

AGENDA

**For the Ordinary Council Meeting
To be held on
Tuesday, 17 April 2012
6.00pm
City of Albany Council Chambers**

CITY OF ALBANY STRATEGIC PLAN (2011-2021)

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

The Plan states our vision and values as:

VISION

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

VALUES

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

- Results
- Ethical behaviour
- Accountability
- Leadership

ORDINARY COUNCIL MEETING
AGENDA – 17/04/2012
** REFER DISCLAIMER **

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XIV. MOTIONS WITH NOTICE Nil.

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

15.1	Notice of Motion by Councillor Bostock-Designation of Senior Staff
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XVI. URGENT BUSINESS APPROVED BY DECISION OF THE MEETING.

16.1

XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION

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

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

XX. NEXT ORDINARY MEETING DATE

XXI. CLOSURE OF MEETING

I. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

II. OPENING PRAYER

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

ITEM 2.0: MOTION 1

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

III. ANNOUNCEMENTS BY MAYOR AND COUNCILLORS WITHOUT DISCUSSION

ITEM 3.0: MOTION

The Mayor’s Report be RECEIVED.

IV. RESPONSE TO PREVIOUS UNANSWERED QUESTIONS FROM PUBLIC

V. PUBLIC QUESTION AND STATEMENT TIME

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

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

Mayor	D Wellington
Councillors:	
Breaksea Ward	V Calleja
Breaksea Ward	R Hammond
Frederickstown Ward	C Dowling
Frederickstown Ward	G Stocks
Kalgan Ward	C Holden
Kalgan Ward	Y Attwell
West Ward	G Gregson
West Ward	D Dufty
Yakamia Ward	A Hortin JP
Yakamia Ward	R Sutton
Vancouver Ward	D Bostock
Vancouver Ward	S Bowles
Staff:	
Chief Executive Officer	F James
Executive Director Community Services	L Hill
Acting Executive Director Planning & Development Services	S Lenton
Executive Director Works & Services	S Grimmer
Minutes	J Williamson

Apologies:

VII. APPLICATIONS FOR LEAVE OF ABSENCE

VIII. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ITEM 8.0: MOTION 1

THAT the minutes of the Ordinary Council Meeting held on 20 March 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

ITEM 8.0: MOTION 2

THAT the minutes of the Special Council Meeting held on 3 April 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

ORDINARY COUNCIL MEETING
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IX. DECLARATIONS OF INTEREST

Name	Item Number	Nature of Interest

- X. IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS
- XI. PETITIONS, DEPUTATIONS AND PRESENTATIONS
- XII. ADOPTION OF RECOMMENDATIONS EN BLOC

RISK MANAGEMENT FRAMEWORK

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

NCSR1222815 RD.RDC.1

COPY OF COMMON SEAL

ITEM: 4.6.15 OCM: 15.03.11

REF: TEMPORARY ROAD CLOSURE

PARTIES: CITY OF ALBANY AND ALBANY TRIATHLON CLUB, ALBANY ATHLETICS CLUB, ALBANY CYCLING CLUB, WA STATE MASTERS GAMES INC

MAYOR AND CEO 1 COPY

NCSR 1222856 A218712

COPY OF COMMON SEAL

ITEM: 4.6 OCM: 15.03.11

REF: SALE OF LOT 406 (12) GIFFORD STREET LOCKYER - TRANSFER OF LAND FORM

PARTIES: CITY OF ALBANY AND HHG LEGAL GROUP

MAYOR AND CEO 1 COPY

NCSR1222891 138641

COPY OF COMMON SEAL

ITEM: N/A OCM: N/A

REF: RESTRICTIVE COVENANT - LOT 101 AND 102 MEAD RD, KALGAN

PARTIES: CITY OF ALBANY AND DIANNE PATRICIA MOSS AND GEORGE BERES AND LINDA MARGARET BERES

MAYOR AND CEO 3 COPIES

NCSR1222903 138641

COPY OF COMMON SEAL

ITEM: N/A OCM: N/A

REF: NOTIFICATION ON CERTIFICATE OF TITLE

PARTIES: CITY OF ALBANY AND DIANNE PATRICIA MOSS AND GEORGE BERES AND LINDA MARGARET BERES

MAYOR AND CEO 4 COPIES

NCSR1222911 GS.PRG.43

COPY OF COMMON SEAL

ITEM: 4.6 OCM: 15.03.11

REF: FUNDING AGREEMENT FOR AUSTRALIAN GOVERNMENT RE PURCHASE OF SECURITY SCREENING

PARTIES: CITY OF ALBANY AND AUSTRALIAN GOVERNMENT - DEPT. OF INFRASTRUCTURE AND TRANSPORT

MAYOR AND CEO 2 COPIES

NCSR1222925 PRO191

COPY OF COMMON SEAL

ITEM: 2.7 OCM: 19.10.2010

ITEM: 4.3.15 OCM: 14.12.2010

ITEM: 4.6 OCM: 15.03.2011

REF: DEED OF LEASE - CHEYNE BEACH HOLIDAY ACCOMMODATION

PARTIES: CITY OF ALBANY AND STANLEY GRAHAM WALLIS AND PATRICIA MARY WALLIS

MAYOR AND CEO 3 COPIES

NCSR1222928 C12002
COPY OF COMMON SEAL
ITEM: 5.4 OCM: 21.02.12
REF: CONTRACT C12002 - PFEIFFER ROAD UPGRADE STAGE 1
PARTIES: CITY OF ALBANY AND A.D. CONTRACTORS PTY LTD
MAYOR AND CEO 2 COPIES

NCSR1222929 C12003
COPY OF COMMON SEAL
ITEM: 5.5 OCM 21/02/12
REF: CONTRACT C12003 - LOWER DENMARK ROAD (SLK 11.93 -14.65)
PARTIES: CITY OF ALBANY AND A.D. CONTRACTORS PTY LTD
MAYOR AND CEO 2 COPIES

NCSR1222930 AMD275
COPY OF COMMON SEAL
ITEM: 1.2 OCM:14.12.10
TEM: 2.1 OCM: 19.7.11
REF: REZONING LOT 600 PINE RISE, KALGAN
PARTIES: CITY OF ALBANY AND P & S LIDDIARD
MAYOR AND CEO 3 COPIES

NCSR1222967 C11020
COPY OF COMMON SEAL
ITEM: 5.3 OCM: 21.02.12
REF: CONTRACT C11020 - PALMDALE ROAD (SLK 4.80 - 5.90) RECONSTRUCTION
PARTIES: CITY OF ALBANY AND PALMER EARTHMOVING (AUSTRALIA) PTY LTD
MAYOR AND CEO 2 COPIES

NCSR1223221 PRO378
COPY OF COMMON SEAL
ITEM: 2.9 OCM: 16.11.2010
ITEM: 4.3.15 OCM: 14.12.2010
REF: DEED OF LEASE LOT 127 ROUNDHAY ST
PARTIES: CITY OF ALBANY AND ROBERT JAMES WOLFENDEN AND CHRISTINE
WOLFENDEN
MAYOR AND CEO 3 COPIES

NCSR1223224 143026
COPY OF COMMON SEAL
ITEM: N/A OCM: N/A
REF: NOTIFICATION UNDER CONDITION 4 OF WAPC APPROVAL (SUBDIVISION) AT
LOT 185 ADMIRAL STREET, LOCKYER
PARTIES: CITY OF ALBANY AND P HOAR AND FUTURE PROSPECTIVE PURCHASES
MAYOR AND CEO 1 COPY

NCSR1223258 140715
COPY OF COMMON SEAL
ITEM N/A OCM: N/A
REF: SECTION 70A NOTIFICATION LOT 42, 45 AND LOT 9000, 28 ROWLEY ST AND 10
GREY ST, ALBANY
PARTIES: CITY OF ALBANY AND WILLIAM JOHN RICHARDS AND URSULA DONZIEL
RICHARDS AND JOANNE MAREE MCLEOD
MAYOR AND CEO 1 COPY

EDR1222895 AMD178
EXECUTED DOCUMENT
ITEM: 2.10 OCM: 21.02.12
REF: DESIGNATING LOTS 50 & 51 MIDDLETON ROAD, MT CLARENCE AS A 'SPECIAL
ADDITIONAL USE SITE' 547.
PARTIES: CITY OF ALBANY AND KENDI NOMINEES PTY LTD ATF THE DARCY SMITH
FAMILY TRUST
SIGNED BY MAYOR AND CEO 1 COPY

EDR1222896 AMD312
EXECUTED DOCUMENT
ITEM: 2.7 OCM: 21.02.12
REF: REZONING BAYNET HEAD NORTH (OYSTER HARBOUR) NEIGHBOURHOOD
PARTIES: CITY OF ALBANY AND HOUSING AUTHORITY, LOWE PTY LTD, GREAT
SOUTHERN COMMUNITY HOUSING ASSOC. INC.
SIGNED BY CEO AND MAYOR 2 COPIES

EDR1222899 IM.OPT.8
EXECUTED DOCUMENT
ITEM: N/A OCM: N/A
REF: MOBILE PHONE TENDER UNDER WALGA PREFERRED SUPPLIER
PARTIES: CITY OF ALBANY AND TELSTRA AND WALGA
SIGNED BY CEO 1 COPY

EDR1222912 ES.PLA.1
EXECUTED DOCUMENT
ITEM: 4.6.9 OCM: 15/03/2011
REF: FIRE MITIGATION WORK
PARTIES: CITY OF ALBANY AND WATERCORP AND DEC
SIGNED BY CEO AND MAYOR 1 COPY

EDR1222934 C11006
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.03.11
REF: COMMUNICATIONS STRATEGY PROPOSAL - PURCHASE ORDER
PARTIES: CITY OF ALBANY AND HANSON EXECUTIVE MANAGEMENT
SIGNED BY CEO AND MAYOR 1 COPY

EDR1222966 LE.INF.6
EXECUTED DOCUMENT
ITEM: 4.3.32 OCM: 14.12.10
ITEM: 4.3.36 OCM 16.08.11
REF: PARKING INFRINGEMENT 00724
PARTIES: CITY OF ALBANY AND PATRICK DEKKER
SIGNED BY CEO 1 COPY

EDR1222969 LP.LEG.1
EXECUTED DOCUMENT
ITEM: 2.1 OCM: 20.09.11
REF: ENDORSING OF LOCAL PLANNING SCHEME NO.1
PARTIES: CITY OF ALBANY AND DEPT. OF PLANNING/WA PLANNING COMMISSION
SIGNED BY CEO AND MAYOR 3 COPIES

EDR1222978 ET.SPD.1
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.03.11
REF: ELECTRICITY SALES AGREEMENT
PARTIES: CITY OF ALBANY AND SYNERGY
SIGNED BY CEO 1 COPY

EDR1223004 RD.RDC.1
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.03.11
REF: HILL CLIMB 2 2012 JUNE HILL CLIMB 4 JUNE 2012
PARTIES: CITY OF ALBANY AND GREAT SOUTHERN MOTORPLEX GROUP
SIGNED BY CEO 1 COPY

EDR1223103 GS.APC.13
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.03.11
REF: DSC GRANT PROJECT APPLICATION
PARTIES: CITY OF ALBANY AND DISABILITY SERVICES COMMISSION AND PRINCESS
ROYAL SAILING CLUB
SIGNED BY CEO 1 COPY

EDR1223121 GR.STL.39
EXECUTED DOCUMENT
ITEM: 3.3 OCM: 15.03.11
REF: FISHERMAN CAMP LEASE
PARTIES: CITY OF ALBANY AND DEPT OF REGIONAL DEVELOPMENT AND LANDS -
LANDS DIVISION
SIGNED BY CEO 1 COPY

ED1223123 DES186
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.03.11
REF: DEC CLEARING APPLICATION FORM
PARTIES: CITY OF ALBANY AND DEC
SIGNED BY CEO 1 COPY

EDR1223171 PF10551
EXECUTED DOCUMENT
ITEM: N/A OCM: N/A
REF: SECONDARY EMPLOYMENT FORM
PARTIES: CITY OF ALBANY AND SOFIE LINES
SIGNED BY CEO 1 COPY

EDR1223187 A90148
EXECUTED DOCUMENT
ITEM: N/A
REF: CONSTRUCTION OF SCREENWALL OF NEW FOOTPATH EAST AND WEST OF
FLINDERS PARADE, MIDDLETON BEACH
PARTIES: CITY OF ALBANY AND LESSEE: SHUTTLEWORTH PTY LTD
SIGNED BY CEO 1 COPY

EDR1223203 RC.SPV.1
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15/03/2011
REF: COMMUNITY SPORTING AND RECREATION FACILITIES FUND - CLAIM FORM
PARTIES: CITY OF ALBANY AND DEPT. OF SPORT AND RECREATION AND ALBANY
SPEEDWAY CLUB
SIGNED BY CEO 1 COPY

EDR1223239 A37122
EXECUTED DOCUMENT
ITEM: 4.5 OCM: 20/03/2012
REF: CONSENT TO TAKING BY AGREEMENT LOT 33 NO 100 ROCKY CROSSING
ROAD, WARRENUP
PARTIES: CITY OF ALBANY AND LESSEE: AMA MOL
SIGNED BY CEO 1 COPY

EDR1223257 PRO382
EXECUTED DOCUMENT
ITEM: 4.7 OCM: 21.02.2012
ITEM: 4.6 OCM: 15.03.2012
REF: REVOCATION OF MANAGEMENT ORDER FOR RESERVE 5200 AND GRANT OF
MANAGEMENT ORDER TO ALBANY MENSHEDE
PARTIES: CITY OF ALBANY
SIGNED BY CEO AND MAYOR 1 COPY

EDR1223296 AMD314
EXECUTED DOCUMENT
ITEM: 2.12 OCM: 21.02.2012
REF: MODIFYING SUBDIVISION GUIDE PLAN FOR 'SPECIAL RURAL' ZONE AREA NO
29
PARTIES: CITY OF ALBANY AND M PAYNTER AND M BENNETT
SIGNED BY CEO AND MAYOR 2 COPIES

EDR1223297 AMD177
EXECUTED DOCUMENT
ITEM: 2.9 OCM: 21.02.12
REF: RESERVING A PORTION OF LOT 3000 EMU POINT DRIVE, COLLINGWOOD PARK
AND LOT 3001 ON DEPOSITED PLAN 51548, LOT 1523 EMU POINT DRIVE FOR PARKS
AND RECREATION
PARTIES: CITY OF ALBANY AND WEST AUSTRALIAN LAND AUTHORITY
SIGNED BY CEO AND MAYOR 2 COPIES

EDR1223310 GS.PRG.9
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.03.2011
REF: GRANTS ACQUITTAL FOR LOTTERYWEST -2012 AUSTRALIA DAY FAMILY FUND
DAY AND FIREWORKS
PARTIES: CITY OF ALBANY AND LOTTERYWEST
SIGNED BY CEO 1 COPY

EDR1223341 AMD310

EXECUTED DOCUMENT

ITEM: 2.5 OCM: 21.02.2012

REF: REZONING A PORTION OF LOT 5421 BON ACCORD ROAD, KALGAN FROM THE RURAL ZONE TO THE SPECIAL RURAL ZONE

PARTIES: CITY OF ALBANY AND KARRABIN PTY LTD ATF THE REGISTER FAMILY TRUST

SIGNED BY CEO AND MAYOR 2 COPIES

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – March 2012
Date : 2 April 2012

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of March 2012.
2. Within the period there was a total of twenty seven (27) decisions made on active Planning Scheme Consents ;
 - Twenty five (25) Planning Scheme Consents were approved under delegated authority; and
 - Two (2) Planning Scheme Consents were cancelled.

Jessica Davidson
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for March 2012

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2115228	26/10/2011	MP Pocock	Melville Street	Albany	Single House - Design Codes Relaxation - overlooking; overheight; side setback relaxations; earthworks in excess of 600mm (retaining walls on boundary)	Delegate Approved	9/03/2012	Deb Delury
P2120012	27/01/2012	PM Naderi	Melville Street	Albany	Single House - Design Codes Relaxation (Policy Relaxation)	Delegate Approved	9/03/2012	Jessica Anderson
P2120035	28/02/2012	Arthur Johnston Snowball	Saint Emilie Way	Albany	Change Of Use - Office	Delegate Approved	14/03/2012	Deb Delury
P2120041	9/03/2012	D Greene	Albany Highway	Albany	Private Recreation - Personal Training	Delegate Approved	16/03/2012	Jessica Anderson
P2120040	9/03/2012	PR Cowley	Bridges Street	Albany	Single House - Additions (overheight front fence and retaining in front setback)	Delegate Approved	22/03/2012	Tom Wenbourne
P2120000	4/01/2012	GR Webster	Boronia Avenue	Collingwood Heights	Single House - Outbuilding	Delegate Approved	1/03/2012	Jessica Anderson
P2120019	8/02/2012	Scott Park Homes Great Southern Pty Ltd	Cunningham Street	Emu Point	Single House (Design Codes Relaxation)	Delegate Approved	9/03/2012	Deb Delury
P2120043	14/03/2012	Alexander Tucker	La Perouse Court	Goode Beach	Private Recreation (Bird Hide)	Delegate Approved	15/03/2012	Adrian Nicoll
P2120027	21/02/2012	GA Dellar	La Perouse Road	Goode Beach	Tourist Accommodation	Delegate Approved	28/03/2012	Tom Wenbourne
P2120049	20/03/2012	GL Jones	Peet Rise	Kronkup	Single House (Outbuilding)	Delegate Approved	23/03/2012	Adrian Nicoll
P295193	17/07/2009	Harold Smith	Stubbs Road	Little Grove	Development - retaining wall & boat launching ramp & filling of land more than 600mm	Cancelled	8/03/2012	Ian Humphrey
P2120024	17/02/2012	AD McGonnell	William Street	Little Grove	Single House (Design Codes Relaxation)	Delegate Approved	28/03/2012	Taylor Gunn
P2120062	28/03/2012	SR Wheeler	Frenchman Bay Road	Little Grove	Single House - Additions	Delegate Approved	30/03/2012	Jessica Anderson
P2120056	22/03/2012	Kosters Steel Constructions	Humphreys Street	Lockyer	Single House - (Outbuilding)	Delegate Approved	27/03/2012	Adrian Nicoll

AGENDA ITEM 2.1 REFERS

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2120054	22/03/2012	Concept Building Design And Drafting	Bushby Road	Lower King	Single House - Retaining Wall (earthworks in excess of 600mm)	Delegate Approved	30/03/2012	Jessica Anderson
P2120048	20/03/2012	City Of Albany	Bettys Beach Road	Manypeaks	Public Recreation (Toilet and Stairs)	Delegate Approved	20/03/2012	Adrian Nicoll
P2120020	14/02/2012	FM Hams	Gregory Drive	McKail	Home Occupation (consulting room - remedial massage therapy)	Cancelled	1/03/2012	Deb Delury
P2120059	28/03/2012	G Attwell	Flinders Parade	Middleton Beach	Development - Boundary Wall (1.8m high)	Delegate Approved	29/03/2012	Tom Wenbourne
P2120036	28/02/2012	RB Jackson	Charles Street	Milpara	Warehouse - (Additions - Relaxation of Scheme Provisions - Side Setback)	Delegate Approved	9/03/2012	Jessica Anderson
P2115195	20/09/2011	Concept Building Design And Drafting	Beauchamp Street	Mira Mar	Grouped Dwelling x 2 (Additions To Existing; New Dwelling To Rear Of Lot) - side setback parapet wall and overlooking relaxations - earthworks in exc	Delegate Approved	9/03/2012	Taylor Gunn
P2120023	17/02/2012	RH Eskett	Elphinstone Road	Robinson	General Industry - Additions (storage shed for metal fabrication)	Delegate Approved	1/03/2012	Jessica Anderson
P2120057	26/03/2012	Powerhouse Architectural Drafting	Harding Road	Robinson	Single House - (Frenchman Bay Road Residential Development Area Policy)	Delegate Approved	29/03/2012	Adrian Nicoll
P2120051	21/03/2012	Ironmonger Building Company	Geake Street	Spencer Park	Single House - Retaining Wall (earthworks in excess of 600mm)	Delegate Approved	26/03/2012	Deb Delury
P2120034	28/02/2012	Harley Global	Chester Pass Road	Walmsley	Warehouse Sales Outlet (Signage)	Delegate Approved	14/03/2012	Tom Wenbourne
P2120031	23/02/2012	SG & PM Wallis	Greenwood Drive	Willyung	Single House - Outbuilding (Side Setback Relaxation)	Delegate Approved	9/03/2012	Jessica Anderson
P2120015	2/02/2012	CJ Mayfield	Neilson Road	Willyung	Private Recreation (Horse Riding School)	Delegate Approved	15/03/2012	Deb Delury
P2120044	15/03/2012	DM Ten Haaf	Chester Pass Road	Willyung	Additions To Caravan Park - Outbuilding (Caretaker's House)	Delegate Approved	30/03/2012	Deb Delury

CITY OF ALBANY

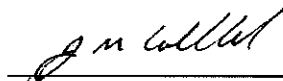
REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – March 2012
Date : 03 April 2012

1. In March 2012, Seventy Two (72) building licences were issued for building activity worth \$7,377,766.00, four (4) demolition licences and two (2) sign licences.

It is brought to Council's attention that these figures included building licence #302066 for a new canopy to Service Station; estimated value: \$1,000,000. #301992 for a two storey dwelling; estimated value: \$1,452,955.

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



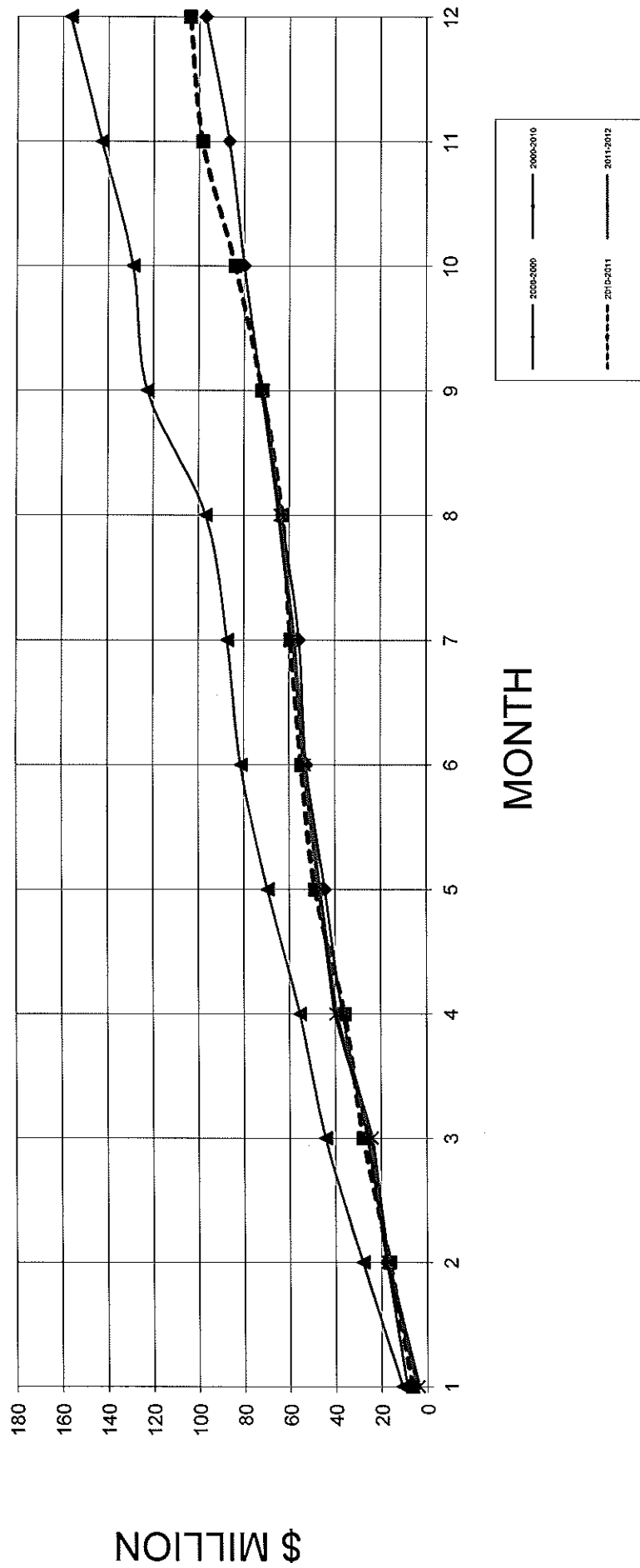
Jenny Cobbold
Administration Officer – Development

CITY OF ALBANY

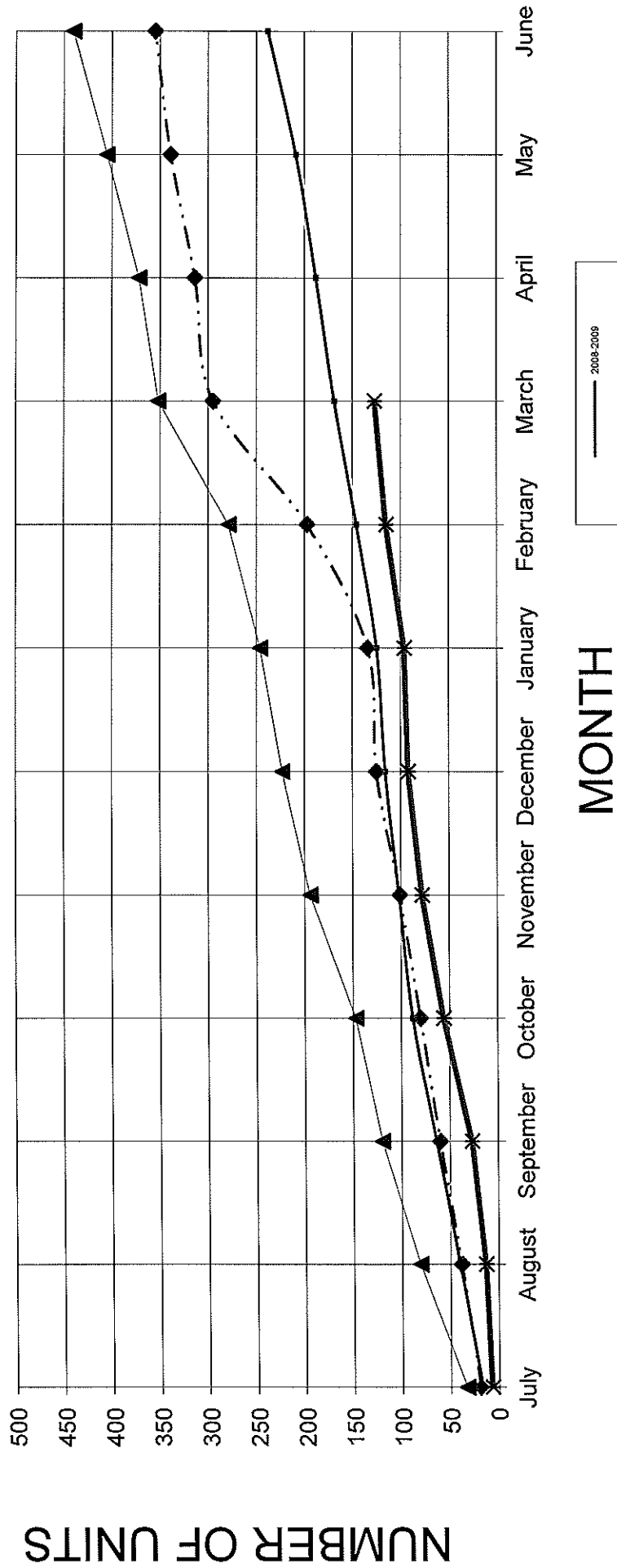
BUILDING CONSTRUCTION STATISTICS FOR 2011 - 2012

2010/2011	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	7	2,030,335			7	253,722	14	547,734			1	30,000	3	953,927	5	35,000	3,850,718
AUGUST	13	3,921,741			13	123,878	7	71,080	1	420,000			7	8,839,775	3	23,800	13,400,274
SEPTEMBER	13	3,430,898	1	775,000	14	236,818	17	508,779					5	921,642	11	784,400	6,657,537
OCTOBER	18	4,021,693	11	1,122,000	29	166,187	13	335,425			1	9,500,000	3	525,000	6	64,100	15,734,405
NOVEMBER	12	2,964,229	10	1,600,000	22	338,943	18	651,957					8	1,251,332	6	157,000	6,963,461
DECEMBER	14	3,948,628			14	437,720	19	618,341			16	1,371,698	1	100,000	9	157,540	6,633,927
2011	4	1,048,284				361,591	10	851,381			2	454,860	3	1,509,750	5	145,000	4,370,866
JANUARY						285,033	15	390,902			2	237,670			7	35,800	6,369,956
FEBRUARY	16	4,400,121	3	1,020,430	19	230,165	16	645,991			1	318,952	5	1,551,607	7	72,880	7,377,766
MARCH	12	4,558,171															0
APRIL																	0
MAY																	0
JUNE																	0
TOTALS TO DATE	109	30,324,100	25	4,517,430	134	2,434,057	129	4,621,590	1	420,000	23	11,913,180	35	15,653,033	59	1,475,520	71,358,910

BUILDING ACTIVITY
\$M Value



DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for March 2012

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
302062	JOHN CHARLES	G J MANSFIELD	DEMOLITION DWELLING	53	Location ASL 131	HILL STREET	ALBANY
302093	EDWARD TURNER P WIELDERS	A & A RONDONI	DEMOLITION OF DWELLING	132-134	Lot 200 Location AT 460	BURGOYNE ROAD	ALBANY
302075	OWNER BUILDER	J A COWLEY	RETAINING WALL AND FENCE	11	Lot 9 Lot 2	BRIDGES STREET	ALBANY
302106	OWNER BUILDER	THE ALBANY LINK PTY	INTERNAL WALLS FOR	U1/5	Lot 1	SAINT EMILIE WAY	ALBANY
302107	OWNER BUILDER	LTD THE ALBANY LINK PTY	SHOP FITOUT TO SHOP 2 TOILET FACILITIES ONLY	U4/5	Lot 4	SAINT EMILIE WAY	ALBANY
302049	BRENDAN BYL FENCING	LTD R & P HILDITCH	TO UNIT 3 RETAINING WALL	30	Location 281 Lot	ALLWOOD PARADE	BAYONET HEAD
302070	ID & A HOLLAND CONTRACTOR	Owner's Name and address	DWELLING GARAGE AND	10	562 Location 283 Lot	CORINE WAY	BAYONET HEAD
302011	MATTHEW POCOCK	not shown at their request Owner's Name and address	ALFRESCO DWELLING AND GARAGE	34	629 Location 281 Lot	ALLWOOD PARADE	BAYONET HEAD
302112	OUTDOOR WORLD	not shown at their request Owner's Name and address	PATIO	28	76 Location 4790 Lot	GRENFELL DRIVE	BAYONET HEAD
302110	JAC HOLDINGS P/L	not shown at their request ALBANY LIFESTYLE	CARPORIT & PATIO - SITE	20	737 Location 359 Lot	ALISON PARADE	BAYONET HEAD
302118	ECONFIT HOMES	VILLAGE PTY LTD ALBANY LIFESTYLE	26 PARK HOME - SITE 18	20	500 Location 359 Lot	ALISON PARADE	BAYONET HEAD
301867	ROBERT & JONIE	VILLAGE PTY LTD J H MATHER & R MATHER	2 STOREY DWELLING RETAINING WALLS & SHED		500 Lot 29	RAINBOWS END	BIG GROVE
302071	MATHER CAMERON CHARLES	Owner's Name and address	PARTIAL DEMOLITION -	28-30	Location ASL 14	GRAHAM STREET	CENTENNIAL
	BROWN	not shown at their request	COMMERCIAL		Lot 3		PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
302060	A D CONTRACTORS	V & P SCHERINI	PART DEMOLITION - REMOVAL OF CANOPY ABOVE FUEL BOWSERS	250	Location SPL3 Lot 27	ALBANY HIGHWAY	CENTENNIAL
301966	PTY LTD ELLIOTT CRAIG	Owner's Name and address	REMOVAL OF CANOPY ABOVE FUEL BOWSERS 14 x SIGNS	250	Location SPL3 Lot 27	ALBANY HIGHWAY	PARK CENTENNIAL
302056	LAURENCE RYDE BUILDING	not shown at their request Owner's Name and address	CHANGE OF CLASSIFICATION FROM FACTORY TO EDUCATION ESTABLISH	28-30	Location ASL 14	GRAHAM STREET	PARK CENTENNIAL
302066	COMPANY PTY LTD ELLIOTT CRAIG	not shown at their request V & P SCHERINI	NEW CANOPY TO SERVICE STATION SIGN - PYLON	250	Location SPL3 Lot 27	ALBANY HIGHWAY	PARK CENTENNIAL
302099	LAURENCE EYERITE SIGNS	VINCALL PTY LTD	SERVICE STATION SIGN - PYLON	7	Location SL129 Lot 7	PRIOR STREET	PARK CENTENNIAL
301964	K & T CASTLEHOW BUILDERS	G R & M WEBSTER	SHED	52	Lot 171	BORONIA AVENUE	PARK COLLINGWOOD
302073	OWNER BUILDER	G R & M WEBSTER	RETAINING WALL	52	Lot 171	BORONIA AVENUE	HEIGHTS COLLINGWOOD
302134	OWNER BUILDER	Owner's Name and address	ALTERATIONS AND ADDITIONS	26	Lot 165	BORONIA AVENUE	HEIGHTS COLLINGWOOD
301992	SCOTT PARK HOMES GREAT SOUTHERN PTY LTD	not shown at their request Owner's Name and address	2 STOREY DWELLING	28	Location ALB	CUNNINGHAM STREET	HEIGHTS EMU POINT
302120	KOSTERS STEEL CONSTRUCTION PTY LTD	not shown at their request T & C NICHOLS	GARAGE AND ALFRESCO SHED X 2	22	TOWN Lot 963 Location ALB	CUNNINGHAM STREET	EMU POINT
302124	OWNER BUILDER	F D JAMES	RELOCATE SHED	45	TOWN Lot 960 Location ALB	SWARBRICK STREET	EMU POINT
302076	WREN (WA) PTY LTD	G S & D A HATHAWAY	DWELLING		TOWN Lot 1081 Lot 201	LOWANNA DRIVE	GLEDSHOW
302098	CITY OF ALBANY	CROWN LAND	BIRD HIDE	38	Location RES49639 Lot 8244	LA PEROUSE COURT	GOODE BEACH
302105	R & E SCHLAGER	Owner's Name and address	PATIO	40B	Lot 663	LA PEROUSE ROAD	GOODE BEACH
		not shown at their request					

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
302078	BROOK & JO-ANNE	B M & J M GORS	ADDITIONS &	778	Location 707 Lot	CHESTER PASS ROAD	KING RIVER
302102	GORS CO-OPERATIVE BULK HANDLING LIMITED	CO-OPERATIVE BULK HANDLING LIMITED Owner's Name and address	ALTERATIONS WEIGHBRIDGE AND OFFICE HUT	2422	Location 6231 Lot	CHILLINUP ROAD	KOJANEERUP
302088	OWNER BUILDER	Owner's Name and address	RELOCATED GARAGE	3	Lot 205	BLACKSWAN COURT	SOUTH LITTLE GROVE
302089	OUTDOOR WORLD	not shown at their request Owner's Name and address	PATIO	8-10	Location 24 Lot	SPRING STREET	LITTLE GROVE
302101	ANTHONY PERRELLA	not shown at their request J R & S H JAMES	PATIO	11	222 219 Location 24 Lot	BUNDARA CLOSE	LITTLE GROVE
302114	RYDE BUILDING	Owner's Name and address	DWELLING GARAGE &	1	42 Lot 243	MAGPIE COVE	LITTLE GROVE
302133	COMPANY PTY LTD OUTDOOR WORLD	not shown at their request Owner's Name and address	ALFRESCO SHED	608	Location 24 Lot	FRENCHMAN BAY ROAD	LITTLE GROVE
302141	OUTDOOR WORLD	not shown at their request G E & K A MONCK	CARPORT	16	44 Location 24 Lot	CHIPANA DRIVE	LITTLE GROVE
302045	SCOTT PARK HOMES GREAT SOUTHERN PTY LTD	Owner's Name and address	NEW DWELLING	12	92 Lot 406	GIFFORD STREET	LOCKYER
302063	KOSTERS STEEL	not shown at their request G R MCMORRAN	SHED & CARPORT	11	Location 228 Lot	HUMPHREYS STREET	LOCKYER
302074	CONSTRUCTION PTY OUTDOOR WORLD	Owner's Name and address	SHED	23	333 Location 7 Lot 50	WINDERMERE ROAD	LOWER KING
302094	CITY OF ALBANY	not shown at their request CROWN LAND	TOILET - PUBLIC		Location RES 2031 RES 11968 RE	BETTYS BEACH ROAD	MANYPEAKS
302082	OUTDOOR WORLD	Owner's Name and address	PATIO X 2	48062	Location 401 Lot	SOUTH COAST HIGHWAY	MARBELUP
301944	MARK & SIOBHAN	not shown at their request Owner's Name and address	ALTERATIONS AND	16	2 3 Location 527 Lot	KEMPTON CLOSE	MARBELUP
	HEPWORTH	not shown at their request	ADDITIONS	13			

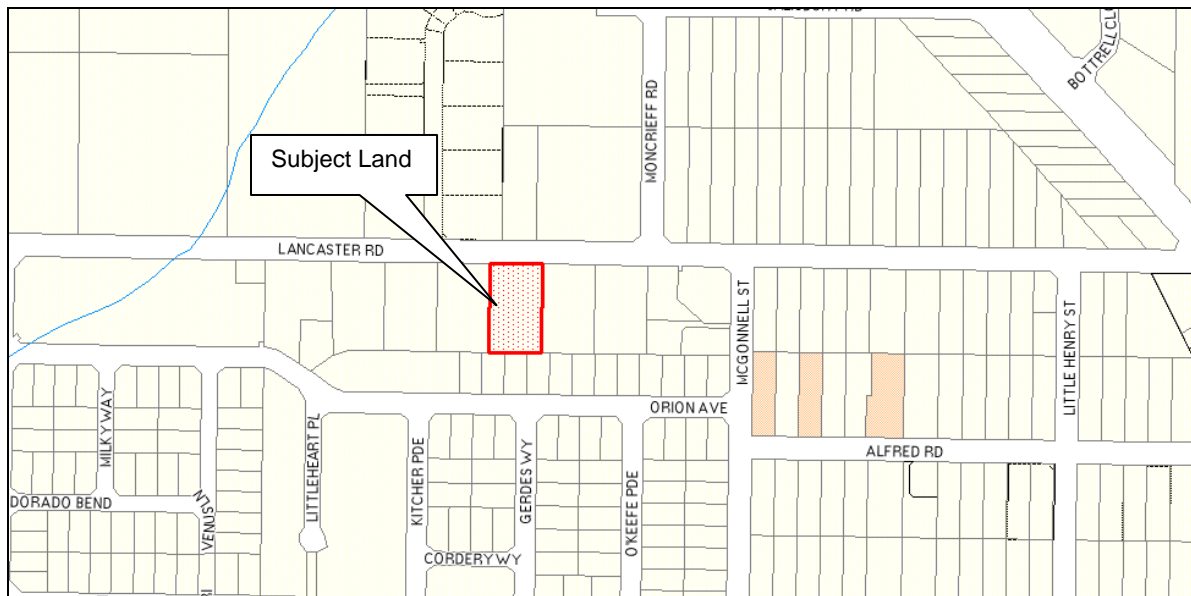
Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
301977	OWNER BUILDER	E & S P KLEIN	CHANGE CLASS 10a BUILDING TO ANCILLARY ACCOMMODATION SHED	96	Location 386 Lot 50	LANCASTER ROAD	MCKAIL
302072	SIMON VANDER SCHAAF	G G & T J WALKER		34	Location 4950 Lot 11	REDDALE ROAD	MCKAIL
302079	RYDE BUILDING	Owner's Name and address	DWELLING GARAGE &	32	Location 381 Lot 708	GERDES WAY	MCKAIL
301730	COMPANY PTY LTD OWNER BUILDER	<i>not shown at their request</i> R G & T C BROWN	ALFRESCO UNAPPROVED STRUCTURE - PATIO & RETAINING WALL DWELLING GARAGE AND	60	Location 492 Lot 197	CENTAURUS TERRACE	MCKAIL
302115	NEW HORIZON HOMES	Owner's Name and address		15	Location 492 Lot 331	COMET CORNER	MCKAIL
302117	(WVA) PTY LTD OWNER BUILDER	<i>not shown at their request</i> Owner's Name and address	ALFRESCO CHANGE OF CLASSIFICATION FROM	10	Location SA14	GOLF LINKS ROAD	MIDDLETON
301897	OWNER BUILDER	<i>not shown at their request</i> Owner's Name and address	A TO 1B ALTERATIONS &	45	Location 240 Lot 35	COOGEE STREET	BEACH MILPARA
302067	OWNER BUILDER	<i>not shown at their request</i> R & S L CHAPMAN	ADDITIONS CARPORT and PATIO	23	Lot 17	SEYMOUR STREET	MIRA MAR
302029	JOHN A GREAY	J A & D R GREAY	SHED EXTENSION AND	32	Location PL44 Lot 22	NELSON STREET	MIRA MAR
302109	R & DG CEKEREVAC	B P & L NELSON	PATIO ALTERATIONS AND	17	Location 44 Lot 24	NELSON STREET	MIRA MAR
302024	L J BRENTON	M S BRENTON & C L	ADDITIONS GARAGE - STORE	17	Location ALB	CARLISLE STREET	MT MELVILLE
302131	OWNER BUILDER	WOODS D T & C M KINSELLA	PATIO AND DECK	75-77	TOWN Lot 592 Lot 6	FESTING STREET	MT MELVILLE
301993	OWNER BUILDER	A L SMITH	PATIO	23	Location 222 Lot 119	LORENZO WAY	ORANA
301922	OWNER BUILDER	Owner's Name and address	PATIO	14	Lot 21	CARBINE STREET	ORANA
302052	ROBERT BRUCE JACKSON	<i>not shown at their request</i> R G JACKSON	ADDITIONS TO DWELLING	15	Location 270 Lot 239	GRANADA CRESCENT	ORANA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
302103	PG YOUNG HOMES	Owner's Name and address	ALTERATIONS AND	15	Lot 103	ROBERTS ROAD	ROBINSON
302087	PTY LTD OUTDOOR WORLD	<i>not shown at their request</i> Owner's Name and address	ADDITIONS PATIO X 2	51	Location 33 Lot	ROWNEY ROAD	ROBINSON
302084	OWNER BUILDER	<i>not shown at their request</i> S J & P F JAMIESON	GARAGE	304 59	Lot 141	HILLMAN STREET	SPENCER PARK
302037	RYDE BUILDING	Owner's Name and address	DWELLING	3-7	Location 42 Lot	BAUDIN PLACE	SPENCER PARK
302095	COMPANY PTY LTD TURPS STEEL FABRICATIONS	<i>not shown at their request</i> P & A ANDA	PATIO	3A	211 212 210 Lot 2	RYCRAFT DRIVE	SPENCER PARK
302080	GS & LA IRONMONGER	Owner's Name and address	RETAINING WALL	28	Lot 781	GEAKE STREET	SPENCER PARK
302081	GS & LA IRONMONGER	<i>not shown at their request</i> Owner's Name and address	DWELLING GARAGE &	26	Lot 782	GEAKE STREET	SPENCER PARK
302143	OUTDOOR WORLD	<i>not shown at their request</i> D B BIELBY	ALFRESCO SHED	237	Location TAA Lot	PERKINS BEACH ROAD	TORBAY
302091	TECTONICS CONTRUCTIONS GROUP PTY LTD	Owner's Name and address	INTERNAL FIT OUT OFFICE ALTERATIONS	70 230	Location 392 Lot	CHESTER PASS ROAD	LMSLEY
302113	OUTDOOR WORLD	<i>not shown at their request</i> Owner's Name and address	PICKLES AUCTIONS PATIO	10 15	Location 4929 Lot	WARRENUP PLACE	WARRENUP
302040	KOSTERS STEEL CONSTRUCTION PTY LTD	<i>not shown at their request</i> SG & PM WALLIS	SHED	212 Lot 210		GREENWOOD DRIVE	WILLYUNG
302047	DWAYNE TEN HAAF	HL & J TEN HAAF	SHED AND LEAN-TO	795	Location 245 Lot	CHESTER PASS ROAD	WILLYUNG
302069	PAUL LONEGAN	A J BEE & HOUSING	PATIO	4 38	Lot 216	HUDSON ROAD	YAKAMIA
302083	PAUL LENEGAN	AUTHORITY M T & R H PARSONS	PATIO	1	Location 243 Lot	ASHKEY BOULEVARD	YAKAMIA
302127	OWNER BUILDER	P N JEFFERIES & C J	GARAGE EXTENSION	42	Lot 158	SYDNEY STREET	YAKAMIA
		JEFFERIES					

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

Land Description : (Lot 105) No. 59 Lancaster Road, McKail
 Proponent : J Brade
 Owner : G & L Remaj
 Business Entity Name : N/A
 Attachments : Letter of Justification
 Site Plan / Revised Elevations
 Photos of existing outbuilding and site
 Registration details of recently sold caravan
 Responsible Officer(s) : Acting E/Director Planning and Development Services (S Lenton)

Maps and Diagrams:



IN BRIEF

- A development application has been received for an oversize Outbuilding at Lot 105 (59) Lancaster Road, McKail.
- As the application fails to comply with the requirements of Council’s Outbuilding Policy, the proposal is tabled at the Council meeting for determination on request of the Applicant.

CEO:	RESPONSIBLE OFFICER:
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RECOMMENDATION

**ITEM 2.2: RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

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

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

BACKGROUND

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

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

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

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

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

DISCUSSION

4. The proponent seeks Planning Scheme Consent for a variation of the Outbuilding Policy in respect of the maximum floor area allowed for outbuildings on the site. The maximum floor area for all combined domestic outbuildings on the site is restricted to 120m². The existing outbuilding is 99.25m² in area and the proposed extension is 44.775m² in area (dimensions 9.95m x 4.50m) bringing the combined floor area to 143.77m², therefore requesting a variation of 23.77m² to the policy.
5. The proponent initially requested a relaxation of the wall height allowance to 4.4m, for the purpose of storing a caravan that they wish to purchase in the near future, to replace one which was recently sold. Following discussion at the Planning & Development Committee, the suggestion of the Committee to consider revising the roof form and height relaxation requested was relayed to the proponent.
6. This suggestion was acceptable to the proponent and has resulted in the proposal being revised. The annex for the caravan is now proposed with a ridged roof to a maximum height of 4m and wall height of up to 3.45m. These revised heights comply with the acceptable variations as stated in the policy, under Clause A2.1 (Acceptable Variations) of the Outbuilding Policy;

“Subject to the lodgement of an application for Planning Scheme Consent the following variations may be approved at the Planning Officers discretion without being presented to Council:

- 2) *Where in order to accommodate larger boats and caravans requiring clearance up to 3.2m, the applicant to demonstrate proof of ownership of such a vehicle/vessel and a relaxation of the height of the wall (up to 15%) may be supported on Residential/Future Urban / Residential Development Zone less than 4000m².”*
7. The outbuilding is proposed to be finished in Colorbond with the colour chosen being ‘Deep Ocean’ (dark blue) to match the existing outbuilding. This is consistent with the provisions of the Outbuilding Policy, which requires the use of non-reflective materials if the floor area of an outbuilding exceeds 60m².
8. The adjoining neighbours were consulted and no submissions were received.
9. In all other respects, the proposed outbuilding complies with the Residential Design Codes and Town Planning Scheme 3.
10. Staff recommend that this application be refused, as the outbuilding does not comply with the restrictions of the Policy and no exceptional circumstances exist or could be justified.
11. This is consistent with the staff recommendation presented to Council at its ordinary meeting on 20 September 2011, in relation to an application for an oversized outbuilding at Lot 421 Kelty View, Willyung. The proponent had sought an increase to the permitted floor area under the Outbuilding Policy for the following reasons:
 - The proponent is an ex-furniture maker and still occasionally makes furniture as a hobby, which requires a large area for the safe use of various machinery and tools;

- The proponent requires additional storage space for items belonging to members of the family;
- The proponent requires extra floor space to store and park vehicles, such as the family cars, a camper trailer, a motorbike and classic cars; and
- The proponent restores classic cars and requires the workshop space.

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

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

- 1) The outbuilding does not comply with the floor area restrictions contained within the City of Albany’s Outbuildings Policy.*
- 2) The proponent has not demonstrated that ‘exceptional circumstances’ exist to justify a relaxation of Council’s policy.*
- 3) The outbuilding fails to comply with the acceptable boundary setbacks, as per clause 6.2 of the provisions for Special Residential Area No.11.”*

GOVERNMENT CONSULTATION

12. No government consultation was required.

PUBLIC CONSULTATION / ENGAGEMENT

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

STATUTORY IMPLICATIONS

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

STRATEGIC IMPLICATIONS

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

Key Focus Area

Organisational Performance

Community Priority

Policy and Procedures

Proposed Strategies

- *Develop clear processes and policies and ensure consistent, transparent application across the organisation.*
- *Regularly review all policies in consultation with community and key stakeholders.*

17. The last major review of the Outbuildings Policy was undertaken in July 2010 in liaison with shed builders throughout the Great Southern Region. Since this review was undertaken, Staff have consistently applied the Policy provisions, with only one application in addition to this one being presented to Council. All other proposals have complied with this Policy.

POLICY IMPLICATIONS

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

RISK IDENTIFICATION & MITIGATION

21. The risk identification and categorisation relies on the City’s Risk Management Framework.

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

FINANCIAL IMPLICATIONS

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

LEGAL IMPLICATIONS

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

ALTERNATE OPTIONS

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

SUMMARY CONCLUSION

25. The proponent proposes to construct an extension to an existing outbuilding at the rear (south-eastern corner) of the site, requesting an area relaxation under Council’s Outbuildings Policy.

26. A 23.77m² relaxation is sought for the maximum floor area requirement of 120m² under Councils Outbuilding Policy, therefore proposing an outbuilding 143.77m² in area (almost a one fifth increase in the allowable floor area).

27. The City of Albany has some of the most generous outbuilding sizes compared to other Local Governments within the State. The floor area (size) requirement of the policy is requested to be varied, and therefore supporting this application could encourage further applications for oversize outbuildings on surrounding properties and could be used to set a practical precedent within Residential areas.

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

Consulted References	:	Council's Outbuildings Policy Town Planning Scheme No. 3
File Number (Name of Ward)	:	A186397 (West Ward)
Previous Reference	:	Nil

AGENDA ITEM 2.2 REFERS

To the Town Planning of City of Albany,
CC: Jessica Anderson

The existing shed which we are applying to extend is 100 square metres it is 20 square metres less than allowed size we use it as a storage shed and a caravan won't fit in.

We are applying to build a lean to on our existing shed for our caravan to be under cover.

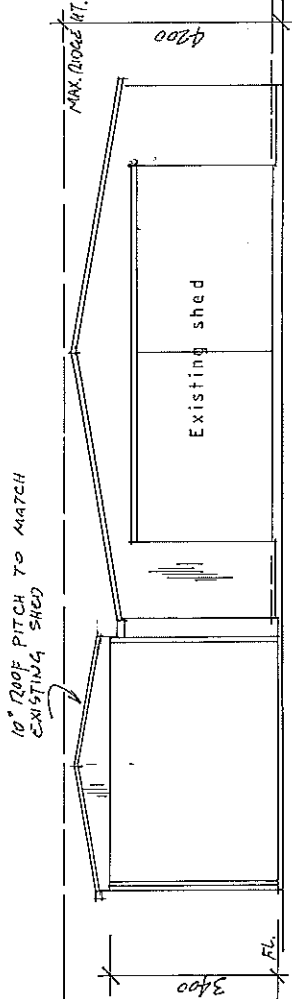
As we are allowed 120 square metres on our block, we still have 20 square metres to build on with attaching the lean to it will take us up to 145 square metres which is 25 square metres more than allowed.

So we are applying to have you approve the extra 25 square metres to allow this to go ahead.

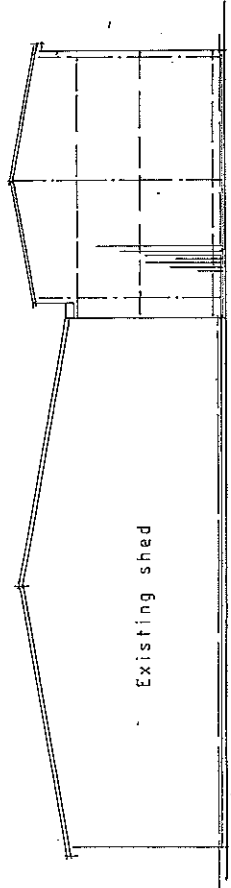
With the area this is all going to take place we have the room and this will not affect any of our neighbours.

Kind
Regards,
Greg & Leanne Remaj

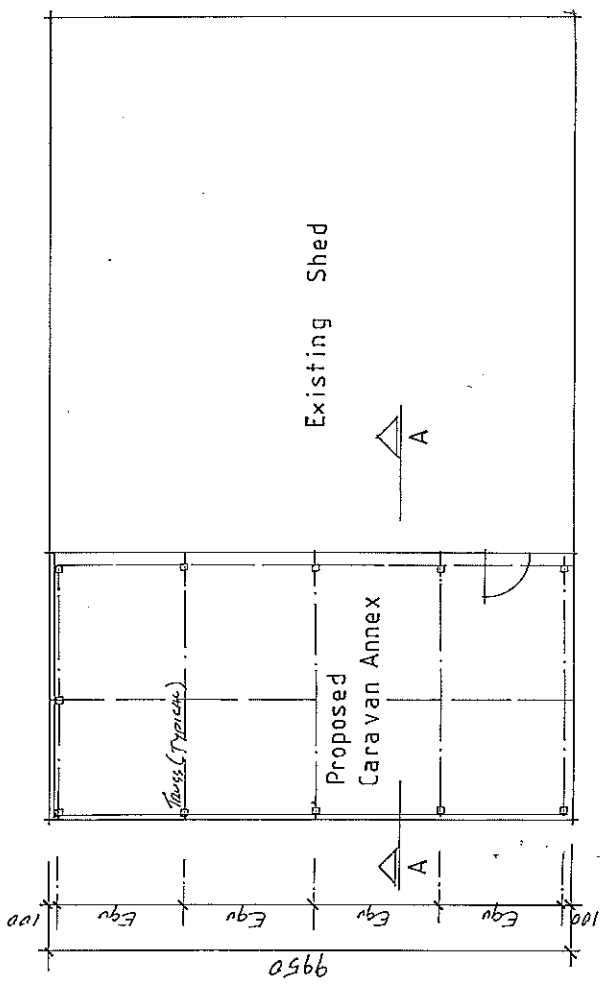
59 Lancaster Road
Mckail Albany
WA 6330
08 9841 3833
0409 851 765



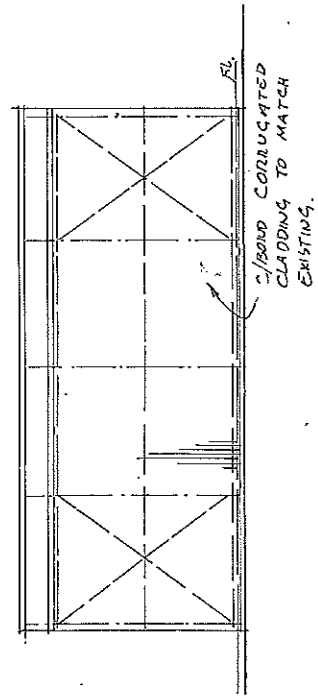
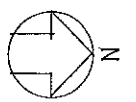
NORTH elevation
1:100



SOUTH elevation



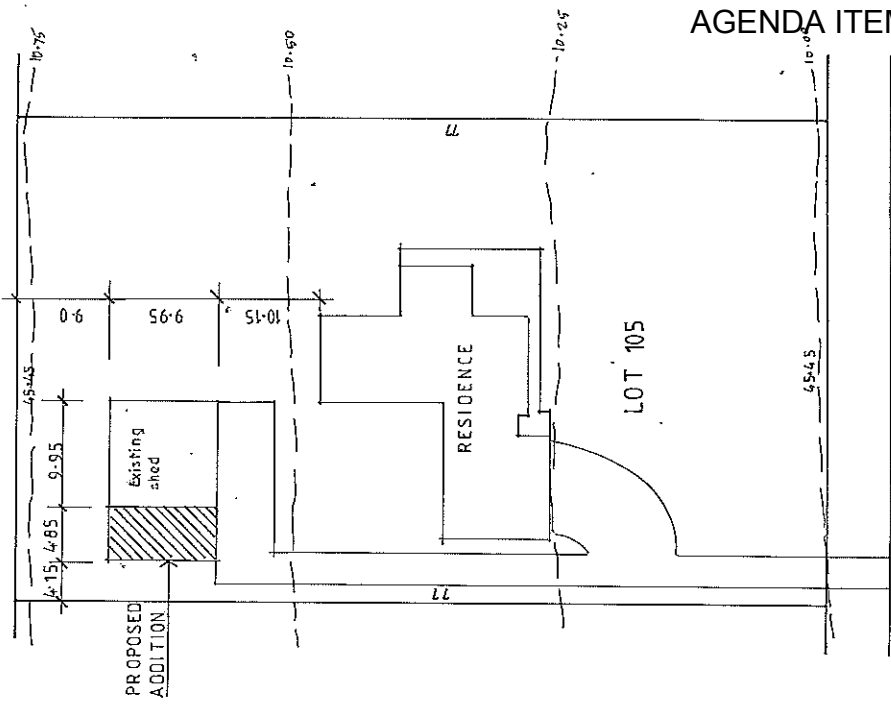
PLAN
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EAST elevation

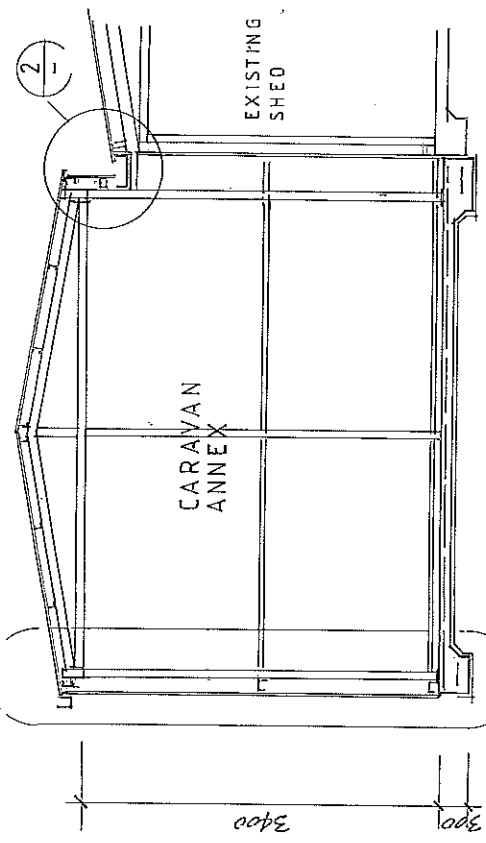
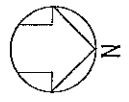
Proposed ADDITION to EXISTING SHED
for G.&L. REMAJ
Lot 105 Lancaster Rd, ALBANY.
Date Jan 2012 Scale as shown 794 12 A1/2

Swift
Drafting
Service
ph 98425350

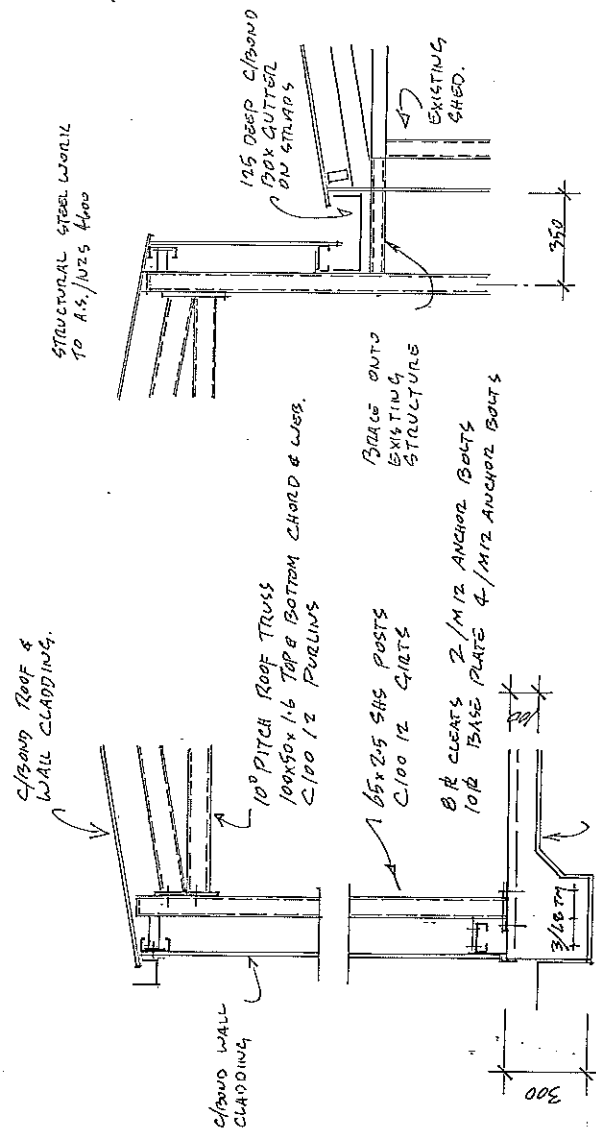


LANCASTER ROAD

SITE PLAN
1:500



SECTION A-A
1:50



DETAIL 2
1:20

DETAIL 1
1:20

STRUCTURAL STEEL WORK
TO AS/NZS 4600

125 DEEP C/BOARD
BOX GUTTER
ON STAMPS

BRACE OUT
EXISTING
STRUCTURE

10° PITCH ROOF TRUSS
100x50x1.6 TOP & BOTTOM CHORD & WEB.
C/100 12 PURLINS

1 65x2.5 S4S POSTS
C/100 12 GILTS

Ø 8 CLEATS 2 / M12 ANCHOR BOLTS
1014 BASE PLATE 4 / M12 ANCHOR BOLTS

N20 CONC. FLOOR SLAB
S.L. 62 Mesh 25 cover on
Ø 20 POLYTHENE Ø
SAND PAD COMPACTED TO
7/300 PENETROMETER
AS 1870

C/BOARD ROOF &
WALL CLADDING.

C/BOARD WALL
CLADDING

CARAVAN
ANNEX

EXISTING
SHED

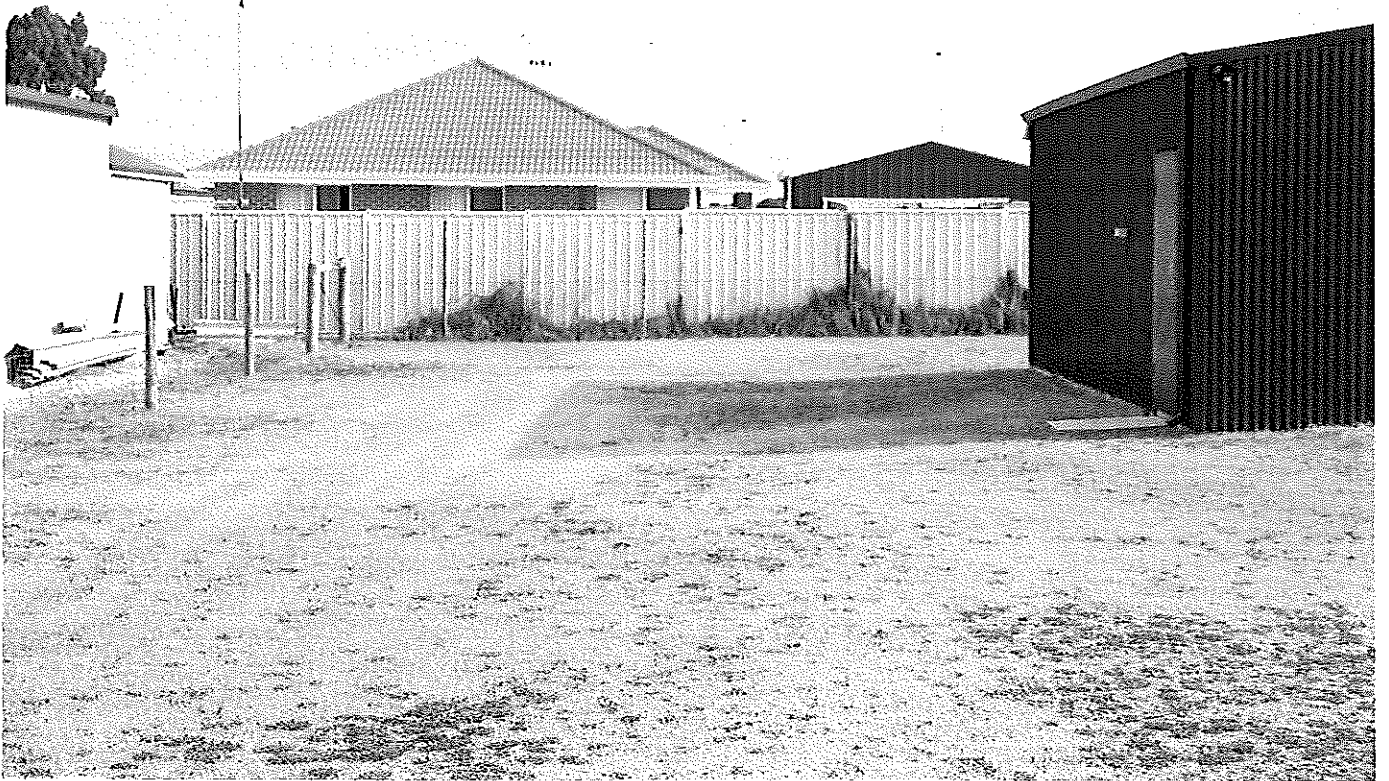
RESIDENCE

LOT 105

PROPOSED
ADDITION

Existing
shed

AGENDA ITEM 2.2 REFERS







I, Thomas Dolman, offer to purchase: 0409319715

2002 21ft Jayco Westsport Caravan on site at Karratha Caravan Park

From Gregory Anton Remaj

For a purchase price of \$32,500.00

With a deposit of \$ 500 to be paid upfront,

The remainder of \$32,000.00 to be paid

by bank cheque no later than 24-05-2011

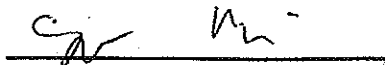
The van will be available to take possession by no later than

25-05-2011

Signed:


Thomas Dolman

13/5/11
Date


Seller

13-3-2011
Date

Paid - 23-05-2011

Renewal Schedule

Secure™ Caravan

AGENDA ITEM 2.2 REPORT

CARAVAN AND
RV INSURANCE

1800 112 481

www.cilinsurance.com.au

Policy Number
RCV 005858676Transaction Date
17 January 2011

Period of Insurance

16 February 2011 to 4pm 16 February 2012

Issuer

Vero Insurance Limited ABN 48 005 297 807

Insured

MRS LEANNE REMAJ

MR GREGORY ANTON REMAJ

Excesses

Basic Excess \$200

This excess will apply to all claims. Additional excesses may apply in some circumstances. Please refer to your policy wording booklet.

Secure™ Caravan

Amount Insured

Insured Caravan

JAYCO WESPORT - 6.40M

Chassis Number

6AM00000011C70199

Registration 1TCR711

Agreed Value: \$30,700

Insured Annexe

\$2,000

Contents

\$2,000

Contents (Automatic cover)

\$1,000

Your No-Claim Bonus

4+ Years No-Claim Bonus

Accessories & Modifications

Mrs Leanne Remaj (19/04/1964) Regular

Mr Gregory Anton Remaj (28.09.1965) Regular

Risk Details

Your caravan is covered Australia Wide

Your caravan is not let out on hire

Friendly Claims Service

- 24 hours Claims Assistance
- One Call - One Resolution



1800 112 481

4.2: FINANCIAL ACTIVITY STATEMENT – 31 MARCH 2012

Responsible Officer : Acting Executive Director Corporate Services (P Wignall)

IN BRIEF

- Statement of Financial Activity reporting on the revenue and expenditure of the City of Albany for the reporting period ending 31 March 2012.

ITEM 4.2: RESPONSIBLE OFFICER RECOMMENDATION

The Financial Activity Statement for the period ending 31 March 2012 be RECEIVED.

BACKGROUND

1. The Statement of Financial Activity for the period ending 31 March 2012 has been prepared and is attached.
2. In addition to the statutory requirement to provide Council with a Statement of Financial Performance, the City provides Council with a monthly investment summary to ensure the performance of the investment portfolio is in accordance with anticipated returns and complies with the Investment of Surplus Funds Policy.

DISCUSSION

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

“Please note that rounding errors may occur when whole numbers are used, as they are in the reports that follow. The ‘errors’ may be \$1 or \$2 when adding sets of numbers. This does not mean that the underlying figures are incorrect.”

CEO:

RESPONSIBLE OFFICER:

6. STATEMENT OF FINANCIAL ACTIVITY – AS AT 31 MARCH 2012

	Actual Year to Date 31-Mar-12	Current Budget Year to Date 31-Mar-12	Current Budget vs Actual Variance	
REVENUE				*
Operating Grants, Subsidies and Cont	2,380,980	2,547,259	-166,279	X
Fees and Charges	10,348,599	10,990,784	-642,185	X
Interest Earnings	886,932	554,004	332,928	√
Other Revenue	1,361,737	1,916,609	-554,872	X
	14,978,248	16,008,656	-1,030,408	
EXPENDITURE				
Employee Costs	11,589,757	12,261,592	-671,835	√
Materials and Contracts	7,644,256	10,230,178	-2,585,922	√
Utility Charges	1,183,766	1,109,743	74,023	X
Interest Expenses	503,920	504,419	-499	√
Insurance Expenses	582,090	579,273	2,817	X
Other Expenditure	1,193,752	2,125,275	-931,523	√
Depreciation	8,758,385	8,860,999	-102,614	√
	31,455,926	35,671,479	-4,215,553	
Adjustment for Non-cash Revenue and Expenditure:				
Depreciation	-8,758,385	-8,860,999	102,614	
CAPITAL REVENUE				
Non-Operating Grants, Subsidies & Cont	2,940,757	4,122,873	-1,182,116	X
Proceeds from asset disposals	87,190	1,408,785	-1,321,595	X
Proceeds from New Loans	0	0	0	
Self-Supporting Loan Principal Revenue	15,271	15,530	-259	X
Transfers from Reserves (Restricted Assets)	4,865,084	4,873,903	-8,819	X
	7,908,302	10,421,091	-2,512,789	
CAPITAL EXPENDITURE				
Capital Expenditure	3,393,805	12,578,205	-9,184,400	√
Repayment of Loans	428,109	428,253	-144	√
Transfers to Reserves (Restricted Assets)	3,863,363	3,820,171	43,192	X
	7,685,277	16,826,629	-9,141,352	
Estimated Surplus B/fwd				
ADD Net Current Assets July 1 B/fwd	4,582,872	4,582,872	n/a	
LESS Net Current Assets Year to Date	22,712,064	31,274,794	n/a	
Amount Raised from Rates	-25,625,462	-25,575,876	-49,856	

* √ Is higher than expected revenue or lower than expected expenditure

* X is lower than expected revenue and higher than expected Expenditure

7. CITY OF ALBANY – NET CURRENT ASSETS – AS AT 31 MARCH 2012

	Actual 31-Mar-12	Actual 30-Jun-11
NET CURRENT ASSETS		
Composition of Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	20,811,253	5,767,118
Cash - Restricted	5,413,007	6,634,295
Receivables	2,551,152	2,136,618
Inventories	2,696,845	3,202,824
Total Current Assets	31,472,257	17,740,855
LESS: CURRENT LIABILITIES		
Payables and Provisions	3,347,186	6,523,688
	28,125,071	11,217,167
Less: Cash - Restricted - Trust	(1,071,289)	(1,318,300)
Less: Cash - Restricted - Reserves	(4,341,718)	(5,315,995)
NET CURRENT ASSET POSITION	22,712,064	4,582,872
 NET CURRENT ASSETS PER BALANCE SHEET	 20,388,306	 2,819,432
Difference	(2,323,758)	(1,763,440)
Difference Represented by:		
Restricted Cash (Trust)	1,071,289	1,318,300
Reserve Funds - Financial Assets	182,510	327,010
Reserve Funds - Other	4,159,208	4,988,985
Self Supporting Loans (part of Receivables and Other)	(15,271)	
	5,397,736	6,634,295
Less:		
Borrowings	6,710,066	7,138,175
Trust Liabilities	1,011,428	1,259,560
Difference	(2,323,758)	(1,763,440)

8. CITY OF ALBANY– STATEMENT OF FINANCIAL POSITION–AS AT 31 MARCH 2012

	Actual 31-Mar-12	Actual 30-Jun-11
CURRENT ASSETS		
Cash - Municipal	20,811,253	5,767,118
Restricted cash (Trust)	1,071,289	1,318,300
Reserve Funds - Financial Assets	182,510	327,010
Reserve Funds - Other	4,159,208	4,988,985
Receivables & Other	2,535,880	2,136,618
Investment Land	1,997,982	2,398,674
Stock on hand	698,864	804,150
	31,456,986	17,740,855
CURRENT LIABILITIES		
Borrowings	6,710,066	7,138,175
Creditors prov - Annual leave & LSL	2,480,547	2,381,578
Trust Liabilities	1,011,428	1,259,559
Creditors prov & accruals	866,639	4,142,110
	11,068,680	14,921,422
NET CURRENT ASSETS	20,388,306	2,819,432
NON CURRENT ASSETS		
Receivables	46,211	46,211
Pensioners Deferred Rates	370,759	370,759
Investment Land	4,509,155	4,509,155
Property, Plant & Equip	71,872,170	71,237,891
Infrastructure Assets	184,450,783	190,555,179
Local Govt House Shares	19,501	19,501
	261,268,579	266,738,695
NON CURRENT LIABILITIES		
Borrowings	12,626,394	12,626,394
Creditors & Provisions	464,911	464,911
	13,091,305	13,091,305
NET ASSETS	268,565,580	256,466,823
EQUITY		
Accumulated Surplus	244,749,202	231,648,724
Reserves	5,041,744	6,043,465
Asset revaluation Reserve	18,774,634	18,774,634
	268,565,580	256,466,823

**9. STATEMENT OF COMPREHENSIVE INCOME (BY NATURE OR TYPE) –
AS AT 31 MARCH 2012**

Nature / Type	YTD Actual 2011/12	Budget-Total 2011/12	Actual 2010/11
INCOME			
Rates	25,625,462	25,619,665	24,114,001
Grants & Subsidies	2,091,149	2,710,582	3,570,141
Contributions. Reimb & Donations	289,831	349,697	1,215,224
Fees & Charges	10,348,599	13,327,249	7,660,720
Service Charges	322	0	3,741,095
Interest Earned	886,932	697,000	1,184,413
Other Revenue / Income	1,363,255	617,625	860,783
	40,605,550	43,321,818	42,346,378
EXPENDITURE			
Employee Costs	11,589,757	16,948,783	15,295,323
Utilities	1,183,766	1,319,732	1,507,429
Interest Expenses	503,920	1,042,761	1,114,199
Depreciation on non current assets	8,758,385	11,817,938	11,449,614
Contracts & materials	7,644,257	12,973,799	11,290,975
Insurance expenses	582,090	584,845	543,500
Other Expenses	1,194,472	223,994	1,665,462
	31,456,647	44,911,852	42,866,502
Change in net assets from operations	9,148,903	(1,590,034)	(520,124)
Grants and Subsidies - non-operating	2,847,104	6,770,372	9,180,800
Contributions Reimbursements and Donations - non-operating	93,653	3,148,907	1,567,374
Profit/Loss on Asset Disposals	(18,345)	(905,815)	142,634
Cash Backing of Reserves	27,444	718,230	0
Fair value - Investments adjustment			0
	12,098,759	8,141,660	10,370,684

REFER DISCLAIMER

9. PORTFOLIO VALUATION – MARKET VALUE – AS AT 31 MARCH 2012

Security	Maturity Date	Security Cost (Incl accrued interest)	Current Interest %	Market Value	Market Value	Market Value	Latest Monthly Variation
				Jan-12	Feb-12	Mar-12	
MUNICIPAL ACCOUNT							
CBA	4/11/2011	2,000,000	5.70%				
CBA	4/12/2011	1,000,000	5.66%				
CBA	6/01/2012	2,000,000	5.57%				
CBA	3/02/2012	1,000,000	5.48%	1,000,000			
CBA	5/02/2012	2,000,000	5.40%	2,000,000			
CBA	4/03/2012	1,000,000	5.23%		1,000,000		
CBA	4/03/2012	2,000,000	5.23%		2,000,000		
CBA	5/04/2012	1,000,000	5.28%			1,000,000	
CBA	5/04/2012	2,000,000	5.28%			2,000,000	
NAB	4/12/2011	2,000,000	5.53%				
NAB	3/01/2012	1,000,000	5.70%				
NAB	2/05/2012	1,000,000	6.10%	1,000,000	1,000,000	1,000,000	
NAB	2/04/2012	2,000,000	5.92%	2,000,000	2,000,000	2,000,000	
ANZ	4/01/2012	3,000,000	5.80%				
ANZ	2/04/2012	3,000,000	5.50%	3,000,000	3,000,000	3,000,000	
BENDIGO	4/11/2011	1,000,000	5.50%				
BENDIGO	6/01/2012	1,000,000	5.50%				
BENDIGO	3/02/2012	1,000,000	5.25%	1,000,000			
BENDIGO	5/03/2012	1,000,000	5.00%		1,000,000		
BENDIGO	5/04/2012	1,000,000	5.00%			1,000,000	
BANKWEST	4/01/2012	2,000,000	5.80%				
BANKWEST	5/03/2012	2,000,000	5.50%	2,000,000	2,000,000		
BANKWEST	7/05/2012	2,000,000	5.60%			2,000,000	

REFER DISCLAIMER

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

* Note that this CDO matured on 20 March 2012, and the full face value of the Investment (\$170,000) has been returned to the City

10. FINANCIAL RATIOS - AS AT 31 MARCH 2012

CITY OF ALBANY FINANCIAL RATIOS		30-Jun-10	30-Jun-11	31-Mar-12	Benchmark
Liquidity Ratios					
	Current Ratio ¹	117.4%	81.3%	259.0%	>100%
	Untied Cash to trade creditors Ratio ²	51.2%	273.6%	9091.4%	>100%
Financial Position Ratio					
	Debt Ratio ³	11.3%	9.8%	8.3%	<100%
Debt Ratios					
	Debt Service Ratio ⁴	7.5%	9.0%	2.3%	<10%
	Gross Debt to Revenue Ratio ⁵	56.9%	46.7%	47.7%	<60%
	Gross Debt to Economically Realisable Assets ⁶	25.9%	22.6%	19.0%	<30%
Coverage Ratio					
	Rate Coverage Ratio ⁷	63.3%	46.0%	63.2%	>33%
Effectiveness Ratio					
	Outstanding Rates Ratio ⁸	5.4%	3.3%	6.8%	<5%

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

STATUTORY IMPLICATIONS

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

REFER DISCLAIMER

FINANCIAL IMPLICATIONS Expenditure for the period ending 31 March 2012 has been incurred in accordance with the 2011/12 proposed budget parameters. Details of any budget variation in excess of \$100,000 (year to date) follow. There are no other known events which may result in a material non recoverable financial loss or financial loss arising from an uninsured event.

13. VARIANCES TO BUDGET IN EXCESS OF \$100,000 - AS AT 31 MARCH 2012

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
CHIEF EXECUTIVE OFFICER								
182820. CEO - SALARIES	448,409	618,740	464,049	301,156	162,893	35%	✓	Major Projects salary line added during corporate restructure. Costs to date have been allocated to Works and Services, and not all positions have been filled. Subject to Q3 review.
DIRECTOR CORPORATE								
106030. INTEREST ON INVESTMENTS	(450,000)	(475,966)	(356,967)	(591,143)	234,176	66%	✓	Higher than anticipated interest rates. Adjustments to be made Q3
106640. INFORMATION TECHNOLOGY	272,860	277,860	238,959	23,487	215,472	90%	✓	Timing difference, expenditure is expected to be in line with budget at financial year end.
185030. PROCEEDS INVESTMENT LAND	0	(2,000,000)	(1,499,994)	(454,091)	(1,045,903)	-70%	×	Cull Rd development continues to be offered for sale.
185270. CARRYING VALUE INVESTMENT LAND SOLD	0	2,446,899	1,835,172	400,692	1,434,480	78%	✓	Cull Rd development continues to be offered for sale.

REFER DISCLAIMER

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
DIRECTOR DEVELOPMENT SERVICES								
136220. DEV MGT PROJECTS	70,000	150,000	112,480	5,779	106,701	95%	✓	Town Planning Scheme, Transport Model, Yakamia Structure Plan and the South Lockyer Structure Plan will be carried forward to the 2012/2013 financial year.
DIRECTOR WORKS & SERVICES								
100040. ROAD SAFETY	232,488	371,308	278,430	122,111	156,319	56%	✓	Timing issue. Total costs for the year are expected to be in line with budget.
108830. SALE OF SCRAP METAL	(200,000)	(200,000)	(149,960)	(24,386)	(125,574)	-84%	✗	Contractor has commenced pickup. Approximately \$100,000 worth of steel has been collected but funds not yet received – timing issue.
110270. CITY DESIGN - PROJECTS	245,000	245,000	183,697	9,537	174,160	95%	✓	Unspent funds to be transferred to Strategic Projects-District Water Management Strategy & Development Contribution Plan. Subject to Q3 adjustment for restructure to Office of CEO.
110920. CITY ASSETS PROJECTS	254,450	254,450	190,785	(13,151)	203,936	107%	✓	Unspent funds to be transferred to Strategic Projects-Drainage Asset Manage Plan. Subject to Q3 adjustment for restructure to Office of CEO.
118520. REFUSE-TIP MAINTENANCE	1,389,700	1,389,700	1,041,915	825,599	216,316	21%	✓	Savings made due to cancellation of Cleanaway MOU. Reduction in staff overtime with changes to staff rostering.
119530. REFUSE-INC HANRAHAN ROAD	(1,720,000)	(1,720,000)	(1,146,380)	(873,033)	(273,347)	-24%	✗	Reduced amount of waste received at landfill sites. Increase competition in the marketplace for receiving industrial waste.

REFER DISCLAIMER

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
132220. ROAD MAINTENANCE	3,925,000	3,925,000	2,942,952	2,600,750	342,202	12%	✓	Expenses are currently below budget. Annual costs expected to be in line with budget.
134850. ASSET FUNDING - REGIONAL ROAD GROUP	(894,607)	(910,734)	(683,046)	(510,293)	(172,753)	-25%	✗	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
135440. PASSENGER VEHICLES PURCHASE	777,101	777,101	582,825	84,296	498,529	86%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135540. COMMERCIAL VEHICLES (UTES)PURCHASE	1,100,000	1,100,000	825,000	0	825,000	100%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135640. MAJOR PLANT PURCHASE	1,065,000	1,065,000	798,750	120,150	678,600	85%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
138070. WASTE MINIMISATION CONTRACT	2,363,896	2,363,896	1,772,427	1,639,721	132,706	7%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
141150. ROAD FUNDING - OTHER	(868,000)	(907,000)	(680,250)	(172,000)	(508,250)	-75%	✗	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
141250. ROAD FUNDING - TIRES	(400,000)	(400,000)	(400,000)	(160,000)	(240,000)	-60%	✗	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.

REFER DISCLAIMER

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
141550. PASSENGER VEHICLE PROCEEDS	(625,017)	(625,017)	(468,762)	(60,909)	(407,853)	-87%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141650. COMMERCIAL VEHICLES PROCEEDS	(550,000)	(550,000)	(412,500)	0	(412,500)	-100%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141750. MAJOR PLANT PROCEEDS	(735,000)	(735,000)	(525,525)	(23,563)	(501,962)	-96%	×	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
144920. CITY ASSETS-SALARIES	582,146	485,261	363,942	186,926	177,016	49%	✓	Works & Services restructure - salaries being reallocated
147320. FUEL & OIL	687,186	687,186	515,247	375,114	140,133	27%	✓	Fuel price and usage not as high as budgeted. Usage likely to increase in the next quarter
147920. PLANT-ALLOCATE TO W/SERV.	(2,932,540)	(2,932,540)	(2,198,804)	(1,996,264)	(202,540)	-9%	×	This is an internal "billing" of plant and machinery used on various jobs around the City. As work is performed by Works and Services, Plant use is billed to the job. As can be seen in 132220 Road Maintenance and 149940 Asset Preservation, for example, maintenance activity has been below budget, but should be in line with budget by financial year end.

REFER DISCLAIMER

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
149840. ASSET UPGRADE-REGIONAL RD	2,496,259	2,154,815	1,639,227	138,078	1,501,149	92%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
149940. ASSET PRESERVATION	3,195,730	2,943,730	2,266,115	460,502	1,805,613	80%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
150140. DRAINAGE CONSTRUCTION	1,175,070	2,386,259	1,871,363	394,670	1,476,693	79%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
151640. PATHWAY CONSTRUCTION	1,498,497	1,577,997	1,183,054	670,118	512,936	43%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
151840. PARKS & RESERVES	106,721	253,150	189,791	53,815	135,976	72%	✓	Emu Point Erosion project will be costed to Major Projects (\$70,000) in Q3 review for restructure to Office of CEO. Timing difference – all other projects will be completed before end of financial year.
152140. WASTE/TIPS PROJECTS	1,930,010	1,735,011	1,376,817	66,291	1,310,526	95%	✓	Most of the leachgate project works delayed to next financial year. Weighbridge shelter to be constructed 6-8 weeks. Some design work and minor capping/drainage work to occur before May.
Total DIRECTOR WORKS & SERVICES	14,099,090	14,734,573	11,357,110	3,914,079	7,443,031			

POLICY IMPLICATIONS

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

File Number (Name of Ward)	FM.FIR.2 - All Wards
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4.2: FINANCIAL ACTIVITY STATEMENT – 29 FEBRUARY 2012

Responsible Officer : Acting Executive Director Corporate Services (P Wignall)

IN BRIEF

- Statement of Financial Activity reporting on the revenue and expenditure of the City of Albany for the reporting period ending 29 February 2012.

BACKGROUND

1. The Statement of Financial Activity for the period ending 29 February 2012 has been prepared and is attached.
2. In addition to the statutory requirement to provide Council with a Statement of Financial Performance, the City provides Council with a monthly investment summary to ensure the performance of the investment portfolio is in accordance with anticipated returns and complies with the Investment of Surplus Funds Policy.

DISCUSSION

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

“Please note that rounding errors may occur when whole numbers are used, as they are in the reports that follow. The ‘errors’ may be \$1 or \$2 when adding sets of numbers. This does not mean that the underlying figures are incorrect.”

6. STATEMENT OF FINANCIAL ACTIVITY – AS AT 29 FEBRUARY 2012

	Actual Year to Date 29-Feb-12	Current Budget Year to Date 29-Feb-12	Current Budget vs Actual Variance	
REVENUE				*
Operating Grants, Subsidies and Cont	2,324,216	2,159,319	164,897	√
Fees and Charges	9,860,690	10,055,664	-194,974	X
Interest Earnings	802,204	492,448	309,756	√
Other Revenue	1,214,134	1,702,869	-488,735	X
	14,201,244	14,410,300	-209,056	
EXPENDITURE				
Employee Costs	10,398,854	10,981,217	-582,363	√
Materials and Contracts	6,609,519	9,179,467	-2,569,948	√
Utility Charges	1,025,231	988,797	36,434	X
Interest Expenses	503,920	504,419	-499	√
Insurance Expenses	576,012	576,516	-504	√
Other Expenditure	1,058,236	1,935,008	-876,772	√
Depreciation	7,789,723	7,875,392	-85,670	√
	27,961,493	32,040,816	-4,079,323	
Adjustment for Non-cash Revenue and Expenditure:				
Depreciation	-7,789,723	-7,875,392	85,670	
CAPITAL REVENUE				
Non-Operating Grants, Subsidies and Cont	2,671,515	3,479,743	-808,228	X
Proceeds from asset disposals	87,190	1,009,926	-922,736	X
Proceeds from New Loans	0	0	0	
Self-Supporting Loan Principal Revenue	15,271	15,530	-259	X
Transfers from Reserves (Restricted Assets)	4,855,084	4,865,148	-10,064	X
	7,629,060	9,370,347	-1,741,287	
CAPITAL EXPENDITURE				
Capital Expenditure	2,929,417	10,662,771	-7,733,354	√
Repayment of Loans	428,109	428,253	-144	√
Transfers to Reserves (Restricted Assets)	3,845,947	3,807,931	38,016	X
	7,203,474	14,898,955	-7,695,482	
Estimated Surplus B/fwd				
ADD Net Current Assets July 1 B/fwd	4,582,872	4,582,872	n/a	
LESS Net Current Assets Year to Date	24,667,249	31,274,794	n/a	
Amount Raised from Rates	-25,629,318	-25,561,281	-68,037	

* √ Is higher than expected revenue or lower than expected expenditure

* X is lower than expected revenue and higher than expected Expenditure

7. CITY OF ALBANY – NET CURRENT ASSETS – AS AT 29 FEBRUARY 2012

	Actual 29-Feb-12	Actual 30-Jun-11
NET CURRENT ASSETS		
Composition of Net Current Asset Position		
CURRENT ASSETS		
Cash - Unrestricted	20,609,249	5,767,118
Cash - Restricted	5,378,147	6,634,295
Receivables	5,138,132	2,136,618
Inventories	2,821,992	3,202,824
Total Current Assets	33,947,520	17,740,855
LESS: CURRENT LIABILITIES		
Payables and Provisions	3,902,124	6,523,688
	30,045,396	11,217,167
Less: Cash - Restricted - Trust	(1,071,289)	(1,318,300)
Less: Cash - Restricted - Reserves	(4,306,858)	(5,315,995)
NET CURRENT ASSET POSITION	24,667,249	4,582,872
NET CURRENT ASSETS PER BALANCE SHEET	22,308,631	2,819,432
Difference	(2,358,618)	(1,763,440)
Difference Represented by:		
Restricted Cash (Trust)	1,071,289	1,318,300
Reserve Funds - Financial Assets	327,010	327,010
Reserve Funds - Other	3,979,848	4,988,985
Self Supporting Loans (part of Receivables and Other)	(15,271)	
	5,362,876	6,634,295
Less:		
Borrowings	6,710,066	7,138,175
Trust Liabilities	1,011,428	1,259,560
Difference	(2,358,618)	(1,763,440)

8. CITY OF ALBANY– STATEMENT OF FINANCIAL POSITION–AS AT 29 FEBRUARY 2012

	Actual 29-Feb-12	Actual 30-Jun-11
CURRENT ASSETS		
Cash - Municipal	20,609,249	5,767,118
Restricted cash (Trust)	1,071,289	1,318,300
Reserve Funds - Financial Assets	327,010	327,010
Reserve Funds - Other	3,979,848	4,988,985
Receivables & Other	5,122,861	2,136,618
Investment Land	2,084,068	2,398,674
Stock on hand	737,924	804,150
	33,932,249	17,740,855
CURRENT LIABILITIES		
Borrowings	6,710,066	7,138,175
Creditors prov - Annual leave & LSL	2,487,008	2,381,578
Trust Liabilities	1,011,428	1,259,559
Creditors prov & accruals	1,415,116	4,142,110
	11,623,618	14,921,422
NET CURRENT ASSETS	22,308,631	2,819,432
NON CURRENT ASSETS		
Receivables	46,211	46,211
Pensioners Deferred Rates	370,759	370,759
Investment Land	4,509,155	4,509,155
Property, Plant & Equip	71,692,218	71,237,891
Infrastructure Assets	185,135,011	190,555,179
Local Govt House Shares	19,501	19,501
	261,772,854	266,738,695
NON CURRENT LIABILITIES		
Borrowings	12,626,394	12,626,394
Creditors & Provisions	464,911	464,911
	13,091,305	13,091,305
NET ASSETS	270,990,181	256,466,823
EQUITY		
Accumulated Surplus	247,181,219	231,648,724
Reserves	5,034,328	6,043,465
Asset revaluation Reserve	18,774,634	18,774,634
	270,990,181	256,466,823

**9. STATEMENT OF COMPREHENSIVE INCOME (BY NATURE OR TYPE) –
AS AT 29 FEBRUARY 2012**

Nature / Type

	YTD Actual 2011/12	Budget-Total 2011/12	Actual 2010/11
INCOME			
Rates	25,629,318	25,619,665	24,114,001
Grants & Subsidies	2,065,799	2,710,582	3,570,141
Contributions. Reimb & Donations	258,418	349,697	1,215,224
Fees & Charges	9,860,690	13,327,249	7,660,720
Service Charges	322	0	3,741,095
Interest Earned	802,204	697,000	1,184,413
Other Revenue / Income	1,215,652	617,625	860,783
	39,832,403	43,321,818	42,346,378
EXPENDITURE			
Employee Costs	10,398,854	16,948,783	15,295,323
Utilities	1,025,231	1,319,732	1,507,429
Interest Expenses	503,920	1,042,761	1,114,199
Depreciation on non current assets	7,789,723	11,817,938	11,449,614
Contracts & materials	6,609,519	12,973,799	11,290,975
Insurance expenses	576,012	584,845	543,500
Other Expenses	1,058,956	223,994	1,665,462
	27,962,215	44,911,852	42,866,502
Change in net assets from operations	11,870,188	(1,590,034)	(520,124)
Grants and Subsidies - non-operating	2,580,104	6,770,372	9,180,800
Contributions Reimbursements and Donations - non-operating	91,411	3,148,907	1,567,374
Profit/Loss on Asset Disposals	(18,345)	(905,815)	142,634
Cash Backing of Reserves	0	718,230	0
Fair value - Investments adjustment			0
	14,523,358	8,141,660	10,370,684

10. PORTFOLIO VALUATION – MARKET VALUE – AS AT 29 FEBRUARY 2012

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

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

11. FINANCIAL RATIOS - AS AT 29 FEBRUARY 2012

CITY OF ALBANY FINANCIAL RATIOS		30-Jun-10	30-Jun-11	29-Feb-12	Benchmark
Liquidity Ratios					
	Current Ratio ¹	117.4%	81.3%	269.1%	>100%
	Untied Cash to trade creditors Ratio ²	51.2%	273.6%	2533.1%	>100%
Financial Position Ratio					
	Debt Ratio ³	11.3%	9.8%	8.4%	<100%
Debt Ratios					
	Debt Service Ratio ⁴	7.5%	9.0%	2.3%	<10%
	Gross Debt to Revenue Ratio ⁵	56.9%	46.7%	48.7%	<60%
	Gross Debt to Economically Realisable Assets ⁶	25.9%	22.6%	18.5%	<30%
Coverage Ratio					
	Rate Coverage Ratio ⁷	63.3%	46.0%	64.4%	>33%
Effectiveness Ratio					
	Outstanding Rates Ratio ⁸	5.4%	3.3%	15.5%	<5%

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

STATUTORY IMPLICATIONS

12. *Section 34 of the Local Government (Financial Management) Regulations 1996 provides:*

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

FINANCIAL IMPLICATIONS Expenditure for the period ending 29 February 2012 has been incurred in accordance with the 2011/12 proposed budget parameters. Details of any budget variation in excess of \$100,000 (year to date) follow. There are no other known events which may result in a material non recoverable financial loss or financial loss arising from an uninsured event.

13. VARIANCES TO BUDGET IN EXCESS OF \$100,000 - AS AT 29 FEBRUARY 2012

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
CHIEF EXECUTIVE OFFICER								
182820. CEO - SALARIES	448,409	618,740	412,488	268,953	143,535	35%	✓	Major Projects salary line added during corporate restructure. Costs to date have been allocated to Works & Services. Not all positions have been filled. Subject to Q3 review.
DIRECTOR COMMUNITY								
137930. A/PORT-LANDING FEES	(1,274,464)	(1,274,464)	(802,907)	(910,801)	107,894	13%	✓	Additional charges introduced this financial year for ILS training fees.
DIRECTOR CORPORATE								
103430. MAJOR PLANT-P/LOSS SALE OF ASSETS	1,267,411	1,267,410	760,447	39,189	721,258	95%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
106030. INTEREST ON INVESTMENTS	(450,000)	(475,966)	(317,304)	(525,164)	207,860	66%	✓	Higher than anticipated interest rates. Adjustments to be made Q3.
106640. INFORMATION TECHNOLOGY	272,860	277,860	231,187	21,602	209,585	91%	✓	Timing difference, expenditure is expected to be in line with budget at financial year end.
148230. PASSENGER VEHICLES-P/LOSS SALE OF ASSET	1,053,522	1,053,522	526,762	65,873	460,889	87%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
185030. Proceeds Investment Land	0	(2,000,000)	(1,333,328)	(358,636)	(974,692)	-73%	✗	Cull Road development continues to be offered for sale.

AGENDA ITEM 4.2 REFERS

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
185270. Carrying Value Investment Land Sold	0	2,446,899	1,631,264	314,606	1,316,658	81%	✓	Cull Road development continues to be offered for sale.
DIRECTOR WORKS & SERVICES								
100040. ROAD SAFETY	232,488	371,308	247,488	114,043	133,445	54%	✓	Total costs for the year are expected to be in line with budget.
108830. SALE OF SCRAP METAL	(200,000)	(200,000)	(133,280)	(24,386)	(108,894)	-82%	✗	Contractor has commenced pickup. Approximately \$100,000 worth of steel has been collected but funds not received due to timing issue.
110270. CITY DESIGN - PROJECTS	245,000	245,000	163,264	10,732	152,532	93%	✓	Unspent funds to be transferred to Strategic Projects - District Water Management Strategy & Development Contribution Plan. Subject to Q3 adjustment for restructure to Office of CEO.
110920. CITY ASSETS PROJECTS	254,450	254,450	182,076	(13,754)	195,830	108%	✓	Unspent funds to be transferred to Strategic Projects - Drainage Asset Manage Plan. Subject to Q3 adjustment for restructure to Office of CEO.
118520. REFUSE-TIP MAINTENANCE	1,389,700	1,389,700	926,024	743,677	182,347	20%	✓	Savings made due to cancellation of Cleanaway MOU. Reduction in staff overtime with changes to staff rostering.
119530. REFUSE-INC HANRAHAN ROAD	(1,720,000)	(1,720,000)	(1,002,932)	(754,122)	(248,810)	-25%	✗	Reduced amount of waste received at landfill sites. Increase competition in the marketplace for receiving industrial waste.
132220. ROAD MAINTENANCE	3,925,000	3,925,000	2,615,608	2,173,288	442,320	17%	✓	Expenses are currently below budget. Annual costs expected to be in line with budget.

AGENDA ITEM 4.2 REFERS

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
135440. Passenger Vehicles Purchase	777,101	777,101	388,550	84,296	304,254	78%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135540. Commercial Vehicles (Utes) Purchase	1,100,000	1,100,000	550,000	0	550,000	100%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
135640. Major Plant Purchase	1,065,000	1,065,000	532,500	66,400	466,100	88%	✓	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
138070. Waste Minimisation Contract	2,363,896	2,363,896	1,575,280	1,428,741	146,539	9%	✓	Year-to-date expenses are below budget. This is only a timing difference and annual costs are expected to be in line with budget.
141150. Road Funding - Other	(868,000)	(907,000)	(453,500)	(172,000)	(281,500)	-62%	✗	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
141250. Road Funding - TIRES	(400,000)	(400,000)	(400,000)	(160,000)	(240,000)	-60%	✗	Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.
141550. Passenger Vehicle Proceeds	(625,017)	(625,017)	(312,508)	(60,909)	(251,599)	-81%	✗	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141650. Commercial Vehicles Proceeds	(550,000)	(550,000)	(275,000)	0	(275,000)	-100%	✗	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.
141750. Major Plant Proceeds	(735,000)	(735,000)	(420,420)	(23,563)	(396,857)	-94%	✗	Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.

AGENDA ITEM 4.2 REFERS

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
144920. CITY ASSETS-SALARIES	582,146	485,261	323,504	186,926	136,578	42%	✓	Works & Services restructure - salaries being re-allocated.
147320. FUEL & OIL	687,186	687,186	457,936	327,921	130,015	28%	✓	Fuel price and usage not as high as budgeted for. Usage likely to increase in the next quarter.
147920. PLANT-ALLOCATE TO W/SERV.	(2,932,540)	(2,932,540)	(1,954,232)	(1,741,678)	(212,554)	-11%	✗	This is an internal "billing" of plant and machinery used on various jobs around the City. As work is performed by Works and Services, plant use is billed to the job. As can be seen in 132220 Road Maintenance and 149940 Asset Preservation, for example, maintenance activity has been below budget, but should be in line with budget by financial year end. Year to date expenses are below budget.
149840. ASSET UPGRADE-REGIONAL RD	2,496,259	2,154,815	1,446,854	118,614	1,328,240	92%	✓	This is only a timing difference, and annual costs are expected to be in line with budget.
149940. ASSET PRESERVATION	3,195,730	2,943,730	1,988,434	345,380	1,643,054	83%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
150140. DRAINAGE CONSTRUCTION	1,175,070	2,386,259	1,667,644	331,307	1,336,337	80%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.

AGENDA ITEM 4.2 REFERS

Account	Original Budget	Current Budget	YTD Budgets	YTD Actuals	YTD Variance	YTD Percentage Variance	Variance Ticks	Comments
151640. PATHWAY CONSTRUCTION	1,498,497	1,577,997	1,051,488	553,221	498,267	47%	✓	Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.
151840. PARKS & RESERVES	106,721	253,150	168,696	32,518	136,178	81%	✓	Emu Point Erosion project will be costed to Major Projects (\$70,000) in Q3 review for restructure to Office of CEO. Timing difference-all other projects will be completed before end of financial year.
152140. WASTE/TIPS PROJECTS	1,930,010	1,735,011	1,048,788	66,667	982,121	94%	✓	Most of the leachate project works delayed to next financial year. Weighbridge shelter to be constructed 6-8 weeks. Some design work and minor capping/drainage work to occur before May.

POLICY IMPLICATIONS

- 14. The City's 2010/11 Annual Budget provides a set of parameters that guides the City's financial practices.
- 15. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

File Number (Name of Ward)	FM.FIR.2 - All Wards
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XIV. MOTIONS WITH NOTICE

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

ITEM 15.1: NOTICE OF MOTION BY COUNCILLOR BOSTOCK-DESIGNATION OF SENIOR STAFF

ITEM 15.1: NOTICE OF MOTION BY COUNCILLOR BOSTOCK

THAT the holders of the following staff positions be designated as “Senior Employees” under the provisions of the *Local Government Act 1995 s. 5.37 (1)*

- 1. Executive Director Corporate Services**
- 2. Executive Director Community Services**
- 3. Executive Director Planning and Development Services**
- 4. Executive Director Works and Services**

Councillor’s Reason:

Under the new management structure Councillors must work directly with Executive Directors on a daily basis and should have input into their appointment and dismissal, according to s. 5.37, 5.38 and 5.39 of the LGD. 1995.

Officer’s Response (Chief Executive Officer):

The CEO recommends neither support nor opposition to the motion.

The opportunity for recruitment and employment of the above four positions will become less flexible given the terms of the *Local Government Act 1995*.

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

XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION.

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

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

XX. NEXT ORDINARY MEETING DATE

Tuesday 15 May 2012

XXI. CLOSURE OF MEETING

ITEM 21.0: MOTION

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

**STATUS REPORT ON DEFERRED ITEMS
FROM PREVIOUS MEETINGS**

Meeting Date	Item Number	Details/Status
16/11/2010	2.6	Surrender Lease over Hangar Site 2 at Albany Airport. REQUIRES FURTHER CONSIDERATION BY COUNCIL PENDING THE COMPLETION OF THE AIRPORT MASTERPLAN/BUSINESS PLAN.
19/04/2011	4.7	Audit Committee Recommendations. That Council request the Chief Executive Officer to further review the investment of Surplus Funds Policy through the Finance Strategy Committee, prior to recommendation to Council. PENDING. - AWAITING DEVELOPMENT OF FIVE YEAR (FINANCE) PLAN.
20/03/2012	2.2	Removal of Parking Restriction-Bus Bay, Adelaide Crescent, Middleton Beach. LAI D ON THE TABLE FOR A PERIOD OF AT LEAST ONE MONTH TO FURTHER INVESTIGATE SAFETY CONCERNS.