

MINUTES

ORDINARY MEETING OF COUNCIL

**on
Tuesday, 16th May 2006
7.30pm
City of Albany Council Chambers**

City of Albany

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Signed _____

Andrew Hammond
Chief Executive Officer

Date: 19th May 2006

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1.0 DECLARATION OF OPENING

Deputy Mayor declared the meeting open at 7.30pm and extended a welcome to all present.

2.0 RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)

Deputy Mayor	-	DW Wellington
Councillors	-	MJ Evans, JP
	-	P Lionetti (arrived at 7.33pm)
	-	SM Bojcun
	-	JD Williams
	-	DJ Wolfe
	-	RH Emery
	-	S Marshall
	-	J Walker
	-	D Wiseman
	-	R Paver
	-	J Jamieson
	-	I West
Executive Director Works & Services	-	L Hewer
Executive Director Development Services	-	R Fenn
Minute Secretary	-	S Smith
Approximately 30 members of the public		
2 media representatives		

<u>Apologies / Leave of Absence:</u>	-	A Goode, JP
	-	J Waterman
Chief Executive Officer	-	AC Hammond
Executive Director Corporate & Community Services	-	WP Madigan

3.0 OPENING PRAYER

Deputy Mayor Wellington read the opening prayer

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

4.0 RESPONSE TO PREVIOUS PUBLIC QUESTIONS TAKEN ON NOTICE

Nil.

5.0 PUBLIC QUESTION TIME

***C Evans**

Mrs Evans addressed Council in regards to item 11.1.1, re-iterated the nature of her business and asked that Council support the proposal.

Councillor Lionetti arrived at 7.33pm.

***M Field**

Mr Field addressed Council in regards to the sale of Council land – public land auction. He outlined his objections to the sale of land, particularly Lot 143 Katoomba Street. He asked Council three questions.

Executive Director Development Services responded to Mr Field's questions.

***D Skipper**

Mr Skipper addressed Council in regards to Item 11.1.1 and asked Council not to approve the application. He has concerns with the parking and disability access to the property.

***D Dupuy**

Mrs Dupuy addressed Council in regards to Item 11.1.1 and raised her concerns in regards to noise and parking. Suggested the introduction of parking permits for local residents if a no parking zone was created on View Street.

S Liddiard

Mrs Liddiard addressed Council in regards to Item 11.1.1 and advised that she is against the rezoning of the Rocks property.

***S Austin**

Mr Austin addressed Council in regards to the Waterfront Project and outlined his concerns with the project.

***W Antoniak**

Mr Antoniak addressed Council in regards to the Sale of Land in Katoomba Street, and asked Council not to proceed with the sale of land.

***J Hummerston**

Mrs Hummerston addressed Council in regards to Item 11.1.1 and asked that Council support the Rocks proposal.

***P Dupuy**

Mr Dupuy addressed Council in regards to Item 11.1.1 and asked that Council not support the Rocks proposal, as he has concerns in regards to Noise and Parking. Mr Dupuy also asked Council what would happen in the future, if the number of functions were to be increased.

Executive Director Development Services responded.

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR LIONETTI**

THAT open forum be extended by 15 minutes.

MOTION CARRIED 13-0

***K Stanton**

Mrs Stanton addressed Council in regards to Item 11.1.1 and asked Council not to approve the Rocks proposal. Mrs Stanton raised noise and parking concerns.

6.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

6.1 Ordinary & Special Council Meeting Minutes (as previously distributed).

DRAFT MOTION:

THAT the following minutes:

- Ordinary Council meeting held on 18th April 2006;
as previously distributed be confirmed as a true and accurate record of proceedings.

**MOVED COUNCILLOR MARSHALL
SECONDED COUNCILLOR BOJCUN**

THAT the following minutes:

- **Ordinary Council meeting held on 18th April 2006;**
as previously distributed be confirmed as a true and accurate record of proceedings.

MOTION CARRIED 13-0

7.0 APPLICATIONS FOR LEAVE OF ABSENCE

Councillors Emery, Williams and Paver applied for leave of absence.

**MOVED COUNCILLOR LIONETTI
SECONDED COUNCILLOR WISEMAN**

THAT;

**Councillor Emery be granted leave of absence from the June and July OCM;
Councillor Williams be granted leave of absence from the June OCM; and
Councillor Paver be granted leave of absence from the June OCM.**

MOTION CARRIED 13-0

8.0 DECLARATIONS OF FINANCIAL INTEREST

Councillor Lionetti - Item 11.1.1
Councillor Wiseman - Item 11.1.1
Councillor Williams - Item 11.1.1
Councillor Paver - Items 11.1.1 & 18.1

9.0 MATTERS FOR WHICH MEETING MAY BE CLOSED

Nil.

10.0 PETITIONS/DEPUTATIONS/PRESENTATIONS

Nil.

Development Services

REPORTS

- R E P O R T S -

11.1 DEVELOPMENT

11.1.1 Development Application – Ancillary Use (Function Centre) - 182-188 Grey Street, Albany

File/Ward	:	A103917 (Fredrickstown Ward)
Proposal/Issue	:	Function Centre
Subject Land/Locality	:	182-188 Grey Street, Albany
Proponent	:	Noelene Evans
Owner	:	The Rocks Holdings
Reporting Officer(s)	:	Planning Officer (A Nicoll) Executive Director Development Services (R Fenn)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 18/04/06 – Item 11.1.2
Summary Recommendation	:	Council support the application for a 'Function Centre'
Bulletin Attachment	:	Nil
Locality Plan	:	



DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

BACKGROUND

1. Staff at the City received an application for Planning Scheme Consent on the 9 February 2006 for an “Ancillary Use (Function Centre)” at Lot 1475, 182-188 Grey Street.
2. At the Ordinary Council Meeting dated 18 April 2006, the Council decided to lay the item on the table for one month.
3. Neighbouring residents have asked for clarification on a number of factors including:
 - i) noise implications and regulations;
 - ii) adequacy of on-site and off-site parking along with effective traffic management and the policing and enforcement of any non compliance; and
 - iii) clarification and definition of the ‘Use Not Listed’ scheme provisions.

STATUTORY REQUIREMENTS

4. ‘The Rocks’ (built in 1882) is recognised as a heritage building in the City’s Municipal Inventory at the highest level (A+). As the building is included on the State Register of Heritage Places, the application has been referred to the Heritage Council of WA. The Heritage Council confirmed in writing that the proposed use of the property as a ‘function centre’ will not impact on the heritage significance of the place and is supported provided no additional permanent parking is established immediately adjacent to the building.
5. The property is zoned ‘Residential’ in Town Planning Scheme 1A (TPS1A). The use proposed by this application “Residence and Guest House with ancillary use of Function Room “ is not listed in the use class table of the TPS1A.
6. The TPS1A (clause 3.6) states:

“If a particular use or purpose is not mentioned in the list of use classes or is not included in the general terms of any of the use classes such use or purpose shall, unless it is permitted by any other provisions of the Scheme, be deemed to be prohibited, provided that the Council may in its discretion permit such use or purpose to be carried out in any zone it considers appropriate and in granting such permission the Council may impose such conditions as it thinks necessary for the orderly and proper planning of the locality and the preservation of its amenities”.
7. If the proponent is unsuccessful in their application, Council may use the provision of Section 10 of the Town Planning and Development Act to prevent the ancillary and non approved use being carried out on the land.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

9. There are no financial implications relating to this item.

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

STRATEGIC IMPLICATIONS

10. This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

“Community Vision:

A Thriving City: Albany’s community will enjoy economic growth and outstanding opportunities for our youth through:

- *Innovative development complementing Albany’s unique character, natural environment and heritage.*

Mission Statement:

The City of Albany is committed to ...

- *Providing sound governance.*

Priority Projects:

Nil”.

COMMENT/DISCUSSION

11. The Proponent and adjoining landowners have provided Councillors with extensive and conflicting comments on the details surrounding this application and the processes to have this application determined. Staff consider the processes undertaken and the advice given is consistent with good planning practice and the principles of Town Planning Scheme 1A.
12. The application involves the addition of a minor (an ancillary) additional use upon the lot, with the primary land use of “Residential and Guest House” being retained. The granting of Notices of Planning Scheme Consent for ancillary land uses is a common practice and is supported by considerable case law. To emphasise this principle, Council regularly supports Home Occupations, Family Day Care Centres, Home Based businesses and other similar activities upon “Residential” zoned land with the clear knowledge that the primary land use remains unchanged and no change of zoning is required. If the primary or sole land use upon the lot were to become “Function Centre”, a change in lot zoning would be required and staff would be recommending accordingly. That course of action would also be recommended if the existing scheme provisions listed the land use of “Function Centre” as a Prohibited land use in the Residential zone.
- Noise
13. Within a residential area, residents are entitled to a certain level of background noise and that level changes over a 24 hour period. Those levels are prescribed in the *Environmental Protection (Noise) Regulations 1997* and will take effect whether Council supports or refuses the current application.
14. The important question for Council is whether or not the application can reasonably comply with those Regulations, if approved. Council would be obligated to refuse the application if the proposed development was incapable of complying with the Regulations. There have been previous instances where amplified music and ceremonies have been audible in neighbouring properties and no measurements were taken to determine the extent to which those occasions complied or breached the Regulations; Council can limit future opportunities for potential breaches of the Regulations by conditioning the consent to deny amplification of outside ceremonies.

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

Car Parking

15. The Proponent has advised that there is provision for 36 car parking spaces on-site, 13 of which are informal spaces upon the front lawn of the lot. Concern has been expressed over the capacity of the site to accommodate the car parking demands that the ancillary land use will generate and of the adequacy of the lawn to provide all weather parking for patrons.
 16. The landscaping consultant has provided advice that the lawn is capable of supporting vehicles during the wetter months and the Heritage Council of WA has advised that it will not allow additional permanent car parking bays to be developed adjacent to the building. For those exclusive land uses involving meetings, the provision of food or for entertainment purposes, car parking is to be provided at a ratio of 1 bay per 4 seats, indicating that the 36 bays proposed would meet the normal requirements of the Scheme for the provision of on-site car parking. For the exclusive land uses, the entire car parking requirement would also be expected to be fully sealed, landscaped, line marked and appropriately lit. The Proponent is therefore seeking dispensation to allow approximately one third of the bays to be of a temporary nature.
 17. View Street is not capable of accommodating any “overflow car parking”, should the on-site provision prove inadequate for a particular event, or patrons decide not to avail themselves of the on-site parking area(s). Parking restrictions within View Street can be independently resolved by declaring the southern side of the street as a “no standing” area under the City of Albany Parking Local Laws. Grey Street has the capacity to safely accommodate any overflow parking demand and is used for that purpose during major City events (Albany Classic, Christmas Pageant, etc).
- “Function Centre” ancillary land use
18. Concerns have also been expressed over the term “Function Centre” applied to the additional land use described in the application and what that term may entail. Town Planning Scheme 1A does not have the land uses of “Function or Reception Centre” defined and it is within Council’s power to apply an appropriate label to a “use not listed” to allow that application to be processed (refer to paragraph 6). In the submissions, it has been suggested that the term “Reception Centre” should have been applied to the current application as that term is defined in the Model Scheme Text prepared by the Western Australian Planning Commission. That request is reasonable and would carry greater weight if the primary land use were to become a “Reception Centre”. In the circumstances, the decision taken by Council to define the activity as a “Function Centre” is also reasonable.
 19. Clause 3.6 of Scheme 1A allows Council to approve a “use not listed” if in Council’s opinion the use is appropriate and conditions can be applied to promote the orderly and proper planning of the locality and the preservation of its amenity.
 20. During preliminary discussions with the Proponent and at the on-site inspection, it was indicated that the functions / receptions anticipated to be carried out on-site are likely to be in one of the following formats;
 - garden activity during daylight hours catering for up to 80 invited guests;
 - dinner for up to 48 guests in ‘up stairs’ dining area;
 - cocktail party or presentation for up to 80 guests standing in downstairs library and upstairs dining room;
 - cocktail party or presentation for up to 70 guests standing in upstairs dining room only (possibly spilling out into outside courtyard); or

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

- garden reception (80 guests) with formal reception internally thereafter for 48 sit down guests or 70 standing.
21. Activities conducted on-site to date include a private memorial service, wedding receptions, cocktail parties and private parties. In all cases, the numbers attending were restricted through invitation and the events were subject to advance bookings. Some additional modifications will be required to the building, subject to Heritage Council approval, to meet the fire protection and disability standards of the Building Code of Australia or the numbers accommodated in the building will need to be downgraded accordingly.

Conclusion

22. The current land use upon “The Rocks” land is a “residence with guest house” and those activities will remain the predominant land use if the application is approved. The property has extensive gardens and an historic building, making it an attractive place for wedding ceremonies and photographs; the Heritage Council raises no objection to the additional use being conducted on the site and staff consider that the activity can be appropriately managed, to overcome neighbourhood concerns, through conditions imposed upon the approval.
23. Detailed in the recommendation are the conditions that staff are promoting upon a potential Notice of Planning Scheme Consent.

RECOMMENDATION

THAT Council issue a Notice of Planning Scheme Consent for the use of “Residence and Guest House with Ancillary Use (function centre)” at Lot 1475 (182-188) Grey Street, Albany subject to the following conditions;

- i) the approved development shall comply with all undertakings provided in the information supplied with the Application for Planning Scheme Consent, unless modified by a condition within this approval;
- ii) the primary land use on the lot shall remain “Residence with Guest House” and the ancillary use (function centre) shall be carried out so that no more than one internal and one external function, or one combined internal and external function, occurs on the lot during any calendar week (Sunday am to Saturday pm);
- iii) external functions shall be limited to those activities undertaken within the gardens of the site, a maximum of 80 invited patrons shall be accommodated, no amplification devices shall be used and the activity shall be carried out between the hours of 7.00am and 7.00 pm;
- iv) internal functions shall be limited to those activities undertaken solely within “The Rocks” building, a maximum of 48 sit down guests or 70 standing guests shall be on-site and the activity shall be restricted between the hours of 7.00am and 11.30pm Monday to Saturday and 9.00am to 10.00pm on Sundays;
- v) no activity shall be carried out on the site, or processes undertaken which will result in noise levels exceeding those specified in the *Environmental Protection (Noise) Regulations 1997*;
- vi) no funeral services are to be undertaken upon the site;
- vii) when invited guest numbers exceed 50 persons, the front lawn (area 13) is to be made available for guest parking and a parking attendant provided to direct guests into informal parking bays;

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

- viii) the main entrance car park (area 2) shall be appropriately line marked to provide 8 car parking bays;
- ix) all car parking areas (inclusive of front lawn area) are to be maintained to a standard which will ensure they are available to guests at all times they are required to be used;
- x) no functions are to be conducted within “The Rocks” building until the disability and fire provisions of the Building Code of Australia have been met, following the approval of any building modifications by the Heritage Council of WA; and
- xi) upon receiving a booking for a function, the landowner shall notify (in writing) the person making the booking of on-site parking arrangements and require that person to inform the invited guests of those arrangements.

AND

THAT pursuant to clause 3.1 of the *City of Albany Parking and Parking Facilities Local Law 2001*, Council hereby declares the southern side of View Street, between Parade and Melville Streets to be a “No Standing” area.

Voting Requirement Simple Majority

.....
Councillors Lionetti, Wiseman, Williams and Paver declared an interest in this item and left the Chambers at 8.10pm.

The nature of Councillor Lionetti’s interest is that he derives an income from the Rocks and owns Dymsbury Lodge.

The nature of Councillor Wiseman’s interest is that he supplies alcohol for functions at the Rocks.

The nature of Councillor William’s interest is that she is a marriage celebrant and conducts weddings at the Rocks.

The nature of Councillor Paver’s interest is that he manages a tourism company and supplies information and marketing services to the Rocks.

Deputy Mayor advised that the recommendation would be dealt within two sections.

**MOVED COUNCILLOR JAMIESON
SECONDED COUNCILLOR MARSHALL**

THAT Council issue a Notice of Planning Scheme Consent for the use of “Residence and Guest House with Ancillary Use (function centre)” at Lot 1475 (182-188) Grey Street, Albany subject to the following conditions;

- i) **the approved development shall comply with all undertakings provided in the information supplied with the Application for Planning Scheme Consent, unless modified by a condition within this approval;**
- ii) **the primary land use on the lot shall remain “Residence with Guest House” and the ancillary use (function centre) shall be carried out so that no more than one internal and one external function, or one combined internal and external function, occurs on the lot during any calendar week (Sunday am to Saturday pm);**
- iii) **external functions shall be limited to those activities undertaken within the gardens of the site, a maximum of 80 invited patrons shall be accommodated, no amplification devices shall be used and the activity shall be carried out between the hours of 7.00am and 7.00 pm;**

DEVELOPMENT SERVICES REPORTS

- iv) internal functions shall be limited to those activities undertaken solely within “The Rocks” building, a maximum of 48 sit down guests or 70 standing guests shall be on-site and the activity shall be restricted between the hours of 7.00am and 11.30pm Monday to Saturday and 9.00am to 10.00pm on Sundays;
- v) no activity shall be carried out on the site, or processes undertaken which will result in noise levels exceeding those specified in the *Environmental Protection (Noise) Regulations 1997*;
- vi) no funeral services are to be undertaken upon the site;
- vii) when invited guest numbers exceed 50 persons, the front lawn (area 13) is to be made available for guest parking and a parking attendant provided to direct guests into informal parking bays;
- viii) the main entrance car park (area 2) shall be appropriately line marked to provide 8 car parking bays;
- ix) all car parking areas (inclusive of front lawn area) are to be maintained to a standard which will ensure they are available to guests at all times they are required to be used;
- x) no functions are to be conducted within “The Rocks” building until the disability and fire provisions of the Building Code of Australia have been met, following the approval of any building modifications by the Heritage Council of WA; and
- xi) upon receiving a booking for a function, the landowner shall notify (in writing) the person making the booking of on-site parking arrangements and require that person to inform the invited guests of those arrangements.

MOTION CARRIED 7-2

For the motion: Deputy Mayor Wellington, Councillors Marshall, Bojcun, Jamieson, Walker, Emery and West.

Against the motion: Councillor Evans and Wolfe.

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR JAMIESON**

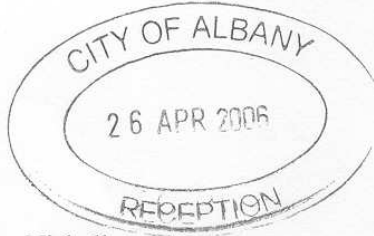
THAT the parking issue lay on the table for one month.

MOTION CARRIED 9-0

Councillors Lionetti, Paver, Wiseman and Williams returned to the chambers at 8.27pm.

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued



CITY OF ALBANY RECORDS	
FILE:	
FILE:	
26 APR 2006	
DOC:	
OFFICE:	
SEARCH:	



Garden Scenes
23 Stewart St
Albany 6330
Ph: 0429417391

Adrian Nicholl
Planning Officer
City Of Albany
Albany WA 6330

18/4/06

Dear Adrian,

Parking on lawn inside Grey Street entrance

Garden Scenes was contracted by the owners of The Rocks, Albany to complete a full landscaping project within the grounds at 182-188 Grey St West. The two year project was completed in November 2005.


The area of interest, inside the front gate on Grey St, was used extensively throughout the project to park vehicles including a truck, bobcat and contractors cars. There was never an issue with 'bogginess' during the year even in times of excessive rainfall.

On completion of the project, this area was prepared for new lawn. The predominantly sandy soil was free draining and therefore no extra drainage was required. The lawn area was prepared with 300mm top soil, lime dust and metal dust in equal proportions Adding lime dust to local top soils aids in the prevention of compaction and assists in drainage. Metal dust helps retain moisture and adds structure to the soil.

The area will not be exposed to vehicular access every day and I am confident that the area can easily withstand the rigors of occasional traffic. If wear and tear becomes apparent over time, general maintenance using aeration and top dressing will quickly and easily remedy this.

If you would like to discuss this matter with me or require further information I can be contacted on 0429417391.

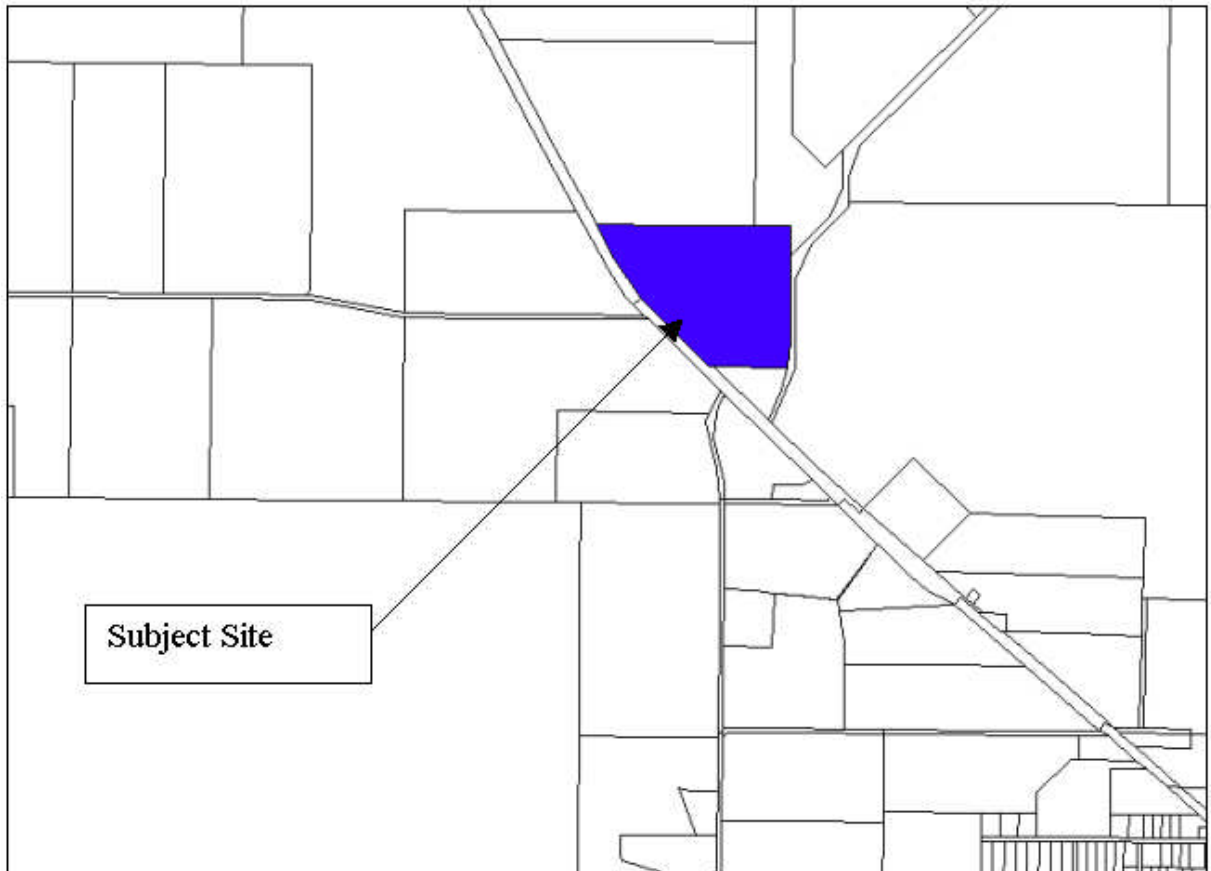
Regards


Jim Kay
Director
Garden Scenes

DEVELOPMENT SERVICES REPORTS

11.1.2 Reallocation of Finances – Highway Fire Station

File/Ward	: REL 079 (All Wards)
Proposal/Issue	: Reallocation of funds to construct fire station at Albany Regional Airport.
Subject Land/Locality	: City of Albany Regional Airport, Albany Highway
Proponent	: N/A
Owner	: City of Albany
Reporting Officer(s)	: Emergency Management Coordinator (S Gray)
Disclosure of Interest	: Nil
Previous Reference	: Nil
Summary Recommendation	: Support Reallocation of Funds
Bulletin Attachment	: Nil
Locality Plan	:



DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued

BACKGROUND

1. Less than one third of the City's budget for "emergency response" has been required due to the seasonal conditions.
2. Under the new aviation security framework, airports with regular public transport operations are required to implement a range of measures to tighten aviation security. Albany Regional Airport is affected by these changes.
3. Currently the Highway Volunteer Bush Fire Brigade fire station is single-bay and is located within the secure area of the airport. For members of the Highway VBFB to access this area, they will require an Aviation Security Identification Card (ASIC).
4. To issue an ASIC each member would have to fill out an application, confirm their identity and then be subject to background checks by the Australian Federal Police and the Australian Security Intelligence Organisation.
5. The City will now be required to secure the checks and obtain the authorisations for the Highway VBFB members to access the fire station. Alternatively the station could be moved or replaced so that the security arrangements do not apply.

STATUTORY REQUIREMENTS

6. Section 6.8 of the Local Government Act 1995 states;

"A local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:
 - a) *is incurred in a financial year before the adoption of the annual budget by the local government;*
 - b) *is authorised in advance by resolution; or*
 - c) *is authorised in advance by the mayor or president in an emergency."*
7. Under the State Emergency Management Committee (SEMC) Policy Statement No 7 the City of Albany is the responsible Hazard Management Agency (HMA).
8. Section 3.03 of the Aviation Transport Security Regulations 2005 states:

"3.03 Requirement to display ASICs in secure areas

2 (a) a person in the airside security zone of a security controlled airport must properly display a valid red ASIC".

POLICY IMPLICATIONS

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

DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued

FINANCIAL IMPLICATIONS

10. Council provided a budget allocation of \$40,000 towards emergency response and the total expenditure to date is \$9000. The initial budget figure has reflected the level of expenditure required in previous years to hire equipment, cover the costs incurred in suppressing wildfires and for recovery management following an emergency. During any year the budget can be overspent or under-utilised, depending on factors such as weather, the presence of arsonists, community awareness of fire and emergency events. Although the season contained some days with extreme weather conditions, there were few outbreaks of fire and those that did eventuate were quickly extinguished. The risk of fire for the remainder of the financial year is low.
11. Construction of a double bay fire station, with appropriate site works, would cost approximately \$24,000 (exc GST).

STRATEGIC IMPLICATIONS

12. This item directly relates to the following elements from the City of Albany 3D Corporate Plan:

“Community Vision:

A Thriving City: Albany’s community will enjoy economic growth and outstanding opportunities for our youth through ...

- *Excellent community infrastructure and services.*

Mission Statement:

The City of Albany is committed to ...

- *Providing sound governance; and*
- *Delivering excellent community services.*

Priority Projects:

*Public Safety - Base emergency management upon national protocols and
Public Safety - Implement recommendations of Fire Prevention Plan.”*

COMMENT/DISCUSSION

13. The current program adopted by FESA for fire appliance replacement / refurbishment is outstripping the available funding and few of the recent local government submissions for ESL funding to construct fire stations were accepted; FESA is concentrating all available capital funds to the delivery of fire appliances and that trend is anticipated to continue in future budgets.
14. The relocation of the Highway VBFB’s fire station to a site on the airfield adjacent to the Bureau of Meteorology building will reduce costs and improve fire service to the northern area of the City that is rapidly developing.
15. The issue an ASIC costs \$193 per person. Currently the active membership of Highway VBFB is approximately 40 volunteers. As the membership of the brigade changes additional costs will be incurred. In addition to the “up front” cost, this option involves an unnecessary invasion of the volunteers’ time and privacy to undergo the background checks.

DEVELOPMENT SERVICES REPORTS

Item 11.1.2 continued

RECOMMENDATION

THAT Council pursuant, to Section 6.8 of the Local Government Act 1995, re-allocate from account “108520 – Fire Protection” the sum of \$25,000 to be applied to the purchase of the Highway Fire Station.

Voting Requirement Absolute Majority

.....

<p>MOVED COUNCILLOR PAVER SECONDED COUNCILLOR MARSHALL</p> <p>THAT Council pursuant, to Section 6.8 of the Local Government Act 1995, re-allocate from account “108520 – Fire Protection” the sum of \$25,000 with \$15,000 to be applied to the purchase of the Goode Beach Fire Station and \$10,000 to the Highway Fire Station and that \$15,000 be transferred from the “Airport Reserve” to fund the balance of the cost of constructing the Highway Fire Station.</p> <p style="text-align: right;">MOTION CARRIED 13-0 ABSOLUTE MAJORITY</p>

REASON:

Council endorsed funding for the Cheynes Beach Fire Station on the understanding that the Goode Beach Fire Station would be the next constructed. The operations of the airport are forcing the relocation of the Highway Fire Station and the surplus funds generated for the airport should be used to partially fund the relocation of building that otherwise could have remained in its current location.

DEVELOPMENT SERVICES REPORTS

11.2 HEALTH, BUILDING & RANGERS

11.2.1 Modifications to Parking Arrangements – Moir Street, Albany

File/Ward	: SER 115 (Fredrickstown Ward)
Proposal/Issue	: Car Parking Near Former Albany Primary School
Subject Land/Locality	: Moir Street, Albany
Proponent	: City of Albany
Owner	: Crown
Reporting Officer(s)	: Manager Planning & Ranger Services (G Bride)
Disclosure of Interest	: Nil
Previous Reference	: OCM 17/09/02 - Item 11.2.1 OCM 19/12/00 - Item 11.2.1 OCM 17/01/00 - Item 11.2.1
Summary Recommendation	: Parking Arrangements be Modified
Bulletin Attachment	: Nil
Locality Plan	: N/A

BACKGROUND

1. The development of the former Albany Primary School site (Target Development) is expected to be open to the public on the 5 May 2006.
2. Since the construction of the Albany Plaza Development in 2001 vehicles have legally parked along the south side of Moir Street, which has had the effect of restricting the sightlines for vehicles exiting the development. With the imminent opening of the Target Development, which includes access and egress onto Moir Street, a review of the Moir Street on-street parking provision is proposed within this Report.

STATUTORY REQUIREMENTS

3. Clause 3.1 of the City's Parking and Parking Facilities Local Law 2001 stipulates, inter alia:

"3.1 *The local government may by resolution constitute, determine and vary and also indicate by signs -:*

- (a) *parking stalls;*
- (c) *permitted time and conditions of parking stalls ... which may vary with the locality;*
- (e) *permitted classes of persons who may park in specified parking stalls.; and*
- (f) *the manner of parking in parking stalls..."*

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued

POLICY IMPLICATIONS

- 4. There are no policy implications relating to this item.

FINANCIAL IMPLICATIONS

- 5. The cost of the proposed signage would be funded from existing budgets.

STRATEGIC PLAN IMPLICATIONS

- 6. This item directly relates to the following elements from the City of Albany 3D Corporate Plan:

“Community Vision:

A Thriving City: Albany’s community will enjoy economic growth and outstanding opportunities for our youth through ...

- *Excellent community infrastructure and services; and*
- *Innovative development complementing Albany’s unique character, natural environment and heritage.*

Mission Statement:

The City of Albany is committed to ...

- *Providing sound governance; and*
- *Promoting our Community’s vision for the future.*

Priority Projects:

Nil.”

COMMENT/DISCUSSION

- 7. The proposed Target Development includes a new entry and exit point along Moir Street and a separate exit for loading vehicles. In order to ensure adequate sightlines are maintained for exiting vehicles it is recommended that no parking is permitted on the south side of Moir Street, between Lockyer Avenue and Hymus Street.
- 8. Approximately 200 bays are soon to be provided as part of the former primary school site redevelopment, which will compensate for the loss of on-street bays proposed by staff. The removal of the on-street parking bays on Moir Street is being advocated on traffic safety grounds.

RECOMMENDATION

THAT Council resolve to;

- ii) change the existing parking arrangements in Moir Street, between Hymus Street and Lockyer Avenue by declaring the southern side of the Street as a “no standing” zone;
- iii) erect signage indicating a no standing zone; and
- iv) advertise the restrictions.

Voting Requirement Simple Majority

.....

DEVELOPMENT SERVICES REPORTS

Item 11.2.1 continued.

**MOVED COUNCILLOR JAMIESON
SECONDED COUNCILLOR WALKER**

THAT Council resolve to;

- i) change the existing parking arrangements in Moir Street, between Hymus Street and Lockyer Avenue by declaring the southern side of the Street as a “no standing” zone;**
- ii) erect signage indicating a no standing zone; and**
- iii) advertise the restrictions.**

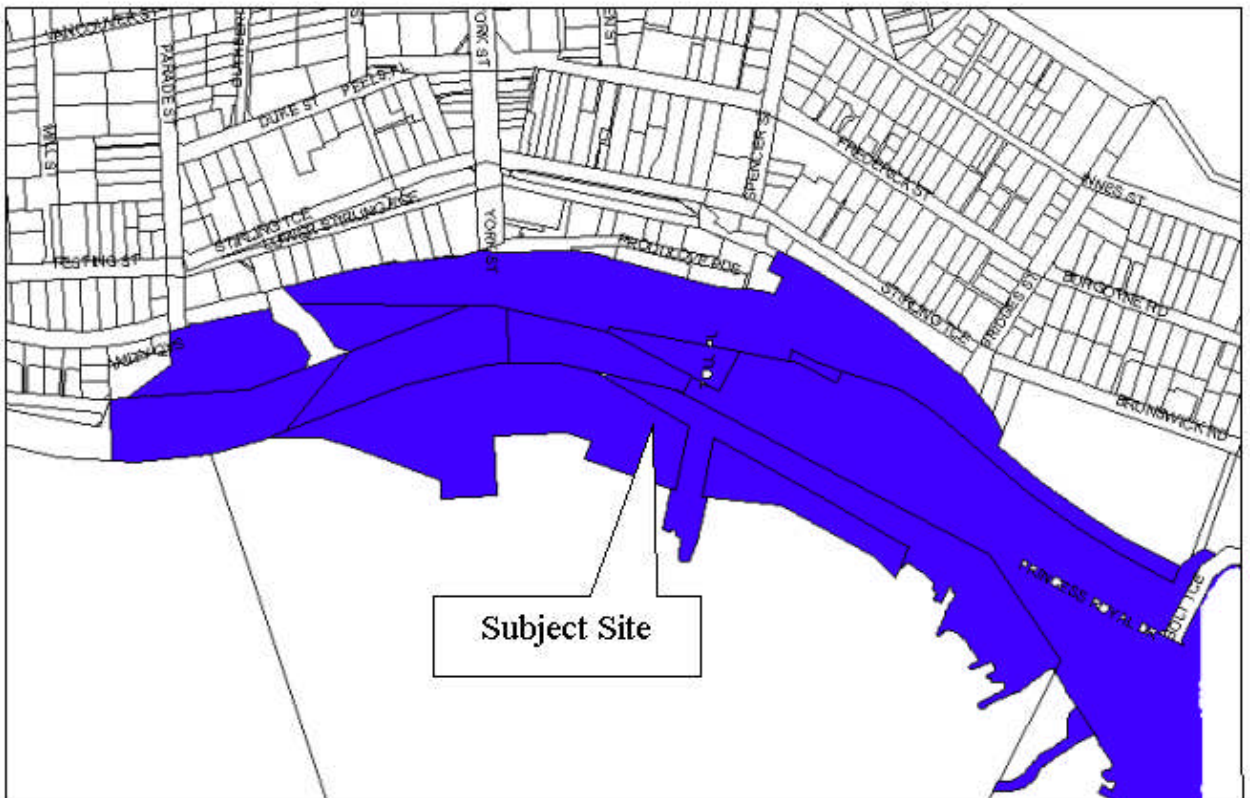
MOTION CARRIED 13-0

DEVELOPMENT SERVICES REPORTS

11.3 DEVELOPMENT POLICY

11.3.1 Albany Waterfront Project – Adoption of Structure Plan

File/Ward	:	MAN 168 (Frederickstown Ward)
Proposal/Issue	:	Adoption of Structure Plan
Subject Land/Locality	:	Albany Waterfront Precinct
Proponent	:	Landcorp
Owner	:	Crown
Reporting Officer(s)	:	Executive Director Development Services (R Fenn)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 18/04/06 - Item 11.3.1 OCM 21/03/06 - Item 11.3.2
Summary Recommendation	:	Adopt Structure Plan
Bulletin Attachment	:	Modified Structure Plan
Locality Plan	:	



DEVELOPMENT SERVICES REPORTS

Item 11.3.1 continued

BACKGROUND

1. At the March and April meetings of Council, the draft Structure Plan for the Albany Waterfront Project was tabled and debated. The Structure Plan has been subjected to a public consultation process and a total of 22 submissions were received, several after the close of the advertised lodgement date.
2. The final Structure Plan for the Albany Waterfront Project (AWF) needs to provide clear objectives and principles for future development within the “Albany Foreshore Development Zone” identified in the City of Albany Town Planning Scheme 1A; a modified Structure Plan document has been included in the Elected Members Report / Information Bulletin to satisfy that requirement. Council will receive in the near future Precinct Plans to supplement the Structure Plan and provide the development control principles for the subdivision of the AWF project area and for individual sites.

STATUTORY REQUIREMENTS

3. The City of Albany Town Planning Scheme 1A incorporates the AWF project site within the Albany Foreshore Development zone and the scheme requires that Council adopt both a Structure Plan and Precinct Plan(s) for the proposed development within the zone before any development is undertaken.
4. A Structure Plan and several Precinct Plans were adopted for the zone in 1996, but no attempt was made to develop the AWF in accordance with the adopted Plans.

POLICY IMPLICATIONS

5. The adoption of the Structure Plan will have no policy implications upon Council.

FINANCIAL IMPLICATIONS

6. The AWF project forms part of the State Government’s election commitment to the Albany community and the development will provide a site to the City of Albany for the development of the Albany Entertainment Centre (AEC) project.

STRATEGIC IMPLICATIONS

7. Within the Lower Great Southern Strategy, the draft Albany Local Planning Strategy and the City’s 3D corporate strategy, the development of the AWF project is identified as a major local and regional initiative.

COMMENT/DISCUSSION

8. Since the March meeting of Council, when the draft Structure Plan was adopted for advertising purposes, staff advised the Proponent of their concerns over the lack of clarity and detail in that draft document. That feedback has resulted in a modified document being tabled, placing less emphasis on the history of the project and providing a more detailed planning rationale for the project and also detailing the objectives and principles that are to be embedded in any future development proposals. The underlying project is not changed in the modified document.

DEVELOPMENT SERVICES REPORTS

Item 11.3.1 continued

9. Following the April meeting of Council, the final traffic report has been submitted by the Proponent to supplement the Structure Plan for the Albany Waterfront Project. That traffic report has concluded that the traffic volumes using that section of Princess Royal Drive, to the east of York Street, is within the design capacity of the current road pavement. The “peak conflict periods” between AWF users and Port related traffic (prior to and after a major show within the AEC) does warrant some modifications to the road pavement to increase storage space for vehicles turning onto and off Princes Royal Drive.
10. The traffic report has examined the potential to create independent roads for the port and the AWF traffic streams within Princess Royal Drive, past the AWF site. To segregate those two traffic streams, substantial modifications would be required at the York Street intersection, a ‘non standard’ design solution is required (necessitating substantial advanced warning signs) and traffic lights would need to be installed to control turning vehicles. Trucks approaching the port would be subjected to potential delays and stoppages whilst negotiating the signalled intersection. However, a “dedicated” port access road would be created.
11. A second traffic solution is being promoted and that solution involves the creation of a dedicated “heavy haulage” traffic lane (similar to bus lanes in the metro area and marked on the road as a painted lane) east of York Street. The outer lanes into and out of the port would be used under this scenario exclusively for port related traffic and the inside lanes would be available for AWF related traffic. A copy of the traffic report has been provided independently to Councillors and will be tabled at the meeting.
12. Of the submissions received, there are a number of themes that have been raised;
13. Activities within AWF site; there remains some conjecture in the submissions over the most appropriate location for the AEC. Some residents consider the AWF should remain relatively free of commercial and retail development and that it be primarily developed as a parkland. Similarly, concern has been expressed over the introduction of self contained accommodation units within the AWF and the potential for those units to be strata titled in the future.
14. Relationship of AWF to Albany Peace Park; some resident consider the AWF is impinging upon the size and function of the Albany Peace Park.
15. Traffic; the retention of 24/7 access to the Albany Port is an imperative sought by residents and some conjecture exists over the manner in which that access will be protected by the current plan. Suggestions have been made on ways in which grade separation can be achieved. The requirement for the pedestrian bridge has also been questioned.
16. Built Form; Several submissions request that Council restrict building height to 2 or 3 storeys with only the AEC fly tower extending beyond that limit. Concern was also expressed over the manner in which weather protection will be provided and how the AWF development will integrate with the built form down York Street.
17. Environmental; Council is reminded that there were old refuse sites within the AWF area and the potential for noise intrusion into accommodation units is increased the closer that development is to the port.

DEVELOPMENT SERVICES REPORTS

Item 11.3.1 continued

18. The submissions raise a number of issues and provide differing points of view on those issues, some supportive of the Structure Plan and others requesting that Council revert to a previous position on those issues. Several submissions, copies of which have been distributed to Councillors, seek more detail on operational issues (eg viability of AEC and staging of marina) beyond the scope of the structure plan and they have not been discussed.
19. It would appear that an acceptable solution has been provided to create dedicated access for port related traffic that does not require signalling or grade separation of the road system. That solution does not affect the urban design and infrastructure components of the Structure Plan upon the AWF site; the correct intersection locations, etc will need to be reflected on the final Plan.
20. The built form planned for the AWF site has been the subject of several reviews by the Minister for Planning and Infrastructure, plus considerable input from the City and the community. Unless Council is prepared to subject that design to further scrutiny, those submissions objecting to the planned level of development on the site must be dismissed.
21. Concerns expressed over the Anzac Peace Park are unfounded, given the original design of the Albany Peace Park has been honoured in the Structure Plan for the Albany Waterfront Project and additional land will be ceded to Council upon the implementation of the Plan. Similarly, the area to be reclaimed from Princess Royal Harbour is reduced from that shown in 1996 and the level of site contamination has been further investigated and the contaminants will be removed as part of the subdivision process. The removal of permanent residential from the AWF site should negate the potential for noise complaint from future tenants in the AWF project, whilst creating vitality and activity upon the site.
22. The Precinct Plan(s) is expected to be tabled at the next meeting and the plan(s) will address the development control principles (land uses, height, built form, etc) to be applied to future developments.

RECOMMENDATION

THAT Council, pursuant to the provisions of the City of Albany Town Planning Scheme 1A, adopt the modified Structure Plan for the Albany Waterfront Project subject to the “concept plan” shown in the Plan being modified to reflect the dedicated access lane for port related traffic and the traffic report prepared by Jonathon Riley being appended to the Plan.

Voting Requirement Simple Majority

.....
Executive Director Development Services advised that the plan identifying the painted ‘truck only’ line had been approved by all trucking companies and CBH.

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR JAMIESON**

THAT Council, pursuant to the provisions of the City of Albany Town Planning Scheme 1A, adopt the modified Structure Plan for the Albany Waterfront Project subject to the “concept plan” shown in the Plan being modified to reflect the dedicated access lane for port related traffic and the traffic report prepared by Jonathon Riley being appended to the Plan.

MOTION CARRIED 11-2

DEVELOPMENT SERVICES REPORTS

11.3.2 City of Albany Housing Strategy – Review Status of Document

File/Ward	:	STR 169 (All Wards)
Proposal/Issue	:	Status of Draft City of Albany Housing Strategy
Subject Land/Locality	:	Urban land in Albany
Proponent	:	City of Albany
Owner	:	Various
Reporting Officer(s)	:	Executive Director Development Services (R Fenn)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 18/10/05 - Item 11.3.5 OCM 20/01/04 - Item 11.3.1
Summary Recommendation	:	Not proceed with Strategy.
Bulletin Attachment	:	Nil
Locality Plan	:	Nil

BACKGROUND

1. A copy of the draft Housing Strategy (HS) was provided to Councillors in October 2005 and a resolution was passed to;
 - “i) adopt the draft Housing Strategy (June 2005) from SJB Town Planning and Urban Design for public comment subject to the modifications contained within paragraph 13 of the Officer Report other than the Central Area R160 density coding being effected;
 - ii) forward the draft strategy to the WA Planning Commission for comment and approval to advertise;
 - iii) upon approval to advertise being granted by the WA Planning Commission, undertake a two month advertising period for public consultation on the draft strategy;
 - iv) provide a clear notation on the document, as part of the advertising process, that more refined urban design guidelines are being prepared over the CBD and the adjacent residential areas and the draft recommendations contained in the Housing Strategy may be affected by those design guidelines;
 - v) delay the final consideration of the Housing Strategy, following the public consultation process, until such time as the Urban Design Guidelines have been considered by Council, a report on potential areas of conflict has been prepared and Council has been appropriately briefed on areas of conflict; and
 - vi) consider any submissions received following completion of the advertising period.”

DEVELOPMENT SERVICES REPORTS

Item 11.3.2 continued

2. The draft strategy was forwarded to the Department for Planning and Infrastructure (DPI) for approval for the advertising to commence.
3. City of Albany staff were recently advised by DPI Staff that they were unhappy with the structure, content, errors and omissions contained in the draft document. They felt that *“the standard is such that it is considered that the Commission would be unable to endorse the Strategy in its present form. It is therefore strongly recommended that the City review the document before proceeding to advertising.”*

STATUTORY REQUIREMENTS

4. A Housing Strategy must be prepared in accordance with the *“WA Planning Commission Guidelines for the preparation of Local Housing Strategies (December 1992)”*.

POLICY IMPLICATIONS

5. The City’s Housing Strategy (HS) was prepared with the intention that it provide the strategic framework for residential zonings, densities and development controls for the Albany Local Planning Strategy and Community Planning Scheme. The delays in advertising the HS means that the Albany Local Planning Strategy (ALPS) will be progressed and the HS will simply become a background report.

FINANCIAL IMPLICATIONS

6. The Housing Strategy project was prepared under a Council endorsed contract and project brief.

STRATEGIC IMPLICATIONS

7. This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

“Community Vision:

Albany’s community will enjoy economic growth and outstanding opportunities for our youth through...

- *Innovative development complementing Albany’s unique character, natural environment and heritage; and*

Mission Statement:

The City of Albany is committed to....

- *Providing sound governance.*

Priority Projects:

- *Major Planning Projects – Albany Local Planning Strategy and Town Planning Scheme (20 year land use and development strategy and statutory control mechanism).”*

DEVELOPMENT SERVICES REPORTS

Item 11.3.2 continued

COMMENT/DISCUSSION

8. The HS project was to develop a strategic approach to guide and co-ordinate the future development and form of the residential areas within the City. The consultant chosen to prepare the HS has over 20 years experience as a planner with the DPI, local government and in the private sector. He has completed Housing Strategies and residential density reviews for the Cities of Bunbury, Rockingham, Mandurah, Swan, Subiaco, Nedlands and Geraldton, the Towns of Bassendean, and Mosman Park and the Shires of Dardanup, Jerramungup, Kondinin, Minenew, Morawa, Murray and Serpentine – Jarrahdale.
9. The draft Housing Strategy submitted to the DPI has:
 - analysed population and housing trends and the future housing demands.
 - predicted that the demand for medium density housing is expected to increase, particularly close to the coast and the CBD.
 - determined that, over the next 15 years, there will be a relative shift to an older population with a significant increase in the proportion of the population aged between 50-65 years, with considerable implications for medium-density housing and aged persons housing.
 - revealed that Albany has a large supply of land that is zoned and subject to structure planning to cater for the projected housing demand.
 - determined that new dwellings will need to be generated by infill development as well as within “greenfields” residential subdivisions. Deep sewerage is vital for medium density housing and is a significant constraint on infill development.
 - indicated that there needs to be greater housing choice throughout the City and within each locality. Medium and higher density areas are identified to cater for aged persons housing, single bedroom dwellings and a variety of housing types in each Precinct and throughout the City. Higher densities were promoted close to the CBD.
 - promoted the allocation of nodes (400m) around existing and proposed shopping centres for medium density (R40) projects. Areas close to the CBD are also identified as suitable for medium densities, as are areas in close proximity to the beach and harbour. A node of development at Middleton Beach is identified as being suitable for medium and high density residential development and development of tourist accommodation and facilities.
 - promoted local policies for each of the suburban planning precincts. The HS provided advice on zoning, density and development control matters for those precincts.
10. The general layout of the HS provided by the consultant is repetitive and staff sought several refinements to the document to improve its readability. The consultant has advised it is the same format that he used to obtain approval from the WAPC for other local authority housing strategies. The City’s contract did not specify that the report had to be written in a certain format and to reconfigure the report would now involve considerable officer time; time which can be better utilized to complete the ALPS and CPS. City Staff also have major concerns with the DPI request that the precinct analysis be based upon alternate boundaries; the precincts were deliberately selected to complement future planning work and the brief was reviewed by the DPI prior to the contract being let.

DEVELOPMENT SERVICES REPORTS

Item 11.3.2 continued

11. Senior Officers in the DPI, Perth office were contacted and City staff informed that the preparation of the ALPS has removed the need for the City to have a comprehensive Housing Strategy in place. Staff therefore propose that any further actions to progress the draft Housing Strategy through the WAPC be aborted and that the document's title be changed to "Albany Housing Position Paper (2005)". Council is reminded that the draft was prepared with considerable community input (11,000 position papers were delivered to City households, four workshops were held and written submissions were received) and its content will be further workshopped with community groups as part of the ALPS precinct planning process.

RECOMMENDATION

THAT Council;

- i) take no further action to progress the draft City of Albany Housing Strategy through the Western Australian Planning Commission under the "WA Planning Commission Guidelines for the preparation of Local Housing Strategies (December 1992)";
- ii) modify the title on the draft City of Albany Housing Strategy to read "City of Albany Housing Position Paper (2005)"; and
- iii) utilise the City of Albany Housing Position Paper (2005) to inform the Albany Local Planning Strategy and the Precinct Plans prepared subsequent to the adoption of the Albany Local Planning Strategy.

Voting Requirements Simple Majority

.....

**MOVED COUNCILLOR BOJCUN
SECONDED COUNCILLOR WILLIAMS**

THAT this item lay on the table for at least 3 months to allow a briefing by Executive Director Development Services.

MOTION CARRIED 10-3

DEVELOPMENT SERVICES REPORTS

11.3.3 Review of Signage Controls on Public and Private Land within City of Albany

File/Ward	:	MAN 052 (All Wards)
Proposal/Issue	:	Introduce new policy to control signage on private land.
Subject Land/Locality	:	N/A
Proponent	:	City of Albany
Owners	:	N/A
Reporting Officer(s)	:	Manager Planning & Ranger Services (G Bride)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 21/03/06 – Item 11.3.1
Summary Recommendation	:	Adopt Signage Policy
Bulletin Attachment	:	Proposed Signage Policy & Submissions
Locality Plan	:	N/A

BACKGROUND

1. At it's meeting dated 21 March 2006 Council resolved as follows:

“THAT Council resolves to;

- i) adopt the draft policy titled ‘Local Planning Policy – Signs, Hoardings and Billposting’ for public comment pursuant to Clause 7.21 of Town Planning Scheme No. 1A and Clause 6.9 of Town Planning Scheme No. 3;*
- ii) direct staff to conduct a peer review and report back to Council in relation to the investigative work previously done in relation to portable signage (A-Frame Signage), with a view of allowing such signs on thoroughfares within the City of Albany Town Planning Scheme No. 1A Scheme Map; and*
- iii) direct staff to prepare a new Signage Local Law to replace the existing Town and Shire of Albany Signage Local Laws, to be presented at a future Ordinary Council Meeting for consideration.”*

2. In accordance with point (i) of the above resolution, the draft local planning policy was referred to a number of stakeholders, inclusive of real estate agents, sign writers and building companies and placed on advertising for 3 weeks. At the close of the advertising period, 3 submissions were received.

STATUTORY REQUIREMENTS

- 3. Council has the power to create planning policies under Section 7.21 of Town Planning Scheme No. 1A and Section 6.9 of Town Planning Scheme No. 3.
- 4. As the advertising period is closed, Council will need to resolve either to pursue the policy, with or without modification, or resolve not to support the policy.

DEVELOPMENT SERVICES REPORTS

Item 11.3.3 continued

POLICY IMPLICATIONS

5. A policy titled '*Local Planning Policy – Signs, Hoardings and Billposting*' was adopted in June 2003. If Council adopts the revised Policy this policy will need to be rescinded.

FINANCIAL IMPLICATIONS

6. There are no financial implications relating to this item.

STRATEGIC IMPLICATIONS

7. This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

“Community Vision:

A Thriving City: Albany’s community will enjoy economic growth and outstanding opportunities for our youth through...

- *innovative development complementing Albany’s unique character, natural environment and heritage.*

Mission Statement:

The City of Albany is committed to ...

- *providing sound governance.*

Priority Projects:

Nil.”

COMMENT/DISCUSSION

8. A comprehensive submission has been received from Eyerite Signs requesting modifications to the draft policy. Staff have recommended several changes to the policy in line with the comments made. Other submissions received were general in nature and requested that the policy be administered fairly to all parties involved.
9. The signage industry has requested that Council consider the ability for further signs to be exempted from requiring planning scheme consent. As a sign licence (a building licence with structural details) is needed to erect a sign, An opportunity exists to ensure signage is in accordance with it’s Planning Policy. Where the sign fully complies, there is little value in obtaining planning scheme consent. Where a sign does not meet the requirements of Council’s Policy, the applicant will need to lodge an application for a planning assessment.
10. Staff supports this request for the majority of signage. However, it is recommended that roof signs, tower signs, projection signs, development signs and hoardings would still require planning scheme consent given their potential to impact on the amenity of an area. It is recommended that the following modification be made to the Policy:

DEVELOPMENT SERVICES REPORTS

Item 11.3.3 continued

New Clause 5(r) being inserted under Signs Exempted from Planning Scheme Consent:

“5. Exempted Signage

The following signage is exempt from gaining Planning Scheme Consent:

(r) All signs complying with Table 1, that are not excluded under Clause 3 (Signs Not Permitted), except for roof signs, tower signs, projection signs, development signs or hoardings which still require Planning Scheme Consent.”

11. In addition to the submissions received and discussed in the Schedule of Submissions, staff also recommend the following minor modifications to the policy:

- i) The front setback of pylon signs and monolith signs being reduced from 1 metre to 0.5 metres to such signs are traditionally placed in the landscaping strip between the verge and on-site parking;
- ii) The requirement to obtain planning scheme consent for a property transaction sign over 1m² (as per Table 1) is not required given the policy will allow such signs up to 1.5m² without the need to obtain planning scheme consent; and
- iii) The definition of a semaphore sign being modified to read as follows:

“A sign which is at right angles to the adjacent street and which projects by more than 300mm from the face of a building.”

12. A Schedule of Submissions, including the comments received and staff’s recommendations are attached to the rear of this report.

RECOMMENDATION

THAT Council pursuant to Clause 7.21 of Town Planning Scheme No. 1A and Clause 6.9 of Town Planning Scheme No. 3 resolves to finally adopt the policy titled ‘Local Planning Policy – Signs, Hoardings and Billposting’, subject to the modifications identified in the Schedule of Submissions and in clauses 10 and 11 of the officers report being made, rescinds the 2003 policy of the same name, and advertises the final adoption in accordance with the Scheme.

Voting Requirement Simple Majority

.....

The Executive Director Development Services requested that this item be deferred for 1 month.

DEVELOPMENT SERVICES REPORTS

Item 11.3.3 continued

**Local Planning Policy – Signs, Hoardings and Billposting
Schedule of Submissions**

No.	Submitter	Submission	Officer Comment	Council Recommendation
1.	Eyerite Signs 11 Cooma Court ALBANY WA 6330	<p>a) The draft policy recommends that no more than 4 signs per building is permitted. This is too restrictive, especially in cases where a building is multi-tenanted.</p> <p>b) Questions why planning scheme consent is required for development signs.</p> <p>c) Questions why a hoarding should not be displayed any closer than it's own height to a road, and also questions separation distance of 15 metres between hoardings.</p>	<p>a) Whilst a maximum of 4 signs attached to each building is considered appropriate, especially when a pylon sign is also erected on the site (bringing the total number of signs to 5), it is acknowledged that in a multi-tenancy situation this would be restrictive.</p> <p>b) Development signs are predominantly large signs advertising a significant unit development or subdivision. They are almost always located within a residential area (except for outlying commercial areas such as Catalina) and have the potential to impact on the amenity of surrounding residents.</p> <p>c) A front setback of 5 metres is specified in Table 1, and it is recommended that this figure be used rather than the figure comparable to a hoarding's height. The 15 metre setback from other signage is to ensure that there is adequate separation from other advertising on the</p>	<p>a) UPHOLD Modify wording as per the following "Clause 2.2.1 No more than four (4) signs shall be located on each building, or in the case of a multi-tenanted building no more than two (2) signs per tenancy up to an overall maximum of ten (10) signs, inclusive of signage attached to a building's roof, verandah or other architectural feature (does not include pylon signs or any other sign not attached to building)."</p> <p>b) DISMISSED</p> <p>c) UPHOLD in Part Modify Clause 2.2.3 as follows: "..b) be no closer than 5 metres from a lot boundary adjacent to a road reserve."</p>

DEVELOPMENT SERVICES REPORTS

Item 11.3.3 continued

**Local Planning Policy – Signs, Hoardings and Billposting
Schedule of Submissions**

	<p>d) Believes running or flashing lights should be allowed.</p> <p>e) Has questioned why neon signs in some precinct heritage areas is not suitable.</p> <p>f) Queried Main Roads WA requirement in relation to minimum lettering height of 150mm adjacent to Main Roads (Albany Highway etc).</p> <p>g) Has questioned what constitutes visual pollution (Clause 2.3c).</p>	<p>property, so as to not cause a proliferation of signage, and to ensure that such signage is only promoted on larger properties.</p> <p>d) Whilst staff are supportive of neon signage, flashing and moving images on neon signs is often a distraction to motorists.</p> <p>e) There are already some planning precincts (Stirling Terrace being an example) which does not permit neon signage. Clause 2.2.4(e) merely advises people using this policy that existing planning policies that prevent neon signage would prevail.</p> <p>f) This is a requirement of Main Roads WA based on safety reasons, as lettering that is too small that can't be read clearly can distract a driver travelling at high speeds.</p> <p>g) Clause 2.3 gives Council the ability to approve a sign outside the requirements of the policy if in it's opinion the sign meets certain criteria, with one being visual amenity. The visual pollution test will only be applied to non-complying signs and would be a judgement based on it's location, setting and surrounding land uses and activities.</p>	<p>d) DISMISSED</p> <p>e) DISMISSED</p> <p>f) DISMISSED</p> <p>g) DISMISSED</p>
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DEVELOPMENT SERVICES REPORTS

Item 11.3.3 continued

**Local Planning Policy – Signs, Hoardings and Billposting
Schedule of Submissions**

	<p>h) Has requested that directional signs are permitted to be up to 0.6 metres in area.</p> <p>i) As per the qualifying statement at the end of Clause 5 – point a) has questioned why an illuminated sign, especially inside a shop window would not be exempt.</p> <p>j) Horizontal signs should be increased from 1 to 1.2 metres in height (stock sheeting is 1.2 by 2.4 metres)</p> <p>k) Queries why signs should stop 600mm at each end of building.</p>	<p>h) Council has guidelines in relation to street names and directional signs and 0.2 metres in area is standard for such signage.</p> <p>i) As animated signs are not permitted under the policy and illuminated signage is subject to controls under Clause 2.2.4 there is no need for the clarifying statement related to illuminated signage, and this can be removed.</p> <p>j) Reflects a minor modification, which would achieve efficiencies for sign industry.</p> <p>k) From a visual amenity perspective it is important to encourage a centrally positioned horizontal sign that does not dominate the façade of the building and exposes portions of the building.</p>	<p>h) DISMISSED</p> <p>i) UPHOLD Modify point (a) which currently reads 'any illumination or radio' at end of Clause 5 to: "a) any radio".</p> <p>j) UPHOLD Modify Table 1 as follows: Horizontal Sign – Max Height of device(m) – sign face only: "1.2 metres where sign up to 7.5 metres from ground level and 1.6 metres where over 7.5 metres from ground level."</p> <p>k) DISMISSED</p>
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DEVELOPMENT SERVICES REPORTS

Item 11.3.3 continued

**Local Planning Policy – Signs, Hoardings and Billposting
Schedule of Submissions**

	<p>l) 1 only horizontal sign per building doesn't work with multiple tenancies.</p> <p>m) The size for exempted for sale signs should be increased from 1.5m² in residential areas to 2m² in area.</p> <p>n) Semaphore signage heights should be increased from maximum height of 1.2m to 1.8 m.</p> <p>o) Above Facia signs should be increased in height from 0.8 to 0.9 metres to allow more useable offcut.</p>	<p>l) Whilst a maximum of 1 horizontal per building is appropriate, it is acknowledged that in a multi-tenancy situation this would be restrictive. It is however important to restrict several horizontal signs on the wall of a large retail centre, for amenity purposes. In these instances typically the anchor tenants, and not individual speciality stores, have signs external to the building.</p> <p>m) The majority of real estate signs for residential areas are less than 1.5m², however some companies have introduced larger signs to stand out from competitors. It is also recommended that no more than 2 real estate agent signs be permitted in the event of multi-listing on any one property.</p> <p>n) Semaphore signs are those that project out from the wall of a building and can be a dominant signage feature. It is recommended that a 1.2 metre height limit be retained.</p> <p>o) Reflects a minor modification, which would achieve efficiencies for sign industry.</p>	<p>l) UPHOLD</p> <p>Modify Table 1 as follows:</p> <p>Horizontal Sign –</p> <p>Other Requirements:</p> <p><i>“Only one (1) horizontal sign per building façade (does not include second horizontal sign on verandah facia), or in the case of a multi-tenanted building one (1) horizontal sign per tenancy, up to maximum of four (4) horizontal signs.”</i></p> <p>m) UPHOLD in part.</p> <p>Modify Table 1 as follows:</p> <p>Property Transaction Sign –</p> <p>Other Requirements –</p> <p><i>“No more than two (2) property transaction signs in total are to be permitted on each lot”.</i></p> <p>n) DISMISS</p> <p>o) UPHOLD</p>
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DEVELOPMENT SERVICES REPORTS

Item 11.3.3 continued

**Local Planning Policy – Signs, Hoardings and Billposting
Schedule of Submissions**

	<p>p) Maximum length of under awning signs should be increased from 1.5 metres to 2.4 metres to reflect common sizes in Albany.</p> <p>q) Development Signs should be allowed to at least 6 metres in length and not 3 metres. Common development signs are 18m² (3 x 6 metres).</p> <p>r) Wall Panels should be increased from 3 metres in length to 3.6 metres and maximum area should be increased from 4m² to 6.5m².</p>	<p>p) Verandah's are generally 2.4 metres in width, however it is recommended that setbacks from the wall of the building to verandah posts be maintained. It is recommended that length of such signs be increased from 1.5 metres to 2 metres to allow for additional advertising space, but are not directly abutting the wall and verandah posts.</p> <p>q) Development Signs up to 12m² (3 metres by 4 metres) as currently proposed is a large sign which allows all information required by a developer to be portrayed. A sign 18m² in area is excessive and would dominate the adjacent streetscape, especially when located in residential area.</p> <p>r) Wall panels are those signs generally placed on walls outside shopping centres or food outlets which include temporary information like public notices or weekly specials and the 4m² area would be sufficient to allow for such information.</p>	<p>p) UPHOLD in Part Modify Table 1 as follows: Verandah Signs (under) – Maximum Length of Device "2.0".</p> <p>q) DISMISS</p> <p>r) DISMISS</p>
<p>2. Walton Pietrapalo 230 Albany Highway ALBANY WA 6332</p>	<p>a) Agree that there is a need for a balanced approach to signage and feels that policy should be applied fairly and evenly.</p>	<p>b) NOTED</p>	<p>a) NOTED</p>

DEVELOPMENT SERVICES REPORTS

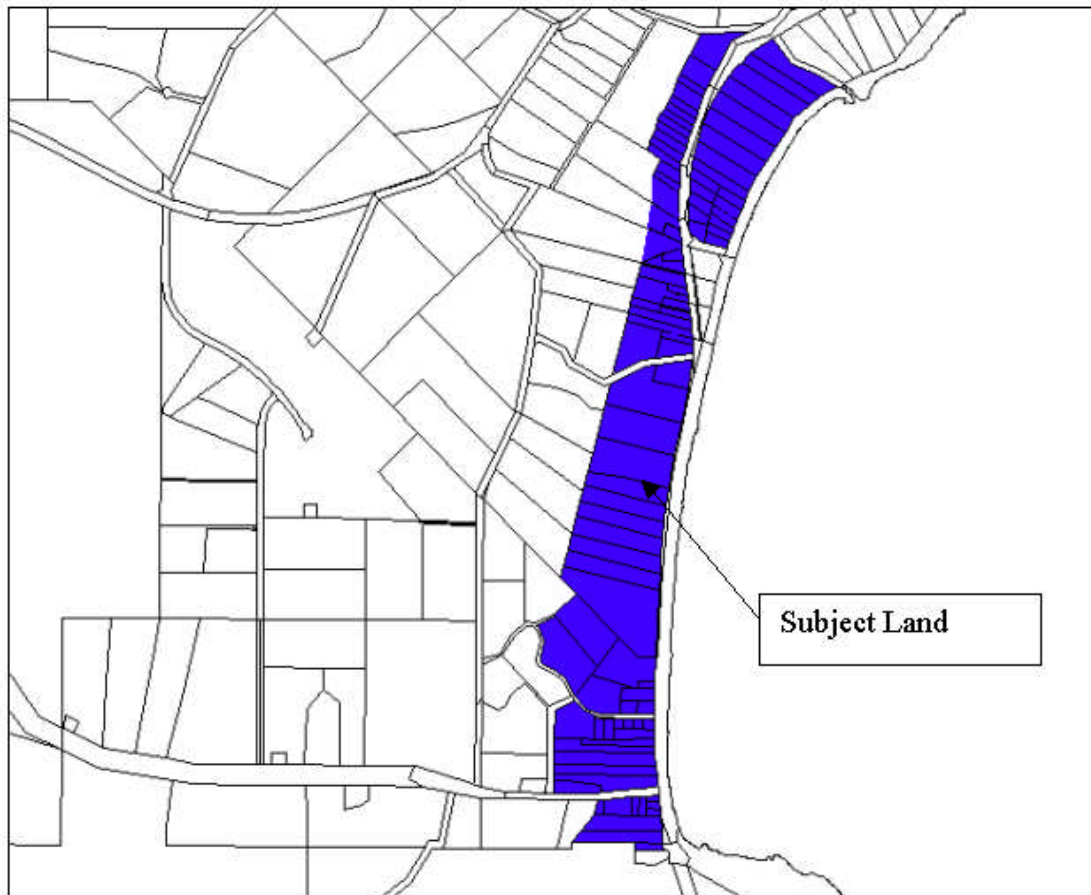
Item 11.3.3 continued

Local Planning Policy – Signs, Hoardings and Billposting Schedule of Submissions			
3.	Professionals PO Box 5019 ALBANY WA 6332	<p>a) Would like to see increase in size of commercial for sale signs from 2.5m² to 3m² without the need for planning scheme consent</p> <p>b) Directional signs should be included within draft policy.</p>	<p>a) Increase of 0.5m² is acceptable given the need to inform potential purchasers of zoning, floor space, uses etc.</p> <p>b) Council currently has a policy on signage placed within road reserves which addresses the home open sign issue.</p>
		<p>a) UPHOLD Modify Table 1 as follows: Property Transaction Signs – Maximum area of sign face (m²) – multiple dwellings/commercial/industrial: “3.0”</p> <p>b) DISMISS</p>	

DEVELOPMENT SERVICES REPORTS

11.3.4 Draft Scheme Policy – Frenchman Bay Residential Development Zone – Subdivision Guidelines

File/Ward	: STR 127 (Vancouver Ward)
Proposal/Issue	: Define Subdivisional Opportunities for Lots Zoned Residential Development Fronting Frenchman Bay Road.
Subject Land/Locality	: Various Lots
Proponent	: City of Albany
Owner	: Various
Reporting Officer(s)	: Executive Director Development Services (R Fenn)
Disclosure of Interest	: Nil
Previous Reference	: Nil
Summary Recommendation	: Adopt Policy for Advertising Purposes
Bulletin Attachment	: Nil
Locality Plan	:



DEVELOPMENT SERVICES REPORTS

Item 11.3.4 continued

BACKGROUND

1. The City of Albany Town Planning Scheme 3 has identified a large number of lots adjacent to Frenchman Bay Road within the “Residential Development” zone. Development of those lots cannot proceed until an overall structure plan has been prepared and the preparation of that plan remains a very low priority for the City. The area will not be connected to the Minister’s reticulated sewer mains in the foreseeable future and its conversion to residential lots is not recommended in the City’s Local Planning Strategy.
2. Landowners are frustrated that the zone is hindering the development of their land. The scheme precludes them from extending existing business activities, from developing larger sheds on the larger acreages that they own and they are unable to subdivide their land.

STATUTORY REQUIREMENTS

3. Scheme 3 states at clause 5.2 that;

“5.2.1 Before granting approval for any of the uses permitted within the Development Zones subject to Council approval under Table No. 1 or endorsing an application for subdivision the Council will require the submission to, and approval by, the Western Australian Planning Commission of an Outline Development Plan for such areas as are the subject of an application to develop or subdivide being not less than the area shown within the outer edge of the green border on the part of the scheme map containing the subject land, together with other areas determined by the Council having regard to:
 - (a) the major road systems under the Scheme;*
 - (b) topographic conditions;*
 - (c) land holdings adjacent to or in the vicinity of the subject land;*
 - (d) the necessity of providing civic and public facilities;*
 - (e) preservation of the environment.”*

POLICY IMPLICATIONS

4. The City of Albany Town Planning Scheme 3 states that the broad objective for the Residential Development zone is *“to facilitate the orderly and equitable development for residential purposes of areas where the existing subdivisional pattern, multiple ownership, or other factors make this objective unobtainable by the normal methods of subdivision and development.”*

FINANCIAL IMPLICATIONS

5. To prepare a scheme amendment to rezone the lots “Special Residential” or “Special Rural” would require a similar level of research and documentation to that involved in the preparation of a detailed structure plan over the area. The commitment of those resources cannot be justified at present.

STRATEGIC IMPLICATIONS

6. This item directly relates to the following elements from the City of Albany 3D Corporate Plan:

DEVELOPMENT SERVICES REPORTS

Item 11.3.4 continued

“Community Vision:

A Thriving City: Albany’s community will enjoy economic growth and outstanding opportunities for our youth through ...

- *Excellent community infrastructure and services; and*
- *Innovative development complementing Albany’s unique character, natural environment and heritage.*

Mission Statement:

The City of Albany is committed to ...

- *Providing sound governance; and*
- *Promoting our Community’s vision for the future.*

Priority Projects:

Nil.”

COMMENT/DISCUSSION

7. In recent months, Council staff dealt with several applications from landowners in this zone and geographic area. Those applications related to the subdivision of land, the size of shedding permitted and the expansion of existing land uses within the current lots.
8. Several landowners have applied to the Western Australian Planning Commission to create an additional lot from their current holding and Clause 5.2 of the Scheme is preventing those applications from being assessed on their merits. The lot sizes being sought are of a size that Council would normally be considered as being “Special Residential” in character (4,000 m² or larger) and they would have minimal impact upon the character of the locality. It is proposed in the attached policy to allow the larger existing lots to be subdivided to create one additional lot, provided the new house site is above the existing 2.5 metre contour; this imperative will ensure houses are built towards the base of the escarpment that runs parallel to Frenchman Bay Road, and not immediately adjacent to the road where house construction would necessitate the importation of fill.
9. Within the Residential Development zone area there are a number of lots that have previously been reduced in size and that area is identified in the draft policy as requiring further structure planning and servicing upgrades before additional subdivision takes place.
10. The draft policy then proceeds to allow a differentiation in outbuilding requirements to reflect the modified lot regime promoted in the policy and acknowledges that existing developments should be allowed to expand within the lot without the necessity of having the structure planning completed.

RECOMMENDATION

THAT Council, pursuant to clause 6.9 of the City of Albany Town Planning Scheme 3, resolves to adopt for the purposes of advertising the draft policy entitled “Subdivision and Development – Frenchman Bay Road”.

Voting Requirement Simple Majority

.....

DEVELOPMENT SERVICES REPORTS

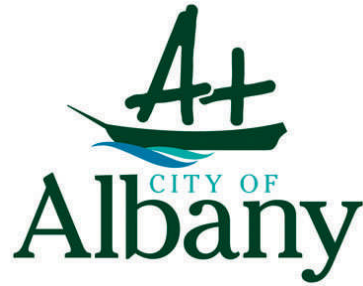
Item 11.3.4 continued.

**MOVED COUNCILLOR JAMIESON
SECONDED COUNCILLOR PAVER**

THAT Council, pursuant to clause 6.9 of the City of Albany Town Planning Scheme 3, resolves to adopt for the purposes of advertising the draft policy entitled “Subdivision and Development – Frenchman Bay Road”.

MOTION CARRIED 13-0

Item 11.3.4 continued.



COUNCIL POLICY

Subdivision & Development – Frenchman Bay Road

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DEVELOPMENT SERVICES REPORTS

Item 11.3.4 continued.

1. Objective

This policy area includes all land within the Residential Development Zone along Frenchman Bay Road.

The zoning of this area does not permit subdivision or development to occur until a structure plan has been undertaken. As there is no likelihood that reticulated sewer will be provided to the area in the short to medium term, the Policy has been prepared to provide guidance on subdivision, sizes of outbuildings and positioning of future dwellings.

The Policy will specifically resolve the following issues:

- (a) support limited subdivision to occur where environmental conditions are suitable for effluent disposal systems.
- (b) Allow increased outbuilding sizes in areas where there is limited potential for further subdivision.
- (c) Ensure that any new dwellings are constructed at a level where the dwelling is not prone to flooding or influenced by the high ground water table.

2. Scope

The Policy Area has been divided into three (3) precinct areas, being Precinct A, B and C.

Precinct A between Harding Road and Bramwell Road will allow limited subdivision so long as the resultant lot can accommodate a dwelling above the 2.5m AHD line.

Precinct B is generally higher land (especially that land west of Frenchman Bay Road) that is more capable for subdivision in the future, but will need appropriate servicing and structure planning prior to subdivision being supported.

Precinct C is low lying land which is not recommended for further subdivision, however large outbuilding sizes are recommended.

3. Definitions

Not Applicable.

4. Policy Statement

The Precinct boundaries are set out on the attached map.

4.1 Subdivision

4.1.1 Precinct A

Within Precinct A each lot existing on the 1st May 2006 can be subdivided to create one additional lot and the subdivision proposals will only be supported by Council, where the proposed lot has the ability to accommodate a single dwelling and associated outbuildings in a building curtilage located above the 2.5m AHD line as shown on the attached map.

DEVELOPMENT SERVICES REPORTS

Item 11.3.4 continued.

4.1.2 Precinct B

No subdivision proposals will be supported until such time as a detailed local structure plan has been prepared to ensure that the subdivision pattern of the locality is undertaken in an orderly and efficient manner and infrastructure services are extended to the Precinct.

4.1.3 Precinct C

No subdivision shall be supported within Precinct C.

4.2 Dwellings

4.2.1 Precinct A

Within Precinct A new dwellings are to be located above the 2.5m AHD line.

4.2.2 Precinct B

With the exception of a single house, no additional dwellings are permitted until such time as a structure plan has been endorsed and subdivision has taken place.

4.2.3 Precinct C

With the exception of a single house, no additional dwellings are permitted.

4.3 Outbuildings

4.3.1 Precinct A and C

Within Precinct's A and C only, outbuildings can be constructed in accordance with the Special Residential Zone Requirements of Council's Outbuilding Policy.

5. **Legislative and Strategic Context**

Not Applicable.

6. **Review Position and Date**

Executive Director Development Services to review on or before 30/6/2009.

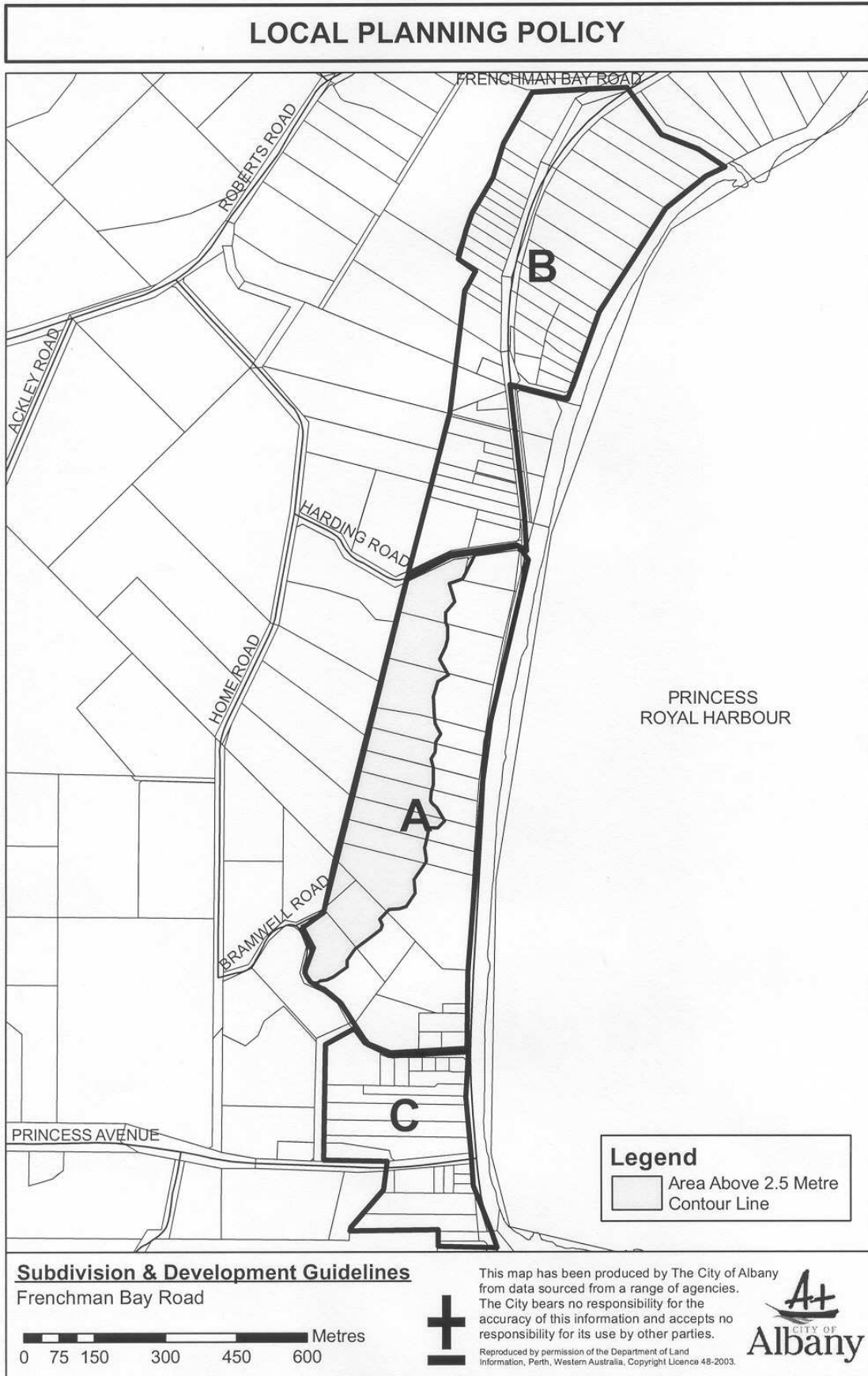
7. **Associated Documents**

- Council's Outbuildings Policy.

CEO Authorisation: _____ Date: ___/___/_____

DEVELOPMENT SERVICES REPORTS

Item 11.3.4 continued.



DEVELOPMENT SERVICES REPORTS

11.3.5 Scheme Amendment Request - Lots 101 and 102 Kitson Street, Gledhow

File/Ward	: SAR 090 (West Ward)
Proposal/Issue	: Rezoning land from 'Public Purpose' Reserve to the 'Light Industry' zone.
Subject Land/Locality	: Lots 101 and 102 Kitson Street, Gledhow
Proponent	: Ayton Taylor Burrell
Owner	: H Sharp
Reporting Officer(s)	: Planning Officer (A Nicoll)
Disclosure of Interest	: Nil
Previous Reference	: Nil
Summary Recommendation	: Support the proposal
Bulletin Attachment	: Scheme Amendment Request / Submissions
Locality Plan	:



DEVELOPMENT SERVICES REPORTS

Item 11.3.5 continued

BACKGROUND

1. A Scheme Amendment Request (SAR) has been lodged by Ayton Taylor Burrell seeking Council's preliminary support to rezone Lots 101 and 102 Kitson Street, Gledhow from the 'Public Purpose' Reserve to 'Light Industry' zone. A copy of the SAR is in the Elected Members Report / Information Bulletin.
2. The SAR was referred to the Department for Planning and Infrastructure, the Department of Environment and the Health Department for comment. A copy of their submissions is in the Elected Members Report / Information Bulletin.

STATUTORY REQUIREMENTS

3. A Scheme Amendment Request (SAR) is not a statutory process under the Town Planning and Development Act 1928. 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.
4. If an applicant decides to pursue a Scheme Amendment, the Council will be required to formally consider that request.

POLICY IMPLICATIONS

5. There are various policies and strategies that have relevance to these proposals. They include:
 - The WAPC's adopted State Planning Strategy;
 - The WAPC's adopted Statements of Planning Policy, (SPP's) including:
 - SPP No 1 - State Planning Framework Policy (Variation No. 1);
 - SPP No 4.1 –State Industrial Policy;
 - The WAPC's adopted Albany Regional Strategy;
 - The WAPC State Industrial Buffer Policy; and
 - The EPA Guidance Statement No.3 – Buffers.
6. There are also a number of draft statements and policies under consideration that have relevance to this proposal. These include
 - City's Draft Albany Local Planning Strategy (ALPS) (2005)
 - WAPC's Draft Lower Great Southern Strategy (2005)
 - The WAPC's adopted Draft Statements of Planning Policy (SPP's) including:
 - SPP No. 3.4 - Draft Natural Hazards and Disasters
 - SPP No 4.1 – Draft State Industrial Policy
 - EPA's Draft Guidance Statement no 33 - Environmental Guidance of Planning and Development. (2005)
7. The purpose of SPP 1 is to bring together existing State and regional policies that apply to land use and development in Western Australia. Local Government is to have regard for Statements of Planning Policy when preparing a Town Planning Scheme or Town Planning Scheme Amendment.

FINANCIAL IMPLICATIONS

8. There are no financial implications relating to this item.

DEVELOPMENT SERVICES REPORTS

Item 11.3.5 continued

STRATEGIC IMPLICATIONS

9. The subject land is identified in Council’s draft Albany Local Planning Strategy (ALPS) as being suitable for consideration of ‘Industry’ land uses.

COMMENT/DISCUSSION

10. Issues evident from a site visit and a preliminary soil assessment have revealed the following concerns:
 - There is a lack of infrastructure including piped sewer and drainage, unconstructed access to lot 101 and gravel access to lot 102; and
 - The land is low lying and therefore subject to water inundation and management concerns for drainage, effluent disposal, building development and industrial usage.
11. The Department of Environment have relayed the same concerns and have indicated that officers are not prepared to support the proposal in its current form.
12. The Department for Planning and Infrastructure have no underlying issues with the application, as the ‘industrial’ zoning is consistent with the other lot zonings surrounding the subject land.
13. Comments have not yet been received from the Health Department.
14. Subject to the applicant addressing underlying concerns, to the satisfaction of Council and including provisions to control the type of industries permitted, it is recommended that the preliminary request to rezone the land be supported. The land is currently reserved for “Public Purposes” and is privately owned. The current zoning effectively precludes the land from being developed, notwithstanding that all surrounding lots are zoned for industrial development.

RECOMMENDATION

THAT, subject, but not limited to, the following matters being addressed to the satisfaction of Council:

- Flooding assessment;
- Drainage, Effluent and building capability;
- Industry capability;
- Acid Sulphate Soil assessment;
- Road network report for vehicle access; and
- Provisions controlling the type of industries permitted.

Council advises that it is prepared to entertain the submission of a formal application for rezoning this land from the ‘Public Purpose’ Reserve to the ‘Light Industry’ zone.

Voting Requirement Simple Majority

.....

DEVELOPMENT SERVICES REPORTS

Item 11.3.5 continued.

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR JAMIESON**

THAT, subject, but not limited to, the following matters being addressed to the satisfaction of Council:

- **Flooding assessment;**
- **Drainage, Effluent and building capability;**
- **Industry capability;**
- **Acid Sulphate Soil assessment;**
- **Road network report for vehicle access; and**
- **Provisions controlling the type of industries permitted.**

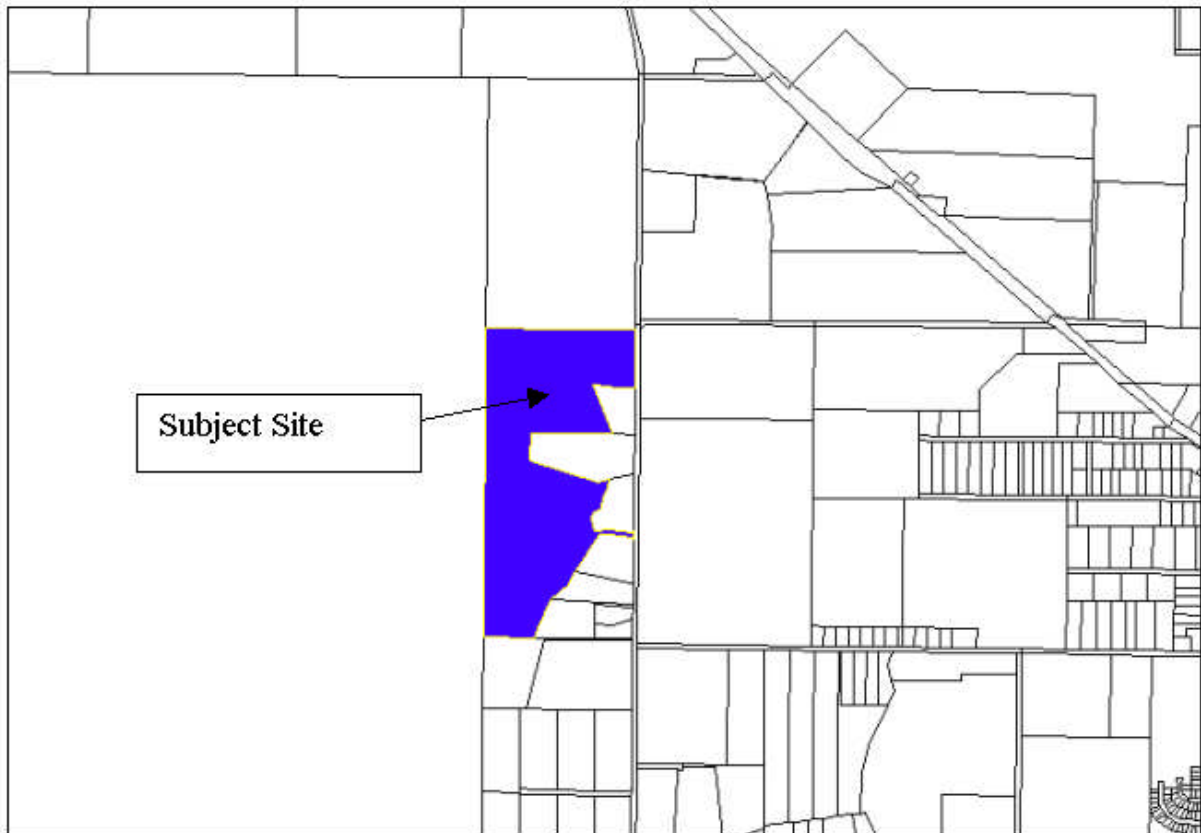
Council advises that it is prepared to entertain the submission of a formal application for rezoning this land from the 'Public Purpose' Reserve to the 'Light Industry' zone.

MOTION CARRIED 13-0

DEVELOPMENT SERVICES REPORTS

11.3.6 Initiate Amendment – Lot 9002 Link Road, Drome

File/Ward	: AMD 257 (West Ward)
Proposal/Issue	: Initiate Amendment to modify subdivision guide plan for Special Rural Area No.13
Subject Land/Locality	: Lot 9002 Link Road, Drome.
Proponent	: City of Albany
Owner	: B Gomm
Reporting Officer(s)	: Planning Officer (A Nicoll)
Disclosure of Interest	: Nil
Previous Reference	: OCM 19/7/05 – Item 11.3.4
Summary Recommendation	: Initiate Amendment
Bulletin Attachment	: Scheme Amendment
Locality Plan	:



DEVELOPMENT SERVICES REPORTS

Item 11.3.6 continued

BACKGROUND

1. At the Council meeting dated 19 July 2005 it was decided to:
“include within Amendment No. 208 a replacement of the existing subdivision guide plan for Special Rural Area No. 13 (Lot 24) Link Road based on the Preferred Long-Term Development Option (Plan 04-67-16.ATB) for the Ring Road”.
2. Amendment No 208 seeks to rezone Mr Vermuellen’s land to “Special Rural”. This land is lot 24 Link Road, which is directly to the south of lot 9002.
3. The Department for Planning and Infrastructure has since advised that as the ‘Preferred Long Term Development Option Plan’ was not originally included within Amendment No. 208, and has not been subject to assessment by the Environmental Protection Authority under section 48A of the Environmental Protection Act 1986, they are unable to give the plan any recognition when considering subdivision applications on lot 9002, land owned by Mr Gomm.
4. At its previous meeting dated 18 April 2006 Council resolved not to include the ‘Preferred Long Term Development Option Plan’ within Amendment 179, the adjacent land to the north and owned by Mr Knott.
5. The new Amendment Document No. 257 has therefore been prepared to allow the owner of lot 9002 to subdivide in accordance with the ‘Long Term Development Option Plan’. The proposed Amendment is attached as a bulletin item for Council’s consideration and the need to modify the guide plan was brought about by City intervention over access arrangements on to the future Ring Road.

STATUTORY REQUIREMENTS

6. Council’s resolution under the Town Planning and Development Act 1928 and the Town Planning Regulations 1967 is required to amend the Scheme.
7. An amendment to a Town Planning Scheme adopted by resolution of a local government is to be referred to the Environmental Protection Authority (EPA) for assessment.
8. Advertising of an amendment for public inspection is for a period of 42 days and is not to commence until the EPA has determined that the amendment is environmentally acceptable.
9. A resolution to amend a Town Planning Scheme should not be construed to mean that final approval would be granted to that amendment.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

11. The Long Term Development Option Plan was prepared for the City by Ayton, Taylor Burrell within the 1994/95 planning budget. The City and or Main Roads WA will fund any additional roads that are not provided by subdivisions in the area to ensure the integrity of the Albany Ring Road is maintained. This will include some minor roadwork’s/drainage to provide connection between proposed ROW’s in the future.

DEVELOPMENT SERVICES REPORTS

Item 11.3.6 continued

STRATEGIC IMPLICATIONS

12. This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

“Community Vision:

A Thriving City... Albany’s community will enjoy economic growth and outstanding opportunities for our youth through...

- *Innovative development complementing Albany’s unique character, natural environment and heritage*

Mission Statement:

The City of Albany is committed to...

- *Providing sound governance; and*
- *Promoting our Community’s vision for the future.*

Priority Projects:

No. 2 - Albany Local Planning Strategy and Town Planning Scheme.”

COMMENT/DISCUSSION

13. The ‘Long Term Development Option Plan’ will achieve a solution that provides for the closing of existing property access/egress and intersection points on to Link Road by providing an internal road network to service the local area.
14. The plan has already been supported in principle by the Department for Planning and Infrastructure and the Main Roads WA.
15. The plan, proposed to be adopted, as a new subdivision guide plan will be referred to the Environmental Protection Authority (EPA) for environmental assessment.
16. Should Council resolve to initiate this amendment and the EPA determine that the amendment is environmentally acceptable, notice will be forwarded to all relevant agencies and affected landowners inviting comment.
17. Based on the details contained within the amending documents, the initiation of this amendment can be supported.

RECOMMENDATION

THAT Council in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended) resolves to amend the City of Albany’s Town Planning Scheme No. 3 by amending the subdivision guide plan for Special Rural Area No. 13.

Voting Requirement Simple Majority

.....

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR JAMIESON**

THAT Council in pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended) resolves to amend the City of Albany’s Town Planning Scheme No. 3 by amending the subdivision guide plan for Special Rural Area No. 13.

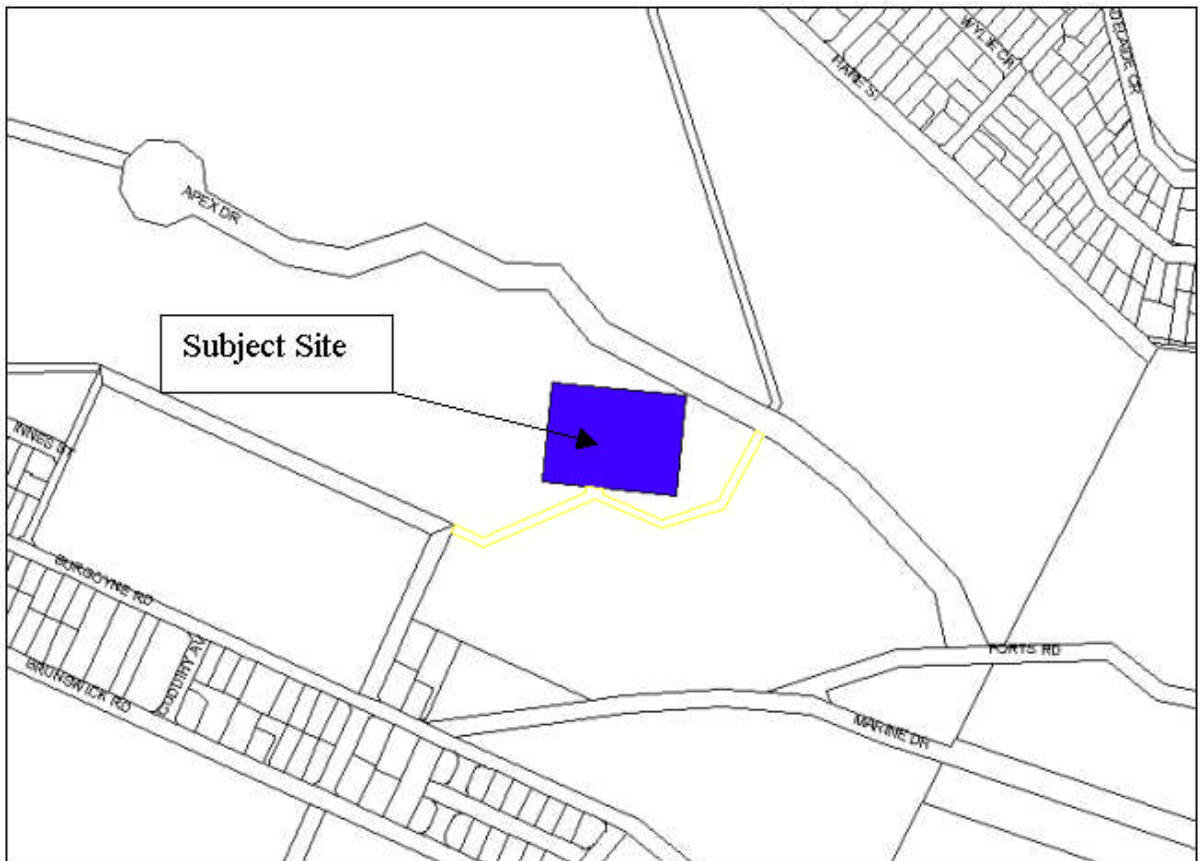
MOTION CARRIED 13-0

DEVELOPMENT SERVICES REPORTS

11.4 RESERVES PLANNING

11.4.1 Excision of Portion of Reserve 26823 - Apex Drive, Mt Clarence

File/Ward	:	A155259 (Frederickstown Ward)
Proposal/Issue	:	Proposed excision of a portion of Council's Reserve to accommodate water storage facility
Subject Land/Locality	:	Reserve 29075 & Reserve 26823 Apex Drive, Mt Clarence
Proponent	:	Water Corporation
Owner	:	Water Corporation and Crown
Reporting Officer(s)	:	Manager Planning & Ranger Services (G Bride)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 20/12/05 – Item 11.1.3
Summary Recommendation	:	Support excision
Bulletin Attachment	:	Nil
Locality Plan	:	



DEVELOPMENT SERVICES REPORTS

Item 11.4.1 continued

BACKGROUND

1. At its meeting dated 20 December 2005 Council considered an application for a Water Tank Facility at Mount Clarence and resolved:

“THAT Council:

- i) resolves to support the issuing of a Notice of Planning Scheme Consent for the development of a Water Tank Facility (Public Authority) on Reserve 29075 Apex Drive, Mount Clarence, subject to, but not limited to, conditions requiring:*
 - a) the trees to be planted to screen the development are to be no less than 2 metres in height on planting;*
 - b) the tank is to be painted in a dark green colour to suit the local environment; and*
 - c) the drainage sump is not to be constructed in the location shown on the approved plan, until such time as the land has been amalgamated within Reserve 29075.*
 - ii) advises the Water Corporation that development of the drainage sump prior to the amalgamation of a portion of Council Reserve 26823, can only occur where Council has granted its prior permission under Section 17 of the Local Government Regulations (Uniform Local Provisions) 1996; and*
 - iii) pursuant to clause 7.22 of the City of Albany Town Planning Scheme 1A, delegate to the Manager Planning and Ranger Services authority to issue a Conditional Planning Scheme Consent approval for the development of a Water Tank Facility (Public Authority) on Reserve 29075 Apex Drive, Mount Clarence.”*
2. In order to progress point (i) (c) of the above resolution, the Water Corporation has requested Council’s support to excise a 1250m² portion of Reserve 26823, currently vested in Council, so that a drainage sump can be constructed as part of the new Water Tank Facility on Mount Clarence.
 3. A copy of the plan showing the area of excision is attached for information purposes.

STATUTORY REQUIREMENTS

4. In accordance with Section 46 of the Land Administration Act 1997:
“The Minister may by order place with any one person or jointly with any two or more persons the care, control and management of a reserve for the same purpose as that for which the relevant Crown Land is reserved under section 41 and for purposes ancillary or beneficial to that purpose and may in that order subject that care, control and management to such conditions as the Minister specifies.”

POLICY IMPLICATIONS

5. The subject land is affected by the recently adopted City Mounts Management Plan. The Plan identifies a fire access route traversing the subject land, and thus any cost to deviate the route around the drainage sump should be borne by the Water Corporation.

FINANCIAL IMPLICATIONS

6. There are no financial implications related to this item.

DEVELOPMENT SERVICES REPORTS

Item 11.4.1 continued

STRATEGIC IMPLICATIONS

- 7. This item directly relates to the following elements from the City of Albany 3D Corporate Plan:

“Community Vision:

A Thriving City: Albany’s community will enjoy economic growth and outstanding opportunities for our youth through ...

- *Excellent community infrastructure and services;*

Mission Statement:

The City of Albany is committed to ...

- *Providing sound governance; and*
- *Promoting our Community’s vision for the future.*

Priority Projects:

Nil.”

COMMENT/DISCUSSION

- 8. Subject to the Water Corporation installing a fire access route around the drainage sump, staff recommend that the excision of a portion of Reserve 26823 to Water Corporation Reserve 29075 be supported.

RECOMMENDATION

THAT Council supports the excision request of a portion of Reserve 26823 as identified on Plan HF26-0-1 submitted by the Water Corporation, subject to the fire access route identified within the City Mounts Management Plan being deviated around the drainage sump, and directs staff to advise the Department of Planning & Infrastructure of such support.

Voting Requirement Simple Majority

.....

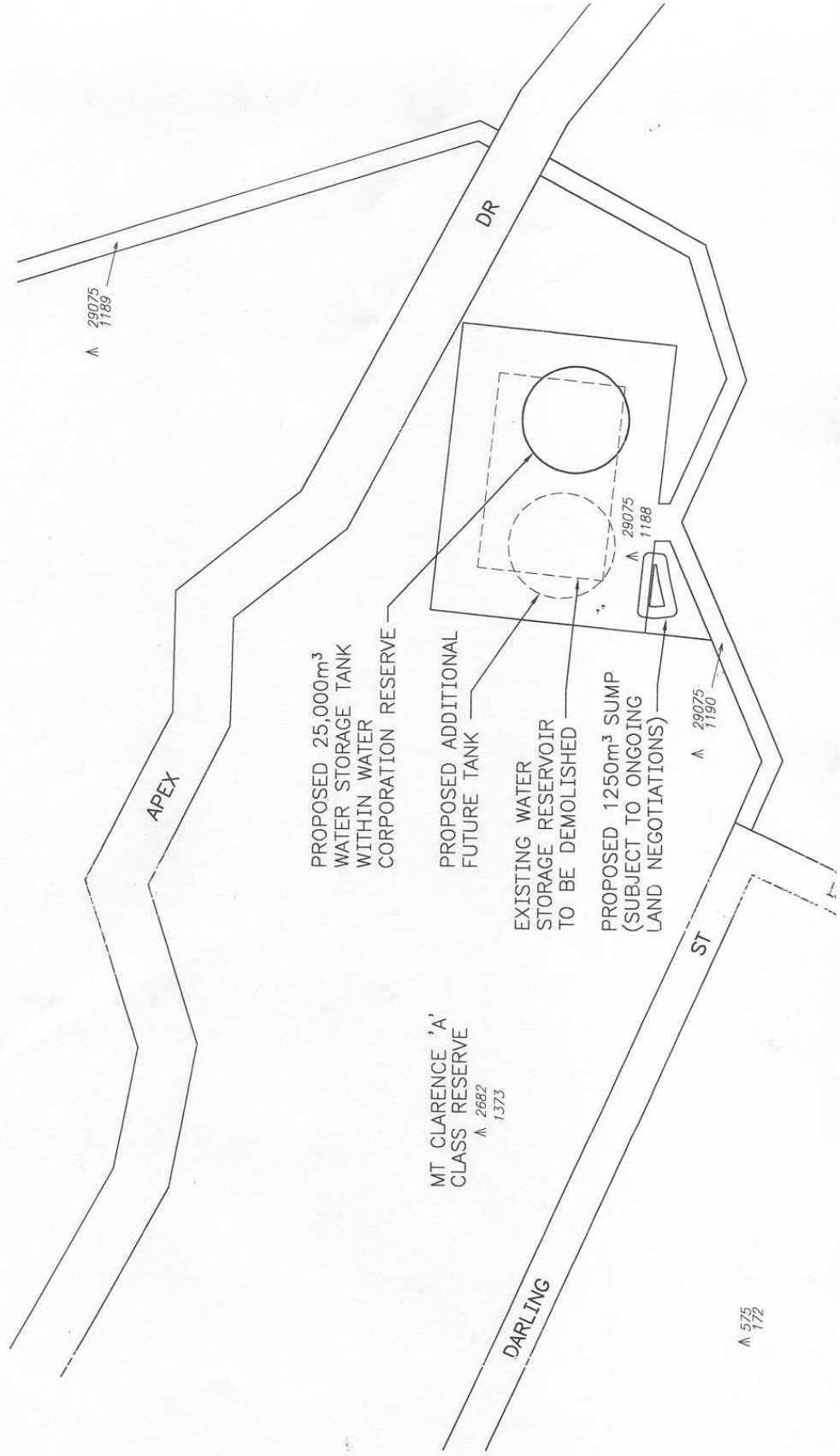
**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR JAMIESON**

THAT Council supports the excision request of a portion of Reserve 26823 as identified on Plan HF26-0-1 submitted by the Water Corporation, subject to the fire access route identified within the City Mounts Management Plan being deviated around the drainage sump, and directs staff to advise the Department of Planning & Infrastructure of such support.

MOTION CARRIED 13-0

Item 11.4.1 continued

Proposed Development: City of Albany - Mt Clarence Water Storage Tank



DEVELOPMENT SERVICES REPORTS

11.5 DEVELOPMENT SERVICE COMMITTEES

11.5.1 Bushfire Management Committee meeting minutes – 19 April 2006

File/Ward	:	MAN 089 (All Wards)
Proposal/Issue	:	Committee items for Council consideration
Reporting Officer(s)	:	Emergency Management Coordinator (S Gray)
Summary Recommendation	:	That the minutes of the Bushfire Management Committee held on 19 April 2006 be adopted.

RECOMMENDATION

THAT the minutes of the Bushfire Management Committee held on 19 April 2006 are received (copy of minutes are in the Elected Members' Report / Information Bulletin) and the following motions are adopted: -

Item 9.1 Vehicle Replacement Program 2006/07

THAT;

- i) The 2006/07 replacement schedule be accepted;
- ii) Further discussions based on the City of Albany's Resource to Risk submission be held with FESA during the next twelve months; and
- iii) The results of these discussions are brought back to the Bush Fire Advisory Committee for acceptance.

Item 9.2 2006/07 Firebreak Notice

1. That Optional Perimeter Firebreaks apply across all of the City of Albany as below:
 - i) Property is in excess of 10 hectares;
 - ii) Vacant land/absentee landholders must have firebreaks unless they reside within the brigade district or within an adjacent brigade of the property, or an employee resides on the property;
 - iii) There must be, where practical, permanently maintained perimeter access break with low fuel levels 3 metres wide with a 4 metre vertical clearance if the bush is more than 20 metres wide at the boundary;
 - iv) Must undertake hazard reduction around buildings and fuel dumps to a minimum of 20 metres;
 - v) Access to all buildings must be at least 4 metres wide with a vertical clearance of 4 metres to allow access for a fire appliance;
 - vi) The owner/occupier/employee must have a serviceable fire fighting unit that is readily accessible to the property at all times, which comprises of a minimum of 400 litre tank and a 5 hp motorised fire pump. The fire unit must also have at least 15 metres of 19mm fire hose, a reel fitted with suitable fire nozzles and all equipment must be mounted on a vehicle, trailer or skid mounted unit;
 - vii) Landowners/occupiers within the brigade area intending to have optional perimeter firebreaks must apply to the City of Albany in writing no later than 1 November; and
 - viii) Optional perimeter firebreaks apply, with FCO approval, to the original owner/occupier for a period of 5 years. Reapplication is necessary with a new owner/occupier but with new applications expiring the same year as all other applications.
2. THAT firebreaks be ploughed, burnt, or sprayed (NOT SLASHED) to 3 metres unless Optional Perimeter Firebreaks or Firebreak exemptions apply.

DEVELOPMENT SERVICES REPORTS

Item 11.5.1 continued.

Item 9.3 Election of Office Bearers

THAT Council endorse the office bearers elected at the Bush Fire Advisory Committee meeting.

Voting Requirement Simple Majority

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR BOJCUN**

THAT the minutes of the Bushfire Management Committee held on 19 April 2006 are received (copy of minutes are in the Elected Members' Report / Information Bulletin) and the following motions are adopted: -

Item 9.1 Vehicle Replacement Program 2006/07

THAT;

- i) the 2006/07 replacement schedule be accepted;**
- ii) further discussions based on the City of Albany's Resource to Risk submission be held with FESA during the next twelve months; and**
- iii) the results of these discussions are brought back to the Bush Fire Advisory Committee for acceptance.**

Item 9.2 2006/07 Firebreak Notice

1. That Optional Perimeter Firebreaks apply across all of the City of Albany as below:

- i) Property is in excess of 10 hectares;**
- ii) Vacant land/absentee landholders must have firebreaks unless they reside within the brigade district or within an adjacent brigade of the property, or an employee resides on the property;**
- iii) There must be, where practical, permanently maintained perimeter access break with low fuel levels 3 metres wide with a 4 metre vertical clearance if the bush is more than 20 metres wide at the boundary;**
- iv) Must undertake hazard reduction around buildings and fuel dumps to a minimum of 20 metres;**
- v) Access to all buildings must be at least 4 metres wide with a vertical clearance of 4 metres to allow access for a fire appliance;**
- vi) The owner/occupier/employee must have a serviceable fire fighting unit that is readily accessible to the property at all times, which comprises of a minimum of 400 litre tank and a 5 hp motorised fire pump. The fire unit must also have at least 15 metres of 19mm fire hose, a reel fitted with suitable fire nozzles and all equipment must be mounted on a vehicle, trailer or skid mounted unit;**
- vii) Landowners/occupiers within the brigade area intending to have optional perimeter firebreaks must apply to the City of Albany in writing no later than 1 November; and**
- viii) Optional perimeter firebreaks apply, with FCO approval, to the original owner/occupier for a period of 5 years. Reapplication is necessary with a new owner/occupier but with new applications expiring the same year as all other applications.**

2. THAT firebreaks be ploughed, burnt, or sprayed (NOT SLASHED) to 3 metres unless Optional Perimeter Firebreaks or Firebreak exemptions apply.

Item 9.3 Election of Office Bearers

THAT Council endorse the office bearers elected at the Bush Fire Advisory Committee meeting.

MOTION CARRIED 13-0

Corporate & Community Services

REPORTS

- R E P O R T S -

12.1 FINANCE

12.1.1 List of Accounts for Payment

File/Ward	:	FIN 040 (All Wards)
Proposal/Issue	:	N/A
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Manager Finance (S Goodman)
Disclosure of Interest	:	Nil.
Previous Reference	:	N/A
Summary Recommendation	:	Council adopt the list of accounts for payment.
Bulletin Attachment	:	Nil
Locality Plan	:	N/A

COMMENTS / DISCUSSION

- The list of account for payment for the City of Albany is included within the Elected Members Report & Information Bulletin and contains the following:-

Municipal Fund			
Cheques		Totalling	\$230,526.52
Electronic Fund transfer		Totalling	2,167,811.60
Credit Cards		Totalling	10,160.83
Payroll		totalling	738,717.68
Total			<u>\$3,147,216.63</u>

- As at 1st May 2006, the total outstanding creditors, stands at \$374,296.01.

RECOMMENDATION

THAT the following City of Albany accounts be passed for payment:-

Municipal Fund	Totalling	<u>\$3,147,216.63</u>
----------------	-----------	------------------------------

Voting Requirement Simple Majority

**MOVED COUNCILLOR EMERY
 SECONDED COUNCILLOR LIONETTI**

THAT the following City of Albany accounts be passed for payment:-

Municipal Fund	Totalling	<u>\$3,147,216.63</u>
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MOTION CARRIED 13-0

CORPORATE & COMMUNITY SERVICES REPORTS**12.1.2 Financial Activity Report**

File/Ward	:	FIN 040 (All Wards)
Proposal/Issue	:	N/A
Subject Land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer(s)	:	Senior Accounting Officer (M Brenton)
Disclosure of Interest	:	Nil.
Previous Reference	:	N/A
Summary Recommendation	:	Note Financial Activity Statement
Bulletin Attachment	:	Nil
Locality Plan	:	N/A

COMMENT/DISCUSSION

1. The Financial Activity Plan was introduced by the Department of Local Government from 1st July 2005. The change was implemented to provide elected members with a better idea of operating and capital revenues and expenditure. It was also intended to link operating results with balance sheet items and reconcile with the end of month cash balances.

STATUTORY REQUIREMENTS

2. Section 6.4 of the Local Government Act 1995 requires that financial reports be prepared and presented in the manner and form prescribed in the regulations. Regulation 34 has been amended to require that Councils report on the sources and applications of funds on a monthly basis, and that the report be noted by Council.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

4. There are no financial implications. The Financial Activity Statement is a report only.

STRATEGIC IMPLICATIONS

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

Item 12.1.2 continued.

COMMENT/DISCUSSION

6. The Financial Activity Report and report on major variances follow.

RECOMMENDATION

THAT Council note the attached Financial Activity Statement.

Voting Requirement Simple Majority

.....

<p>MOVED COUNCILLOR WILLIAMS SECONDED COUNCILLOR WEST</p> <p>THAT Council note the attached Financial Activity Statement.</p> <p style="text-align: right;">MOTION CARRIED 13-0</p>
--

CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.1.2 continued.

Explanation of Variances on Financial Activity Statement – April YTD 2006

Variance Analysis based on anticipated Q3 Current Budget approval by Council

OPERATING INCOME

Other Revenue / Income

BCITF Fees up – offset by payment to State Government (\$39,561)

ALAC flood insurance payment 1st instalment (\$63,041)

Albany Classic income. Timing only (\$34,509)

CAPITAL INCOME

Proceeds from Sale of Assets

Timing only

CAPITAL EXPENDITURE

Other Capital

Administration Building (\$230,000) Waiting on Contractor invoice

CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.1.2 continued.

FINANCIAL ACTIVITY STATEMENT

Apr-06

	Actual Year to Date 30-Apr-06	Current Budget Year to Date 30-Apr-06	Budget Variance
OPERATING INCOME			
Rates	15,476,702	15,452,413	24,289
Grants & Subsidies	2,834,288	2,805,183	29,105
Contributions. Reimb & Donations	282,515	273,842	8,673
Fees & Charges	6,202,014	6,102,825	99,189
Interest Earned	773,228	804,500	(31,272)
Other Revenue / Income	882,239	714,554	167,685
Net Controlled Trust Revenue	158,353	109,273	
	26,609,339	26,262,590	297,669
OPERATING EXPENDITURE (excluding depreciation)			
Employee Costs	(8,118,961)	(8,333,848)	214,887
Utilities	(715,044)	(731,999)	16,955
Interest Expenses	(552,556)	(581,614)	29,058
Contracts & materials	(4,646,694)	(4,806,567)	159,873
Insurance expenses	(373,168)	(379,750)	6,582
Other Expenses	(3,274,584)	(3,602,870)	328,286
	(17,681,008)	(18,436,648)	755,640
CAPITAL INCOME			
Grants & Subsidies	922,059	914,316	7,743
Contributions. Reimb & Donations, Other	245,501	255,500	(9,999)
Proceeds from sale of assets	1,595,466	1,858,203	(262,737)
	2,763,026	3,028,019	(264,993)
CAPITAL EXPENDITURE			
Asset Masterplans	(3,516,879)	(3,646,540)	129,661
ALAC Redevelopment	(52,173)	(6,000)	(46,173)
Plant Replacement	(2,009,758)	(1,904,320)	(105,438)
Developers Subdivisions	0	0	-
Other Capital	(1,454,904)	(1,634,867)	179,963
	(7,033,713)	(7,191,727)	158,014
CASH FLOWS FROM FINANCING ACTIVITIES			
Loan Principal Repayment	(389,735)	(424,416)	34,681
Proceeds from Self Supporting Loans	15,963	28,281	(12,318)
Proceeds from new loans	0	0	-
	(373,772)	(396,135)	22,363
OTHER BALANCE SHEET ITEMS			
Change in stock position	330,147		
Change in Debtors	467,756		
Change in Creditors	10,434		
	808,337		
NET CASH FLOW	5,092,209		
Opening Cash balance	13,045,744		
NET CASH AT BALANCE DATE	18,137,952		
Cash summary			
Municipal Account	8,199,129		
Reserve Account	7,262,255		
Trust Account	2,676,569		
Total Bank / Investments	18,137,952		

CORPORATE & COMMUNITY SERVICES REPORTS

12.1.3 2005/06 Third Quarter Budget Review

File/Ward	: FIN 047 (All Wards)
Proposal/Issue	: Council requested to adopt the third quarter Budget Review
Subject Land/Locality	: N/A
Proponent	: N/A
Owner	: N/A
Reporting Officer(s)	: Manager – Finance (S Goodman)
Disclosure of Interest	: Nil.
Previous Reference	: Nil.
Summary Recommendation	: That Council adopt the third quarter budget review.
Bulletin Attachment	: Budget summary including proposed review adjustments
Locality Plan	: N/A

BACKGROUND

1. Council officers have reviewed the operating results for their areas together with determinations by Council for the first nine months of the 2005/06 financial year.
2. Variances in the anticipated full year results have been identified.

STATUTORY REQUIREMENTS

3. Under the Local Government Act, Section 6.8, a local government is not to incur expenditure from its municipal fund for an additional purpose except where the expenditure:
 - a. is incurred in a financial year before the adoption of the annual budget by the local government
 - b. is authorised in advance by a resolution (absolute majority required) or
 - c. is authorised in advance by the mayor in an emergency

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

5. Council has adopted a balanced budget for 2005/06 and resolved to transfer any budget surplus into the Masterplan Funding Reserve. If there were an end of year deficit, it would require funding from the following year's budget.

CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.1.3 continued.

STRATEGIC IMPLICATIONS

- 6. There are no strategic implications relating to this item.

COMMENT/DISCUSSION

- 7. The original balanced budget has been adjusted by decisions made by Council since June 2005. The impact of previous Council decisions together with the review conducted by officers in April 2006 resulted in required amendments to the original 05/06 Budget. The identified savings, deferred projects and additional costs resulted in a projected net surplus for 2005/06 of \$87,870.

A comprehensive list of the proposed reallocations is contained in the Elected Members Report and Information Bulletin.

- 8. The following is information on significant proposed adjustments:-
 - a) Community Security Programme – (80,000) deleted as grant was not available.
 - b) Masterplan land sales – Sales of \$1,070,000 deferred in accordance with Policy on Land Disposal - Offset by reduced transfers to reserves.
 - c) Interest on Investments - additional revenue \$125,000
 - d) Development – Legal Appeals - projected additional cost of \$88,000 due to Earl St Tribunal costs.
 - e) Peace Park grant (\$250,000) not received- expenditure reduced by \$234,000
 - f) Planning income - projected to increase by \$\$61,000 due to development activity.
 - g) Building income- projected to increase by \$70,000 due to level of building activity.
 - h) Rise and Fall - Waste Minimisation Contract - \$95,000
 - i) ALAC redevelopment - Reduced expenditure (\$100,000) due to timing offset by deferral of grant funding.
 - j) Flood Damage payment – increased by \$289,000 since previous estimate (transferred to Masterplan funding reserve)
 - k) Budget Carryovers - \$845,987 - Project funds deferred to 06/07- Funds transferred to reserves to fund 06/07 expenditure. Major components include:

Emu Point Swim Facility	\$203,000
Emu Point Coastal Works	136,727
IT purchase of PCs, software	65,200
IT Development	52,900
HMAS Perth Interpretive Centre	50,000

- 9. Budget Re-alignments
A few changes have been made to correct the code number or to change the responsibility for a budget. They have a nil impact on the budget balance.

RECOMMENDATION

THAT Council adopt the third quarter budget review

Voting Requirement Absolute Majority

.....

ORDINARY COUNCIL MEETING MINUTES – 16/05/06
** REFER DISCLAIMER **
CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.1.3 continued.

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WALKER**

THAT Council adopt the third quarter budget review

**MOTION CARRIED 13-0
ABSOLUTE MAJORITY**

CORPORATE & COMMUNITY SERVICES REPORTS

12.2 ADMINISTRATION**12.2.1 2007 Council Elections – Choice of Methods of Conducting the Election**

File/Ward	:	MAN 016 (All Wards)
Proposal / Issue	:	2007 Council Elections
Subject land/Locality	:	N/A
Proponent	:	N/A
Owner	:	N/A
Reporting Officer	:	Manager Customer Services (B Parker)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 15/08/00 - Item 12.2.1 OCM 18/06/03 – Item 12.2.10 OCM 17/02/04 – Item 12.2.1
Summary Recommendation	:	Agree to allow the Electoral Commissioner to be responsible for conducting the 2007 elections as a postal election.
Bulletin Attachment	:	Nil
Locality Plan	:	N/A

BACKGROUND

1. The West Australian Electoral Commission has commenced planning for the 2007 Local Government postal elections and has invited the City of Albany to utilise its services in conducting these elections.
2. At this point in time, the next local government election will be held on Saturday 5th May 2007. There is currently a proposal being considered to change this election date to October 2007, however this is yet to be legislated and finalised.
3. The current procedure required by the *Local Government Act 1995* is that written agreement of the Electoral Commissioner has to be obtained before the vote is taken. To facilitate the process the Commissioner has agreed to be responsible for the conduct of the ordinary elections in May 2007 for the City of Albany in accordance with Section 4.20(4) of the *Local Government Act 1995*, together with any other elections or polls that may also be required. This agreement is subject to the proviso that the City of Albany also wishes to have the election undertaken by the Western Australian Electoral Commission as a postal election.
4. In order to achieve this the following two motions need to be passed by a by special majority:-
 - Declare, in accordance with Section 4.20(4) of the *Local Government Act 1995*, the Electoral Commissioner to be responsible for the conduct of the May 2007 ordinary elections together with any other elections or polls which may also be required; and

CORPORATE & COMMUNITY SERVICES REPORTS

Item 12.2.1 continued.

- Decide, in accordance with Section 4.61(2) of the *Local Government Act 1995*, that the method of conducting the election will be as a postal election.
5. It is to be noted that the wording of the first declaration has been amended with vacancies or polls that the City requires being added to the ordinary elections without the need for a further Council vote. This of course will be subject to a requirement that details must be known prior to the formal steps of the election, such as roll close and the call for nominations, occurring.

STATUTORY REQUIREMENTS

6. Section 4.61 of the Local Government Act 1995, states in part as follows:

“4.61 (1) The election can be conducted as a –

*“**postal election**” which is an election at which the method of casting votes is to be posting or delivering them to an electoral officer on or before election day; or*

*“**voting in person election**” which is an election at which the principal method of casting votes is by voting in person on election day but at which votes can also be cast in person before election day, or posted or delivered, in accordance with regulations.*

- (2) The local government may decide * to conduct the election as a postal election.*

**Special majority required “*

- (4) A decision under subsection (2) has no effect unless it is made after a declaration is made under section 4.20 (4) that the Electoral Commissioner is to be responsible for the conduct of the election or in conjunction with such a declaration.”*

7. Section 4.20 (4) of the Act states as follows:

*“(4) A local government may, having first obtained the written agreement of the Electoral Commissioner, declare * the Electoral Commissioner to be responsible for the conduct of an election and, if such a declaration is made, the Electoral Commissioner is to appoint a person to be the returning officer of the local government for the election.*

**Special majority required”*

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

9. The City of Albany Business Plan assumes that the Western Australian Electoral Commission will run the 2007 Local Government Elections. Therefore the cost implications associated with coordinating the elections have been allowed for.

Item 12.2.1 continued.

STRATEGIC IMPLICATIONS

10. This item directly relates to the following elements from the City of Albany's 3D Corporate Plan....

Mission Statement:

The City of Albany is committed to.... providing sound governance

And

The City of Albany will always be renowned for.... our high performance system of governance.

COMMENT/DISCUSSION

11. The Electoral Commission states higher turnout figures that clearly indicate that electors are more prepared to vote in postal elections; and cite the following advantages:

Advantages for electors

- Convenience of casting a vote in their own homes – particularly for disabled and aged voters and those without access to transport.
- Provision of candidate profiles to each elector to assist in their decision-making.
- Time to contact candidates and make an informed decision.
- Reduced costs in time and travel in casting a vote.

Advantages for candidates

- Availability of an experienced Returning Officer “at arms length” from Local Government business.
- Detailed candidates’ guides prepared by the Electoral Commission.
- An opportunity to reach all eligible electors at no cost through the candidate profile.
- Confidence that the election is being run by the State’s independent Electoral Commission.
- Elected candidates have an increased support base.

Advantages for the Local Government

- All eligible electors are given information about the election.
- Electors can vote more easily as there are virtually no barriers to Voting.
- Elections are seen to be conducted by the impartial Western Australian Electoral Commission.
- The workload for the CEO is reduced in an area that is not core business.
- The vast majority of elector and candidate enquiries are received and resolved by either the Returning Officer or the Electoral Commissioner
- Statutory requirements are fulfilled.
- A full election report (including statistics) is prepared by the Electoral Commission for presentation to Council.
- Materials and equipment used in the processes meet contemporary electoral standards.
- Economies of scale can reduce some of the costs.
- Elected Councillors have a high level of support from the local community.

Item 12.2.1 continued.

RECOMMENDATION

THAT Council:-

- i) declare, in accordance with section 4.20(4) of the Local Government Act 1995, the Electoral Commissioner to be responsible for the conduct of the May 2007 elections together with any other elections or polls which may also be required; and
- ii) decide, in accordance with section 4.61(2) of the Local Government Act 1995, that the method of conducting the election will be as a postal election.

Voting Requirement Special Majority

.....

**MOVED COUNCILLOR JAMIESON
SECONDED COUNCILLOR WALKER**

THAT Council:-

- i) declare, in accordance with section 4.20(4) of the Local Government Act 1995, the Electoral Commissioner to be responsible for the conduct of the May 2007 elections together with any other elections or polls which may also be required; and**
- ii) decide, in accordance with section 4.61(2) of the Local Government Act 1995, that the method of conducting the election will be as a postal election.**

**MOTION CARRIED 13-0
SPECIAL MAJORITY**

12.3 LIBRARY SERVICES

Nil.

12.4 DAY CARE CENTRE

Nil.

12.5 TOWN HALL

Nil.

12.6 RECREATION SERVICES

Nil.

CORPORATE & COMMUNITY SERVICES REPORTS

12.7 CORPORATE & COMMUNITY SERVICES COMMITTEE

12.7.1 Senior Advisory Committee meeting minutes – 26th February 2006

- File/Ward** : MAN 131 (All Wards)
- Proposal/Issue** : Committee Items for Council Consideration.
- Reporting Officer(s)** : Executive Director Corporate & Community Services (WP Madigan)
- Summary Recommendation** : That the Minutes of Senior Advisory Committee held on 26th February 2006 be adopted.

RECOMMENDATION

THAT the minutes of Senior Advisory Committee held on 26th February 2006 be received (copy of minutes are in the Elected Members Report/Information Bulletin).

Voting Requirement Simple Majority

.....

**MOVED COUNCILLOR LIONETTI
SECONDED COUNCILLOR MARSHALL**

THAT the minutes of Senior Advisory Committee held on 26th February 2006 be received (copy of minutes are in the Elected Members Report/Information Bulletin).

MOTION CARRIED 13-0

CORPORATE & COMMUNITY SERVICES REPORTS

12.7.2 Disability Services & Community Access Advisory Committee meeting minutes – 8th February 2006

- File/Ward** : MAN 134 (All Wards)
- Proposal/Issue** : Committee Items for Council Consideration.
- Reporting Officer(s)** : Executive Director Corporate & Community Services (WP Madigan)
- Summary Recommendation** : That the Minutes of Disability Services & Community Access Advisory Committee held on 8th February 2006 be adopted.

RECOMMENDATION

THAT the minutes of Disability Services & Community Access Advisory Committee held on 8th February 2006 be received (copy of minutes are in the Elected Members Report/Information Bulletin).

Voting Requirement Simple Majority

.....

**MOVED COUNCILLOR LIONETTI
SECONDED COUNCILLOR WILLIAMS**

THAT the minutes of Disability Services & Community Access Advisory Committee held on 8th February 2006 be received (copy of minutes are in the Elected Members Report/Information Bulletin).

MOTION CARRIED 13-0

CORPORATE & COMMUNITY SERVICES REPORTS

12.7.3 Community Financial Assistance Committee meeting minutes – 13th March 2006

- File/Ward** : MAN 146 (All Wards)
- Proposal/Issue** : Committee Items for Council Consideration.
- Reporting Officer(s)** : Executive Director Corporate & Community Services (WP Madigan)
- Summary Recommendation** : That the Minutes of Community Financial Assistance Committee held on 13th March 2006 be adopted.

RECOMMENDATION

THAT the minutes of Community Financial Assistance Committee held on 13th March 2006 be received (copy of minutes are in the Elected Members Report/Information Bulletin) and the following motions adopted:-

- 6.1.3 Community Based Emergency Service Grant Applications
THAT Council approve the re-allocation of unused funds (\$7,200) from within the Emergency Services funding pool to the Economic Development funding pool, to meet the high demand for funding under that program.
- 6.2 Major Forward Planning Grants
THAT;
- i) Council include an allocation of \$30,000 in its 2006/07 budget to assist the establishment Clontarf Foundations' Great Southern Football Academy in Albany; and
 - ii) Clontarf Foundation be requested to seek a pro-rata contribution totalling \$20,000 from the other Local Governments in the Great Southern from which the Football Academy students will be drawn.
- 6.3 Community Financial Assistance Policy
THAT Council amend the Community Financial Assistance Policy to include an additional funding pool specifically for 'Youth Crises Services' and provide an additional Community Financial Assistance Program budget allocation of \$20,000 for 2006/07 to fund that pool.

Voting Requirement Absolute Majority

.....

**MOVED COUNCILLOR WILLIAMS
SECONDED COUNCILLOR JAMIESON**

THAT the minutes of Community Financial Assistance Committee held on 13th March 2006 be received (copy of minutes are in the Elected Members Report/Information Bulletin) and the following motions adopted:-

- 6.1.3 Community Based Emergency Service Grant Applications
THAT Council approve the re-allocation of unused funds (\$7,200) from within the Emergency Services funding pool to the Economic Development funding pool, to meet the high demand for funding under that program.**

CORPORATE & COMMUNITY SERVICES REPORTS

6.2 Major Forward Planning Grants

THAT;

- iii) Council include an allocation of \$30,000 in its 2006/07 budget to assist the establishment Clontarf Foundations' Great Southern Football Academy in Albany; and
- iv) Clontarf Foundation be requested to seek a pro-rata contribution totalling \$20,000 from the other Local Governments in the Great Southern from which the Football Academy students will be drawn.

6.3 Community Financial Assistance Policy

THAT Council amend the Community Financial Assistance Policy to include an additional funding pool specifically for 'Youth Crises Services' and provide an additional Community Financial Assistance Program budget allocation of \$20,000 for 2006/07 to fund that pool.

**MOTION CARRIED 13-0
ABSOLUTE MAJORITY**

12.8 COUNCIL REPRESENTATION

Nil.

Works & Services

REPORTS

- R E P O R T S -

13.1 CITY ASSETS - ASSET MANAGEMENT

Nil.

13.2 CITY SERVICES – WASTE MANAGEMENT

Nil.

13.3 CITY SERVICES – AIRPORT MANAGEMENT

Nil.

13.4 CITY SERVICES – CONTRACT MANAGEMENT

Nil.

13.5 CITY WORKS – CAPITAL WORKS

Nil.

13.6 CITY WORKS – RESERVES, PLANNING & MANAGEMENT

Nil.

13.7 WORKS & SERVICES COMMITTEES

Nil.

General Management Services

REPORTS

GENERAL MANAGEMENT SERVICES REPORTS

14.1 STRATEGIC DEVELOPMENT

14.1.1 City of Albany Copyright Policy

File/Ward	: MAN 141 (All Wards)
Proposal/Issue	: City of Albany Copyright Policy
Subject Land/Locality	: N/A
Proponent	: City of Albany
Owner	: City of Albany
Reporting Officer(s)	: Project Administration Officer (T Kirkland)
Disclosure of Interest	: Nil
Previous Reference	: Nil
Summary Recommendation	: THAT Council adopt the Council Policy – Copyright.
Bulletin Attachment	: Copy of the Copyright Policy
Locality Plan	: N/A

BACKGROUND

1. Council produces a significant number of corporate documents each year, which do not currently contain any copyright protection in the form of copyright notice or copyright symbol.
2. This lack of protection makes it difficult to preserve Council's right to licence copyright to others or preserve Council's right of attribution when Council material is licensed to others for specific uses.

STATUTORY REQUIREMENTS

3. There are no statutory requirements relating to this item.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

5. There are no financial implications relating to this item.

STRATEGIC IMPLICATIONS

6. This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

GENERAL MANAGEMENT SERVICES REPORTS

Item 14.1.1 continued.

“Community Vision:

Nil

Mission Statement:

The City of Albany is committed to . . . providing sound governance

Priority Projects:

Operational Improvement Projects – IT Based – City Wide Project No. 58, the “development of an intranet based template for consistently and coherently presented decision making documents (policy, strategy, and procedures)”.

COMMENT/DISCUSSION

- 7. The Copyright Policy will ensure Council retain copyright ownership in all Corporate Documents, logos, graphic designs, maps, plans, and photographs; and will ensure all Council material contains the copyright symbol, copyright notice, and year of publication.
- 8. The Copyright Policy applies to all corporate documentation produced in-house, and also extends to consultants or contractors who prepare documentation on our behalf, through the assignment of copyright to the City or by obtaining written consent to use copyright material prepared by others.
- 9. The Copyright Policy will go some way to protect Council’s intellectual property in documents and other works.
- 10. The Copyright Policy also provides guidelines to ensure the City complies with the Copyright Act 1968.

RECOMMENDATION

THAT Council adopt the Council Policy – Copyright.

Voting Requirement Simple Majority

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<p>MOVED COUNCILLOR WOLFE SECONDED COUNCILLOR JAMIESON</p> <p>THAT Council adopt the Council Policy – Copyright.</p>
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<p>MOVED COUNCILLOR LIONETTI SECONDED COUNCILLOR JAMIESON</p> <p>THAT Council suspend Standing Order 6.5 (call in order of debate).</p> <p style="text-align: right;">MOTION CARRIED 13-0</p>
--

<p>MOVED COUNCILLOR LIONETTI SECONDED COUNCILLOR EMERY</p> <p>THAT Council resume Standing Order 6.5.</p> <p style="text-align: right;">MOTION CARRIED 13-0</p>
--

GENERAL MANAGEMENT SERVICES REPORTS

Item 14.1.1 continued.

MOVED COUNCILLOR WOLFE

THAT Council adopt the Council Policy – Copyright.

MOTION LAPSED DUE TO NO SECONDER

**MOVED COUNCILLOR PAVER
SECONDED COUNCILLOR MARSHALL**

THAT Council rejects this copyright policy and requests that it be represented after adequate attention has been given to the public interest in its formulation.

MOTION CARRIED 13-0

- **Reason**

There is a problem with the policy because it includes logos, graphic designs and photographs together with corporate documents, maps and plans and subjects all to a copyright regime that precludes their use and dissemination by anyone without the prior written authorisation of the City of Albany.

GENERAL MANAGEMENT SERVICES REPORTS

14.1.2 City of Albany Corporate Documents Policy

File/Ward	: MAN 141 (All Wards)
Proposal/Issue	: City of Albany Corporate Documents Policy
Subject Land/Locality	: N/A
Proponent	: City of Albany
Owner	: City of Albany
Reporting Officer(s)	: Project Administration Officer (T Kirkland)
Disclosure of Interest	: Nil
Previous Reference	: Nil
Summary Recommendation	: THAT Council adopt the Council Policy - Corporate Documents.
Bulletin Attachment	: Copy of the Council Policy - Corporate Documents.
Locality Plan	: N/A

BACKGROUND

1. Council produces a significant number of corporate documents each year, which at times lack consistent standard of presentation or structure.

STATUTORY REQUIREMENTS

2. There are no statutory requirements relating to this item.

POLICY IMPLICATIONS

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

FINANCIAL IMPLICATIONS

4. There are no financial implications relating to this item.

STRATEGIC IMPLICATIONS

5. This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

“Community Vision:

Nil

Mission Statement:

The City of Albany is committed to providing sound governance

GENERAL MANAGEMENT SERVICES REPORTS

Item 14.1.2 continued.

Priority Projects:

Operational Improvement Projects – IT Based – City Wide Project No. 58, the “development of an intranet based template for consistently and coherently presented decision making documents (policy, strategy, and procedures)”.

COMMENT/DISCUSSION

- 6. The Corporate Document Policy will ensure all corporate documentation is relevant, uniform, accessible, and user friendly; and thus, are consistently and professionally presented.
- 7. Whilst the policy applies to all corporate documentation produced in-house, it also extends to consultants or contractors who prepare documentation on our behalf to ensure the standard corporate identity is followed in the development and review of all corporate documentation.
- 8. Corporate documents include strategies, policies, procedures, business plans, and associated documents, including guidelines and forms; but the Policy does not extend to statutory documents that are governed by particular legislative requirements and statutory process.
- 9. The Corporate Document Policy will ensure all documents are:
 - developed and reviewed consistent with legislative requirements, and
 - recognise and identify enabling corporate strategic objective and revenue source.

RECOMMENDATION

THAT Council adopt the Council Policy - Corporate Documents.

Voting Requirement Simple Majority

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<p>MOVED COUNCILLOR WALKER SECONDED COUNCILLOR LIONETTI</p> <p>THAT Council adopt the Council Policy - Corporate Documents.</p> <p style="text-align: right;">MOTION CARRIED 11-2</p>
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GENERAL MANAGEMENT SERVICES REPORTS

14.2 ORGANISATIONAL DEVELOPMENT

Nil.

14.3 ECONOMIC DEVELOPMENT

Nil.

GENERAL MANAGEMENT SERVICES REPORTS

14.4 GENERAL MANAGEMENT SERVICES COMMITTEES

14.4.1 City of Albany Sanford Road Community Centre Steering Committee Minutes – 20 April 2006

- File/Ward** : MAN 182 (All Wards)
- Proposal/Issue** : Committee Items for Council Consideration
- Reporting Officer(s)** : Project Administration Officer (T Kirkland)
- Summary Recommendation** : That the minutes of the City of Albany Sanford Road Community Centre Steering Committee held on 20 April 2006 be received.

RECOMMENDATION

THAT the minutes of the City of Albany Sanford Road Community Centre Steering Committee held on 20 April 2006 be received (copy of minutes are included in the Elected Members Report/Information Bulletin).

Voting Requirement Simple Majority

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<p>MOVED COUNCILLOR EMERY SECONDED COUNCILLOR WOLFE</p> <p>THAT the minutes of the City of Albany Sanford Road Community Centre Steering Committee held on 20 April 2006 be received (copy of minutes are included in the Elected Members Report/Information Bulletin).</p> <p style="text-align: right;">MOTION CARRIED 13-0</p>
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15.0 ELECTED MEMBERS' MONTHLY REPORT/INFORMATION BULLETIN

15.1 Elected Members' Report/Information Bulletin

DRAFT MOTION

THAT the Elected Member's Report/Information Bulletin, as circulated, be received and the contents noted.

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WILLIAMS**

THAT the Elected Member's Report/Information Bulletin, as circulated, be received and the contents noted.

MOTION CARRIED 13-0

16.0 MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil.

17.0 MAYORS REPORT

Nil.

18.0 URGENT BUSINESS APPROVED BY MAYOR OR BY DECISION OF THE MEETING

18.1 Albany Tourism Marketing Advisory Committee Meetings minutes - 11 April and 4 May 2006.

- File/Ward** : STR 208 (All Wards)
- Proposal/Issue** : Committee Items for Council Consideration.
- Reporting Officer(s)** : Manager Economic Development (J Berry)
- Summary Recommendation** : That the Minutes of Albany Tourism Marketing Advisory Committee held on 11 April 2006 and 4 May 2006 be adopted.

RECOMMENDATIONS

THAT the minutes of Albany Tourism Marketing Advisory Committee held on 11 April 2006 and 4 May 2006 be received and recommendations adopted (copy of minutes are in the Elected Members Report/Information Bulletin) and the following motions adopted:-

Item 5.1 – Meeting 03/06 – 11th April 2006

THAT Council adopt the draft Albany Tourism Marketing and Promotion Activities Plan (*plan attached to Committee minutes*) as a guide to future marketing activities to be undertaken in 2006/07 – 2007/08).

Voting Requirement Simple Majority

Item 5.2 – Meeting 04/06 – 4th May 2006

THAT Council commence the brand Albany 2006 Winter campaign (*plan attached to Committee minutes*) funded from the existing 2005/06 tourism strategy implementation budget.

Voting Requirement Simple Majority

The acting Mayor had advised that he had accepted this item as urgent business.

Councillor Paver declared an interest in this item and left the Chambers at 9.16pm. The nature of his interest is that he is the Director of a company that supplies marketing and promotional services.

**MOVED COUNCILLOR JAMIESON
SECONDED COUNCILLOR WALKER**

THAT the minutes of Albany Tourism Marketing Advisory Committee held on 11 April 2006 and 4 May 2006 be received and recommendations adopted (copy of minutes are in the Elected Members Report/Information Bulletin) and the following motions adopted:-

Item 5.1 – Meeting 03/06 – 11th April 2006

THAT Council adopt the draft Albany Tourism Marketing and Promotion Activities Plan (*plan attached to Committee minutes*) as a guide to future marketing activities to be undertaken in 2006/07 – 2007/08).

Item 5.2 – Meeting 04/06 – 4th May 2006

THAT Council commence the brand Albany 2006 Winter campaign (*plan attached to Committee minutes*) funded from the existing 2005/06 tourism strategy implementation budget.

MOTION CARRIED 12-0

Item 5.6 – Meeting 04/06 – 4th May 2006

THAT Council appoint Simon Shuttleworth as a member of the Albany Tourism Marketing Advisory Committee.

Voting Requirement Absolute Majority

**MOVED COUNCILLOR JAMIESON
SECONDED COUNCILLOR WILLIAMS**

Item 5.6 – Meeting 04/06 – 4th May 2006

THAT Council appoint Simon Shuttleworth as a member of the Albany Tourism Marketing Advisory Committee.

**MOTION CARRIED 12-0
ABSOLUTE MAJORITY**

Councillor Paver returned to the Chambers at 9.20pm.

19.0 CLOSED DOORS

Nil.

20.0 NEXT ORDINARY MEETING DATE

Tuesday 20th June 2006, 7.30pm

21.0 CLOSURE OF MEETING

There being no further business, the meeting closed at 9.27pm. .

Confirmed as a true and correct record of proceedings.

D Wellington
Deputy Mayor

APPENDIX A

WRITTEN NOTICE OF DISCLOSURES OF INTEREST

Name	Item	Nature of Interest
Councillor Lionetti	11.1.1	Supplies goods to the Rocks and owns Dymsbury Lodge
Councillor Wiseman	11.1.1	Supplies alcohol to the Rocks
Councillor Williams	11.1.1	Marriage Celebrant – performs services at the Rocks.
Councillor Paver	11.1.1	Manager of a marketing company that supplies marketing and promotional materials.
	18.1	Manager of a marketing company that supplies marketing and promotional materials.

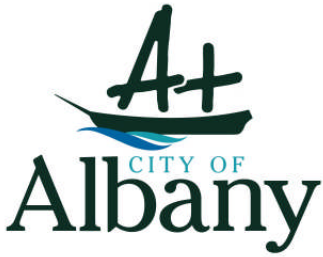
APPENDIX B

INTERESTS DISCLOSED DURING THE COURSE OF THE MEETING

Nil.

INTERESTS DISCLOSED BY OFFICERS

Nil.



[Agenda Item 12.1.1 refers]
[COUNCIL – 16th May 2006]

SUMMARY OF ACCOUNTS

Municipal Fund			
Cheques	Totalling		\$230,526.52
Electronic Fund transfer	Totalling		2,167,811.60
Credit Cards	Totalling		10,160.83
Payroll	totalling		738,717.68
Total			<u>\$3,147,216.63</u>

CERTIFICATE OF THE CHIEF EXECUTIVE OFFICER

This schedule of accounts to be passed for payment totalling \$3,147,216.63 which was submitted to each member of the Council on 16th May 2006 has been checked and is fully supported by vouchers and invoices which are submitted to herewith and which have been fully certified as the receipt of goods and the rendition of services and as to prices, computations and costings and the amounts shown are due for payment.

CHIEF EXECUTIVE OFFICER
(A Hammond)

DEPUTY MAYOR

I hereby certify that this schedule of accounts covering municipal and trust fund payments totalling \$3,147,216.63 which was submitted to the Council on 16th May 2006 and that the amounts are recommended to the Council for payment.

DEPUTY MAYOR
(D Wellington)