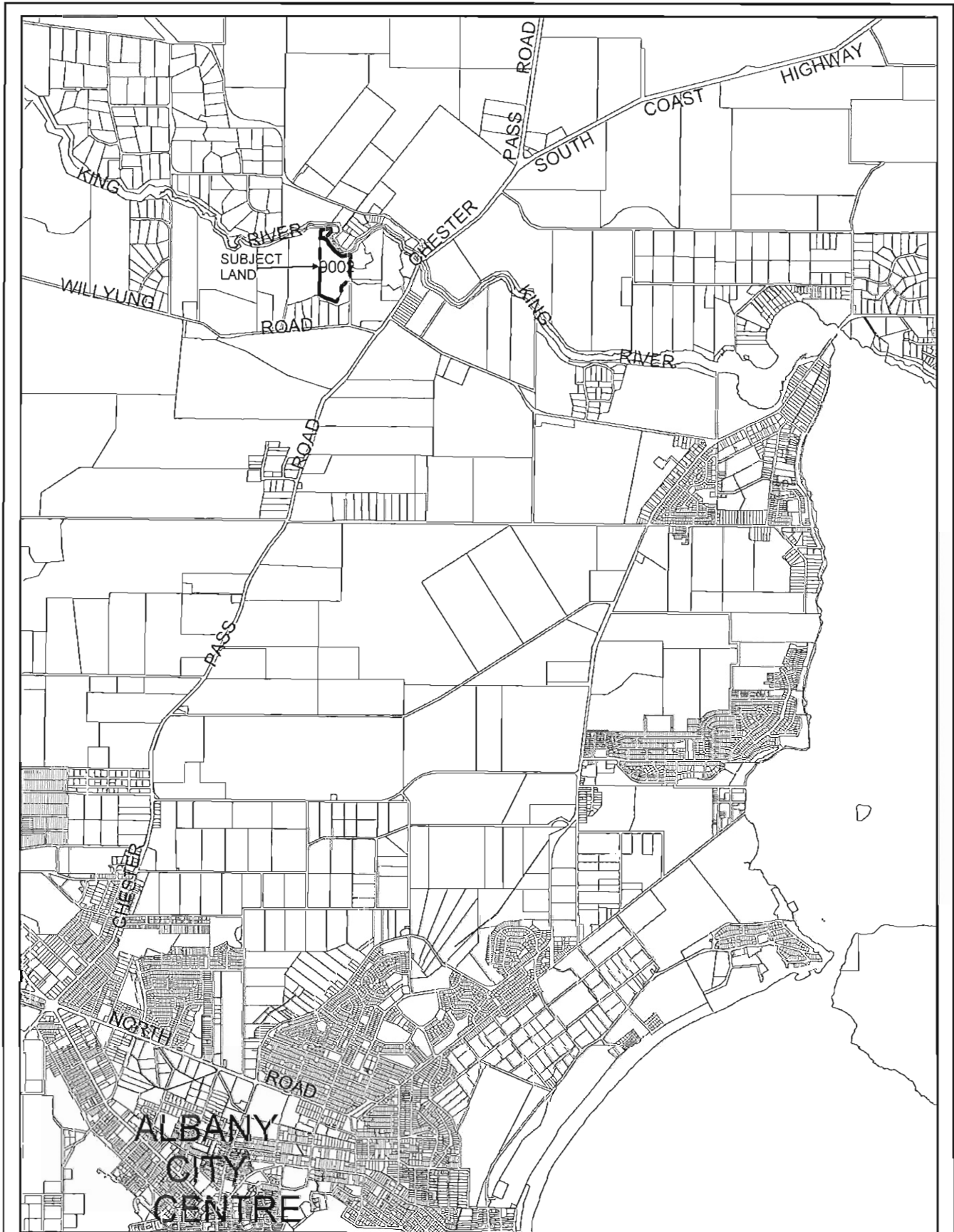
Rezoning of Lot 9002 accords with the intent of ALPS and will enable an integrated plan for the whole precinct to be developed. Remnant and riparian vegetation on the property can be better protected and development located within cleared areas. The proposal complements the subdivision layout and character of the surrounding Special Residential Area. Opportunities exist for improved connectivity by providing better linkages to adjoining properties in terms of access and vegetation corridors. Land capability supports further subdivision of the land and detailed assessment can be carried out in the preparation of the rezoning documents.

The subject land is not in a prominent location in terms of potential for visual impact, much of the land is in an existing parkland cleared state, boundary and environmental setbacks can be accommodated, the planning objective of efficient use of high capability land is met and the intent and form of the Subdivision Guide Plan is maintained and enhanced.

It is apparent from the above context that planning decisions on zoning and subdivision over an extended period have led towards this locality being established as a predominantly 'Special Residential' precinct. The request to initiate a rezoning of Lot 9002 to Special Residential represents a further consolidation of the particular character of the area, which is reinforced by the Strategic Objectives contained in ALPS and its designation 'Rural Residential' on Map 9B. In this regard it is considered that the proposal represents orderly and proper planning.

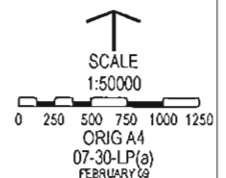
ATTACHMENTS

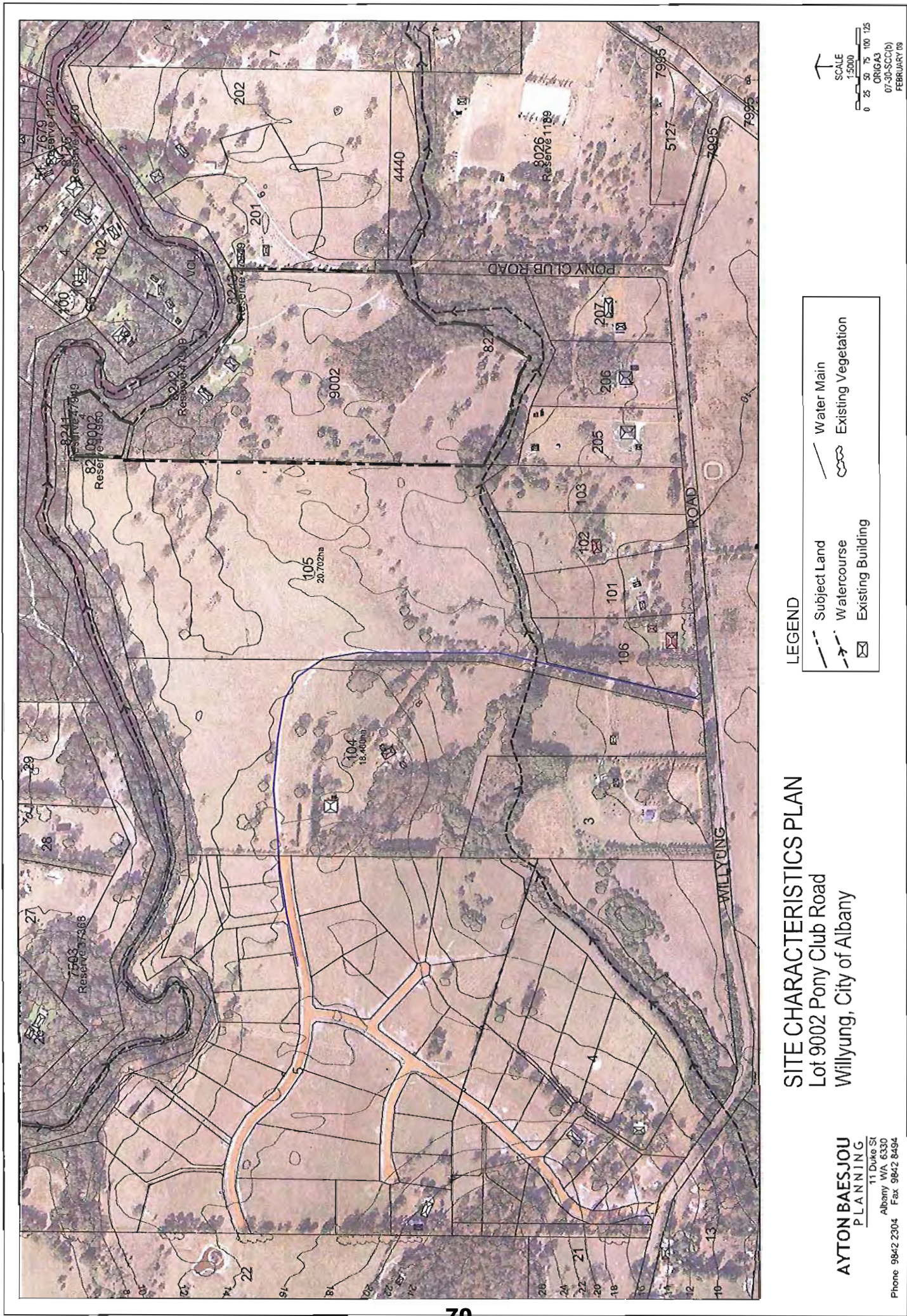
Location Plan
Site Characteristics Plan
Endorsed Subdivision Guide Plan for Special Residential Area 11 – Figure 5 (1999)
Willyung Creek Floodplain Management Plan – Figure 9 GHD (2007)
Contour Survey – John Kinnear & Assoc. (2008)
Predicted Flood Elevations – Figure 4 Landform Research (2009)
Composite and Comparative Flood Estimates
Soil types – Figure 2 Landform Research
Constraints and Test Hole Locations – Figure 5 Landform Research (2009)
Fire Hazard Assessment
Subdivision Guide Plan for Lot 9002 Willyung.



LOCATION PLAN
 Lot 9002 Pony Club Road
 Willyung, City of Albany

AYTON BAESJOU
 PLANNING
 111 Dandenong Rd
 Albany WA 6550
 Phone 9042 2304 Fax 9342 8494





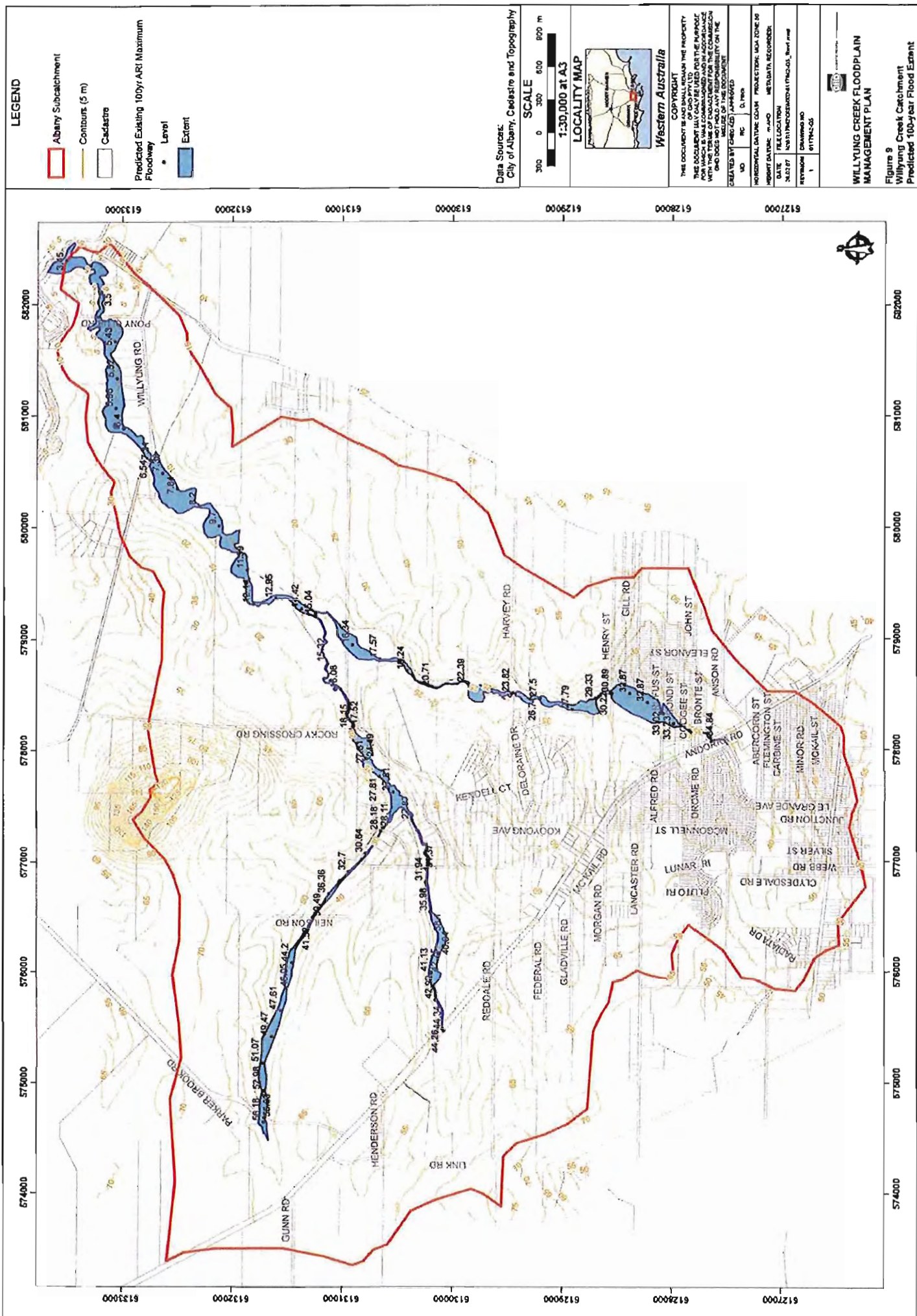
SITE CHARACTERISTICS PLAN
 Lot 9002 Pony Club Road
 Willyung, City of Albany

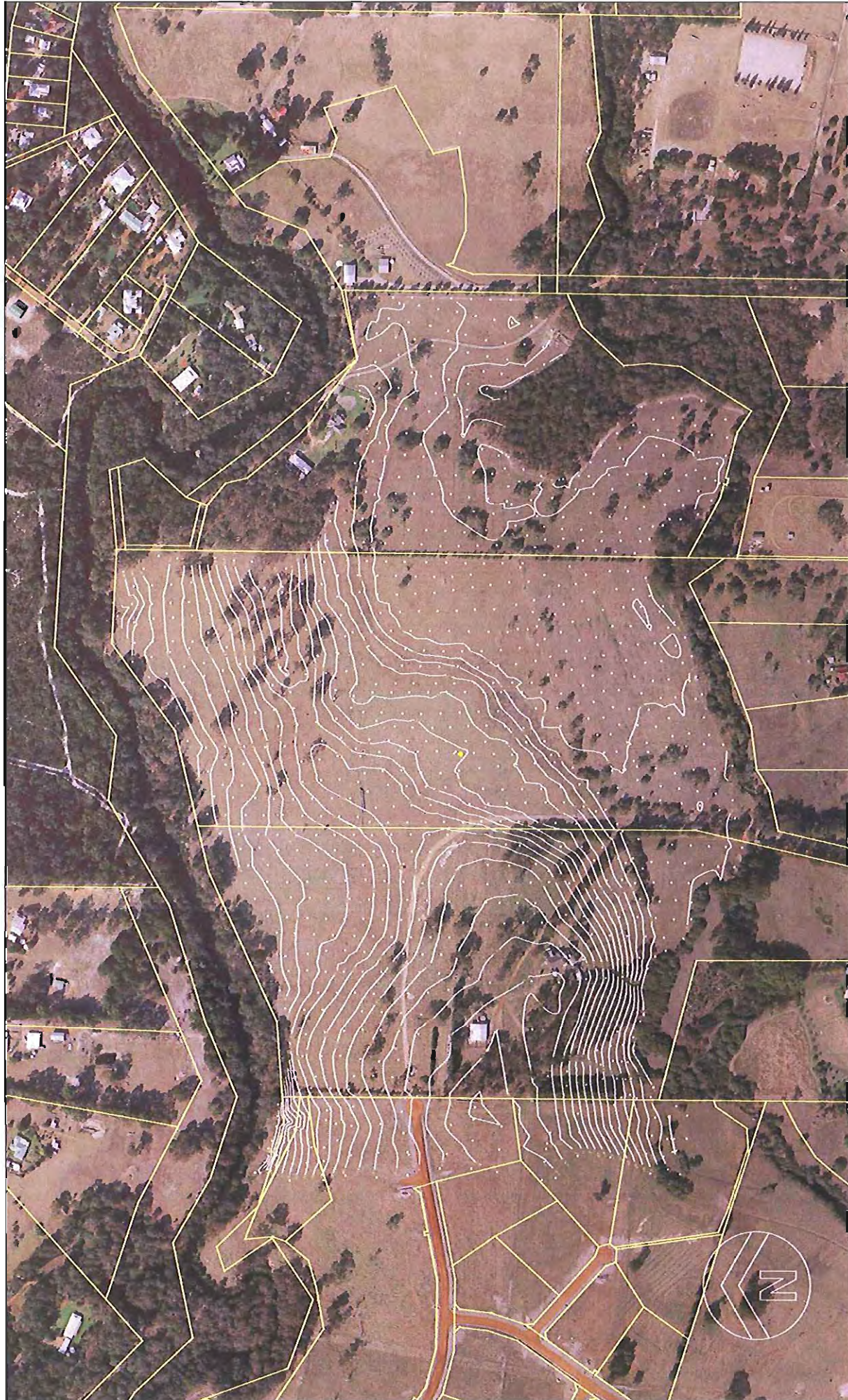
SCALE
 1:5000
 0 25 50 75 100 125
 ORIGA3
 07-30-SCC(1b)
 FEBRUARY '09

LEGEND

- Subject Land
- Watercourse
- Existing Building
- Water Main
- Existing Vegetation

AYTON BAESJOU
 PLANNING
 11 Duke St
 Albany WA 6330
 Phone 9842 2304 Fax 9842 8494





JOHN KINNAR & ASSOCIATES

Consulting Surveyors

24 STIRLING TERRACE

PO BOX 203

ALBANY WA 6301

PHONE (08) 962 1551 FAX (08) 962 1570

ABN 41 09 692 473

EMAIL jk@jka.com

CONTOUR SURVEY

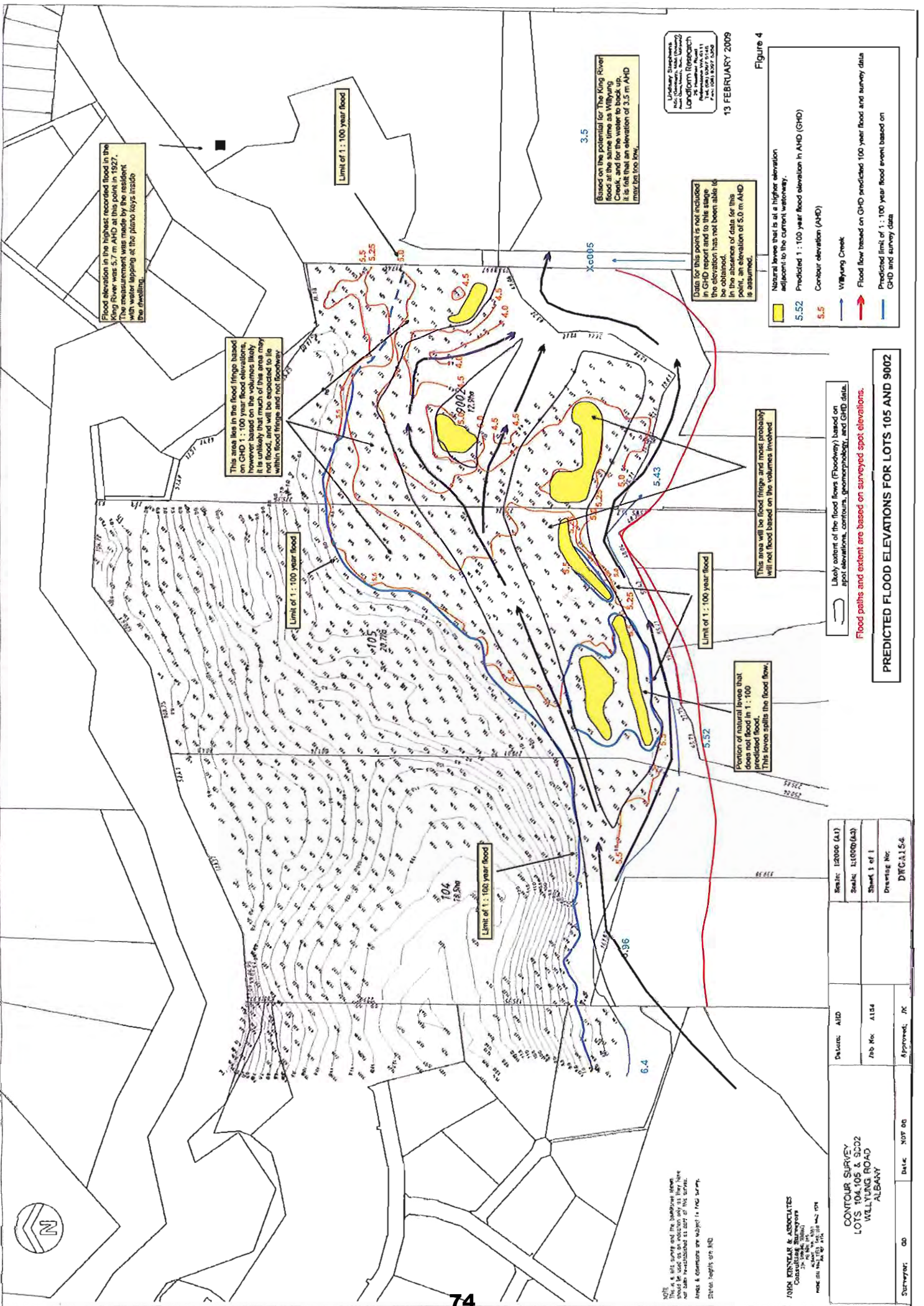
LOTS 104-5 & 9002, WILLYUNG ROAD

SHIRE OF ALBANY

NOTE: DISTANCES & AREAS
SUBJECT TO SURVEY

Date: Nov 2008

DWGA154



Flood elevation in the highest recorded flood in the King River was 5.7 m AHD at this point in 1927. The measurement was made by the resident with water lapping at the piano keys inside the dwelling.

This area lies in the flood fringe based on GHD 1:100 year flood elevations, however based on the volumes likely it is unlikely that much of this area may not flood, and will be expected to lie within flood fringe and not floodway.

Limit of 1:100 year flood

Limit of 1:100 year flood

Limit of 1:100 year flood

Section of natural levee that does not flood in 1:100 predicted flood. This levee splits the flood flow.

This area will be flood fringe and most probably will not flood based on the volumes involved.

Likely extent of the flood flows (Floodway) based on spot elevations, contours, geomorphology, and GHD data. Flood paths and extent are based on surveyed spot elevations.

Based on the potential for The King River flood at the same time as Willyung Creek, and for the water to back up, it is felt that an elevation of 3.5 m AHD may be too low.

Under the provisions of the Land Information Management Act 2000, the information contained in this report is provided for your information only. It is not to be used for any other purpose without the written consent of the author.

13 FEBRUARY 2009

Figure 4

	Natural levee that is at a higher elevation adjacent to the current waterway.
5.52	Predicted 1:100 year flood elevation in AHD (GHD)
5.5	Contour elevation (AHD)
	Willyung Creek
	Flood flow based on GHD indicated 100 year flood and survey data
	Predicted limit of 1:100 year flood event based on GHD and survey data

PREDICTED FLOOD ELEVATIONS FOR LOTS 105 AND 9002

NOTE: This is a site survey and the boundaries shown are not to be used for any other purpose. Areas & dimensions are subject to field survey. © 2009, rights reserved.

JONES KENNEDY & ASSOCIATES
 CONSULTING SURVEYORS
 25 WILLYUNG ROAD
 ALBANY, TASMANIA 7320
 PHONE: 03 5432 1111
 FAX: 03 5432 1112

Surveyor:	GD	Date:	10/07/09	Approved:	JK
CONTOUR SURVEY LOTS 105 & 9002 WILLYUNG ROAD ALBANY					
Project:	A1D	Scale:	1:1000 (A3)	Sheet:	1 of 1
Job No:	A1D4	Drawing No:	DWG-A154		

COMPOSITE AND COMPARATIVE FLOOD ESTIMATES

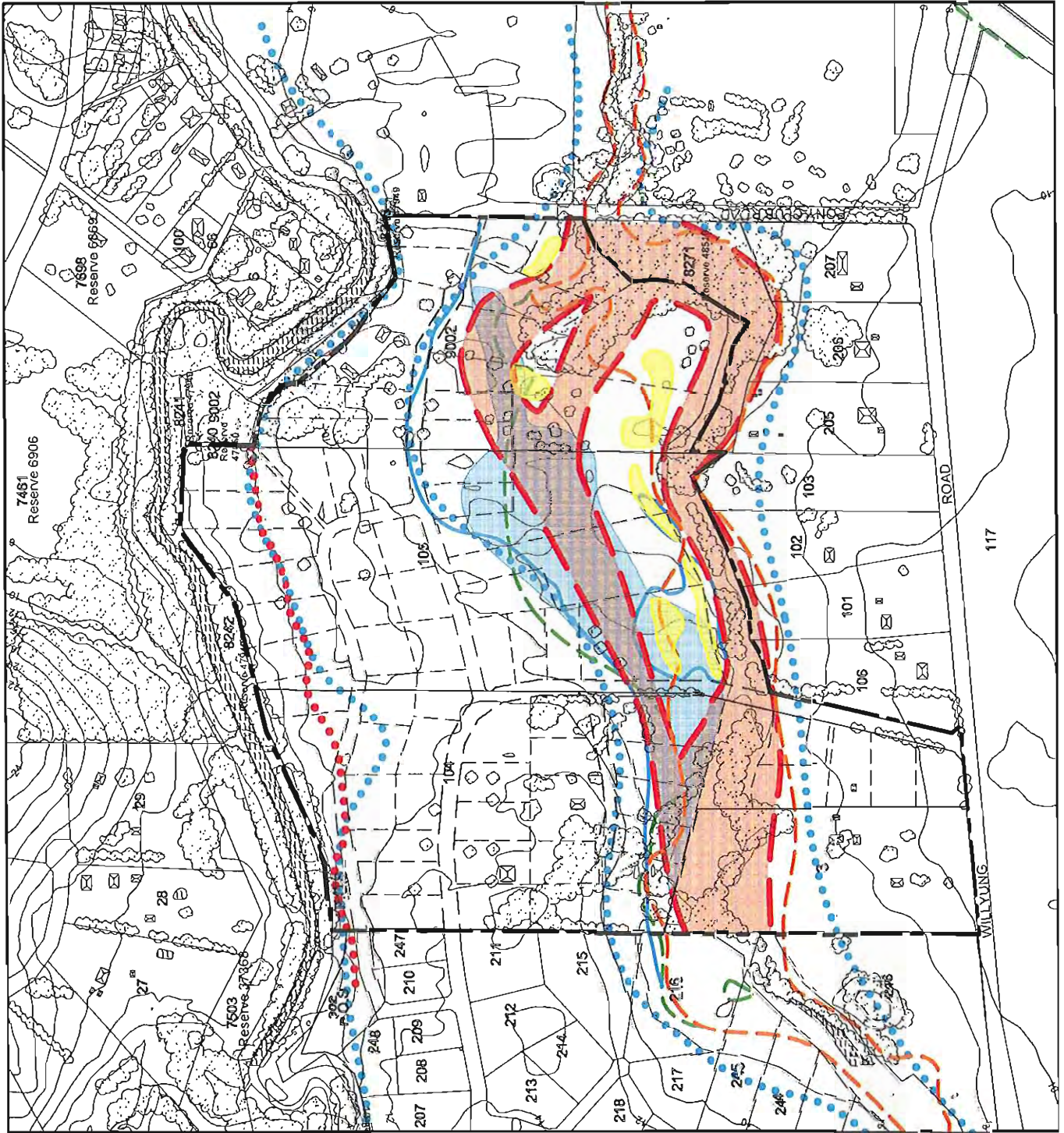
Lots 104 & 105 Wilyung Road & Lot 9002 Pony Club Road Wilyung, City of Albany

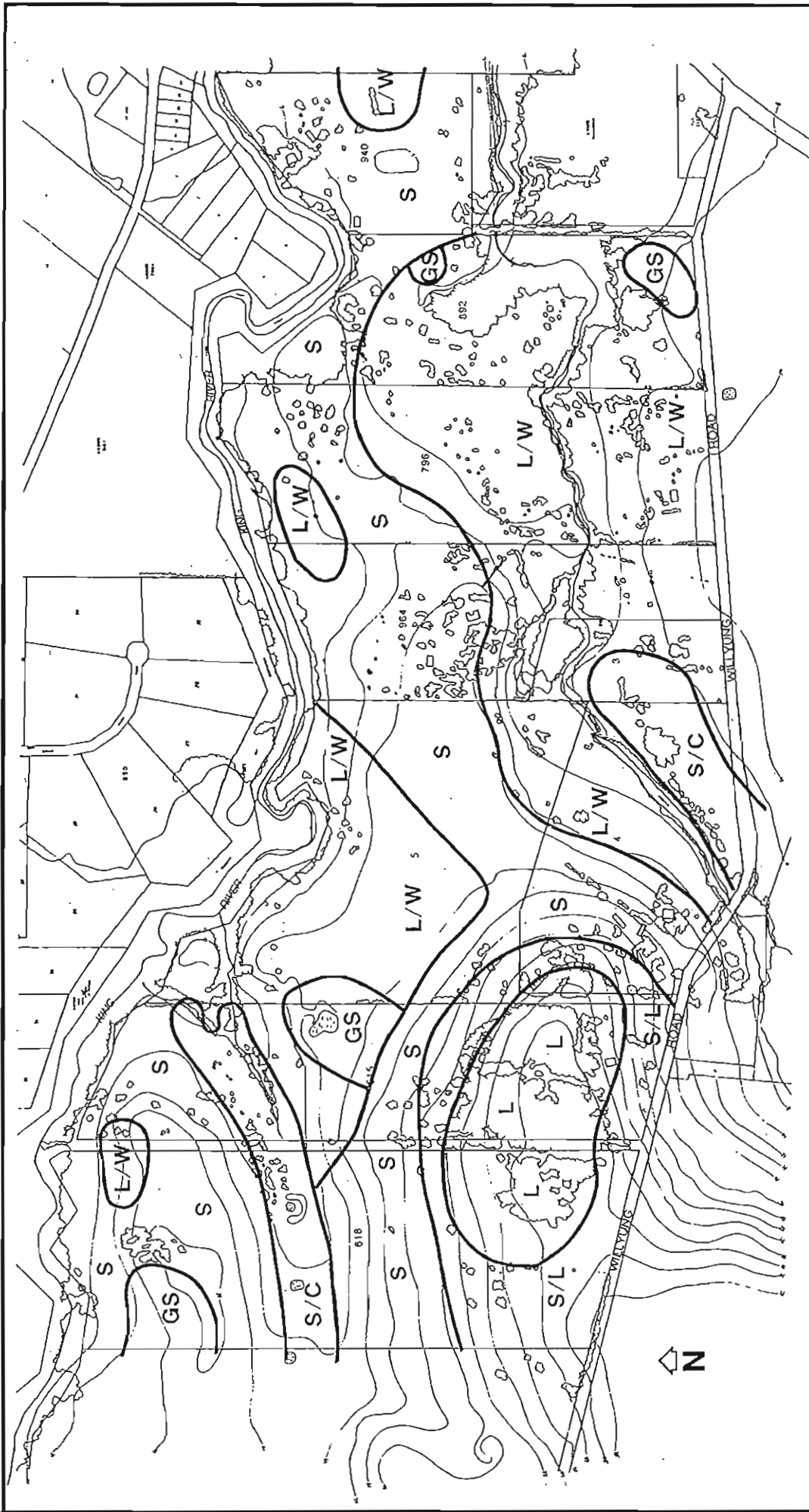
LEGEND

	Subject Land
	Existing Vegetation
	Existing Buildings
	Proposed Lots
	1:100 Year Flood Level, as per endorsed SGP (1997)
	Predicted 100 Year ARI maximum Floodway Extent (GHD 2007)
	Nominated Foreshore Reserve WCFMP (GHD 2007)
	1:100 Year Flood Level, for King River Alignment based on detailed site survey (Landform Research 2008)
	Natural Levee that is at a higher elevation adjacent to Wilyung Creek
	Limit of 1:100 Wilyung Creek Flood Fringe - Interpreted from 2007 Elevations, 2008 Survey (Landform Research 2009)
	Extent of Wilyung Creek Floodway (Interpreted Landform Research 2009)
	Area subject to water logging (Landform Research 2008)



AYTON BAESJOU
PLANNING
 11 Duke St.
 Albany WA 6330
 Phone 9542 2304 Fax 9542 8494





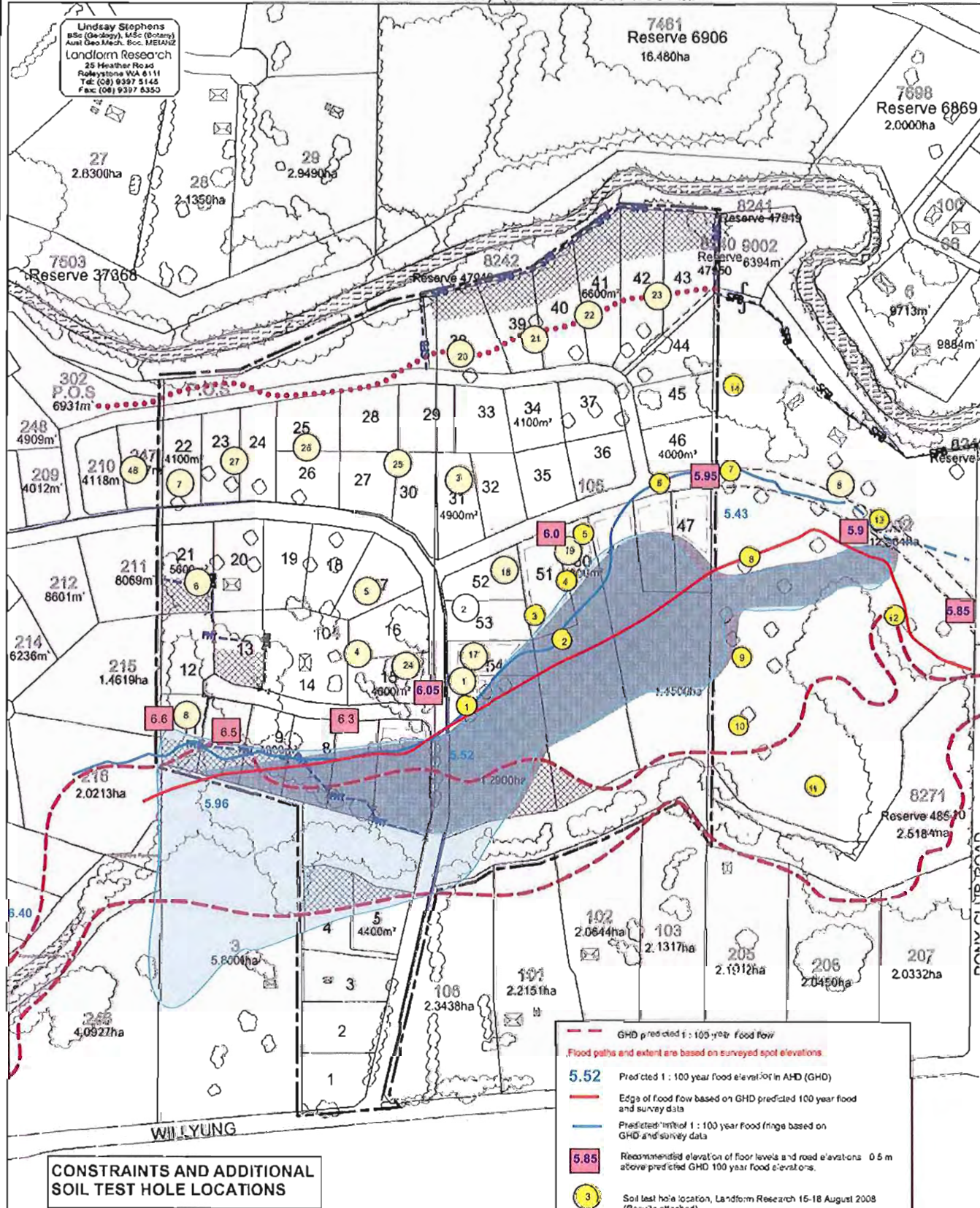
Soil Types
 Proposed Subdivision
 Willyung Road, Upper King, Albany
 Scale 1 : 5 000
 Date: 04/05
 Author: A/Geo Taylor-Dunnell
 L. Stephens
 March 1987

Soil Type	Description	Broad Scale Soil Unit
L	Lignite dune loess and gravel	Highly fertile and
L/W	Flow leached sand over terrace deposits and gravel at depths of less than 0.5 m	terrace sand over
S/L	Sand over terrace at depths of 0.5 to 1.8 m. Fine sand at allian origin, predominantly leached with some areas of terrace sand over	harrigan/clay
S	Sand over terrace, primarily water leached terrace sand with some areas of terrace sand over	harrigan/clay
S/C	Sand over terrace, primarily water leached terrace sand with some areas of terrace sand over	harrigan/clay
GS	Gravelly sand over terrace sand with increasing humic clay at depth	harrigan/clay
L/W	Partially water leached sand, predominantly leached over terrace sand over	harrigan/clay

Soils based on detailed site mapping including drilling 90 super holes up to 2 000 mm deep at 600 m intervals as well as geophysical mapping

FIGURE 2

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



REVISED SUBDIVISION GUIDE PLAN

Lots 104 & 105 Willyung Road
Willyung, City of Albany

Ayton Taylor Burrell
Consultants in Land Use Regional Planning
111 Dukes St, Albany, Western Australia 6170
Ph: (08) 9403 3104 Fax: (08) 9403 3300

LEGEND

	Subject Land		Existing Water Main
	Strategic Fire Break / Multi Use Trail		Existing Vegetation
	Fire Management Track		Existing Buildings
	Unlocked Fire Gate (to be provided if fence is erected)		Building Exclusion Area
	Predicted 100 Year ARI maximum Floodway Extent (GHD 2007)		1:100 Year Flood Level for King River Alignment based on detailed site survey 2008

Figure 5

SCALE
1:4000
0 20 40 60
ORIG A3
08/34/SGPH
-REVISED 08

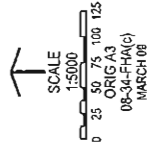
Fire Hazard Assessment Lots 104 & 105 Willyung Road & Lot 9002 Pony Club Road Willyung, City of Albany

EXPLANATORY COMMENT

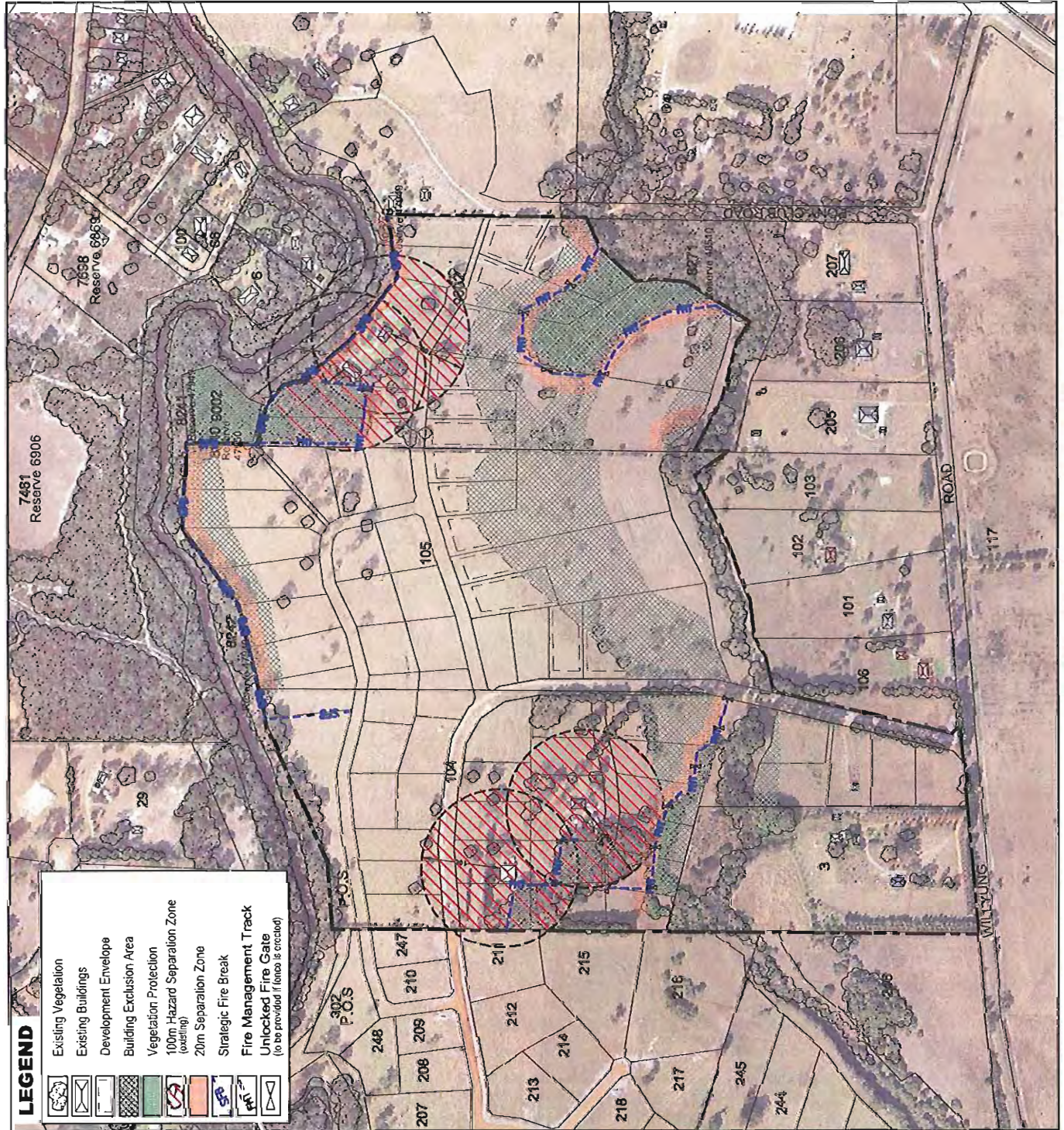
- This assessment and the accompanying Subdivision Guide Plan take into consideration the essential elements of Planning for Bush Fire Protection 2001 (PBFP) and the Western Australian Planning Commission Planning Policy DC3.7.
- Special Provisions 8.1 and 11.7 of Town Planning Scheme No.3 apply.
- 100m Hazard Separation Zone designated for existing buildings.
- Future building sites on vegetated lots are located within parkland cleared areas or existing Hazard Separation Zones.

NOTES

- Fuel loads within the Hazard Separation Zones to be maintained below 8 tonnes per hectare, through regular maintenance and appropriate hazard reduction methods including mowing, slashing, removal of understorey/selected lower limbs and prescribed burning, as appropriate. Cool burns on a 5 to 7 year cycle are recommended.
- Strategic Fire Breaks and Fire Management Tracks are to be installed as shown on the endorsed Subdivision Guide Plan.
- The Strategic Fire Break/multi use trail along King River is to be located within existing cleared areas and shall comply with AS 3.2.3 of PBFB; (trafficable, 4m wide, plus 1m shoulders). The SFB/Multi use trail is to be within a public reserve; management responsibility shall rest with the City of Albany.
- The Fire Management Tracks on the periphery of privately owned bush provide a hard edge and will serve as a fire line for prescribed burns. The track shall be maintained in a low fuel state and may serve in lieu of perimeter firebreaks.
- SFBs, FMTs and any stock proof fencing of remnant vegetation areas to be aligned to take account of existing tracks, weed management objectives and fire safety requirements.
- Landowners will be responsible for maintaining Firebreaks on their respective property.
- Gates are to be installed where fences cross Strategic Fire Breaks.
- Buildings are to be designed and located in accordance with Australian Standard 3959 "Construction of Buildings in Bush Fire Prone Areas".
- Each landowner will be responsible for maintaining the low fuel area/ Building Protection Zone (min 20m wide) around their residence and associated outbuildings.



AYTON BAESJOU
PLANNING
11 Duke St
Albany WA 6330
Phone 9842 2304 Fax 9842 8494



LEGEND	
	Existing Vegetation
	Existing Buildings
	Development Envelope
	Building Exclusion Area
	Vegetation Protection
	100m Hazard Separation Zone (existing)
	20m Separation Zone
	Strategic Fire Break
	Fire Management Track
	Unlocked Fire Gate (to be provided if fence is erected)

Building Exclusion Area:
 Habitable Buildings and effluent disposal systems generally not supported in these areas due to site characteristics and limitations which may include;

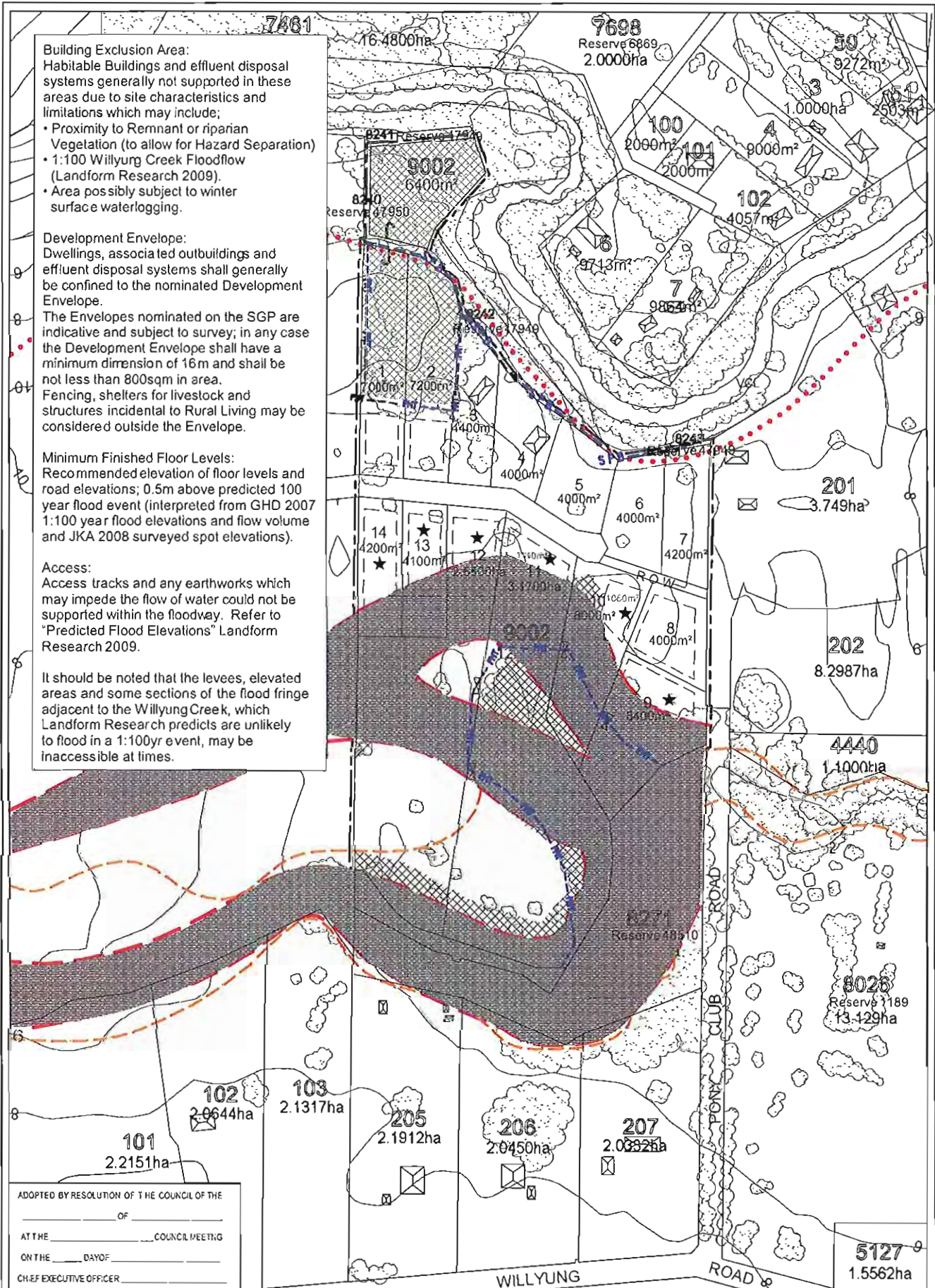
- Proximity to Remnant or riparian Vegetation (to allow for Hazard Separation)
- 1:100 Wilyung Creek Floodflow (Landform Research 2009).
- Area possibly subject to winter surface waterlogging.

Development Envelope:
 Dwellings, associated outbuildings and effluent disposal systems shall generally be confined to the nominated Development Envelope.
 The Envelopes nominated on the SGP are indicative and subject to survey; in any case the Development Envelope shall have a minimum dimension of 16m and shall be not less than 800sqm in area.
 Fencing, shelters for livestock and structures incidental to Rural Living may be considered outside the Envelope.

Minimum Finished Floor Levels:
 Recommended elevation of floor levels and road elevations; 0.5m above predicted 100 year flood event (interpreted from GHD 2007 1:100 year flood elevations and flow volume and JKA 2008 surveyed spot elevations).

Access:
 Access tracks and any earthworks which may impede the flow of water could not be supported within the floodway. Refer to "Predicted Flood Elevations" Landform Research 2009.

It should be noted that the levees, elevated areas and some sections of the flood fringe adjacent to the Wilyung Creek, which Landform Research predicts are unlikely to flood in a 1:100yr event, may be inaccessible at times.



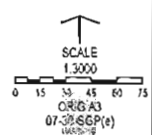
ADOPTED BY RESOLUTION OF THE COUNCIL OF THE _____ OF _____
 AT THE _____ COUNCIL MEETING
 ON THE _____ DAY OF _____
 CHIEF EXECUTIVE OFFICER _____

SUBDIVISION GUIDE PLAN
 Lot 9002 Pony Club Road
 Wilyung, City of Albany

AYTON BAESJOU PLANNING
 11 Dukes St
 Albany WA 6550
 P: 08 9422 2374 F: 08 9422 2424

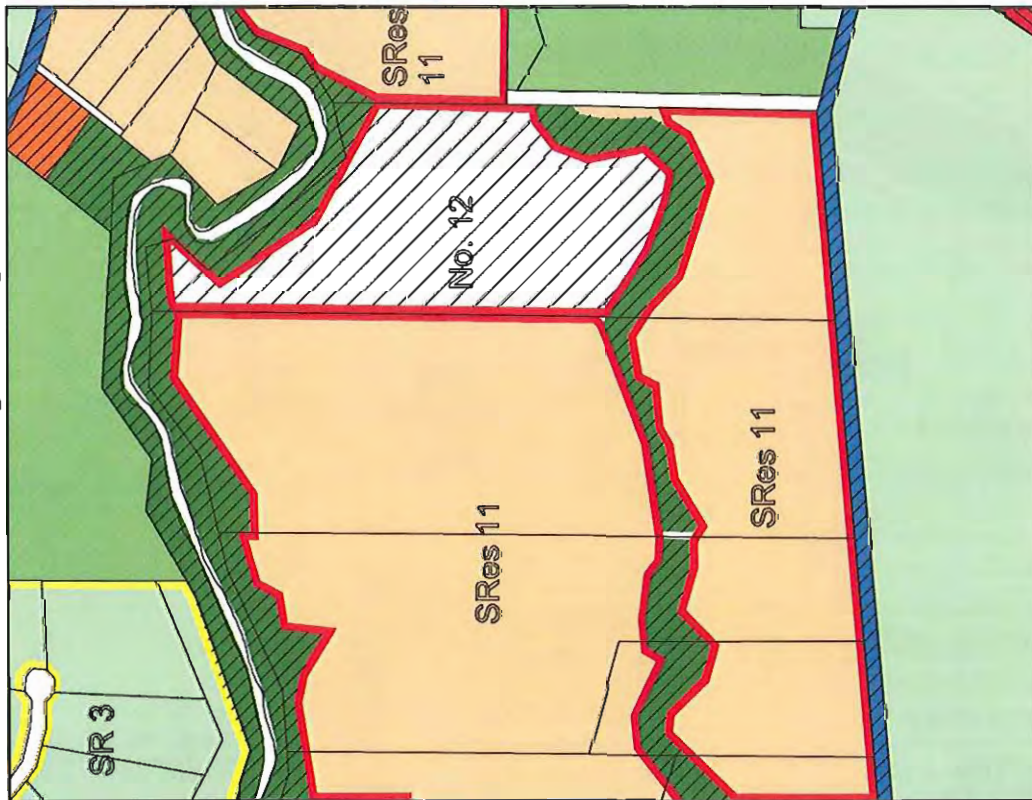
LEGEND

- | | |
|---|---|
| Subject Land | Development Envelope |
| Existing Vegetation | Building Exclusion Area |
| Existing Buildings | Strategic Fire Break / Mul6 Use Trail |
| Fire Management Track | 1:100 Year Flood Level, for King River |
| Unlocked Fire Gate (to be provided if fence is erected) | Predicted 100 Year AR1 maximum Floodway Extent (GHD 2007) |
| Min FFL Nominated (Refer to Predicted Flood Elevation Plan) | Extent of Wilyung Creek floodway (interpreted 2009) |



**CITY OF ALBANY
TOWN PLANNING SCHEME No. 3
AMENDMENT No. 288**

Existing Zoning



- LOCAL SCHEME RESERVES
 - CIVIC AND CULTURAL
 - IMPORTANT REGIONAL ROADS
 - MAJOR HIGHWAYS
 - PARKS AND RECREATION
- ZONES**
- RESIDENTIAL
 - SPECIAL RESIDENTIAL
 - SPECIAL USE
 - RURAL
 - SPECIAL RURAL PRIVATE CLUBS AND INSTITUTIONS
 - SPECIAL RURAL AREA (SEE SCHEME TEXT)
 - SR 3
 - OTHER

Proposed Zoning



SCALE
1:10000
0 50 100 150 200 250
ORIG: A4
07-30-ZM(a)
FEBRUARY 09

AYTON BAESJOU
PLANNING
11 Duke St
Albany WA 6330
Phone 9842 2304 Fax 9842 8494

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 288

The Albany City Council under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above Planning Scheme by:

- i) *Rezoning Lot 9002 Pony Club Road, Willyung from the 'Special Use' zone to the 'Special Residential' zone by;*
 - I. *Deleting Code No. 12 relating to former Portion Plantagenet location 892 from Schedule 111 – Special Use Zone; and*
 - II. *Inserting Lot 9002 Pony Club Road into 'Schedule IV – Special Residential Zone – Provisions relating to Specific Areas', of area SRes 11.*
- ii) *Rationalising the Parks and Recreation reservation to accord with the established Foreshore reserve boundaries; and*
- iii) *Amending the Scheme Map accordingly.*

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 288

ADOPTION

Adopted by resolution of the City of Albany at the meeting of the Council held on the _____ day of _____ 200__

Mayor

Chief Executive Officer

FINAL APPROVAL

Adopted for final approval by resolution of the City of Albany at the Meeting of the Council held on the _____ day of _____ 200__ and the Common Seal of the City of Albany was hereunto affixed by the authority of a resolution of the Council in the presence of:

Mayor

Chief Executive Officer

Recommended/Submitted for Final Approval

Delegated Under S.16
of the PD Act 2005

Date

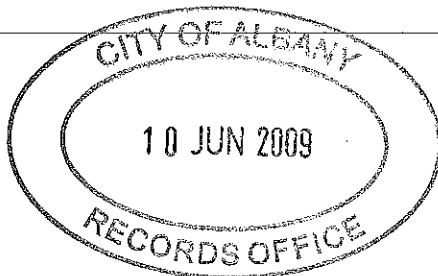
Final Approval Granted

Minister for Planning

Date



Environmental Protection Authority



City of Albany Records
 Doc No: ICR8082804
 File: AMD288
 Date: 10 JUN 2009
 Officer: CSTATP
 Attach:

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

Your Ref AMD288/PA28233/AMD28
 Our Ref CRN222109
 Enquiries Alice O'Connor

Attn: Jan Van Der Mescht

Dear Sir/Madam

SCHEME AMENDMENT TITLE: City of Albany TPS 3 Amendment 288 Rezoning from Special Use to Special Residential
SCHEME AMENDMENT LOCATION: Lot 9002 Pony Club Road
LOCALITY: Willyung
RESPONSIBLE AUTHORITY: City of Albany
LEVEL OF ASSESSMENT: Scheme Amendment Not Assessed - Advice Given Under Section 48A(1)(a) (no appeals)

Thank you for your letter of 8 May 2009 referring the above proposed scheme amendment.

After consideration of the information provided by you, the Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) but nevertheless provides the following advice and recommendations.

ADVICE AND RECOMMENDATIONS

1. Environmental Issues

- Native Vegetation
- Foreshore Reserve – Willyung Creek and King River
- Surface and Groundwater Quality – effluent disposal

2. Advice and recommendations regarding Environmental Issues

Native Vegetation

The EPA supports the proposed use of Building Exclusion Areas, Development Envelopes and fencing to protect remnant native vegetation.

Foreshore Reserve – Willyung Creek and King River

The EPA notes that the amendment incorporates rezoning to "Parks and Recreation", in order to rationalise foreshore reserves. It is assumed that these reserves have been determined based on the biophysical characteristics outlined in *Determining Foreshore Reserves* (Water & Rivers Commission, November 2001 – Report No. RR16, and Water Note WN23). If this is not the case, further rationalisation may be required, based on advice from the Department of Water.

Surface and Groundwater Quality – effluent disposal

Human effluent (wastewater) carries high levels of nutrients, bacteria, viruses, and other contaminants. Untreated wastewater disposed of inappropriately could threaten water quality in groundwater aquifers, wetlands, estuaries, and watercourses. Stock may also have a significant impact on water quality.

To minimise the potential for pollution, human effluent disposal systems should not be located near waterbodies. The suitability of conventional septic systems is dependent upon on-site conditions, such as soil nutrient adsorption capacity, soil permeability, slope, and proximity to waterbodies. In the absence of a reticulated sewerage system the installation of an alternative waste treatment units are preferred to septic tanks to prevent pollution of the groundwater. Advice should be sought on stock numbers.

3. General Advice

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision on the level of assessment of scheme amendments.
- A copy of this advice will be sent to the relevant authorities and will be available to the public on request.

Yours faithfully



Colin Murray
Director
Environmental Impact Assessment Division

8 June 2009

cc: Department for Planning & Infrastructure



Gayle Sargeant

City of Albany Records
Doc No: ICR8084203
File: AMD288
Date: 06 JUL 2009
Officer: PLAN18
Attach:

From: Nuttall, Paul [Paul.Nuttall@team.telstra.com]
Sent: Monday, 6 July 2009 10:58 AM
To: Planning (External Use ONLY)
Subject: Rezoning of lot 9002 Pony Club Road, Willyung

Attention: Craig McMurtrie

Rezoning of lot 9002 Pony Club Road, Willyung - AMD288/PA28654

In regard to the proposed amendment - Telstra has no negative comment to make

regards

Paul Nuttall BA (Urb & Reg Planning)

Strategic Forecaster
Forecasting & Area Planning - South Western Access
Network & Technology
Location: 3/80 Stirling St
Perth WA
Postal: Locked Bag 2525
Perth WA 6001
Phone: 08 9491 6255
Fax: 08 9221 5730
E-Mail: paul.nuttall@team.telstra.com

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City of Albany Records

Doc No: ICR8084530
File: AMD288

Gayle Sargeant

From: Lynn Walker [lynn.walker@westernpower.com.au] [works.admin.general@westernpower.com.au] Date: 09 JUL 2009 8:57 AM
Sent: Thursday, 9 July 2009 8:57 AM
To: Planning (External Use ONLY) Officer: PLAN18
Subject: Craig McMurtrie - Ref AMD288/PA28654/AMD: Attach:
zone from "Special Use Code 12" to "Special Residential Area 11" at Lot 9002 Pony Club Road, Willyung



Locked Bag 2520, Perth WA 6001 | T: 13 10 87 | F: (08) 9225 2073 | E: works.admin.general@westernpower.com.au

To:	Craig McMurtrie	From:	Lynn Walker
Organisation:	City of Albany	Section:	Connections
Email / Fax:	planning@albany.wa.gov.au		
Your Ref:	AMD288/PA28654/AMD288		
Date:	9/07/09		

RE: Proposed scheme amendment to re-zone from "Special Use Code 12" to "Special Residential Area 11" at Lot 9002 Pony Club Road, Willyung

Dear Craig,

In future please send your Due Diligence request/s to Western Power at the following address, preferably by email or fax, as this will avoid delays;

Post: Locked Bag 2520 Perth WA 6001
Fax: 9225 2073
Email: works.admin.general@westernpower.com.au

Western Power wishes to advise the following in respect to the above mentioned property.

1. To my knowledge, there are no objections to the changes you wish to carry out for the above-mentioned proposal.

Please note:

- A) Perth One Call Service (Freecall 1100 or visit dialbeforeyoudig.com.au) must be contacted and location details (of Western Power underground cabling) obtained prior to any excavation commencing.
- B) Work Safe requirements must also be observed when excavation work is being undertaken in the vicinity of any Western Power assets.

Western Power points out that any change to the existing(power) system, if required, is the responsibility of the individual developer and a design & quotation must be obtained from us, prior to any work commencing on the property.

Regards,
Lynn Walker
Network Services Officer

Gayle Sargeant

From: MULDOON Stephen [Strategic Asset Planning] [Stephen.Muldoon@det.wa.edu.au]
Sent: Thursday, 16 July 2009 11:38 AM
To: Planning (External Use ONLY)
Subject: Re: Proposal to Rezoning Lot 9002 Pony Club Road

AMD 288
Plan 18

Dear Craig,

PROPOSAL TO REZONEING LOT 9002 PONY CLUB ROAD, WILLYUNG FROM "SPECIAL USE CODE 12" TO "SPECIAL RESIDENTIAL AREA 11"

Thank you for the opportunity to comment on the above proposed amendment.

The Department of Education and Training has no objections to this proposal.

Regards,

Steve Muldoon
A/Data Analyst
Assett Planning
Ph: 9264 4183
Email: stephen.muldoon@det.wa.edu.au



Your Ref: AMD288/PA28654/AMD288
Our Ref: Grange 4672662
Enquiries: G Wright
Telephone: 98424230

City of Albany Records
Doc No: ICR8085072
File: AMD288
Date: 17 JUL 2009
Officer: PLAN18

Attach:

July 16, 2009

City of Albany
PO Box 484
ALBANY WA 6331

Great Southern Regional Office
215 Lower Stirling Terrace
ALBANY WA 6330
PO Box 915
ALBANY WA 6331
Tel (08) 9842 4211
Fax (08) 9842 4255
www.watercorporation.com.au

Attention: Mr Craig McMurtrie

**CITY OF ALBANY
PROPOSED SAR LOT 9002 PONY CLUB ROAD, KING RIVER**

Dear Craig,

Thank you for your letter dated June 30, 2009 regarding the above scheme amendment request.

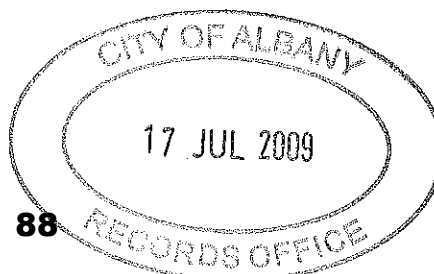
You are advised that the Water Corporation has no objection to the proposal.

All lots within the area will be required to connect to the Corporation's water supply system. A detailed assessment will be made at the time of formal submission of the subdivision proposal to determine the impact that this development will have on the capacity of the Corporation's facilities to meet minimum service requirements.

The land developers will need to engage a consulting engineer to discuss with the Corporation, the servicing of the area with water services at the appropriate development stage.

Yours sincerely

Graham Wright
Senior Asset Planner
Great Southern Region
Asset Management Division





ABN: 50 860 676 021

Enquiries: Don Parker on 9892 0559
Our Ref: 04/13070-10
Your Ref: AMD288/PA28654/AMD288



Doc No: City of Albany Records
ICR8085460
File: AMD288

Date: 23 JUL 2009
Officer: PLAN18

Attach:

Planning Division
City of Albany
PO Box
ALBANY WA 6330

ATTENTION: CRAIG McMURTRIE

Dear Sir,

**RE: PROPOSAL TO REZONE LOT 9002 PONY CLUB ROAD, WILLYUNG FROM
"SPECIAL USE CODE 12" TO SPECIAL "RESIDENTIAL AREA 11".**

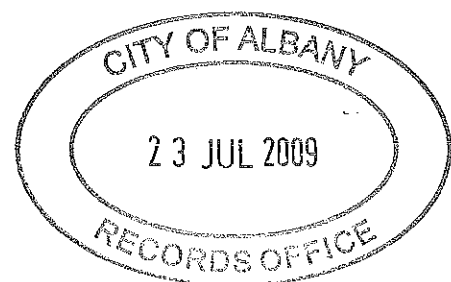
Thank you for your letter dated 30 June 2009 requesting Main Roads WA comments.

Main Roads raises no 'in principal' objection to the rezoning of the above lots as the intersection of Willyung Road and the South Coast Highway has suitable turn treatments in place ,at present, to accommodate turning vehicles for the interim.

If you require any further information please contact Don Parker on (08) 9892 0559.
In reply please quote file reference 04/13070-10.

Yours faithfully,


ARL Duffield
REGIONAL MANAGER



C and S Newton
50 Pony Club Road
Willyung WA 6330

18th July 2009

Proposal to rezone lot 9002 Pony Club Road Willyung from 'Special use code 12' to 'Special residential area code 11'.

Attention : Craig Mc Murtrie

As we at Lot 201 Pony Club Road neighbor the above proposal , there are issues of concern .

This proposal needs to be shown with the amended subdivision guide plan of Lot 201 and 202 . Indicating where the R.O.W will meet with the new boundary alignments .

Privacy - We would like to know what setbacks would be in place from our boundary fence to Lot 7 and where the building envelope would be on this long narrow block .

It would be preferred that lot 6 and 7 become one block and a building exclusion area be placed on that lot.

Noting that building exclusion areas on Lots 1 and 2 create privacy to the adjoining property .

We would hope that any developments would respect our privacy.

Also what setbacks would be in place for Lots 8 & 9 .

Right of Way - The main access road ending at Lot 6 and 10 with R.O.W continuing through to our boundary fence accessing Lots 7 and 8 .

We are concerned that off the given plan that the R.O.W will connect into Pony Club Road , becoming a thoroughfare being a shorter route to Willyung Road - bringing more traffic to Pony Club Road . Traffic will bottle neck at Willyung Creek Bridge (single lane) and then be restricted further due to the width of Pony Club Road when encountering Pony Club patrons (trucks , horse floats , children riding their horses etc) .

After living here for many years we have on numerous occasions witnessed Willyung Creek flooding well beyond the indicated flood fringe .

Raising concerns for building on Lot 12.11.10 and 9 .

What type of septic systems be allowed in the development shown that would be suitable for the flood prone areas on the property?

Can we please be contacted , with any developments or amendments to this proposal as it directly affects our property and lifestyle.

Yours faithfully

Chris and Simone Newton



Your ref: AMD288/PA28654/AMD288
Our ref: RF 3960 / SRS 24805
Enquiries: Karen McKeough, Ph: 9841 0128



Chief Executive Officer
City of Albany
PO Box 484
Albany WA 6331

Doc No: City of Albany Records
ICR8086057
File: AMD288

Date: 03 AUG 2009
Officer: PLAN18

Attach:

Attn: Craig McMurtrie

Dear Sir



Amendment 288 – Lot 9002 Pony Club Rd, Willyung

Thank you for the opportunity to comment on the above proposal. The Department of Water (DoW) provides the following comments:

Waterways

The subject site is located between the King River and the Willyung Creek. Given this sensitive location, the DoW advises that precautions be taken to ensure protection to the downstream aquatic environment. Therefore, the DoW recommends:

- The use of building envelopes to restrict development away from flood risk areas.
- The use of ATU's to manage household effluent, given the risk of exporting nutrients.
- Waterway foreshore should be fenced to exclude livestock
- Preparation of a foreshore management plan for Reserve 8271 prior to subdivision of lot 9002. A foreshore management plan should incorporate issues such as: weed control, rehabilitation, revegetation, recreation and access.

Willyung Creek Flood Mapping

It is noted that the boundary of the Willyung Creek floodway, taken from the 2007 report prepared by GHD, exceeds the boundary of Reserve 8271. Given that the reserve was ceded prior to the flood mapping being undertaken, the DoW would recommend that the foreshore reserve boundary be investigated to ensure that the boundary is at an appropriate location. This will require an examination of the biophysical characteristics of the riparian environment.

Local Water Management Strategy

In accordance with *Better Urban Water Management*, the water planning framework to guide the implementation of *State Planning Policy 2.9 Water Resources*, a local water management strategy (LWMS) is required to support a scheme amendment. A LWMS should include the following information:

- land capability assessment (including winter testing and identification of floodrisk areas)
- identification and mapping of waterways and wetland areas
- conceptual storm water management plans.

As the majority of this information has already been provided, and given that this type of rural residential development with large blocks should be able to deal with the majority of the stormwater generated from the site, the DoW anticipates that information about how road run-off will be managed will accompany any future sub-division for this site.

Water sensitive urban design principles should be incorporated into the design. More information is available from www.water.wa.gov.au .

Should you wish to discuss this matter further please contact Karen McKeough of this office.

Yours sincerely



MICK OWENS
ACTING REGIONAL MANAGER
SOUTH COAST REGION



30 July 2009



Government of Western Australia
 Department of Environment and Conservation

AMD288/PA28654/AMD288

Your ref: 27.2.13.288
 Our ref: John Watson
 Enquiries: (08) 9842 4500
 Phone: (08) 9841 7105
 Fax:



Craig McMurtie,
 Planning Officer
 City of Albany
 PO Box 484
 ALBANY WA 6331

City of Albany Records
 Doc No: ICR8086299
 File: AMD288
 Date: 06 AUG 2009
 Officer: PLAN18
 Attach:

Dear Sir,

PROPOSAL TO REZONE LOT 9002 PONY CLUB ROAD, WILLYUNG, FROM 'SPECIAL USE CODE 12' TO 'SPECIAL RESIDENTIAL AREA 11'

Thank you for the opportunity to comment on this proposed Scheme Amendment No 288.

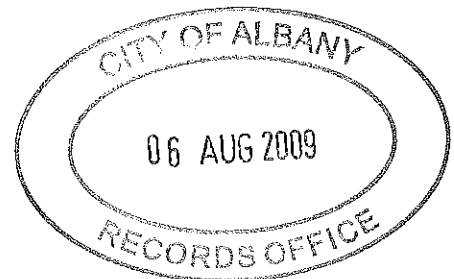
The Albany Office of the Department of Environment and Conservation (DEC) has considered this request on the basis of a desk top/aerial photographic assessment and a field site overview from the entry point to the subject land from Pony Club Road terminus.

The papers for scheme amendment appear very thorough and well prepared. It is particularly pleasing to see due recognition of the importance of areas of remnant native vegetation along and adjacent to Willyung Creek and the King River foreshore. It is also pleasing to see the care with which fire management issues have been addressed, again with due recognition to the importance of minimizing impacts upon native vegetation by adjusting proposed lots and housing envelope design rather than applying a 'carte blanche' approach to vegetation hazard reduction across the whole area.

DEC has nothing further to add to the advice already provided by the Environmental Protection Authority except to point out that parts of the property lie within a Low to Moderate Acid Sulphate Soils Risk zone which will need to be addressed on a site by site basis at a future development stage.

Yours sincerely,

Bruce Bone
 Regional Manager
 Department of Environment and Conservation
 South Coast Region



30 July 2009

cc Alice O'Connor, EPA Environmental Assessment Division (ref CRN222109)

South Coast Region: 120 Albany Highway, Albany, Western Australia 6330

Phone: (08) 9842 4500 Fax: (08) 9841 7105

www.dec.wa.gov.au

wa.gov.au

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 286

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Council Recommendation
1	Environmental Protection Authority Locked Bag 33 Cloisters Square PERTH WA 6850	<p>The Environmental Protection Authority (EPA) has determined that the scheme amendment is not required to be formally assessed. They provided advice and recommendations regarding the following:</p> <p>Environmental Issues:</p> <ul style="list-style-type: none"> • Native vegetation • Foreshore Reserve – Willyung Creek and King River • Surface and Groundwater Quality – effluent disposal <p>The EPA supports the proposed use of Building Exclusion Areas, Development Envelopes and fencing to protect remnant native vegetation.</p> <p>The EPA notes that the amendment incorporates rezoning to 'Parks and Recreation', in order to rationalise foreshore reserves. It is assumed that these reserves have been determined based on the biophysical characteristics outlined in <i>Determining Foreshore Reserves</i> (Water & Rivers Commission, November 2001 – Report No. RR16, and Water Note WN23). If this is not the case, further rationalisation may be required, based on advice from the Department of Water.</p> <p>Untreated wastewater disposed of inappropriately could threaten water quality in groundwater aquifers, wetlands, estuaries and watercourses.</p>	<p>The Department of Water has also commented on the proposal and is satisfied with the proposed foreshore reserves, subject to the preparation of a foreshore management plan incorporating issues such as weed control, rehabilitation, revegetation, recreation and access.</p> <p>The Department of Water has also recommended the use of alternative treatment units (ATU's) to manage household effluent, given the risk of exporting nutrients, and the fencing of waterway foreshores to exclude stock.</p>	<p>The submission is upheld.</p>

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 286

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Council Recommendation
		<p>Stock may also have a significant impact on water quality.</p> <p>To minimise the potential for pollution, human effluent disposal systems should not be located near waterbodies. The suitability of conventional septic systems is dependent upon on-site conditions, such as soil nutrient absorption capacity, soil permeability, slope, and proximity to waterbodies. In the absence of a reticulated sewerage system the installation an alternative waste treatment units are preferred to septic tanks to prevent pollution of the groundwater. Advice should be sought on stock numbers.</p>		
2	<p>Telstra – Forecasting & Area Planning – South Western Access Team Manager – Forecasting Network & Technology Locked Bag 2525 PERTH WA 6001</p>	<p>No objections.</p>	<p>Nil.</p>	<p>The submission is noted.</p>
3	<p>Water Corporation Great Southern Regional Office 215 Lower Stirling Terrace ALBANY WA 6330</p>	<p>No objections.</p> <p>All lots within the area will be required to connect to the Corporation's water supply system. A detailed assessment will be made at the time of formal submission of the subdivision proposal to determine the impact that this development will have on the capacity of the Corporation's facilities</p>	<p>Nil.</p>	<p>The submission is noted.</p>

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 286

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Council Recommendation
4	Western Power Locked bag 2511 PERTH WA 6001	to meet minimum service requirements. No objections.	Nil.	The submission is noted.
5	Department of Water PO Box 525 ALBANY WA 6331	<p>The subject site is located between the King River and the Willyung Creek. Given this sensitive location, the DoW advises that precautions be taken to ensure protection to the downstream aquatic environment. Therefore the DoW recommends:</p> <ul style="list-style-type: none"> • The use of building envelopes to restrict development away from flood risk areas. • The use of ATU's to manage household effluent, given the risk of exporting nutrients. • Waterway foreshore should be fenced to exclude livestock. • Preparation of a foreshore management plan for Reserve 8271 prior to subdivision of Lot 9002. A foreshore management plan should incorporate issues such as: weed control, rehabilitation, revegetation, recreation and access. <p>It is noted that the boundary of the Willyung Creek floodway, taken from the 2007 report prepared by GHD, exceeds the boundary of Reserve 8271. Given that the reserve was ceded</p>	<p>The subdivision guide plan that has been submitted as part of the Amending document shows the extent of the Willyung Creek floodway, which is covered by a development exclusion area. Additionally, development envelopes have been set out on affected lots, avoiding the floodway, and there is a notification on the plan requiring a minimum finished floor level for any buildings or roadways to be nominated. It is recommended that this should be at least 0.5m above the maximum extent of the floodway. These measures should ensure that any development is kept away from flood risk areas.</p> <p>The remaining issues raised by DoW can all be addressed at the time of subdivision.</p>	The submission is noted.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 286

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Council Recommendation
		<p>prior to the flood mapping being undertaken, the DoW would recommend that the foreshore reserve boundary be investigated to ensure that the boundary is at an appropriate location. This will require an examination of the biophysical characteristics of the riparian environment.</p> <p>In accordance with <i>Better Urban Water Management</i>, the water planning framework to guide the implementation of <i>State Planning Policy 2.9 Water Resources</i>, a local water management strategy (LWMS) is required to support a scheme amendment. A LWMS should include the following information:</p> <ul style="list-style-type: none"> • Land capability assessment (including winter testing and identification of floodrisk areas) • Identification and mapping of waterways and wetland areas • Conceptual storm water management plans <p>As the majority of this information has already been provided, and given that this type of rural residential development with large blocks should be able to deal with the majority of the stormwater generated from the site, the DoW anticipates that information about how road run-off will be managed will accompany any future sub-division for this site. Water sensitive urban design principles should be incorporated into the design.</p>		

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 286

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Council Recommendation
6	Department of Environment and Conservation 120 Albany Highway ALBANY WA 6330	<p>The papers for the Scheme Amendment appear very thorough and well prepared. It is particularly pleasing to see due recognition of the importance of areas of remnant vegetation along and adjacent to Willyung Creek and the King River foreshore. It is also pleasing to see the care with which fire management issues have been addressed again with due recognition to the importance of minimising impacts upon native vegetation by adjusting proposed lots and housing envelope design rather than applying a 'carte blanche' approach to vegetation hazard reduction across the whole area.</p> <p>DEC has nothing further to add to the advice already provided by the Environmental Protection Authority except to point out that parts of the property lie within a Low to Moderate Acid Sulphate Soils Risk zone which will need to be addressed on a site by site basis at a future development stage.</p>	As stated in the submission, the Acid Sulphate Soils Risk can be addressed at the subdivision or development stage.	The submission is noted and upheld.
7	Department of Education and Training 151 Royal Street EAST PERTH WA 6004	No objections.	Nil.	The submission is noted.
8	Main Roads WA – Great Southern Region PO Box 503 ALBANY WA 6331	No objections.	Nil.	The submission is noted.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 286

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Council Recommendation
9	Mr C & Mrs S Newton 50 Pony Club Road Willyung WA 6330	<p>Privacy – Concerns over the setback from the common boundary with 50 Pony Club Road to any new development on Lot 7. It would be preferable for Lots 6 and 7 to be one block and a building exclusion area placed on that lot, given that there is a building exclusion area over part of Lots 1 and 2 to create privacy to the adjoining existing property. Concerns over the setbacks on Lots 8 and 9.</p> <p>Right of way – The main access road ends at Lots 6 and 10 with a right of way continuing through to our boundary fence and accessing lots 7 and 8. Concerns over this right of way being used by traffic as a thoroughfare to Pony Club Road.</p> <p>Concerns over the Willyung Creek floodway affecting buildings on Lots 9, 10, 11 and 12, as it has reached beyond the indicated extent on numerous occasions.</p>	<p>The existing special provisions for Special Residential Area 11 (Clause 6.1) require buildings to be located within the building envelope areas designated on the subdivision guide plan. No building envelope areas are designated for Lots 3, 4, 5, 6 and 7. Although some of these lots have houses upon them and there are no environmental constraints it is recommended that the envelopes be applied to these lots to remove any confusion over developable areas. It is recommended that the building envelopes for Lots 5, 6 and 7 be positioned towards the road (to the south) to be consistent with the building setbacks on the south side of the road and Lots 1 and 2 on the north side. This would have the added advantage of maintaining privacy for Lot 201 (50) Pony Club Road.</p> <p>Councillors should note that the building exclusion area across part of Lots 1 and 2 is not for the purposes of privacy between adjoining properties, but rather</p>	<p>The submission is upheld in part. Modification requested to delineate building envelopes on Lots 3, 4, 5, 6 and 7 to give effect to Clause 6.1 of the special provisions for Special Residential Area 11, with such envelopes for Lots 5, 6, 7 being positioned to the southern half of the lot.</p>

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 286

SCHEDULE OF SUBMISSIONS

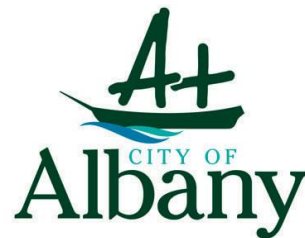
No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Council Recommendation
			<p>for the protection of remnant native vegetation. The development envelopes on Lots 8 and 9 are shown approximately 9 – 10m from the lot boundaries. They will therefore be set well back from 50 Pony Club Road.</p> <p>The right of way from the end of the main access road will be for vehicular access to Lots 7 and 8 only, with the exception of emergency vehicles. Otherwise, the right of way will only be for pedestrian use. When read in conjunction with the SGP for 'Special Residential' Area 11, it can be seen that this right of way will connect to the public road servicing the lots that will be created by subdivision of 50 Pony Club Road.</p> <p>The report prepared by GHD has identified the maximum extent of the Willyung Creek floodway. In addition, there is a notification on the SGP requiring developers to nominate a minimum finished floor level for lots that may be affected by</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 286

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Council Recommendation
			flooding. It is recommended that this is at least 0.5m above the maximum extent of the floodway.	



**CITY OF ALBANY
PLANNING AND ENVIRONMENT STRATEGY AND POLICY
COMMITTEE**

**MINUTES
AM809110/MAN235/MAN102**

Minutes for the meeting held at 1.00pm on Thursday, 20 August 2009
in the Margaret Coates Boardroom

DECLARATION OF OPENING

The regular Chairperson was an apology for the meeting. Cr Dufty was nominated and accepted as the Chairperson for the meeting.

The Chairperson declared the meeting open at 1.10pm.

1.0 ATTENDANCES

Attendances:

Councillors -

Mayor Evans (from 1.13pm)
D Dufty (Chairperson)
V Torr
J Bostock
G Kidman
R Fenn
G Bride

Executive Director Development Services
Executive Services Manager - Planning and
Councillor Liaison
Manager Health and Building Services
Senior Planner
Minute Taker

K Barnett
J Van Der Mescht
H Laurent

Observers:

Nil

2.0 APOLOGIES

Chairperson
Councillor
Councillor
Strategic Planner
Senior Planner

J Matla
K Stanton
D Price
A Nicoll
I Humphrey

3.0 DECLARATION OF INTEREST

Nil

4.0 GUESTS OF COMMITTEE

Nil

5.0 QUESTION / BRIEFING TIME

Environmental Health

Parliamentary Draftsmen are currently developing new Food Act and Health Act to replace 1911 legislation. Bills to be tabled late 2009.

Inspection regime currently being maintained with 85 percentile achieved.

The timetable for activities at the Roberts Road motocross track supplied and distributed to all landowners in locality.

Rangers

Appointment of Coordinator Rangers and Emergency Management team almost complete.

Operational issues associated with the introduction of the Cat Local Laws placed currently being worked through.

Mayor Evans entered the meeting at 1.13pm.

Review of outstanding fines with the Fines Enforcement System revealed:

98/99	5	\$722	1 offender owing \$1344 of pre 01/02 outstanding balance
00/01	6	\$1,008	
01/02	3	\$464	
03/04	1	\$40	
05/06	5	\$778	
06/07	8	\$1,256	
07/08	20	\$3,264	
08/09	50	\$8,202	1 offender owing \$1176
09/10	86	\$16,278	1 offender owing \$1698
		<u>\$32,013</u>	

Planning

Consultant appointed to prepare CBD masterplan report.

Meeting with Department of Planning Albany Regional office staff indicates that the Activity Centres Report, ALPS and LPS1 should all be capable of being on public display prior to end of the current calendar year.

Item 5.0 continued.

Ms Wignall has submitted an application to reduce the size of the Kalgan shed by 50% and received the prerequisite approvals within the period specified by Council. The approval has been conditioned to require the demolition of the excess building within 21 days.

Building

A steady stream of building applications continues to arrive for assessment by the building team.

From the 1st October 2009, a person is unable to sell or lease a residential property unless it has hard wired smoke detectors fitted. The implication of this decision on the building team remains unknown.

Emergency Management

Several meetings are approaching for emergency management personnel;

LEMC (9th September 2009), BFAC (12th October 2009) and BFMC (11th November 2009).

AWARE training has been scheduled for the 6th October 2009.

The CBFCO and the Acting Senior Ranger are attending the Annual Bushfire Summit, representing the City of Albany, in Perth on the 24th August.

The appointment of the Emergency Management Officer will be announced to brigades shortly.

Committee Discussion

Points raised were as follows, THAT:

- Consideration may need to be given to writing off the outstanding fines pre 2005 as recovery of these fines is unlikely.
- Consideration be given to Council Policy documents being reduced in length.
- A need to develop the City of Albany's Bio Diversity Policy.

6.0 CONFIRMATION OF MINUTES OF MEETING 23RD JULY 2009

MOVED: MAYOR EVANS

SECONDED: CR TORR

THAT the minutes of the Planning and Environment Strategy and Policy Committee Meeting held on 23rd July 2009, as previously distributed, subject to the vote on item 7.9 being adjusted to record one vote against, be CONFIRMED as a true and accurate record of proceedings.

Carried 5/0

7.0 ITEMS FOR DISCUSSION

7.1 TRADING IN PUBLIC PLACES POLICY

Item 7.1 Continued.

Proposal

To adopt the Trading in Public Places Policy

Previous Reference

OCM 15.07.08 – Item 11.6.2 (6.3)
OCM 16.09.08 – Item 11.6.1 (5)

Attachments

Draft Trading in Public Places Policy

Background

The Planning and Environment Strategy and Policy Committee considered a draft Trading in Public Places policy at its July 2009 meeting and resolved that the segment of the policy dealing with fixed location street traders should be revised to ensure that existing street traders were not disadvantaged.

An amended draft Trading in Public Places policy is attached for consideration.

Statutory Requirements

The City of Albany Activities in Thoroughfares and Public Places and Trading Local Law 2001 states inter alia:

“6.3 Traders permit

(1) *A person shall not carry on trading unless that person is –*

(a) The holder of a valid trader’s permit” and

“6.5 Relevant considerations in determining applications for a permit

(1) *In determining an application for a permit for the purposes of this Division, the local government is to have regard to:*

(a) any relevant policies of the local government;

(b) the desirability of the proposed activity;

(c) the location of the proposed activity;

(d) the principles set out in the Competition Principles Agreement; and

(e) such other matters as the local government may consider to be relevant in the circumstances of the case.

Comment/Discussion

This policy applies to all public land under the care and control of the City and all businesses and individuals seeking to use public land to operate a business or for financial gain.

While the City’s Activities in Thoroughfares and Public Places and Trading Local Law 2001 provides the mechanism to issue a permit to trade on public land, it does not provide the criteria necessary to assess applications.

Item 7.1 Continued.

This policy stipulates the operating requirements for the various categories of street trading and will provide guidance to Council officers when processing applications for street trading permits. The changes sought by the Committee are included in the last paragraph on page 4 and the first paragraph on page 5 of the amended policy.

Committee Discussion

- Councillors sought clarification on the origin and the need for the Policy.
- In response to the questions, staff advised that the Trading in Public Places Local Law is a model WALGA Local Law and there is limited capacity to reduce the size or content of the Local Law.
- Councillors acknowledged the response provided in the Policy to address the concerns raised at the previous meeting by vendors.
- It was noted that an appropriate fee will need to be set in the 2010/11 budget for those traders who are offered long term sites.

MOVED: MAYOR EVANS
SECONDED: CR KIDMAN

That Council ADOPTS the Trading in Public Places Policy.

Carried 4/1

7.2 DRAFT FENCING LOCAL LAW 2009

Proposal

To consider the making of the above Local Law

Previous Reference

Nil

Attachments

Draft - City of Albany Fencing Local Law 2009

Current - City of Albany Local Laws Relating to Fencing 2001

Background

Under the provisions of section 3.16 of the *Local Government Act 1995*, all local laws must be reviewed within an eight year period following their commencement to determine whether they should remain, be repealed or amended.

The City's current Local Laws Relating to Fencing 2001 (Local Law) were adopted at the ordinary meeting of Council held on 18 December 2001 and published in the Government Gazette on 15 January 2002.

The objectives of the Local Law are to:

- a) Prescribe minimum standards for fencing within the City;

Item 7.2 Continued.

- b) Ensure adequate standards for safety, structural efficiency and amenity in relation to fencing are maintained throughout the City; and
- c) Allow some fences to be erected without the approval.

Statutory Requirements

The adoption of local laws is dealt with under Division 2 of Part 3 of the *Local Government Act 1995*. The procedure for making local laws is set out in section 3.12 of the *Local Government Act 1995*.

"3.12 Procedure for Making Local Laws

- (1) *In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.*
- (2) *At a Council meeting the person presiding is to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner.*
- (3) *The local government is to -*
 - a) *give Statewide public notice stating that -*
 - i) *the local government proposes to make a local law the purpose and effect of which is summarised in the notice;*
 - ii) *a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and*
 - iii) *submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given.*
 - b) *as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister; and*
 - c) *provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.*
- (3a) *A notice under subsection (3) is also to be published and exhibited as if it were a local public notice.*
- (4) *After the last day for submission, the local government is to consider any submissions made and may make the local law* as proposed or make a local law* that is not significantly different from what was proposed.*
- (5) *After making the local law, the local government is to publish it in the Gazette and give a copy of it to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.*
- (6) *After the local law has been published in the Gazette the local government is to give local public notice -*
 - a) *stating the title of the local law;*
 - b) *summarising the purpose and effect of the local law (specifying the day on which it comes into operation); and*
 - c) *advising that copies of the local law may be inspected or obtained from the local government's office.*
- (7) *The Minister may give directions to local governments requiring them to provide to the Parliament copies of the local laws they have made*

Comment/Discussion

Minor changes have been made to the draft Local Law, such as:

- i) the inclusion of a reference to Special Residential lots;

Item 7.2 Continued.

- ii) the removal of the authority to issue “notices of breach” to owners of a dividing fence separating two privately-owned properties, which does not comply with the Local Law. The Joint Standing Committee on Delegated Legislation has ruled that the issuing of a “notice of breach” is outside the power of the *Local Government Act 1995* except where a privately-owned property is located adjacent to local government property; and
- iii) minor changes to the schedules specifying what constitutes a “sufficient fence”.

It is recommended that Council repeal the current Local Law and make the new local Law

Committee Discussion

- This Local Law will define what is *sufficient fence* for the purposes of the Dividing Fence Act 1961.
- The Local Law has effect, whether the fence is located on the property boundary or completely within a lot.
- Council has the jurisdiction to order repairs of fences where it adjoins Crown land.
- Repair of fences on private property are resolved between the property owners under the Dividing Fences Act 1961.

Purpose

The purpose of these local laws is to provide a sufficient fence for purposes of the *Dividing Fences Act 1961* and to state the materials to be used and safety measures to be taken for some types of fencing.

Effect

These local laws enlarge the compliance requirements of the *Local Government (Miscellaneous Provisions) Act 1960* in the erection and maintenance of fencing.

MOVED: CR BOSTOCK
SECONDED: MAYOR EVANS

That Council, in accordance with Section 3.12 of the Local Government Act 1995 (as amended) agrees to MAKE the City of Albany Fencing Local Law 2009.

Carried 5/0

7.3 DRAFT EXTRACTIVE INDUSTRIES LOCAL LAW 2009

Proposal

To make the City of Albany Extractive Industries Local Law 2009

Previous Reference

OCM 17.03.09 – Item 11.6.2 (3)

Attachments

Draft City of Albany Extractive Industries Local Law 2009

Item 7.3 Continued.

Background

At its 17 March 2009 meeting, Council commenced the process to make the Extractive industries Local Law 2009.

The procedure for making Local Laws requires Council to advertise state-wide, advising of its intention to make a Local Law, and seeking submissions within a six-week period. Council is to consider all submissions before making a Local Law, publish it in the Government Gazette and provide a copy of it to the Minister for Local Government. Local public notice of the adoption is then to occur.

Statutory Requirements

The adoption of local laws is dealt with under Division 2 of Part 3 of the *Local Government Act 1995*. The procedure for making local laws is set out in section 3.12 of the *Local Government Act 1995*.

"3.12 Procedure for Making Local Laws

- (1) *In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.*
- (2) *At a Council meeting the person presiding is to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner.*
- (3) *The local government is to -*
 - a) *give Statewide public notice stating that -*
 - i) *the local government proposes to make a local law the purpose and effect of which is summarised in the notice;*
 - ii) *a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and*
 - iii) *submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given.*
 - b) *as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister; and*
 - c) *provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.*

(3a) A notice under subsection (3) is also to be published and exhibited as if it were a local public notice.
- (4) *After the last day for submission, the local government is to consider any submissions made and may make the local law* as proposed or make a local law* that is not significantly different from what was proposed.*
- (5) *After making the local law, the local government is to publish it in the Gazette and give a copy of it to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.*
- (6) *After the local law has been published in the Gazette the local government is to give local public notice -*
 - a) *stating the title of the local law;*
 - b) *summarising the purpose and effect of the local law (specifying the day on which it comes into operation); and*
 - c) *advising that copies of the local law may be inspected or obtained from the local government's office.*

Item 7.3 Continued.

- (7) *The Minister may give directions to local governments requiring them to provide to the Parliament copies of the local laws they have made*

Comment/Discussion

Council advertised, both locally and state-wide, for public comment on the draft Extractive Industries Local Law 2009. The submission period for public comment closed 12 June 2009. No public comments were received.

The Department of Local Government and Regional Development sought an extension of the submission period until mid-July 2009 for it to provide comment. The Departments comments were received 16 July 2009 and have been incorporated into the draft local law:

Department Comment	Action Taken
Clause 1.2 – the year “2009”, quotation marks and <i>italics</i> font (indicating the name of the 2000 local law are to be dispensed with as there is no Citation clause citing an actual title.	Clause 1.2 amended.
Clause 1.4 - please note that “limestone” is mentioned in clause 7.4(b)(ii). Therefore it is suggested that “limestone” be included in the second definition in the Interpretation clause – below is the commonly used definition wording in some local governments’ extractive industries local law that you may follow: “ carry on an extractive industry ” means quarrying and excavating for stone, gravel, sand, clay, limestone, loam and other material;	Clause 1.4 definition amended.
Clause 2.2 - the phrase “clause 2.3(1)(a)(vi) and (vii) should read “clause 2.3(1)(a)(vii) and (viii).	Clause 2.2 amended.
Clause 2.3 – it is strongly recommended that the words “7500m ² ” and “7500m ³ ” in subclause (3) be spelt out to read 97500 square metres” and 7500 cubic metres” to avoid unintended typographical errors.	Clause 2.3 amended.
Clause 4.1 – in subclause (4) of the proposed local law, the word “refuse” in phrase “to refuse any part of the fees” should be replaced by the word “refund”, consistent with the WALGA model local law.	Clause 4.1 amended.
Clause 7.1 – in subclause (2), the phrase “within 14 days following the issues of the license’ should be worded “within 14 days following the issue of the policy’ to be consistent with the approved provision in the WALGA model local law.	Clause 7.1 amended.
Minor changes to (i) the numbering of clauses in the Schedule and (ii) to ensure consistent formatting.	Suggestions incorporated into the local law.

Item 7.3 Continued.

As the amended draft local law could not be considered “significantly different” than the proposed local law that was advertised for public comment, Council can continue with the process of adopting the local law.

Committee Discussion

- Clarification was sought on the application of the Local Law to:
 - farmers moving soil within their own property
 - extraction carried out by the City and government agencies.
- Where Government Agencies are involved in extracting soil from Crown land, Local Law has no control over these extractions.
- The City is responsible for the rehabilitation of the land where it extracts materials and holds a bond where private a contractor is involved.

Purpose

The purpose of this Local Law is to establish the requirements and conditions with which extractive industry proposals within the district comply.

Effect

The effect of this Local Law is to provide for the regulation, control and management of extractive industry proposals.

MOVED: MAYOR EVANS

SECONDED: CR DUFTY

RECOMMENDATION

That Council, in accordance with Section 3.12 of the Local Government Act 1995 (as amended) agrees to MAKE the City of Albany Extractive Industries Local Law 2009.

Carried 5/0

7.4 PROPOSED TOWN PLANNING SCHEME POLICY - MODIFIED SUBDIVISION GUIDE PLAN - SPECIAL RESIDENTIAL AREA NO. 18 - RIVERVALE CHASE (NORWOOD ROAD) LOWER KING

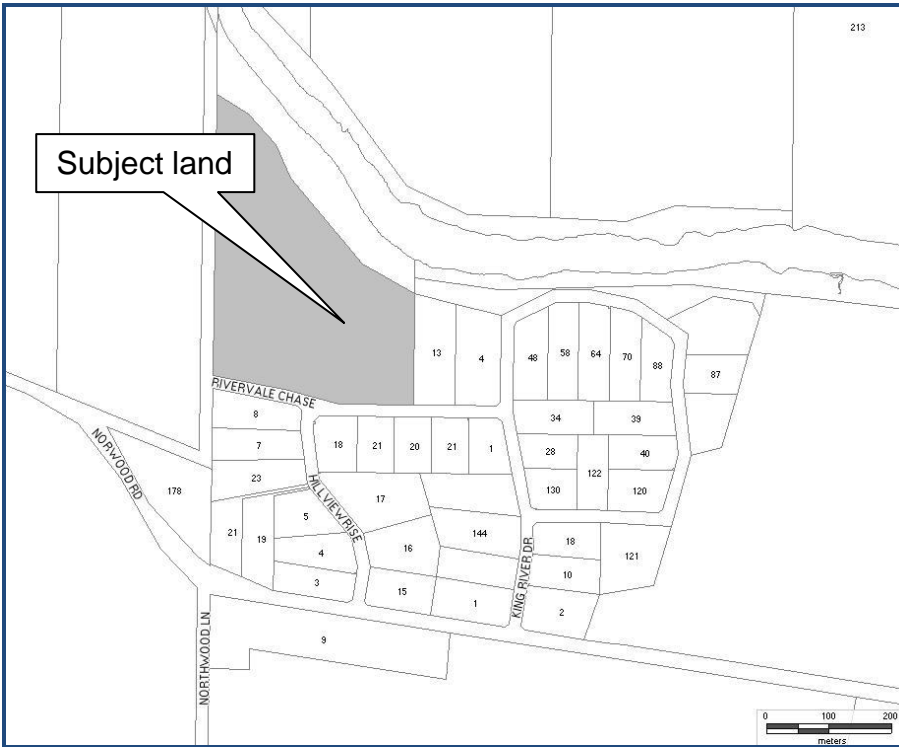
Proposal: To modify the existing Subdivision Guide Plan

Attachments: Draft Town Planning Scheme Policy
Subdivision Guide Plan
Modified Subdivision Guide Plan

Purpose: To adopt the draft Town Planning Scheme Policy to allow further subdivision of part of Special Residential Area No. 18 at Lot 9003 Rivervale Chase, Lower King.

Item 7.4 Continued.

Locality:



Background

Planning consultants acting on behalf of the landowner have requested that Council adopt a modified Subdivision Guide Plan (SGP) for the lots illustrated above.

Statutory Requirements

The land is contained within the Special Residential Area No. 18 under Town Planning Scheme No. 3. Special Provision 1.2 of the zone controls allows Council to consider modifications to the SGP as follows:

Item 7.4 continued.

“The Council will not recommend lot sizes less than 5,000m². Subdivision shall generally be in accord with the lot sizes and layout shown on the Subdivision Guide Plan. Any significant variation to the Subdivision Guide Plan will need to be justified in terms of land capability, visual impact, retention of views, vegetation retention, emergency access/egress and setbacks from King River and creeks. Consultation with and general support of surrounding landowners will be a prerequisite to consideration of any variation to the Subdivision Guide Plan.”

Comment/Discussion

The subject lots are located within an area identified for ‘Future Residential’ development within the draft Albany Local Planning Strategy (ALPS) and form the boundary to the rural residential uses along this stretch of the King River.

The consultants advise that the proposed modified SGP represents an improvement to the original SGP by providing for:

Item 7.4 Continued.

- an increased lot yield (up from 4 to 11 lots),
- increasing the POS by 3.2 hectares, and
- construction of a wetland feature within the low-lying POS area.

The City has previously dealt with this type of modification by the preparation of a Town Planning Scheme Policy (TPSP) under clause 6.9 of Town Planning Scheme 3. This part of the Scheme allows Council to adopt TPSP's to assist in the control of development (including subdivision) and Council may use this mechanism to adopt the modified SGP. The consultants have accepted this approach and provided a draft of the TPSP.

Staff consider there to be an environmental and community benefit for the section of the site that has been identified as very low-lying to be ceded as public open space and developed as a wetland feature, reflecting its status as part of the King River estuarine environment.

The land capability assessment prepared as part of the original scheme amendment process, plus the environmental assessment completed by the City in 2004, highlight the constraints on the property. Drainage and soil absorption capabilities are particularly limited due to the elevated water table levels and water pooling on the surface during rain events in the winter season. These lots will require filling in order to elevate the house sites and effluent disposal systems to a level where vertical separation from the water table can be achieved. Staff would also recommend that there is a requirement for all future housing to use alternative treatment units (ATU's) on all lots, to assist in reducing the potential for household nutrients to be exported from the site.

Following advertising of the modified SGP, the comments below were received:

Department of Water:

"The DoW is prepared to accept as a condition of subdivision, the preparation of an Urban Water Management Plan in accordance with water sensitive urban design principles, demonstrating infiltration at a point of source and including road drainage.

Additional information has been provided to the DoW on the land capability of the site. The provision of winter testing information for the new lot layout is satisfactory to the DoW. However, it is the DoW's preference that ATU's be required on all lots to manage household effluent disposal.

Item 7.4 continued.

The DoW is prepared to accept as a condition of subdivision, the existing Foreshore Management Plan (February 2003) be reviewed to take into account additional POS and foreshore areas and any additional issues with Stage three".

Department of Planning and Infrastructure:

"DPI staff have noted extremely wet conditions in this area on previous winter site visits and do not consider that land capability analysis undertaken for Amendment 191 is adequate to support the increased lot yield proposed by the modified subdivision guide plan. Any further subdivision of the larger lots shown on the original subdivision guide plan must therefore be based on late winter site testing that demonstrates the requirements set out in Appendix 1 of the draft Country Sewer Policy can be met, in particular:

- *Irrespective of the type of on-site wastewater disposal system proposed, there should be at least 0.5m separation between the natural ground surface and the highest known groundwater level. Correctly engineered drainage solutions may be used to increase the*

Item 7.4 Continued.

- *clearance between the natural surface and the highest known groundwater level, subject to such drainage works being environmentally acceptable.*

Should it be demonstrated that these requirements can be met, the proposed plan should be modified to provide a pedestrian link from Rivervale Chase, in the vicinity of Lots 47 and 48, to enable access from other areas of the development to the proposed wetland”.

Due to the concerns raised by DPI, in respect of the ability to provide on-site effluent disposal, and the general site conditions, Council’s Principal Environmental Health Officer undertook a site inspection to investigate the ground conditions. It was found that the groundwater level is sufficiently low to provide vertical separation from effluent disposal systems and that the site only appears wet due to runoff from an adjoining lot (which can be addressed through simple drainage measures), and water pooling on the surface. Given these findings and the DoW’s satisfaction with the winter testing information, no further soil testing will be required.

In view of the other comments received from DoW and DPI, the modified SGP was amended further to incorporate the following changes:

- all lot boundaries repositioned along the 3m contour to more adequately define and contain the wetland area;
- all building envelopes repositioned at or above the 4m contour;
- a minimum 50m setback provided from the wetland boundary (3m contour);
- revegetation of all nominated areas from the original SGP for visual amenity reasons; and
- incorporation of an 8m pedestrian access way between Lots 47 and 48, from Rivervale Chase to the POS wetland area.

In addition to the modifications to the SGP, notifications on titles will be a required at the time of subdivision to ensure the use of ATU’s for on-site effluent disposal in accordance with City and Department of Health requirements.

In conclusion, Council has the following options:

1. Adopt the draft TPSP as is (in part or whole); or
2. Require further modifications to the draft TPSP; or
3. Refuse the proposal and advise the applicant accordingly.

Item 7.4 continued.

Committee Discussion

- It is recognised that though this is currently poorly drained, it will be able to sustain this development.
- The drainage issues will be resolved within the proposed development concept.
- This Policy was written to avoid having to adjust the Guide Plan within the scheme. WAPC advised that it would be acceptable for Local Council to provide a Policy in place of an alternate Guide Plan.

Item 7.4 Continued.

MOVED: CR KIDMAN
SECONDED: MAYOR EVANS

THAT Council resolve to FINAL ADOPT the Town Planning Scheme Policy titled ‘Amended Subdivision Guide Plan Lots 87 and 520 Norwood Road, Lower King’ in accordance with Clause 6.9 of Town Planning Scheme No. 3, subject to the following modification to the policy text and a notification on the Subdivision Guide Plan:

- 1. “At the time of subdivision the City of Albany will require a notification on the titles of Lots 46-56 requiring the use of Alternative Treatment Units (ATU’s) for effluent disposal”.**

Carried 4/1

7.5 SCHEME AMENDMENT REQUEST – LOTS 36-38, 41-45 AND 47-52 FEDERAL STREET AND LOTS 39, 40 AND 46 GLADVILLE ROAD, MCKAIL

Proposal

To consider a SAR proposal to rezone Lots fronting Federal Street and Lots 39, 40 and 46 Gladville Road, McKail from ‘Rural’ to ‘Special Residential’

Attachments

Refer to OCM 21/07/09 – Item 13.2.1 and bulletin attachments
Correspondence from Harley Survey Group

Purpose

To seek clarification of Council’s position on rezoning the subject lots from ‘Rural’ to either ‘Special Rural’ or ‘Residential Development’

Item 7.5 Continued.

Locality



Background

Council has received a Scheme Amendment Request (SAR) 141 to assess the potential to rezone Lots 36-38, 41-45 and 47-52 Federal Street and Lots 39, 40 and 46 Gladville Road, McKail from 'Rural' to 'Special Residential' within Town Planning Scheme (TPS) No.3.

Council has previously considered this item at its July 2009 meeting and resolved to lay the item on the table.

The Councillor's reason for this motion can be summarised as follows:

- The landowners of the subject lots want a 'Special Residential' Zoning rather than 'Residential Development'. It is their lifestyle choice and they wish to keep living on their properties for many years to come.
- Landowners should be allowed to have a say in what size of lot best suits their needs and to flow on from the existing 'Rural' Zoning to 'Special Residential' would be proper and orderly planning. There are a number of reasons for this, as stated by Mr Pursey in his letter.

Item 7.5 Continued.

- Firstly, it would serve to fill a market with the City of Albany by providing larger residential lots as opposed to the standard 600m² urban lot. Secondly, it is on the edge of the urban area, as identified in the Local Planning Strategy, and it would effectively provide a graduation of lot sizes towards the land to the north, which is identified for Rural Residential in the long term. In addition, if the City is going to concentrate on creating a built form comprising uniform 600m² lots, then it will miss out on a logical opportunity to provide lot size choice in a segment of the market that is largely missed.
- The lots are virtually being used as 'Special Residential' lots already, as Mr Pursey states. Therefore, a re-zoning from 'Rural' to 'Special Rural' will confirm this existing land use and allow for additional controls to be applied to the area. It should be stressed that the development of these lots would be difficult due to their shape and would likely result in battle axe lots, which would not be proper and orderly planning. It must also be pointed out that the Albany Local Planning Strategy (ALPS) recognises the area as Existing Residential and that similar lots immediately to the west were re-zoned to 'Special Residential' on 9th September 2008, using very similar reasoning to that given here.
- An additional benefit to re-zoning to 'Special Residential' would be that it would create an effective buffer to the speedway and the Western Power sub-station, which is significant, because as we saw with two Scheme Amendments that were presented to Council last month, there were concerns about noise nuisance. This matter is a natural extension of these re-zonings and should be considered in conjunction with them.

Statutory Requirements

A SAR is not a statutory process under the Planning and Development Act 2005. The purpose of the SAR process is to give an applicant feedback as to whether an amendment is likely to be supported or not, and the issues to be addressed in the Scheme Amendment documents.

Comment/Discussion

The proposal seeks to re-zone the subject lots from 'Rural' to 'Special Residential'.

The land has been developed with single houses and associated outbuildings on large lots of at least 4000m². This development has preserved the open character of the area, with the lots being too small to support agricultural activities, such as stock grazing. However, their relatively large size can make maintenance difficult for landowners.

The subject lots have access to Gladville Road and Federal Street, which are both constructed to outer residential standards with bitumen sealed roads (not kerbed) and table drainage. Utilities are available, with the exception of reticulated sewer. The proposed re-zoning would facilitate the creation of lots large enough to accommodate on-site effluent disposal, with sewer provision likely in the longer term, as urban development extends onto land to the west of the subject lots.

The land to the west and south of the subject lots forms Special Rural Zone No. 1D, which remains undeveloped and is used for rural purposes, including grazing and hay production. Special Residential Zone No. 9, a rural residential area with a minimum block size of 4000m², lies primarily to the east of the subject lots, although it also extends a short distance along their northern edge. (See plan on page 11 of the proponent's report). The remainder of the land to the north of the subject lots is composed of a 'Public Purposes' Reserve covering the Federal Street electricity sub-station and the 'Private Clubs and Institutions' Zone covering the Atwell Park Speedway, which abuts the three northernmost lots.

Item 7.5 Continued.

The subject lots have been identified as an Existing Urban area in the draft Albany Local Planning Strategy (ALPS). Although the land is currently zoned 'Rural', the lots have been subdivided to 4000m² blocks and rural land uses have been discontinued. The SAR proposal can therefore be considered inconsistent with the strategic land use outcomes of the Lower Great Southern Strategy (LGSS) and the draft ALPS in that it does not seek to promote the "highest and best use" of the land.

Staff have therefore concluded that it would be more appropriate to zone the land to the 'Residential Development' Zone, with a requirement for a Structure Plan to be prepared to guide future subdivision and development. This would result in a more appropriate use of the land, in keeping with its 'Existing Urban' designation within the draft ALPS, and would ensure that any future development is integrated with the development of Lot 124 Gladville Road and Lot 507 Lancaster Road, which are currently undergoing a re-zoning to the 'Residential Development' Zone.

DPI is also unsupportive of re-zoning the site to 'Special Residential'. They have acknowledged that the subject land is in proximity to Albany Speedway and existing 'Special Residential' development lies to the east of the subject land. However:

- (a) The subject land is identified in the ALPS for urban residential development. A 'Special Residential' zoning is contrary to this strategic guidance and would have capacity to prevent fully serviced urban residential development on the land as envisaged by ALPS; and
- (b) Amendments dealing with adjacent land immediately west and south of the subject land have recently been adopted by the Council for rezoning from 'Special Rural' to 'Residential Development' (Amendments 267 and 277 to TPS3). Land to the south-east has also recently been rezoned to 'Residential Development'. This zoning would provide for structure planning and ultimately fully serviced urban residential development in accordance with the ALPS. Extension of utility services including reticulated sewer is therefore envisaged for this area. Use of such services to allow for urban residential development to occur on the subject land (as opposed to unserviced 'Special Residential' lots) is appropriate and consistent with orderly and proper planning for the locality.

DPI therefore considers that a 'Residential Development' zoning is more appropriate for the subject land, consistent with ALPS and other recent re-zoning in the immediate locality, subject to noise impacts from the nearby Speedway being suitably managed.

The proponent submitted a letter prior to the Ordinary Council Meeting on 21 July 2009 outlining the reasoning for seeking a re-zoning to 'Special Residential', as opposed to 'Residential Development'. These are summarised as below with responses in bold type.

"Firstly, and most importantly – the landowners of these properties virtually unanimously indicated that they love their current lifestyle and simply want the potential to subdivide from one lot into two".

Item 7.5 Continued.

This can be catered for in the shorter-term through the application of a lower density coding and/or the application of building envelopes to ensure that structures are positioned in a way that allows further subdivision at a future date. This can be done through the Structure Planning Process that would be facilitated by zoning to 'Residential Development'. As the development of land to the west occurs and property ownership changes, landowner expectations also change. It is not improbable that a future landowner(s) may wish to pursue a group housing development on his/her lot to maximise development potential.

"ALPS recognises this area as 'Existing Residential'; the same as the lots recently re-zoned to 'Special Residential' on the 9 September 2008 immediately to the west using very similar reasoning to that which we are applying in this instance".

Item 7.5 continued.

The 'Special Residential' lots immediately to the west have not been developed for this purpose and are currently undergoing re-zoning to 'Residential Development' in order to facilitate the preparation of a Structure Plan to ensure that the lots are developed in a cohesive fashion.

"That the existing development on these lots and their long thin shape make it very difficult to design a fully co-ordinated 600m² lot residential area and that one obvious response to this is to simply allow for subdivision into two".

The creation of a Structure Plan for the area can incorporate the provision of new roads infrastructure to accommodate further subdivision. Land through the centre of each lot could be ceded to the City as a road reserve should further subdivision of the lots, say from two to four (following initial subdivision) be sought.

"That the site is close to the speedway and that it would make a reasonable buffer between the speedway and the future residential lots to the south and west of this site".

As demonstrated by the ongoing re-zoning of the 'Special Residential' land to the west, measures can be taken to mitigate noise impact from the speedway. Regardless of this, re-zoning to 'Residential Development' does not necessarily have to lead to subdivision to typical 500m² (R20) lots.

"As most of the lots have frontage to both Federal Street and Gladville Road but only address one of these streets it is an opportunity to round off the streetscape in this area".

This could be achieved through subdivision of the lots into two, but does not have to preclude the possibility of further subdivision, which could be created by the provision of a road or laneway through the centre of the blocks.

"It would serve to fill a market within the City of Albany by providing larger residential lots as opposed to the standard 600m² suburban lot".

Item 7.5 Continued.

The ALPS has identified a current oversupply of 'Special Rural' and 'Special Residential' zoned land, together with a significant difference between the number of lots granted preliminary approval and those granted final approval.

"The lots already virtually being used as 'Special Residential' lots; a re-zoning would from 'Rural' to Special Residential' will confirm the existing land use and allow for additional controls to be applied to the area".

While this may be true to some extent, simply re-zoning the land from 'Rural' to 'Special Residential' would be inconsistent with both the aims of the LGSS and the ALPS, as it would not be the "highest and best use of the land".

Item 7.5 continued.

"The current lot sizes are proving to be difficult to manage for some landowners. Subdivision to 4000m² or about an acre will allow the area to be tidied up into more manageable parcels".

The ability of landowners to manage their properties is not a valid consideration in assessing the appropriateness of a subdivision.

"The subject site is at the edge of the urban area identified in the Local Planning Strategy and will effectively provide a graduation of lot sizes to the land to the north which is identified for Rural Residential in the long-term".

Again, re-zoning to 'Residential Development' does not necessarily have to equate with subdivision to 500m² R20 lots. The Structure Planning process provides the opportunity to introduce a variety of R-code densities in a way that best responds to the availability of infrastructure and adjoining land uses.

"When deep sewer eventually arrives with the full residential development to the west and south, these lots can be connected. This will not necessarily mean that they will intensify down into smaller lots".

Subdivision into a greater number of lots would make connection to sewer more viable, due to the increase in demand and the potential for financial contribution.

"Requiring a re-zoning to 'Residential Development' implies that the area should be subdivided into 600m² lots at sometime in the future. The area is just as suitable as a larger lot, lifestyle area and buffer to the speedway and the rural residential area to the north as it is for full residential. This is what the landowners want".

It should not be assumed that zoning to 'Residential Development' is done with an ultimate goal of subdividing to 500m² R20 lots. It is simply a mechanism to facilitate the preparation of a Structure Plan to ensure proper, orderly development of an area and make best use of the available land.

Item 7.5 Continued.

The letter continues by making a case that Structure Planning is superfluous when the landowners only wish to subdivide their properties into two. However, it does not recognise that the Structure Planning process can be used to build-in added value to a development proposal by allowing for future subdivision potential, even if it is not required or even wanted by the present landowners.

The benefits of re-zoning to 'Residential Development' would potentially not be realised for some considerable time. However, they would be more in keeping with strategic planning goals and would avoid prejudicing future development potential.

Item 7.5 continued.

In conclusion, it is recommended that Council support the submission of a formal scheme amendment to rezone the land to 'Residential Development'.

Committee Discussion

- The debate centred on how this land will be used in the future and how much subdivisional control Council wishes to have over the land.
- Special Residential: the land will not be sewered and will remain as large lots.
- Residential Development: Opens up the opportunity for Council to have greater control over any proposed changes to the future development of the land.
- Discussion followed on the relationship of this land to future Residential and Special Residential areas, subdivision and development options and the significance of structure planning of the small geographic area involved.

ITEM 7.5 – OFFICER RECOMMENDATION:

THAT Council ADVISE the proponent that it is prepared to entertain the submission of a formal scheme amendment to rezone Lots 36-38, 41-45 and 47-52 Federal Street and Lots 39, 40 and 46 Gladville Road, McKail from the 'Rural' Zone to the 'Residential Development' zone subject to the following matters being addressed:

- a) A detailed land capability report being prepared;
- b) The capacity of the land to be connected to reticulated sewer to be resolved;
- c) The preparation of a Local Water Management Strategy in accordance with "Better Urban Water Management" guidelines;
- d) A traffic management assessment being prepared; and
- e) A comprehensive opportunities and constraints map being incorporated.

Item 7.5 Continued.

ITEM 7.5 - ALTERNATE MOTION BY CR BOSTOCK:

MOVED: CR BOSTOCK
SECONDED: CR TORR

ALTERNATIVE MOTION

THAT Council ADVISE the proponent that it is prepared to entertain the submission of a formal scheme amendment to rezone Lots 36-38, 41-45 and 47-52 Federal Street and Lots 39, 40 and 46 Gladville Road, McKail from the 'Rural' Zone to the 'Special Residential' zone subject to the following matters being addressed:

- a) A detailed land capability report being prepared;**
- b) The capacity of the land to be connected to reticulated sewer to be resolved;**
- c) The preparation of a Local Water Management Strategy in accordance with "Better Urban Water Management" guidelines;**
- d) A traffic management assessment being prepared; and**
- e) A comprehensive opportunities and constraints map being incorporated.**

Carried 3/2

7.6 CITY OF ALBANY RETAIL STRATEGY

Proposal

To receive the "City of Albany Activity Centres Planning Strategy" report.

Previous Reference

OCM 17/10/06 Item 11.3.1
OCM 16/01/07 Item 11.3.2

Background

The capacity of the City to rezone additional land for retail developments is governed by "*The Albany Commercial Strategy (2000)*", one of several policies adopted by the Western Australian Planning Commission (WAPC) and forming part of the State Planning Policy framework. Both Council and the Commission must have regard to that framework when approving developments and seeking to rezone land.

In 2005, staff forwarded a modified version of the draft Albany "*Retail Development Strategy*" (RDS) to the WAPC and requested the Commission's approval to advertise that draft for public comment. Officers within the Department for Planning and Infrastructure (DPI) raised concerns over the draft strategy and several meetings ensued. The WAPC then advised Council that it was only prepared to allow the draft Strategy to be advertised if major alterations were made to the draft.

The report submitted to Council in October 2006 outlined the officer's comments on the modifications sought to the draft strategy. The two main sticking points were the Catalina Neighbourhood Centre site and the impact that the updated demographics will have on the report's

Item 7.6 Continued.

findings. Meetings were held with the then owners of the Catalina site and quotations were sought on redrafting the report to incorporate later census data. The efflux of time between the Item 7.6 Continued.

commencement of the project and the production of the draft report allowed the DPI to gather additional data on Albany's retail environment and the WAPC required that the retail modelling be updated to incorporate the more recent data.

In January 2007 it was resolved:

“THAT Council agrees to carry out the modifications requested by the Western Australian Planning Commission on the draft Retail Development Strategy and to improve the accuracy of the final draft, the completion of that work be delayed sufficiently to allow for accurate demographic information to be supplied and for advice on the commencement of major resource projects to be obtained”.

Council acknowledged that the Australian Bureau of Statistics was in the process of releasing the 2006 Census data on regional population in making its decision. Council also foreshadowed that it would be providing a budget allocation in the 2007/08 budget to undertake a detailed demographic analysis of the City. Funding for that work was delayed and the final demographic report was not received until the last half of 2008. The consultant was then re-engaged to complete the retail strategy (now called the “*City of Albany Activity Centres Planning Strategy*”) in accordance with the earlier decision.

A copy of the final document is attached and it has been forwarded to the Department of Planning for approval. Some minor modifications have been suggested to the supplied draft to reinforce the capacity to develop “residential” in the area shown as Town Centre Mixed Business.
Item 7.6 continued.

Comment / Discussion

The WAPC advised the City of Albany that it would not grant approval to the Albany Local Planning Strategy until it had completed the review of the *Albany Commercial Strategy (2000)* and incorporated the strategy findings into the ALPS. The outcomes of those two processes would then allow final determination to be made on the suitability of the proposed zones and development control provisions included into the Local Planning Scheme 1 (currently initiated by Council but awaiting approval of the WAPC and EPA to advertise).

Unlike previous Retail Strategies, which are recognised under the state planning framework, it is the intention of the Commission that this strategy be used as a reference document and that its strategic framework be recognised within the ALPS. These arrangements reduce the potential timelines needed to give the strategic actions an implementation framework.

The attention of Council is drawn to some minor changes made to the strategy to recognise the efflux of time. More particularly, the strategy no longer examines the potential impacts of development on the former Barnesby Ford site or providing additional floor space into the Centro site. It does address the potential impacts of developing “other commercial” activity upon the Seventh Day Adventist Church site and on the site of the new MRD offices.

Committee Discussion

Nil

Item 7.6 Continued.

MOVED: MAYOR EVANS
SECONDED: CR BOSTOCK

THAT Council RECEIVE the final draft of the City of Albany Activities Centres Planning Strategy

Carried 5/0

7.7 CAT LOCAL LAWS 2009

Background

The City of Albany introduced Cat Local Laws in 2009 and gazetted those Local Laws. An education program has been undertaken and expenses incurred in setting up computer programs and administrative practices to accommodate the registration of cats from December 2009.

The Executive Services Manager – Planning and Councillor Liaison will brief Councillors on the current position with the implementation of those Local laws.

Committee Discussion

- The Joint Committee expressed concern over the requirement for compulsory sterilisation of cats. It asked was there is justification for this legislation?
- A submission has been provided to the Joint Committee and Council is awaiting a response.
- The information contained in the cat pamphlets reflects information used by six other Local Councils.
- A computer programme has been developed to facilitate Registration of cats.
- There will be a need to provide guide lines to assess permit arrangements, accommodating variations to cat sterilisation requirements. e.g. At present owners of Cateries are exempt from cat sterilisation.
- Variations to this Local Law will continue to be refined and put to Council for Consideration.

ITEM 7.7 – OFFICER RECOMMENDATION

MOVED: MAYOR EVANS
SECONDED: CR KIDMAN

THAT the information regarding the Cat Local Law 2009 be noted

Carried 5/0

8.0 MATTERS FOR CONSIDERATION AT NEXT COMMITTEE MEETING (17th SEPTEMBER 2009).

Nil

9.0 NOTICE OF NEXT MEETING

Next meeting of the Planning and Environment Strategy and Policy Committee is to be held at 1.00pm on Thursday the 17th September 2009 in the Margaret Coates Boardroom.
Item 9.0 Continued.

The EDDS advised that he will be on annual leave.

10.0 CLOSURE OF MEETING

The meeting closed at 3.15pm

CORPORATE & COMMUNITY SERVICES

Agenda Item Attachments

EFT	Date	Name	Description	Amount
EFT54143	04/08/2009	SALLY MALONE	URBAN DESIGN PROFESSIONAL WORKSHOP	45.00
EFT54144	06/08/2009	ANITECH	ROLLS OF PLOTTER PAPER TO FIT HP DESIGN JET 450C PLOTTER	122.11
EFT54145	06/08/2009	A CLASS DISPLAYS	ALUMINIUM WALL BAR	125.20
EFT54146	06/08/2009	AD CONTRACTORS PTY LTD	Cubic metres WIN, CRUSH AND STOCKPILE GRAVEL TO -50mm	43,995.00
EFT54147	06/08/2009	AEC SYSTEMS PTY LTD	CIVIL 3D INTRODUCTION, KENNA SUTHERLAND	1,067.00
EFT54148	06/08/2009	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	613.64
EFT54149	06/08/2009	ALBANY INDUSTRIAL SERVICES PTY LTD	Hours Hire of Semi Tipper	2,455.20
EFT54150	06/08/2009	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	2,200.00
EFT54151	06/08/2009	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	1,032.19
EFT54152	06/08/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	249.00
EFT54153	06/08/2009	ALBANY COMMUNITY HOSPICE	Payroll deductions	75.00
EFT54155	06/08/2009	ALBANY MITRE 10	GARDEN SUPPLIES	130.38
EFT54156	06/08/2009	WA GAS NETWORKS PTY LTD	DAMAGES TO WA GAS NETWORK PIPES AT STIRLING TERRACE 16/7/2009	223.75
EFT54157	06/08/2009	ALLPACK SIGNS PTY LTD	D4-5A 1800mm x450mm obstruction marker	1,371.70
EFT54158	06/08/2009	AMP SUPERANNUATION LIMITED	Superannuation contributions	639.22
EFT54159	06/08/2009	ARISTOCRAT SYNTHETIC LAWNS	HEAVY TURF & SOFTFALL MATERIAL INCLUDING INSTALLATION	9,435.10
EFT54160	06/08/2009	ARTS ON TOUR NSW	THURSDAY'S CHILD MARKETING MATERIAL	95.68
EFT54161	06/08/2009	ART ALMANAC	HALF PAGE MONO	203.50
EFT54162	06/08/2009	AUSTRALIAN TAXATION OFFICE	Payroll deductions	292,611.47
EFT54163	06/08/2009	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Superannuation contributions	283.39
EFT54164	06/08/2009	SKANDIA GLOBAL SUPER SOLUTION	Payroll deductions	384.61
EFT54165	06/08/2009	AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation contributions	139.29
EFT54166	06/08/2009	AXA GENERATIONS PERSONAL SUPERANNUATION PLAN	Superannuation contributions	302.78
EFT54167	06/08/2009	MS AND L BALATTI	Accommodation for Bob Moore	1,387.57
EFT54169	06/08/2009	BANKWEST	Payroll deductions	1,104.82
EFT54170	06/08/2009	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	134.70
EFT54171	06/08/2009	BENNETTS BATTERIES	200L Drums of Rubia TIR 15w/40 engine oil.	998.80
EFT54172	06/08/2009	BERTOLA HIRE SERVICES ALBANY PTY LTD	EQUIPMENT HIRE	377.96
EFT54173	06/08/2009	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	3,625.78
EFT54174	06/08/2009	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	151.28
EFT54175	06/08/2009	BOOLAH ART AND CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	15.65
EFT54176	06/08/2009	BUILDING AND CONSTRUCTION IND TRAINING FUND	BCIFT LEVEY FOR JULY 2009	29,717.29
EFT54177	06/08/2009	BUILDERS REGISTRATION BOARD	BRB LEVEY FOR THE MONTH OF JULY 2009	3,378.00

EFT54178	06/08/2009	BUNNINGS BUILDING SUPPLIES PTY LTD	GATE/FENCE HINGING AS REQUIRED	-	195.16
EFT54180	06/08/2009	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-	140.00
EFT54181	06/08/2009	CBUS	Superannuation contributions	-	330.44
EFT54182	06/08/2009	CHADSON ENGINEERING PTY LTD	TABLETS PHOTO CHLORINE, TEST TUBE ROUND, TABLETS PHOTO RED	-	147.96
EFT54183	06/08/2009	CITY OF GERALDTON-GREENOUGH	SHARE IN GWN ADVERTISEMENT CAMPAIGN - NEEDLE AND THE DAMAGE DONE	-	650.00
EFT54184	06/08/2009	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-	518.94
EFT54185	06/08/2009	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-	2,660.14
EFT54186	06/08/2009	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-	242.26
EFT54187	06/08/2009	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	-	376.20
EFT54188	06/08/2009	COLONIAL FIRST STATE ROLLOVER & SUPER FUND	Superannuation contributions	-	133.53
EFT54189	06/08/2009	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	-	577.30
EFT54190	06/08/2009	COMMTECH WIRELESS	RENTAL SYSTEM IN ADVANCE 14/07/09 TO 14/10/09	-	297.00
EFT54191	06/08/2009	CONPLANT PTY LTD	SEGMENT FAN BLADE & BELT PLANT EQUIPMENT	-	296.14
EFT54192	06/08/2009	COUNTRYWIDE PUBLICATIONS	ADVERTISING ALBANY VISIOTRS CENTRE	-	700.00
EFT54193	06/08/2009	COVENTRYS	VEHICLE PARTS	-	712.84
EFT54194	06/08/2009	DOWNER EDI WORKS PTY LTD	TONNES COLDMIX	-	948.12
EFT54195	06/08/2009	CEMEX AUSTRALIA PTY LTD	TONNES METAL DUST DELIVERED TO MERCER ROAD DEPOT	-	999.63
EFT54196	06/08/2009	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-	73.02
EFT54197	06/08/2009	CYNERGIC COMMUNICATIONS	MANAGED SERVER	-	493.90
EFT54198	06/08/2009	D & K ENGINEERING	Repair accident damage to Mower trailer	-	426.00
EFT54199	06/08/2009	RONDO BUILDING SERVICES PTY LTD	EDSF1300S0DR METAL GUIDE POSTS (500)	-	13,310.00
EFT54200	06/08/2009	DOG ROCK MOTEL	ACCOMMODATION FOR DAVID CADDY & CRAIG SLARKE	-	423.10
EFT54201	06/08/2009	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-	11.22
EFT54202	06/08/2009	EASIFLEET MANAGEMENT	Payroll deductions	-	481.73
EFT54203	06/08/2009	EASIFLEET MANAGEMENT	Payroll deductions	-	693.01
EFT54204	06/08/2009	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-	1,615.34
EFT54205	06/08/2009	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-	193.90
EFT54206	06/08/2009	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-	324.50
EFT54207	06/08/2009	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-	257.40
EFT54208	06/08/2009	FARMERS CENTRE (1978) PTY LTD	100 blade sets, nuts and bolts, belts & air filter	-	1,474.05
EFT54209	06/08/2009	FROM THE CAKE TIN	CAKE SUPPLIES FOR ALAC	-	108.00
EFT54210	06/08/2009	GM HOWARD AND SON	Gravel royalties on Drawbin Rd gravel pit	-	10,021.00
EFT54211	06/08/2009	GRANDE FOOD SERVICE	CATERING FOR TIME OUT CAFE	-	101.49
EFT54212	06/08/2009	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-	10,103.07
EFT54213	06/08/2009	GREAT SOUTHERN TAFE	TRAINING -CERT 3 CIVIL CONSTRUCTION, RUFFO & CAMERON	-	1,040.00
EFT54214	06/08/2009	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	Hours Hire of Semi Tipper	-	1,472.50

EFT54215	06/08/2009	GREAT SOUTHERN PACKAGING SUPPLIES	1 PALLET OF TOILET PAPER, SAFETY VESTS & CLEANING ITEMS	-	2,510.25
EFT54216	06/08/2009	GREAT SOUTHERN HEALTHCARE EQUIPMENT	ALAC EQUIPMENT	-	86.90
EFT54217	06/08/2009	GROCCOTT TRANSPORT	M3 COMPACTION SAND	-	2,876.50
EFT54218	06/08/2009	GHD PTY LTD	DESIGN OF ROUNDABOUT AT INTERSECTION OF LOCKYER AVE & COCKBURN RD	-	12,210.00
EFT54219	06/08/2009	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-	1,053.00
EFT54220	06/08/2009	HAYNES ROBINSON	LEGAL FEES- COLIN MIEKLEJOHN COIN OPERATED BINOCULARS	-	1,032.32
EFT54221	06/08/2009	HELEN LEEDER-CARLSON	SENIORS ART CLASS	-	140.00
EFT54222	06/08/2009	HIMAC INDUSTRIES	ONE SPRAY DOME FOR 4 WHEEL BIKE (SPRAY CONTRACT)	-	617.00
EFT54223	06/08/2009	ING LIFE LIMITED	Superannuation contributions	-	126.50
EFT54224	06/08/2009	ING LIFE LIMITED	Superannuation contributions	-	399.01
EFT54225	06/08/2009	TOLL IPEC	FREIGHT	-	182.27
EFT54226	06/08/2009	JOHN KINNEAR AND ASSOCIATES	CAPE RICHE, ULSTER RD, NORTH RD, PEROUSE RD & LE GRANDE AVE FEATURE SURVEY	-	14,410.00
EFT54227	06/08/2009	KING RIVER TURF	40m2 turf	-	187.00
EFT54228	06/08/2009	KLB SYSTEMS	SPP4 DUAL-PLY ROLL	-	217.80
EFT54229	06/08/2009	THE LEISURE INSTITUTE OF WA (AQUATICS) INC	ANNUAL STATE CONFERENCE ATTENDANCE - 2 DELEGATES	-	780.00
EFT54230	06/08/2009	LEVERETTE PASTORAL	TRAVEL, PHONE LINE RENTAL, PHONE CALLS	-	713.25
EFT54231	06/08/2009	LORLAINE DISTRIBUTORS PTY LTD	Toilet Rolls Carton	-	245.00
EFT54232	06/08/2009	LOWER KING LIQUOR & GENERAL STORE	ALCOHOL PURCHASES	-	271.92
EFT54233	06/08/2009	SALLY MALONE	ADVICE CBD ENHANCEMENT SITTING FEES	-	858.00
EFT54234	06/08/2009	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-	472.07
EFT54235	06/08/2009	DR MERYL BROUGHTON	FLUVAX VACCINATIONS	-	132.00
EFT54236	06/08/2009	METROOF ALBANY	CORODEK FOR BUS SHELTERS	-	336.02
EFT54237	06/08/2009	MLC NOMINEES PTY LTD	Superannuation contributions	-	272.56
EFT54238	06/08/2009	MT BARKER COMMUNICATIONS	Investigation of problems at Wellstead & Torbay.	-	3,034.90
EFT54239	06/08/2009	OCS SERVICES PTY LTD	CLEANING SERVICES	-	20,124.53
EFT54240	06/08/2009	OPUS INTERNATIONAL CONSULTANTS LTD	Royalties for Regions footpaths Turner & Dunn	-	5,603.40
EFT54241	06/08/2009	PLASTICS PLUS	ABSORB GRANULES & CHAIR TIPS	-	100.32
EFT54242	06/08/2009	PG & BF PRIDEAUX	Rates refund for assessment A199877 26 O'KEEFE PARADE MCKAIL	-	604.45
EFT54243	06/08/2009	RECHARGE-IT	Recharge HP 35A cartridge	-	69.00
EFT54244	06/08/2009	REPCO AUTO PARTS	REEL HOSE WATER 20M	-	89.05
EFT54245	06/08/2009	REST SUPERANNUATION	Superannuation contributions	-	2,565.43
EFT54246	06/08/2009	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	-	9,961.22
EFT54247	06/08/2009	SANDY BAYS SUPERANNUATION FUND	Superannuation contributions	-	186.94
EFT54248	06/08/2009	MARITIME SUPER	Superannuation contributions	-	233.30
EFT54249	06/08/2009	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-	283.38

EFT54250	06/08/2009	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-	3,707.13
EFT54251	06/08/2009	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-	751.49
EFT54252	06/08/2009	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-	210.88
EFT54253	06/08/2009	SKILL HIRE	CASUAL STAFF	-	3,723.06
EFT54254	06/08/2009	SKILLED	CASUAL STAFF - ADMIN	-	1,208.79
EFT54255	06/08/2009	SMITHS ALUMINIUM & 4WD CENTRE	FRAME MANUFACTURE FOR ECO PARK (12)	-	2,641.00
EFT54256	06/08/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-	1,720.06
EFT54257	06/08/2009	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-	8,773.07
EFT54258	06/08/2009	SPEEDO AUSTRALIA PTY LTD	SWIMMING EQUIPMENT	-	1,481.15
EFT54259	06/08/2009	BLUESCOPE DISTRIBUTION PTY LTD	CONCRETE REINFORCEMENT STEEL SL62 BLK MESH REO	-	358.14
EFT54260	06/08/2009	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	-	997.48
EFT54261	06/08/2009	SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Superannuation contributions	-	302.78
EFT54262	06/08/2009	SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Superannuation contributions	-	112.40
EFT54263	06/08/2009	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-	146.95
EFT54264	06/08/2009	ALBANY IGA	GROCERIES FOR DAYCARE	-	578.18
EFT54265	06/08/2009	SYNERGY	ELECTRICITY SUPPLIES	-	35,160.36
EFT54266	06/08/2009	T & C SUPPLIES	BAGS GREY CEMENT & HARDWARE SUPPLIES	-	883.49
EFT54267	06/08/2009	T & C SUPPLIES (RANGERS)	HARDWARE SUPPLIES	-	21.64
EFT54268	06/08/2009	P TAYLOR & SON TRANSPORT	Hours Hire of Semi Tipper	-	2,651.79
EFT54269	06/08/2009	THEODORE DAVID	STAFF REIMBURSEMENT	-	175.30
EFT54270	06/08/2009	TRAILBLAZERS	SAFETY UNIFORMS	-	152.00
EFT54271	06/08/2009	TRADELINK PLUMBING SUPPLIES	Twenty metre rolls of 100mm seepage pipe.	-	209.00
EFT54272	06/08/2009	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-	143.00
EFT54273	06/08/2009	VALIANT DRYCLEANERS	DRYCLEANING OF TABLECLOTHS	-	29.70
EFT54274	06/08/2009	THE IT VISION USER GROUP (INC)	ANNUAL SUBSCRIPTION	-	484.00
EFT54275	06/08/2009	WA AQUATIC CLUB PTY LTD	SPORTS STORE PURCHASES	-	250.25
EFT54276	06/08/2009	WA LOCAL GOVT SUPERANNUATION	Superannuation contributions	-	100,071.60
EFT54277	06/08/2009	WAYNE JOHN STEAD PTY LTD SUPERANNUATION FUND	Payroll deductions	-	4,151.22
EFT54278	06/08/2009	WESTRAC EQUIPMENT PTY LTD	Cutting edge set to suit 930 Loader	-	787.67
EFT54279	06/08/2009	LANDMARK LIMITED	1 bag turf special	-	40.88
EFT54280	06/08/2009	WESTSCHEME	Superannuation contributions	-	3,879.89
EFT54281	06/08/2009	WESTERN WORK WEAR	UNIFORMS	-	140.08
EFT54282	06/08/2009	WILSON MACHINERY	VEHICLE PARTS	-	604.48
EFT54283	06/08/2009	YAKKA PTY LTD	UNIFORMS	-	741.20
EFT54284	06/08/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-	27.49

EFT54285	12/08/2009	PRESTON DISPLAYS PTY LTD	A4 BROCHURE HOLDER FOR NORTH ROAD	-	189.20
EFT54286	12/08/2009	WALCON MARINE AUSTRALIA PTY LTD	Design and construct Pier of Remembrance Progress claim	-	93,632.97
EFT54287	13/08/2009	ABA SECURITY	Fire & Security Maintenance & Checks monthly July 09-June 10.	-	165.00
EFT54288	13/08/2009	ABBOTTS LIQUID SALVAGE PTY LTD	PUMP PUBLIC TOILETS	-	175.00
EFT54289	13/08/2009	AD CONTRACTORS PTY LTD	Hours Hire of Dozer - various locations	-	40,874.25
EFT54290	13/08/2009	AIRPORT LIGHTING SPECIALISTS PTY LTD	BA20 LAMPS + FREIGHT	-	257.13
EFT54291	13/08/2009	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	-	496.56
EFT54292	13/08/2009	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	-	91.82
EFT54293	13/08/2009	ALBANY INDUSTRIAL SERVICES PTY LTD	Hours Hire of Semi Tipper	-	3,580.50
EFT54294	13/08/2009	ALBANY VALUATION SERVICES	RENTAL VALUATIONS SKYWEST RECEPTION AREA	-	330.00
EFT54295	13/08/2009	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	-	122.71
EFT54296	13/08/2009	ALBANY SWEEP CLEAN	SWEEPING OF CAR PARKS AND DRIVEWAY ACCESS AREAS AT TERMINAL	-	308.00
EFT54297	13/08/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	-	59.90
EFT54298	13/08/2009	ALBANY REFRIGERATION	QUARTERLY MAINTENANCE NORTH ROAD ADMIN BUILDING	-	1,702.25
EFT54299	13/08/2009	ALBANY GOLF CLUB	GODDESS PROGRAM 4TH & 11TH AUGUST 2009 GOLF EQUIPMENT HIRE	-	220.00
EFT54300	13/08/2009	ALBANY HISTORICAL SOCIETY	ELECTRICAL SERVICES	-	220.20
EFT54301	13/08/2009	HOME TIMBER & HARDWARE	EXTENSION LEADS	-	60.37
EFT54302	13/08/2009	ALBANY MILK DISTRIBUTORS	MILK DELIVERIES	-	279.03
EFT54303	13/08/2009	ALINTA	GAS USAGE CHARGES	-	65.05
EFT54304	13/08/2009	ALLFLOW INDUSTRIAL	PARTS & LABOUR	-	329.62
EFT54305	13/08/2009	ALLAMBIE PARK CEMETERY AND CREMATORIUM	CEMETERY CAPITAL WORKS	-	53,550.00
EFT54306	13/08/2009	ARDESS NURSERY	WEED SPRAY AND ASSORTED PLANTS	-	280.39
EFT54307	13/08/2009	AUSTRALIA POST	POSTAGE/AGENCY FEES	-	7,589.06
EFT54308	13/08/2009	AUSTRALIAN TAXATION OFFICE	Payroll deductions	-	92,771.85
EFT54309	13/08/2009	AUSTENITIC STEEL PRODUCTS	STAINLESS STEEL FLAT BAR	-	23.23
EFT54310	13/08/2009	BANDICOOT NURSERY	CULL ROAD DEVELOPMENT	-	11,981.23
EFT54311	13/08/2009	BARRETT'S MINI EARTHMOVING & CHIPPING	The removal of 3 Hangers on Robinson Rd	-	460.00
EFT54312	13/08/2009	BENNETTS BATTERIES	BATTERY PURCHASES	-	208.56
EFT54313	13/08/2009	BERTOLA HIRE SERVICES ALBANY PTY LTD	Hire of air compressor	-	184.80
EFT54314	13/08/2009	BLACKWOODS	DY MARK WHITE SPRAY PAINT	-	279.27
EFT54315	13/08/2009	BLOOMIN FLOWERS	MINI ARRANGEMENT FOR CLAIRA LIVA - ORDERED BY AMANDA MENDZIJ	-	25.00
EFT54316	13/08/2009	ALBANY BOBCAT SERVICES	Tree removal Manley Crescent	-	960.00
EFT54317	13/08/2009	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-	296.10
EFT54318	13/08/2009	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE SUPPLIES	-	83.40

EFT54319	13/08/2009	ALBANY BUSINESS TELEPHONES	NETCOMM 9330 HEADSET	-	440.00
EFT54320	13/08/2009	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	-	179.30
EFT54321	13/08/2009	J & S CASTLEHOW ELECTRICAL SERVICES	ELECTRICAL REPAIRS/MAINTENANCE	-	486.20
EFT54322	13/08/2009	CITY OF ALBANY BAND INCORPORATED	COMMUNITY FINANCIAL ASSISTANCE FOR QUEENS CUP COMPETITION	-	2,000.00
EFT54323	13/08/2009	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-	240.04
EFT54324	13/08/2009	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-	3,087.76
EFT54325	13/08/2009	COFFEY ENVIRONMENTS PTY LTD	Compilation and submission to DEC of 2009 audit table and compliance report for the Peace Park	-	3,685.00
EFT54326	13/08/2009	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	-	116.55
EFT54327	13/08/2009	REBECCA COMMONS	CATERING FOR PHOTOGRAPIC EXHIBITION	-	275.00
EFT54328	13/08/2009	COURIER AUSTRALIA	FREIGHT FEES	-	94.04
EFT54329	13/08/2009	COVENTRYS	VEHICLE PARTS	-	96.70
EFT54330	13/08/2009	DOWNER EDI WORKS PTY LTD	TONNES COLDMIX	-	1,368.77
EFT54331	13/08/2009	CEMEX AUSTRALIA PTY LTD	Cubic metres 32mpa mix 20mm aggregate with accelerant 70mm slump	-	297.44
EFT54332	13/08/2009	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-	10.34
EFT54333	13/08/2009	DATATRAX PTY LTD	SLIDE SHOW & AUDIO ADVERTISEMENT QUARTERLY PAYMENT PRINCESS ROYAL FORTS, HIMAS PERTH	-	770.00
EFT54334	13/08/2009	LANDGATE	LANDGATE ANNUAL ACCESS FEE	-	1,888.00
EFT54335	13/08/2009	EASIFLEET MANAGEMENT	Payroll deductions	-	481.73
EFT54336	13/08/2009	EASIFLEET MANAGEMENT	Payroll deductions	-	693.01
EFT54337	13/08/2009	ELLEKER GENERAL STORE	FUEL PURCHASES	-	50.00
EFT54338	13/08/2009	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-	1,600.48
EFT54339	13/08/2009	MILTON EVANS	FUEL	-	\$34.67
EFT54340	13/08/2009	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-	5,295.40
EFT54341	13/08/2009	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-	238.70
EFT54342	13/08/2009	ALBANY FIREBREAK AND SLASHING CO. PTY LTD	Hours Rotary Hoe Hire for preliminary works on new pathway section at Emu Point	-	264.00
EFT54343	13/08/2009	FIRE & SAFETY WA	HOSE - LAYFLAT 64MM X 40M	-	1,342.00
EFT54344	13/08/2009	FLIPS ELECTRICS	REPAIRS TO PUMP AT ECO PARK - PART & LABOUR	-	815.10
EFT54345	13/08/2009	FRANEY & THOMPSON	TIMBER SUPPLIES	-	397.85
EFT54346	13/08/2009	GALLERY 500	PAINTS & MATERIALS VANCOUVER ARTS	-	840.41
EFT54347	13/08/2009	GRANDE FOOD SERVICE	CATERING FOR TIME OUT CAFE	-	106.16
EFT54348	13/08/2009	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-	\$92.96
EFT54349	13/08/2009	THE GREAT SOUTHERN FACTOR INCORPORATED	TOTAL INCOME FROM BOX OFFICE - WASA WINNERS FILM NIGHT	-	2,605.60
EFT54350	13/08/2009	GSM AUTO ELECTRICAL	VEHICLE PARTS/MAINTENANCE	-	82.50

EFT54351	13/08/2009	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	-	63.50
EFT54352	13/08/2009	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-	24.75
EFT54353	13/08/2009	HAYNES ROBINSON	LEGAL FEES	-	1,719.80
EFT54354	13/08/2009	HELEN LEEDER-CARLSON	SATURDAY ART CLASS	-	410.00
EFT54355	13/08/2009	HERITAGE COUNCIL OF WESTERN AUSTRALIA	REGIONAL HERITAGE ADVISORY SERVICE ALBANY REGION 09/10	-	7,700.00
EFT54356	13/08/2009	HOWARD AND HEAVER ARCHITECTS	ARCHITECTURAL SERVICES FOR SAFETY & ACCESS WORKS TO GUN EMPLACEMENTS 1 & 2	-	2,992.00
EFT54357	13/08/2009	HUDSON HENNING AND GOODMAN	PROFESSIONAL FEES - DISPUTE RE AIRPORT RUNWAY	-	2,803.68
EFT54358	13/08/2009	ICKY FINKS WAREHOUSE SALES	SPORTS STORE PURCHASES	-	12.60
EFT54359	13/08/2009	INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA	TRAINING - Registration fees for IPWEAModule 1 Local Street Design - V Duncan, K Sutherland and M Casey	-	2,310.00
EFT54360	13/08/2009	INSTANT WEIGHING	DIGITAL SCALE ANNUAL CHECKS	-	1,427.60
EFT54361	13/08/2009	INSIDE AND OUT CAR CARE	Detail inside only - Holden Astra (Asset No: P880) Finance Manager	-	150.00
EFT54362	13/08/2009	JOHN KINNEAR AND ASSOCIATES	LEASE AREA MEASUREMENT COIN OPERATED BINOCULARS	-	770.00
EFT54363	13/08/2009	JOLLY JOHNS	Hours hire of hiab truck to cart fabric from depot to Peace Park	-	2,948.00
EFT54364	13/08/2009	KALGAN BUSHFIRE BRIGADE	FUEL PURCHASES FOR BUSH FIRE BRIGADE JUNE 2009	-	109.13
EFT54365	13/08/2009	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-	137.50
EFT54366	13/08/2009	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-	1,140.70
EFT54367	13/08/2009	LINK ENERGY PTY LTD	LTRS DIESEL FUEL	-	56,600.03
EFT54368	13/08/2009	LOFTUS IT	SERVICE SUBSCRIPTIONS (ROAD PAK/PIPE PAK/PARK PAK)	-	2,464.00
EFT54369	13/08/2009	LORLAINE DISTRIBUTORS PTY LTD	CLEANING ITEMS FOR DOG POUND	-	235.10
EFT54370	13/08/2009	THE LORD FORREST HOTEL	Module 1 Local Street Design accommodation for K Sutherland and M Casey (2 NIGHTS)	-	766.95
EFT54371	13/08/2009	LOWER KING LIQUOR & GENERAL STORE	FUEL PURCHASES FOR BUSHFIRE BRIGADE	-	85.92
EFT54372	13/08/2009	M2 TECHNOLOGY PTY LTD	QUARTERLY INVOICING FOR MESSAGES ON HOLD	-	377.00
EFT54373	13/08/2009	M & A STEEL FABRICATION	HOT DIP GALVANISE FIVE FRAMES	-	536.58
EFT54374	13/08/2009	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-	1,538.23
EFT54375	13/08/2009	MARSHALL MOWERS	MOWER BLADES AS PER SPECIFIED	-	120.00
EFT54376	13/08/2009	GEORGE MCBRIDE	CAR BOOKS FOR THE NEW DRIVER	-	19.95
EFT54377	13/08/2009	MCLEODS BARRISTERS & SOLICITORS	LEGAL COSTS FRENCHMAN BAY ROAD	-	8,804.40
EFT54378	13/08/2009	METROOF ALBANY	MATERIALS FOR BUS SHELTERS	-	112.63
EFT54379	13/08/2009	METROCOUNT PTY LTD	6V Welded Battery Pack x 10	-	297.00
EFT54380	13/08/2009	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	-	63.80
EFT54381	13/08/2009	JOHN MOIR	RUBBISH REMOVAL FROM CAPE RICHE -	-	480.00
EFT54382	13/08/2009	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-	3,772.07
EFT54383	13/08/2009	NATIONAL FLAGS	FLAGS FOR BRIG AMITY	-	600.00

EFT54384	13/08/2009	ALBANY NEAT AND TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-	160.00
EFT54385	13/08/2009	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	20 X BULLNOSE CONCRETE SLABS	-	1,100.00
EFT54386	13/08/2009	OCS SERVICES PTY LTD	CLEANING SERVICES	-	198.00
EFT54387	13/08/2009	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-	318.43
EFT54388	13/08/2009	OPUS INTERNATIONAL CONSULTANTS LTD	ULSTER ROAD DESIGN	-	7,118.54
EFT54389	13/08/2009	PC MACHINERY	WACKER SUBMERSIBLE PUMP, DRIVE UNIT, DELIVERY HOSE, CLAMPS & CAMLOCK FITTINGS FOR PLANT EQUIPMENT	-	2,057.00
EFT54390	13/08/2009	PIONEER ROAD SERVICES PTY LTD	15kgs bags of EZ STREET cold asphalt pothole patch (1 pallet) for various road patching Freight by Southern Regional Transport (SRT)	-	1,980.00
EFT54391	13/08/2009	PLANT SUPPLY COMPANY	ASSORTED PL[ANTS FOR RESIDENCY MUSEUM	-	2,013.61
EFT54392	13/08/2009	POWELL SECURITY SERVICES	SECURITY SERVICES	-	202.00
EFT54393	13/08/2009	REPCO AUTO PARTS	ASSORTED CABLE TIES - PACK OF 1000	-	27.39
EFT54394	13/08/2009	SCHWEPPE AUSTRALIA	SOFT DRINK SUPPLIES	-	738.10
EFT54395	13/08/2009	SEATADVISOR AUSTRALIA	JULY TICKET SALES	-	400.68
EFT54396	13/08/2009	SERVICE FINANCE CORPORATION LIMITED	MONTHLY RENTAL PAYMENT COFFEE MACHINE	-	321.76
EFT54397	13/08/2009	SHOP FOR SHOPS STOREWORKS	SPORTS STORE PURCHASES	-	45.00
EFT54398	13/08/2009	SKILLED	ADMIN WORKER - CASUAL LABOUR HIRE	-	1,190.48
EFT54399	13/08/2009	SMITHS ALUMINIUM & 4WD CENTRE	REPAIR PIT COVERS	-	1,477.00
EFT54400	13/08/2009	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-	2,109.03
EFT54401	13/08/2009	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-	1,217.04
EFT54402	13/08/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-	1,988.60
EFT54403	13/08/2009	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-	580.80
EFT54404	13/08/2009	SOURCECOM TECHNOLOGY SOLUTIONS	HP 10A PRINTER CARTRIDGES	-	424.05
EFT54405	13/08/2009	SPEEDO AUSTRALIA PTY LTD	SPORTS STORE PURCHASES	-	140.25
EFT54406	13/08/2009	ALBANY VOLUNTEER STATE EMERGENCY SERVICE	FIRST QUARTERLY ESL PAYMENT 09/10	-	9,184.45
EFT54407	13/08/2009	SAI GLOBAL LTD	AS 4122-2000 General conditions of contract for Consultant services	-	310.50
EFT54408	13/08/2009	KIM STANTON	COUNCILLOR MILEAGE CLAIM SEPTEMBER 2008 - JULY 2009	-	1,568.91
EFT54409	13/08/2009	ALBANY LOCK SERVICE	E3 TYPE PADLOCKS, REPAIRS & ASSORTED LOCKS & KEYS	-	1,278.45
EFT54410	13/08/2009	SWAN VALLEY OASIS RESORT	ACCOMODATION AND MEALS FOR NATHAN TYSOE FROM 2ND AUGUST-6TH AUGUST 2009 (TRAINING)	-	775.00
EFT54411	13/08/2009	T & C SUPPLIES	HARDWARE SUPPLIES	-	154.91
EFT54412	13/08/2009	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-	294.00
EFT54413	13/08/2009	TOLL PRIORITY	FREIGHT COSTS	-	412.20
EFT54414	13/08/2009	TOTAL EDEN	GARDEN SUPPLIES	-	327.95

EFT54415	13/08/2009	TPG TOWN PLANNING AND URBAN DESIGN	PROFESSIONAL FEES - ALBANY FRENCHMAN BAY ROAD APPEAL 710-016	-	7,279.16
EFT54416	13/08/2009	TRAILBLAZERS	SAFETY UNIFORMS	-	303.55
EFT54417	13/08/2009	ALBANY TYREPOWER	11R22.5 RECAP DRIVE TYRES, TRUCK TYRE DISPOSAL, TUBES & TYRE REPAIRS	-	1,944.00
EFT54418	13/08/2009	WA YOUTH JAZZ ORCHESTRA	TOTAL INCOME FROM BOX OFFICE - WA YOUTH JAZZ ORCHESTRA	-	390.59
EFT54419	13/08/2009	ALBANY AND GREAT SOUTHERN WEEKENDER	City of Albany notice for seniors expo in the Weekender	-	107.36
EFT54420	13/08/2009	WESTERBERG PANEL BEATERS	Towage fee from Goode Beach Carpark to City Depot	-	116.60
EFT54421	13/08/2009	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-	121.66
EFT54422	13/08/2009	WESTERN WORK WEAR	UNIFORMS	-	163.51
EFT54423	13/08/2009	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	-	36.00
EFT54424	13/08/2009	WREN OIL	WASTE OIL DISPOSAL	-	1,170.50
EFT54425	13/08/2009	YAKKA PTY LTD	UNIFORMS	-	207.99
EFT54426	13/08/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-	19.45
EFT54428	13/08/2009	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-	249,514.27
EFT54429	13/08/2009	TWU SUPER	Superannuation contributions	-	40.51
EFT54430	14/08/2009	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-	768.74
EFT54431	14/08/2009	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-	40,951.90
EFT54432	20/08/2009	ACTIV FOUNDATION INC.	CLEANING RAGS	-	534.04
EFT54433	20/08/2009	AD CONTRACTORS PTY LTD	EARTHMOVING EQUIPMENT HIRE	-	10,098.00
EFT54434	20/08/2009	ADVERTISER PRINT	5000 SPRUNG WRITERS BROCHURES, 60 POSTERS	-	1,614.00
EFT54435	20/08/2009	EDENBORN PTY LTD	Contract Mowing for the month of July 2009	-	4,150.85
EFT54436	20/08/2009	ALBANY TOYOTA	Annual Service for Toyota LandCruiser A 48203	-	479.97
EFT54437	20/08/2009	ALBANY VALUATION SERVICES	RENTAL VALUATIONS - CARLYLES FUNCTION CENTRE	-	495.00
EFT54438	20/08/2009	ALBANY SPRING WORKS	VEHICLE PARTS/REPAIRS	-	484.00
EFT54439	20/08/2009	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	-	185.56
EFT54440	20/08/2009	ALBANY SWEEP CLEAN	SWEEPING SERVICES	-	1,186.00
EFT54441	20/08/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	-	157.40
EFT54442	20/08/2009	ALBANY PEST AND WEED CONTROL	Bee hive removal 69 Elphinstone Rd	-	110.00
EFT54443	20/08/2009	ALBANY STOCK FEEDS	DOG FOOD & SUPPLIES	-	108.60
EFT54444	20/08/2009	ALBANY PANEL BEATERS AND SPRAY PAINTERS	INSURANCE EXCESS REGO A56696 REF 633010653BMS	-	300.00
EFT54445	20/08/2009	TRICOAST CIVIL	CULL ROAD WASTE WATER RETICULATION EXTENSION - CLAIM 3	-	37,129.61
EFT54446	20/08/2009	ALBANY REFRIGERATION	AIR CONDITIONING FAULT TRAINING ROOM	-	407.00
EFT54447	20/08/2009	ALBANY RACING CLUB INC.	09/10 COMMUNITY EVENTS FINANCIAL ASSISTANCE PROGRAM	-	2,200.00
EFT54448	20/08/2009	HOME TIMBER & HARDWARE	10 m bird netting	-	24.08
EFT54449	20/08/2009	ALBANY CYCLE CLUB	GODDESS PROGRAM COACHING FEE	-	400.00
EFT54450	20/08/2009	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-	2,244.45

EFT54451	20/08/2009	ALBANY CITY CLEANERS	WINDOW CLEANING	-	814.00
EFT54452	20/08/2009	ALBANY COMBINED CABS PTY LTD	TAXI FARES YAC	-	69.80
EFT54453	20/08/2009	ALBANY INDEPENDENT CARPETS	Purchase and install of Blinds to Gardeners office	-	510.00
EFT54454	20/08/2009	ALL EVENTS PROSOUND HIRE	AV Supply for Bring Amity Ceremony	-	525.00
EFT54455	20/08/2009	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	-	1,872.32
EFT54456	20/08/2009	ALLCOMMERCIAL FINANCE AUSTRALIA PTY LTD	MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER	-	471.31
EFT54457	20/08/2009	ANGUS AND ROBERTSON BOOK WORLD	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-	435.25
EFT54458	20/08/2009	AUDIOCOM ALBANY	1 only desk top charger to suit a Nokia E51	-	30.00
EFT54459	20/08/2009	AUSSIE DRAWCARDS PTY LTD	SOUTH WEST CAPE WAREHOUSING FEE 1/3/2009 - 31/8/2009	-	959.25
EFT54460	20/08/2009	AUSTRALIA NORTHERN EUROPE LIAISONS	PERFORMANCE FEE DOUG DE VRIES/DIANA CLARK TRIO	-	3,300.00
EFT54461	20/08/2009	AV TRUCK SERVICES PTY LTD	Clutch kit to suit UD Nissan truck	-	1,980.00
EFT54462	20/08/2009	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-	569.20
EFT54463	20/08/2009	ADVANCED TRAFFIC MANAGEMENT	Hours Hire of Traffic Control	-	441.45
EFT54464	20/08/2009	BERTOLA HIRE SERVICES ALBANY PTY LTD	Hire of mini excavator	-	264.00
EFT54465	20/08/2009	BLACKWOODS	WHITE SPRAY AND MARK LINE MARKING PAINT	-	301.09
EFT54466	20/08/2009	BROCKS	MATERIALS	-	6.48
EFT54467	20/08/2009	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE SUPPLIES	-	271.34
EFT54468	20/08/2009	ALBANY BUSINESS TELEPHONES	Aristel SLT70 (MultiPhone)	-	852.50
EFT54469	20/08/2009	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-	847.00
EFT54470	20/08/2009	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-	548.00
EFT54471	20/08/2009	CITY OF ALBANY BAND INCORPORATED	COMMUNITY FINANCIAL ASSISTANCE	-	4,000.00
EFT54472	20/08/2009	CJD EQUIPMENT PTY LTD	208 litre drum of Cat DEO oil & vehicle parts	-	1,076.47
EFT54473	20/08/2009	KEVIN CLARK	REIMBURSEMENT OF HR LEARNERS PERMIT	-	71.80
EFT54474	20/08/2009	CLARK EQUIPMENT SALES PTY LTD	PIN, PIVOT & BEARING	-	520.59
EFT54475	20/08/2009	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-	241.74
EFT54476	20/08/2009	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	-	676.99
EFT54477	20/08/2009	COLLIE STREET GALLERY & FRAMERS	Framing two artworks (Matson and Campbell)	-	502.00
EFT54478	20/08/2009	CORNERSTONE LEGAL PTY LTD	PROFESSIONAL FEES 5 KELLY V CITY OF ALBANY	-	1,716.00
EFT54479	20/08/2009	COURIER AUSTRALIA	FREIGHT FEES	-	54.18
EFT54480	20/08/2009	COUNTRY ARTS WA	PRESENTERS FEES FOR CIRCUITWEST TOUR OF LETTERS END	-	7,100.60
EFT54481	20/08/2009	COVENTRIES	VEHICLE PARTS	-	734.54
EFT54482	20/08/2009	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-	13.77
EFT54483	20/08/2009	D & K ENGINEERING	REPLACE FLOOR TO TRAILER	-	332.20
EFT54484	20/08/2009	MICHELLE DAYMAN	RIBBON AND ACCESSORIES FOR BRIG AMITY RELAUNCH	-	67.60
EFT54485	20/08/2009	35 DEGREES SOUTH	Survey for Hiam Street	-	649.00
EFT54486	20/08/2009	DENMARK TELECENTRE INC	TECH SUPPORT AND WIRELESS ACCESS	-	67.00

EFT54487	20/08/2009	LANDGATE	TITLE SEARCHES	-	9,639.05
EFT54488	20/08/2009	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	JETTY LICENCES	-	195.00
EFT54489	20/08/2009	G & M DETERGENTS & HYGIENE SERVICES ALBANY	HYGIENE CONTRACT	-	1,575.86
EFT54490	20/08/2009	DIRECT LIGHTING	LIGHTING	-	466.00
EFT54491	20/08/2009	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-	119.90
EFT54492	20/08/2009	DWR TELECOMMUNICATIONS TRAINING & DEVELOPMENT	PIT & PIPE TELSTRA TRAINING COURSE & ASSESSMENT	-	1,167.95
EFT54493	20/08/2009	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	-	250.80
EFT54494	20/08/2009	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-	223.23
EFT54495	20/08/2009	FOCUS NETWORKS	FIREWALL SERVICES JULY 09 - AUGUST 10	-	3,173.50
EFT54496	20/08/2009	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION STAFF/COUNCILLORS	-	840.00
EFT54497	20/08/2009	GALLERY 500	CANVAS & PORTFOLIO	-	90.44
EFT54498	20/08/2009	STEWART GARTLAND	STAFF TRAVEL EXPENSES	-	463.02
EFT54499	20/08/2009	GLASS SUPPLIERS	GLASS SUPPLIES & REPAIRS	-	682.00
EFT54500	20/08/2009	GRANDE FOOD SERVICE	CATERING FOR TIME OUT CAFE	-	267.28
EFT54501	20/08/2009	GREAT SOUTHERN SPRINGS	Flails for flail mower	-	704.00
EFT54502	20/08/2009	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-	8,660.97
EFT54503	20/08/2009	GREAT SOUTHERN TAPE	TRAINING	-	1,090.00
EFT54504	20/08/2009	SOUTHERN BLADE WORKS	SET THICKNESS KNIVES SHARPENED	-	28.60
EFT54505	20/08/2009	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	GREEN WASTE COLLECTIONS	-	946.70
EFT54506	20/08/2009	GREAT SOUTHERN PACKAGING SUPPLIES	PACKAGING & CLEANING SUPPLIES	-	663.40
EFT54507	20/08/2009	GT BEARING AND ENGINEERING SUPPLIES	Purchase of Four Slings for Kevric Crane on P36	-	178.00
EFT54508	20/08/2009	HARVEY WORLD TRAVEL (ALBANY)	AIRFARES MARK MOON	-	812.00
EFT54509	20/08/2009	HAYNES ROBINSON	LEGAL FEES - EASEMENT REMOVAL	-	682.45
EFT54510	20/08/2009	HELEN LEEDER-CARLSON	RELIEF FOR CROSS CULTURAL CLASS	-	120.00
EFT54511	20/08/2009	HERITAGE MEDALS & MILITARY FRAMERS	Supply of military memorabilia items for Forts Retail Shop	-	4,958.20
EFT54512	20/08/2009	HUDSON HENNING AND GOODMAN	SURRENDER & LEASE EMU BEACH HOLIDAY PARK & DISPUTE LEASE	-	12,156.43
EFT54513	20/08/2009	IBM AUSTRALIA LTD	AGREEMENT AIRPORT RUNWAY	-	
EFT54514	20/08/2009	JASON SIGNMAKERS	MONTHLY SCHEDULE FOR SERVICES, IBM EXPRESS MANAGED SERVICES	-	1,307.08
EFT54515	20/08/2009	JEREMY JONGSMA	SIGNAGE	-	53.22
EFT54516	20/08/2009	JUST A CALL DELIVERIES	CONSULTANT FEE RECIPE FOR JAM 2009	-	150.00
EFT54517	20/08/2009	KNOTTS PLUMBING PTY LTD	INTERNAL MAIL DELIVERIES	-	1,005.40
EFT54518	20/08/2009	LAMP REPLACEMENTS AUSTRALIA PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-	1,702.30
EFT54519	20/08/2009	LGIS RISK MANAGEMENT	FILTERS	-	189.20
			LICENCE RENEWAL FOR MONTIE	-	356.40

EFT54520	20/08/2009	LINCOLNS ACCOUNTANTS AND BUSINESS ADVISERS	INTERIM AUDIT FEE FOR YEAR ENDED JUNE 2009, MEETINGS & CONSULTATIONS	-	8,247.80
EFT54521	20/08/2009	LOGO APPOINTMENTS	Contract work of Bob Moore for 3 weeks commencing	-	1,691.58
EFT54522	20/08/2009	LORLAINE DISTRIBUTORS PTY LTD	2 X CARTONS SMALL WATER TUMBLERS & CLEANING SUPPLIES	-	567.07
EFT54523	20/08/2009	ALBANY PARTY HIRE	Hire Equipment for Brig Amity Launch	-	288.50
EFT54524	20/08/2009	MALCOLM TRAILL	PHOTO RESEARCH FOR ALBANY ANZAC PEACE PARK	-	181.35
EFT54525	20/08/2009	MARSHALL MOWERS	Only 150mm AUGER	-	550.00
EFT54526	20/08/2009	MERLE ANNE FLORIST	ARRANGEMENT FOR JULIET SCHOBER	-	60.00
EFT54527	20/08/2009	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-	10.75
EFT54528	20/08/2009	MR MOO DAIRY DISTRIBUTORS	CHILL MILK SUPPLIES	-	195.60
EFT54529	20/08/2009	NEVILLES HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-	393.75
EFT54530	20/08/2009	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	1200 X 1200 CENTRE GRATE COVERS X 3	-	1,303.50
EFT54531	20/08/2009	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-	200.20
EFT54532	20/08/2009	FORTS CAFE	CATERING FOR FORTS VOLUNTEERS LUNCH	-	250.00
EFT54533	20/08/2009	OMNITECH SERVICES PTY LTD	INFANT SEATS, POMMEL SEATS/BRACKETS , S HOOKS/NUTS PLUS FREIGHT	-	1,066.59
EFT54534	20/08/2009	ORICA AUSTRALIA P/L	CHLORINE	-	356.00
EFT54535	20/08/2009	PALMER EARTHMOVING (AUSTRALIA) PTY LTD	EARTHMOVING EQUIPMENT HIRE	-	35,035.51
EFT54536	20/08/2009	PARKS AND LEISURE AUSTRALIA	ANNUAL MEMBERSHIP 09/10	-	423.00
EFT54537	20/08/2009	PERTH AMBASSADOR HOTEL	MEETING RE SAT MEDIATION HEARING FRENCHMAN BAY ACCOMMODATION/MEALS CR D PRICE AND G BRIDE	-	404.80
EFT54538	20/08/2009	PLANT SUPPLY COMPANY	GARDEN SUPPLIES	-	1,071.63
EFT54539	20/08/2009	POWELL SECURITY SERVICES	SERCURITY SERVICES	-	136.00
EFT54540	20/08/2009	RADICAL FITNESS	KI MAX & POWER CERTIFICATIONS SEPTEMBER 11, 12 & 13	-	2,250.00
EFT54541	20/08/2009	W P REID	LIFTING OF PAVERS AND REGRADE DRIVEWAY - BAYONET HEAD RD	-	1,556.50
EFT54542	20/08/2009	REPCO AUTO PARTS	CLEANER - C/TECH CONC TRUCK 20L	-	153.98
EFT54543	20/08/2009	ROYAL AUSTRALIAN NAVY BAND - WA DETACHMENT	GROSS TICKET INCOME - RFDS CHARITY CONCERT	-	1,395.09
EFT54544	20/08/2009	SAUNA & STEAM AUSTRALIA PTY LTD	STEAM OUTLET S/STEEL	-	329.21
EFT54545	20/08/2009	DAVID SCHOBER	STAFF TRAVEL EXPENSES	-	45.00
EFT54546	20/08/2009	SCHWEPPES AUSTRALIA	WATER DRINK SUPPLIES	-	666.72
EFT54547	20/08/2009	SECUREPAY PTY LTD	WEB PAYMENTS SEAT ADVISOR PRICING TRANSACTION FEE	-	109.30
EFT54548	20/08/2009	SERENITY PARK	DISPOSAL OF DOGS	-	390.00
EFT54549	20/08/2009	G & L SHEETMETAL	VENTURA ROOF VENTS AND GRILLS TO SUIT	-	704.00
EFT54550	20/08/2009	SMITHS ALUMINIUM & 4WD CENTRE	Being for new handrail on the ramp at the day-care centre	-	847.00
EFT54551	20/08/2009	SOS OFFICE EQUIPMENT	CASH REGISTER	-	311.78
EFT54552	20/08/2009	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-	172.74
EFT54553	20/08/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-	3,653.77

EFT54554	20/08/2009	SOUTHERN WATER CARTS	Hours Hire of Water Truck	330.00
EFT54555	20/08/2009	SPEEDO AUSTRALIA PTY LTD	SPORTS STORE SUPPLIES	2,763.20
EFT54556	20/08/2009	SPORTS MASTER ATHLETICS INTERNATIONAL PTY LTD	PUNCH MASTER KI MAX	1,934.90
EFT54557	20/08/2009	STAR SALES AND SERVICE	MOWER SPARE PARTS (BUMP HEAD)	52.20
EFT54558	20/08/2009	STATEWIDE BEARINGS	VEHICLE PARTS	46.68
EFT54559	20/08/2009	SAI GLOBAL LTD	INTERNET DOWNLOAD	88.78
EFT54560	20/08/2009	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	278.00
EFT54561	20/08/2009	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	82.60
EFT54562	20/08/2009	ALBANY IGA	GROCERIES	102.20
EFT54563	20/08/2009	T & C SUPPLIES	HARDWARE SUPPLIES	3,208.01
EFT54564	20/08/2009	T & C SUPPLIES (RANGERS)	HARDWARE SUPPLIES	3.01
EFT54565	20/08/2009	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	282.00
EFT54566	20/08/2009	THOMPSON MICROBERT EDGELOE	FEDERAL BLACK SPOT FUNDING MAWSON STREET	5,313.00
EFT54567	20/08/2009	TICKETS.COM	DATABOX SUPPORT	104.10
EFT54568	20/08/2009	TOTAL EDEN	GARDEN SUPPLIES	23.22
EFT54569	20/08/2009	TRAILBLAZERS	UNIFORMS & SAFETY EQUIPMENT	528.86
EFT54570	20/08/2009	THE TROPHY SHOP	Memorial Plaque Engraving Request for Hill	159.72
EFT54571	20/08/2009	TRU-BLU GROUP PTY LTD	CORE DRILL BITS	300.00
EFT54572	20/08/2009	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	298.00
EFT54573	20/08/2009	NATHAN TYSOE	TRAINING REIMBURSEMENTS	108.00
EFT54574	20/08/2009	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	6,778.12
EFT54575	20/08/2009	VERVE ST DESIGN	GRAPHIC DESIGN FOR THE CITY OF ALBANY ART PRIZE	1,400.00
EFT54576	20/08/2009	RENE VERMEULEN	TRAVEL ALLOWANCE - FORTS	64.40
EFT54577	20/08/2009	G.P. WALKER	TECHNICAL DOCUMENTS FOR WORKSHOP EXTENSION	228.00
EFT54578	20/08/2009	WAY FUNKY COMPANY	SPORTS STORE PURCHASES	5,501.42
EFT54579	20/08/2009	ALBANY AND GREAT SOUTHERN WEEKENDER	ADVERTISING	1,326.44
EFT54580	20/08/2009	THINKWATER ALBANY	IRRIGATION SUPPLIES	1,984.14
EFT54581	20/08/2009	WESTRAC EQUIPMENT PTY LTD	Repair hydraulic fault on Cat loader	1,052.58
EFT54582	20/08/2009	WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	302.50
EFT54583	20/08/2009	WILSON MACHINERY	VEHICLE PARTS	122.75
EFT54584	20/08/2009	DES WOLFE	QUARTERLY EXPENSE CLAIM	316.03
EFT54585	20/08/2009	WOOD AND GRIEVE ENGINEERS	PROFESSIONAL SERVICES - DRAINAGE WORK - KALGAN HEIGHTS, ALBANY TOWN FLY TOWER ASSESSMENT, DRAINAGE WORK ANCHORAGE VISTA, ALBANY CBD MASTERPLAN, COA FLOODING LEISHMAN COURT & WREN WAY, STATE BLACKSPOT DESIGN, ENGINEERING DESIGN OF UPGRADE PRINCESS AVENUE & DESIGN MILLBROOK ROAD	33,264.00

EFT54586	20/08/2009	WORKFORCE SOLUTIONS PTY LTD	Contribution to A-Spec Administration July 2009 - June 2010	-	1,379.40
EFT54587	20/08/2009	WURTH AUSTRALIA PTY LTD	VEHICLE MAINTENANCE	-	229.34
EFT54588	20/08/2009	YAKKA PTY LTD	UNIFORMS	-	37.73
EFT54589	20/08/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-	24.93
EFT54592	27/08/2009	ABBOTTS LIQUID SALVAGE PTY LTD	PUMP PUBLIC TOILETS	-	-630.00
EFT54593	27/08/2009	ADVANCED PERSONNEL MANAGEMENT	ERGONOMIC ASSESSMENT, WORKSTATION ASSESSMENT	-	-298.36
EFT54594	27/08/2009	AUSTRALIAN AIRPORTS ASSOCIATION	ANNUAL MEMBERSHIP SUBSCRIPTION TO THE AUSTRALIAN AIRPORTS ASSOCIATION	-	-1815.00
EFT54595	27/08/2009	ALBANY ADVERTISER LTD	ADVERTISING	-	-1613.44
EFT54596	27/08/2009	ALBANY SECURITY SUPPLIES	ROLLER SHUTTERS REKEYED, KEYS CUT, SHUTTER EXTENSION HANDLE AIRPORT CAFE	-	-262.50
EFT54597	27/08/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	-	-41.60
EFT54598	27/08/2009	ALBANY INDOOR PLANT HIRE AND SALES	INDOOR PLANT HIRE	-	-949.77
EFT54599	27/08/2009	ALBANY HISTORICAL SOCIETY	OLD GAOL ELECTRICAL REPAIRS	-	-150.48
EFT54600	27/08/2009	ALBANY SUMMER SCHOOL INC	ADVERTISING IN THE 2010 ALBANY SUMMER SCHOOL BROCHURE	-	-100.00
EFT54601	27/08/2009	ALBANY HORSEMANS ASSOCIATION	GRANT FUNDING TO ASSIST WITH 2010 SHOW/JUMPING EVENT	-	-1000.00
EFT54602	27/08/2009	ALINTA	GAS USAGE CHARGES	-	-33403.65
EFT54603	27/08/2009	ARTSOUTHWA INC	COMMUNITY FINANCIAL ASSISTANCE PROGRAM	-	-3000.00
EFT54604	27/08/2009	AUSTRALIAN TAXATION OFFICE	Payroll deductions	-	-92409.01
EFT54605	27/08/2009	BAIL SAND & GRAVEL SUPPLIES	M3 COMPACTION SAND	-	-1320.00
EFT54606	27/08/2009	BT EQUIPMENT PTY LTD	VEHICLE PARTS	-	-335.38
EFT54608	27/08/2009	BENNETTS BATTERIES	BATTERY PURCHASES	-	-547.36
EFT54609	27/08/2009	BEST OFFICE SYSTEMS	THERMAL PAPER ROLLS	-	-80.00
EFT54610	27/08/2009	BORNHOLM VOLUNTEER BUSHFIRE BRIGADE	2009/2010 ESL PAYMENT	-	-6160.00
EFT54611	27/08/2009	CHILD SUPPORT AGENCY	Payroll deductions	-	-151.96
EFT54612	27/08/2009	CHRIS ANTILL PLANNING AND URBAN DESIGN CONSULTANT	Consultancy Fees Albany Central Area Masterplan - FIRST PROGRESS PAYMENT	-	-5502.20
EFT54613	27/08/2009	COFFEY PROJECTS (AUSTRALIA) PTY LTD	CULL ROAD DEVELOPMENT PROFESSIONAL SERVICES PHASE 3	-	-11000.00
EFT54614	27/08/2009	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-	-488.40
EFT54615	27/08/2009	SUE CODEE	RETROSPECTIVE EXHIBITION CURATORS FEES	-	-1100.00
EFT54616	27/08/2009	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	-	-1142.63
EFT54617	27/08/2009	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	-	-160.04
EFT54618	27/08/2009	COURIER AUSTRALIA	FREIGHT FEES	-	-170.86
EFT54619	27/08/2009	COVENTRYS	CANS GP LANOTEC	-	-129.90
EFT54620	27/08/2009	CREATIVE ALBANY INC	2009-2010 CRUISE SHIP SEASON/JAZZ MASALA'S GREET THE CRUISE SHIP	-	-5000.00
EFT54621	27/08/2009	D & K ENGINEERING	Repair Grader moldboard as quoted	-	-1500.00

EFT54622	27/08/2009	DIGITAL MAPPING SOLUTIONS	TRAINING - Level 1 Kenna Sutherland, Alex Tucker, Graeme Hoey, Robbie Monck	-13186.53
EFT54623	27/08/2009	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-82.50
EFT54624	27/08/2009	EASIFLEET MANAGEMENT	Payroll deductions	-481.73
EFT54625	27/08/2009	EASIFLEET MANAGEMENT	Payroll deductions	-693.01
EFT54626	27/08/2009	ELLEKER VOLUNTEER BUSHFIRE BRIGADE	2009/2010 ESL PAYMENT	-330.00
EFT54627	27/08/2009	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-4132.51
EFT54628	27/08/2009	EMU POINT SPORTING CLUB INC	LAZY GODDESS PROGRAM VENUE HIRE & INSTRUCTORS FEES	-198.00
EFT54629	27/08/2009	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-553.37
EFT54630	27/08/2009	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-26.35
EFT54631	27/08/2009	GALLERY 500	ART MATERIALS	-106.25
EFT54632	27/08/2009	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	-91.27
EFT54633	27/08/2009	GNOWELLEN VOLUNTEER BUSHFIRE BRIGADE	2009/2010 ESL PAYMENT	-2310.00
EFT54634	27/08/2009	GRANDE FOOD SERVICE	CATERING FOR TIME OUT CAFE	-339.67
EFT54635	27/08/2009	GREAT SOUTHERN TAPE	SAFETY AWARENESS TRAINING	-294.00
EFT54636	27/08/2009	GREAT SOUTHERN PERSONNEL	GARDENING/GROUND SERVICES	-196.91
EFT54637	27/08/2009	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-1197.99
EFT54638	27/08/2009	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-942.26
EFT54639	27/08/2009	HART SPORT	SPORTS STORE PURCHASES	-198.40
EFT54640	27/08/2009	HAYNES ROBINSON	LEGAL FEES- ALBANY SEA RESCUE SQUAD	-5043.64
EFT54641	27/08/2009	HAYMARKET PTY LTD	A4 4PP NEWSLETTER + INSERT	-631.40
EFT54642	27/08/2009	HELEN LEEDER-CARLSON	SENIORS ART CLASS	-140.00
EFT54643	27/08/2009	INSTITUTE OF PUBLIC WORKS ENGINEERING AUST LTD	NAMS PLUS ANNUAL SUBSCRIPTION RENEWAL FEE	-990.00
EFT54644	27/08/2009	KAREN MARIE IRELAND	CO-ORDINATION OF SPRUNG WRITERS FESTIVAL 2009 17/6 - 14/8/2009	-5050.00
EFT54645	27/08/2009	ISIS CAPITAL LIMITED	GYM EQUIPMENT MONTHLY RENTAL PAYMENT	-3494.82
EFT54646	27/08/2009	JASON SIGNMAKERS	SIGNAGE	-180.84
EFT54647	27/08/2009	JUST SEW EMBROIDERY	PRINTS & LOGOS	-312.40
EFT54648	27/08/2009	KALGAN BUSHFIRE BRIGADE	2009/2010 ESL PAYMENT	-6050.00
EFT54649	27/08/2009	KANDOO WINDSCREENS	WORKSHOP WINDOW TINT	-238.70
EFT54650	27/08/2009	KING RIVER BUSHFIRE BRIGADE	2009/2010 ESL PAYMENT	-5203.00
EFT54651	27/08/2009	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-1057.60
EFT54652	27/08/2009	KOJANEERUP VOLUNTEER BUSHFIRE BRIGADE	2009/2010 ESL PAYMENT	-1210.00
EFT54653	27/08/2009	LANDRILL GAS AND POWER PTY LTD	LANDFILL GAS AND POWER SUPPLY	-40215.40
EFT54654	27/08/2009	LANYON COOK FAMILY TRUST	WINDOW REVEALS /SILLS & MATERIALS RAILWAY STATION PRODULOVE PARADE	-2750.00
EFT54655	27/08/2009	LOADTEK AUST	HYDRAULIC FITTINGS AND O RINGS	-115.56

EFT54656	27/08/2009	LOGO APPOINTMENTS	Contract work of Bob Moore for 3 weeks commencing 03/08/2009 (WEEK ENDING 15/8)	-1691.58
EFT54657	27/08/2009	LORLAINE DISTRIBUTORS PTY LTD	JET SPRAY BOTTLE 600ML	-64.80
EFT54658	27/08/2009	M2 TECHNOLOGY PTY LTD	SERVICE AGREEMENT, ON HOLD CUSTOMNET	-779.61
EFT54659	27/08/2009	PETER MADIGAN	REIMBURSEMENT FOR FUEL	-84.35
EFT54660	27/08/2009	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-426.85
EFT54661	27/08/2009	MANYPEAKS BUSHFIRE BRIGADE	2009/2010 ESL PAYMENT	-660.00
EFT54662	27/08/2009	MCLEODS BARRISTERS & SOLICITORS	EMPLOYMENT LAW ADVICE	-589.05
EFT54663	27/08/2009	MR MOO DAIRY DISTRIBUTORS	MILK & FRUIT JUICE DELIVERIES FOR ALAC CAFE	-465.35
EFT54664	27/08/2009	NAPIER FIRE BRIGADE	2009/2010 ESL PAYMENT	-2750.00
EFT54665	27/08/2009	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	COMBINATION BEVEL EDGED TRAFFICABLE MANHOLE COVERS	-1815.00
EFT54666	27/08/2009	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-63.64
EFT54667	27/08/2009	OPUS INTERNATIONAL CONSULTANTS LTD	For Superintendent services 'as and when required' for The Pier of Remembrance	-3696.00
EFT54668	27/08/2009	OTIS ELEVATOR COMPANY P/L	LIFT MAINTENANCE	-1362.30
EFT54669	27/08/2009	PALMER EARTHMOVING (AUSTRALIA) PTY LTD	Hours Hire of Grader	-2521.75
EFT54670	27/08/2009	PEERLESS JAL PTY LTD	MATERIALS (MOWER BLADES)	-154.06
EFT54671	27/08/2009	RAECO INTERNATIONAL PTY LTD	Duraseal Covering Material	-553.65
EFT54672	27/08/2009	REDMOND VOLUNTEER FIRE BRIGADE	2009/2010 ESL PAYMENT	-3080.00
EFT54673	27/08/2009	RYDGES PERTH	ACCOMMODATION, MEALS & SUNDRIES S. CHAPLIN 5/8-9/8/2009	-1360.45
EFT54674	27/08/2009	UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	-1035.00
EFT54675	27/08/2009	SCHWEPPE AUSTRALIA	JUICE DRINK SUPPLIES	-590.64
EFT54676	27/08/2009	SHEILAH RYAN	GARDENING VANCOUVER ARTS CENTRE	-475.00
EFT54677	27/08/2009	SKAL INTERNATIONAL ALBANY	AUGUST FUNCTION SKAL - MT ROMANCE	-40.00
EFT54678	27/08/2009	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-193.55
EFT54679	27/08/2009	SOUTH COAST VOLUNTEER BUSHFIRE BRIGADE	2009/2010 ESL PAYMENT	-7480.00
EFT54680	27/08/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-1710.37
EFT54681	27/08/2009	SOUTH STIRLING BUSHFIRE BRIGADE	2009/2010 ESL PAYMENT	-1320.00
EFT54682	27/08/2009	STATEWIDE BEARINGS	VEHICLE PARTS	-53.98
EFT54683	27/08/2009	WA STATE MASTERS GAMES	COMMUNITY FINANCIAL ASSISTANCE PROGRAMME	-1000.00
EFT54684	27/08/2009	BLUESCOPE DISTRIBUTION PTY LTD	COMMERCIAL PIPE EXTRA LIGHT HOT DIPPED GALVANISED PLAIN END	-11.56
EFT54685	27/08/2009	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	-937.51
EFT54686	27/08/2009	ALBANY LOCK SERVICE	Keys for Mike Manger	-42.75
EFT54687	27/08/2009	ALBANY IGA	GROCERIES	-35.26
EFT54688	27/08/2009	SWAN VALLEY OASIS RESORT	ACCOMMODATION AND MEALS FROM 16TH AUGUST- 20TH AUGUST 2009 FOR NATHAN TYSOE (RANGERS)	-793.00

EFT54689	27/08/2009	SYNERGY	ELECTRICITY SUPPLIES	-4400.40
EFT54690	27/08/2009	T & C SUPPLIES	BAGS GREY CEMENT & HARDWARE SUPPLIES	-1525.97
EFT54691	27/08/2009	JTAGZ PTY LTD	500 x 2010 dog registration tags 2000 x 2012 dog registration tags	-704.00
EFT54692	27/08/2009	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-108.00
EFT54693	27/08/2009	THE NEW ESPLANADE HOTEL	ACCOMMODATION, PARKING & MEALS FOR CR JOHN WALKER 5 NIGHTS, 6TH AUGUST -9TH AUGUST 2009	-5093.25
EFT54694	27/08/2009	THOMPSON MICROBERT EDGELOE	Royalties for Regions Footpath design - Le Grandle Ave	-6600.00
EFT54695	27/08/2009	CENTAMAN SYSTEMS PTY LTD	PROFESSIONAL SERVICES FEE (REFER 28208)	-1666.50
EFT54696	27/08/2009	TOWN OF KWINANA	R HALL LONG SERVICE LEAVE	-7597.88
EFT54697	27/08/2009	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	-104.50
EFT54698	27/08/2009	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-44.00
EFT54699	27/08/2009	NATHAN TYSOE	TRAINING - MUNICIPAL LAW REIMBURSEMENTS	-81.00
EFT54700	27/08/2009	MARK WELLER	REIMBURSEMENT MBA FEES UNIT COMPLETED	-2100.00
EFT54701	27/08/2009	WELLSTEAD FIRE BRIGADE	2009/2010 ESL PAYMENT	-3850.00
EFT54702	27/08/2009	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Display classified for ranger coordinator and EMC in West Australian on Saturday 18 July in Professional Appointments in Local Government Vacancies.	-7575.43
EFT54703	27/08/2009	LANDMARK LIMITED	Black star pickets 165cm	-66.88
EFT54704	27/08/2009	WESTERN POWER CORPORATION	DESIGN FEE LAKESIDE DRIVE MCKAIL	-667.00
EFT54705	27/08/2009	WESTERN WORK WEAR	SAFETY UNIFORMS	-236.50
EFT54706	27/08/2009	WILSON MACHINERY	VEHICLE PARTS	-390.98
EFT54707	27/08/2009	YAKKA PTY LTD	UNIFORMSA	-964.55
EFT54708	27/08/2009	YOUNGS SIDING BUSH FIRE BRIGADE	2009/2010 ESL PAYMENT	-3520.00
EFT54709	27/08/2009	YOUNGS SIDING PROGRESS ASSOCIATION INC	COMMUNITY FINANCIAL ASSISTANCE GRANT UPGRADE HARD COURT AREA	-4998.00
EFT54710	27/08/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-41.99
EFT54711	27/08/2009	ZIPFORM	RATES NOTICES	-15815.11
EFT54712	27/08/2009	SHARP INFUSION	CATERING 14TH AUGUST 2009	-350.00
TOTAL				- 2,159,216.88

Chq	Date	Name	Description	Amount
25676	06/08/2009	AMP FLEXIBLE LIFETIME SUPER PLAN	Superannuation contributions	- 376.54
25677	06/08/2009	ASGARD	Superannuation contributions	- 273.87
25678	06/08/2009	BT BUSINESS SUPER	Superannuation contributions	- 446.88
25679	06/08/2009	COMMONWEALTH BANK SUPERANNUATION SAVINGS ACCOUNT	Superannuation contributions	- 316.02
25680	06/08/2009	GENERATIONS PERSONAL SUPER FUND	Superannuation contributions	- 132.92
25681	06/08/2009	HESTA SUPER FUND	Superannuation contributions	- 500.91
25682	06/08/2009	HOSTPLUS PTY LTD	Superannuation contributions	- 330.78
25683	06/08/2009	HOTEL ALL SEASONS PERTH	Accommodation & meals for Vicki Duncan 03/04 June 2009 for IPWEA Module 10.	- 348.00
25684	06/08/2009	KMART ALBANY	Dymo Labeller, tape and processing equipment.	- 136.61
25685	06/08/2009	MLC NOMINEES PTY LTD	Superannuation contributions	- 275.51
25686	06/08/2009	NATIONAL MUTUAL RETIREMENT FUND	Superannuation contributions	- 501.93
25687	06/08/2009	PLUM NOMINEES P/L PLUM SUPER FUND	Superannuation contributions	- 475.64
25688	06/08/2009	THE INDUSTRY SUPER FUND	Superannuation contributions	- 69.27
25689	06/08/2009	TOWER TRUST LIMITED	Superannuation contributions	- 259.33
25690	06/08/2009	ALBANY SURF LIFE SAVING CLUB	REFUND OF FEE FOR APPLICATION FOR PLANNING SCHEME	- 2,242.00
			CONSENT FOR ALBANY SLSC FLINDERS PARADE - NO REQUIRED - P295119	
25691	06/08/2009	MARGARET SMITH	REFUND MEMBERSHIP	- 477.02
25692	06/08/2009	MRS MATINA BUTCHER	REFUND MEMBERSHIP	- 330.68
25693	06/08/2009	PETTY CASH - CITY OF ALBANY	IGA/WOOLWORTHS	- 414.45
25694	12/08/2009	SKAL INTERNATIONAL ALBANY	ATTENDANCE AT 3RD ANIVERSARY FUNCTION	- 40.00
25695	13/08/2009	JEFF GOMIM	REFUND OF INFRINGEMENT - NEEDS TO BE PAID AT COURTHOUSE	- 250.00
25696	10/08/2009	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	2 X SETS AMAZING ALBANY NUMBER PLATES	- 280.00
25697	10/08/2009	DEPARTMENT OF ENVIRONMENT & CONSERVATION	APPLICATION FOR CLEARING PERMIT FOR NANARUP RD	- 50.00
25698	13/08/2009	KMART ALBANY	SPORTS STORE PURCHASES	- 102.60
25699	13/08/2009	PETTY CASH - ALBANY PUBLIC LIBRARY	Petty cash items	- 273.87
25700	13/08/2009	PETTY CASH - FORTS	Petty cash items	- 144.80
25701	13/08/2009	DONALD TONY PHILLIPS	PURCHASE OF SECOND HAND BOOK	- 60.00
25702	13/08/2009	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	- 11,350.44
25703	13/08/2009	VIRIDIAN NEW WORLD GLASS	REGLAZE WINDOW AT ALAC	- 385.00

25704	13/08/2009	WATER CORPORATION	ANNUAL RATES - INDUSTRIAL QUAL QUAN 50 -52 BARKER ROAD CENTENNIAL PARK & INDUSTRIAL WASTE FEE NORTH ROAD	-	477.15
25705	13/08/2009	PETER WILTSHIRE	REIMBURSEMENT FOR SECOND BOAT PEN KEY RETURNED UPON VACATING BOAT PEN 10 (KEY 032)	-	15.00
25706	20/08/2009	ALBANY PUBLIC LIBRARY	STAFF TEA MONEY	-	72.00
25707	20/08/2009	ALBANY CIVIL CONTRACTORS	Construction of Bus Parking Bay and other works on Apex Drive	-	19,860.00
25708	20/08/2009	ALBANY FILTERCLEAN	FILTERS CHANGED AND CLEANED	-	28.00
25709	20/08/2009	ELLAM INNIES COLLECTION	10 x 10thLH Galilee + 10 x 10thLH En Route + 5 x 11th BAT HMS London Prayer + 5 x 11th BAT HMS London on Stern	-	819.65
25710	20/08/2009	PENELOPE HARRIS	FOR POSTER RUN	-	92.16
25711	20/08/2009	KOSMIC SOUND AND LIGHTING	ARX DI-Plus RC	-	500.00
25712	20/08/2009	PETTY CASH - ALBANY AQUATIC AND LEISURE CENTRE	LUMPIRE FEES	-	1,000.00
25713	20/08/2009	PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	PETTY CASH REIMBURSEMENT	-	206.50
25714	20/08/2009	PETTY CASH - TOWN HALL	SAFETY EQUIPMENT/COFFEE HOLDER/ST VINNIES/SCALES/CLAMPS	-	460.10
25715	20/08/2009	SAFE ROADS	Supply (supaflex work zone bollard) bolt on to hotmix Orange class one reflective	-	202.29
25716	20/08/2009	SUPERCHEAP AUTOS	ARMORALL FOR VEHICLES	-	96.84
25717	20/08/2009	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-	4,096.95
25718	20/08/2009	WRITING WA INC	MEMBERSHIP RENEWAL 18/7/2009 - 18/7/2010	-	110.00
25719	20/08/2009	WATER CORPORATION	WATER CONSUMPTION - MCK3	-	2,070.30
25720	20/08/2009	CHEZ-MOI	1 X FLOWER BOX ARRANGEMENT	-	-50.00
25723	21/08/2009	CASH	PETTY CASH FOR FRONT OFFICE	-	-500.00
25724	21/08/2009	AUSTRALIAN ROTARY HEALTH	DONATION	-	-200.00
25726	27/08/2009	SENSIS PTY LTD	ADVERTISING	-	-46.20
25727	27/08/2009	TERRI PALFREY	GODDESS PROGRAM PROFESSIONAL INSTRUCTION	-	-200.00
25728	27/08/2009	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH ITEMS FOR LIBRARY	-	-329.45
25729	27/08/2009	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-	-239.95
25730	27/08/2009	TORBAY VOLUNTEER BUSHFIRE BRIDAGE	2009/2010 ESL PAYMENT	-	-495.00
25731	27/08/2009	WATER CORPORATION	WATER CONSUMPTION AIRPORT	-	-4237.85
25732	27/08/2009	LEON & 5HELLEY KOWALSKI	CROSSOVER SUBSIDY LOT 193 SCORPIO DRIVE MCKAIL	-	-167.38
25733	27/08/2009	CRAIG BINGHAM	CROSSOVER SUBSIDY 15 HIAM STREET BAYONET HEAD	-	-173.27
25734	27/08/2009	MIKE COONEY	CROSSOVER SUBSIDY FOR 715 GERDES WAY	-	-220.39
25735	27/08/2009	MURRAY PHILIP	REFUND FOR BUILDING LICENCE 290812	-	-356.91

25736	27/08/2009	ALBANY LEVER ACTION RIFLE CLUB	SUNDRY DONATION FOR ALBANY LEVER ACTION RIFLE CLUB TO ASSIST WITH TRAVEL AND ACCOMMODATION WHILST TRAVELLING TO CANBERRA ACT TO COMPETE AT NATIONAL LEVER ACTION RIFLE CHAMPIONSHIPS 25TH SEPTEMBER 2009	-200.00
			TOTAL	- 58,368.41

TRUST CHEQUES AND ELECTRONIC FUNDS TRANSFER PAYMENTS

Chq	Date	Name	Description	Amount
25722	21/08/2009	NEWSEASONS CHRISTIAN CENTRE INCORPORATED	RETURN OF DEFECTS BOND FOR WOLLASTON ROAD T950 (REPLACES CHEQUE NUMBER 25675 - WHICH WAS MADE OUT INCORRECTLY O WAYNE & LOUGHTON PATTERSON)	-11257.00

EFT	Date	Name	Description	Amount
EFT54427	13/08/2009	AD CONTRACTORS PTY LTD	RETURN OF BOND MONIES TO AD CONTRACTORS FOR WAPC 122777 - BROOKS GARDENS	233,058.67

TOTAL - 244,315.67

MasterCard - July 2009

Date	Payee	Amount	Description
1/07/2009	WOTIF.Com Hotels, Milton, Qld	\$ 259.95	Accommodation - Works Mgmt
3/07/2009	Qantas	\$ 771.40	Travel - Works Mngt
9/07/2009	Mis Maud - Perth	\$ 203.10	SLWA Exchange
21/07/2009	Skywest Airlines Pty Ltd	\$ 442.15	Travel - SLWA Exchange
30/06/2009	Australian Geographic	\$ 911.95	Fire Weather Stations
9/07/2009	Chifley Business School	\$ 675.00	Legislation & Governance Training
16/07/2009	Skywest Airlines Pty Ltd	\$ 884.30	Travel for Starke / Caddy
18/07/2009	Hyt Regency - Perth	\$ 2,045.00	CEO - AICD Course
8/07/2009	Department of Mines Sundry < \$ 200.00	\$ 540.00 \$ 532.26	Application for dangerous goods licence
Total Mastercard		\$ 7,265.11	

Payroll - August 2009

Date	Description	Amount
3/08/2009	Sundry Pay	\$ 1,120.00
4/08/2009	Sundry Pay	\$ 16,520.25
12/08/2009	Payroll	\$ 388,483.62
13/08/2009	Sundry Pay	\$ 1,352.00
13/08/2009	Sundry Pay	\$ 467.00
14/08/2009	Sundry Pay	\$ 454.00
26/08/2009	Payroll	\$ 390,052.61
Total		\$ 798,449.48

- Esme' Justins suggested that bypass routes need to be sorted out prior to parking locations
- Cr Don Duffy commented that there is currently a 3 story development limit within the CBD and this restricts developers and isn't attractive to developers, a 5 story limit would be more appropriate.
- Issues regarding the City not policing the short term parking in the CBD were again raised. John Beamon suggested that if there if time limited signage on parking then it should be policed, if it is not policed then the signs should be taken down.

Kim Buttfeld requested feedback from SAC members on the following as a Cultural and Civic Precinct:

- Alison Hartman Garden – Nice to have an open space in the city centre for passive use
- 'Grassy knoll' between town hall and library – could be seen as the town square, could be used for markets, issues with CBD parking, overall comments were that it would be a good idea.
- Parking at top end of York Street – similar to the bottom end with parking in the middle – Don Duffy commented that he was concerned with the traffic flow as this will create too much congestion and could detract from locals using the CBD for shopping as they will go to other centres.
- Library – needs to be expanded in time due to dual use with university, could become a 'community place / hub'
- A regional Art Gallery – needs some sort of infrastructure for an art gallery in Albany and preferred the CBD are but not necessarily the main street. Could Vancouver Arts Centre be expanded?
- Senior Citizen Centre – it is convenient in the CBD due to parking, bus route and other broader community use
- Albany Tourist Centre – good parking however the centre doesn't particularly connect to the CBD, people get lost trying to locate it, could be made more vibrant.

6.2 Celebration of SAC – Civic Function

The Civic Reception, hosted by the Mayor Milton Evans will be held on 17th September 2009 from 6pm to 7:30pm. Invitations will be distributed three weeks prior to the function as per the list agreed upon at the Seniors Advisory Committee meeting on 18th June 2009.

Tricia will be organising certificates of appreciation for Senior Advisory Committee representatives as per the meeting held on 16th July 2009.

Tricia has created an invitation postal data base for the civic reception and received contact details for those that were missing on the data base except for Josephine Lewis' details.

6.3 Seniors Wellness Expo

Tricia Martin provided an update on the Seniors Wellness Expo that is booked for 9th October 2009 at the Albany Leisure and Aquatic Centre.

Approximately 45 booths have been sold. We have extended the closing date by a fortnight and re-advertised in the Albany Advertiser and Weekender. The next step is to design the

advertising and program. We are currently working on a new floor plan that caters for the noise of the entertainment area.

A suggestion was made that the advertising of the event should go regional ie Denmark, Plantagenet, Katanning etc.

Expo working committee next meeting – Thursday 3rd Sept 2009 @ 10am

6.4 Weekender Seniors Page - Articles

1. **Colleen Tombelson** will do an article in relation to respite care.
2. **Tricia Martin** will submit an article summarising information provided about the 10 year anniversary of the committee and Civic Reception
3. **The working group** will provide an article in relation to the Seniors Expo.

Feedback from the Weekender is that the senior's page is going very well with lots of articles and sales of advertising space.

6.5 Safe crossing point across North Road

Tricia Martin discussed this issue with the City of Albany Works and Services Department to reconfirm our responsibility regarding the installation of crosswalks etc as there is a conflicting message between the City of Albany and WA Main Roads.

Executive Director for Works and Services, Kevin Ketterer, confirmed that the City is responsible for designing pedestrian crossings and roundabouts on North Road however will be applying for funding to implement the designs through the black spot funding scheme which is a state government initiative.

A letter was sent to Main Roads as per the request from SAC to attend September's meeting. Confirmation has been received that Mr Terry White, Manager of Planning and Assets will attend the SAC meeting on 17th September to discuss speed mitigation measures along North Road.

Tricia Martin will invite a representative from the City's Works and Services Department to attend the September 2009 meeting.

Esme' Justins requested that the discussion is taped if possible.

6.6 Seniors Advisory Committee Membership

Confirmation was received regarding the Seniors Advisory Committee request for Mr David Mattinson, representing the Association of Independent Retirees, to become a member of the Committee on the 19th August 2009 and will report the decision at the meeting. David Mattinson was voted in unanimously by Council.

6.7 Invitations from Council

At its July 2009 meeting SAC requested Tricia Martin to follow up with Stuart Jaimison, Manager of Executive Services for the City, regarding the time line for invitations to community organisations for Council run meetings and functions.

Mr Jaimison would like to liaise directly with the Mayor in relation to this item and has requested that SAC provide specific examples so that we can change City processes if required. SAC members were requested to forward specific examples to Tricia Martin who will forward to the appropriate City officers to follow up on with the Mayor.

6.8 City of Albany Crime Prevention Plan

Cr Mr John Beamon briefed SAC regarding the City of Albany Crime Prevention Forum that was held on Thursday 23rd July 2009.

Cr Don Duffy will be the SAC representative for this initiative. Tricia Martin will inform Manager of Community Development, Mark Weller.

6.9 SAC Agenda

As per the comment submitted at the SAC July 2009 meeting, all care should be given to ensure the least amount of paper used in the agenda, Tricia Martin has changed the margins to the agenda to fit the most amount of information on the page whilst remaining readable.

It is suggested in the interest of using less paper that, if possible, people print their agenda using both sides of the page.

7.0 Correspondence In:

7.1 Email and Cc letter from Main Roads regarding North Road speed mitigation measures (attachment 3).

8.0 Correspondence Out:

8.1 Letter to Main Roads regarding request to attend a Seniors Advisory Committee meeting to discuss speed mitigation measures on North Road (attachment 4).

9.0 New Agenda Items:

9.1 Walk Leader Training

Please find attached a flyer regarding walk leader training as provided by Kim Buttfield (attachment 5).

9.2 Modified Indoor Beach Volleyball for Seniors

Tricia Martin submitted an external funding application through the Department of Sport and Recreation to run a modified Indoor Beach Volleyball program for seniors. This application was unsuccessful and will therefore not be pursued

9.3 Increasing Capacity and Networking 'I CAN' Project

The City (through Guy Martin's effort) has been successful in obtaining funding through the Department of Health and Ageing to develop a Chronic Condition Self Management forum.

It is envisaged that the forum will target people at risk of chronic conditions, people who would like to learn more about self managing their chronic condition, carers and professionals.

Tricia Martin is currently in negotiations with the Department of Health and Ageing to make scope and timeline changes to the forum to deliver the event in February 2010.

9.4 Heartmoves

Tricia Martin is currently pursuing the implementation of Heartmoves at the Albany Leisure and Aquatic Centre (ALAC) and has submitted an external funding application to Department of Sport and Recreation for the cost of training as this was identified as one of the barriers to implementing this program at ALAC.

Heartmoves is a low to moderate intensity physical activity program specifically designed to cater for people with lifestyle risk factors or with existing stable chronic conditions such as heart disease, diabetes, obesity and arthritis. Taking part in regular Heartmoves sessions can help:

- lower blood pressure and improve cholesterol control
- manage weight and improve well being and quality of life
- manage diabetes
- improve balance and flexibility
- improve sleep
- improve bone mineral density with arthritis management
- prevent falls and injuries from falls

This project will target people in the community who want to prevent or better manage their chronic conditions by becoming active for life. The Heartmoves integrated model provides the skills training and administrative tools to cater to older Australians requiring an exercise intervention to sustain health, well-being and quality of life.

It is envisaged that if the City is successful in attracting funding and can secure the instructors required to manage the program that this program will be launched at the 'I CAN' forum in February 2010.

9.5 Flashing light installation at school crossings

Mr David Mattinson has received a request regarding the installation of flashing lights at school crossings when speed restrictions are enforced as some people who have no contact with school going children don't know when schools are open.

The state Police Department is responsible for this type of infrastructure. Kim Buttfield suggested that it could be brought up at the Roadwise committee to follow up on. Michael Calton and Kim Buttfield will raise it at the next Roadwise meeting.

9.6 Seniors Travel Choice Discussion Paper

Attached is the Seniors Travel Choice Discussion Paper that Kim Buttfield has developed regarding Seniors Travel Choice. Please provide any feedback and distribute the information onto your relevant networks (attachment 2).

10.0 General Business:

10.1 Driving Legislation

There is current legislation regarding the legality to drive without informing the authorities of your current medical conditions etc. For example reportable items could be blood pressure, eye sight, age related diseases/conditions and other medical conditions. Forms are available from the department of Transport. Fines can occur if you do not report these conditions.

10.2 RAAF Village – Welfare Officer

Phillip Douglas from the RAAF Village is seeking a part-time (1.5 days per week) Welfare Officer whose responsibility would be an advisory and information role (doesn't provide care).

It was suggested that the RSL has trained, accredited Welfare Officer that may be interested.

10.3 Fuel Card

Please find attached a reply letter from the Hon Brendon Grylls regarding a review to the fuel card system for seniors (attachment 6).

10.4 Cats

Middy Dumper has had a lot of comments and discussions with Seniors regarding the cost of registering cats with the City of Albany. Because of the City's regulations to have cats sterilised and micro-chipped, as well as registered with the City, the cost is quite high. Seniors would also like to know the cost of retrieving their cat from the pound.

Discussions regarding a discount at the vets for cat owners that need to sterilise and micro-chip their cat by the enforcement date of the City's regulations occurred. The vet on Lockyer Avenue has had a discount in the past.

11.0 Next meeting Thursday 20th September 2009 at 10am

12.0 Close 11:45am

City of Albany
Central Area Master Plan Steering Committee
Summary Notes from July/August Meetings

Transport/Parking/Pedestrian Movements

Two meetings looking at the issues, recommendation from previous reports and recommendations from the technical committee.

Key points:

- Need to slow traffic down in central precinct
- Need to improve pedestrian access, including crossing points
- Need to improve 'streetscape environment'
- Need to provide pedestrian and cycle infrastructure
- Need to create by-pass routes around Central Area
- Need to reconfigure parking (more short term parking within central area, and longer term parking alternatives)
- Investigate public transport options around Central Area

A total of 9 recommendations were passed and will be incorporated into the final Master Plan.

John and I felt this was a key issue for seniors, which was also broadly supported by the rest of the committee. Transport is not just a City of Albany responsibility, but lies with Commonwealth and State government and with community group support and local business input.

I have prepared a discussion paper for the Seniors Advisory Committee, as I believe there is a role for continued advocacy and support for improved 'travel choice.'

Land Use/Re-development

One meeting looked at the issues, recommendation from previous reports and recommendations from the technical committee.

Key points:

- Encouragement of mix use within the Central Area
- More flexibility with planning, encouraging development
- Sufficient open space in Central Area, but need to better use
- Retain the Central Area boundaries (halt continued spread)
- Incentives for investors, businesses
- Civic/cultural precinct – York St, Serpentine Road/collie/Grey Street
- Alfresco Dining

Consultant

Consultants have been 'head hunted' to apply for contact, based on previous work. Appointment pending and they will work with both committees to collate report by end of year.

Report prepared by:

Kim Buttfield/John Beamon

City of Albany Seniors Advisory Committee

4 August 2009

Comments prepared by Kim Butfield, Seniors Advisory Committee on the Recommendations relating to Transport, Pedestrian and Parking Issues for the Albany Central MasterPlan Steering committee
August 2009

I have been a member of the City of Albany Seniors Advisory Committee for the past 10 years (in that time taking 1 year's leave of absence to travel). In nearly every meeting we discuss the challenges for older people in **travelling from one place to another either by vehicle (car, public transport, community bus), as a walker, on a gopher/scooter or as a cyclist**.

Lack of transport options and safety concerns (road, crime prevention, pedestrian access) are the two key issues for our seniors. Both have a serious impact on their physical, mental and social health and the community as a whole.

As a public health advocate I am aware of the strong relationship and links between a community's health and well being and its built environment.

The built environment has a powerful impact on mobility, independence, autonomy and quality of life in old age and can also facilitate or impede the quest for a healthy lifestyle at all ages. ²

Our community is not the only one concerned about seniors transport. Evidence from throughout the world is showing that transport is the number one issue for most seniors.

A study undertaken by Deakin University in 2006 ¹ investigated senior's communities around five municipalities from Geelong to the Surf coast and inland to Colac. 90% of participants from the 10 focus groups mentioned transport and footpaths as the main things of concern that they would like changed in their community.

The five key themes were:

- Footpaths, lack of or problems with
- Issues relating to public and community transport
- Importance of belonging to groups
- Having access to meeting places
- Issues relating to safety, particularly in relation to roads and traffic

A USA report 'Beyond 50.05' defined a liveable community is 'one that has affordable and appropriate housing, supportive community features and services and **adequate mobility options**, which together facilitate personal independence and the engagement of residents in civic and social life.' ³

Transport options are key to people being able to stay engaged in their community and with each other. From the US report one in five persons aged 65 and older in America do not drive. From age 75 nearly 40% will be using other forms of transport, with public transport/community transport being a crucial source of mobility.

The ageing of Australia's population, the current and future ageing of our local population, along with continued increase in our local population, as more people retire and move towards the coast will see an increased demand on our road and transport systems. We need to plan for the future. By 2026 (in only 17 years) there will be a nearly 2 fold increase in the number of people aged 65+ in our community.

A quote from Professor Spence Havlick, a visiting Healthway Fellow who visited Albany in 2002/2003 'A pedestrian-friendly town takes care of its walkers at the three most critical periods in the human life cycle: in the dawn of life (the young), in the darkness of life (the poor, disabled, and homeless) and in the twilight of life (the frail and elderly). A car-based society cripples all three categories of people.'

The travel picture for Albany seniors:

- Annual Drivers License assessment process from age 75, conducted yearly with GP. Many 'doctor-shop' to pass their assessment.

- New legislation from Dept of Transport - people with medical conditions must be reviewed by GP and notice to Dept Transport. This has seen an increase in restricted licenses and some loss of licenses.
- Community buses, now sit with Lions Community Care – must be HACC eligible to access. Restricts access for many able seniors
- Global recession. Currently 700/week previously self-funded retirees are seeking pension support. Cost to keep and run a car increasing.
- Anecdotal evidence of seniors restricting their travel, due to the increased costs. May have an impact on their mental and physical health.
- Under-utilised public bus service – which seems to cater well for school children, but provides restricted service for rest of community.
- Increasing number of seniors turning to gopher/scooters. Approx 100 current gopher/scooter users in Albany. This causes safety concerns for road users and other pedestrians.
- With few other options many seniors continue driving beyond their legal and functional ability, risking injury to themselves and others.
- Driving seen as a right, and there are few incentives to encourage alternative transport options (public transport, taxi's, walking, cycling)

There are some positives:

- New Petrol voucher scheme - \$500/year to assist seniors with petrol costs/taxi costs well received. However, only available to senior pension holders.
- Walking and cycling are two cheap and accessible options for seniors. It encourages health and social connectedness with community. Commitment from City for funding support (through Royalties for Region) being used to improve footpaths and shared pathways into and around city centre and surrounding suburbs.
- Lions community Care offer a service to support seniors through the 'loss of license' process, recognizing the significant impact it will have on a persons health. First of its kind in state. Rolled out from pilot with DPI and Monash University in 2006.

We have had many visiting academics and professionals share their examples of best practice in Transport:

- Spence Havlick in 2002/2003 on Boulder, Colorado, with a pop of 80,000:
 - GO Boulder innovative and balanced transport system
 - **Create travel choices (Bus, Bike, Walk)**
 - Long term goal – 'stay the course of no long-term growth in auto traffic'
 - Reduce Single Occupant Vehicle from 44% to 25% by 2025
 - Goal 30% using sustainable transport , took 30% of transport budget
- Peter Newman over the past few years promoting sustainable transport options.
- Professor Billie Giles-Corti – on creating healthy, walkable communities.

All of these experts have suggested the need to move from 'what we have always done, and will always get' to a new approach to transport and traffic management.

We have a number of reports and plans which have been presented to the Albany Central MasterPlan Steering committee, nearly all of which recommend exploring the opportunities for public transport and active transport options to be incorporated into a new way of moving people.

Summary report completed by UWA Honours student, Matthew Bradley in 2002 is currently the only known report on travel behaviour of central Albany travel users. He identified significant barriers to the use of walking, cycling and public transport **as they were not convenient and there was no incentive to change**. He found that 95% of the CBD employee travel to work by car, yet 72% live within one km of their workplace. 5

Evidence from other communities, who have been able to make some changes to their travel choices such as:

- Geraldton – re-aligned their CBD, made more pedestrian friendly. Introduced a CAT bus
- Rockingham – Transport Plan, Healthy Lifestyle commitment
- Cottesloe – introduced a CAT bus to link train station with the beach and shopping precinct during busy season
- Baw Baw Shire, Victoria – created Walk Baw Baw. Set a trend in creating a community that is walkable, sustainable, inclusive and attractive.
- South Perth – Travelsmart project, pop 35,000. Saw the following changes in communities travel behaviour:
 - 14% Car as Driver
 - + 35% Walk Trips**
 - + 61% Bike Trips**
 - +20% Bus Patronage**
 - 17% car kms/person/week

Challenge for our community is two fold:

- **Improving the infrastructure to encourage more active transport options**
- **Getting people to change or shift their travel behaviour to make use of the improved infrastructure.**

Neither can be done in isolation and both are important.

As the Seniors representative on the City of Albany Central Area Master plan I strongly support the objectives to investigate options for increased and improved transport options.

There currently does not appear to be any local information or evidence to base informed decisions on Albany's transport needs now and in the future.

Overall recommendation is to:

Develop a transport plan that identifies targets to reduce car use and increase walking, cycling and public transport within the 5 km Central Area.

This would include:

1. Support a review of the current and future public transport needs of the City of Albany, with particular reference to the Central Area and surrounding 5 kms
2. Establish baseline data and information on current travel patterns, and movements with particular reference to the Central Area and surrounding 5 kms
3. Explore the communities receptiveness to shift their travel behaviour to make use of any improved infrastructure.
4. Work in a collaborative, co-operative approach, using skills and expertise from key agencies, groups and individuals within our community.
5. Seek funding to support this as a 'stand-alone' project

What can you do about it?

- Discuss transport issues within your seniors community and organizations
- Talk to your council (through your councilor or the Seniors Advisory Committee) or your local member
- Investigate what transport options are available to you
- Get involved at a local level in supporting more travel choices

References

1. S Savage, I Butterworth, S Bailey et al 'Improving health outcomes for elderly people in a regional and rural environment', Deakin University and Department of Human Services Partnership, 2006
2. Age Friendly Built Environments – Opportunities for Local Government, Australian Local Government Association.
3. A Kochera, A Straight, T Guterbock 'Beyond 50.05 – a report to the Nation on Liveable Communities: creating environments for successful aging.' AARP Public Policy Institute and University of Virginia.
4. Professor Spenser W. Havlick, (2003) 'WALK THERE TODAY: It Takes A Whole Town to Raise a Pedestrian', University of Colorado and Boulder Council Member
5. Matthew Bradley: Small Car Dependency in a Small City: Is there a sustainable solution? Summary findings, 2002.

Enquiries: Andrew Duffield on 9892 0510
Our Ref: 07/6131
Your Ref: NA

22 July 2009

Ms June Spouse
Acting Secretary
Albany Breaksea Ladies Probus Club Inc.
PO Box 5280
ALBANY WA 6332

Dear June

NORTH ROAD TRAFFIC

Thank you for your letter dated 1 July 2009 outlining your concerns regarding traffic on North Road.

North Road is a local road which is owned and managed by the City of Albany. As such, the issues you raise regarding the installation of pedestrian crossing points, traffic signals and roundabouts are a matter for the City of Albany.

Main Roads WA is the regulating authority for speed zones across all road networks in Western Australia, including local roads. Notwithstanding this, Main Roads seeks advice from the road owner (in this case the City of Albany) and the WA Police regarding modifications to speed zones.

Main Roads has not received any request from the City of Albany to reduce the existing 60km/hr speed zone on North Road.

A reduction in the speed zone on North Road would not necessarily create any more gaps in traffic for pedestrians to cross the four lanes safely, particularly with the predicted traffic growth on North Road through development of nearby residential areas. Intersection improvements and the installation of signalised crossing points would enhance road user safety and allow traffic gaps to be created on North Road. These improvements could be considered by the City of Albany to improve road user and pedestrian safety.

If you require any further information please contact me on 9892 0555.

Yours sincerely

ARJ Duffield
REGIONAL MANAGER

cc City of Albany



Great Southern Region, Chester Pass Road, Albany or PO Box 503, Albany Western Australia 6330
Telephone: (08) 9892 0555 Facsimile: (08) 9841 8213
Email: gsreg@mainroads.wa.gov.au Website: www.mainroads.wa.gov.au

Our Ref: MAN131 / LT8027353
Enquiries: Tricia Martin

3 August 2009

Andrew Duffield
Main Roads - Great Southern Region
Po Box 503
ALBANY WA 6331

Dear Andrew

INVITATION TO ATTEND A CITY OF ALBANY SENIORS ADVISORY COMMITTEE MEETING TO DISCUSS FUTURE TRAFFIC SPEED MITIGATION MEASURES FOR NORTH ROAD

The City of Albany Seniors Advisory Committee would like to invite you or a suitable representative from Main Roads to **attend a meeting on Thursday 17th September 2009 at 10am** to discuss future traffic speed mitigation measures and safe crossing points along North Road in Albany.

The Committee are aware that road crossing points and speed regulations are the responsibility of Main Roads and would like to discuss possible future changes to North Road. I have attached a letter that was cc'd to the Seniors Advisory Committee from the Albany Breaksea Ladies Probus Club regarding this matter for further reference.

I will contact you within the next two weeks to further discuss this request. Should you have any further queries with regard to this matter in the interim, please do not hesitate to contact me on (08) 9841 9311 or via email to triciam@albany.wa.gov.au.

Yours sincerely

Tricia Martin
Community Development Officer

ATTACHMENT 5

GREAT SOUTHERN
SOYF WALK LEADER TRAINING



Staying mobile and independent is an important part of healthy ageing. Everyone knows that some form of physical activity is good for our long-term health and mobility. Being active in as many ways as we can, provides many benefits, regardless of age, health condition or disability.

Become a Stay On Your Feet Volunteer Walk Leader!

The easiest activity for many people is walking. Regular walking will improve your strength, balance, stamina and make you feel better. Becoming a Volunteer Walk Leader will not only get you active and improve your own health, but will help others in the community to maintain their health.

Would you like to be trained as a **SOYF Walk Leader** to take a small group of seniors on a regular walk around your area. If you are a regular walker and can spare an hour a week **WE NEED YOU!**

The time commitment is small but the benefits to you, the seniors walking and our community are **HUGE**. **Training is free and you receive shirt, drink bottle, bum bag and first aid kit.**

The Albany Injury Prevention Association Inc., with support from the Department of Sport and Recreation and Great Southern Population Health is conducting a training program for **SOYF Walk Leaders** that will cover: -

- What are the 9 Stay On Your Feet Principles
- Why is Physical Activity so Important
- What makes a Safe Walk
- What Makes a Walk Leader

WHEN:

Wednesday 9 September 2009 9.30 – 3.00 pm

Includes lunch/refreshments

Wear walking shoes and comfortable clothing

WHERE

Senior Citizen Centre, Grey Street, Albany
(Parking behind City of Albany Library - top 2 tiers)

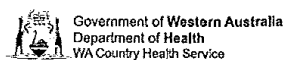
RSVP

Reception at Great Southern Population Health - 9842 7500 by Mon 7 Sept

FURTHER INFORMATION

Contact:

Kim Buttfield – Injury Prevention Coordinator 9842 7504



ATTACHMENT 6



Our Ref: 679-08; M0902476

Mrs Middy Dumper
117 Frenchmen Bay Road
Albany WA 6330

Dear Mrs Dumper

COUNTRY AGE PENSION FUEL CARD

Thank you for your correspondence to Hon Brendon Grylls MLA, Minister for Regional Development, dated 20 June 2009 regarding your support of the Country Age Pension Fuel Card. The Minister has requested that I respond to you on his behalf.

Over the past few years, the Minister has travelled extensively around rural Western Australia, speaking to people about their concerns. Reliance on their own means for transport and, more recently, rising fuel costs were frequent issues raised by Age Pensioners. The election commitment for a Country Age Pension Fuel Card scheme was aimed at addressing this issue. It is hoped the Country Age Pension Fuel Card will provide some relief to Country Age Pensioners.

The Department of Regional Development and Lands will be reviewing the scheme prior to going to tender for out-years of the program. This review will consider any improvements that can be made to the card product and scheme. The "smart" card suggestion will again be considered during the contract renewal stage. For the interim, card holders can contact the 1300 666 609 to receive card balances and report lost or stolen cards. Card holders are also reminded they must use the value of the card prior to 30 June at the time of card issue. With regard to your other suggestion, all participating fuel merchants have been asked to display a Country Age Pension Fuel Card poster, which they have been issued.

Your feedback and suggestions are greatly appreciated.

Yours sincerely

Colin Slattery
A/DIRECTOR, MAJOR REGIONAL PROJECTS

24 July 2009



CITY OF ALBANY

1 SEP '09 11:13

**COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGY AND POLICY
COMMITTEE**

MAN 233 (AM809313)

MAN102 (AM809313)

Minutes for the meeting to be held at 1:00pm on Friday 21st August 2009
in the Council Chambers

1. DECLARATION OF OPENING 1.02pm

1. ATTENDANCES:

M Evans	Mayor (from 1.07pm)	
J Bostock	Breaksea Ward Councillor	Deputy Member (from 1.05pm)
D Price	Frederickstown Ward Councillor	Member
D Dufty	West Ward Councillor	Member
D Wolfe	West Ward Councillor	Deputy Member
G Kidman	Yakamia Ward Councillor	Member
V Torr	Frederickstown Ward Councillor	Deputy Member (from 1.08pm)
P Madigan	Executive Director Corporate and Community Services	
R Batten	Personal Assistance to EDCCS	
D Schober	Executive Manager, Community Services	
J Berry	Manager, Economic Development	
M Weller	Manager, Development Services	

Guest

D Heaver Albany Cultural Development Committee

2. APOLOGIES/ RESIGNATIONS

J Matla	Yakamia Ward Councillor	Deputy Member
J Walker	Kalgan Ward Councillor (CHAIR)	Member
K Stanton	Vancouver Ward Councillor	Deputy Member

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDATION

THAT the minutes of the Community and Economic Development Strategy and Policy Committee meeting held on the Friday 24th July 2009 be CONFIRMED as true and accurate, noting the impartiality disclosure by the Manager of Economic Development in relation to Item 6.2.

MOVED: Cllr D Price
SECONDED: Cllr D Duffy
CARRIED:4-0

4. DISCLOSURE OF INTEREST

Nil

5. ITEMS FOR DISCUSSION

5.1 ALBANY CULTURAL DEVELOPMENT COMMITTEE REPRESENTATIVE

A representative was formally invited to attend this meeting to look at the issues as a group and devise a process to be used to engage the community in the decision making process.

David Heaver attended on behalf of Andrew Markovs to discuss the following issues:

- community planning process
- where does the committee sit when the AEC comes on board
- level of frustration in relation to role it is fulfilling
- particular facilities future – cultural activity of Albany, when AEC is up and running
- does the committee have input into how these venues are run
- Town Hall and Vancouver Arts Centre
- some committee members may walk away from this committee

(D. Schober – Executive Manager, Community Services withdrew at 1.28pm)

(Guest D Heaver, Representative of the Albany Cultural Development Committee withdrew at 1.30pm)

5.2 KINJARLING TRAIL PROJECT OF THE ALBANY MARITIME FOUNDATION INC

- Scope of Project – Project of Albany Maritime Foundation Inc
- Aim to promote reconciliation, enhance cultural understanding and create economic development opportunities. Funded by a range of organisations with the City contributing \$10,000.
- Consultants appointed – Scenic Spectrums.

Cllr D Price asked if workers on this project are fully insured. Jon Berry will investigate.

(D. Schober – Executive Manager, Community Services returned at 1.42pm)

5.3 PROPOSED JOINT NAMING: MT MELVILLE, MT CLARENCE, MT ADELAIDE, BLUFF ROCK

The Aboriginal Accord, originally adopted in 2003, and revised in 2009, contained provisions in the Environment Section,

"To formalize the traditional and cultural links that Aboriginal people have with the environment and to develop programs to ensure these links continue."

One of the original actions to help achieve this strategy was the activity to develop a plan for implementation of joint naming of significant places and landmarks, including the formal nomenclature process, mapping and signage.

Joint naming was further supported under the City Mounts Management Plan (2006) which recommended the City adopt joint-naming:

- Mount Melville – Kardarup
[place of the racehorse goanna]
- Mount Clarence – Corndarup
[place of the red berry]
- Mount Adelaide – Irrerup
[place near the sea]
- Bluff Rock – Burmup
[place of trees]

and apply to the Geographic Names Committee for acceptance.

Council's Indigenous Liaison Officer has discussed this with members of the Elders forum (12 Elders) who have endorsed the joint naming, and they are keen to see this progress as a matter of priority.

**COMMITTEE RECOMMENDATION
MOVED COUNCILLOR DUFTY
SECONDED COUNCILLOR KIDMAN**

THAT the City ADOPT the following joint naming

- Mount Melville – Kardarup [place of the racehorse goanna]
- Mount Clarence – Corndarup [place of the red berry]
- Mount Adelaide – Irrerup [place near the sea]
- Bluff Rock – Burmup [place of trees],

and apply to the Geographic Names Committee for acceptance

CARRIED: 7-0

5.4 INFORMAL REQUEST – MEMORIAL SEAT / PLAQUE

An informal request has been received to dedicate a memorial seat/plaque in memory of the late Dr. Joe Lubich, who passed away recently.

Dr Lubich was a long serving Councillor of both the Town and City of Albany.

First elected to the Town of Albany Council in 1980, Dr Lubich served as Councillor until 1997 when the Town and Shire of Albany amalgamated. He served as the Deputy Mayor to June Hodgson for six years and another four years to Annette Knight. He was elected to the City of Albany Council at the inaugural election in May 1999 for a term of two years. In all, he dedicated a total of 19 years service to the Town of Albany and the City of Albany as a Councillor.

As well as his service to Albany as a Councillor, Dr Lubich was also involved on a number of local committees. He was:

- The chairman of the Local Emergency Management Advisory Committee.
- A member of the City of Albany Airport Emergency Advisory Committee from 1999 to 2001.
- The Town of Albany & City of Albany's Classic Car Event 1995 to 2001.
- Apex and Rotary Clubs.
- The Albany Club (where he was President for a number of years).
- The Medical Board of WA.
- The Great Southern Medical Board, and
- St John Ambulance.

Council's Memorial Plaque/Seat Policy, provides that:

"The City of Albany will consider applications for the installation of a memorial or memorial seat where:

- *Such memorial or memorial seat recognizes residents who have made a "significant" contribution to the Albany community;*
- *The person being recognized has been deceased for a period of at least 3 years; and*
- *The location sought for the placement of the memorial or memorial seat does not compromise existing Council policies or development plans for the long term maintenance or upgrading of the reserve."*

However, given the long-standing contribution to the Albany community, it is considered that Council may be prepared to waive the 3-year requirement on this occasion, with this action not being taken as a precedent.

CITY OF ALBANY
COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGY AND POLICY COMMITTEE
Minutes of the meeting to be held at 1pm on Friday, 24 July 2009
in the Council Chambers

**COMMITTEE RECOMMENDATION
MOVED MAYOR EVANS
SECONDED COUNCILLOR PRICE**

THAT Council AMEND its Memorial Seat Policy through the deletion of the 3-year requirement provision.

CARRIED:7-0

Committee asked that a list of plaque applications be presented to Council for information in the future.

5.5 SENIOR CITIZENS CENTRE / MEALS ON WHEELS

Confidential Memorandum (EF809092 – dated 12 August 2009) previously distributed.

Noted

5.6 GREAT SOUTHERN MOTORPLEX WORKING GROUP MEETING

The Great Southern Motorplex Working Group met on Friday 14th August 2009 to discuss the future direction, requirements and responsibilities in regards to progressing the proposed Great Southern Motorplex at Parker Brook Reserve, adjacent to the airport.

The working group was informed that funding applied for through the Royalties for Regions initiative to perform noise and environmental impact reports was unsuccessful.

The working group aims to submit an application to Council through the next round of Community Financial Assistance funding (closing November 2009). Investigation and application for additional funds from external entities and in kind contributions will also be developed.

(D. Schober – Executive Manager, Community Services withdrew at 2.13pm)

Noted

5.7 COMMUNITY SAFETY AND CRIME PREVENTION PLAN

In partnership with key stakeholders staff and following a community survey (interim report – results attached) staff have been developing 'a Community Safety and Crime Prevention Plan'. The draft plan will be tabled at the meeting and the committee briefed on process and outcomes to date and proposed process to initiate the plan.

**COMMITTEE RECOMMENDATION
MOVED MAYOR EVANS
SECONDED COUNCILLOR PRICE**

THAT the committee:

- i) notes the draft plan and timeline and interested councillors provide feedback to Manager, Community Development.**

ii) that the second draft plan be brought to the 18th September Community and Economic Development Policy and Planning Committee meeting with the intention that the recommendation (for ratification at the 20th October Council meeting) will be that the plan be advertised for public comment.

CARRIED: 7-0

6. ITEMS TO BE DISCUSSED AT NEXT COMMITTEE MEETING

- Community Safety and Crime Prevention Plan
- Fees and charges at Albany Public Library
- Overview on the programs conducted at the library (Billy Wellstead to attend next committee meeting)
- Fees – Albany Town Hall (Cllr D Price)
- Cllr D Dufty – look into subsidies for the running of the AEC

**COMMITTEE RECOMMENDATION
MOVED MAYOR EVANS
SECONDED COUNCILLOR WOLFE**

THAT Council DEFER the implementation of the new fees and charges until such time as the fees and charges review has been undertaken.

CARRIED: 7-0

(M. Weller – Manager, Community Development withdrew at 2.42pm)

(M. Weller – Manager, Community Development returned at 2.44pm)

7. DATE OF NEXT MEETING

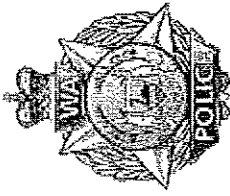
Friday 18th September 2009 at 1pm – Library meeting room

8. CLOSURE OF MEETING

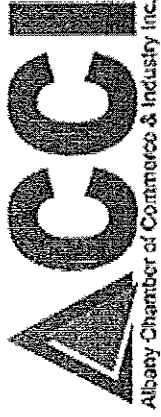
2.53pm

COMMUNITY SAFETY AND CRIME PREVENTION PLAN – DRAFT TIMELINE ISSUED 19/08/09

ACTIVITY	PROPOSED COMPLETION	ACTION OFFICER	COMPLETE
Review of a recently completed community safety and crime prevention survey	23 rd July 2009	COA	<input checked="" type="checkbox"/>
Collection of information and ideas at the key stakeholder forum detailed in this letter	23 rd July 2009	COA, Stakeholders	<input checked="" type="checkbox"/>
Provision of information on current agency initiatives which may be able to be utilised/enhanced as part of the plan	5 th August 2009	Stakeholders	<input checked="" type="checkbox"/>
Review of other WA local area crime prevention plans and the statewide crime prevention strategy	6 th August 2009	Working Group	<input checked="" type="checkbox"/>
Drafting of an initial plan based on the above points	14 th August 2009	Working Group	<input checked="" type="checkbox"/>
Review of the plan by stakeholder group	19 th August - 2 nd September	Full Stakeholder Group	<input type="checkbox"/>
Staff briefing to councils Community and Economic Development Strategy and Policy Committee	21 st August 2009	Council	<input type="checkbox"/>
Issue second draft of plan based on feedback from stakeholders and councillors	15 th September 2009	Working Group	<input type="checkbox"/>
Expanded stakeholder group meeting to discuss and revise second draft.	9.00am - 17 th September 2009	Expanded Stakeholder group	<input type="checkbox"/>
Staff briefing to councils Community and Economic Development Strategy and Policy Committee (CEDSPC)	18 th September 2009	Council	<input type="checkbox"/>
Consideration at Ordinary Council meeting of draft plan, CEDSPC recommendations and recommendation to advertise for public comment	20 th October 2009	Council	<input type="checkbox"/>
<i>Following items subject to council determination on the 20th October</i>			
<i>Advertise plan for public comment (3 weeks)</i> <i>Hold public info session during this period</i>	<i>27th October 2009</i>	<i>COA, Public</i>	<input type="checkbox"/>
<i>Considering submissions and conducting revisions if applicable</i>	<i>18th November -</i>	<i>Stakeholder group</i>	<input type="checkbox"/>
<i>Consideration of and potential adoption of the plan by Council. Acceptance of any plan subject to approval/ amendment by council.</i>	<i>15th December 2009</i>	<i>Council</i>	<input type="checkbox"/>



(Insert other partner logos here)



Government of Western Australia
Office of Crime Prevention

ALBANY COMMUNITY SAFETY AND CRIME PREVENTION PLAN

NOTE: DRAFT FOLLOWING BRAINSTORM/ FEEDBACK. INVOLVEMENT IN ANY PROJECT BY ANY AGENCY SUBJECT TO RATIFICATION BY THAT AGENCY

CONTENTS

- 1.0 INTRODUCTION
 - Identify priority areas
 - Confirm current crime prevention initiatives
 - Identify opportunities for partnership and expansion of current initiatives
 - Identify opportunities for new initiatives

- 2.0 PARTNERSHIPS AND PRINCIPLES
 - will discuss partners and their roles
 - will briefly detail the principles of the 'albany crime prevention partnership agreement'

- 3.0 COMMUNITY CONSULTATION
 - will detail the community consultation process to develop the plan — i.e. community survey results, plan development

- 4.0 PRIORITY AREAS AND STRATEGIES
 - as below

- 5.0 EVALUATION AND MONITORING
 - methodology to ensure evidence based, timing and who will complete

4.0 PRIORITY AREAS AND STRATEGIES

1. COMMUNITY AWARENESS AND PARTICIPATION IN CRIME PREVENTION (PROMOTING SAFER COMMUNITIES)						
Strategy Area	Action	Program/Initiative	Lead Stakeholders	Resources	Timelines	Evaluation
Prevention/Response	Promotion and Education of current programs to other government bodies/staff in the community	Eyes on the Street – encourages reporting of suspicious activity to Police by other bodies.	Office of Crime Prevention City of Albany WA Police WA Country Health Service Other Great Southern Government Agencies (to be added)	Participating officer time to attend training and report suspicious activity. Training and info packs by OCP and Neighbourhood Watch	Roll-out training and sign-up – by November 2009. Evaluation 6 monthly	<ul style="list-style-type: none"> Increase in Number of staff trained Increase in number of government departments taking on the program. Increase in number of reports made to police through Program.
Prevention	Increase community awareness of safety and security at home & at work through services in the community.	Neighbourhood Watch - Increase promotion of Neighbourhood watch programs and services	Neighbourhood watch Media	External funding	Subject to funding	<ul style="list-style-type: none"> Increase in NHW Membership Increase number of media articles relating to NHW. Increase in number of events attended by NH. Increase in community participation in crime prevention (including property marking etc)
	Engage Project Officer to expand current services	Neighbourhood Watch – Expand programs to rural areas	Neighbourhood Watch WA Police Albany Community City of Albany	Subject to funding - Salary for NHW project officer, sponsorship of NHW activities	subject to funding	Success of projects to be added
	Establish website & system to provide information on crime prevention.	E-watch	ACCI City of Albany WA Police Neighbourhood Watch	Subject to funding - Administration & promotion costs	Ongoing subject to funding	<ul style="list-style-type: none"> Number of registrations number of alert community

								feedback
Joint agency approach to reduce incidents of burglary.	Burglar Beware	Office of Crime Prevention WA Police Neighbourhood Watch	Resources supplied by Office of Crime Prevention	Ongoing	Reduction in burglary statistics			
Educate businesses on retail theft, armed hold up prevention & safety	Business Security Workshops	WA Police Albany Chamber of Commerce & Industry City of Albany	WA Police staff time, administration & promotion costs	Courses held annually.	<ul style="list-style-type: none"> Attendance Rates Feedback from attendees 			
Increase perception of safety in our parks through park monitors	Park Watch	KidSAFE	External funding for Salaries and promotion	Subject to funding	<ul style="list-style-type: none"> Feedback from community via climate surveys 			
Educate community on ways to prevent/minimise graffiti on their property.	Tag Free Albany	City of Albany WA Police	Funding through Office of Crime Prevention	Brochure to be released by end of September	<ul style="list-style-type: none"> Reduction in incidents of tagging in the community. 			
Encourage the reporting of graffiti to police	Tag Free Albany	WA Police City of Albany	Funding through Office of Crime Prevention	Brochure to be released by end of September	<ul style="list-style-type: none"> Increase in the number of graffiti incidents reported. Increase in the number of witnesses reporting graffiti 			

2. ENVIRONMENTAL AND URBAN DESIGN AND MANAGEMENT MINIMISES OPPORTUNITY FOR CRIME

Strategy Area	Action	Program/Initiative	Lead Stakeholders	Resources	Timelines	Evaluation
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Prevention	Change current & ensure future built environments minimise crime	Designing out crime- increase safety of the community.	City of Albany	Officer time.	Ongoing	<ul style="list-style-type: none"> Decrease in incidents of graffiti/vandalism
Prevention/Response	Use security measures (CCTV etc) to deter crime and provide evidence for prosecutions.	CCTV	ACCI Local Community WA Police		Ongoing	<ul style="list-style-type: none"> Decrease in incidents Increase in the number of crimes in CBD successfully prosecuted.

3. BREAKING CYCLES AND BUILDING FUTURES

Strategy Area	Action	Program/Initiative	Lead Stakeholders	Resources	Timelines	Evaluation
Prevention	Provide a wide range of positive leisure and recreational activities.	School holiday Programs Strike	City of Albany Albany PCYC Southern Edge Arts Local sporting / recreational groups	External Funding	Ongoing	
	Promote to community that it is compulsory for school age students to attend school.	Keeping kids in School	Department of Education WA Police Office of Crime Prevention Local Businesses		Ongoing	<ul style="list-style-type: none"> Increase in school attendance rates within the City of Albany
Prevention/Response	Use an interagency case management approach to working with families with complex needs.	Strong Families Program	Department for Community Development (other local stakeholders)		Ongoing	
	Provide supported crisis accommodation	Young House	Albany Youth Support Association		Ongoing	

	for young people aged 15-25 years who are homeless or at risk of homelessness	Albany Youth Outreach Headspace	Albany Youth Support Association Headspace Palmerston			
	Provide early intervention & support to young people aged 15 – 25 years to help prevent crisis	Albany Youth Outreach Headspace	Albany Youth Support Association Headspace Palmerston			
	Provide safe & secure environments for disadvantaged and marginalised people between the ages of 15 – 25 year to explore art & culture	Open Access Art Studio	Albany Youth Support Association Southern Edge Arts PCYC VAC			
	Provide alternative programs for students who have missed substantial schooling.	Alternative Education Option- for students who are interested in re-connecting with schooling, but not in the traditional classroom	Department of Education Albany PCYC City of Albany Noongar Community	Subject to funding	Ongoing subject to funding	<ul style="list-style-type: none"> Number of attendees Re-engaged into the education system

4. TO REDUCE COMMUNITY AND PERSONAL HARM FROM EXCESSIVE USE OF ALCOHOL						
Strategy Area	Action	Program/Initiative	Lead Stakeholders	Resources	Timelines	Evaluation
Prevention/Response	Reduce harm & antisocial behaviour resulting from excessive use of alcohol by	Albany Liquor Accord	WA Police City of Albany Local licensed premises ACCI		ongoing	<ul style="list-style-type: none"> Reduction in alcohol related incidents in licensed venues

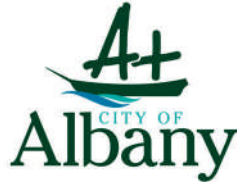
	<i>promoting Accord.</i>					
	<i>Provide education, counselling & treatment services to the community and promote the development of programs that aim to minimise the harm associated with alcohol use.</i>	<i>Community Drug Services Team</i>	<i>Palmerston Department of Corrective Services</i>			
	<i>Run regular alcohol events for young people and the community</i>		<i>Albany YAC/LDAG City of Albany</i>	<i>LDAG Funding</i>	<i>Ongoing</i>	

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6.5. TO REDUCE COMMUNITY AND PERSONAL HARM FROM HARM OF ILEGAL DRUGS AND OTHER SUBSTANCES						
Strategy Area	Action	Lead Stakeholders	Resources	Timelines	Evaluation	
<i>Prevention/Response</i>	<i>Provide education, counselling & drug treatment services to the community and promote the development of programs that aim to minimise the harm associated with drug use.</i>	<i>Palmerston Department of Corrective Services</i>				

6. RESPONDING TO CRIME & CONTRIBUTING TO A SAFER COMMUNITY

Strategy Area	Action	Program/Initiative	Lead Stakeholders	Resources	Timelines	Evaluation
	Commit to adopting a no-tolerance approach in apprehending offenders & the prevention of anti-social behaviour	Anti-Social Behaviour	WA Police Licensed Premises			<ul style="list-style-type: none"> Reduction of incidents of anti social behaviour
	Reduce volume crime offences such as burglary, through sustainable crime reduction initiatives at repeat locations	Volume Crime	WA Police Neighbourhood Watch			<ul style="list-style-type: none"> Reduction in volume crime
	To identify and target prolific & priority offenders responsible for volume crime offending	Offender Management	WA Police			
	To deter criminal behaviour and reduce volume crime offending at identified 'hotspots'	Targeted Patrolling	WA Police			
	To promote road safety and achieve greater compliance with speed restrictions, restraint use, and other traffic laws.	Traffic Management	WA Police Roadwise			
	To reduce the	Hoon Driving	WA Police			



2014/15 ANZAC CENTENARY STRATEGY COMMITTEE

REL164 (AM809282)

MINUTES

for the meeting held on Wednesday, 19 August 2009
at 2.00pm in the Mayors Office

1.0 ATTENDANCES:

M Evans Mayor
D Wolfe West Ward Councillor

P Madigan Executive Director Corporate & Community Services
J Berry Manager Economic Development

APOLOGIES:

K Stanton Vancouver Ward Councillor
D Price Frederickstown Ward Councillor

INVITED GUESTS

Mr Laurie Fraser – RSL (Albany sub-branch)
Mr Peter Aspinall – RSL (Albany sub-branch)

The Chairman declared the meeting open at 2.05pm

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

Cr Evans/Cr Wolfe

THAT the minutes of the 2014/15 Anzac Centenary Strategy Committee meeting held on 23rd June 2009, as previously distributed, be confirmed as a true and accurate record of proceedings.

CARRIED 2-0

3.0 DISCLOSURE OF INTEREST

Nil

4.0 ITEMS FOR DISCUSSION

4.1 Committee Terms of Reference

The Committee agreed that there was a need for continuous improvement of Anzac Day services leading up to 2014/15 and also a need to ensure there are strategies and structures in place to sustain events after that time frame.

RECOMMENDATION

Cr Evans/Cr Wolfe

THAT Council amend the Committee terms of reference as follows:-

- To establish a framework to guide Councils' role in the 2014/15 ANZAC commemorations;
- To prepare a draft business plan outlining a program of activities for 2014/15;

- To recommend a process to engage other stakeholders that may have an interest in commemorating the Centenary;
- To develop a strategy for the official opening of the Anzac Peace Park event in 2010;
- To develop a strategy and funding plan for the gradual upgrading of facilities at Mt Clarence as outlined in the City Mounts Management Plan; and
- To develop a strategy to ensure annual ANZAC Day events are continuously improved from year to year ~~culminating in~~ with a major event in 2014/15.
- (add) To facilitate the continual development of Anzac Day events beyond the proposed major event in 2014/15

CARRIED 2-0

4.2 Committee Membership

Members discussed the importance of partnering with the RSL (Albany sub-branch) in the development of an event program and associated infrastructure improvements and the need to co-opt other relevant people as required.

RECOMMENDATION

Cr Evans/Cr Wolfe

THAT Council appoint Laurie Fraser and Peter Aspinall from the RSL (Albany sub-branch) to the 2014/15 Anzac Centenary Strategy Committee

CARRIED 2-0

It was also agreed the City of Albany will formally write to Mr Kim Beazley to invite him as patron for the 2014/15 ANZAC Centenary events.

4.3 Budgeting

The Committee was advised that the RSL will continue as the event-owner for the 2010 Anzac Day activities, however may require some further assistance from the City with regard to co-ordinating logistics. The RSL has access to Lotterywest funds and has also been provided financial assistance from the City's Community Financial Assistance Program.

The City has established a funding reserve for the 2014/15 ANZAC Centenary project which has been retained in the budget review and has a balance of \$70,877. \$10,000pa is being added to this fund until 2014/15 financial year. These funds are reserved for the 2014/15 events.

4.4 ANZAC Peace Park dedication/opening (2010)

It was agreed the City of Albany will plan, organise and deliver a dedication ceremony for the Anzac Peace Park on 25 April 2010 and will work with the RSL to integrate the ceremony into the Anzac Day mid-morning service. It is proposed a 20-minute service be conducted from 10.10am to 10.30am including speeches from the Premier, Mayor and a blessing of the Park. It was also suggested a ceremonial tree planting be conducted involving school students. It was agreed to request Cr Dot Price to co-ordinate this through her school networks including the District Education Office.

Given funding is not yet secured for the interpretative seating, lighting and Lone Pine Grove, it was agreed a second ceremony could be conducted on 1 November 2010 to recognise the completion of these elements, should funds be made available and the work completed by that time.

Other actions requiring the attention of the City of Albany are:-

- Six flag poles and associated base holes will be required for flags flying in the following sequence (Australia, France, Turkey, New Zealand, Britain, Australia). City of Albany to action. (CoA)

- Access to the western end of the Park for vehicles needs to be examined (CoA)
- Investigate having the Park and the Desert Mounted corps listed on the National Heritage register (CoA).

4.5 2014/15 ANZAC Centenary Events

It was agreed a series of events needed to be developed between two critical dates being 1 November 2014 (Centenary of the departure of troops from Albany) and 25 April 2015 (Centenary of the landing in Gallipoli). For example 30 December 2014 will be the centenary of the departure of the second convoy of ships from Albany.

RECOMMENDATION

Cr Evans/Cr Wolfe

THAT Council elect Saturday 1st November 2014 as the primary date for a major program of commemorative activities for the 2014/15 Anzac Centenary.

CARRIED 2-0

It was agreed the City of Albany and RSL would work together to jointly scope a brief for an event management consultant to develop a strategy and program of events for 2014/15.

4.6 Mt Clarence

Members discussed a project by the Apex Club to build a gazebo at Mt Clarence. It was agreed to invite Brett Moselle and Brad Walsh to the next meeting. (Cr Wolfe to invite Mr Walsh)

The RSL will make a formal request for some minor improvements at Mt Clarence, including the installation of railing for safety and the relocation of the lone Pine tree to the lower car park (RSL to write to City of Albany Executive Director Works and Services). A site visit is to be arranged by the City of Albany immediately prior to the next meeting.

4.7 Other Issues

- It was agreed that media releases would be issued jointly by the City of Albany and the RSL (CoA)
- Portable flag poles for use at the Ataturk Statue need to be investigated. (CoA)
- The development of an MOU between the City of Albany and the RSL was suggested to define and document roles and responsibilities for Anzac Day services. (CoA and RSL)

5.0 DATE OF NEXT MEETING

Monday 14th September 2009
 2.00pm - Site visit to Mt Clarence
 3.00pm – Meeting at City of Albany

6.0 CLOSURE OF MEETING

There being no further business to discuss, the meeting closed at 4.15pm

WORKS & SERVICES

Agenda Item Attachments



**CITY OF ALBANY
ASSET MANAGEMENT AND CITY SERVICES STRATEGY AND POLICY
COMMITTEE MEETING**

Minutes for the meeting to be held at 3.00pm on Friday 19th June 2009
in the Margaret Coates Boardroom

The Chairperson declared the meeting opened at 3.05pm.

1.0 ATTENDANCES

M. Evans	Mayor
D Wolfe	Chairperson
J Walker	Councillor
V Torr	Councillor
G Kidman	Councillor
D Dufty	Councillor
D Price	Councillor
K Ketterer	Executive Director Works and Services
K Evans	Minute Taker

2.0 APOLOGIES

K. Stanton Councillor

3.0 DECLARATION OF INTEREST

Nil

4.0 QUESTION / BRIEFING TIME

EDWS to provide the committee with a brief on current issues or work being undertaken by the City, Staff or contractors.

The topics covered were:

- The Ship names to be provided to Premier Barnett.
- Memorial Wall Tender.
- Pier of Remembrance - Opus
- Cull Road Drainage Issues.

5.0 CONFIRMATION OF MINUTES OF MEETING 8 APRIL 2009

MOVED:	WALKER
SECONDED:	PRICE

THAT the minutes of the Asset Management and City Services Strategy and Policy Committee Meeting held on 8th April 2009, as previously distributed, be confirmed as a true and accurate record of proceedings.

Carried 7/0

6.0 COUNCIL GOVERNANCE FRAMEWORK POLICY TERMS OF REFERENCE (TOR)

Proposal

To review the existing Terms of Reference for the Asset Management and City Services Strategy and Policy Committee Meeting.

Attachments

Council Policy – Government and Meeting Framework.

Previous Reference:

OCM 19/02/08 – Item 14.2.1

Background

At it's 19 February 2008 OCM, Council resolved the following in relation to this item:

- i) *THAT Council establish the following Strategy and Policy Committees with the terms of reference being to making recommendations to Council on the preparation, adoption, review and performance assessment of Council Policies, Strategies, Business Plans, Local Laws and other corporate and strategic documents.*

Community and Economic Development Strategy and Policy Committee
Executive Officer: Executive Director Corporate and Community services
Members: Cr PRICE; Cr KIDMAN; Cr PAVER;
Cr WILLIAMS; Cr WALKER; Cr WISEMAN;
Deputy: Cr MORRIS; Cr MATLA; Cr STANTON;
Cr WOLFE; Cr BUEGGE; Cr BOSTOCK;

Corporate Strategy and Governance Strategy and Policy Committee
Executive Officer: Chief Executive Officer
Members: Cr PRICE; Cr MATLA; Cr PAVER;
Cr WOLFE; Cr BUEGGE; Cr BOSTOCK;
Deputy: Cr MORRIS; Cr KIDMAN; Cr STANTON;
Cr WILLIAMS; Cr WALKER; Cr WISEMAN;

Planning and Environment Strategy and Policy Committee
Executive Officer: Executive Director Development Services
Members: Cr MORRIS; Cr MATLA; Cr STANTON;
Cr WILLIAMS; Cr BUEGGE; Cr BOSTOCK;
Deputy: Cr PRICE; Cr KIDMAN; Cr PAVER;
Cr WOLFE; Cr WALKER; Cr WISEMAN;

Asset Management and City Service Strategy and Policy Committee
Executive Officer: Executive Director Works and Services
Members: Cr MORRIS; Cr KIDMAN; Cr STANTON;
Cr WOLFE; Cr WALKER; Cr WISEMAN;
Deputy: Cr PRICE; Cr MATLA; Cr PAVER;
Cr WILLIAMS; Cr BUEGGE; Cr BOSTOCK;

His Worship the Mayor sit on all Committees.

- ii) *THAT in the first instance the committees meet Tuesday 26 February at the following times:*

Community and Economic Development Strategy and Policy Committee 4pm

Corporate Strategy and Governance Strategy and Policy Committee 5pm

Planning and Environment Strategy and Planning Committee 6pm

Asset Management and City Service Strategy and Planning Committee 7pm

The function of the first meetings to be limited to:

- The election of Chairperson*
- The establishment of a list of priority projects*
- The determination of date, time and frequency of future meetings*

iii) THAT the City of Albany Governance and Meeting Framework Policy be adopted and the "Meeting and Briefing Arrangements Policy" be rescinded.

iv) THAT the authorisation of reimbursement of travel and child care costs provided for in the Governance and Meeting Framework Policy be retrospective to 23 October 2007.

v) THAT concept briefing sessions be conducted generally at 5pm (first preference) or 12.30pm (second preference) for no more than two hours on Tuesdays, Wednesdays or Thursdays and not be open to the public.

Statutory Requirements

The Local Government Act 1995 Division 2 and the Local Government (Administration) Regulations 1996 cover all aspects of Council meetings and Committees.

Comment/Discussion

Council has requested that all committees of Council re-evaluate their terms of reference.

Attached is the current Terms of Reference document for consideration with amendments as shown.

Committee Discussion

EDWS provided an explanation on the changes made to the document and suggested the name of the committee be changed to "Works and Services Committee".

Also noted that the changes made are mainly due to the organisational restructure.

The areas that have been removed from the TOR are:

- Airports
- Leases

**MOVED
SECONDED**

**DUFTY
EVANS**

ITEM 6.0 RECOMMENDATION

THAT the recommended amendments as indicated be accepted.

Carried 7/0

7.0 PLANT AND VEHICLE POLICY

Proposal

To consider adopting the revised Plant and Vehicle Policy.

Attachments

Draft Council Policy – Plant and Vehicle.

Background

The City of Albany Plant and Vehicle Policy has been designed in accordance with the WA Government Fleet Policy and Guidelines, State Supply Commissions Environmental Purchasing Guidelines and Local Government Act 1995.

The aim of the plant and vehicle policy is to:

- Review plant and vehicle procurement to ensure purchases are appropriate for Council's present and future needs.
- Manage assets of the fleet to ensure asset value is maintained.
- Optimise plant and vehicle replacement to ensure value for money.
- Consider environmental and sustainable procurement.
- Maintain a modern, efficient and safe fleet.

Statutory Requirements

Part 4 of the Local Government (Functions and General) Regulations 1996 governs certain matters relating to the procurement of goods and services.

The City's Purchasing Policy "Tenders and Quotes" defines purchasing procedures for different levels of purchase price.

In accordance with the City's Purchasing Policy, the City is committed to sustainably and environmentally managing Albany's municipal assets and delivering excellent customer service. This policy must be read in conjunction with the Purchasing Policy.

Comment/Discussion

Council has requested that the Plant and Vehicle Policy be re-evaluated on or by 30 June 2009.

Attached is the current Policy for consideration with amendments as shown.

Committee Discussion

The EDWS provided a detailed explanation on the changes made to the Plant and Vehicle Policies.

The committee discussed the recommendations and came to the following conclusion:

1. That the recommended limitation on the maximum vehicle specification did not allow for a vehicle befitting the status of the Mayor, and that the Mayor be allocated a Holden Statesmen for his use.

2. The balance of the officer recommendations were in order.
3. The recommendation of the Mayor and vehicles would result in the possible rescinding of the policy on vehicles emissions and fuel consumption adopted in November 2008

MOVED: WALKER
SECONDED: DUFTY

ITEM 7.0 RECOMMENDATION

THAT the Mayor is provided with a Holden Statesman befitting his status as Mayor.

And

THAT the balance of the recommended amendments as indicated be accepted.

Carried 7/0

8.0 BETTY'S BEACH MANAGEMENT PLAN (DRAFT)

Proposal

To consider the Draft Betty's Beach Management Plan.

Attachments

Draft Betty's Beach Management Plan to be tabled at the meeting.

Comment/Discussion

Summary of Management Actions in Draft

- Change vesting of Betty's Beach Reserve from "Parkland and Recreation" to "Conservation, Recreation, Camping and Accommodation for Commercial Fishermen".
- Close end of Norman's Beach Road, and change vesting to "Conservation, Recreation and Camping".
- Create lease with Commercial Fishermen over huts at Betty's Beach, as one does not currently exist. Continue to allow public to access to Betty's Beach.
- Remove pit toilets at East Bay camp site and Normans' Inlet camp site, and install composting toilets at these sites as well as at Betty's Beach.
- Remove and install particular signs according to the Sign Plan in Management Plan.
- Better define camp sites and day-use areas where necessary.
- Improve drainage along Betty's Beach Rd, as the upper batter is unstable and eroding.
- Close, stabilise and rehabilitate flood damaged 4WD around Boulder Hill. The cost of repairing and stabilising the track is too expensive, with high on-going maintenance costs.
- Prevent vehicle access to areas where people are illegally dumping garden waste and rubbish to allow these areas to rehabilitate.
- Remove illegally dumped rubbish, and routinely maintain camp sites (i.e. clean toilets, empty bins and mow grass).
- Funding to be maintained to allow Rangers to continue to patrol camp sites on a weekly basis.
- No activities to be undertaken Dieback Protectable Areas.
- Improve access to the firebreak along northern side of Betty's Beach Reserve by removing rocks and installing a fire gate, as well as slashing the regrowth vegetation.
- Construct stairway down to Norman's Beach from the end of Norman's Inlet walk trail, and close the current access track around the cliff on edge of inlet. The cliff is eroding and the track is unsafe for people to use.

Committee Discussion

A copy of the Betty's Beach Management plan was handed out to all attendees. Committee members were asked to take the report away for review at the next committee meeting.

It was also noted that there would be no replacement copies printed, as the document is large and in full colour.

Councillor Walker also suggested that the Management Plan is taken to the next Coastal Management Group meeting (that he currently attends).

MOVED: EVANS
SECONDED: WALKER

ITEM 8.0 RECOMMENDATION

THAT the Draft Betty's Beach Management Plan be tabled and taken away for review at the next Asset Management and City Services Strategy and Policy Committee Meeting.

Carried 7/0

9.0 MATTERS FOR CONSIDERATION AT NEXT COMMITTEE MEETING.

- Betty's Beach Management Plan

10.0 CLOSURE OF MEETING

The chairperson declared the meeting closed at 4:05pm.



**CITY OF ALBANY
ASSET MANAGEMENT AND CITY SERVICES STRATEGY AND POLICY
COMMITTEE MEETING**

Minutes for the meeting to be held at 3.00pm on Friday 21st August 2009
in the Council Chambers

The Chairman declared the meeting opened at 3:07pm

1.0 ATTENDANCES

M. Evans	Mayor
D Wolfe	Chairperson
V Torr	Councillor
J Bostock	Councillor
G Kidman	Councillor
K Ketterer	Executive Director Works and Services
K Evans	Minute Taker

2.0 APOLOGIES

Cllr J Walker
Cllr D Dufty

3.0 DECLARATION OF INTEREST

Nil

4.0 QUESTION / BRIEFING TIME

EDWS to provide the committee with a brief on current issues or work being undertaken by the City, Staff or contractors.

PROJECTS

- 1 Pier of Remembrance
 - a. Tender awarded
 - b. First piles already sunk
 - c. Completion scheduled for approx 14 Sept 09
 - d. Ship names, origins and class to be engraved on plaques on handrail of pier

- 2 Wall of Remembrance
 - a. Tender awarded
 - b. On site approx 28th Aug 09
 - c. Completion scheduled for 4 Dec 09

- 3 Peace Park Plantings
 - a. To occur approx 3 weeks before Anzac Day 2010
 - b. Will involve local schools
 - c. Lone pine planted, but searching for more of correct variety

- 4 PLA Award
 - a. Photo
 - b. Scanned copy of award (broken by Mayor)
 - c. Attendance at conference in Darwin

- 5 Royalties for Regions
 - a. All projects on track
 - b. Toilets
 - c. Soccer field
 - d. Pathways
 - e. Synthetic play area crèche

- 6 ALAC II
 - a. Architect tender closes 25 Aug 09
 - b. Tender to council 15 Sept 09
 - c. Contractor tender to be awarded by council on 16 Dec 09
 - d. Contractor on site 3rd week Jan 2010
 - e. Completion scheduled Oct 2010
 - f. Funding contracts in process of renegotiation, specifically regarding times for completion.

- 7 General Projects
 - a. Norfolk Island Pine – Alison Hartman Gardens **to be spoken about with Steve Pontin and Mayor about course of action.**
 - b. Designs being put out to tender
 - i. Millbrook
 - ii. Lower Denmark
 - iii. Drainage master plan
 - iv. Black spot projects for 2010/11
 - v. Drainage designs for implementation 0910

Parks and Leisure award – to be emailed around to committee.

5.0 CONFIRMATION OF MINUTES OF MEETING 19th June 2009

MOVED:	WOLFE
SECONDED:	EVANS

THAT the minutes of the Asset Management and City Services Strategy and Policy Committee Meeting held on 19th June 2009, as previously distributed, be confirmed as a true and accurate record of proceedings.

CARRIED 5/0

6.0 DRAFT PLANT AND VEHICLE POLICY

Proposal

To consider adopting the Plant and Vehicle Policy.

Attachments

Draft Council Policy – Plant and Vehicle.

Background

The City of Albany Plant and Vehicle Policy has been designed in accordance with the WA Government Fleet Policy and Guidelines, State Supply Commissions Environmental Purchasing Guidelines and Local Government Act 1995.

The aim of the plant and vehicle policy is to:

- Review plant and vehicle procurement to ensure purchases are appropriate for Council's present and future needs.
- Manage assets of the fleet to ensure asset value is maintained.
- Optimise plant and vehicle replacement to ensure value for money.
- Consider environmental and sustainable procurement.
- Maintain a modern, efficient and safe fleet.

Statutory Requirements

Part 4 of the Local Government (Functions and General) Regulations 1996 governs certain matters relating to the procurement of goods and services.

The City's Purchasing Policy "Tenders and Quotes" defines purchasing procedures for different levels of purchase price.

In accordance with the City's Purchasing Policy, the City is committed to sustainably and environmentally managing Albany's municipal assets and delivering excellent customer service. This policy must be read in conjunction with the Purchasing Policy.

Comment/Discussion

Council has requested that the Plant and Vehicle Policy be re-evaluated on or by 30 June 2009.

Attached is the current Policy for consideration with amendments as shown.

Committee Discussions

Changes noted about the vehicle for the mayor. It was noted that the vehicle for the Mayor is due to high profile visitors.

ITEM 6.0 OFFICER RECOMMENDATION

**MOVED: KIDMAN
SECONDED EVANS**

THAT the recommended amendments as indicated be accepted.

CARRIED 4/1

7.0 BETTY'S BEACH MANAGEMENT PLAN (DRAFT)

Proposal

To consider the Draft Betty's Beach Management Plan.

Attachments

Draft Betty's Beach Management Plan to be tabled at the meeting.

Comment/Discussion

Summary of Management Actions in Draft

- Change vesting of Betty's Beach Reserve from "Parkland and Recreation" to "Conservation, Recreation, Camping and Accommodation for Commercial Fishermen".
- Close end of Norman's Beach Road, and change vesting to "Conservation, Recreation and Camping".
- Create lease with Commercial Fishermen over huts at Betty's Beach, as one does not currently exist. Continue to allow public to access to Betty's Beach.
- Remove pit toilets at East Bay camp site and Normans' Inlet camp site, and install composting toilets at these sites as well as at Betty's Beach.
- Remove and install particular signs according to the Sign Plan in Management Plan.
- Better define camp sites and day-use areas where necessary.
- Improve drainage along Betty's Beach Rd, as the upper batter is unstable and eroding.
- Close, stabilise and rehabilitate flood damaged 4WD around Boulder Hill. The cost of repairing and stabilising the track is too expensive, with high on-going maintenance costs.
- Prevent vehicle access to areas where people are illegally dumping garden waste and rubbish to allow these areas to rehabilitate.
- Remove illegally dumped rubbish, and routinely maintain camp sites (i.e. clean toilets, empty bins and mow grass).
- Funding to be maintained to allow Rangers to continue to patrol camp sites on a weekly basis.
- No activities to be undertaken in Dieback Protectable Areas.
- Improve access to the firebreak along northern side of Betty's Beach Reserve by removing rocks and installing a fire gate, as well as slashing the regrowth vegetation.
- Construct stairway down to Norman's Beach from the end of Norman's Inlet walk trail, and close the current access track around the cliff on edge of inlet. The cliff is eroding and the track is unsafe for people to use.

ITEM 7.0 OFFICER RECOMMENDATION

MOVED: TORR
SECONDED KIDMAN

1. THAT the Draft Betty's Beach Management Plan be taken to Council

and

2. THAT the Draft Betty's Beach Management Plan be advertised for public consultation.

CARRIED 5/0

8.0 MIDDLETON BEACH MANAGEMENT PLAN (DRAFT)

Proposal

Endorsement of release of the Draft Middleton Beach Management Plan for public comment.

Attachments

Draft Middleton Beach Management Plan to be tabled at the meeting.

Comment/Discussion

The draft Middleton Beach Management Plan consists of nine (9) reserves covering approximately 137 hectares. The plan outlines the economic, environmental and social background and issues relevant to the City of Albany's premier foreshore tourist areas and provides a framework for the future management, in particular, the sustainability and environmental protection of the area. The actions identified in this plan can be summarised as follows;

- Protect and enhance the nature conservation values of the reserves.
- Maintain existing recreational uses of the foreshore.
- To enhance the ecological value of the Reserve (and vegetation corridor value).
- Recognise and protect heritage value.
- Retain the value of the area as Albany's Premier Tourist destination.

Committee Discussion

A Tucker joined the meeting at 3:33pm to brief the committee on the Middleton Beach/Emu Point Management Plan.

Mayor Evans thanked A Tucker for the work and effort put into the Management Plans. The question of external funding was raised, it was noted that funding is available through CoastWest Grants and the South Coast Management Group. It was noted that Management Plans form the basis for funding applications

A Tucker left the meeting at 3:49pm.

ITEM 8.0 OFFICER RECOMMENDATION

MOVED: TORR
SECONDED BOSTOCK

1. THAT the Draft Middleton Beach Management Plan be taken to Council

and

2. THAT the Draft Middleton Beach Management Plan be advertised for public consultation.

CARRIED 5/0

9.0 MATTERS FOR CONSIDERATION AT NEXT COMMITTEE MEETING.

- **York Street Banners**

10.0 CLOSURE OF MEETING

The Chairperson declared the meeting closed at 4:02pm.



Council Policy

Plant and Vehicle Policy

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Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

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Objective

The City of Albany Plant and Vehicle Policy has been designed in accordance with the WA Government Fleet Policy and Guidelines, State Supply Commissions Environmental Purchasing Guidelines and Local Government Act 1995.

The aim of the plant and vehicle policy is to:

- Review plant and vehicle procurement to ensure purchases are appropriate for Council's present and future needs.
- Manage assets of the fleet to ensure asset value is maintained.
- Optimise plant and vehicle replacement to ensure value for money.
- Consider environmental and sustainable procurement.
- Maintain a modern, efficient and safe fleet.

Scope

The procurement, operation and maintenance of all Council owned plant and vehicles.

Definitions

List here all key terms and acronyms used in the policy, and their definitions.

ANCAP	Australian New Car Assessment Program
Value for Money	is the term used to assess whether or not an organisation has obtained the maximum benefit from the goods and services it acquires and/ or provides
Whole of Life Cycle	the cost associated with the use and maintenance of a product over its expected life span
Fit for Purpose	Appropriate and of a necessary standard, for its intended use
Sustainable	capable of being continued with minimal long-term effect on the environment
Environmental	relating to or being concerned with the ecological impact of altering the environment

Policy Statement

This policy applies to all plant and vehicles that Council has direct responsibility for or control over, including but not limited to:

- Plant and machinery;
- Commercial Vehicles; and
- Passenger Vehicles.

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference:

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Plant and vehicle replacement strategies shall adopt the approach to develop and maintain plant and equipment to ensure:

- Plant and vehicle replacement strategies must be driven by present and future service levels, performance standards and fit for purpose specifications. Fit for purpose specifications could include but not limited to:
 - i. Carrying capacity
 - ii. Towing capacity
 - iii. All terrain capability
 - iv. Engine power ratings
 - v. Operator/driver safety inclusive of Road Traffic Act (i.e. Rops & Fops regulations)
- Financial resources are properly allocated and managed to optimise investment in plant and equipment; and
- A long term (whole of life cycle) approach is undertaken when determining plant and vehicle operations, maintenance and renewal, including but not limited to the following:
 - i. Fuel consumption;
 - ii. Carbon emissions;
 - iii. Safety (ANCAP) rating; and (applicable to commercial/passenger vehicles only not light - heavy plant)
 - iv. Locally supplied and maintained. (acknowledgement that some local plant suppliers and maintenance services aren't available)
- Purchasing cost evaluation to utilise the most economical cost per kilometre calculated using:
 - i. Cost of capital;
 - ii. Depreciation verified by industry standards (i.e. Red Book or similar);
 - iii. Current cost of fuel; and
 - iv. Specified fuel consumption.
- The following formula will be used to ascertain for evaluation purposes, most economical cost per kilometre:

$$\frac{(\text{Purchase Price} \times \text{Cost of Capital}) + (\text{Depreciation}) + (\text{Estimated Fuel Consumption} \times \text{Fuel Cost} \times \text{Annual Kilometres})}{\text{Annual Kilometres}}$$

- **The maximum purchase price for passenger vehicles (not including on roads) be set at the following levels:**

i.	Level 1 (Mayor)	Vehicle befitting status;
ii.	Level 2 (CEO and Executive Directors)	\$45,000;
iii.	Level 3 (Managers)	\$35,000; and
iv.	Level 4 (Staff)	\$27,000.

- The fit for purpose specifications required for commercial vehicles shall base its vehicle purchases on operational requirements, occupational health and safety, pricing, operating costs, environmental impact and the availability of conveniently located vehicle maintenance providers.

- The commercial and passenger vehicle prices must conform to State Tender Board price, vehicles not registered with the state tender board will not be considered.

Legislative and Strategic Context

Part 4 of the Local Government (Functions and General) Regulations 1996 governs certain matters relating to the procurement of goods and services.

The City's Purchasing Policy "Tenders and Quotes" defines purchasing procedures for different levels of purchase price.

In accordance with the City's Purchasing Policy, the City is committed to sustainably and environmentally managing Albany's municipal assets and delivering excellent customer service. This policy must be read in conjunction with the Purchasing Policy.

Review Position and Date

Executive Director Works and Services to review on or before 30/6/2009.

Associated Documents

- WA Government Fleet Policy and Guidelines
- State Supply Commissions Environmental Purchasing Guidelines
- Local Government Act 1995
- Local Government (Functions and General) Regulations 1996
- Purchasing Policy "Tenders and Quotes"

CEO Authorisation: _____

Date: ___/___/_____



Council Management Plan

Betty's Beach Reserve Management Plan

**(Including Norman's Inlet Camp Site
and Walk Trail)**

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Version: 03/09/2009
Maintained by: Works & Services
Document Reference: MAN 194 / Synergy Ref:

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Revision Status

Revision No	Status	Distribution	Issue Date	Comment
	Draft	Presented to Council for advertising	15/09/09	Draft

FOREWORD

To be inserted

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ACRONYMS

AHD	Australian Height Datum
COA	City of Albany
DEC	Department of Environment and Conservation
DIA	Department of Indigenous Affairs
DOW	Department of Water
DPI	Department for Planning & Infrastructure

Acknowledgements

This document has been prepared by Sandra Maciejewski, Reserves Officer of the City of Albany. Figures (excluding Figure 5) have been prepared by Alexandra Tucker Reserves Officer of the City of Albany. Figure 5 was prepared by Greg Freebury from the Department of Environment and Conservation. Thank you to the community members who contributed time and effort to the formulation of this plan.

1 BACKGROUND

1.1 Purpose of Management Plan

The Betty's Beach Reserve Management Plan (including Norman's Inlet camp site and walk trail) has been prepared as a result of the need to manage this area in a more strategic and coordinated manner. The aim of a management plan is to provide guidelines to ensure that development and recreational uses are managed in ways that are ecologically sustainable and protect the cultural and environmental heritage for future generations. The City recognises that the actions recommended in management plans will not always be what everyone wants. However, we try to balance sustainable use of areas with public safety. Importantly, the City of Albany has a responsibility to show a duty of care for the environment and the users of reserves under City management control.

1.2 Location & Adjacent Land Managers

Betty's Beach Reserve and Norman's Inlet are separate local landmarks, but given their close proximity, have been addressed in the one management plan.

Betty's Beach Reserve and Norman's Inlet are approximately 50 km east of the centre of Albany by road (Figure 1). Betty's Beach is accessible via Betty's Beach Rd, and Norman's Inlet is accessible via Norman's Beach Rd, both of which run off Homestead Rd, which in turn runs off the South Coast Highway. Two Peoples Bay is also accessible via Betty's Beach Reserve via East Bay Rd.

Adjacent land managers of Betty's Beach Reserve include the Department of Environment and Conservation, the Water Corporation and three private landholders (Figure 2). Two Peoples Bay Nature Reserve is located at the southern tip of Betty's Beach Reserve and the Water Corporation reserve abuts the western side of Betty's Beach Road. The Water Corporation reserve is a Water Supply Catchment.

Adjacent land managers of Norman's Inlet camp site and walk trail include unallocated Crown land to the north (includes the inlet), and private land to the south. Waychinicup National Park is located along the northern side of Norman's Inlet, and Mount Manypeaks Nature Reserve is to the north of Waychinicup National Park.

1.3 Tenure and Purpose

Betty's Beach Reserve (R2031) is 532 ha in size. It is a Class C reserve, and its current purpose is "Parkland and Recreation". The management order for Betty's Beach Reserve is with the City of Albany.

Norman's Inlet camp site and walk trail covers approx 2 ha at the end of Norman's Beach Road. The tenure of this land is "road", and is managed by the City of Albany.

1.4 Site Maps

Figure 3 is a site map of Betty's Beach Reserve and Figure 4 is a site map of Norman's Inlet camp site and walk trail. The sites mentioned in this management plan can be located on these Figures. Please note that the eastern boundary of Norman's Beach Rd extends to the high water mark, even though the "Lot Boundaries" do not line up in Figure 4.

FIGURE 1



FIGURE 2

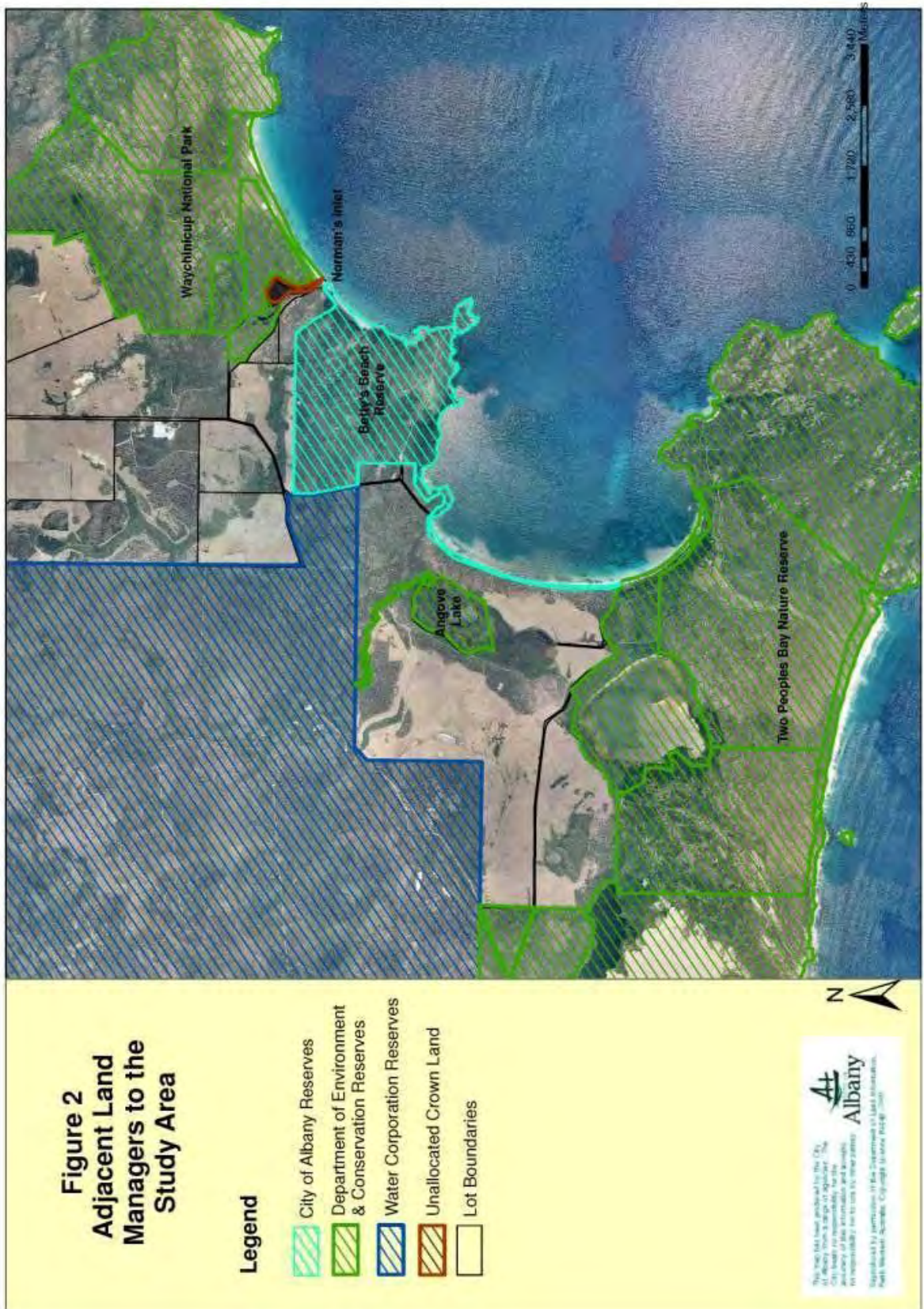


FIGURE 3

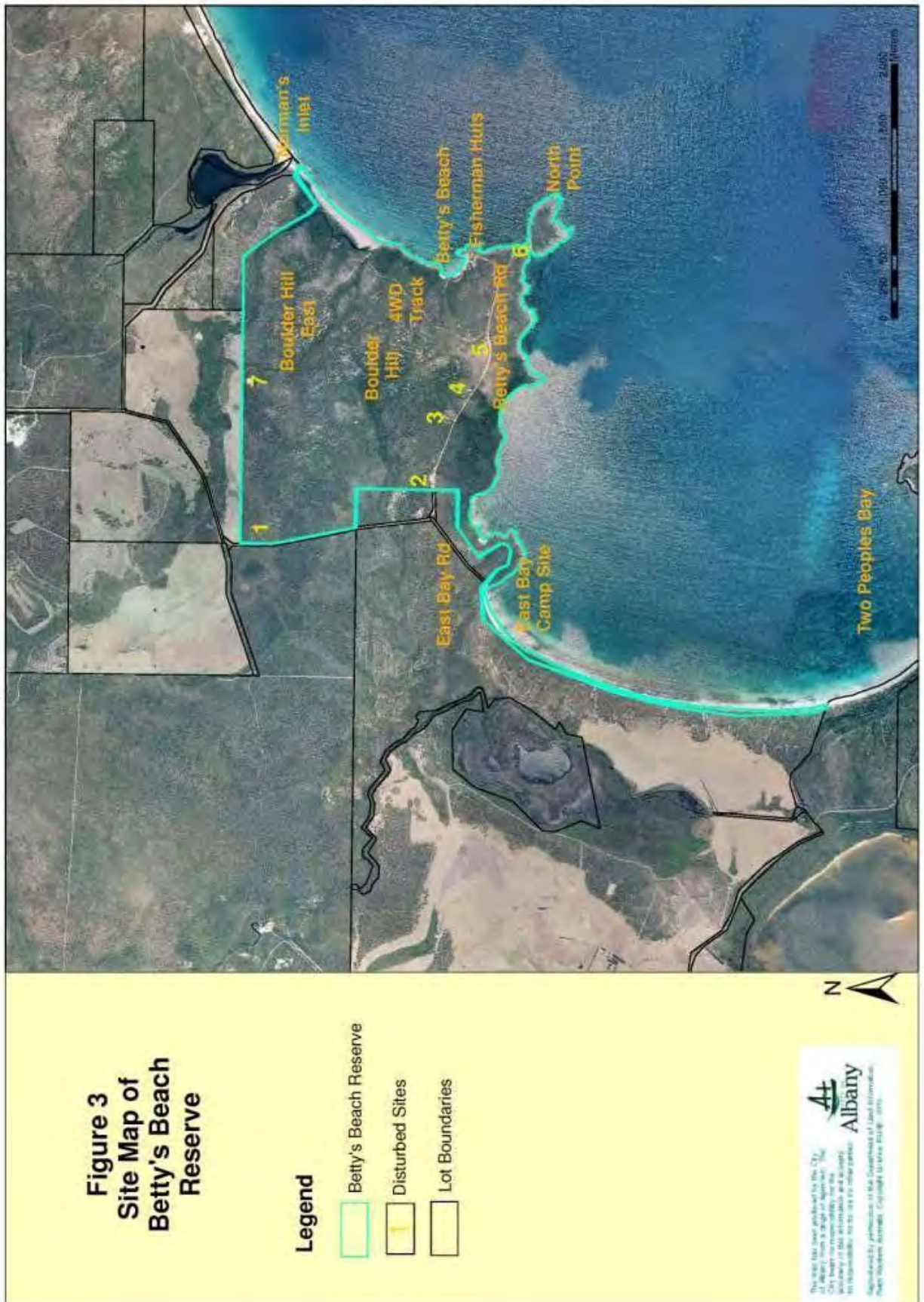


FIGURE 4



Figure 4
Site Map of
Norman's Inlet

Legend

□ Lot Boundaries


 Albany

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1.5 Physical Environment

1.5.1 Landforms and Soils

The topography of Betty's Beach Reserve is very undulating (Figure 5), with four peaks over 100 m above sea level. Boulder Hill is the highest peak at 175 m and Boulder Hill East is the second highest at 125 m. The lowest point of the Reserve is the high water mark along the coast.

The portion of Norman's Beach Road included in this management plan ranges in height from 15 m above sea level (coastal limestone cliff) to the high water mark on the beach.

The study area is covered by eight Landform & Soils Units (Figure 6), as described in Table 1 (Churchward *et al* 1988).

TABLE 1 Landform & Soil Units within the Study Area (Churchward *et al* 1988).

Landform & Soil Unit	Description	Location
Mr	Beach ridges (< 5 m) and intervening swales with pale brown calcareous sands.	Two Peoples Bay
Ms	Oldest dunes which are furthest inland with smooth crests, gentle slopes and pedzol soils.	Mainly private land, but overlaps eastern tip of Betty's Beach Reserve and include a section of Norman's Beach Road.
Gg	Granite pavements, domes and tors with shallow gritty loamy soils.	Boulder Hill, two other ridges and a headland within Betty's Beach Reserve.
Gs	Smooth, gently sloping or concave landscapes in between units of Gg with granite exposures in gullies. Soils are usually iron podzols but humus podzols may occur in poorly-drained areas.	Between Boulder Hill and three other areas of Gg, and to the coastline.
Dc	Broad convex crests of spurs and ridges with gravely yellow duplex soils and lateritic boulders.	Include small cove to east of Two Peoples Bay & the area immediately inland.
S9	Very steep, irregular slopes with 30-40 m relief and frequent siltstone outcrops. Shallow sands and yellow duplex soils occur on slopes and humus podzols on swampy floors.	Inland Norman's Inlet.
OW	Poorly-drained plains with lakes and swamps adjacent to estuaries, with associated linear dunes and lunettes. The soils are formed from fine-textured estuarine deposits, organic loams, diatomaceous earths and Aeolian sand parent material. Solonetzic soils are dominant with podzols on the dunes and lunettes.	Norman's Inlet, closest to the coast, including the eastern portion of Norman's Beach Road.
PN	Isolated hills less than 60 m above general level of the plain. The underlying rocks are partially covered by Pallinup siltstone or sandy detritus. Lateritic duricrust is common. Yellow duplex soils are dominant.	Headland between Two Peoples Bay and the small cove to the east.

1.5.2 Hydrology

The study area is part of the Eastern Coastal Catchment, which extends along the coast east of Albany to the Pallinup River, and extends approximately 15 km inland. Several small drainage lines flow in poorly defined channels in a south-east direction into minor wetlands or directly into the sea (AGC Woodward-Clyde 1991). Norman's Inlet is one of these drainage lines.

Rainfall on the study area drains off the site, directly into the ocean to the south and east, into private property to the west and eventually into Angove Lake, and north into a small waterway that runs along the north-eastern corner of Betty's Beach Reserve.

1.5.3 Native Vegetation

A vegetation survey of Betty's Beach Reserve is currently being undertaken, as part of a large regional vegetation project with the objective of determining the degree of representativeness of different vegetation communities. The results of this survey were not finalised in time for this report, but a verbal report (Sandiford *pers comm*) indicated that there are two unusual vegetation community types within Betty Beach Reserve, which may be restricted to this Reserve. Any future developments within this reserve must consider the status and location of these community types.

The vegetation within the study area contributes to the continuous corridor of vegetation from Two Peoples Bay Nature Reserve to Fitzgerald River National Park (132 km), which is part of what is known as the Coastal Macro Corridor (CALM 2006). Therefore, the vegetation in this reserve is significant on a regional scale for flora and fauna conservation.

1.5.4 Native Fauna

Fauna surveys were conducted within Betty's Beach Reserve by the Department of Environment and Conservation after a wildfire in 2000 to determine how well the fauna survived the fire. Several species of rare fauna have been recorded from Betty's Beach Reserve, including the Quokka *Setonix brachyurus*, Noisy Scrub-bird *Atrichornis clamosus*, Western Bristlebird *Dasyornis longirostris* and Western Whipbird *Psophodes nigrogularis*. There are also a few Birds Australia Bird Atlas monitoring sites within Betty's Beach Reserve. Otherwise, no other surveys are known to have been conducted within the study area.

FIGURE 5

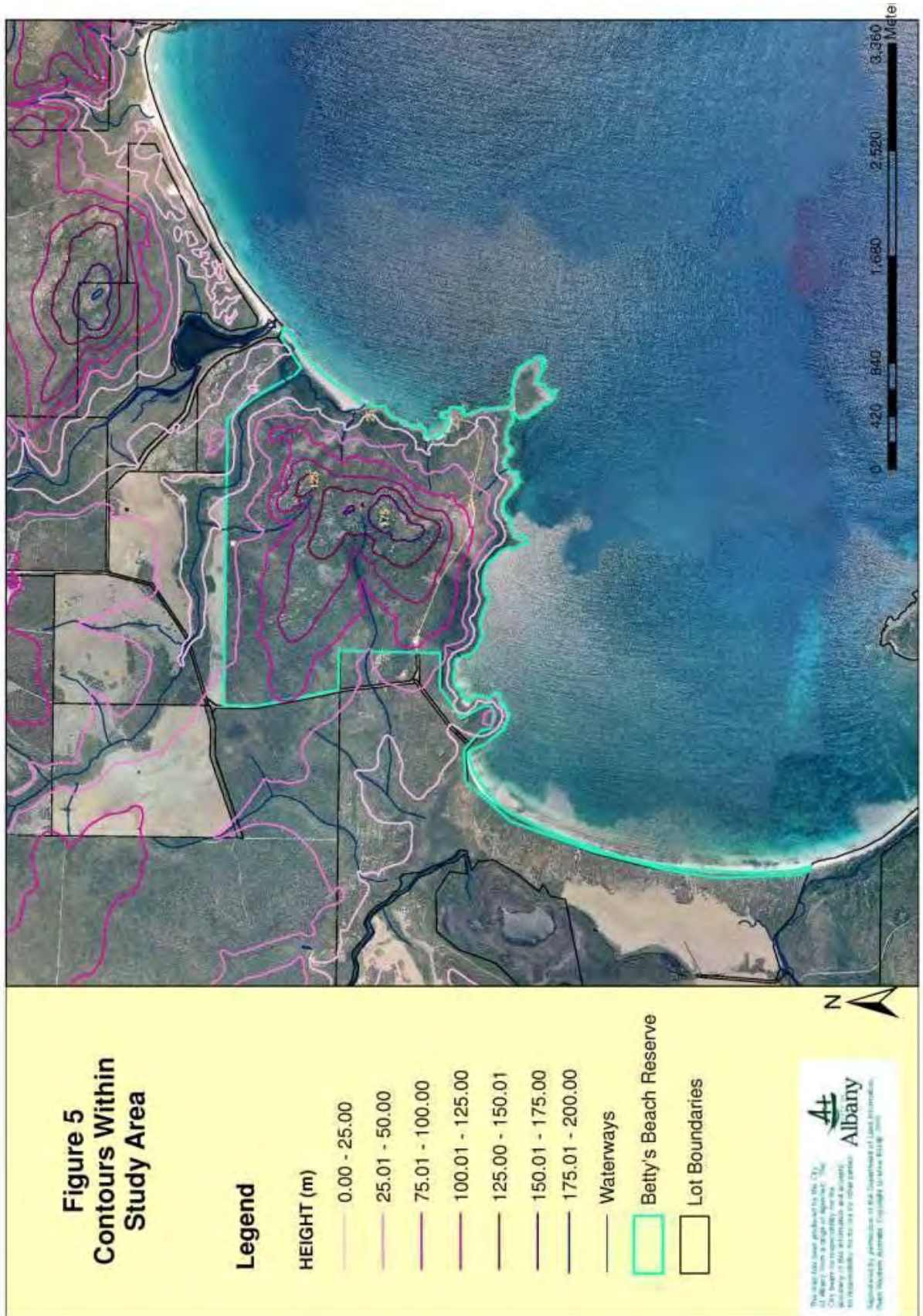


FIGURE 6



The fauna of the neighbouring Two Peoples Bay Nature Reserve, Waychinicup National Park and Mount Manypeaks Nature Reserve are well studied by the Department of Environment and Conservation. These reserves are vital areas for threatened fauna species, including the Gilbert's Potoroo *Potorous gilbertii*, Noisy Scrub-bird and Western Bristlebird (CALM 1995). The Two Peoples Bay - Manypeaks area is considered to be the most significant area for endangered birds in mainland Australia (Garnett 1992a and 1992b).

1.5.5 Environmental Weeds

Environmental weeds are not widespread within the study area.

Introduced grasses and herbs occur mainly at the two camp sites at Norman's Inlet and East Bay, and around the commercial fishermen huts at Betty's Beach. A few Cape Weed *Arctotheca calendula* plants are also at the Norman's Inlet camp site.

Purple Groundsel *Senecio elegans* and Rose Pelargonium *Pelargonium capitatum* are scattered along the walk trail to Norman's Beach. The *Environmental Weeds Strategy for City of Albany Reserves* (City of Albany 2005) states that "these species are considered by some people to be "naturalised". This is due to them being very widespread, and that they serve a purpose in stabilising soil, in particular on sand dunes".

One Pampas Grass *Cortaderia selloana* was located on the beach at the opening of the small inlet at the southern end of Norman's Beach. Also, a few plants of Victorian Tea-tree *Leptospermum laevigatum* were located at the intersection of East Bay Rd and Betty's Beach Rd.

1.5.6 Introduced Fauna

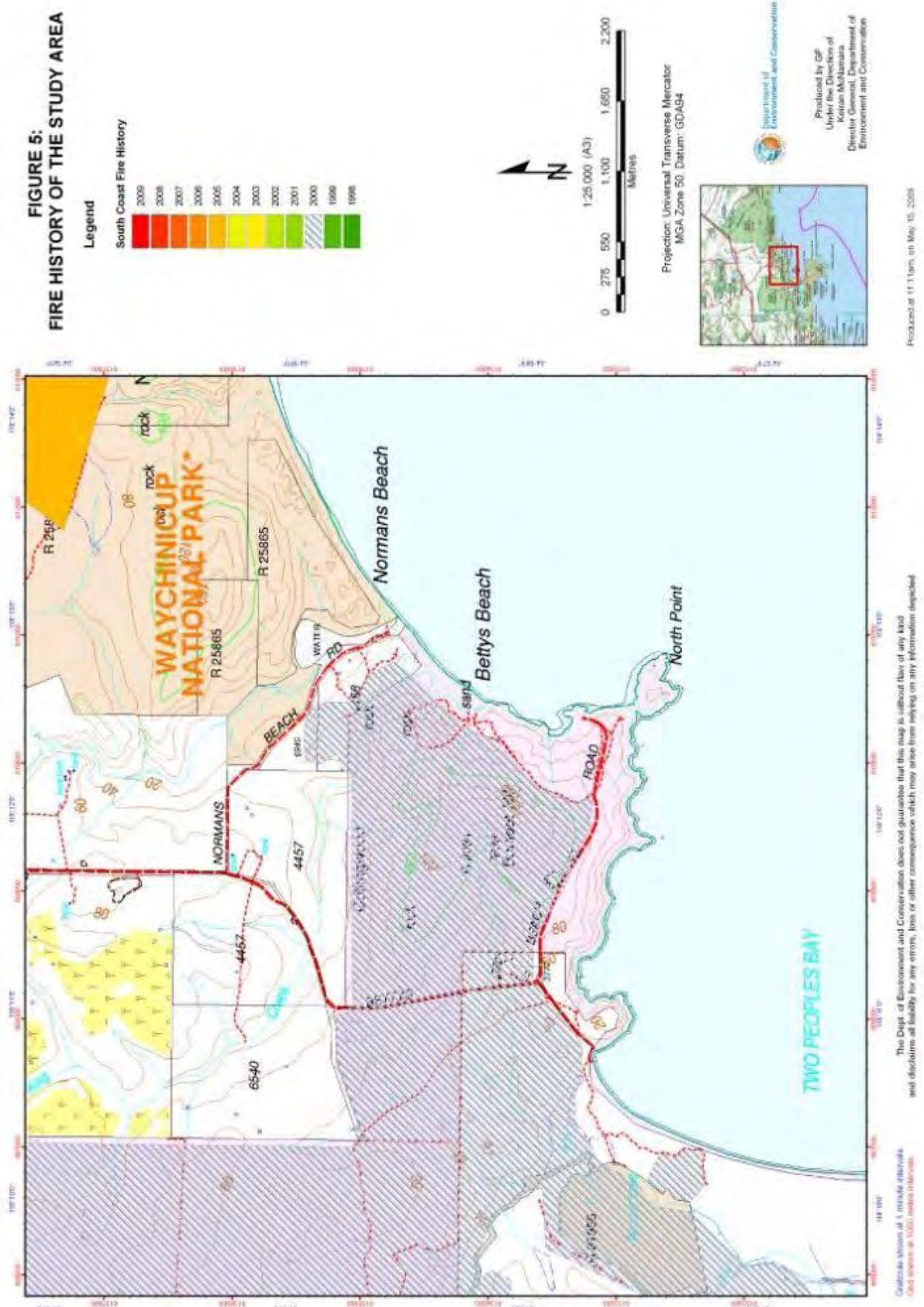
There are likely to be rabbits, foxes and cats in the study area. These animals are currently not managed on any City of Albany controlled land. The Department of Environment and Conservation bait the neighbouring conservation estate with 1080 to eradicate foxes.

1.5.7 Fire Management

A large portion of Betty's Beach Reserve was burnt during a wildfire in December 2000 (Figure 7). The same fire burnt much of the adjacent Two Peoples Bay Nature Reserve and the Water Corp reserve to the west of Betty's Beach Rd. The fire was contained along Betty's Beach Rd and along the 4WD track that travels north around Boulder Hill. Therefore the only areas not burnt were those areas immediately adjacent to the coast.

Existing firebreaks within Betty's Beach Reserve are located along a fenceline along the northern boundary. The only other breaks include the roads and tracks through the reserve.

FIGURE 7



1.6 HUMAN ACTIVITIES

1.6.1 Aboriginal History

Two traditional stories that cover the study area have been recorded in Goode *et al* (2005). These are the Toolberup Myth and the Yoolberup Myth, as told by Ms Lynette Knapp.

The Toolberup Myth focuses on South Point in Two Peoples Bay Nature Reserve, and extends north to Mount Manypeaks, and west to Reservoir Hill and Gardner Lake. According to Menang legends, the area of Toolberup is a sacred women's law ground, with the South Point being the women's birthing place. Men are not permitted here, nor are they permitted to watch the ceremonies that take place here.

The Yoolberup is a site of mythical significance revolving around a creation storey about a number of prominent features within the landscape centred on Mount Manypeaks northwest to the South Sister and North Sister and encompassing a chain of freshwater lakes within the vicinity of the two sisters.

There are also three archaeological sites recorded in the vicinity of the study area, and other sites may exist within the reserve boundary.

Site ID 5572 is a quarry site located by Mrs Rowley Wells on her farm. No further details area available.

Site ID 5747 is four grinding holes measuring 100 mm x 150 mm and located by Mr Abernathy in 1973. It is on flat granite rock seaward of two large boulders in the north of Two Peoples Bay. No further detail is available and there is insufficient data to locate the site.

Site ID 5750 consists of white quartz artefacts and was registered by W. Dix, B. Blurton and Peter Randolph in 1972. It is located in a dune blowout at the end of a track turning right from the road marked North Point at Two Peoples Bay. No further detail is available and there is insufficient data to locate the site.

Places significant to Aboriginal people are protected under the Aboriginal Heritage Act (1972) whether sites are known to the Department of Indigenous Affairs (DIA) or not.

1.6.2 Community Involvement

Members of the Manypeaks Progress Association and other members of the community have been involved in maintaining some components of the reserves in the study area. For example, the camp sites have been mown by the community, and rubbish has also been picked up and disposed of appropriately. The community has also played a role in watching over the reserves, reporting any incidences or maintenance requirements to the City of Albany.

1.6.3 Recreational Uses

Betty's Beach Reserve and Norman's Inlet are popular areas for fishing, camping, boating, swimming, beachcombing, whale watching and just generally relaxing. Dogs on a leash are permitted in the reserves, and fires are not permitted at any time of the year. Road registered vehicles are permitted on the City of Albany managed portion of Two Peoples Bay Beach and along existing tracks.

Facilities

Pit toilets are located at East Bay camp site and Norman's Inlet camp site. These toilets are serviced on a weekly basis by the City of Albany.

Bins are provided at the East Bay camp site, Betty's Beach and at Norman's Beach camp site. These bins are serviced once a week throughout the year.

There are a number of signs within the study area (Table 2) (excluding road name signs). Most of the signs have been erected by the City of Albany. The Department of Environment and Conservation have an old "Poison Risk Sign" along Norman's Beach Rd, and the community have also erected a few signs that they thought necessary.

TABLE 2 Existing Signs within the Study Area.

Location	Owner	Sign Wording
Corner of Norman's Beach Rd and Betty's Beach Rd	CoA	City of Albany Camping Cooking Fires Prohibited
North side of Norman's Beach Rd before camp site	DEC	Poison Risk Area Fox Baiting
Start of walk trail at Norman's Inlet camp site	CoA	Coastal rehabilitation Area. No Vehicles. Pedestrians please keep to pathway. Thank you for your cooperation.
Start of walk trail at Norman's Inlet camp site	CoA	Danger. Slippery Rocks. King Waves.
Norman's Inlet camp site (nailed to a tree)	Community	This place is used for swimming. Do not contaminate (no fish scraps, stones etc). "Enjoy".
East Bay camp site	CoA	City of Albany Camping Cooking Fires Prohibited
Top of hill to Betty's Beach	Community	Dangerous Coast. King Waves Kill.
Top of hill to Betty's Beach	CoA	Danger. Slippery Rocks. King Wave.
Betty's Beach	Community	Salmon Fishing Area 15 February – 30 April

1.6.5 Camp Sites

A small grassed area at the end of East Bay Road, at the northern end of Two Peoples Bay, is used by the public for camping or day visits.

Camps have also been found in the area used by the commercial fishermen at Betty's Beach. Facilities at this location have been established by the commercial fishermen.

Camping also occurs at the end of Norman's Beach Road, on Norman's Inlet.

Camping in unauthorised areas appears to be limited to one area at the end of the North Point track. A vehicle track leads to a small clearing where people camp, and have camp fires. There is also a narrow walking trail that goes from the camp site down to the coastal rocks at North Point.

1.6.6 Boat Launching

No boat ramps are provided within the study area. Small boats can be launched off the beach by 4WD via East Bay, and Betty's Beach. Small boats can also be launched at the Norman's Inlet camp site.

The commercial fishermen launch their boats off Betty's Beach via 4WD or tractors.

1.6.7 Walk Trails

Visitors to the Betty's Beach Reserve can access Two Peoples Bay Beach via the East Bay camp site. There is also a small trail through the bush to North Point that goes down to the coastal rocks. Otherwise, visitors can walk along 4WD tracks or the roads.

At Norman's Inlet, there is a walk trail (approx 300 m in length) from the camp site to the Beach. This trail was closed to vehicle in 2004, due to the large amount of degradation that was occurring to this area. Large cement blocks were placed at the entrance of the track, and brush fencing was placed at various locations to assist in the rehabilitation of the site.

1.6.8 Vehicle Access

Access to these reserves is via Betty's Beach Road, East Bay Road and Norman's Beach Road, all of which are gravel roads. These roads are maintained by the City of Albany on a regular basis. The *Environmental Code of Conduct for Works on Council Controlled Land* (City of Albany 2006) indicates the operating procedures under which maintenance work is undertaken.

Within Betty's Beach Reserve, there is one 4WD track that exits to the north off Betty's Beach Road before you get to Betty's Beach. This track goes around Boulder Hill to the outlet of a small creek, and then loops around the south eastern slope of a hill. The purpose of this looped track is unknown. This track is sandy with small granite boulders.

1.6.9 Commercial Fishing

Commercial salmon fishermen operate from Betty's Beach each year between February and April. Five shacks and five long drop toilets have been built at Betty's Beach to accommodate the fishermen during this time. There are also a number of other small shelters to store equipment.

FIGURE 8



1.7 ENVIRONMENTALLY SENSITIVE AREAS

1.7.1 *Phytophthora* Dieback Protectable Areas

Mapping for *Phytophthora* Dieback Protectable Areas in Betty's Beach Reserve was undertaken in 2008 (Figure 8). More than half of the reserve (250.63 Ha) has been mapped as a "Dieback Protectable Area". A "Dieback Protectable Area" is defined as areas free from infestation of *Phytophthora cinnamomi* and due to natural drainage and topographical position will remain free from autominous spread of the disease.

The Department of Environment and Conservation (DEC) have various quadrants on the slopes of Boulder Hill and Boulder Hill East. Boulder Hill East is one of the target areas for the DEC's Albany District Aerial Phosphite Spraying Program. Phosphite is used to allay the effect of *Phytophthora* dieback on significant plant communities.

1.7.2 Declared Rare Flora

Seven species of Declared Rare Flora are listed on the Department of Environment and Conservation database for Betty's Beach Reserve. An additional nine species were recorded during the vegetation surveys conducted in 2008/09 by Libby Sandiford (Sandiford *pers comm*). Table 3 is a list of Priority and Declared Rare Flora for the study area from both of these sources. Appendix 1 describes the Categories of Declared Rare Flora and Priority Flora indicated in Table 3.

Most of these plants occur away from roads or tracks, and therefore do not have flora markers. Those plants that do occur near road verges have markers on ground, to alert workers of their presence to avoid plants being disturbed during road maintenance activities.

No Declared Rare Flora or Priority Flora have been recorded from the Norman's Inlet camp site or walk trail.

TABLE 3 Declared Rare Flora and Priority Flora within the Study Area.

SPECIES	CATEGOREY	SOURCE OF DATA
Andersonia jamesii	P1	Sandiford <i>pers comm</i>
Andersonia pinaster	Rare	DEC, Sandiford <i>pers comm</i>
Andersonia setifolia	P3	DEC, Sandiford <i>pers comm</i>
Banksia serra	P4	Sandiford <i>pers comm</i>
Billardiera drummondii	P4	Sandiford <i>pers comm</i>
Eucalyptus goniantha subsp goniantha	P4	DEC, Sandiford <i>pers comm</i>
Hakea tuberculata	P3	Sandiford <i>pers comm</i>
Leucopogan altissimus	P3	Sandiford <i>pers comm</i>
Melaleuca diosmifolia	P3	DEC, Sandiford <i>pers comm</i>
Pleurophascum occidentale	P4	DEC
Sphaerolobium pubescens	P3	Sandiford <i>pers comm</i>
Stylidium articulatum	P2	DEC, Sandiford <i>pers comm</i>
Stylidium falcatum	P1	Sandiford <i>pers comm</i>
Stylidium plantagineum	P4	DEC, Sandiford <i>pers comm</i>
Thomasia discolor	P3	Sandiford <i>pers comm</i>
Thomasia solancea	P3	Sandiford <i>pers comm</i>

1.7.3 Priority Ecological Community

A Priority Ecological Community exists in four patches within the study area, along Betty's Beach Rd Reserve, East Bay Rd Reserve and within Betty's Beach Reserve. A „Priority Ecological Community' is a community that is proposed to be a „Threatened Ecological Community', but has not yet been classified as „threatened' by the Western Australian Minister for the Environment.

The ecological community is known as „Open Low *Allocasuarina fraseriana* – *Eucalyptus staeri* woodland in association with *Banksia coccinea* thicket'. This naturally occurring community is restricted to only 33 fragmented occurrences covering a total of about 285 hectares and is considered to be important for the conservation of Western Australian's rich biological diversity.

Threatened Ecological Communities have a level of legal protection under Western Australian Law. Under the Western Australian *Environmental Protection Act 1986*, any clearing of native vegetation requires a permit unless done for an exempt purpose. Threatened Ecological Communities have been defined under the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004*, as environmentally sensitive areas. Provisions in these regulations that allow certain types of vegetation clearing activities without a permit do not apply to clearing within environmentally sensitive areas, and hence not within threatened ecological communities. Any such clearing must therefore be undertaken under a specific permit.

2 MANAGEMENT ISSUES AND ACTIONS

2.1 Tenure and Purpose

The Tenure of “Parkland and Recreation” is not appropriate for Betty's Beach Reserve, given the current and future uses of the reserve.

ACTION 1: Change the tenure of Betty's Beach Reserve to “Conservation, Recreation and Accommodation for Commercial Fishermen” with the City of Albany having the power to lease.

The tenure of the camp site at the end of Norman's Beach Rd is not appropriate, given the current and future uses of this area.

ACTION 2: The last section of Norman's Beach Rd is to be “closed” and the tenure changed to “Conservation, Recreation and Camping”.

2.2 Environmental Weeds

The introduced grasses at the camp sites and commercial fishermen huts provide a cover for the ground which is important for stabilising the sand. Therefore, the grass should remain and should be mowed on a regular basis to ensure the areas look tidy, and to avoid the grasses from spreading into the adjacent bushland. Any introduced plants beyond these maintained areas will be monitored and controlled as required.

ACTION 3: City of Albany to mow the grass at the three camp sites three-monthly or on an as needs basis, in accordance with the City of Albany's *Environmental Code of Conduct*.

ACTION 4: City of Albany to patrol reserves on an annual basis to identify and control any environmental weeds.

2.3 Introduced Fauna

The City will not undertake any management actions regarding introduced fauna.

2.4 Fire Management

There is currently no fire management plan and no active fire management within the study area. However, given that the majority of the reserve burnt in 2000, no prescribed burns are recommended at this stage, to allow the natural biodiversity of the areas burnt in 2000 to recover and mature. Given the high conservation values within Betty's Beach Reserve (see above), the preferred course of action in a wildfire event is to allow a fire to burn to the nearest road/track or firebreak for control, rather than pushing a bulldozer through the vegetation thus threatening these conservation values.

ACTION 5: Liaise with the local fire brigade and other relevant agencies regarding the preferred course of action in the event of a wildfire in Betty's Beach Reserve.

The firebreak along the northern boundary of Betty's Beach Reserve is overgrown, and the entrance is blocked by two rows of large rocks. Therefore, there is no vehicle access unless the rocks are removed and the vegetation is slashed.

ACTION 6: Remove rocks and install a locked gate at the entrance to the fire break along the northern boundary of the Reserve.

ACTION 7: Slash fire break along northern boundary of Betty's Beach Reserve and maintain the fire break on an as needs basis.

No active fire management is recommended for Norman's Inlet camp site and walk trail, given the area is only 2 ha in size. Also, there is a good access track into the site, and Inlet and beach access is in close proximity to the camp site and walk trail.

2.5 Facilities

2.5.1 Toilets

The two existing pit toilets should be removed as they are located too close to the beach at East Bay and at Norman's Inlet. There is a chance that the contents of the toilets could be leaching into the water. These toilets need to be replaced with composting toilets, and relocated further back from the water.

Composting toilets also need to be installed at Betty's Beach for use by the Commercial Fishermen and other members of the public. The Commercial Fishermen should then dismantle the pit toilets within their camp site (see Action 23).

ACTION 8: Install one composting toilet (one cubicle) at East Bay camp site, one composting toilet (one cubicle) at Norman's Inlet camp site and one composting toilet

(three cubicles) at Betty's Beach. Ensure all toilets comply with all relevant Department of Health Regulations.

ACTION 9: Dismantle pit toilets at Norman's Inlet and East Bay camp sites once the composting toilets have been installed.

2.5.2 Bins

The number of bins appears to be adequate.

ACTION 10: City of Albany to continue to service bins and toilets on a weekly basis.

2.5.3 Signs

A sign plan has been developed for the study area (Appendix 2). The aim of the sign plan is to minimise the number of signs, whilst also including all the information necessary to fully inform visitors to the Reserves about what activities are permitted in the Reserves, and to warn visitors of possible dangers. There is also the aim to standardise signage between different City of Albany reserves.

ACTION 11: Produce and install signs as per Sign Plan (Appendix 2).

2.6 Camp Sites

Members of the Manypeaks Progress Association have indicated that there is often no room for day-users to park at the East Bay camp site during peak periods, due to campers taking up all of the space available. It was also indicated that large caravans and mobile homes are often parked inappropriately, blocking beach access and views to other users.

Bollards are required at Norman's Inlet camp site to define the outside boundary of the areas to be actively used for camping and parking, to avoid encroachment on the surrounding native vegetation.

Since 2007, all camp sites have been patrolled by City of Albany Rangers on a weekly basis.

ACTION 12: Bollards to be installed and maintained to define day-use parking areas at East Bay camp site. Also see Sign Plan (Appendix 2).

ACTION 13: Bollards to be installed and maintained to define the outside boundary of the camping and parking sites at Norman's Inlet camp site.

ACTION 14: Funding to be maintained to allow City of Albany Rangers to continue weekly patrols of all camp sites.

2.7 Boat Launching

No management actions recommended.

2.8 Walk Trails

Most of the Norman's Inlet walk trail is rehabilitating well, with many native plants naturally regenerating the sides of the trail. However, the section of the trail that goes around the cliff at the mouth of the estuary is degraded, unstable and unsafe. It is recommended that an alternate access route to the beach be developed, and that people be discouraged from climbing around the cliff.

Some of the brush fencing is damaged, and some plants are growing over the trail.

ACTION 15: Prune over-hanging vegetation from an existing informal trail that goes to top of the hill behind the cliff at Norman's Beach, and construct a stairway down to the beach. Discourage people from accessing the cliff by allowing vegetation to grow over the track and by erecting brush fencing across entrance to track. Also see Sign Plan (Appendix 2).

ACTION 16: Repair brush fencing and prune over-hanging vegetation along the Norman's Inlet walk trail to better define the trail to be used.

2.9 Vehicle Access

Betty's Beach Road, when constructed, was cut out of the sandy slope of Boulder Hill. As a consequence, the inside batter (upper side of road) is steep and exposed to erosion from water running off the slope of Boulder Hill above. This batter has been subject to erosion for years, but was badly damaged during the heavy rains experienced in November 2008, when the road surface was also badly damaged. The City of Albany repaired the road surface and in places filled the bottom of the batters with gravel (as these were large holes), but the sides of the batters and lengths of the table drains were left as bare white sand. These batters and associated table drains need to be stabilised to avoid on-going erosion.

In addition, Betty's Beach Rd is very wide, given there is very little traffic on the road. This is most likely due to routine grading operations gradually pushing gravel further off the road each time, as well as a result of road repair works (i.e. during flood events). Therefore, there is a need to prevent the further widening of this road.

ACTION 17: Improve drainage along Betty's Beach Rd and stabilise the inside batter and table drains. Encourage native vegetation to grow on the batters.

ACTION 18: Prevent any further widening of Betty's Beach Rd.

The track that goes around Boulder Hill was also badly damaged during the rain in November 2008. Severe gully erosion is occurring at many points along this track, as the water draining from the upper slopes of Boulder Hill is moving longitudinally down the track, as well as having a few run off points into the vegetation below. Therefore, given the volume of water that is flowing into the vegetation at only a few locations, there is also erosion occurring downhill of the track. Due to the high cost associated with repairing, stabilising, realigning and maintaining the track, and the fact that there isn't any infrastructure at the other end of the track, it is recommended that this track be closed, stabilised and rehabilitated. Access to Norman's Beach will need to be from Norman's Inlet walk trail and along the rocks from Betty's Beach.

ACTION 19: Close, stabilise and rehabilitate the Boulder Hill track. Also see Sign Plan (Appendix 2).

The track that goes towards North Point off Betty's Beach Rd is also showing signs of erosion due to heavy rainfall events.

ACTION 20: Repair and stabilise (i.e. drainage) the North Point track.

ACTION 21: City of Albany to continue to maintain all roads within the study area in accordance with the *Environmental Code of Conduct for Works on Council Controlled Land*.

2.10 Commercial Fishing

A lease needs to be developed between the City of Albany and the commercial fishermen, as one does not currently exist. This is dependent upon the City gaining the power to lease the reserve, from the Department of Planning and Infrastructure. A lease should cover the individual pads of the huts only. This will allow other members of the public to use the area and access the beach outside of the salmon fishing season. The care and maintenance of the huts will then be the responsibility of the commercial fishermen.

The lease should require the commercial fishermen to dismantle the pit toilets, and to use the new composting toilets that are to be installed and maintained by the City of Albany.

The lease will also require the fishermen to remove any unnecessary infrastructure and any rubbish from the site.

ACTION 22: Once the City of Albany has the "Power to Lease" Betty's Beach Reserve (see Action 1), develop a lease with the commercial fishermen which covers the pads of the huts, and requires them to dismantle the pit toilets and to keep the area clear of extra infrastructure and other introduced materials.

2.11 Other Sites

There are a number of other sites (Figure 3) within Betty's Beach Reserve that have been disturbed for various reasons in the past. Each site is described below.

Site 1

There is a track that loops off Betty's Beach Rd, just south of the Norman's Beach Rd turnoff. The purpose of this track is unknown, and it does not appear to be used often. However, it has been used to dump soil and some rubbish. Fortunately, no weeds were recorded in this area, and it appears to be dieback-free.

ACTION 23: Close track with a row of rocks at each entrance to discourage access and to allow track to regenerate.

ACTION 24: Do not remove soil, but remove any rubbish.

Site 2

Appears to be a site where sand has been extracted. It is evident that some off road vehicle drivers enter the site to test their driving ability. Fortunately, no weeds were recorded in this area, and it appears to be dieback free. It appears to be stable, and is naturally regenerating with native plants.

ACTION 25: Prevent access to the site by placing a row of large rocks at the entrance, to allow the site to regenerate and to prevent the introduction of weeds or dieback.

Site 3

Appears to be a site where gravel was extracted. It is rehabilitating well with native species. Currently being used to dump green waste and other rubbish. No weeds have been recorded. It appears to be infected with dieback.

ACTION 26: Remove the rubbish. Place rocks across entrance to discourage people from accessing the area, to prevent the introduction of weeds and the spread of dieback.

Site 4

Appears to be a site where gravel was extracted. It is stable and regenerating well with native species. No weeds were recorded and dieback is evident in the eastern portion of this area. No actions recommended.

Site 5

A small blowout about 10 m into the bush is stable and is regenerating with native plants. There is also a short track into the bush that does not seem to be necessary. It appears that it is used by vehicles, most likely due to drivers mistaking it as the entrance to track that goes around Boulder Hill.

ACTION 27: Prevent vehicle access to the false track to allow it to regenerate.

Site 6

Track to North Point. Building material (e.g. guttering, tin and bricks) has been dumped along this track and along the regenerating track that runs parallel to Betty's Beach Rd. Rubbish is scattered around the area where people camp and two campfire sites have been set up. No weeds were recorded. There is evidence of dieback in this area.

ACTION 28: Remove rubbish and dismantle fireplaces on an as needs basis. Also see Sign Plan (Appendix 2).

Site 7

Gravel pit along firebreak on northern boundary of Betty's Beach Reserve. The pit supports no vegetation as it has no topsoil and is compact. No top soil was located. However the site is stable and no weeds were recorded. Edges of the site are rehabilitating well with native plants.

The rehabilitation of this site is not seen as a priority at this stage given it is stable and no weeds are present.

No management actions recommended.

2.12 *Phytophthora* Dieback Management

Given that there are no tracks or trails or other infrastructure within the Dieback Protectable Areas, the best management action for these areas is to do nothing in these areas (e.g. during fire management operations). It is imperative that no soil is brought into these areas, as this would cause the disease to spread. No signage is recommended as no one should go into these areas, unless they go “bush bashing” for whatever reason.

The Department of Environment and Conservation will continue to include areas of the Betty’s Beach Reserve in the *Phytophthora* Spraying Program to protect the Declared Rare Flora.

ACTION 29: No activities should be undertaken that will involve the introduction of soil into the “Dieback Protectable Area”.

2.13 Declared Rare Flora

To ensure DRF remains undisturbed during road maintenance operations, it is necessary to make sure that the DRF markers on the side of the road remain in place.

ACTION 30: Conduct regular inspections to ensure the declared Rare Flora “hockey stick” markers are in place.

2.14 Priority Ecological Communities

To ensure the Priority Ecological Community remains undisturbed during road maintenance operations, it necessary to make sure that the markers on the side of the road remain in place.

ACTION 31: Conduct regular inspections to ensure Priority Ecological Community “hockey stick” markers are in place.

3 IMPLEMENTATION

3.1 Action Plan

Table 4 lists all the management actions recommended in the Management Plan. It also indicates which department of the City of Albany is primarily responsible for the implementation of each management action, as well as provides guidance on the cost of each action.

TABLE 4: Action Plan for Betty's Beach Reserve Management Plan

No.	Management Action	Who to Action	Cost Estimate
1	Change the tenure of Betty's Beach Reserve to "Conservation, Recreation and Accommodation for Commercial Fishermen" with the City of Albany having the power to lease.	City Assets	Staff time
2	The last section of Norman's Beach Rd is to be "closed" and the tenure changed to "Conservation, Recreation and Camping".	City Assets	Staff time
3	City of Albany to mow the grass at the three camp sites three-monthly or on an as needs basis, in accordance with the City of Albany's <i>Environmental Code of Conduct</i> .	City Works	Reserves Maintenance
4	City of Albany to patrol reserves on an annual basis to identify and control any environmental weeds.	City Works	Reserves Maintenance
5	Liaise with the local fire brigade and other relevant agencies regarding the preferred course of action in the event of a wildfire in Betty's Beach Reserve.	City Assets	Staff time
6	Remove rocks and install a locked gate at the entrance to the fire break along the northern boundary of the Reserve.	City Works	\$1,000
7	Slash fire break along northern boundary of Betty's Beach Reserve and maintain the fire break on an as needs basis.	Development Services	\$1,000
8	Install one composting toilet (one cubicle) at East Bay camp site, one composting toilet (one cubicle) at Norman's Beach camp site and one composting toilet (three cubicles) at Betty's Beach. Ensure all toilets comply with all relevant Department of Health Regulations.	City Assets and City Works	\$180,000
9	Dismantle pit toilets at Norman's Beach and East Bay camp site once the composting toilets have been installed.	City Works	\$1,000
10	City of Albany to continue to service bins and toilets on a weekly basis.	City Assets	Asset Maintenance
11	Produce and install signs as per Sign Plan (Appendix 2).	City Assets	\$3,000
12	Bollards to be installed and maintained to define day-use parking areas at East Bay camp site.	City Works	\$1,500
13	Bollards to be installed and maintained to define the outside boundary of the camping and parking sites at Norman's Inlet camp site.	City Works	\$1,500
14	Funding to be maintained to allow City of Albany Rangers to continue weekly patrols of all camp sites.	Development Services	Staff time
15	Prune over-hanging vegetation from an existing informal trail that goes to top of the hill behind the cliff at Normans Beach, and construct a stairway down to the beach. Discourage people from accessing the cliff by allowing vegetation to grow over the track and by erecting brush fencing across entrance to track.	Contractor or City Works	\$40,000

No.	Management Action	Who to Action	Cost Estimate
16	Repair brush fencing and prune over-hanging vegetation along the Norman's Inlet walk trail to better define the trail to be used.	City Works	Reserve Maintenance
17	Improve drainage along Betty's Beach Rd and stabilise the inside batter and table drains. Encourage native vegetation to grow on the batters.	City Works	Road Maintenance
18	Prevent any further widening of Betty's Beach Rd.	City Works	Road Maintenance
19	Close, stabilise and rehabilitate the Boulder Hill track.	City Works	\$25,000
20	Repair and stabilise (i.e. drainage) the North Point track.	City Works	Reserve Maintenance
21	City of Albany to continue to maintain all roads within the study area in accordance with the <i>Environmental Code of Conduct for Works on Council Controlled Land</i> .	City Works	Reserve Maintenance
22	Once the City has the "Power to Lease" Betty's Beach Reserve (see Action 1), develop a lease with the commercial fishermen which covers the pad of the huts, and requires them to dismantle the pits toilets and to keep the area clear of extra infrastructure and other introduced materials.	Customer Services	Staff time
23	Site 1: Close track with a row of rocks at each entrance to prevent access and to allow track to regenerate.	City Works	\$1,500
24	Site1: Do not remove soil, but remove any rubbish.	City Works	Reserve Maintenance
25	Site 2: Prevent access to the site by placing a row of large rocks at the entrance, to allow the site to regenerate and to prevent the introduction of weeds or dieback.	City Works	\$1,500
26	Site 3: Remove the rubbish. Place rocks across entrance to prevent people from accessing the area, to prevent the introduction of weeds and the spread of dieback.	City Works	Reserve Maintenance
27	Site 5: Prevent vehicle access to allow the false track it to regenerate.	City Works	\$1,500
28	Site 6: Remove rubbish and dismantle fireplaces on an as needs basis.	City Works	Reserve Maintenance
29	No activities should be undertaken that will involve the introduction of soil into the "Dieback Protectable Area".	City Works	No cost
30	Conduct regular inspections to ensure the declared Rare Flora "hockey stick" markers are in place.	City Assets	Staff time
31	Conduct regular inspections to ensure Priority Ecological Community "hockey stick" markers are in place.	City Assets	Staff time

3.2 Adoption of Management Plan

To be completed once adopted. Refer to Appendices 3 and 4.

3.3 Review of Management Plan

Progress in addressing these Actions will be audited every 12 months (from adoption date), to ensure the implementation of the Plan is undertaken.

A major review of the plan will be undertaken five years post adoption by Council to determine if the Plan is still current or if it needs to be revised.

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PERSONNEL COMMUNICATION

Libby Sandiford Botanist Department of Environment and Conservation,
Albany, WA.

APPENDIX 1 CONSERVATION CODES FOR DECLARED RARE FLORA & PRIORITY FLORA IN WESTERN AUSTRALIA.

R: Declared Rare Flora - Extant Taxa

Taxa which have been adequately searched for and are deemed to be in the wild either rare, in danger of extinction, or otherwise in need of special protection, and have been gazetted as such.

X: Declared Rare Flora - Presumed Extinct Taxa

Taxa which have not been collected, or otherwise verified, over the past 50 years despite thorough searching, or of which all known wild populations have been destroyed more recently, and have been gazetted as such.

1: Priority One - Poorly known Taxa

Taxa which are known from one or a few (generally <5) populations which are under threat, either due to small population size, or being on lands under immediate threat, e.g. road verges, urban areas, farmland, active mineral leases, etc., or the plants are under threat, e.g. from disease, grazing by feral animals, etc. May include taxa with threatened populations on protected lands. Such taxa are under consideration for declaration as 'rare flora', but are in urgent need of further survey.

2: Priority Two - Poorly Known Taxa

Taxa which are known from one or a few (generally <5) populations, at least some of which are not believed to be under immediate threat (i.e. not currently endangered). Such taxa are under consideration for declaration as 'rare flora', but are in urgent need of further survey.

3: Priority Three - Poorly Known Taxa

Taxa which are known from several populations, and the taxa are not believed to be under immediate threat (i.e. not currently endangered), either due to the number of known populations (generally >5), or known populations being large, and either widespread or protected. Such taxa are under consideration for declaration as 'rare flora' but are in need of further survey.

4: Priority Four - Rare Taxa

Taxa which are considered to have been adequately surveyed and which, whilst being rare (in Australia), are not currently threatened by any identifiable factors. These taxa require monitoring every 5-10 years

APPENDIX 2 SIGN PLAN FOR BETTY'S BEACH RESERVE AND NORMAN'S INLET

ACTION No.	ACTION	LOCATION
Betty's Beach Reserve		
12.1	Remove "Dangerous Coast. King Waves Kill" and "Danger. Slippery Rocks. King Waves" signs	Top of hill before Betty's Beach.
12.2	Commercial Fishermen to maintain "Salmon Fishing Area" sign.	Betty's Beach
12.3	Maintain "Fires Prohibited" signs.	Corner Norman's Inlet Rd and Betty's Beach Rd, and at East Bay camp site.
12.4	Erect "Road Closed (with explanation) and access Normans Beach from Norman's Inlet or Betty's Beach" sign.	Where closed track intersects Betty's Beach Rd.
12.5	Erect "No large vehicles – steep descent/limited space" sign.	At corner of Betty's Beach Rd and East Bay Rd, so vehicles can turn around at intersection if needed.
12.6	Erect "Day Use Only" sign in designated area.	East Bay camp site
12.7	Erect small "No Camping" sign	End of North Point track
12.8	Erect small "No Fires" sign	End of North Point track
Norman's Inlet camp site and walk trail		
12.9	Install standard reserves signs, with location name, dos, don'ts and warnings.	Entrance to "Norman's Beach" camp site, "East Bay" camp site and "Betty's Beach".
12.10	Maintain "Coastal rehabilitation Area" sign.	Start of Norman's Inlet walk trail
12.11	Remove "Danger. Slippery Rocks. King Waves" signs	Start of Norman's Inlet walk trail
12.12	Erect "Beach Access" signs	Start of Normans Beach walk trail and part way along track where it veers away from cliff.
12.13	DEC to review need for "Poison Risk Area" sign	Norman's Beach Rd
12.14	DEC to install an information sign on the Potoroo enclosure that can be seen across inlet in Waychinicup National Park.	Norman's Inlet camp site.

APPENDIX 3 SUMMARY OF SUBMISSIONS RECIEVED

The public comment period for the draft.....

The submissions dealt with the following issues:

No.	Name	Main Issues
1		
2		
3		
4		
5		

APPENDIX 4 SUBMISSIONS RECEIVED FOR DRAFT MANAGEMENT PLAN

Comments	No. of Submissions supporting Comments	Officer recommendation
General Comments:		



Council Management Plan

Middleton Beach (Including Emu Point Foreshore)

DRAFT

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Revision Status

Revision No.	Status	Distribution	Issue Date	Comment
0	Preliminary	Asset Management and City Services Strategy and Policy Committee	21/08/09	Draft

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PART 1: EXECUTIVE SUMMARY

1.1 Introduction

This management plan outlines the background and issues relevant to the Middleton Beach and Emu Point Reserves and provides a framework for the future management, in particular, the sustainability and environmental protection of the area. The actions identified by this plan can be summarized as follows;

- Protect and enhance the nature conservation values of the Reserves
- Maintain existing recreational uses of the foreshore
- To enhance the ecological value of the Reserve (and vegetation corridor value)
- Recognise and protect heritage value
- Retain the value of the area as Albany's Premier Tourist destination

It must be noted that this plan is an environmental management plan and the City of Albany acknowledges that there are many larger issues such as the sea wall and groyne, the loss of seagrass and planning elements that are outside the scope of this document. Each of these issues requires specialist advice that will be dealt with through other technical reports.

1.2 Financial Summary

Funding for the implementation of this plan is principally provided through the City of Albany annual Reserves maintenance budgets although there are a number of external funding opportunities that may be used for one off individual projects. These opportunities include Coastwest Grants, Lotteries West, Caring For Our Country Grant Programmes and intermittent South Coast Natural Resource Management Grants. These funding opportunities are subject to evaluation from various Western Australian Government Bodies.

1.3 Strategic Context

The City's Strategic Plan Albany Insight – Beyond 2020 sets out the vision for Albany to 2025. The City plans to sustainably manage its Reserve network to achieve the following strategic objectives;

Item 4 – Governance

The City of Albany will be an industry leader in good governance and service delivery.

- *Manage our municipal assets to ensure they are capable of supporting our growing community*

To ensure this objective, the Reserves network must be maintained in an environmentally sensitive and sustainable manner to ensure that;

- The City delivers an excellent community asset
- The City provides an area for healthy living
- The City protects areas with biodiversity value

1.4 Acknowledgements

The following groups and individuals have played important roles in the development and production of the Middleton Beach Management Plan. It is also recognised that this plan has been partly funded by a Coastwest funding grant.

<u>Key Stakeholders</u>	<u>Role</u>
Council – City of Albany	To set vision and approve budgets
Asset Management and City Services Policy and Strategy Committee	Review details of plan, provide community feedback and provide guidance
Department of Planning and Infrastructure – Coastwest Grants	Provided part funding for the development of the plan
Department of Environment and Conservation	Custodian of Crown Land Reserves
City of Albany – Bushcare Team	Provide environmental input/comment
City of Albany – Reserves Officers	Create plan and monitor performance
Middleton Beach Group	An active community group that provided guidance and feedback
Friends of Emu Point	An active community group that provided guidance and feedback

PART 2: BACKGROUND

2.1 Purpose of the Middleton Beach Management Plan

This management plan covers the premier foreshore areas from Ellen Cove continuing East along Middleton Beach and Emu Point to the Boat Harbour at the end of Swarbrick Street. This document has been prepared as a result of the need to manage Albany's premier foreshore areas in a more strategic and coordinated manner. The aim of strategic management plans is to provide guidelines to ensure that any development and recreational uses are managed in ways that are ecologically sustainable and protect our environmental heritage for future generations.

Some impacts in foreshore areas can include vegetation loss, weed invasion and in particular, erosion. Remnant vegetation in the foreshore contains flora of regional importance and should be protected.

The City recognises that the management goals recommended within the management plan will not suit all interested parties. However, the City has a duty of care to both the environment and the public users of the foreshore reserve. This plan is intended to guide activities within and adjoining the foreshore reserve so that the management goals as described below are achieved.

2.2 Location and Tenure

Middleton Beach and Emu Point are the City of Albany's premier beach locations and are located a short 3.5 km and 5 km drive east of the centre of Albany, accessible via Middleton Beach Road and Emu Point Drive (sealed) as shown in Figure 1.

This Management Plan covers the foreshore areas from Ellen Cove, continuing east long Middleton Beach and Emu Point to the boat marina at the end of Swarbrick Street. The current purpose of the two 'c' class foreshore reserves is 'recreation' and the total area that this plan applies to is approximately 59.3 ha.

For the purpose of this management plan, there are another six 'c' class reserves vested with the City of Albany that have potential to impact on the foreshore areas. All Reserves are defined in Table 1 and Figure 1.

Land to the north and northwest of Middleton Beach is bounded by a mixture of Crown reserves vested 'parklands and recreation'. In particular, Lake Seppings is a natural 'water table lake'. Land to the northeast is a mixture of reserves vested 'protection of boronia, recreation and marine purposes' as well as a caravan park and private housing. The Southern end of the foreshore reserve is bounded by Mount Adelaide.

Table 1: Details of Reserves at Middleton Beach

RESERVE NUMBER	RESERVE PURPOSE	AREA (HECTARES)	MANAGEMENT AUTHORITY
14789	Recreation	30.1	City of Albany
21799	Vacant Land	2.0	Department of Planning and Infrastructure
22698	Business Areas / Recreation	27.2	City of Albany
26149	Recreation	2.8	City of Albany
27629	Recreation / Golf Links	70.25	City of Albany
36319	Pedestrian Access Way	0.11	City of Albany
36320	Camping / Caravan Park	2.3	City of Albany
41267	Community Purpose	1.69	City of Albany
44750	Public Access way	0.042	City of Albany

2.3 Physical Environment

2.3.1 Climate

Middleton Beach and Emu Point experiences mild summers and cool wet winters with an average minimum temperature of 8.1 degrees Centigrade typically in July and an average maximum temperature of 22.9 degrees Centigrade in February. The average annual rainfall is 923 mm with the majority falling between May and August (Australian Government Bureau of Meteorology, 2008).

2.3.2 Landforms, Geology and Soils

Middleton Beach is a long, flat, sandy beach between a rocky headland to the west and Oyster Harbour inlet to the east. The beach is an area of low lying (<5 mAHD) dunes and intervening swales consisting of pale brown calcareous sands (AGC Woodward-Clyde, 1991). Except for areas of isolated disturbance, the dunes are vegetated with stable, mature and permanent coastal plant species. Topography of the area is shown in Figure 2.

The acid sulphate soil risk maps published by the Western Australian Planning Commission in conjunction with the Department of Environment and Conservation (DEC) indicate that the site is located within an area defined as 'low to no risk of actual and potential acid sulphate soils occurring at depths of generally greater than 3m'.

2.3.3 Native Vegetation

Middleton Beach dunes form an important link in the coastal vegetation corridor, effectively linking the bushland of Mount Clarence and Mount Adelaide near Princess Royal Harbour to the vegetation surrounding Oyster Harbour. The coastal corridor link across the south coast of Western Australia (from Walpole East across the region to the South Australian border) is the strongest east-west almost unbroken vegetation link in southern Australia and has national and international significance (Department of Conservation and Land Management, 2003). Therefore, this foreshore vegetation is significant on a regional scale and should be conserved.

The Albany Regional Vegetation survey project aims to formally classify all vegetation communities within the Albany area and determine the degree of representativeness of different vegetation communities, but unfortunately was not available at the time of this plan preparation. The results, when available, will be reviewed by the City and incorporated into any future management actions.

2.3.4 Native Fauna

Information on native fauna often gives a valuable snapshot of the health and vitality of a reserve. Unfortunately, the fauna of the coastal reserve is generally not well studied with no specific studies of the area available at the time of this plan preparation.

As a part of an earlier study of an adjacent area by Ellen Hickman (2005) opportunistic sightings of Bandicoots (*Isodon obesulus*), Motorbike Frogs (*Litoria moorei*), Tiger Snakes and Bobtails (*Tiliqua rugosa*) were recorded. Due to the similar nature in vegetation associations and the fact that they are linked, it is likely that these species also reside in the Middleton Beach foreshore vegetation area.

Due to the good nature of the coastal peppermint thickets, it is likely that the Western Ringtail Possum (*Pseudocheirus occidentalis*) is a potential inhabitant of the area. The Western Ringtail Possum is a gazetted rare species and in need of special protection under the provisions of the Wildlife Conservation Act 1950. Due to habitat destruction, this species is now restricted to the southwest of WA, in particular small parts of jarrah forest and coastal forests and woodlands.

2.4 Human Activities

2.4.1 Aboriginal History

Details of Aboriginal history prior to European settlement are unclear and anecdotal. As a part of the Kinjarling report (Brad Goode, 2005), Ms Knapp reported that the area all the way from North Road to Emu Point through to Middleton Beach encompassing Lake Seppings, North West to Mt Melville was a traditional camping ground for Noongar people. In his journals, D'Urville in 1826 described 12 permanent huts located approximately 800 metres inland from Middleton Beach that appeared to be the dwellings of the tribes that lived along the coast during the warmer months. Coastline areas were preferred locations for camps in the warmer summer months, where Noongar could fish, trade etc and then move further inland during the winter months to hunt for Kangaroos and other sources of food.

Burials in other regions of the Southwest of WA are often found in the soft sands of the dunes along the coast (Corsini, 2003), so predictably, burials may have occurred within the Middleton Beach area. Unfortunately, a lack of data for the Albany region makes this prediction only speculative (Goode, 2005). As coastal sand dunes are extremely mobile and vulnerable to natural processes such as erosion and inundation, it is likely that any archaeological assemblages have constantly undergone a process of concealment and exposure and there is likely to be very little evidence left. However, liaison with the Department of Indigenous Affairs (DIA) and the local Aboriginal community will be required if any works are proposed to be carried out in the Middleton Beach foreshore area as it is an offence to disturb or conceal an Aboriginal site.

Places associated with or significant to Aboriginal people are classified as sites and are protected under the Aboriginal Heritage Act (1972). This protection applies to all sites, regardless of

whether or not they have been officially listed in the DIA Register of Aboriginal Sites. It is possible that sites may exist that have not yet been entered on the Aboriginal Sites Register.

This district is considered to be part of the Menang country which incorporates Albany and surrounding districts.

2.4.2 European History

Middleton Beach itself was named after Captain Middleton, who discovered it in 1834. It was a popular alternative port at the time, as some of the boats were too large to use the main port of Princess Royal Harbour.

Ellen Cove and Middleton Beach have been an important recreational focal point of Albany since colonial settlement. The Jetty at Ellen Cove was originally built in 1899 but due to fire and sea storms has had to have been rebuilt several times since (Heritage TODAY, 2001). The dunes of Middleton Bay, in the proximity of the existing caravan park, were purported to be popular for camping since very early times. The impact of this unmanaged camping is most likely the original cause of natural coastal vegetation loss in the area.

The Esplanade Hotel, built in 1896, and licensed in 1898 added to the attraction of tourists to the area. In the same year, construction of Marine Drive was completed and became renowned as one of the most beautiful tourist drives in Australia, a reputation it still retains for its superb views across King George Sound. In the same year the nine hole Albany Links Golf Course was established. The course was later extended to 18 holes in 1963 to ensure it remained a competitive course. Being one of the last true 'links' course in the state, it is now registered on the interim state register of heritage places.

In the early twentieth century bathing boxes were built on Middleton Beach for the comfort of beachgoers. At the same time many holiday houses built in the area by wealthy Perth businessmen as the perfect place to holiday in the summer months. This attraction as a premier tourist spot has continued till present day.

2.5 Recreational Uses and Facilities

2.5.1 Recreational Uses

The close proximity to Albany and the spectacular beauty of the coastline makes Middleton Beach and Emu Point foreshore extremely popular for use by local residents, as well as tourists. It is an integral part of the central coastal recreation and tourism precinct of Albany and provides many economic and social benefits. The Albany Surf Life Saving Club provides a service to beachgoers from December to April and also provides important water based recreational outlet for members year round. The beach is a popular area for sightseeing, whale watching (in Winter), family outings, picnics, swimming, surfing and walking. There are lovely grassed areas at both Emu Point and Middleton Beach for family picnics with the area supported by retail food outlets. The Albany Links Golf Course is well patronised by both tourists and locals and has a superb outlook over King George Sound. Tourism is a major part of Albany and the peak seasons are Christmas, Easter and school holidays. There are many Caravan and Holiday Parks situated near the foreshore. Figures 3 and 4 show the two recreation nodes in greater detail.

2.5.2 Animal Exercise Areas

There is a specific animal exercise area between Surfers Beach and just north of Griffith Street. Within this area, dogs are allowed to be exercised at all times off the lead and the training/swimming of horses is acceptable at designated times. Figure 5 shows the animal exercise areas.

2.5.3 Walking

A dual use pathway runs the length of Middleton Beach from Surfers Beach to Emu Point. This bituminised pathway is part of a larger path system that allows walkers/bikers to traverse from the Albany Port area through to Emu Point on a fully bituminised dual use pathway which is also suitable for wheelchair access. A number of seats and lookouts are located along the pathway and are a good place to spot whales and lookout onto King George Sound.

2.5.4 Recreational Fishing

The area is also popular for recreational fishing, offering both beach and jetty fishing experiences. Recreational fishing is regulated under the Fisheries Management Act (1991), which is administered by the Department of Fisheries.

2.6 Environmentally Sensitive Areas

2.6.1 *Phytophthora* Dieback

Commonly referred to as dieback disease, *Phytophthora cinnamomi*, is an introduced soil borne pathogen that has the potential to kill about one third of the flora in the South West of Western Australia. The impact of *P cinnamomi*, on the native vegetation varies according to the species present, but the disease is known to attack at least 1000 plant species from many different families. Locally native species that are most commonly affected belong to four families; Proteaceae, Epacridaceae, Papilionaceae and Myrtaceae.

In 2008, a visual study of dieback within the foreshore reserve was conducted by Simon Watkins (*pers comm*). This study revealed that the area had most likely been infected with dieback for a substantial period of time already due to the lack of healthy susceptible vegetation within the reserve and the level of unrestricted movement throughout the reserve.

2.6.2 Declared Rare Flora

A search on the DEC Declared Rare Flora Database revealed one known Priority One flora, *Austrofestuca littoralis*. This particular tufted grass only grows on littoral sand and foredunes in limited areas along the South Coast. As this colony is one of only a few populations known in the South West and is considered under threat, an effort must be made to conserve and protect it.

A previous study by Ellen Hickman in 2005 located various pockets of the threatened flora, *Adenanthos cunninghamii* within the study area. Again this species is limited to coastal dunes and is a Priority Four species. It was found in a Peppermint thicket which runs along the beach behind the dunes. A Priority Three threatened flora, *Andersonia auriculata*, was also located within the study area and similarly survives in sandy areas.

2.7 Community Involvement

The role of the community is an integral component to maintaining important reserves within the City. There is a small volunteer group of Bushcarers who work closely with the City of Albany's Bushcare Assistants and have been responsible for weeding along the dual use pathway over a number of years. There is also The Middleton Beach Group and the Friends of Emu Point who do valuable work in maintaining and improving both areas.

PART 3: MANAGEMENT ISSUES AND ACTIONS

A number of management issues have been identified at Middleton Beach

3.1 Tenure and Purpose of Reserves

With the recent demolition of some Department of Planning and Infrastructure (DPI) houses along the foreshore at Emu Point there is now a need to incorporate these lots into the surrounding foreshore reserve with the vesting to the City of Albany so that the lots can be cleaned up and rehabilitated.

There is a development proposal for the Western end of the golf course that will include holiday apartments. Any exclusions or changes of reserve boundaries will be dealt with as a part of the larger development proposal.

Action:

- **Incorporate Lots 980, 981, 983 and 984 into foreshore reserve R22698 with the purpose of Recreation & Associated Businesses**

3.2 Protection of Aboriginal Heritage Sites

Many of the City's reserves are culturally important to the Noongar people because these areas are generally the least disturbed in the landscape. It is inappropriate for specific site information to be presented within this management plan, but all care will be taken to protect registered sites. All registered heritage sites throughout the City of Albany are protected under the Aboriginal Heritage Act 1972. The City of Albany has particular responsibilities under this Act as land managers and will refer to the Noongar community as necessary when undertaking management works.

Complementary to this, the City of Albany Aboriginal Accord (City of Albany, 2003) has identified joint-naming of reserves as a specific strategy to improve recognition of the traditional and cultural links that Aboriginal people have with the land and to ensure that those links continue. One element of this is the development of the Kinjarling stories project undertaken by Albany Maritime Foundation and the Department of Indigenous Affairs. This project aims to complete a strategic plan that will assist in implementing Aboriginal and European cultural interpretive pathways along the shores of Oyster and Princess Royal harbours and King George sound.

Action:

- **Prior to any new development being constructed, the Department of Indigenous Affairs will be consulted**

Action:

- **Cross-reference all on-ground management activities in the foreshore reserves with the Department of Indigenous Affairs Aboriginal Heritage Sites GIS database and if necessary ensure a Noongar representative is present during the works**

Action:

- **Support the recognition of the Kinjarling trail and associated Aboriginal cultural signage through the foreshore reserves**

3.3 Animal Exercise Area

There is an extensive area along the foreshore of Middleton Beach where dogs and horses are able to be freely exercised. No significant damage is caused to the beach by this process, although horse manure may contribute to the introduction of weeds into the area and dog manure left on the beaches can become a nuisance to the general public. Therefore, these issues need to be managed appropriately. Currently the City Rangers provide 'doggy bags' at Surfers Beach and multiple bins for appropriate disposal of waste. Due to various cases of vandalism that result in all the 'doggy bags' being removed, the City does encourage people to bring their own bags when walking their dogs.

The access way for horses from Griffith Street to the foreshore is shared with pedestrians as a part of a bituminised access point from the dual use pathway. This can be a potentially dangerous situation for pedestrians sharing the pathway if confronted with a horse coming the other way. For this reason the City will encourage swimmers to enter the beach from the access path at the very eastern end of Griffiths street, whilst horses continue to use the western entrance, where there is adequate parking for trailers.

Action:

- **Funding to be maintained to allow the City Rangers to continue to monitor the affect of animals on the beach**

Action:

- **Funding to be maintained to allow the City Rangers to continue to patrol animal excrement and enforce any violations**

Action:

- **Maintain signage regarding appropriate animal exercising in area**

Action:

- **Continue to provide 'doggy doo' bags and disposal points along the beach**

3.4 Facilities

There are many recreational users of the foreshore area with this pressure increasing significantly during school holidays and weekends. Many of the recreation pastimes undertaken in the area are of a passive nature and therefore require limited facilities.

There are three main recreational nodes, being the foreshores at Middleton Beach and Ellen Cove, Surfers Beach area and Emu Point foreshore area. These three areas are where many of the existing facilities are provided. The recreation facilities along the beach reserves include multiple benches and picnic tables, gas barbeques, waste bins and recycling bins, playground areas for children and swimming nodes. The facilities at all locations are popular with visitors

and locals and are well used, although there is the need to upgrade some of them. Such upgrades may include more reliable bbq facilities, expanding the lighting in some areas, additional benches and barbeques and active recreational facilities at Surfers Beach. Specific concept designs will be developed for each node and sent out for community consultation prior to any upgrading or development of new facilities.

Toilet facilities are available at Ellen Cove, the Albany Surf Lifesaving Club, Surfers Beach and Emu Point.

Action:

- **Funding maintained to allow for the ongoing maintenance of existing facilities**

Action:

- **Ensure all recreational facilities are designed to harmonise with the setting and provide adequate lighting for patrons safety**

3.4 Access

Vehicle access to the Middleton Beach foreshore reserve and Ellen Cove reserve is via Flinders Parade and the existing car park. This car park quickly fills up, especially in the Summer months, and there will be a need to investigate additional car parking with the development of the new Esplanade Hotel. Vehicle access is also available to Surfers Beach via the eastern end of Flinders Parade, with adequate car parking available.

Vehicle access to Emu Point is via either Cunningham St, Mermaid Ave or Roe Pde. Along with the formal car parking areas at the Point, visitors currently park ad hoc on the grassed areas along these three streets. For safety reasons, there is a need to formalise this parking by the installation of bollards. There is also a need to formalise the carparking at the roundabout at the end of Cunningham St, with a disabled access ramp down to the beach. An important link to this will be the development of a pathway that runs along the grassed picnic areas from the shops at the Point to the Boat Ramp at the end of Swarbrick St.

Both Middleton Beach and Emu Point are serviced by the public bus facility.

Foot access to the reserves is available from both east and west directions along the dual use pathway that runs from the Albany Port area, through Middleton Beach to Emu Point. There is a large gap in the pathway in an easterly direction as it currently ends at the start of the groyne on Firth St at Emu Point. The City of Albany's 'Asset Management Strategy for Pathways' (June 2009) recommends an extension of this shared pathway from Cunningham St along the foreshore to join up to the shops at the Point. This pathway once complete will be an important asset to the City linking multiple premier locations and providing an uninterrupted dual use path from the Port through to Oyster Harbour. The pathway would also present a further opportunity to showcase the area and provide education through the use of showcasing artwork and informative signage.

There is currently an unconstructed pedestrian access way (Reserve 44750) between Wollaston Rd and Flinders Parade. This access way is already being extensively used by local residents to access Surfers Beach by foot. The option exists to formalise this path which will allow for easy and safe access to Surfers Beach by foot and reduce pressure on the area for carparking.

There are numerous access trails through the sand dunes to the beach from the dual use pathway. Many of these are well worn and have been in use for many years. These existing paths currently provide ample access points to the beach from housing and parking nodes along the foreshore. Therefore, no additional access points should be considered to ensure the health and stability of the dunes and their associated vegetation and the fauna that rely on that vegetation.

Action:

- **Review car parking requirements following the development of the new Esplanade Hotel to increase the number of car parking bays**

Action:

- **Formalise car parking along Cunningham St, Mermaide Ave, Roe Pde and the roundabout on the Point and build a pathway from the Point to the Boat Ramp.**

Action:

- **Continue to maintain the dual use pathway and beach access tracks as required**

Action:

- **Extend the dual use pathway along the foreshore at Emu Point**

Action:

- **Construct a formal pathway through Reserve 44750**

Action:

- **No further access points to the beach from the dual use pathway will be supported by the City**

3.5 Flora and Fauna

The beauty of the Albany region in part is due to the natural richness in flora populations of the region, many of which carry a special status. Without urgent intervention, these species may become extinct in the wild. As the land managers, the City has a responsibility to protect and maintain viable populations of all existing species which occur within the reserve, especially those with a special status. It is likely that these communities are also home to a variety of native fauna.

There are three threatened species of flora surveyed with the foreshore reserves. It is inappropriate to detail the specific location of these species within this management plan so as to continue their protection. However, great care will be required when undertaking weed or rehabilitation programs and any physical developments in the future to ensure their survival and enhancement.

Whilst they have not been formally surveyed, it is likely that the Western Ringtail Possum (*Pseudocheirus occidentalis*) is a potential inhabitant in the area due to pristine coastal peppermint thickets between Griffith st and Medcalf pde. The Western Ringtail Possum is a gazetted rare species and in need of special protection under the provisions of the Wildlife Conservation Act 1950.

Action:

- **Minimise disturbance to flora of special interest from visitors and management issues**

Action:

- **City of Albany database to be updated to ensure all management and development activities avoid disturbance or intrusion to Declared Rare or Priority flora**

Action:

- **Liase with the Department of Environment and Conservation to monitor and protect the health of the existing special status flora**

3.6 Phytophthora Dieback

As the area has been deemed to be infected with the dieback disease (*Phytophthora cinnamomi*) there are no management actions to be implemented.

3.7 Environmental Weeds

Where the native vegetation is intact within the reserves, there are generally very few weeds. Weeds generally occur in disturbed parts of the foreshore, particularly along paths. The current good condition of the foreshore vegetation can only be maintained with ongoing weed control, revegetation and public education, particularly if large subdivisions are further planned.

There have been no formal weed surveys recently completed for the area. However, numerous species have been reported and controlled by the City's Bushcare Team and volunteers. These include, Victorian Tea Tree, Pines and Watsonia. Victorian Tea Tree is of particular concern, as it is a prolific seeder and can spread very quickly and dominate native species.

At the eastern end of the foreshore reserve near the rock walls at Emu Point, there has also been Golden Dodder recorded. Golden Dodder is a declared weed under the Agriculture and Related Resources Protection Act, 1976, and therefore, must, by law, be controlled. There are also many common household weed species that have spread onto the foreshore areas at Emu Point that require controlling.

Middleton Beach, as a part of the larger area of Lake Seppings to Emu Point, is listed as a high priority area for weed management in the City of Albany's Environmental Weed Strategy (2005). The City of Albany, through the Bushcare Team, has already invested substantial time into controlling weeds in the area and this investment should be built on.

Kikuyu is also a common weed along the fringes of pathways, adjacent to residential properties and encroaching onto fragile dunes in high traffic areas.

The potential for weed invasion is often greatest after fire. Therefore, weeds must be taken into consideration in any fire management activities.

Table 3: Weeds at Middleton Beach and priority for removal

Weed	Threat	Area found	Priority for removal
Victorian Tea Tree (<i>Leptospermum laevigatum</i>)	Prolific seeders which can outcompete natives	Emu Point end along roads	High priority
Pines (<i>Pinus radiata</i>)	Vigorous seeder that invades large areas of native bushland	Surfers beach carpark end of DUP	Medium priority
Golden Dodder (<i>Cuscuta campestris</i>)		Emu Point near rock walls	High priority Legislation requires the City to control populations on their land
Watsonia (<i>Watsonia bulbilifera</i>)	Plant grows from corms and has orange, pink or white flowers. Crowds out other plants.	Along Emu Point Drive	High priority
Kikuyu (<i>Pennisetum clandestinum</i>)	Prolific spreader that can take over large areas of bushland and reduce conservation values	Foredunes at Surfers Beach and encroachment into remnant vegetation around residential properties	Medium priority

Action:

- Funding to be maintained to allow the Bushcare Team to continue to control the declared weeds as a priority

Action:

- Conduct weed control programs in conjunction with rehabilitation programs and post wild fires

Action:

- Support and facilitate community group and individual involvement in weed management and seek to continue to undertake weed awareness and management training

3.8 Signage

Signs are necessary to offer information about the reserve and to help advise visitors of appropriate behaviour during their stay and therefore enhance visitor enjoyment.

There are a number of different styles of signs already in use in the area, many of which do not follow a standard. To reduce confusion of information and detract from the visual amenity of the area it is important to ensure that there is uniform and relevant signage and where possible the use of individual signs should be reduced and increase the level of information on concise signage panels.

Signage should be used to explain:

- Interpretive signs eg. Ecology, history
- Animal exercise areas
- Appropriate use of the reserve (eg along Dual Use Pathway)

A sign plan has been developed for the area (Appendix 1).

Action:

- **Conduct an audit of all City of Albany signs in the area and ensure all signs contain up-to-date information, are uniform and follow the correct City of Albany signage standard**

Action:

- **Produce and install signs as per the sign plan in Appendix 1**

3.9 Climate Change

One of the most significant dynamic elements that need to be managed within coastal areas is climate change. This will result in direct impacts on the coastline at Middleton Beach including increased sea level and potential increased frequency of storm events.

The Intergovernmental Panel on Climate Change (IPCC) has presented various scenarios of possible climate change and the resultant sea level rise in the coming century (IPCC, 2007). There is still some uncertainty as to which exactly of these scenarios will actually occur. The atmospheric and oceanographic processes involved are quite complex, and numerical modelling of these processes is far from perfect. Due to these complexities there are a wide range of predictions for global sea level rise in the coming century, the median sea level rise prediction is approximately 0.4m (IPCC, 2007). A likely effect of a rise in sea level may be severe erosion of the fragile foredunes. MP Rogers (1997) suggest an allowance of up to 30.0m for such erosion events.

As well as the predicted sea level rise, coastal areas are extremely susceptible to large storm events. The results of an extreme analysis conducted to estimate a 1 in 100 year storm event for the Albany region, predict a level of 1.1mAHD (MP Rogers 2006). Additional factors include the nearshore wave and wind elements and these are predicted to add a total of 1.0mAHD to the increase in water level at the shoreline.

Combining all this data together gives a maximum water level rise at the shoreline of 2.5mAHD. At this extreme height, the grassed area abutting Flinders Parade is on the limit at 2.0mAHD.

Taking into account current erosion trends, erosion from a severe storm event, potential climate change and sea level increases and an adequate safety factor a recommended set back of all urban development should be a minimum of 100 metres from the existing foredune vegetation line and new buildings have a minimum floor level of 3.0AHD.

Action:

- **Ensure any new foreshore developments maximise recommended setbacks from the shoreline**

3.10 Fire Management

Fire will always be a threat to all City of Albany reserves and has caused extensive damage over the years. In particular, in coastal areas, once a fire has moved through the area and burnt the natural covering of native vegetation, erosion will often readily occur.

The most recent fires in the area include;

- A fire in summer of 2008 at Surfers Beach which was deliberately lit
- A fire in summer of 06/07 200m east of Surfers carpark.

Fires can originate from a variety of sources, including cigarette butts dropped on the ground, lightning strikes during storms or being deliberately lit.

Middleton Beach and Emu Point is within the area covered by Fire and Rescue. In the event of a fire, Fire and Emergency Services (FESA) take control of co-ordinating involvement and the development of fire fighting strategies. The City of Albany assists with this process under direction from FESA.

The primary focus of fire management in the Middleton coastal reserves is to protect life and property, with a secondary, but no less important focus of bushland preservation. As the greatest risk to life and property is apparent around the peripheral boundaries of the reserves where homes are in close proximity, these areas will be given priority fire management attention. Fire breaks and emergency access points will remain as primary access points.

Highest risk homes and streets are:

- Barry Court
- Dillon Close
- Griffiths Street
- Hope Street
- Medcalf Street
- Firth Street

Fire prevention planning within the study area falls within the City of Albany role as current land managers. Currently there is no fire management plan for the foreshore area. However, strategic access points are adequate in the event of a fire and anyone caught on the walking path during a fire has easy access to the beach for safety. In developing a fire management plan potential impacts on Declared Rare Flora and Fauna must be considered.

Action:

- **Develop a fire management plan for the Middleton Beach area in conjunction with FESA**

PART 4 IMPLEMENTATION

It is expected that the final document will be implemented in the following ways:

- The City of Albany formally endorse the management plan and implement its recommendations and actions;
- Other relevant agencies to be advised of the management plan and the need to comply with its recommendations through their endorsement;
- Funds to be provided over a 5 year period for implementation of the management plan from the City of Albany and relevant external funding to be sought to assist in the implementation of the plan;
- Wider community involvement to be encouraged in the implementation of the management plan;
- A programme of implementation to be established each year by the City of Albany based on priorities in the plan;
- A formal review of the Plan to take place in 5-7 years.

4.1 Key Action Plan

This table summarises all the actions recommended in the Management Plan. It also provides guidance for expenditure and responsibilities for each action to be implemented. These cost estimates will be assimilated into the City of Albany Reserves Master plan and be prioritised for implementation according to that plan.

1. Append foreshore reserve R22698 to include cleared land	
Timeframe	December 2009
Cost	Staff time
Resources	Reserves Officer
Officer	Manager City services

2. Consult DIA before any new construction work within reserve	
Timeframe	Ongoing
Cost	Staff time
Resources	Planning Officers & City of Albany Environmental Code of Conduct pre-works checklist
Officer	Executive Director Development Services

3. Cross reference all on-ground works with DIA Aboriginal Heritage sites GIS database	
Timeframe	Ongoing
Cost	Staff time; <i>nominal fee if Noongar representation is required on site</i>
Resources	Reserves Officer
Officer	Manager City Assets

4. Support recognition of Kinjarling trail and associated signage	
Timeframe	Ongoing
Cost	Staff time
Resources	Reserves Officer
Officer	Manager City Assets

5. Monitor affect of animals on beach	
Timeframe	Ongoing
Cost	Staff time
Resources	Rangers
Officer	Executive Director Development Services

6. Patrol animal exercise areas	
Timeframe	Ongoing
Cost	Staff time
Resources	Rangers
Officer	Executive Director Development Services

7. Provide appropriate signage, doggy doo bags and disposal points along foreshore and regularly remove rubbish	
Timeframe	Ongoing
Cost	Reserve Maintenance
Resources	Rangers and Cleanaway services
Officer	Executive Director Development Services

8. Maintain existing facilities within the Reserves	
Timeframe	Ongoing
Cost	Asset maintenance budget
Resources	Parks maintenance
Officer	Executive Director Works and Services

9. Ensure all recreation facilities are designed to harmonise with the setting and provide sufficient lighting for safety	
Timeframe	Ongoing
Cost	Staff time
Resources	Engineers
Officer	Manager City Assets

10. Review car parking requirements at Middleton Beach and Emu Point	
Timeframe	June 2010
Cost	Dependant on results
Resources	Engineers
Officer	Manager City Assets

11. Formalise car parking and roundabout within Emu Point precinct and build pathway from the Point to Boat Ramp	
Timeframe	December 2009
Cost	\$218,000 (Royalty for Regions Funding)
Resources	City Project Team
Officer	Manager City Assets

12. Maintain the dual use pathway and beach access tracks	
Timeframe	Ongoing
Cost	Reserves Maintenance budget
Resources	Parks maintenance
Officer	Executive Director Works and Services

13. Extend dual use pathway along Emu Point foreshore to Swarbrick Street	
Timeframe	2017
Cost	\$131,000
Resources	Engineers & City Asset Management Plan Pathways (2009)
Officer	Manager City Assets

14. Construct a formal pathway within Reserve 44750 between Wollaston Rd and Flinders Parade	
Timeframe	2015
Cost	\$40,000
Resources	Engineers & City Asset Management Plan Pathways (2009)
Officer	Manager City Assets

15. Not support any development of further access points to the beach	
Timeframe	Ongoing
Cost	Staff time
Resources	Planning Officers
Officer	Executive Director Development Services

16. Update CoA GIS threatened flora database regularly and cross reference information to development projects	
Timeframe	On going
Cost	Staff time
Resources	Reserves Officer
Officer	Manager City Assets

17. Liaise with DEC to monitor and protect threatened flora populations	
Timeframe	On going
Cost	Staff time
Resources	Reserves Officer
Officer	Manager City Assets

18. Continue targeting problematic environmental weeds	
Timeframe	On going
Cost	Staff time & \$300 chemicals annually
Resources	Bushcare Officer
Officer	Executive Director Works & Services

19. Conduct weed control programs in conjunction with rehabilitation programs	
Timeframe	On going
Cost	Staff time
Resources	Reserves Officer & Bushcare Officer
Officer	Manager City Assets

20. Education of community regarding weed species and their effective control	
Timeframe	Ongoing
Cost	\$500 CoA Environmental Weed Strategy Brochures & Staff time
Resources	Bushcare Officer & Reserves Officer
Officer	Manager City Assets

22. Conduct a sign audit to ensure all signage is uniform, easy to read & necessary. Also address any old signage that is causing confusing	
Timeframe	June 2010
Cost	Staff time & any costs associated with audit outcome
Resources	Reserve Officer
Officer	Manager City Assets

23. Produce and install signs as per signage plan (see Appendix 1)	
Timeframe	June 2010
Cost	\$3000
Resources	Works & Services
Officer	Manager City Assets

24. Ensure all future development maximises recommended set backs from foreshore	
Timeframe	On going
Cost	Staff time for compliance
Resources	Planning Officers
Officer	Executive Director Development Services

25. Develop a fire management plan	
Timeframe	January 2011
Cost	Staff time
Resources	Emergency Management Co-ordinator, Reserves Officer & FESA
Officer	Executive Director Development Services

TOTAL ESTIMATED COST	\$392,800
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3.1 Review of Management Plan

A major review of the plan will be undertaken five (5) years from adoption by Council to determine if the actions have been completed and the plan is still relevant, whilst annual audits will be undertaken to assess progress.

REFERENCES

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APPENDIX 1 SIGN MANAGEMENT PLAN

ACTION NO	ACTION	LOCATION
1	Install standard reserves signs with location name, do's, don'ts and warnings	Emu Point carpark on Mermaid Ave, Surfers Beach and Middleton Beach carpark along Flinders Pde
2	Relocate the large 'no boating' sign to reduce visual impact and detraction from natural views.	Currently located on the eastern side of the surf club
3	Relocate the existing animal exercise area sign 50m south to the entrance of the pathway	Pathway to beach from Surfers Beach carpark
4	Maintain sign shelters along the dual use pathways	Surfers Beach, Griffith St and Firth st
5	Install signage along Griffith street to redirect swimmers to enter beach at Eastern end and horse trainers to enter beach from Western end	Eastern and Western ends of Griffith street

Figure 1 – Location of Middleton Beach



Version: dd/mm/yy
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 Document Reference: MAN 194 / Synergy Ref:

102 North Road, Yakamia WA 6330
 PO Box 484, Albany WA 6331
 Tel: (+61 8) 9841 9333
 Fax: (+61 8) 9841 4099
 staff@albany.wa.gov.au
 www.albany.wa.gov.au

Figure 2 – Topography of Middleton Beach



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Figure 3. – Middleton Beach Recreation Node



Figure 5 – Animal Exercise Areas of Middleton Beach



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DEVELOPMENT SERVICES

General Report Items

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Building
Subject : Building Activity – August 2009
Date : 1 September 2009

1. In August 2009 ninety seven (97) building licences were issued for building activity worth \$17,194,342.00. This included two (2) sign licences, one (1) scaffold licence and two (2) demolition licences.

There was one (1) licence for a new school multi-purpose sporting complex \$2,500,000.00 ; one (1) licence for a church early learning centre and offices \$1,485,00.00; and one (1) licence for an eight unit grouped dwelling \$1,032,584.00. Building Licences 290488, 290671 and 290474 respectively.

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 August 2009, the second month of activity in the City of Albany for the financial year 2009/2010.



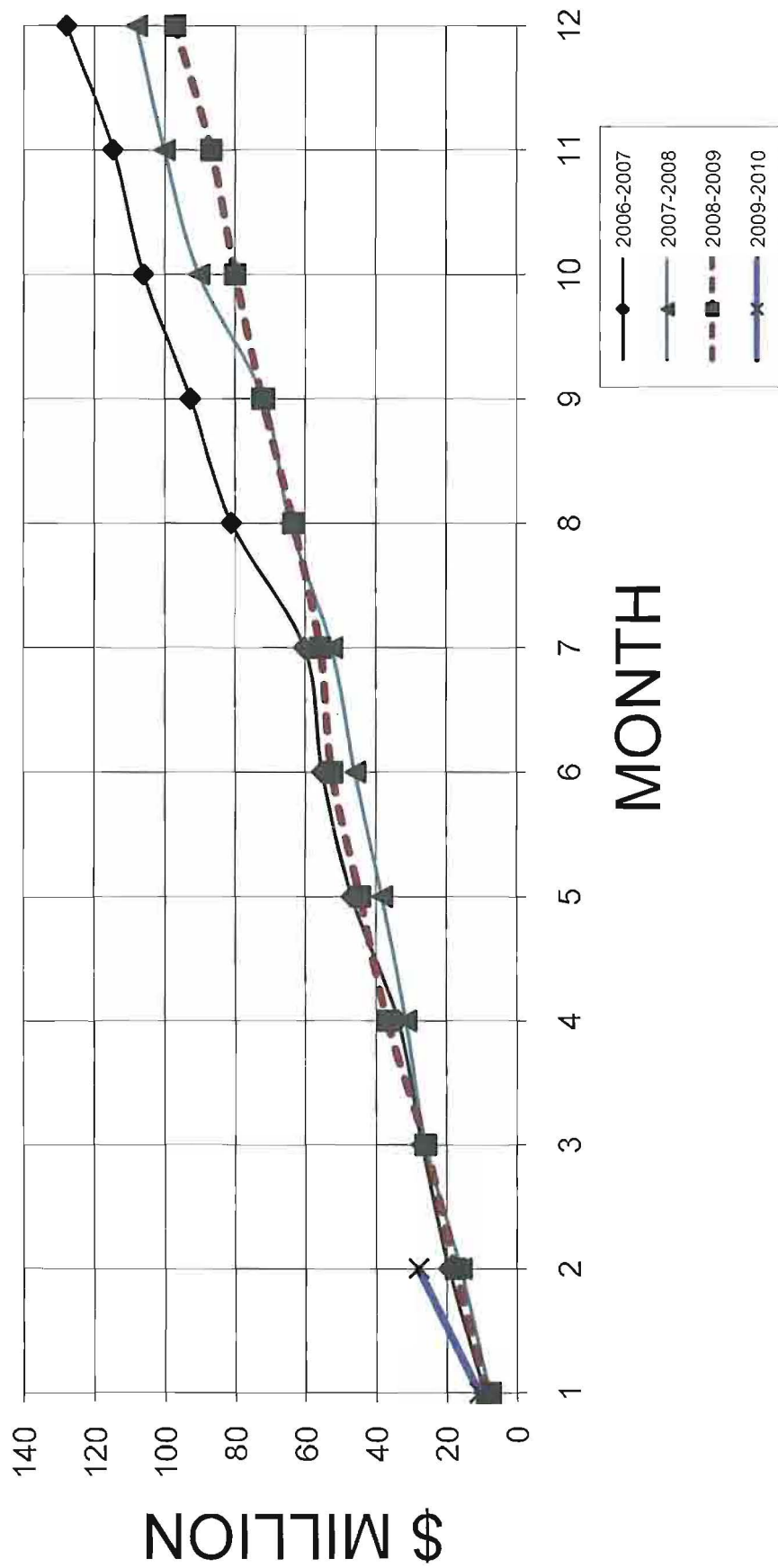
Kerry Fyffe
Administration Officer – Building

CITY OF ALBANY

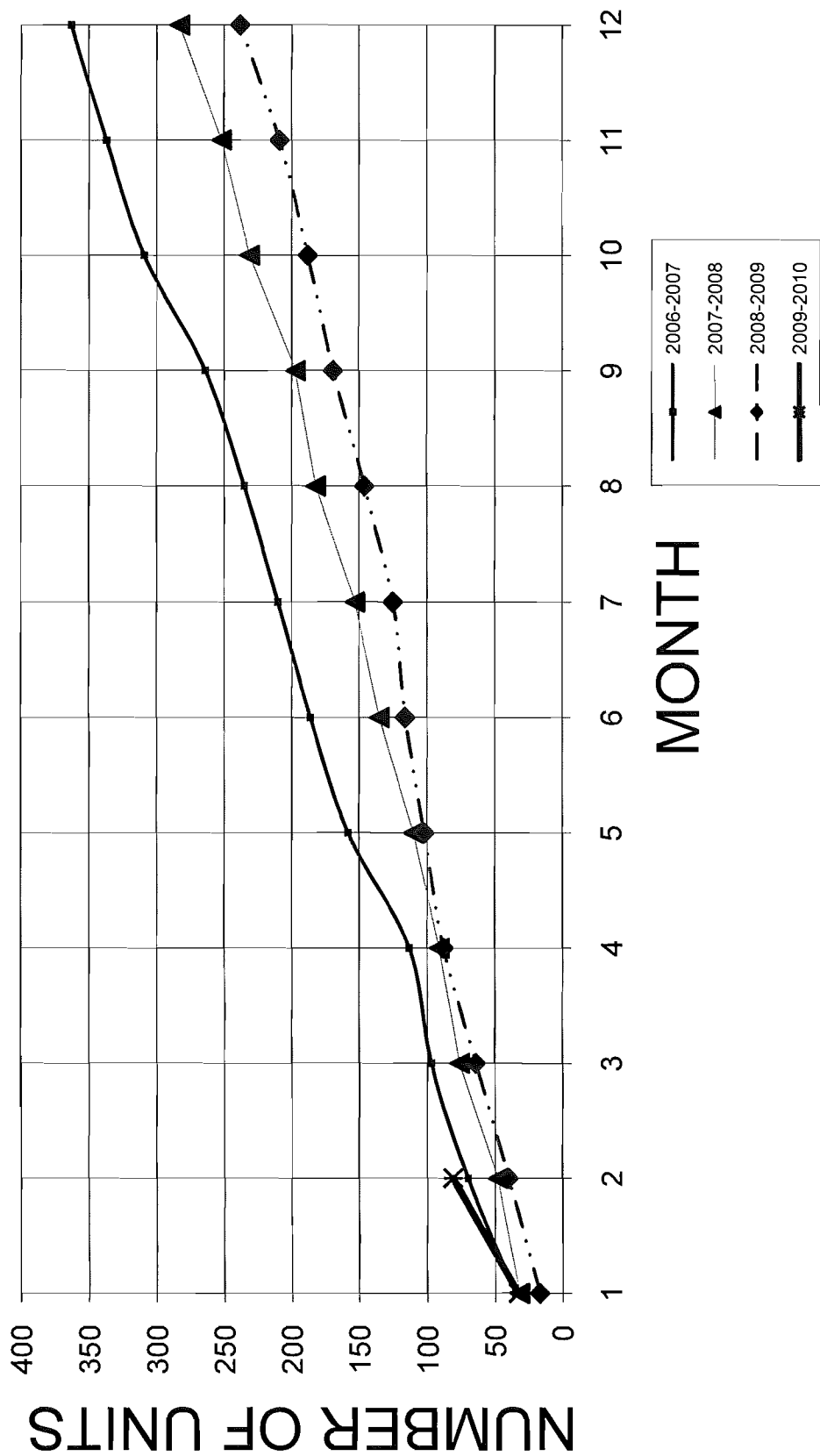
BUILDING CONSTRUCTION STATISTICS FOR 2009 - 2010

2009/2010	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	31	6,894,101	2	363,500	33	258,102	40	864,472	0	0	0	1	1,000,000	8	1,042,946	13	388,290	10,811,411
AUGUST	37	7,803,923	11	2,007,784	48	400,128	21	1,008,076	0	0	0	2	1,557,000	7	4,367,595	9	49,836	17,194,342
SEPTEMBER					0				0	0	0	0						0
OCTOBER					0				0	0	0	0						0
NOVEMBER					0				0	0	0	0						0
DECEMBER					0				0	0	0	0						0
2010					0				0	0	0	0						0
JANUARY					0				0	0	0	0						0
FEBRUARY					0				0	0	0	0						0
MARCH					0				0	0	0	0						0
APRIL					0				0	0	0	0						0
MAY					0				0	0	0	0						0
JUNE					0				0	0	0	0						0
TOTALS TO DATE	68	14,698,024	13	2,371,284	81	658,230	61	1,872,548	0	0	0	3	2,557,000	15	5,410,541	22	438,126	28,005,753

BUILDING ACTIVITY \$M Value



DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2009

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290456	RONALD SEIMIGINOWSKI	X L M AMADOR	ALTERATIONS & ADDITIONS	36	Location ALB	VANCOUVER STREET	ALBANY
290768	OUTDOOR WORLD	Owner's Name & Address	SHED EXTENSION	52	TOWN Lot 33 Location SL118	PARADE STREET	ALBANY
290666	WA COUNTRY BUILDERS	not shown at their request Owner's Name & Address	DWELLING CARPORT &	29	Lot 9 Location 3040 Lot	PAUL TERRY DRIVE	BAYONET HEAD
290740	PTY LTD WA COUNTRY BUILDERS	not shown at their request Owner's Name & Address	ALFRESCO DWELLING & GARAGE	411 27	Location 4790 Lot	WATERS ROAD	BAYONET HEAD
290756	PTY LTD OUTDOOR WORLD	not shown at their request Owner's Name & Address	PARTIALLY ENCLOSED PATIO	633 71	Location 283 Lot	MEANANGER CRESCENT	BAYONET HEAD
290767	OUTDOOR WORLD	not shown at their request Owner's Name & Address	& SHED PATIO	708 67	Location 3470 Lot	YATANA ROAD	BAYONET HEAD
290771	SCOTT PARK HOMES PTY LTD	not shown at their request E E & M R DRAGE	DWELLING & GARAGE	373 13	Location 4790 Lot	MCCARDELL CRESCENT	BAYONET HEAD
290795	PULS PATIOS	Owner's Name & Address	PATIO	1670 13	Location 1196 Lot	EVANS ROAD	BAYONET HEAD
290796	PULS PATIOS	not shown at their request Owner's Name & Address	PATIO	79 10	Location 281 Lot	CLIVE STREET	BAYONET HEAD
290799	WA COUNTRY BUILDERS	not shown at their request Owner's Name & Address	DWELLING GARAGE &	516 5	Location 4790 Lot	MCCARDELL CRESCENT	BAYONET HEAD
290806	PTY LTD RYDE BUILDING	not shown at their request Owner's Name & Address	ALFRESCO DWELLING GARAGE &	674 16	Location 4790 Lot	MCCARDELL CRESCENT	BAYONET HEAD
	COMPANY PTY LTD	not shown at their request	ALFRESCO	647			

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290571	AIKEN PTY LTD	A & M SOUMELIDIS	FISH PROCESSING FACTORY	37	Location ASL 17	HERCULES CRESCENT	CENTENNIAL PARK
290743	TURPS STEEL FABRICATIONS	D SHEKELL & K CODLING & C HATTON & B HATTER	& STORAGE. CARPORT	Lot 114 31	Location ASL 02	ALBERT STREET	CENTENNIAL PARK
290749	BEN HARVEY	COCKLES PTY LTD	SCAFFOLDING	302-324	Location ASL 65/66 Lot 90	MIDDLETON ROAD	CENTENNIAL PARK
290757	OWNER BUILDER	M B OLLIS	SHED	16	Location SL35 Lot 36	MOIR STREET	CENTENNIAL PARK
290784	IRONMONGER BUILDING COMPANY	Owner's Name & Address not shown at their request	FIRE RATED WALL BETWEEN EXISTING BUILDINGS	14	Location ASL 45	ALEXANDER STREET	CENTENNIAL PARK
290746	TURPS STEEL FABRICATIONS	C M & S J CUTHBERT	SHED	19	Location 43 Lot 22	MANLEY CRESCENT	COLLINGWOOD
290747	TURPS STEEL FABRICATIONS	C M GROCCOTT	SHED	35	Location 43 Lot 225	BORONIA AVENUE	HEIGHTS COLLINGWOOD
290460	MARK WOOD	M P & R M WOOD	GAMES ROOM	61	Location GLEDHOW Lot 142	HARROGATE ROAD	HEIGHTS GLEDHOW
290669	J & TW DEKKER PTY LTD	Owner's Name & Address	DWELLING GARAGE & ALFRESCO	91A	Location 233 Lot 217	CULL ROAD	GLEDHOW
290773	ROBERT TRIGG	not shown at their request R J TRIGG	DWELLING ADDITIONS & VERANDAH	44	Location 74	BALSTON ROAD	GLEDHOW
290774	OWNER BUILDER	D P TASKER	SHED	74	Location GLEDHOW 5 Lot 1	FREDERICK STREET	GLEDHOW
290712	D & A HOLLAND	M P MITCHELL	DWELLING ADDITION GARAGE & RETAINING WALL	21	Location 2471 Lot 8	ST GEORGE'S CRESCENT	GOODE BEACH
290488	M & J WAUTERS	Owner's Name & Address	MULTI PURPOSE SPORTING COMPLEX	244	Location 21 Lot 14	NANARUP ROAD	KALGAN
	NOMINEES PTY LTD	not shown at their request					

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290765	KATIE WIGNALL	E S WOODHAMS	UNAPPROVED SHED	LOT 150	Location 2156 Lot 150	HENTY ROAD	KALGAN
290777	FRANK RYBINSKI	Owner's Name & Address	SHED	29	Location 2156 Lot 150	HENTY ROAD	KALGAN
290798	OWNER BUILDER	not shown at their request E S WOODHAMS	DEMOLITION OF PART OF SHED	LOT 150	Location 2156 Lot 150	HENTY ROAD	KALGAN
290496	D & A HOLLAND	Owner's Name & Address	ADDITIONS & ALTERATIONS	639	Location 24 Lot 1	FRENCHMAN BAY ROAD	LITTLE GROVE
290678	K MEATON	not shown at their request Owner's Name & Address	TO SHOP DWELLING GARAGE &	7	Location 103 Lot	ALBERT STREET	LITTLE GROVE
290782	OWNER BUILDER	not shown at their request K D STEPHENS	ALFRESCO SHED	17	Location 103 Lot 111	ALBERT STREET	LITTLE GROVE
290797	OWNER BUILDER	S J MADAFFARI	FRONT FENCE	2	Location 24 Lot	SPRING STREET	LITTLE GROVE
290648	COLIN BRINHAM	P N HOAR	RETAINING WALL	4	Location 236 Lot	ADMIRAL STREET	LOCKYER
290689	KOSTERS STEEL	G E ORO	PATIO	22	Location 236 Lot	VIVIAN CRESCENT	LOCKYER
290706	CONSTRUCTION PTY LTD RYDE BUILDING	Owner's Name & Address	DWELLING GARAGE AND	28	Location 226 New	ADMIRAL STREET	LOCKYER
290717	COMPANY PTY LTD WEST OF THE WATER	not shown at their request E A HARDY	ALFRESCO CONVERT EXISTING PATIO TO BEDROOM AND FAMILY ROOM	Lot 2 21	Location 228 Lot	HUMPHREYS STREET	LOCKYER
290629	WA COUNTRY BUILDERS	Owner's Name & Address	DWELLING & GARAGE	475	Location 520 Lot 3	LOWER KING ROAD	LOWER KING
290630	PTY LTD OUTDOOR WORLD	not shown at their request Owner's Name & Address	PATIOS X 2	2	Location 520 Lot	BRYANT COURT	LOWER KING
290725	OWNER BUILDER	not shown at their request J E & R I SMYTH	STUDIO	8	Location 28 Lot 20	KOONWARRA CLOSE	LOWER KING

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290789	KOSTERS STEEL	J L THIEL	SHED LEAN-TO	LOT 54	Location 50 Lot 54	BUSHBY ROAD	LOWER KING
290792	CONSTRUCTION PTY LTD RYDE BUILDING	Owner's Name & Address	DWELLING GARAGE &	475	Location 520 Lot 2	LOWER KING ROAD	LOWER KING
290722	COMPANY PTY LTD SCOTT PARK HOMES PTY	not shown at their request Owner's Name & Address	ALFRESCO DWELLING & GARAGE	11	Location 401 Lot	PHILLISKIRK ROAD	MARBELUP
271293	LTD RYDE BUILDING	not shown at their request N P & K K RYDE	DWELLING GARAGE & VERANDAH	30 51	Location 377 Lot	FEDERAL STREET	MCKAIL
290649	COMPANY PTY LTD SCOTT PARK HOMES PTY	Owner's Name & Address	DWELLING AND GARAGE	14	Location 492 Lot	COMET CORNER	MCKAIL
290662	LTD FORMATION HOMES PTY	not shown at their request Owner's Name & Address	DWELLING & GARAGE	302 16	Location 2174 Lot	MCNEAL LOOP	MCKAIL
290663	LTD RYDE BUILDING	not shown at their request Owner's Name & Address	DWELLING GARAGE SHED &	387 8	Location 492 Lot	PLUTO RISE	MCKAIL
290674	COMPANY PTY LTD WA COUNTRY BUILDERS	not shown at their request Owner's Name & Address	RETAINING WALL DWELLING CARPORT &	109 2	Location 2174 Lot	MCNEAL LOOP	MCKAIL
290681	PTY LTD RYDE BUILDING	not shown at their request Owner's Name & Address	ALFRESCO DWELLING & GARAGE	395 13	Location 381 Lot	ORION AVENUE	MCKAIL
290705	COMPANY PTY LTD WREN (WA) PTY LTD	not shown at their request Owner's Name & Address	GARAGE X 2	706 6	Location 399 Lot 9	SILVER STREET	MCKAIL
290721	RYDE BUILDING	not shown at their request Owner's Name & Address	DWELLING GARAGE &	20	Location 492 Lot	COMET CORNER	MCKAIL
290724	COMPANY PTY LTD SCOTT PARK HOMES PTY	not shown at their request Owner's Name & Address	ALFRESCO DWELLING AND GARAGE	299 17	Location 492 Lot	COMET CORNER	MCKAIL
	LTD	not shown at their request		315			

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290729	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING & GARAGE	10	Location 492 Lot 304	COMET CORNER	MCKAIL
290730	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING & GARAGE	7	Location 399 Lot 733	STODDART CORNER	MCKAIL
290731	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING & GARAGE	3	Location 492 Lot 267	DORADO BEND	MCKAIL
290741	RYDE BUILDING COMPANY PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	7	Location 492 Lot 327	COMET CORNER	MCKAIL
290742	RYDE BUILDING COMPANY PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	18	Location 492 Lot 300	COMET CORNER	MCKAIL
290750	SCOTT PARK HOMES PTY LTD	HOUSING AUTHORITY Owner's Name & Address	RETAINING WALL	4	Location 2174 Lot 353	ROOME ROAD	MCKAIL
290766	MD PHILIP	Owner's Name & Address not shown at their request	SHED & PATIO	5	Location 492 Lot 286	MILKY WAY	MCKAIL
290769	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING & GARAGE	4	Location 2174 Lot 353	ROOME ROAD	MCKAIL
290770	RYDE BUILDING COMPANY PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & PATIO	16	Location 492 Lot 254	CENTAURUS TERRACE	MCKAIL
290780	FORMATION HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & PATIO	4	Location 492 Lot 263	DORADO BEND	MCKAIL
290814	NEW HORIZON HOMES	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	18	Location 399 Lot 720	GODDARD WAY	MCKAIL
290594	(WA) PTY LTD SHANE BROWN	Owner's Name & Address not shown at their request	PATIO COVERED WALKWAY & LIFT	15	Location ATL M7 Lot 3	FLINDERS PARADE	MIDDLETON BEACH

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290407	KEVAN WALLIS	FARMERS CENTRE (1978) PTY LTD	STORAGE SHED	6-8	Location 379 Lot 10	CHRISTINE STREET	MILPARA
290734	METROOF ALBANY	Owner's Name & Address	GARAGE	6	Location 368 Lot 83	STEPHEN STREET	MILPARA
290759	J VAN DER SCHAAF	not shown at their request A VAN DER SCHAAF	DWELLING & CARPORT	45	Location 251 Lot 182	HENRY STREET	MILPARA
290661	GRANDEUR HOMES (WA) PTY LTD	HOUSING AUTHORITY	GROUPED DWELLING X 2	44	Location 44 Lot 71	NELSON STREET	MIRA MAR
290763	COOKE POINT	NATIONAL TRUST OF	STRUCTURAL REPAIRS TO	9-11	Location	BEAUCHAMP STREET	MIRA MAR
290736	DEVELOPMENTS PTY LTD GREG LEEDER BUILDING SERVICES	AUSTRALIA (WA) P F HARE	EXISTING WALL DEMOLITION OF DWELLING	2	RES24864 Location ASL 145 Lot 2	ROBERT STREET	MT CLARENCE
290783	OWNER BUILDER	M L & A J THOMPSON	SHED EXTENSION	38	Location 33 Lot 46	ROBINSON ROAD	MT ELPHINSTONE
290605	MTMJ PTY LTD	MTMJ PTY LTD	RETAINING WALL	23	Location SL47 Lot 173	CROSSMAN STREET	MT MELVILLE
290718	OWNER BUILDER	Owner's Name & Address	UNAPPROVED FRONT	3	Location ASL 36	ELEANOR STREET	MT MELVILLE
290682	STEVE MCKINVEN HOMES	not shown at their request DJ & J A ELSON	FENCE DWELLING & VERANDAH	2906	Lot 28 Location 3511	CHESTER PASS ROAD	NAPIER
290673	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address	SHOP	394	Location PL353	ALBANY HIGHWAY	ORANA
290680	M & J WAUTERS NOMINEES PTY LTD	not shown at their request HOUSING AUTHORITY	GROUPED DWELLING X 4	38	Location 231 Lot 70	KATOOMBA STREET	ORANA
290685	OUTDOOR WORLD	Owner's Name & Address	SHED	32	Location 355 Lot 106	ABERCORN STREET	ORANA
290687	RYDE BUILDING	not shown at their request Owner's Name & Address	DWELLING GARAGE &	75	Location 229 Lot 507	MCKAIL STREET	ORANA
290639	COMPANY PTY LTD MGI CONSTRUCTIONS	not shown at their request ALBANY PORT AUTHORITY	ALFRESCO STORAGE SHED FOR GAS CYLINDERS	72-152	Location HARBOUR Lot 41	PRINCESS ROYAL DRIVE	PORT ALBANY

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290626	P LANTAGANET SHEDS & STEEL PTY LTD	SPRINGBUSH PTY LTD	FARM STORAGE SHED	35202	Location 5770	ALBANY HIGHWAY	REDMOND
290728	OUTDOOR WORLD	Owner's Name & Address	SHED	4	Location 33/289	MANNI ROAD	ROBINSON
290732	SCOTT PARK HOMES PTY LTD	not shown at their request Owner's Name & Address	DWELLING GARAGE &	104	Location 289 Lot 111	HOME ROAD	ROBINSON
290173	M D PHILIP	not shown at their request ALBANY LIONS COMMUNITY	ALFRESCO ENCLOSURE OF EXISTING	73	Location ALBANY 160	HARDIE ROAD	SPENCER PARK
290474	JAXON PTY LTD	CARE CENTRE (WA) Owner's Name & Address	DECK GROUPED DWELLING X 5	80-82	Location PL42 Lot 1456	DAVID STREET	SPENCER PARK
290612	JOHN SHINER	not shown at their request J R SHINER	DWELLING ADDITION & CARPORT	61	Location 42 Lot 41 25	HILLMAN STREET	SPENCER PARK
290640	AIKEN PTY LTD	A VRBAN	DWELLING & GARAGE	8	Location 42 Lot 635	MCWHAIE DRIVE	SPENCER PARK
290657	J R GOMM	Owner's Name & Address	PATIO	43	Location 42 Lot 203	GEAKE STREET	SPENCER PARK
290671	BAROVEN PTY LTD	not shown at their request ROMAN CATHOLIC BISHOP OF BUNBURY	NEW EARLY LEARNING CENTRE & OFFICE	30	Location PL43 Lot 27	MARTIN ROAD	SPENCER PARK
290794	PULS PATIOS	Owner's Name & Address	PATIO	5	Location PL42 Lot 122	HUGEL PLACE	SPENCER PARK
290738	RICHARD CARTER	not shown at their request R A & S A M CARTER	DWELLING ADDITION	90	Location TORBAY Lot 150	PULS ROAD	TORBAY
290600	RYDE BUILDING	Owner's Name & Address	DWELLING GARAGE &	102	Location 4419/418	RANDELL CRESCENT	WARRENUP
290723	COMPANY PTY LTD OWNER BUILDER	not shown at their request Owner's Name & Address	ALFRESCO SHED WITH ABLUTIONS	LOT 222	Location 439 Lot 161	MANTON WAY	WILLYUNG
		not shown at their request		222			


Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290654	KOSTERS STEEL	MJ & K J MATUSIAK	PATIOS X 2	176	Location AT176	NORTH ROAD	YAKAMIA
290704	CONSTRUCTION PTY LTD WA COUNTRY BUILDERS	Owner's Name & Address	DWELLING	11	Location 356 Lot	MEARS ROAD	YAKAMIA
290711	PTY LTD RYDE BUILDING	not shown at their request JH INVESTMENTS PTY LTD	SIGN X ILLUMINATED	88	Location AT 356	CHESTER PASS ROAD	YAKAMIA
290752	COMPANY PTY LTD GREG LEEDER BUILDING	KEYSTRIKE PTY LTD	HORIZONTAL DWELLING GARAGE AND	4	Location AT356	NOTLEY STREET	YAKAMIA
290758	EVERITE SIGNS	SCOTT PARK	SIGN X 3	2	Location 7426 Lot	BARNESBY DRIVE	YAKAMIA
290762	OWNER BUILDER	DEVELOPMENTS PTY LTD Owner's Name & Address	SHED	5	Location 243 Lot	PYRUS GARDENS	YAKAMIA
290778	FORMATION HOMES PTY LTD	not shown at their request Owner's Name & Address	DWELLING GARAGE &	8	Location AT356	NOTLEY STREET	YAKAMIA
	ALFRESCO	not shown at their request	ALFRESCO		Lot 818		

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – August 2009
Date : 31 August 2009

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of August 2009.
2. Within the period there was a total of twenty six (26) decisions made on active Planning Scheme Consents ;
 - Twenty five (25) Planning Scheme Consents approved under delegated authority;
 - One (1) Planning Scheme Consents was conditionally approved;



Gayle Sargeant
Administration Officer (Planning)

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for August 2009

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
295141	29/05/2009	Hobbs Smith & Holz	Brunswick Rd	Albany	Single House - design code relaxation - overlooking - side setback relaxation	Delegate Approved	4/08/2009	Tom Wenbourne
295182	6/07/2009	Citech Pty Ltd	Lockyer Ave	Centennial Park	Change of Use (Showroom & Workshop to Vehicle Repair Station) and Signage	Delegate Approved	19/08/2009	Taylor Gunn
295210	3/08/2009	N Newman	Lower King Rd	Collingwood Heights	Signs (x3) - concrete entrance signs (x2) pylon sign (x1)	Delegate Approved	19/08/2009	Jessica Anderson
295206	31/07/2009	J Dekker	Cull Rd	Gledhow	Single House - side setback relaxation (northern wall)	Delegate Approved	20/08/2009	Taylor Gunn
285294	25/09/2008	A Icher	Argyll St	Gledhow	Education Establishment (Dance Studio) additions (meeting room)	Delegate Approved	4/08/2009	Craig McMurtrie
295213	5/08/2009	KR Meaton	Albert St	Little Grove	Single house - front setback relaxation	Delegate Approved	14/08/2009	Taylor Gunn
295226	12/08/2009	Scott Park Homes	Philliskirk Rd	Marbelup	Single House	Approved Delegate	19/08/2009	Taylor Gunn
295202	23/07/2009	Ryde Building	Federal St	McKail	Single House (replacement dwelling)	Approved	6/08/2009	Taylor Gunn
295085	31/03/2009	B&N Ramm	Lake Seppings Dr	Mira Mar	Single House - design code relaxation - setback relaxation/overlooking	Delegate Approved	12/08/2009	Tom Wenbourne
295179	2/07/2009	H & T Waddell	Seymour St	Mira Mar	Holiday Accommodation	Delegate Approved	7/08/2009	Taylor Gunn
295184	7/07/2009	National Trust	Beauchamp St	Mira Mar	Single House (Heritage Listed) Alterations	Delegate Approved	5/08/2009	Tom Wenbourne
295199	20/07/2009	C De Landgraft	Beauchamp St	Mira Mar	Development - cut & fill greater than 600mm (retaining wall)	Delegate Approved	13/08/2009	Taylor Gunn
295200	21/07/2009	G Daniele	Lake Seppings Dr	Mira Mar	Single House - design code relaxations - setback relaxations	Conditionally Approved	3/08/2009	Jessica Anderson
295194	17/07/2009	N Emery	Jeffries St	Mt Melville	Change of Use - Holiday Accommodation	Delegate Approved	20/08/2009	Jessica Anderson

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
295220	10/08/2009	PJ Gray	Ranford St	Mt Melville	Single House - Additions (overlooking from rear deck)	Delegate Approved	24/08/2009	Jessica Anderson
295227	13/08/2009	W Bergsma	Eleanor St	Mt Melville	Grouped Dwelling (front fence - unapproved structure - overheight)	Delegate Approved	25/08/2009	Taylor Gunn
295192	16/07/2009	D & J Elson	Chester Pass Rd	Napier	Single House (existing dwelling to be demolished on completion of new dwelling)	Delegate Approved	5/08/2009	Taylor Gunn
295195	17/07/2009	Great Southern San	Deep Creek Rd	Napier	Industry - Extractive (Gravel)	Delegate Approved	18/08/2009	Jessica Anderson
295222	11/08/2009	Outdoor World	Manni Rd	Robinson	Outbuilding	Delegate Approved	24/08/2009	Jessica Anderson
295225	12/08/2009	Scott Park Homes	Home Rd	Robinson	Single House	Delegate Approved	21/08/2009	Taylor Gunn
295205	30/07/2009	Z Vrban	McWhae Drive	Spencer Park	Single house - design code relaxation - retaining wall on boundary overlooking (deck/dining/kitchen) side setback relaxation cut and fill greater than 500mm	Delegate Approved	17/08/2009	Tom Wenbourne
295158	12/06/2009	Kosters Steel	Copal Rd	Willyung	Industry - Service (Truck Repairs)	Delegate Approved	20/08/2009	Tom Wenbourne
295170	24/06/2009	Willcox & Associate	Mallard Rd	Willyung	Industry - General (Storage Trucks & Machinery)	Delegate Approved	19/08/2009	Tom Wenbourne
295203	27/07/2009	JM Baker	Manton Way	Willyung	Single House - (Outbuilding) side setback relaxation	Delegate Approved	21/08/2009	Taylor Gunn
295237	21/08/2009	T Baker	Manton Way	Willyung	Single House (Outbuilding) Side Setback Relaxation	Delegate Approved	28/08/2009	Taylor Gunn
295211	4/08/2009	Planning Solutions	Barnesby Dr	Yakamia	Car park (incidental to office use on Lot 233)	Delegate Approved	27/08/2009	Tom Wenbourne

CITY OF ALBANY

REPORT

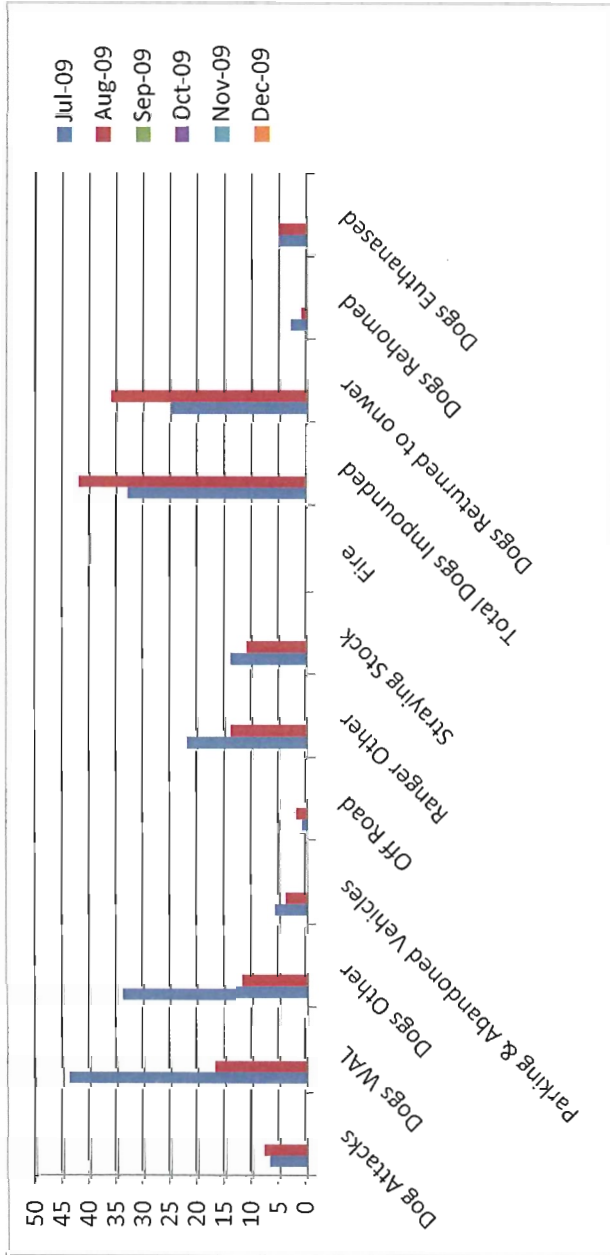
To : His Worship the Mayor and Councillors
From : Administration Officer – Ranger
Subject : Ranger Activity – July 2008 to December 2008 plus 2009 to date
Date : 1st September 2009

1. The attached graphs shows the Customer Service Requests and Infringements issued during the months of July 2008 to December 2008. A separate graph shows Customer Service Requests and Infringements issued to date for 2009
2. Within the month of August 2009 a total of 86 jobs were attended and a total of 41 dogs impounded, with 36 of them returned to their owners and 1 being rehomed.
3. Within the month of August there were a total of 16 infringements issued.

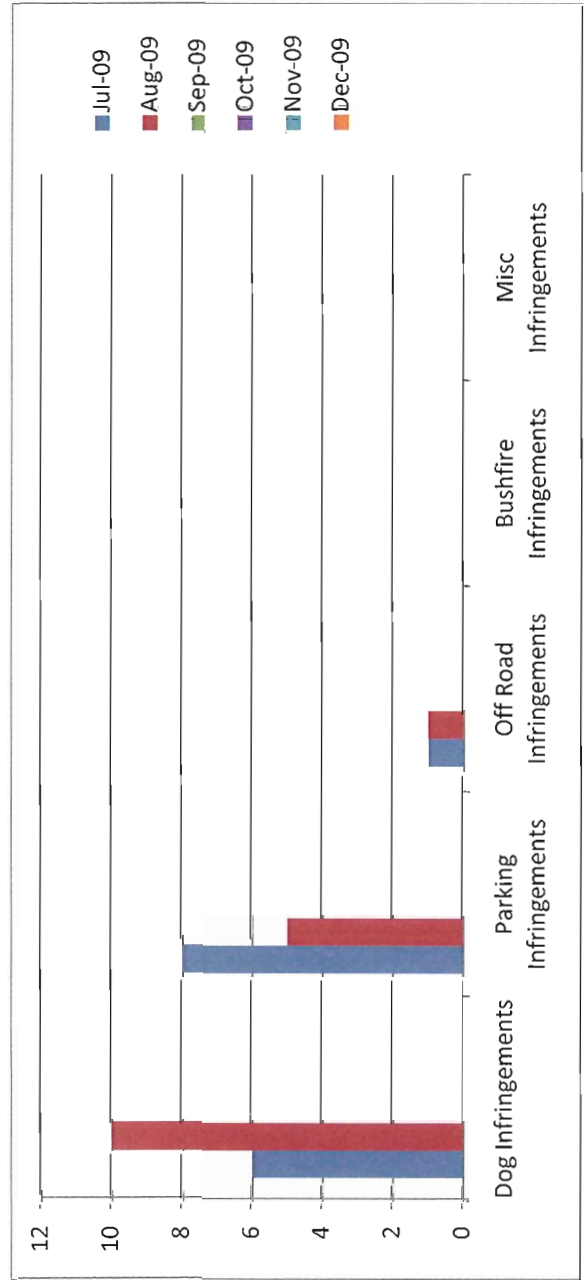


Deborah Walker
Administration Officer - Rangers

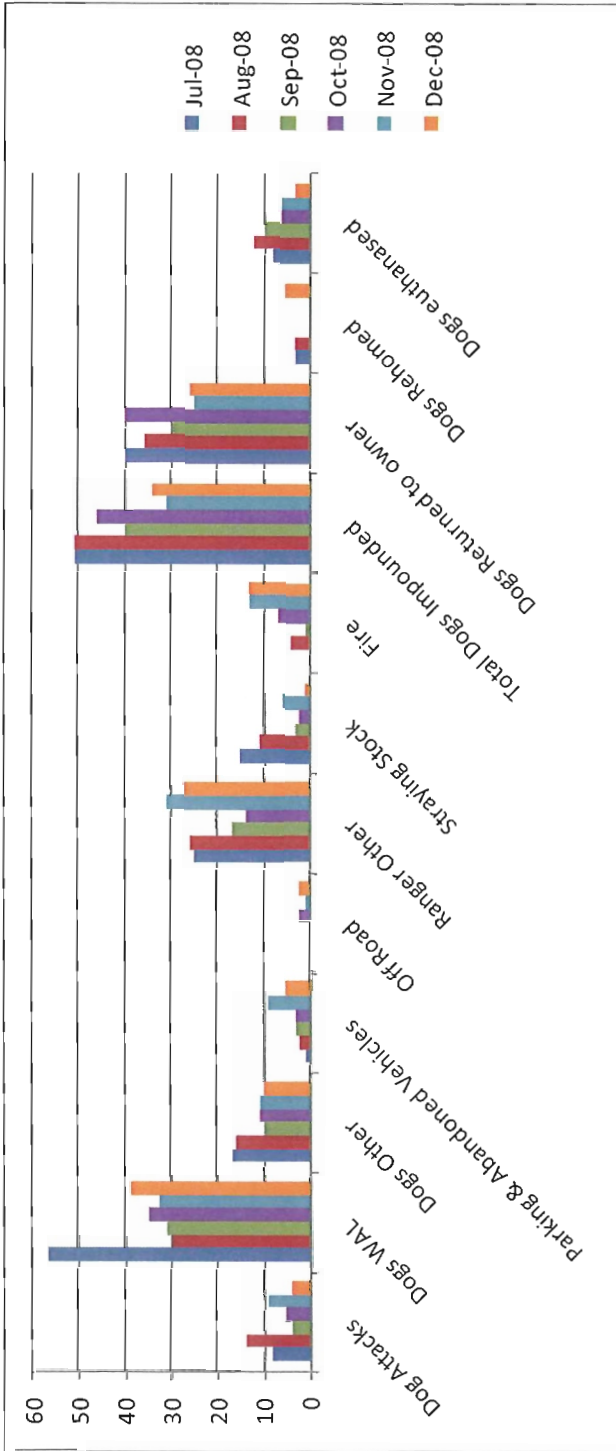
Customer Service Requests 2009



Enforcements 2009



Customer Service Requests 2008



Enforcements 2008

