



ELECTED MEMBERS' REPORT/INFORMATION BULLETIN

**ORDINARY
COUNCIL MEETING**

Tuesday 17th June 2008

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
17th June 2008

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 State Administrative Tribunal Review - Holiday Accommodation Units Caretakers Dwelling - 29 Barry Court, Collingwood Park
[Agenda Item 11.1.1 refers] [Pages 5-23] 19 pages
- 1.1.2 Development Application – Park Home Park (230 Unit Lifestyle Village) - Lot 500 Alison Parade, Bayonet Head
[Agenda Item 11.1.2 refers] [Pages 24-39] 16 pages
- 1.1.3 Development Application - Proposed Fauna Enclosure, Nocturnal House, and Amphitheatre – Lot 7900 Whaling Station Road, Frenchman Bay
[Agenda Item 11.1.4 refers] [Pages 40-54] 15 pages
- 1.1.4 Scheme Amendment Request - Lot 123 Bayview Drive, Little Grove
[Agenda Item 11.3.1 refers] [Pages 55-73] 19 pages
- 1.1.5 Scheme Amendment Request – Lots bounded by Home, Bramwell & Harding Roads, Robinson
[Agenda Item 11.3.2 refers] [Pages 74-90] 17 pages
- 1.1.6 Scheme Amendment Request No. 131 – Lot 49 Mason Road, Lange.
[Agenda Item 11.3.3 refers] [Pages 91-113] 23 pages
- 1.1.7 Initiate Scheme Amendment – Lot 14 Spencer St, Albany
[Agenda Item 11.3.4 refers] [Pages 114-138] 25 pages
- 1.1.8 Initiate Scheme Amendment – Lots 2, 11, 16, 301 and 302 Frenchman Bay Road and Panorama Road, Big Grove
[Agenda Item 11.3.5 refers] [Pages 139-159] 21 pages

1.2 Corporate & Community Services

- 1.2.1 List of Account for Payment
[Agenda Item 12.1.1 refers] [Pages 160-177] 18 pages
- 1.2.2 Albany Senior Advisory Committee meeting minutes – 15th May 2008
[Agenda Item 12.8.1 refers] [Pages 178-179] 2 pages
- 1.2.3 Albany Town Hall Theatre Advisory Committee meeting minutes – 7th May 2008
[Agenda Item 12.8.2 refers] [Pages 180-182] 3 pages

1.3 Works & Services

- 1.3.1 Streetscape Committee Meeting Minutes – [20 May 2008]
[Agenda Item 13.8.1 refers] [Pages 183-186] 4 pages
- 1.3.2 Airport Users Group Committee Minutes – [10 April 2008]
[Agenda Item 13.8.2 refers] [Pages 187-192] 6 pages

1.4 General Management Services

Nil

2.0 MINUTES OF OTHER COMMITTEES OF COUNCIL

Nil

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

- 3.1.1 Building Activity Report – May 2008
[Pages 193-202] 10 pages
- 3.1.2 Planning Scheme Consents – May 2008
[Pages 203-205] 3 pages

3.2 Corporate & Community Services

Nil

3.3 Works & Services

Nil

3.4 General Management Services

- 3.4.1 Incoming correspondence to City of Albany**
[Pages 206-207] 2 pages

- 3.4.2 Common Seal**

NCSR085250 Deed of Easement
DRAINAGE EASEMENT - LOT 113 ROSSITER ROAD
City of Albany and C Singer
OCM 18-Dec-07 Item 14.4.1

NCSR085357 Notification Under Section 70A - Soil Classification
Soil Classification - regarding Lot 271 Boundary Street
City of Albany and Three of a Kind Pty Ltd.
OCM 18-Dec-07 Item 14.4.1

NCSR085373 Amendment
Amendments to the provisions in the scheme 3 for Nullaki Conservation Area.
City of Albany
OCM 19-Feb-08 Item 11.3.6

NCSR085443 Assignment of Lease
Hangar 40 - Albany Airport
City of Albany and Martin Nunn and J&M Biser
OCM Delegated Authority

NCSR085453 Amendment
AMD 156 - Properties on Wellington St, Centennial Park
City of Albany
OCM 15/08/06 & 20/02/07 Items 11.3.8 & 11.3.3

4.0 STAFF MEMBERS

4.1 Disclosure to Engage in Private Works

Nil

4.2 New Appointments

STAFF MOVEMENTS (as advised by David Hughes)

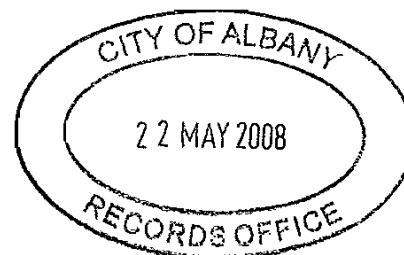
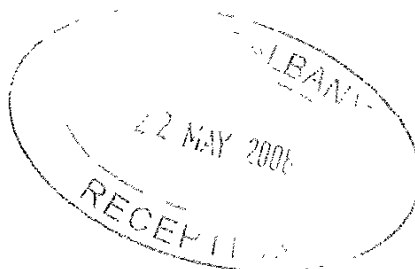
Appointments	Resignations
Alexandra Tucker – Reserves Officer (Bush & Coastal)	Malcolm Traill- Local History Coordinator
Amanda Porritt – Admin Officer Community Development	Maressa Ireland – Indigenous Liaison Officer
Dianne Goodchild-McLeish- Customer Service Officer Part time temporary	Wendy Bergsma – Project Liaison Officer
	Ryan Downes – Engineering technical Cadet



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f (08) 9842 5152
abn 90 308 204 743

22 May 2008

City of Albany
102 North Road, Yakamia
Albany, WA 6330



Attention : Mr Graeme Bride – Manager Planning and Ranger Services

Dear Graeme

Re: Development Proposal – Lot 31 (29) Barry Court, Collingwood Park WA.
City of Albany. – City of Albany Reference – A185917 / LT8016497

In response to the recent State Administrative Tribunal (SAT) mediation session and order dated 10 April 2008 for the above review, please find attached the following revised documents:

1. A01 (revision C) Site and Level 1 Floor Plans (Including Landscape information)
2. A02 (revision C) Level 2 and Level 3 Floor Plans
3. A03 (revision B) Elevations
4. A04 (revision A) Comparative Elevations (Original vs. Revised)
5. A05 (revision A) Comparative Elevations (Original vs. Revised)
6. Various perspective sketches including potential streetscape images.
7. DVD of proposed development and streetscape "Fly around" model

Following the mediation session heard before SAT member James Jordan, we have made several alterations to the original design submission which we summarize as follows:

1. Front Setback

Front boundary setback has been increased to provide an average of 4.0m which comply with the provisions of the R-Codes. The revised set back also provides for additional landscape screening of car parking for visitor's vehicles.

2. Side Setbacks

Side setbacks have been increased from 1.685m to 1.80m and localized projections of 900mm have been removed and replaced with localized setbacks to 1.9m. We submit that the increased side setbacks and the placement of highlight windows and privacy screens maintain adequate privacy to neighbouring properties. The proposed setbacks are comparable with adjoining two storey residential buildings.

3. Plot Ratio

The revised design has resulted in a reduction of Plot Ratio from the previous submission of 0.67 (11% over prescribed plot ratio) to a new plot ratio of 0.625 (approximately 4% over prescribed plot ratio).

We seek council's discretion to allow an increase of the plot ratio for this development from 0.6 to 0.625 and submit that the minor increase in plot ratio from 0.6 to 0.625 will have little or no impact upon the Barry Court streetscape.

4. Building Heights

The revised design has resulted in an overall reduction of 770mm in height of the roof at the rear portion of the proposed development. Please see attached drawings A05 and A06 which are submitted as a comparison of roof heights.

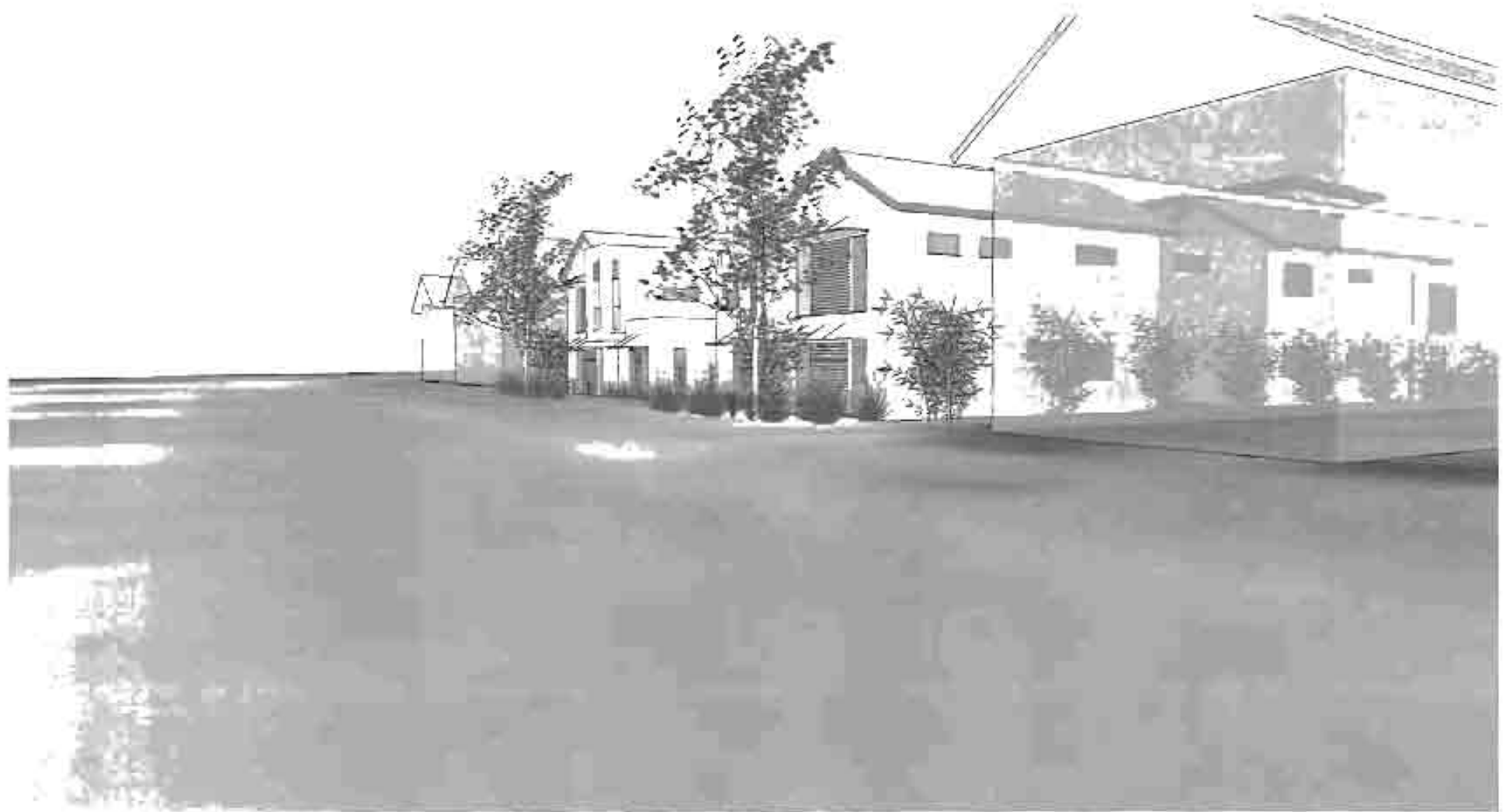
We trust the above revisions to the development are acceptable for a mediated outcome of the SAT process. Further, we would be pleased to present the revised proposal to council and ask that when the agenda report is prepared, that we have an opportunity to meet with councilors on site prior to the June meeting to explain the development in context of the Barry Court streetscape.

Please do not hesitate to contact either myself or Scott Gardiner should you require any further information regarding the attached revised development proposal.

Yours sincerely
ROBERTS GARDINER ARCHITECTS



Michael Roberts
ARAIA Director



EYE LEVEL VIEW
FROM BARRY COURT
1 OF 5

roberts gardiner architects
1st Floor, 69 Lockyer Ave
Albany, WA, 6331
P.O. Box 1502
ph: (08) 9641 5495
fax: (08) 9642 5152



EYE LEVEL VIEW
FROM BARRY COURT
2 OF 5

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EYE LEVEL VIEW
FROM PARRY COURT
3 OF 5

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HIGH LEVEL VIEW

4 OF 5

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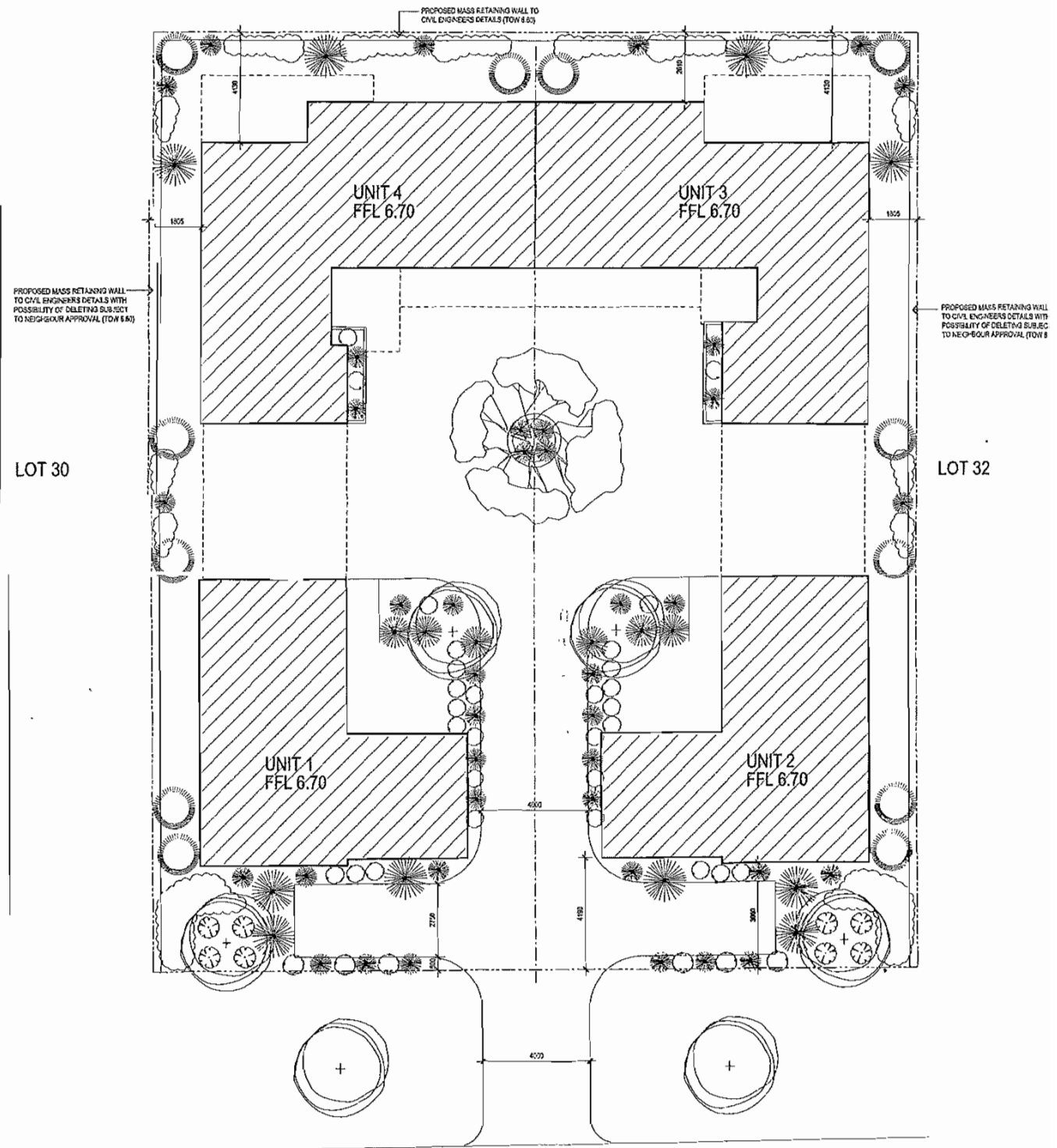


HIGH LEVEL VIEW

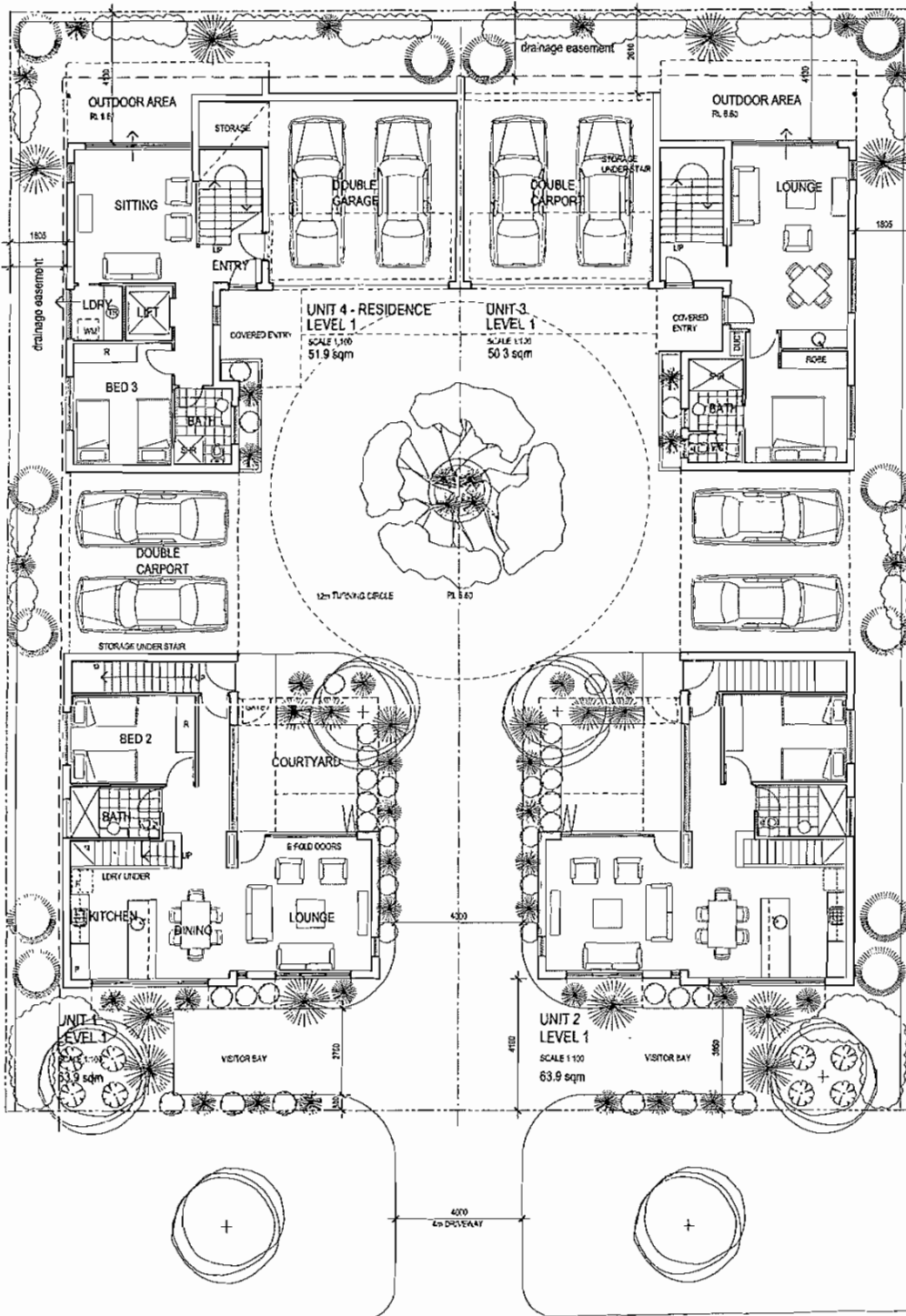
5 OF 5

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SITE PLAN



NOTIONAL PLANNING STUD

UNIT 4 - RESIDENCE	
LEVEL 1 FLOOR AREA	51.9 sqm
LEVEL 2 FLOOR AREA	50.3 sqm
LEVEL 3 FLOOR AREA	63.9 sqm
TOTAL	166.1 sqm
UNIT 3	
LEVEL 1 FLOOR AREA	50.3 sqm
LEVEL 2 FLOOR AREA	52.8 sqm
LEVEL 3 FLOOR AREA	30.4 sqm
TOTAL	133.5 sqm
UNIT 2 - RESIDENCE	
LEVEL 1 FLOOR AREA	51.9 sqm
LEVEL 2 FLOOR AREA	50.3 sqm
LEVEL 3 FLOOR AREA	63.9 sqm
TOTAL	166.1 sqm
UNIT 1 - RESIDENCE	
LEVEL 1 FLOOR AREA	51.9 sqm
LEVEL 2 FLOOR AREA	50.3 sqm
LEVEL 3 FLOOR AREA	63.9 sqm
TOTAL	166.1 sqm
TOTAL	625.3 sqm
SITE AREA	1000.0 sqm
PROPOSED PLOT RATIO	D B25
CARPARKING	
2 CARS PER UNIT / RESIDENCE - TOTAL 8	
2 VISITOR CARBAYS - TOTAL 2	

REV	DATE	DESCRIPTION
C	21-5-08	SETBACKS REVISED AND PLOT RATIO AREA REDUCED
B	13-12-07	AREA CALCULATIONS UPDATED
A	3-11-07	ISSUED FOR DEVELOPMENT APPROVAL

gardiner | architect

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PO Box 1502
Albany WA 6330

proj: Tourist / Residential Development Lot 31 Barry Court, Albany

dwg: J & M Sugg

dwg no: 5-05-001 REVISED DWG

scale: 1:50

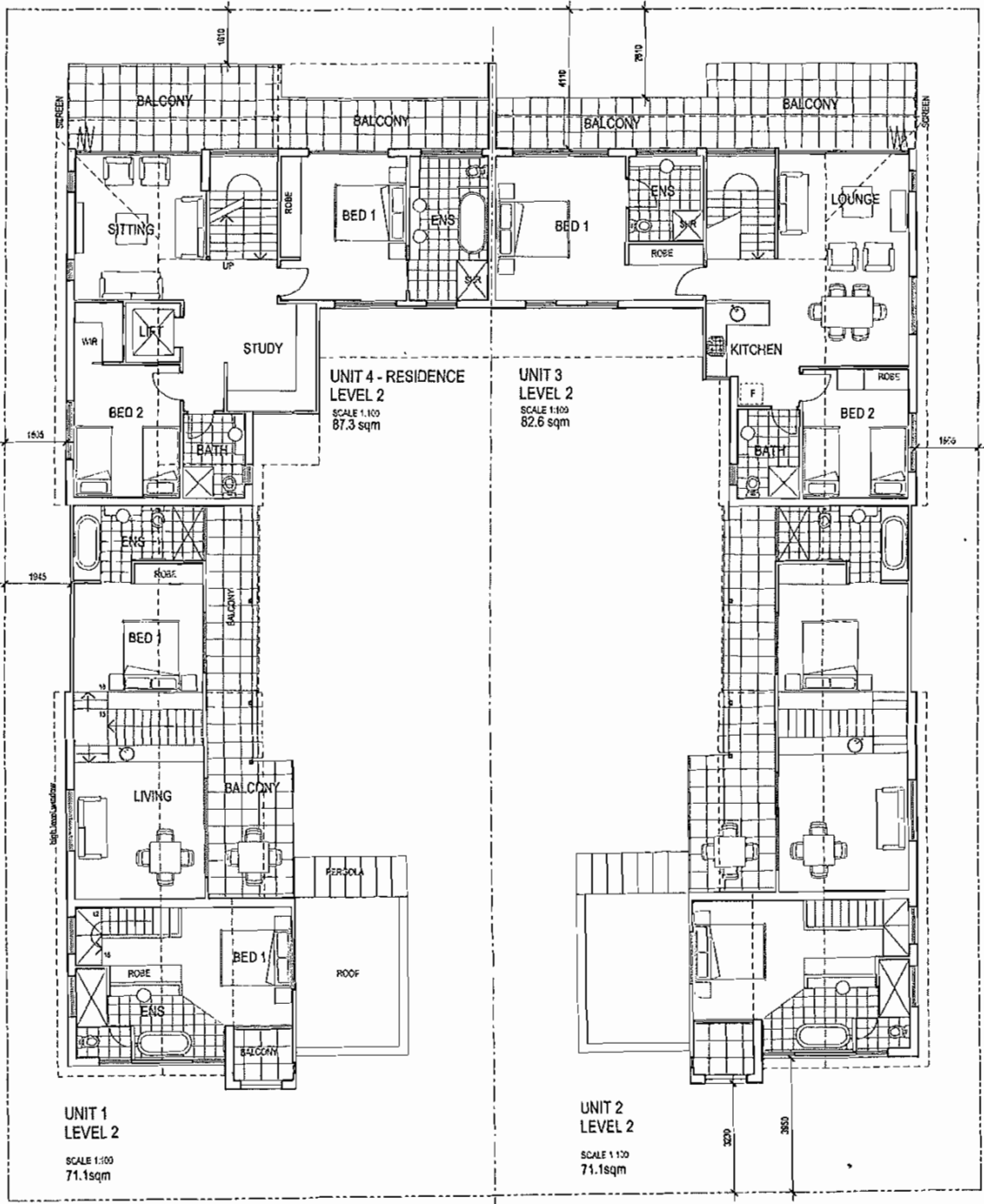
proj: Schematic Design

proj: Site & Level 1 Floor Plan

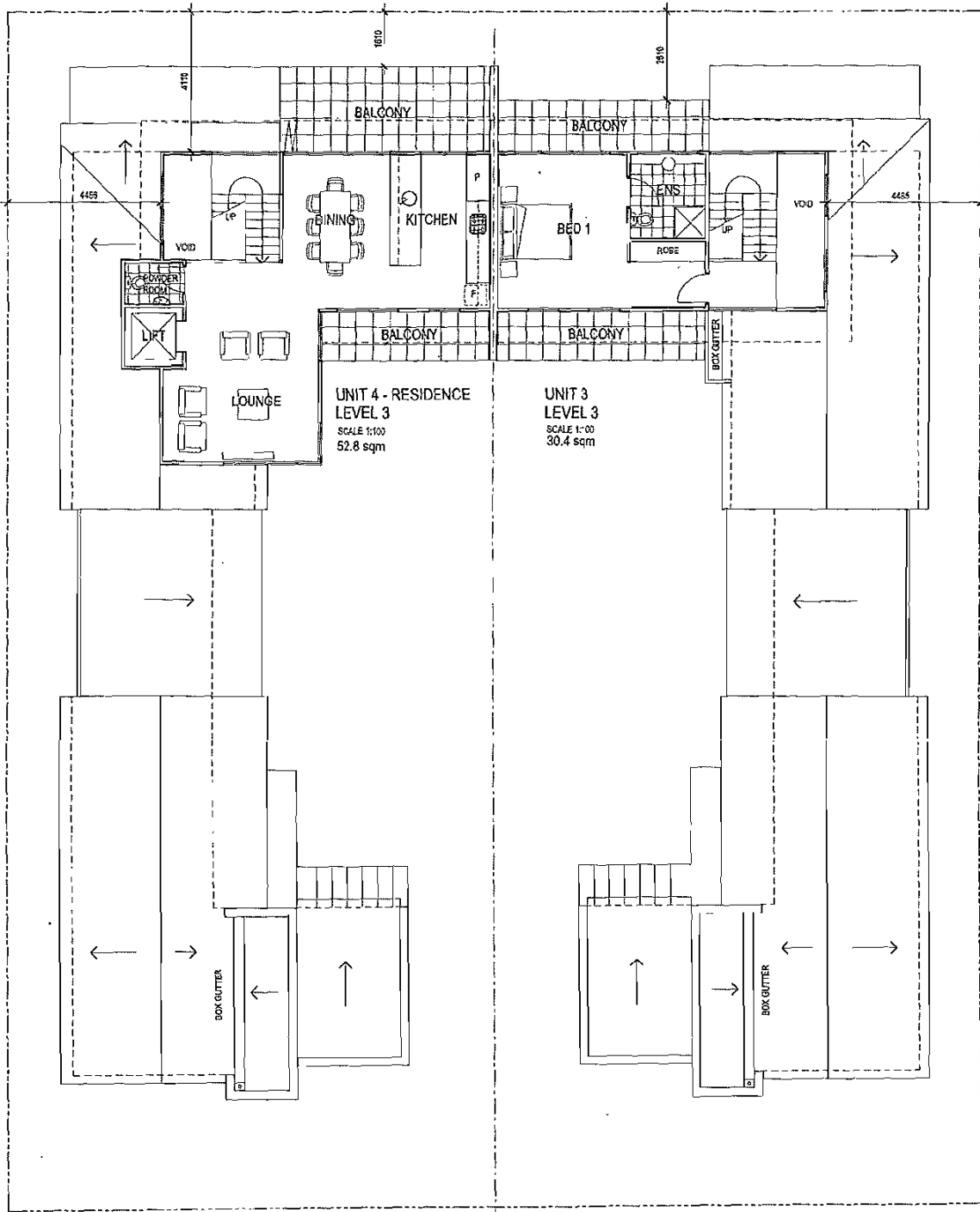
proj: A-C

LEVEL 1 FLOOR PLAN

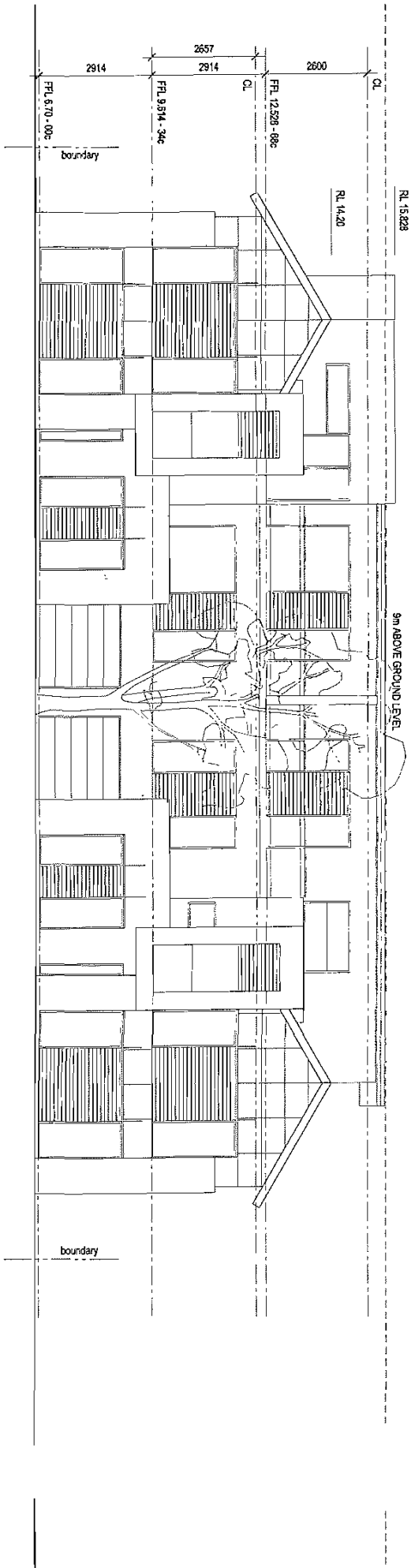
BARRY COURT



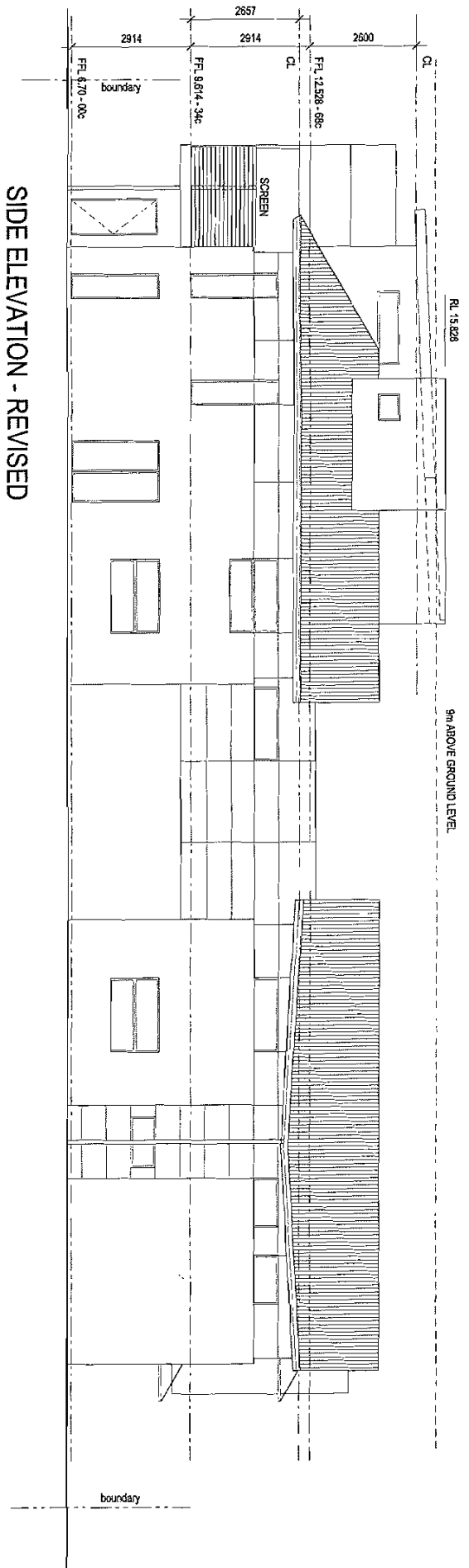
LEVEL 2 FLOOR PLAN



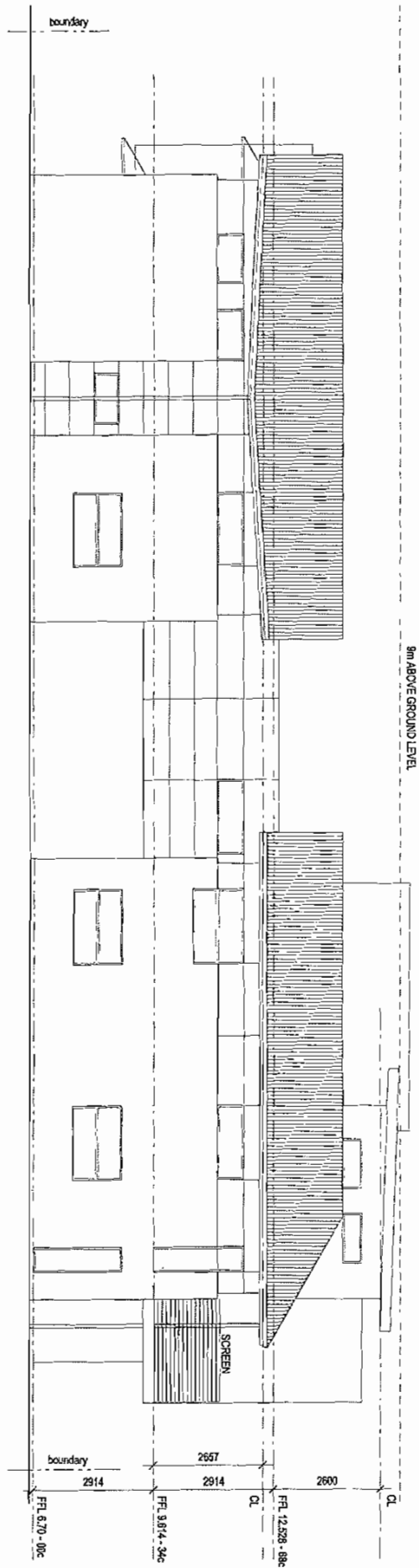
LEVEL 3 FLOOR PLAN



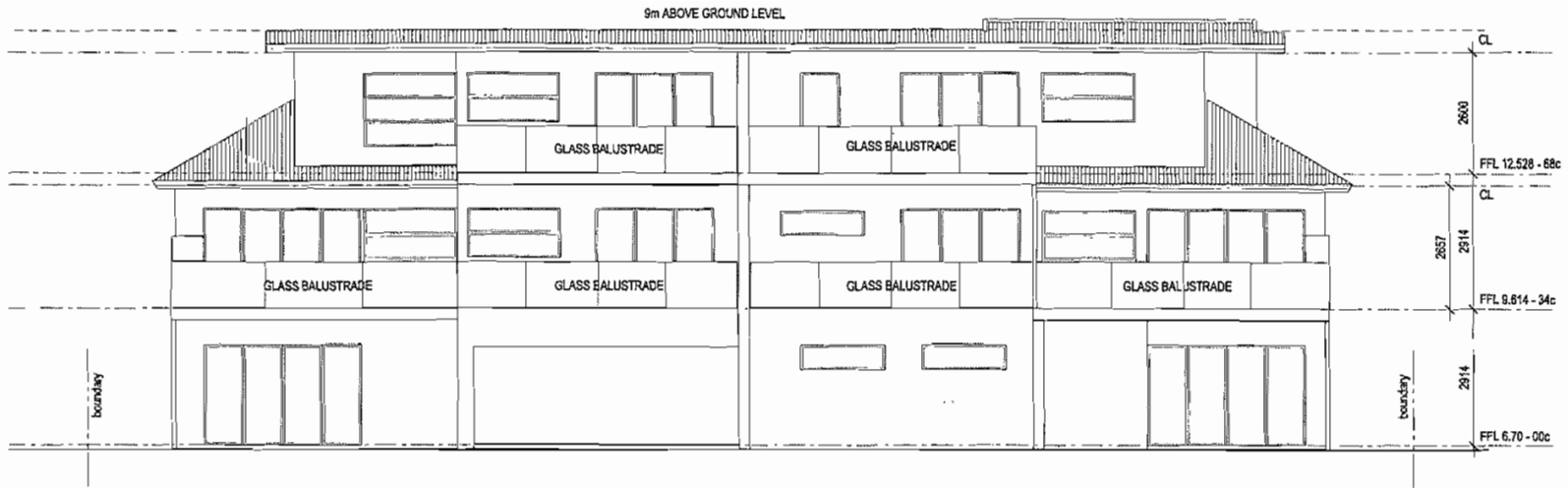
FRONT ELEVATION - REVISED
 SCALE 1:100



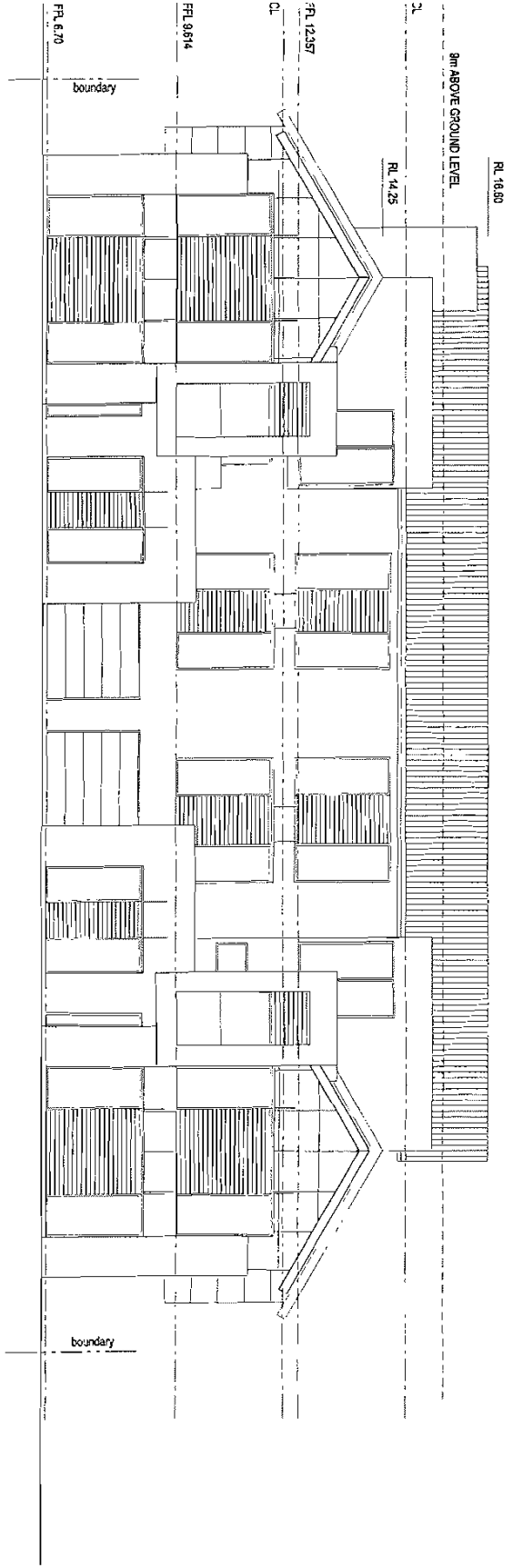
SIDE ELEVATION - REVISED
SCALE 1:100



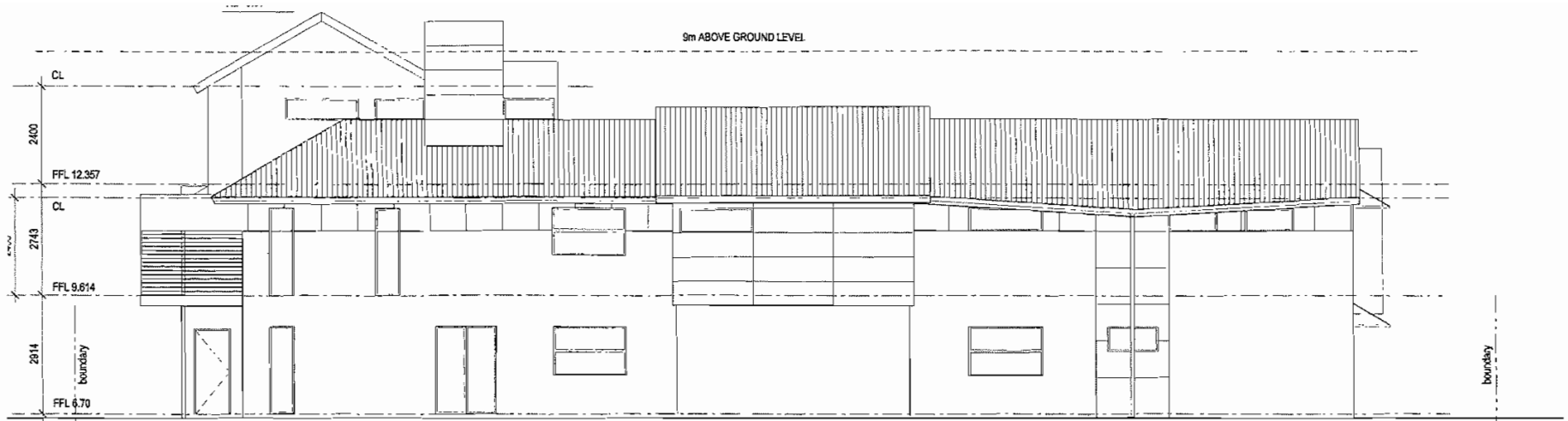
SIDE ELEVATION - REVISED
 SCALE 1:100



REAR ELEVATION - REVISED
 SCALE 1:100



FRONT ELEVATION - ORIGINAL
SCALE 1:100



SIDE ELEVATION - ORIGINAL
SCALE 1:100

rev	date	description
A	21-5-08	ELEVATION COMPARISONS

FOR INFORMATION ONLY

gordons gardiner | architects

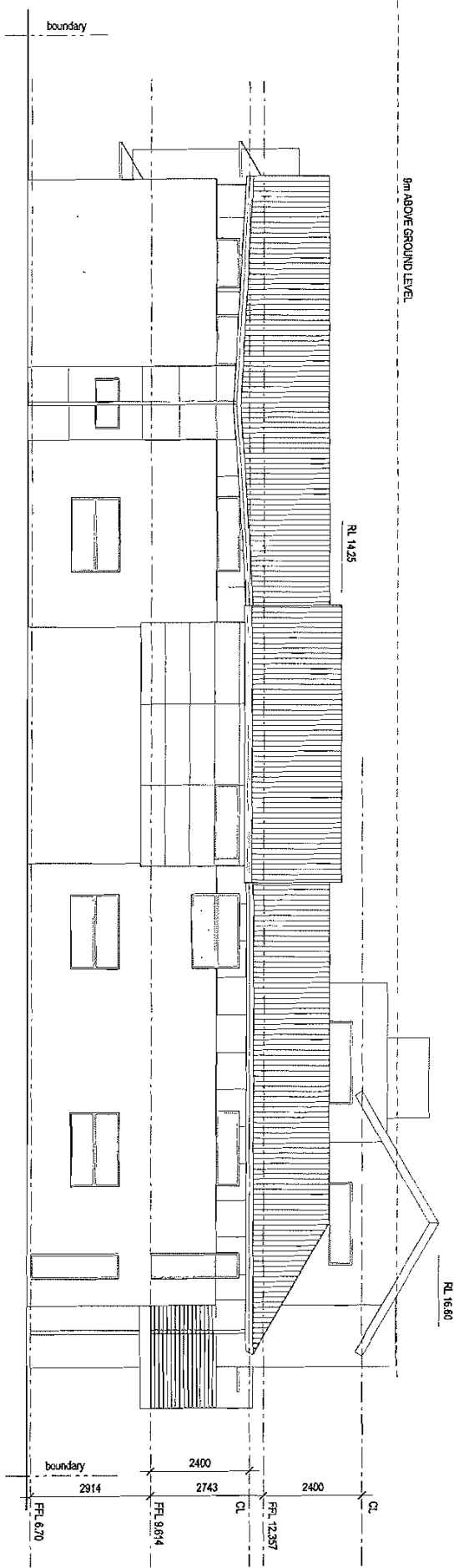
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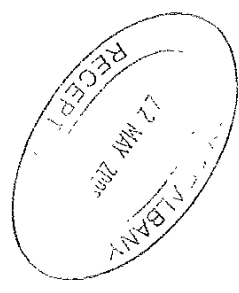
project
Tourist / Residential Development
Lot 31 Barry Court, Albany

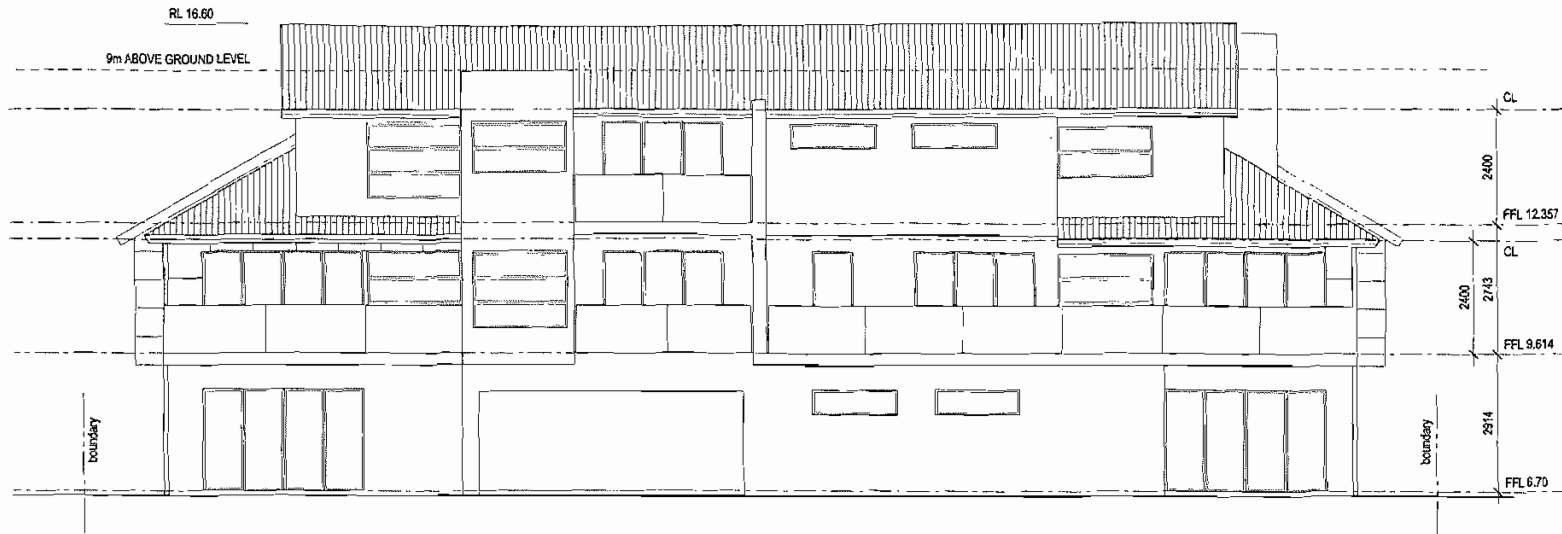
client
J & M Sugg

cad file	SUGG-DD01-REVISED DWG	drawn	SG	scale	1 100 @ A1	
Schematic Design				plot date		21-05-08
Elevation Comparisons				project no		07-111
ANY FORM OF REPRODUCTION OF THIS DRAWING WITHOUT WRITTEN PERMISSION FROM GARDINER ARCHITECTS IS STRICTLY PROHIBITED AND IS A BREACH OF COPYRIGHT. CONTRACTOR TO CHECK ALL DIMENSIONS AND LEVELS AND TO OBTAIN ALL NECESSARY PERMITS PRIOR TO COMMENCEMENT OF WORK. THIS IS A CONTRACT DOCUMENT.				dwg no	rev	
				A-04	A	



SIDE ELEVATION - ORIGINAL
SCALE 1:100





REAR ELEVATION - ORIGINAL
SCALE 1:100

rev	date	description
A	21-5-08	ELEVATION COMPARISONS

FOR INFORMATION ONLY

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admin@garchitects.com.au

project
Tourist / Residential Development
Lot 31 Barry Court, Albany

client
J & M Sugg

cad file: SUGG 0001-REVISED.DWG	drawn: SG	scale: 1:100 @ A1
Schematic Design Elevation Comparisons		plot date: 21-05-08 project no: 07 111

Katy Steed and Mark Robson
13 Wells Lane
Lower King
WA 6330
Ph. 98 448 148

SUBMISSION ON OYSTER HARBOUR LIFESTYLE VILLAGE DEVELOPMENT PROPOSAL

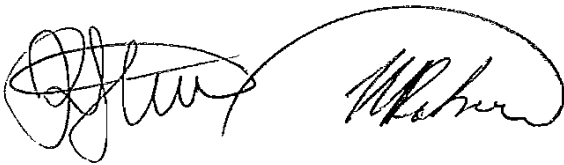
When we received the plans for the proposed development at the Oyster Harbour Caravan park, we were dismayed to see that Wells Lane is proposed as the only entrance to the development. Considering the large volume of housing proposed at the site (220 park homes to accommodate an approximate 350 people), we fail to see why Wells Lane, an unsealed gravel road, is being put forward as the only entrance to such a large development. We currently use Wells Lane as our driveway and it terminates at the end of our block. The current entrance to the caravan park is established on Alison Parade, with a sealed, wide driveway that is more than capable of accommodating the park homes which will need to be deposited on the development. Using Wells Lane as the only entrance to the park would see traffic past our house increase daily from a handful of cars to, potentially, over 200 cars, travelling at the early hours of the morning until late at night. Using Wells Lane in this way would also mean that all prefabricated park homes, machinery and infrastructure materials would have to be delivered via the Lane. This noise volume and traffic would greatly impact on our lifestyle quality. The greatly increased traffic would be a safety issue, not only for our family using the Lane to enter and exit the property, but also for school children, who pass through the junction of Wells Lane, Simmons St and Alison Parade twice daily to board the school bus service.

The pertinent questions are:

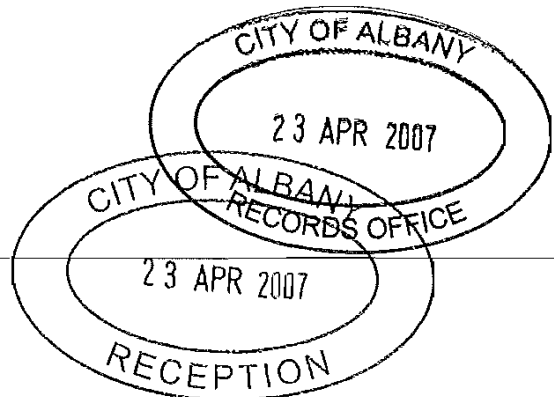
- What will be put in place to counteract the safety issues, such as the blind spot at the junction of Wells Lane, Simmons St and Alison Parade and the potential dangers caused by traffic?
- Why is the park home complex proposing to close the Alison Parade entrance and develop an entrance on Wells Lane? An entrance to the park already exists and without this entrance, residents of the proposed park complex living on the NW side of the park would have to drive a significant distance to exit the complex.
- If Wells Lane must be developed as a entry to the park, why is it not being proposed as a dual entrance (along with Alison Parade), rather than as the only entrance?

We look forward to your feedback on this matter.

Yours sincerely,



Katy Steed and Mark Robson
Residents of 13 Wells Lane



✓



City of Albany Records

Doc No: ICR7028894
File: A47232

ASSI

Date: 23 APR 2007
Officer: SP1;EDWS2

Attach:

20th April 2007

Mr John Devereaux
Senior Planning Officer
City of Albany

Dear Sir

**RE: APPLICATION FOR CARAVAN/PARK HOME PARK ALISON PDE, BAYONET HEAD
REF A47232/PA19679/P275063**

As residents of Alison Parade, Bayonet Head adjoining the *eastern boundary* of the proposed Caravan/Park Home Park we wish to voice concern at the proposed development of OYSTER HARBOUR VIVALIFE VILLAGE.

Residents are alarmed that the quiet lifestyle they have become accustomed to will be forever changed with the excessive density of park homes & that lake views will be impeded by the proposed unattractive accommodation more suited to a mining site.

There is a need for more aesthetically designed buildings that will not detract from the views presently enjoyed by residents in Alison Parade & a lower density of park homes with the planting of trees & shrubs more in keeping with the surrounding wet lands & bird sanctuary.

The lake is a habitat of birds such as ibis, swamp hen, swans, wrens, ducks & many others. With the density of dwellings proposed it is likely that the ecological balance will be disturbed by increased population & associated vehicles.

There is the potential for serious accidents at the intersection of Alison Parade, Wells Lane & Simmons St with additional vehicles from the proposed village & school children walking to the bus stop at the entrance to the present Caravan Park. This must be addressed.

In conclusion, as residents of Alison Parade we would urge you to consider the above factors before granting planning approval for the above Lifestyle Village & request the opportunity to make a submission on this proposal.

Signed by  R. Tranter

Name *NAYNE & ROSANNE TRANTER*

Address *54 ALISON PDE, BAYONET HEAD, ALBANY*

LOT 31

20th April 2007

Chief Executive Officer
City of Albany

Dear Sir

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Signed by  R. Tranter

Name WAYNE & ROSALIE TRANTER

Address 54 ALISON PDE, BAYONET HEAD, ALBANY

Lot number LOT 31

20th April 2007

Mr John Devereaux
Senior Planning Officer
City of Albany

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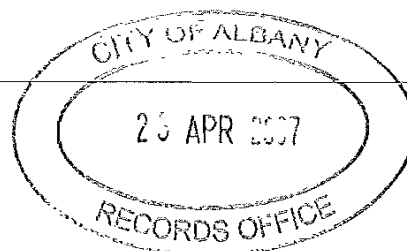
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In conclusion, as residents of Alison Parade we would urge you to consider the above factors before granting planning approval for the above Lifestyle Village & request the opportunity to make a submission on this proposal.

Signed by *Il Meakin*

Name *MRS S L MEAKIN*

Address *58 ALISON PDE
BAYONET HEAD.
WA. 6330*



A47232
SP1

Julie Elliott
9 Alison Parade
Bayonet Head WA 6330

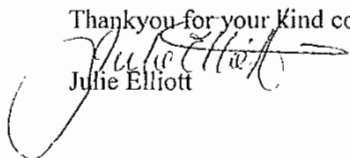
Chief Executive Officer
PO Box 484
Albany WA 6331

Dear Sir/Madam,

Thankyou for the opportunity to comment on the development proposal for a Park Home Park at Lot 500 Alison Parade. As a resident living opposite this park, and with two young children I wish to make the following suggestions:

1. Planting of trees/shrubs along the park side of Alison Parade to reduce visibility of the park and to protect the privacy of residents living opposite. The current proposal appears to have the park homes very close to Alison Parade., and I request that this distance be increased and the amount of tree planting in this area be widened.
2. Traffic calming: At the present time the volume of traffic along Alison Parade is increasing, and the addition of 220 homes will increase the volume of traffic significantly. Currently the speed of traffic can cause concern. **I strongly urge that Alison Pde becomes a 40km an hour traffic zone** with either a roundabout at the Simmons/Alison Pde/Wells Lane intersection, or speed humps at various intervals commencing at the start of Alison Pde. I have a 6 mth old and a 3 year old son, and I want to ensure their safety in the years to come. I remember only too vividly a car rollover at the start of Alison Pde due to excessive speed a few years ago.
3. Pedestrian walkway: Related to the above volume of traffic, Simmons St, Alison Pde and Elizabeth Street are in urgent need of a pedestrian footpath to facilitate safe walking access to the Esplanade and Oyster Harbour. This is long overdue. It is particularly urgent to improve pedestrian safety at the junction of Alison Parade and Elisabeth St.. A footpath is an absolute necessity here at the current time.

Thankyou for your Kind consideration.


Julie Elliott

24 APR 2011

A47232
SP1

David Elliott
9 Alison Parade
Bayonet Head WA 6330
22/04/2007.

Chief Executive Officer
PO Box 484
Albany WA 6331

Dear Sir/Madam,

Thankyou for your invitation for concerned residents of Alison Parade to comment on the proposed plans for developing the Oyster Harbour Caravan Park.

On the whole, the proposal appears interesting. However, I would like to raise some concerns that come to mind when viewing the plans:

As I live with my family in Alison Parade, I note that the internal roadway running along Alison Parade is very close to the street. A wider verge area with trees and greenery to screen the park community from the landowners opposite would be preferred.

The "Group Housing Site" which is clearly marked as a separate application is also of great concern in terms of the social impact it will have on residents in both the park home site and on individual house lots. This area would be better left as POS or used as an extension to the caravan and boat parking area proposed behind it.

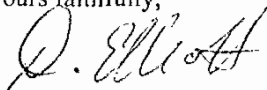
There is no indication of footpath provision on the plans – this is of concern as walking along Elizabeth St., Alison Parade and Simmons Street is quite hazardous with the volume of traffic that currently exists and at the speed many travel. Given the hilly nature of the terrain, vehicles are prone to speed down the hills and not be able to see pedestrians over the crest of the hill, particularly on Elizabeth Street.

If this proposal is to be approved by council, could the following points be included as conditions for construction:

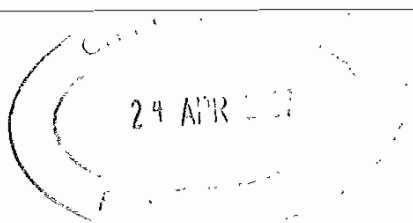
- Verge widening with a green vegetation screen along Alison Parade,
- Footpaths to be constructed along Elizabeth St, Alison Parade and Simmons St.,
- The group housing lot to be converted to POS or parking area
- A reduced speed zone and/or traffic calming devices in the area.

Thankyou again for inviting comments on the proposed plans. As concerned residents in the immediate area, my family and I look forward to having our concerns addressed in a practical manner.

Yours faithfully,



David Elliott



✓

A47232
SP1

Doreen Howard
9 Alison Pde
Bayonet Head WA 6330

Chief Executive Officer
PO Box 484
Albany WA 6331

Dear Sir/Madam,

I refer to your letter dated 11th April 2007 which outlines the Park Home proposal for Lot 500 Alison Pde.

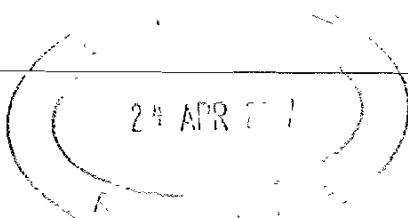
1. I wish to draw your attention to the fact that there does not seem to be a lot of space between Alison Pde and the first buildings. We need more greenery – small trees and shrubs, as a buffer zone between the park homes and residents living opposite, than what is shown in the proposal.
2. The amount of traffic will be greatly increased on Alison Pde and Simmons St. The need for roundabouts to slow traffic down would be greatly appreciated, at the junction of Alison Pde and Elizabeth St.
3. Owing to the fact that the traffic will be increased greatly, walking along the road from Alison Pde to the river will be more dangerous. Footpath access will be greatly needed.
4. The speed limit needs to be reduced to 40km an hour from our proposed roundabout (at the junction of Alison Pde and Elizabeth St) to at least 100m past the park home park on Alison Pde, and 50km an hour along The Esplanade, as a lot of people go walking in this area. It is also a school bus route.

Thankyou for your attention.

Yours sincerely

Doreen Howard

Doreen Howard



✓



City of Albany Records
 Doc No: ICR7029003
 File: A47232
 Date: 26 APR 2007
 Officer: SP1
 Attach:

20th April 2007

Mr John Devereaux
 Senior Planning Officer
 City of Albany

Dear Sir

**RE: APPLICATION FOR CARAVAN/PARK HOME PARK ALISON PDE, BAYONET HEAD
 REF A47232/PA19679/P275063**

As residents of Alison Parade, Bayonet Head adjoining the *eastern boundary* of the proposed Caravan/Park Home Park we wish to voice concern at the proposed development of OYSTER HARBOUR VIVALIFE VILLAGE.

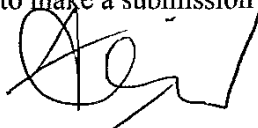
Residents are alarmed that the quiet lifestyle they have become accustomed to will be forever changed with the excessive density of park homes & that lake views will be impeded by the proposed unattractive accommodation more suited to a mining site.

There is a need for more aesthetically designed buildings that will not detract from the views presently enjoyed by residents in Alison Parade & a lower density of park homes with the planting of trees & shrubs more in keeping with the surrounding wet lands & bird sanctuary.

The lake is a habitat of birds such as ibis, swamp hen, swans, wrens, ducks & many others. With the density of dwellings proposed it is likely that the ecological balance will be disturbed by increased population & associated vehicles.

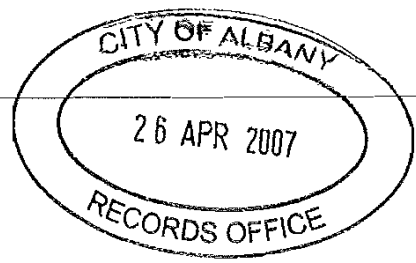
There is the potential for serious accidents at the intersection of Alison Parade, Wells Lane & Simmons St with additional vehicles from the proposed village & school children walking to the bus stop at the entrance to the present Caravan Park. This must be addressed.

In conclusion, as residents of Alison Parade we would urge you to consider the above factors before granting planning approval for the above Lifestyle Village & request the opportunity to make a submission on this proposal.

Signed by 

Name ROSS ALEXANDER

Address 64 ALISON PARADE
LOWER RINDS. W.A.





City of Albany Records
 Doc No: ICR7029004
 File: A47232
 Date: 26 APR 2007
 Officer: SP1
 Attach:

20th April 2007

Mr John Devereaux
 Senior Planning Officer
 City of Albany

Dear Sir

**RE: APPLICATION FOR CARAVAN/PARK HOME PARK ALISON PDE, BAYONET HEAD
 REF A47232/PA19679/P275063**

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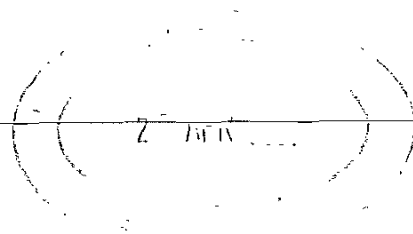
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In conclusion, as residents of Alison Parade we would urge you to consider the above factors before granting planning approval for the above Lifestyle Village & request the opportunity to make a submission on this proposal.

Signed by

Name J-L Colangelo

Address 62 Alison Pde



20th April 2007

Chief Executive Officer
City of Albany

Dear Sir

**RE: APPLICATION FOR CARAVAN/PARK HOME PARK ALISON PDE, BAYONET HEAD
REF A47232/PA19679/P275063**

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In conclusion, as residents of Alison Parade we would urge you to consider the above factors before granting planning approval for the above Lifestyle Village & request the opportunity to make a submission on this proposal.

Signed by



Name J+L Colangelo

Address 62 Alison Pde

Lot number 29.



✓



City of Albany Records
 Doc No: ICR7029000
 File: A47232

20th April 2007

Date: 26 APR 2007
 Officer: SP1

Mr John Devereaux
 Senior Planning Officer
 City of Albany

Attach:

Dear Sir

**RE: APPLICATION FOR CARAVAN/PARK HOME PARK ALISON PDE, BAYONET HEAD
 REF A47232/PA19679/P275063**

As residents of Alison Parade, Bayonet Head adjoining the *eastern boundary* of the proposed Caravan/Park Home Park we wish to voice concern at the proposed development of OYSTER HARBOUR VIVALIFE VILLAGE.

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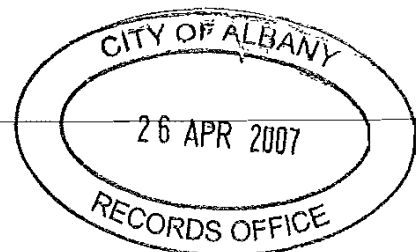
In conclusion, as residents of Alison Parade we would urge you to consider the above factors before granting planning approval for the above Lifestyle Village & request the opportunity to make a submission on this proposal.

Signed by *B Alexander*

Name *Bev Alexander*

Address *64, Alison Parade.*

*Lower King U.A
 6330*



A4-7232
SP1

9 Alison Pde
Lower King WA 6330

22nd April 2007

Chief Executive Officer
PO Box 484
Albany WA 6330

Dear Sir,

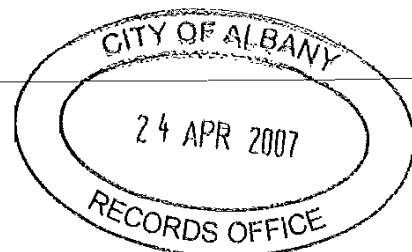
Thankyou for your brochure on your changes to the Oyster Bay Caravan Park. First, let me say that the treatment of the existing tenants was thoughtless, unnecessary and cruel. With all that land, why wasn't the new area built off Well's Lane, and the existing park left as it was?

We would like a green belt left on Alison Pde between the road and the new park, and a speed limit of 40 km/hr on Alison Pde. We would also need a footpath on Alison Pde as well.

Yours sincerely

Stanley David Howard







DOUGLAS R. G. SELICK
CHURCHILL FELLOW, HISTORIAN, RESEARCHER.
 THE COTTAGE
 26 ALISON PARADE, LOWER KING
 WESTERN AUSTRALIA, 6330.
 TEL/FAX (08) 9844 7830.

City of Albany Recor
 Doc No: ICR7028841
 File: A47232
 Date: 24 APR 2007
 Officer: SP1
 Attach:

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

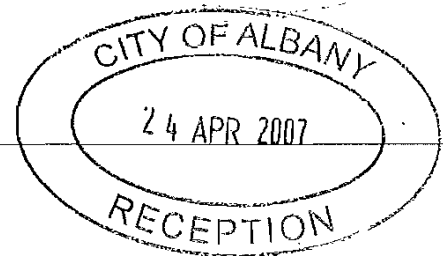
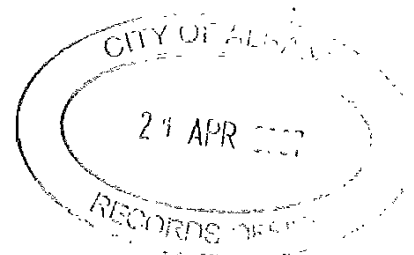
Your Reference A47232/pa19679/p275063
 PARK HOME PARK at Lot 500 Alison Parade, Albany 6330.

Dear Sir,

I have your letter re the Application for Planning Consent for the above project.

The only submission I would like to make is that some consideration be given to a Roundabout at the junction of Wells Lane, Alison Parade & Simmons Street. It is already a fairly dangerous junction.

Yours sincerely



A47232
SP1



Tony & Shirley Mills
82 Elizabeth St
Bayonet Head WA 6330

City of Albany Records
Doc No: ICR7029002
File: A47232
Date: 26 APR 2007
Officer: SP1

25 April 2007

Dear Sir,

We are making a submission regarding the application currently before the council for Caravan Park – Park Home Park at Lot 500 Alison Parade Bayonet Head WA.

We consider that the size of the development and the lack of any services in the local Lower King area that such a community would need, built as it is specifically for older people, such as doctor, dentist, chemist or shops, mean that it is inappropriate for it to go ahead at the present time.

Elizabeth Street is practically the only road on which the residents of the proposed development have to access any of the above mentioned services. At the present time Elizabeth Street is an undeveloped road that is already dangerous for pedestrians at the current relatively low level of traffic movements.

Elizabeth Street has no footpath, the verge of the road is rough and badly maintained gravel and the interface between the gravel and bitumen is also very rough. The difficulties this presents to pedestrians, to children riding bikes and to those who are wheeling a pram or pushing a wheelchair, as we do with our daughter, to get off the bitumen when cars are approaching make it very dangerous road on which to be a pedestrian. For many residents of Lower King, Elizabeth Street is the only way to access the waterfront area on foot and with the large housing developments currently underway at the western end of Elizabeth Street, this pedestrian traffic can only increase.

The stretch of Elizabeth Street from the crest of the hill near Francis Street until Elizabeth Street turns into Alison Pde is particularly dangerous with poor visibility and vehicles, frequently speeding, unable to see pedestrians until the last minute and pedestrians unable to get off the bitumen adequately because of the poor condition of the verges.

The difficulties and dangers that pedestrians face on this stretch of road can only increase because of the size of the proposed development and the inevitable increase in traffic and we call on the council not to approve the development until Elizabeth Street is upgraded and a footpath provided.

Yours Sincerely,

Tony and Shirley Mills





City of Albany Records
 Doc No: ICR7028999
 File: A47232

Date: 26 APR 2007
 Officer: SP1

Attach:

31 Wene Road
 Albany
 26.4.07
 MTELPHASMOE
 WA 632

Dear Sir,

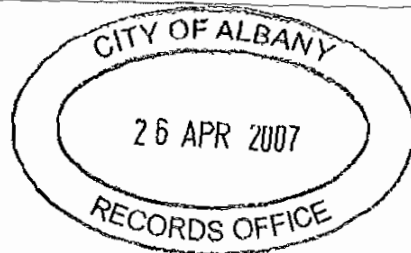
I am concerned about the development of a retirement village on the North side of Alison Parade.

I feel the wetland nearby will be compromised & the secluded nature of the area utterly ruined by a high density, unattractively designed housing site.

A low density with considerably fewer, attractive units would be a preferable option.

Yours sincerely,

Margaret Nash
 M.E. NASH (MRS)



REF A 47232/PA19679/P275063.

1
A47232
SP1
SUSAN LINDA MEAKIN
58 ALISON PARADE
BAYONET HEAD.
WA. 6330.
22ND APRIL 2007.

DEAR SIR,

MY HUSBAND AND I DO HAVE SOME CONCERNS
OUR MAIN ONE BEING AT PRESENT WE HAVE A
BEAUTIFUL VIEW OF THE WETLANDS WHICH WE ENJOY,
OUR HOME WAS BUILT HIGH ON THE BLOCK TO
MAKE THE MOST OF THE VIEW, IF THE PARK
HOMES ARE BUILT UP TOO HIGH, WE WILL LOSE
THIS VIEW PLUS THIS WILL DE-VALUE OUR HOME
(VIEWS AS YOU KNOW MAKE A BIG DIFFERENCE TO
THE VALUE OF A PROPERTY) WE OF COURSE ARE ~~AT~~
ALREADY LOSING THE VIEW OF THE HILLS WE HAD
DUE TO THE ELIZABETH ST. DEVELOPMENT,
PLEASE TAKE THIS INTO ACCOUNT, OUR NEIGHBOURS
ARE LOT 29 WILL BE DRASTICALLY EFFECTED AS
THEY CLEARED THE LOWER PART OF THEIR BLOCK
AND BUILT THEIR HOME TO ENJOY THE VIEW OF
THE WETLANDS.

THE OTHER PROBLEM I SEE MAY BE THE
WELLS LANE, SIMMONS STREET INTERSECTION I
THINK THEY WOULD DO BETTER FOR THE MAIN
ENTRANCE TO THE PARK HOME TO BE WHERE THE
MAIN ENTRANCE IS AT THE MOMENT

THANK YOU (HIGH DENSITY HIGH NOISE)
Yours sincerely S L Meakin

City of Albany

Town Planning Scheme No. 3

Development Application - Proposed Fauna enclosure, nocturnal house, amphitheatre and associated landscaping, carparking and amenities.

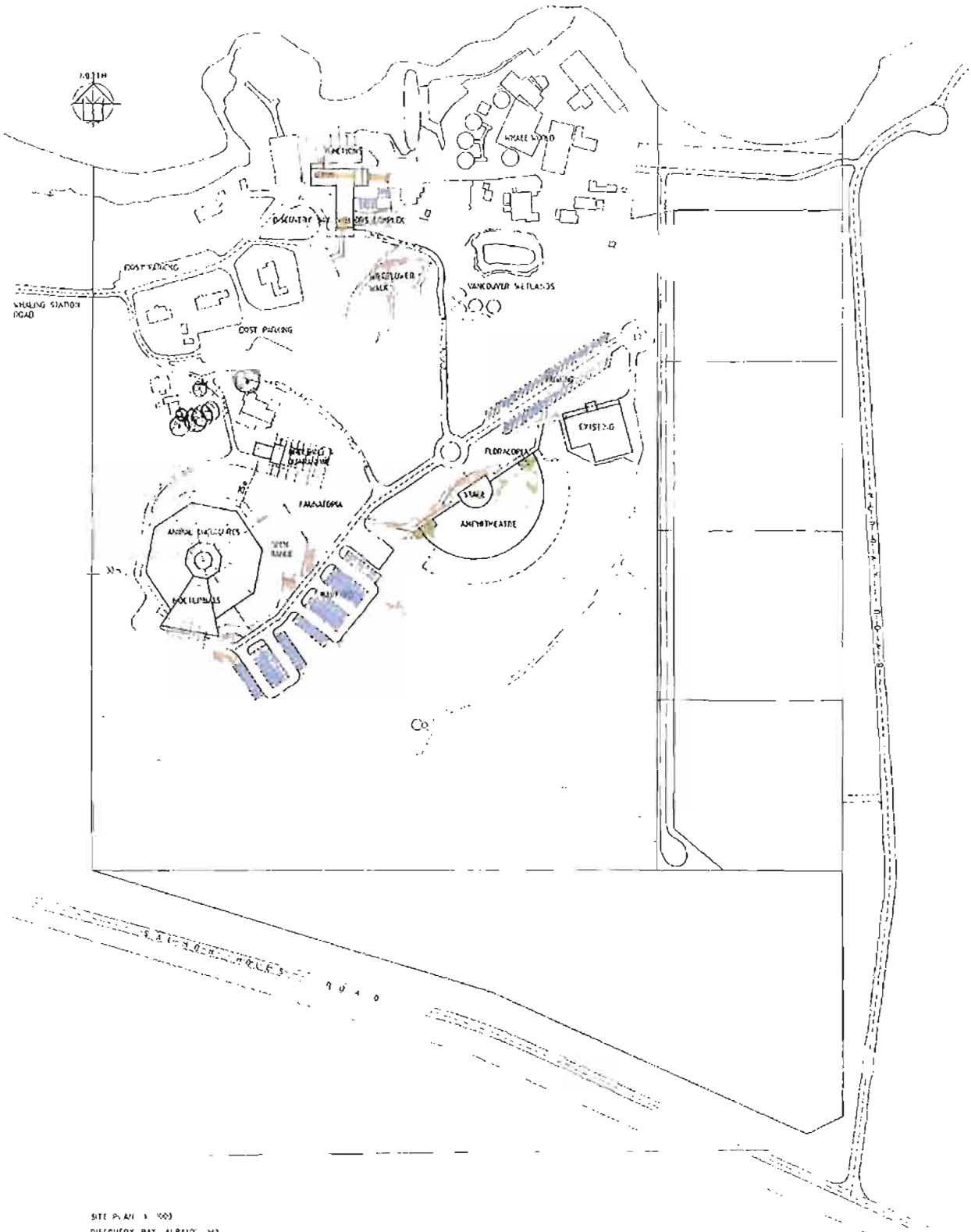
Schedule of Submissions

NO.	NAME/ ADDRESS	SUMMARY OF SUBMISSION	COMMENTS
1.	Department of Water	<p><u>1a) Visual Amenity</u></p> <p>The concept drawings indicate that existing vegetation will screen much of the proposed buildings however it is unclear what the overall appearance will be from vantage points such as Isthmus Island.</p> <p>Materials should be used to minimise visual impact and the proponent has indicated this is a consideration in the site planning.</p> <p><u>1b) Stormwater Management</u></p> <p>Excess post development stormwater flows are not to be released into the King George sound and must be contained on site (as indicated in the submitted water management strategy).</p> <p>The stormwater pond system is supported by DoW however the proponent needs to demonstrate that groundwater seepage from existing paluslope wetlands will not be disturbed by the proposed water management strategy which can be achieved by implanting pre-development groundwater monitoring as recommended in the WMS.</p>	<p>1a)</p> <p>Noted. The applicant has provided details of colours and materials and advised that;</p> <ol style="list-style-type: none"> 1. The majority of the built form for faunatopia will be glass and the only solid solid element (Nocturnal house) will be finished in natural vegetation colours. 2. The applicant has indicated charcoal/ green colours will be used to blend in with vegetation. <p>A condition can also be imposed on the development requiring submission of colour elevations or a detailed colour schedule to be lodged prior to the issue of a building licence.</p> <p>1b)</p> <p>Noted. A condition will be imposed on any approval requiring on site drainage.</p> <p>Noted. A condition can be imposed requiring implementation of the Water Management Strategy.</p>

NO.	NAME/ ADDRESS	SUMMARY OF SUBMISSION	COMMENTS
2.	Heritage Council of WA <u>Submission 1</u> <u>(superceded)</u>	<p>The application is supported subject to conditions:</p> <ol style="list-style-type: none"> 1. A detailed outline of actions to monitor the site works for historical archaeological material, and actions to be undertaken if such material is revealed. 2. An assessment of the physical and visual impact of any additional pathways or changes to existing pathways in the heritage area. 3. An assessment of the physical and visual impact of access roads through the Registered area. 4. Details of any landscape works proposed to help integrate the new development into the existing landscape. 5. Future developments such as the breeding and quarantine area need to be subject of a separate application. 	<ol style="list-style-type: none"> 1. Noted. This can be imposed as a condition of development. 2. Assessment needs to be 'up front' as once development approval is issued there is no scope for further consultation. The Heritage Council has been provided with detailed plans showing paths and proposed carparking areas, some of which appear to be within the heritage area. 3. As per 2 above. 4. Noted. A landscaping plan can be required as a condition of development. 5. Noted. <p>NOTE: On receipt of this submission it was clear that the Heritage Council had experienced difficulties reading the plans. Gray & Lewis liaised with the Heritage Council and they had only been provided with a black and white plan. A coloured site plan was subsequently referred to them to assist in their assessment, leading to a second submission.</p>

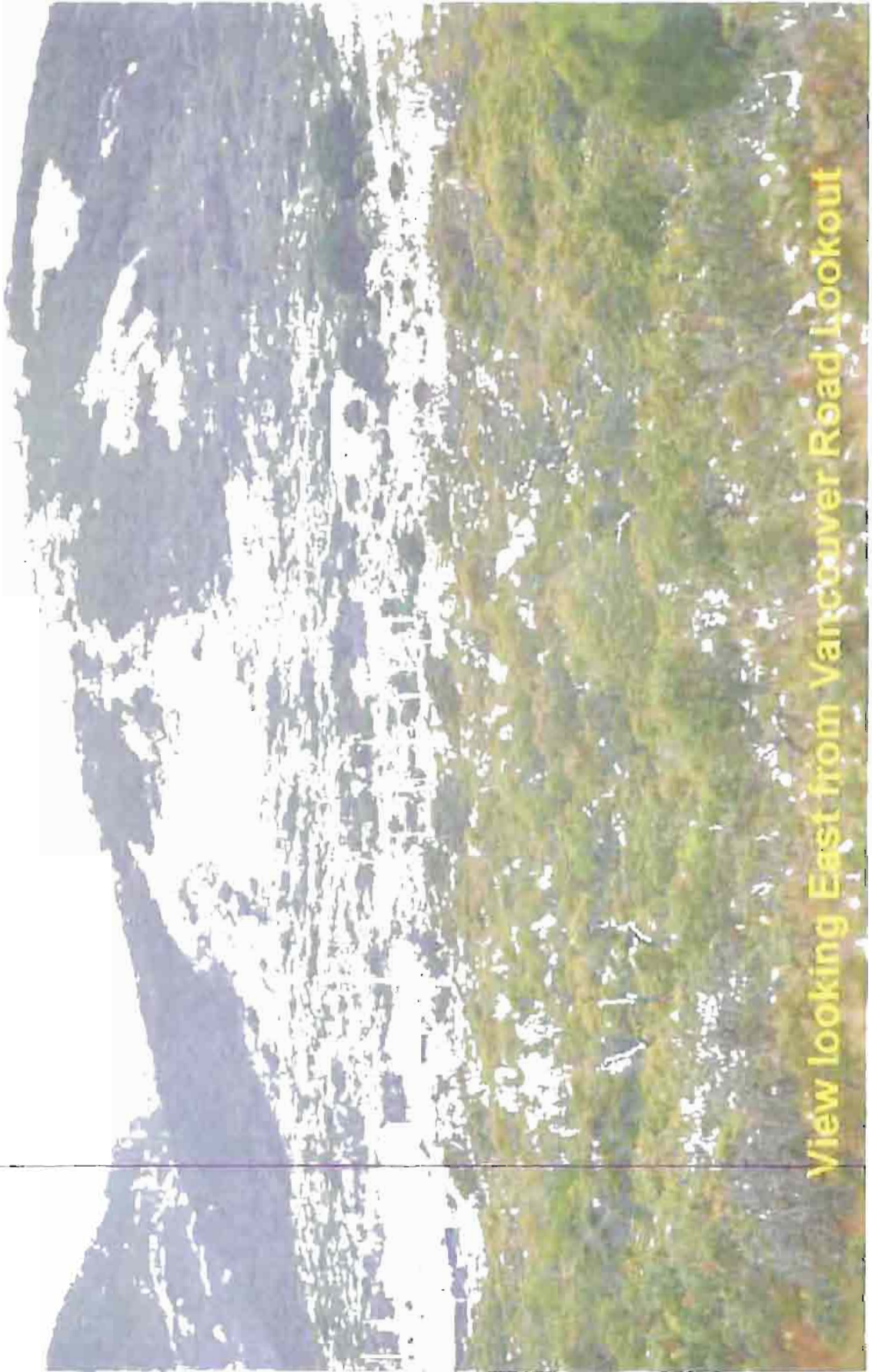
NO.	NAME/ ADDRESS	SUMMARY OF SUBMISSION	COMMENTS
3.	Heritage Council of WA <u>Submission 2</u>	<p>The application is supported subject to conditions:</p> <ol style="list-style-type: none"> <li data-bbox="512 600 823 768">1. A detailed outline of actions to monitor the site works for historical archaeological material, and actions to be undertaken if such material is revealed. <li data-bbox="512 801 823 1126">2. Details of any landscape works proposed to help integrate the new development into the existing landscape. This includes the integration details and materials to be used for new pathways, roads, parking areas, service facilities, fauna enclosure and amphitheatre. 	<p>Noted. This has been discussed with the Heritage Council and can be dealt with as a condition.</p> <p>Noted. This has been discussed with the Heritage Council and can be dealt with as a condition.</p>
4.	Department of Environment and Conservation	<p>DEC has provided comments under a number of headings.</p> <p><u>Whaling Heritage</u></p> <ol style="list-style-type: none"> <li data-bbox="512 1294 823 1529">1. Whaleworld has unique whaling history. The proposal seeks to introduce additional tourist 'attractions' which have no direct connection with whaling or marine/industrial archaeology and which are not unique. 	<p>Noted, however it is considered that heritage values of the site will be further enhanced by ensuring new development is not trying to replicate existing heritage buildings. The Heritage Council is better able to assess heritage issues and supports the development.</p>

NO.	NAME/ ADDRESS	SUMMARY OF SUBMISSION	COMMENTS
		<p><u>In situ environmental issues</u></p> <p>2. Concern over impact of footprints on native vegetation, drainage, creation of artificial wetlands, waste management, potential odour by captive fauna, welfare of impounded fauna and specialist requirements for exotic species(koalas).</p> <p><u>Risks and impacts upon Torndirrup National park</u></p> <p>3. The site is surrounded on 3 sides by Torndirrup National park which is one of the most visited national park in the Albany region.</p> <p>There is potential for direct and indirect impacts including escape of exotic or non endemic fauna, weed introduction, visual impact etc.</p> <p>4. It is also recommended that there be a contingency / remediation plan should the venture become unviable.</p>	<p>These issues are not considered to be an impediment to development and the majority have either been assessed or can be controlled through conditions. For example, DoW has supported the proposed wetlands and conditions will be imposed regarding water management and drainage.</p> <p>Noted.</p> <p>Visual impact has been assessed and has been found acceptable by Heritage Council and DoW. Colours and materials will be required to blend into the environment.</p> <p>It is in the operators interest to ensure animals do not escape, and weed management can be controlled through a development condition.</p> <p>Noted. This would be the proponents responsibility.</p>



SITE PLAN 1 1993
DISCOVERY BAY ALBANY MA



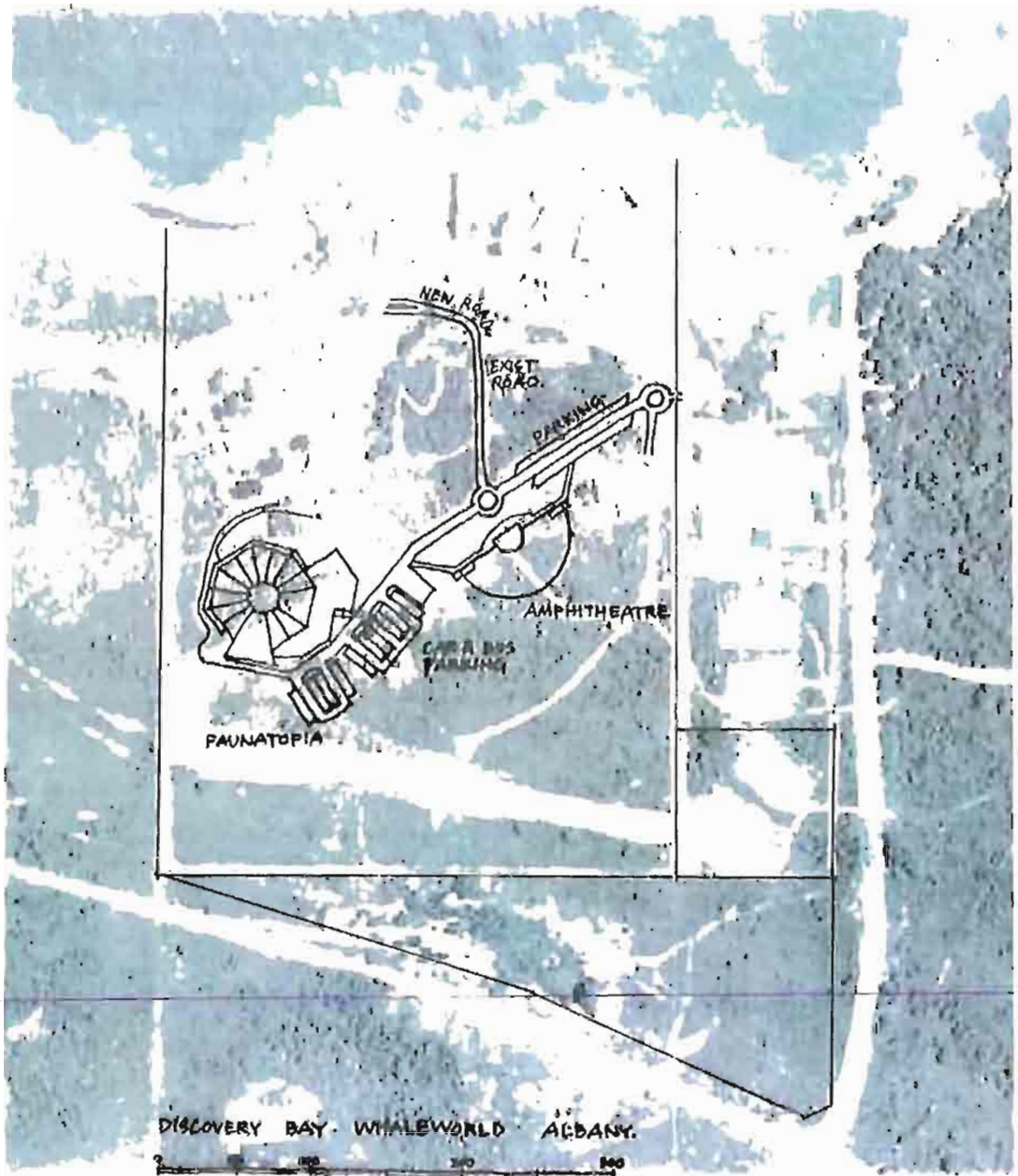


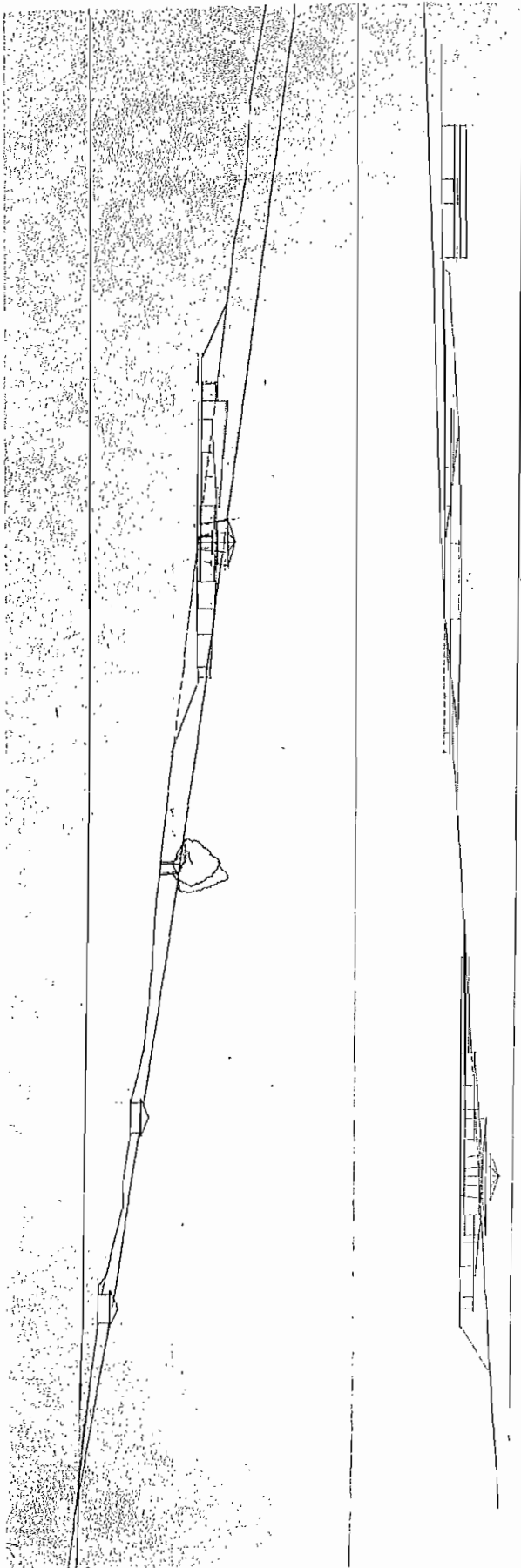
View looking East from Vancouver Road Lookout

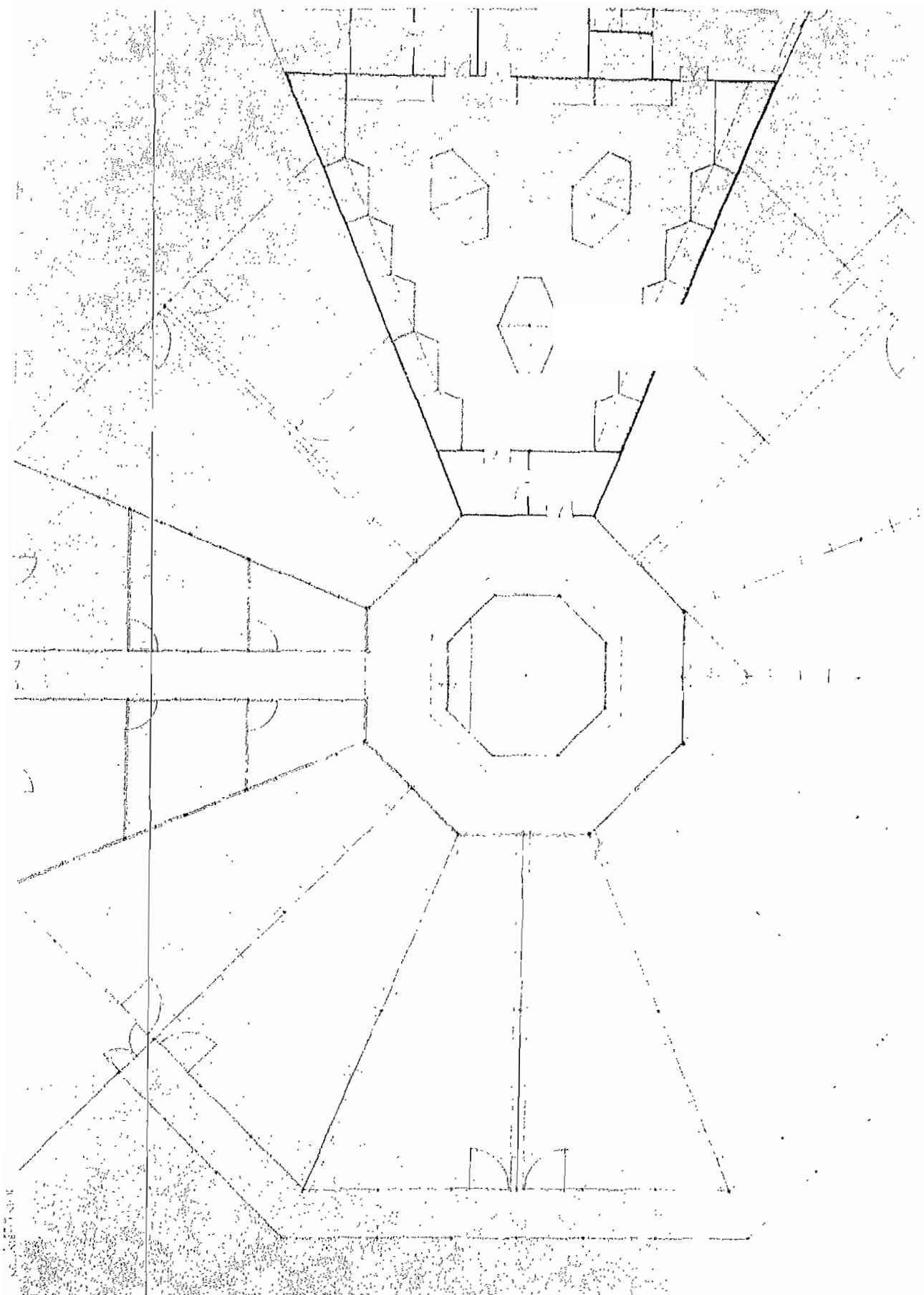


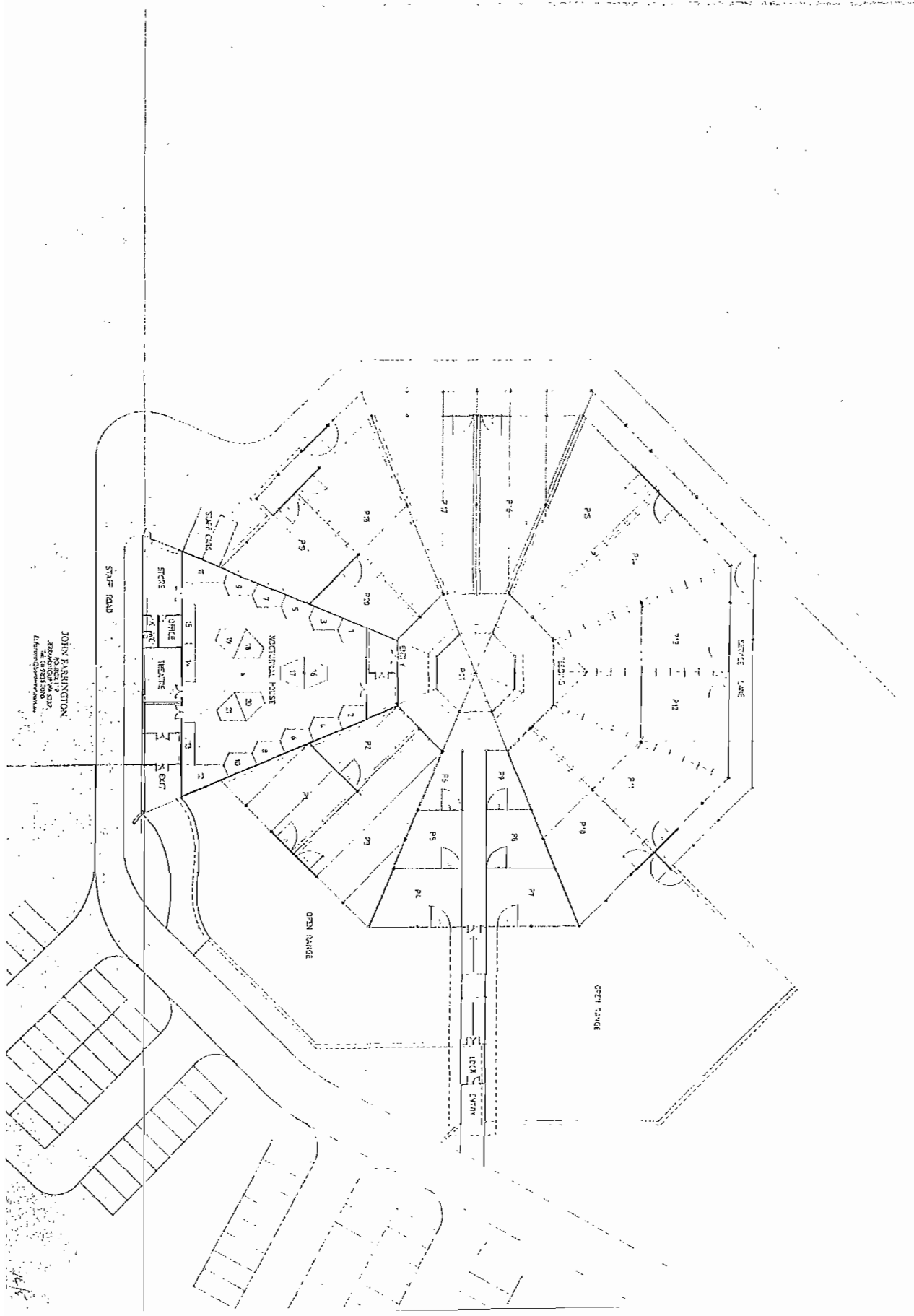


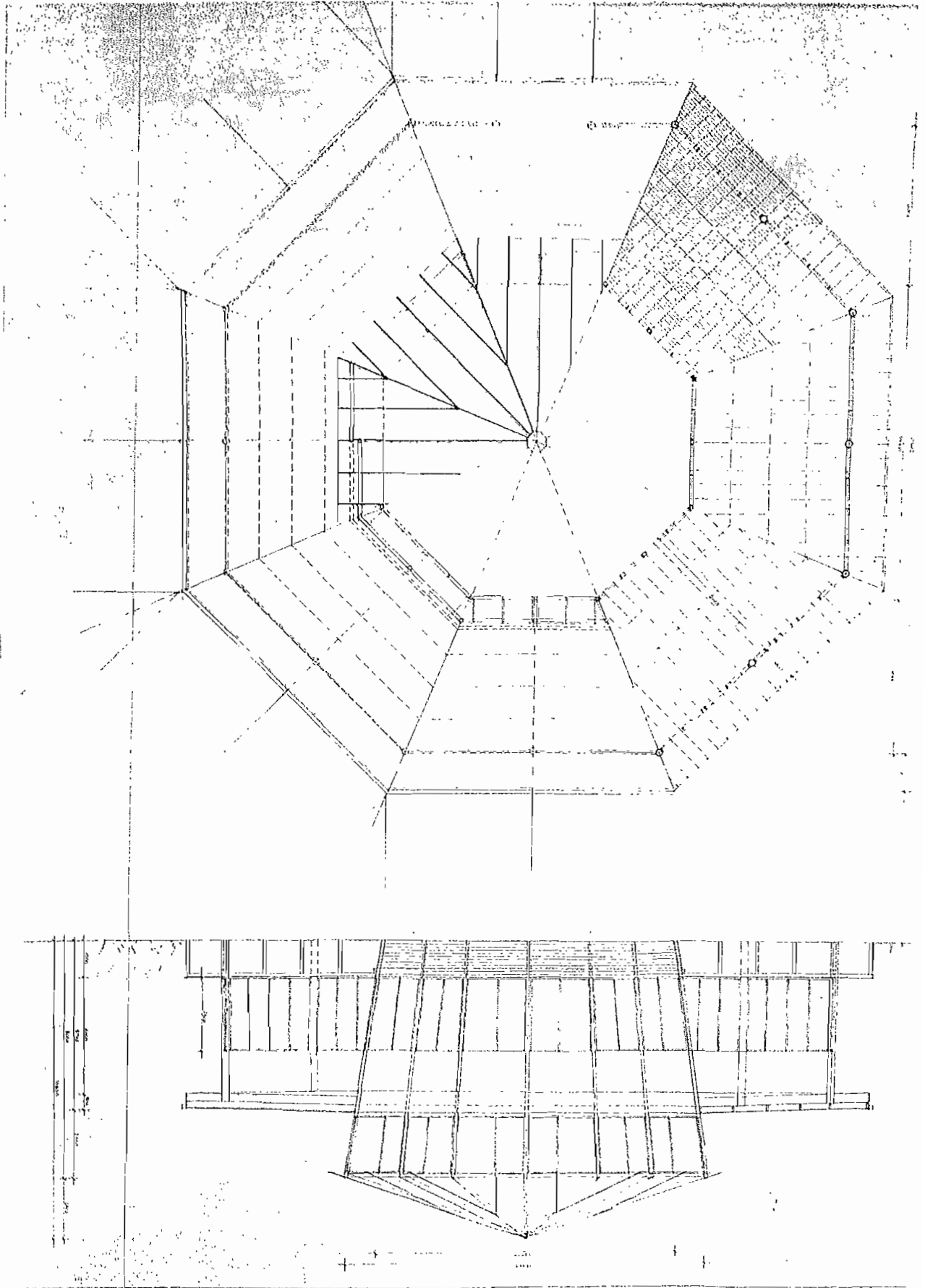
View looking North from Salmon Holes Road

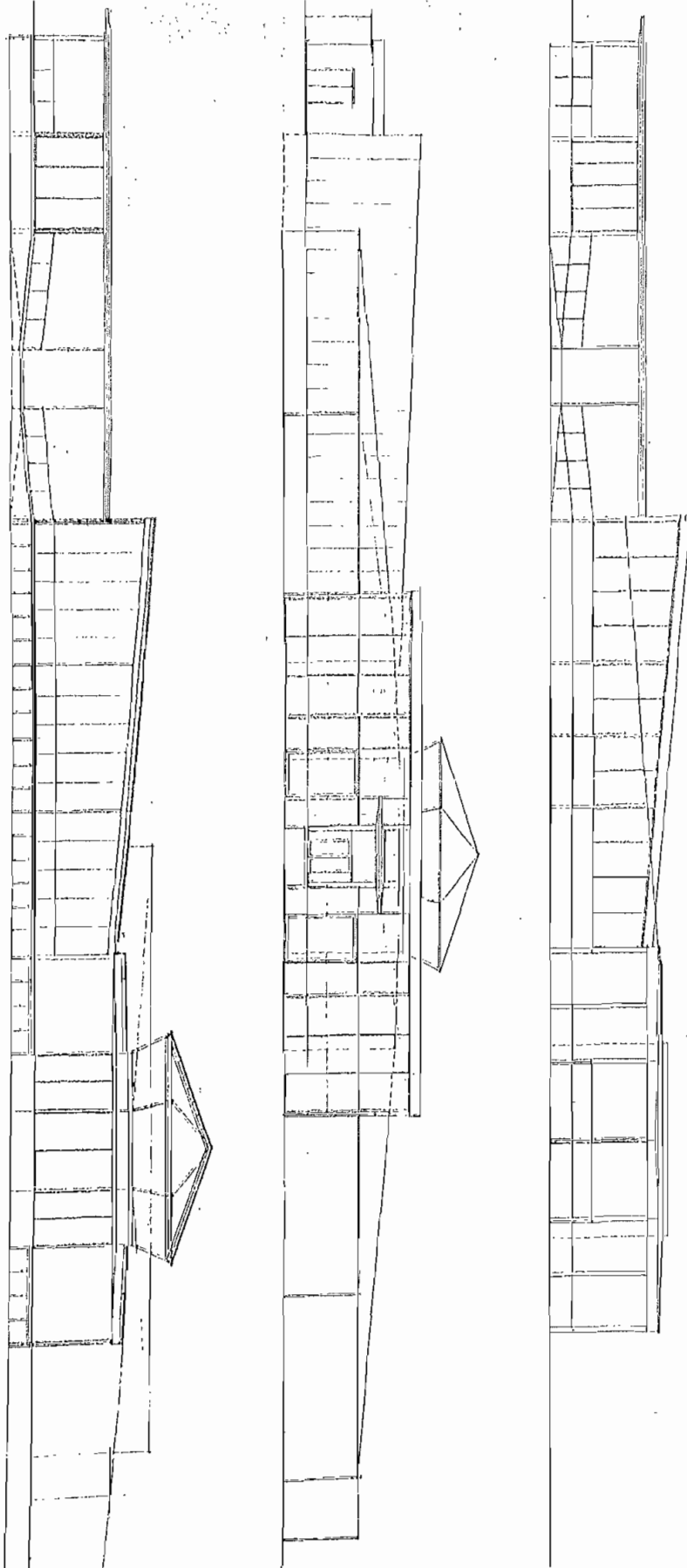












JOHN FARREINGTON
ARCHITECT
1000 N. 10th St.
Tulsa, OK 74103-3970
Tel: 918.485.3970
Fax: 918.485.3971

CITY OF ALBANY

SCHEME AMENDMENT REQUEST

LOT 123 BAYVIEW DRIVE, LITTLE GROVE



116 Serpentine Road ALBANY
T: 08 9841 7333 F: 98413643
PO Box 5207 ALBANY WA 6332
E: hsgalb@harleygroup.com.au

Prepared November 2007

1.0 INTRODUCTION & BACKGROUND

This Scheme Amendment Request is in relation to Lot 123 Bayview Drive, Little Grove. It establishes the strategic suitability of rezoning this property and discusses the issues that are required to be addressed in any future scheme amendment documentation.

The proposal is to zone the subject land. It is currently identified as a Local Road Reserve by City of Albany Town Planning Scheme No. 3 and not explicitly zoned. It is proposed to zone portion of the land 'Residential R20' and classify portion as 'Parks and Recreation' local reserve. It is an assumption that the 'No Zone' designation in City of Albany Town Planning Scheme No.3 represents a reserve for the purposes of a road reserve.

There are two portions of Lot 123 Bayview Drive, Little Grove being:

- Portion of the former Albany Street road reserve south of Bayview Drive (Site A); and
- Portion of the former Albany Street and The Esplanade road reserves to the north of Bayview Drive (Site B).

When referring to the overall site in this document 'Lot 123' will be used, where as when referring to the specific sites, 'Site A' or 'Site B' will be used.

Lot 123 was sold to the current landowner in 1967 by the then-Shire of Albany, which considered it to be surplus to its requirements. In 2001, a portion of the land was acquired by the City of Albany to form part of a realigned Albany Street. The remainder of the former road reserve remained in the ownership of the proponent. Unfortunately for the proponent, the then Shire of Albany did not change the zoning of the land when they adopted Town Planning Scheme No.3 in 1983.

It is the purpose of this document to seek support to rezone an unutilized, privately-owned former road reserve with the intention of ceding a majority for foreshore reserve, whilst retaining a small portion for residential uses.

2.0 LOCATION AND SITE DETAILS

2.1 Location

The subject land, Lot 123 on Plan 447 is located approximately 7 kilometres from the Albany CBD. The subject land has a total land area of 8346m², of which 1630m² is located in Site A, whilst the remaining 6716m² is located in Site B. Refer to Plan 1 Location Plan and Plan 2 Site Plan.

2.2 Title Details

The subject land is contained on Certificate of Title Vol.17 Fol.227A. The registered proprietor is Ronald Crawford Lindsay. A copy of the Certificate of Title is attached at the rear of this report.

2.3 Topography

Site A has an approximate low point of 6m AHD, located in the northeast corner and an approximate high point of 22m AHD, located close to the south east corner of the subject land.

Site B varies between approximately 1m AHD and 2m AHD. It is reasonably flat, given its location close to the harbour. It is recognised that in order to service lots created on this portion of land it is likely that it will need to be filled. Filling of lots on the surrounding lots has occurred, to a level of approximately 2.5m AHD. See Plan 2 Site Plan for details.



PRINCESS ROYAL HARBOUR



Notes:
 This drawing is the property of Harley Survey Group. It may not be copied or altered without the consent of the owner.

Harley Survey Group Pty Ltd
 110 Serpentine Rd ALBANY WA 6330
 T: 8041 7553 F: 8041 8043
 E: info@harleysurveygroup.com.au
 Also at Bunbury & Rossellan

Original drawing	09-10-07
date	

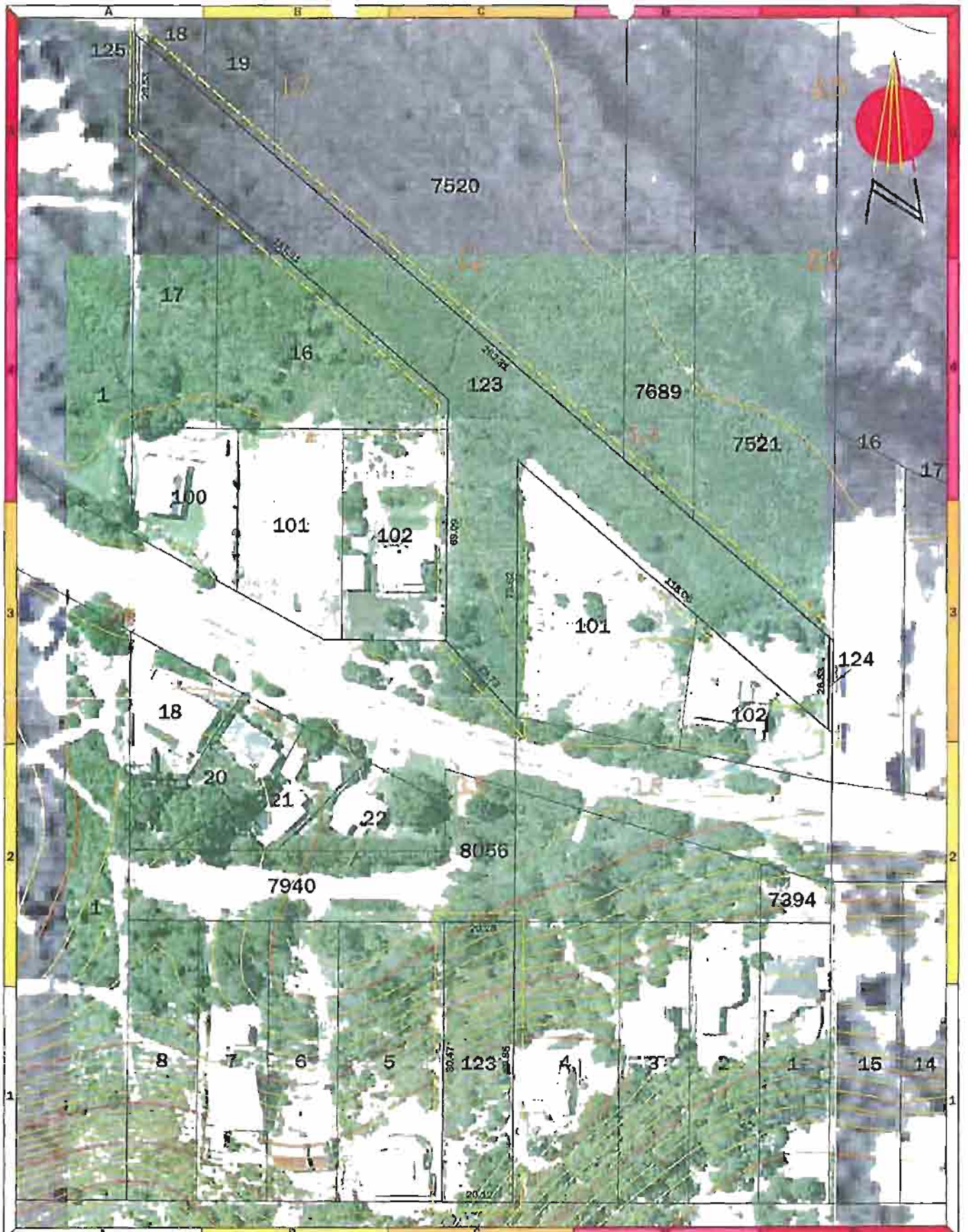
survey	COMPLETED	job file	14126-01A.dwg
drawing	ABS 09-10-07	attached	CP 09-10-07
best datum		level datum	
made at A3 nil distances are in metres			
1:20000			
0 200 400 600 800 1000			


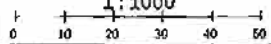
LOCATION PLAN
LOT 123, THE ESPLANADE/ALBANY STREET
LITTLE GROVE

LINDSAY

drawing no: **14126-01A**

PYRMONT HOUSE, ALBANY



Notes: This drawing is the property of Harley Survey Group. It may not be copied or altered without the consent of the owner. Harley Survey Group Pty Ltd 1/1A Seaports Rd ALBANY WA 6330 P: 0841 2233 F: 0841 2643 E: hsg@harleysurveygroup.com.au Also at Seaports & Bussellton	survey COMPILED	cad file 14126-02A.dgn	description SITE PLAN LOT 123, THE ESPLANADE/ALBANY STREET LITTLE GROVE	 harley Survey Group <small>PYRMONT HOUSE, ALBANY</small>
	client ABS 09-10-07	checked CP 09-10-07	level datum MGA94	
A Digital drawing 09-10-07	scale of A3 all distances are in metres 1:1000		drawing no 14126-02A	
scale details scale				

2.7 Services

Reticulated water, power and telecommunications are currently able to be connected to the subject land and can be utilised for development resulting from the proposed amendment.

Deep sewer is currently in the process of being installed for the Little Grove area. It is expected that once this service is operational at the end of 2007, it will be able to be extended to the subject land.

A reticulated gas service is not available for the subject land.

2.8 Environmental/Remnant Vegetation

All of the subject land contains a good cover of remnant vegetation. However it should be noted that this is only in a 20-metre wide strip, with all surrounding development having cleared remnant vegetation. Therefore biodiversity and ecosystem values have been significantly diminished.

Site meetings and discussions have been held with the Department for Environment and Conservation, who have confirmed that as a trade off for ceding a large portion of foreshore reserve on Site B, they are willing to consider the filling, clearing and development of a portion for residential uses. This will only include an approximate 1600m² portion of Site B, located closest to Bayview Drive.

As a result of the proposed amendment, it will be proposed to develop Site A. This will result in the clearing of the lot, however similar works have occurred on adjacent lots.

2.9 Land Capability

The subject land consists of deep sandy soils that are highly leached. We believe that the subject land, based on surrounding development and a preliminary site assessment, will be capable of supporting the proposed development. The proposed development will be capable of connecting to reticulated sewer, hence there is no question as to whether the site will be capable of supporting on-site effluent disposal.

2.10 Sloping Land

It has been recognised that the subject land does contain steep sloping land on Site A. The gradient of this slope is approximately 1 in 5 or 20 percent. Due to the steeply sloping nature of the land and its dimensions, it is important that the natural lie of the land remains intact through the residential development process.

These issues can be successfully addressed through the administration of planning policy, which would control the form and height of future buildings and restrict excessive filling or cutting. It is expected that as a condition of future subdivision that the Western Australian Planning Commission may require the lodging of a Design Guidelines policy, demonstrating how future residential lots will be developed for housing.

It must also be mentioned that surrounding lots have been effectively developed for housing based on similar site constraints.

2.11 Character and Amenity

The implementation of the Little Grove Infill Sewerage Programme means that land zoned 'Residential' with the City of Albany Town Planning Scheme No.3 can now be subdivided with an average lot size of 500m². Therefore the future lot sizes will be consistent with the intended character of Little Grove.

A proposed future subdivision will require the clearing of remnant vegetation from the subject land. However in proportion to the entire site, it represents approximately 20 percent clearing, with the remainder of the land to be ceded as a foreshore reserve to the Crown. Furthermore, surrounding lots have been cleared or parkland cleared in the past, leaving this as an isolated pocket of remnant vegetation. The proposed future subdivision will not be out of character with the future intended character of Little Grove.

3.0 PLANNING STRATEGIES

3.1 WAPC State Planning Policies

Applicable State Planning Policies are SPP1 - *State Planning Framework Policy* and SPP3 - *Urban Growth and Settlement*.

The purpose of SPP1 is to bring together the State and regional policies that apply to land use and development in Western Australia and to establish the general principles for land use planning and development in WA. SPP1 states "*the primary aim of planning is to provide for the sustainable use and development of land*". It goes on to quantify this through identifying and expanding upon the five key principles that further define this statement-environment, community, economy, infrastructure and regional development.

The objectives of SPP3 include: "*To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.*"

3.2 Lower Great Southern Strategy (2007)

This Strategy aims to set the broad strategic direction for planning in the Lower Great Southern region for the next 20 to 30 years. Its purpose is to guide regional land use and infrastructure planning and development, especially on matters of regional significance. The Strategy is designed to provide the region-wide context and ensure consistency when local governments are setting priorities for their area through local planning strategies and schemes.

Of particular relevance to the subject site is that it makes general recommendations regarding sustainable settlements and community development and makes reference to consolidating settlements and using infrastructure sustainably.

3.3 Draft Albany Local Planning Strategy (2007)

The Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and shall have regard to all State and regional planning policies.

ALPS was adopted by Council for final approval on the 21 August 2007.

The ALPS identifies the strategic planning direction for the City of Albany over the next 20 years. It draws on the key elements from the City of Albany's strategic planning document, the 3D Vision, and notes that the City of Albany should become a Learning, Healthy and Thriving City.

The aim of the ALPS document is to provide for better and diverse land use solutions within the City of Albany. The proposed rezoning will enable the use of land for residential purposes, which would otherwise be unutilised.



3.4 City of Albany Housing Position Paper (2005)

The Housing Position paper makes recommendations regarding the residential areas throughout the City of Albany. The Vision of this document is to *"facilitate and encourage the provision and development of a significant variety of housing choice, types, styles, and opportunities through the City of Albany and provide a high standard of residential amenity and facilities for the benefit of the residents of the City."*

The position paper makes general recommendations applicable to the entire Local Government area and specific recommendations based on a precinct basis.

The subject site falls within Precinct 2A, Little Grove. Precinct 2A recommends *"Residential densities up to R20 should be applied generally with the provision of sewer"*. The precinct policy goes on to recommend in residential areas that existing lot sizes are maintained, connection to sewer is required (if available) and the existing character of Little Grove should be maintained.

3.5 Albany Regional Strategy (1994)

The Albany Regional Strategy includes the following objectives relative to residential growth in the region and in particular Albany:

- To provide for urban growth, and associated services and infrastructure with minimum impact on agriculture, visual amenity, nature conservation, built heritage values, the environment and natural resources;
- To encourage frontal development/growth;
- To provide security/stability in the residential land market through the provision of sufficient land; and
- To promote urban consolidation, choice and affordability and to encourage diversification of housing stock in a manner which recognises the importance of heritage values to the amenity and identity of the region.

4.0 FUTURE SUBDIVISION PROPOSAL

It is the future intention of the proponent to develop Site A and a portion of Site B for 'R20' residential uses, whilst ceding the remainder of Site B for the purposes of a foreshore reserve. The residential development would constitute approximately 4 to 6 residential lots.

The area to be ceded for the foreshore reserve is the remainder of Site B. The proponent recognises that this land is an important local and regional resource and is willing to cede this land to the Crown in a future subdivision proposal. The subdivision proposal would involve the amalgamation of this land with the existing foreshore reserve, and will be conducted in coordination with the City of Albany. For more details as to the exact location of the zoning boundary, refer to the proposed Rezoning Plan attached.



6.0 AMENDMENT PROPOSAL

The proposal is to zone the subject land. It is currently identified as a Local Road Reserve by City of Albany Town Planning Scheme No. 3 and not explicitly zoned. It is proposed to zone portion of the land 'Residential R20' and classify portion as 'Parks and Recreation' local reserve. It is an assumption that the 'No Zone' zone of the City of Albany Town Planning Scheme No.3 represents a reserve for the purposes of a road reserve.

The proposed amendment is suitable for the subject land, evidenced by the following facts:

- The subject land has remained unutilised for some time. It has become blighted due to there being no zone in place;
- The then Shire of Albany determined that the land was no longer required as a road reserve in 1967 when it was sold. As it is in private ownership and sold by the local Council, it is assumed that it was intended that the land was to be developed for residential purposes in line with surrounding land.
- The ALPS document and Housing Position Paper recommend a density of R20 for the subject land, as it is able to be connected to deep sewer. The future residential subdivision of the subject land would make the most efficient use of existing services and be consistent with the desired future character of the Little Grove suburb;
- The subject land is reasonably easy to develop for residential uses, provided some contouring and filling of the land occurs, with the clearing of remnant vegetation of a small portion of the overall site; and
- The rezoning will enable the addition to the foreshore reserve ceded to the crown, allowing the efficient management of this public reserve and increasing public access to the Princess Royal Harbour foreshore.

The above proposal is illustrated in the proposed Rezoning Plan attached.

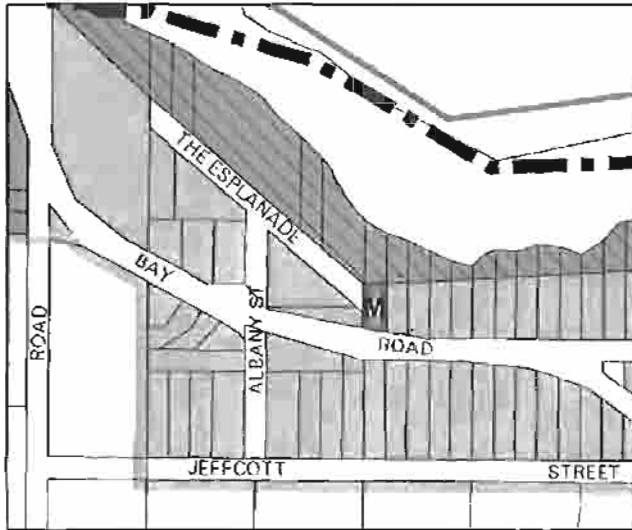
6.0 CONCLUSION

This report has demonstrated that the proposal to zone a portion of Lot 123 Bayview Drive, Little Grove to 'Residential' and classify a portion as 'Parks and Recreation' will allow for the coordinated development of the subject land, with the ceding of ample 'Parks and Recreation' zoned land for a foreshore reserve.

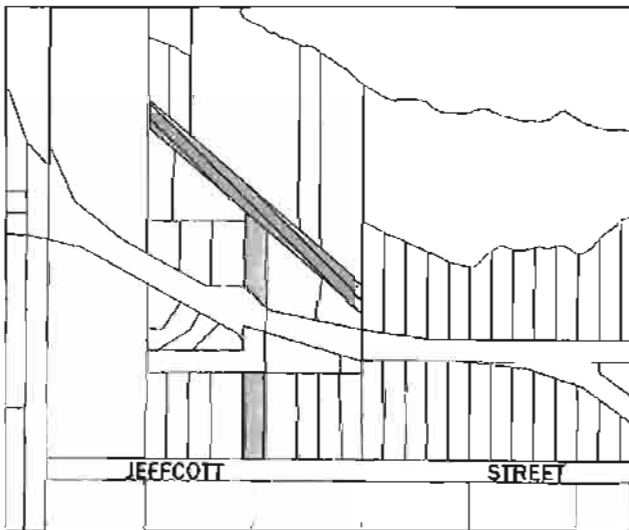
It is respectfully requested that Council support the preparation of a formal Amendment to TPS No.3 for Lot 123 Bayview Drive to be zoned to 'Residential' and classified to 'Parks and Recreation'

CITY OF ALBANY

Town Planning Scheme No. 3 Amendment No.



Existing Zoning



Proposed Zoning

ZONES

- NO ZONE
- Residential
- Parks and Recreation
- Residential Development
- M Motel





Department of Environment and Conservation

Your ref: SAR127/PA22803/SAR127
Project: 15.1.4
Contact: John Watson
Phone: (08) 9842 4500
Fax: (08) 9841 7105
Email: John.Watson@dec.wa.gov.au



Mr Jan Van Der Mescht
Planning Officer
City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No. ICR8055761
File. SAR127
Date 22 APR 2008
Officer: PLAN14
Attach

Dear Sir

SCHEME AMENDMENT REQUEST – LOT 123 BAY VIEW DRIVE, LITTLE GROVE, ALBANY

Further to our letter of 29 January 2008 and your recent telephone call regarding public and management access to the Princess Royal foreshore reserves from Bay View Drive, a further inspection of the site and adjoining land tenures has been undertaken.

It appears that Lot 1 to the west extends to the shore of the harbour thereby restricting access to the foreshore reserves from the west. The nearest access from the east appears to be approximately 400m distant and via the northern end of Queen Street. Under these circumstances access for management (for example for fire protection, weed control etc) and for any future public use, would appear to be highly desirable from Lot 123 as originally suggested. However, it may be possible to establish access by creation of a 3m-4m laneway along the common boundary with Lot 101 or Lot 102. In other words the whole width of this section of Lot 123 need not necessarily be ceded.

I also draw to your attention two very narrow (~2m) strips of land at each end of the northern diagonal section of Lot 123 namely, Lot 124 and 125, which appear to have the same ownership as Lot 123 and which abut Lots 16 and 1 respectively.

Yours sincerely,

Bruce Bone
Regional Manager
South Coast Region

17 April 2008





Your ref: SAR127/PA22803/SAR127
Our ref: RF1049-02 SRS21160
Enquiries: Helen Barwick Ph: (08) 9841 0119



Kevin Hughes
City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No ICR8047808
File SAR127
Date 21 JAN 2008
Officer PLAN13

Dear Kevin,

Attach:

Scheme Amendment Request 127 - Lot 123 Bayview Drive, Little Grove

Thank you for referring the above proposal. The Department of Water (DoW) provides the following comments:

Princess Royal Harbour Foreshore

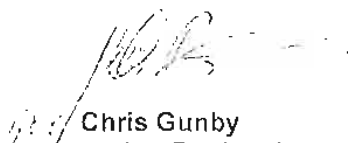
The subject land is located within close proximity of the Princess Royal Harbour Foreshore. As such the DoW strongly supports the ceding of the northern portion of Lot 123 as foreshore reserve as shown on the proposed Rezoning Plan in the submitted documentation.

Nutrient & Drainage Management

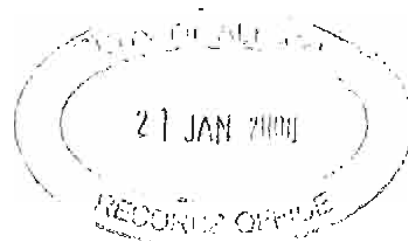
Stormwater and nutrient management on the site will need to be implemented in accordance Urban Water Sensitive Design Principles. Infiltration at point of source is to be demonstrated together with drainage management that insures that no direct drainage occurs into the Harbour and no drainage infrastructure is to occur in the foreshore reserve.

If you have any queries relating to this matter please contact Helen Barwick on 9841 0119 or via email at helen.barwick@water.wa.gov.au.

Yours faithfully


Chris Gunby
Acting Regional Manager
South Coast Region

16 January 2008





Department of
Environment and Conservation

Document: SAR127/PA22803/SAR127
 Date: 15 14
 Prepared: Lawrie Anderson
 Phone: (08) 9842 4500
 Fax: (08) 9841 7105
 Email: Lawrie.Anderson@dec.wa.gov.au



The Chief Executive Director
 City of Albany
 PO Box 484
 ALBANY WA 6331

City of Albany Records
 Doc No ICR8048338
 File SAR127

Date 30 JAN 2008
 Officer: PLAN13

Attention: Kevin Hughes, Senior Planning Officer

Attach.

Dear Sir

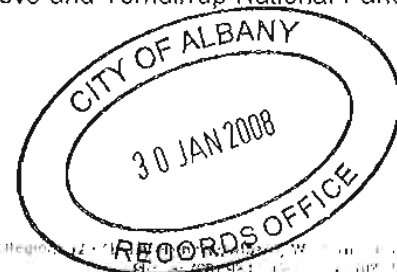
Re: Scheme Amendment Request – Lot 123 Bay View Drive, Little Grove, Albany.

Thank you for the opportunity to comment on the above rezoning proposal. The Department of Environment and Conservation South Coast Region has considered this proposal in the light of the recent and proposed development in the Little Grove area and advises that the Department is supportive of the proponent's intention to cede the northern portion of Lot 123, namely, that part which is orientated northwest – southeast and lies immediately adjacent to the foreshore reserve (Reserve N° 37867). The balance of the northern portion of Lot 123 (land identified by the proponent as "B") should be retained in its natural vegetated state and also included in the land to be ceded to the Crown for inclusion into Reserve N° 37867.

The Department takes the view that the north-south oriented portion of Lot 123 situated north of Bay View Drive represents the only potential public access to the foreshore reserve between O'Connell St near Rushy Point and the western boundary of Lot 1 Bay View Drive. This part of Lot 123 should therefore be retained as an undeveloped or "passive" entry point to the foreshore reserve. To assist in protection of this portion of Lot 123, land holders of the adjoining Lots 101 & 102 should be encouraged to establish boundary fencing to also delineate this access.

Contrary to the proponent's contention that biodiversity values have been significantly diminished (refer: section 2.8 Environmental / Remnant Vegetation, Scheme Amendment Request, P3), there is no scientific evidence provided to support this view, particularly in reference to the portion of Lot 123 north of Bay View Drive. The north-south oriented portion of Lot 123, north of Bay View Drive retains the original vegetation type: Shrubland; tea-tree thicket, originally identified as Beard's Vegetation Type #37, (Shepherd *et al* 2001) which remains in excellent condition.

This vegetation type is characterised by *Taxandria juniperina* which dominates, in association with occasional *Banksia littoralis* and *Agonis flexuosa* over coastal sword sedge (*Lepidosperma gladiatum*) and other associated understorey species. The extent of this vegetation type within the IBRA Warren biogeographical region, which includes Little Grove and Torndirrup National Park, is provided below.



Vegetation Type	Pre 1750 Extent (ha)	Current Extent (ha)	% Extent	Occurrence in Conservation Reserves - Current extent
Beard # 37	958	831.5	86.8%	429.5 (48.1%)

Given that much of the IBRA Warren biogeographical region consists of State forest and other Crown reserves, including national parks, the great majority of *Taxandria juniperina* thicket occurs in the relatively well watered western part of the region. Little Grove and the immediate locality now contains only a very small percentage of varying condition of the remaining 831.9 ha of this vegetation type. It is therefore considered important to retain a representative sample of this vegetation type in the area and though it may not be regarded as adequate in area or of comprehensive composition, it is nevertheless justifiable to retain it in its present natural state in view of the very small area remaining in Little Grove.

In the event that Council permits development of portion of the north-south oriented portion of Lot 123 north of Bay View Drive, this, and the northern portion of Lot 123 which has frontage to Albany Street occurs within an area that contains a high to moderate risk of actual acid sulphate soils (AASS) or potential acid sulphate soils (PASS) within 3m of the natural soil surface. Should proposed residential development proceed in the sites approved for this, an acid sulphate soils identification and investigation should be undertaken in accordance with DEC approved procedures. Where the presence of AASS or PASS has been confirmed and there is a likelihood of disturbance by development, an appropriate acid sulphate soils management plan should be developed in accordance with DEC guidelines.

We trust the above advice and recommendations may be given consideration by Council in the determination of this scheme amendment request.

Yours faithfully,



for John Watson
Acting Regional Manager
South Coast Region

January 29, 2008

Reference:

Shepherd D.P., Beeston, G.R. and Hopkins A.J.M (2001). Native Vegetation in Western Australia: Extent, Type and Status. Resource Management Technical Report No. 249, Dept of Agriculture, Western Australia.



Department for Planning and Infrastructure
Government of Western Australia



Doc No
File

City of Albany Records
ICR8048941
SAR127

Date
Officer

07 FEB 2008
PLAN13

Your i

Our ref:

853-5-21-2PV5

Enquiries:

Trish Ryans-Taylor

Great Southern Region

24 January 2008

City of Albany
PO Box 484
Albany WA 6331

ATT: Kevin Hughes

Dear Kevin

Re: SCHEME AMENDMENT REQUEST AT BAY VIEW DRIVE LITTLE GROVE WA 6330

Thank you for the opportunity to comment on the above proposal.

The proposal is consistent with the future residential direction proposed in the draft Albany Local Planning Strategy and the City of Albany Housing Position Paper

Initial investigations indicate that the land is suitably located for residential development and with development sympathetic to its vegetated nature, will be consistent with the intended character of Little Grove.

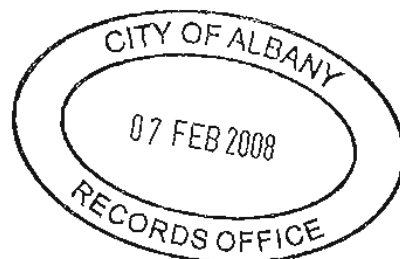
This office supports the rezoning of the land for residential purposes.

Council are also advised that the road reserve which contains Albany St and runs parallel to Jeffcott St is currently zoned Residential. As part of the scheme amendment a change in coding to "No Zone" is recommended for this road reserve.

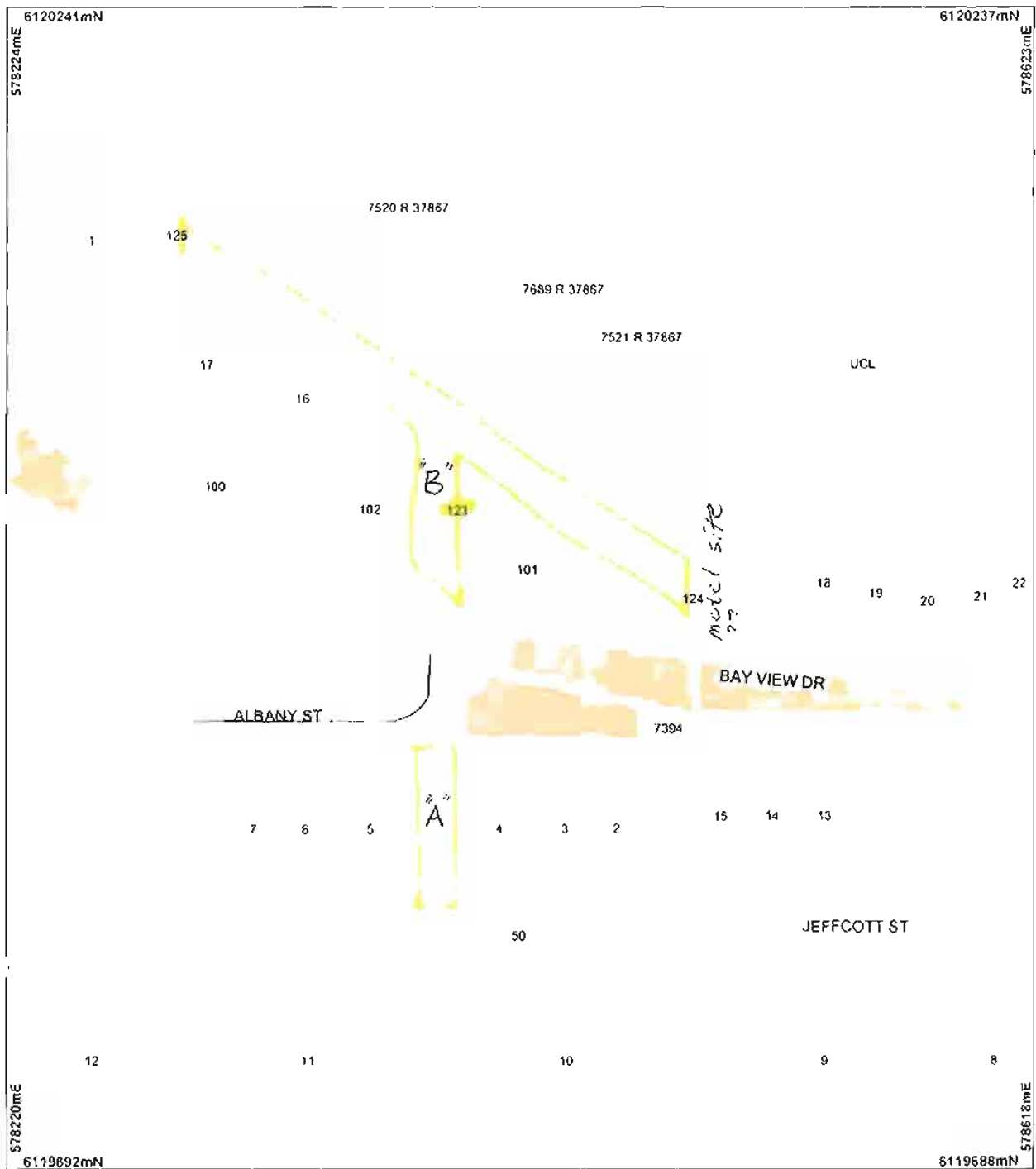
Please contact Trish Ryans-Taylor on 9892 7304 or trish.rvans-taylor@dpi.wa.gov.au if you have any queries regarding this response.

Yours faithfully

STEPHEN PETERSEN
REGIONAL MANAGER
GREAT SOUTHERN REGION
STATUTORY PLANNING DIVISION



Lot 123 Little Grove



LEGEND

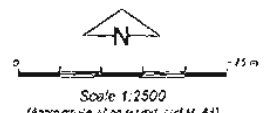
Land parcels related to Instrument

Clearing Instruments
 Areas Applied to Clear
 Areas Subject to Conditions
 Areas Approved to Clear

Road Centrelines
 Cadastre
 Towns
 Petroleum Titles
 Cadastre for labelling
 Freehold (cont)

Crown Reserve
 State Forest / Timber Reserve
 Marine Park
 Crown Lease
 Lease / Reserve
 Lease on State Forest / Timber Reserve
 Public Roads (cont)

Unseparated Crown Land Water



Geocentric Datum Australia 1994
 Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Date:

Office with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowledged by the agency acronym in the legend.




* Project Data. This data has not been quality assured. Please contact map author for details.

Lot 123, Little Grove



LEGEND

<ul style="list-style-type: none"> Land parcels related to Instrument Clearing Instruments Areas Applied to Clear Areas Subject to Conditions (cont) 	<ul style="list-style-type: none"> Areas Approved to Clear Road Centrelines Cadastral Towns Petroleum Titles 	<p>Albany 1:100m Orthomosaic - DOLA Jan 01</p>
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Scale 1:2500
(Approximate when reproduced at A4)

Geocentric Datum Australia 1994
Note: the data in this map have not been projected. This may result in geometric distortion or measurement inaccuracies.

Date: _____

Officer with delegated authority under Section 20 of the Environmental Protection Act 1986

Information derived from this map should be confirmed with the data custodian acknowledged by the agency accession in the legend.



Department of Environment
134 Collins Street VIC 3002

* Project Data: This data has not been quality assured. Please contact map author for details.

Your Ref: SAR127/PA22803/SAR127
Our Ref: Grange 3821842
Enquiries: G Wright
Telephone: 98424230



January 14, 2008

City of Albany
PO Box 484
ALBANY WA 6331

Doc No: City of Albany Records
ICR8047391
File: SAR127

Date: 15 JAN 2008
Officer: PLAN13

Attach:

Great Southern Regional Office
215 Lower Stirling Terrace
ALBANY WA 6330

PO Box 915
ALBANY WA 6331

Tel (08) 9842 4211
Fax (08) 9842 4255

www.watercorporation.com.au

Attention: Mr Kevin Hughes

**CITY OF ALBANY
APPLICATION FOR SCHEME AMENDMENT REQUEST - LOT 123 ALBANY
STREET, LITTLE GROVE**

Dear Kevin,

I refer to your letter of January 04, 2008 regarding a scheme amendment request Lot 123 Albany Street, Little Grove.

You are advised that the Water Corporation has no objection to the proposed amendment however there are a number of matters that will need to be addressed at the appropriate time in the planning process.

These include, but are not necessarily limited to, the following:

- Water and wastewater services will be required to be provided to each new lot that is created.
- The depth of cover over water and sewer mains in the vicinity of this proposal may need to be modified depending upon the traffic loading changes that might occur as a result of development of the new lots.
- A 100mm AC water main is contained within Albany Street between Bay View Drive and Jeffcott Street. This is a critical water main that needs to be retained in service. It will require protection by way of an easement being created over the full extent of that part of the main that is contained within private property.

All costs associated with the above requirements are to be borne by the developer.

A copy of relevant plans showing the general location of water and sewer mains in the vicinity of this land are attached for your information.

Yours sincerely

Graham Wright
Capability Planning GSR
Asset Management Division



INDEXED *AM*

Transfer 11083/67
Volume 79 Folio 67
WESTERN AUSTRALIA



ORIGINAL REGISTER BOOK
AUSTRALIA
VOL 17, FOR 227A

5

Certificate of Title

UNDER THE TRANSFER OF LAND ACT, 1893 AS AMENDED

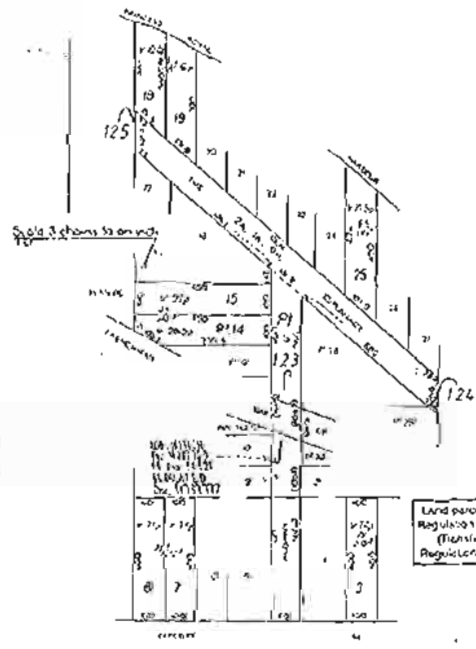
CT 0017 0227A 7



Ronald Crawford Lindsay of 149 Scarborough Reach Road, Scarborough, Property Developer, is now the proprietor of an estate in fee simple subject to the encumbrances and encumbrances notified hereunder in all those pieces of land delineated and coloured green and yellow on the map hereon containing in the aggregate five acres one rood thirty-four and five-tenths perches or thereabouts, being portion of Plantagenet Location 74 and being Lots 3, 7, 8, 15, 16, 19, 25 part of Lot 14 and the portions coloured green and marked The Emplanade and Albany Street on Plan 447, being Lots 124 and 125 and Pt Lot 123.

Dated the 17th day of February, 1967.

L. H. [Signature]
REGISTRAR OF TITLES.



Land parcel identifier amended -
Regulation 12 (2002) of Surveyors
(Transfer of Land Act 1893)
Regulation Form 1723-2000-01

ADQUISITION ORDER 11237753. Portion comprising Plantagenet Location 8056 to Vol. 3117 Fol. 677.
Registered 1.5.01 at 16.30 hrs.



For encumbrances and other matters affecting the land see back

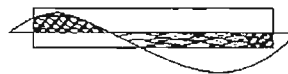
[Bulletin Item 1.1.5]
[Agenda Item 11.3.2 refers] 17 pages

City of Albany Records
Doc No: ICR8053516
File: SAR133
Date: 03 APR 2008
Officer: PLAN14
Attach:

CITY OF ALBANY

SCHEME AMENDMENT REQUEST

VARIOUS LOTS HOME, BRAMWELL & HARDING ROADS, ROBINSON



AYTON TAYLOR BURRELL
Consultants in Urban & Regional Planning
11 DUKE STREET, ALBANY WA 6330 Ph: 9842 2304

January 2008

1.0 INTRODUCTION

The Home, Harding and Bramwell Road precinct is shown on the following Location Plan. The precinct accommodates eight lots zoned Rural ranging in size from 2.2ha to 3.3ha.

The land is generally used for rural retreat/hobby farm type uses.

This Scheme Amendment Request seeks support to zone five of the eight lots from the Rural zone to the Special Rural zone and provide for the creation generally of one additional lot from each existing lot. Commensurate with applicable zoning, land use and management requirements, the minimum average lot size applied would be one hectare.

Although the Special Rural zone is proposed for five of the eight lots in the area, a Precinct Plan will be prepared to demonstrate how the zoning and applicable controls can be extended over the entire area and provide for these lots at a time when the landowners wish to pursue rezoning.

2.0 BACKGROUND

This submission is prepared on the basis the eight landowners in the area either support or do not object to the overall Precinct Plan. At this time however, only five of the landowners are in a position to support an actual zoning change.

The landuse context is shown on the following plan.

Lots are all developed with a single dwelling with the exception of Lot 18 which also accommodates an ancillary dwelling. Lots accommodate a mix of parkland clearing and open pasture with stables and other small scale hobby like improvements.

Surrounding development and landuse includes Almore Park to the west. This is zoned and developed for Special Rural purposes. As with this proposal, the minimum lot size has been set by Council strategy, groundwater protection area priority codes and land characteristics.

Land north of Harding Road is either under the Rural zone or the Residential Development zone. Landuse in this area includes hobby farms, a large number of conventional residential lots and a number of small scale market gardens.

Land south of Bramwell Road is zoned Rural and accommodates hobby farms which merge into small scale market gardens.

In both instances (north of Harding and south of Bramwell), the subject land is buffered from these small scale market gardens by separations over 300m which accommodates both rural retreats and conventional residential development.

To the east, the land abuts the Residential Development zoned lots fronting Frenchman Bay Road and Princess Royal Harbour. In the main, these lots are used for rural retreat purposes but are currently zoned for much more intensive use and development.

As noted above, the subject land is identified for more intensive zoning and development within the Local Rural Strategy and the Albany Local Planning Strategy. The Local Rural Strategy and the Priority Code controls of the South Coast Water Reserve discuss a minimum average lot size for the subject land of 1ha.

3.0 SERVICING

All existing lots have bitumen road frontage, electrical power and telecommunications connections. Potable water is available in the locality and will need to be provided to new development. Reticulated sewer is not available in the locality and is not planned for provision under the infill program. New development will need to rely on onsite disposal.

4.0 PLANNING

Zoning is shown on the following plan and landuse is described above.

Planning context includes the following issues:

- The land is zoned Rural. This is an inappropriate zoning given lot size and the rural retreat scale of development.
- The land is sandwiched between the Almore Park Rural Residential Area and the Frenchman Bay Road Residential Development zoned lots.
- Council has a Town Planning Policy guiding and supporting the re-subdivision of the Residential Development zoned lots fronting Frenchman Bay Road.
- The land is within the Priority 3 Area of the South Coast Water Reserve. Subject to land capability constraints, subdivision to a minimum average of 1ha is a compatible use.
- Adjoining Almore Park is within the Priority 2 Area which identifies lots to 2ha in size as a compatible use. Zoning provisions also support lot sizes to this standard.
- The land is within the Local Rural Strategy identified for rezoning and re-subdivision down to 1ha, subject to conventional requirements such as appropriate precinct planning, capability, suitability and servicing.
- In view of lot size and landuse characteristics the land is located very close to the Albany City Centre. The land is also very close to amenity and recreation areas.
- The Albany Local Planning Strategy identifies the land as well as Almore Park and the Residential Development zoned lots fronting Frenchman Bay Road, for Rural Residential purposes (Rural Retreat lots generally 1ha minimum lot size).
- The lots are all situated well above the 2.5m AHD contour as considered the minimum by Council for development in the area.
- The lots are generally parkland cleared and accommodate developed pasture, dwellings and outbuildings including sheds and stables. Significant vegetation is generally located off site to the east covering the ridge flank fronting Frenchman Bay Road.
- This area of Rural zoned land bound by Home, Bramwell and Harding Roads forms an obvious and discreet planning unit.
- There are no Council or other Authority plans to connect the area to the reticulated sewer system. In addition, conversion to fully serviced residential is not favoured by decision makers.
- In the May 2006 Item to Council supporting the Subdivision Policy for the adjoining land, it is specifically noted that small lots (>4000m²) "would have minimal impact on the character of the locality".

Given this background, a precinct plan for the area will be prepared based on 1ha Special Rural Development and the attached concept plan. This meets well with what Council itself proposes for those Residential Development zoned lots fronting Frenchman Bay Road (one additional lot from every existing lot) and provides a graduation in lot sizes to Almore Park.

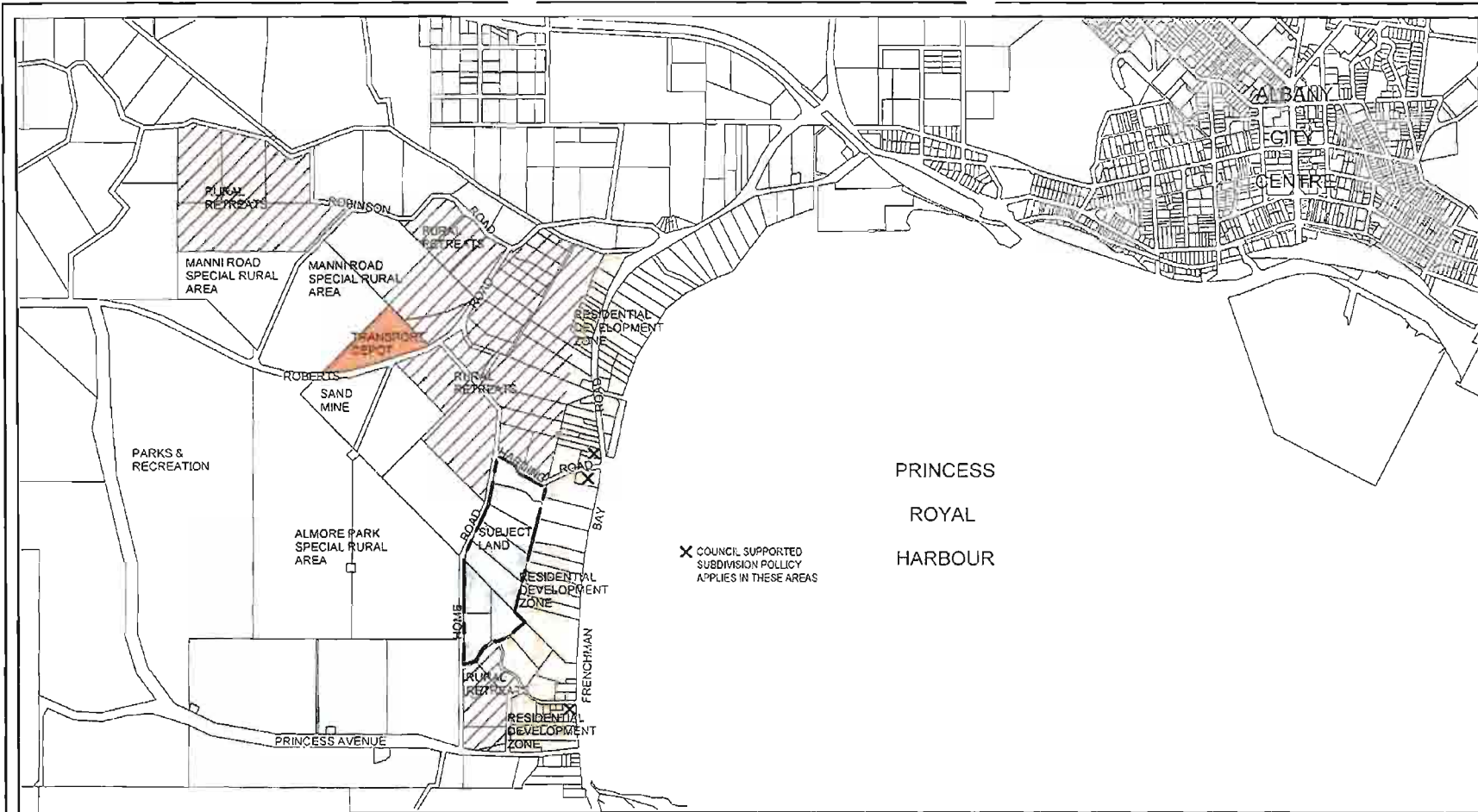
Issues that have guided this concept and will be used to formulate the Subdivision Guide Plan, zone provisions and subsequent subdivision include:

- **Road/lot access.**
Each lot to have constructed road access. Battleaxe legs, where used, to be appropriately constructed and drained. Where suitable, use existing crossovers and driveway access.
- **Servicing, including reticulated water.**
Potable water, electrical and telecommunications connections to be provided.
- **Responses to topographic/environmental conditions and significant tree cover.**
 - Mainly cleared and parkland cleared nature of area provides sheltered house sites.
 - Lots screened from Frenchman Bay Tourist Route so exposure is not a concern.
 - Land is within an existing area of smaller lot development so that the nature of the area is not being compromised.
 - Gentle slopes exist across the subject land. No steep or fragile slopes exist that require specific management.
 - Parkland cleared nature of locality couple with its proximity to water, the presence of maintained strategic fire breaks and low fuel zones separating the contiguous high hazard coastal bushland from the low to medium hazard cleared and parkland cleared rural retreat areas, to ensure low fire risks apply. Reticulated water exists in the locality. Extension is necessary and will bring the installation of street fire hydrants.
 - The elevated and dry nature of the local sandy soils provides for effective onsite drainage management via infiltration and effective onsite effluent disposal on the basis nominated densities are not exceeded (one unit to a minimum average of 1ha). Wellhead buffers do not apply to subject land.
- **Maintaining the existing parkland setting/landscape.**
The proposal to identify significant tree cover and the proposed layout of battleaxe legs and the proposal to control further removal of significant trees ensures the existing pleasant parkland setting will be maintained.
- **Ongoing land management.**
In accord with conventional practice and to accord with the specifics of the subject land, a set management provisions will be prepared to apply to the rezoned land. Provisions will include:
 - Restricting removal of significant tree cover to that necessary for dwellings, access and servicing.
 - Minimum lot size/yield (1ha minimum averaged).
 - Limiting landuse to that commensurate with rural retreat amenity and priority code requirements.
 - Ensuring appropriate servicing is provided and high performance onsite effluent disposal is utilised for new dwellings.
 - Low fuel areas and fire hydrants.

5.0 CONCLUSION

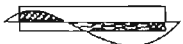
Special Rural development is often perceived as an inefficient use of both land and services. In this instance however, the area is already appropriately serviced by the City and other authorities so the efficiency argument flows the other way: As the land is appropriately serviced and can support additional lots, it is more efficient in both land and the use of existing services, to make the best use of that potential.

This proposal presents the opportunity to get a plan in place and that gives Council and other decision making authorities the zoning and control being sought by the adopted policy and strategy for this discreet precinct. Only subject to priority coding, capability and the like, would limited subdivision be permitted and even then only in a similar fashion to the adjoining land.

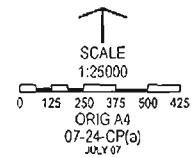


LOCATION AND CONTEXT

Bramwell Road, Home Road & Harding Road Precinct
 Robinson, City of Albany



Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St. Albany, Western Australia 6330
 Phone: (08) 9842 2204 Fax: (08) 9842 1340



Jan Van Der Mescht

From: karen.hughesmore@westernpower.com.au on behalf of customer.contactcentre@westernpower.com.au
Sent: Monday, 19 May 2008 11:38 AM
To: Jan Van Der Mescht
Subject: NCSW-08-09176 - Jan Van Der Mescht (City of Albany) - Scheme Amendment Request - Various Lots Home, Hramwell & Harding Roads, Robinson



Locked Bag 2511, Perth WA 6001
T: 13 10 87 F: (08) 9225 2660
customer.contactcentre@westernpower.com.au

To:	Jan Van Der Mescht	From:	Karen Hughes-More
Organisation:	City of Albany	Section:	Customer Support
Email / Fax:	janv@albany.wa.gov.au	Our Ref:	NCSW-08-09176
Your Ref:	SAR133/PA23856/SAR133(3)		
Date:	19/05/08	No of pages: (including this page)	1

Re: Scheme Amendment Request - Various Lots Home, Hramwell & Harding Roads, Robinson

Dear Jan,

Western Power, wish to advise that there are no objections to the changes you propose to carry out for the above-mentioned project.

1. Perth One Call Service (Phone 1100 or 9424 8117) must be contacted and location details (of Western Power's underground cable) obtained prior to any excavation commencing
2. Work Safe requirements must be observed when excavation work is undertaken in the vicinity of Western Power's assets.

Western Power is obliged to point out that the cost of any changes to the existing (power) system, if required, will be the responsibility of the individual developer.

Yours faithfully,

Karen Hughes-More
Network Services Officer

Please consider the environment before you print this e-mail.

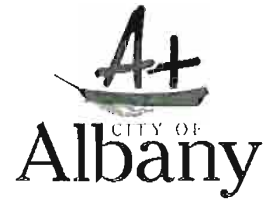
Electricity Networks Corporation, trading as Western Power
ABN: 18 540 492 861

TO THE ADDRESSEE -

this email is for the intended addressee only and may contain information that is confidential.
If you have received this email in error, please notify us immediately by return email or by telephone.
Please also destroy this message and any electronic or hard copies of this message.

Any claim to confidentiality is not waived or lost by reason of mistaken transmission of this email.

Unencrypted email is not secure and may not be authentic. Western Power cannot guarantee the accuracy, reliability completeness or confidentiality of this email and any attachments.



Referral to Planning Consultant

To: Gray & Lewis
Suite 5, 2 Hardy Street
SOUTH PERTH WA 6151

From: Gayle Sargeant (Planning Administration Officer) - (08) 9841 9383

Application Type (please tick box):

Development Application – Public/Government Submissions Attached Yes No

Initiation of Amendment (critique / request modifications if any / write report) Yes No

Final Approval of Amendment – Public/Government Submissions attached Yes No

Property details:

SAR 133

Lot #	House #	Assessment#
Street	Harding Rd, Home Rd, Bramwell Rd	
Locality	Robinson	
Date sent:	15 May 2008	A 47656
Council Contact Officer:		A 52405
		A 52324
		A 52338
		A 54936
		A 49470
		A 39045
		A 38881



Environmental Protection Authority



Jan Van Der Mescht
Planning Officer
City of Albany
PO BOX 484
Albany WA 6331

The Atrium,
Level 8, 168 St Georges Terrace,
Perth, Western Australia 6000.
Telephone: (08) 6364 6500.
Facsimile: (08) 6467 5557.

Postal Address: Locked Bag 33,
Cloisters Square, Perth, Western Australia 6850.
Website: www.epa.wa.gov.au



Doc No: City of Albany Records
ICR8057174
File: SAR133

Date: 13 MAY 2008
Officer: PLAN14

Your Ref: SAR133/PA23856/SAR133(3)
Our Ref: DEC 7478
Enquiries: Jacqui Morgan (6467 5411)
Email: jacqui.morgan@dec.wa.gov.au

Dear Mr Jan Van Der Mescht

EARLY ADVICE ON A POTENTIAL PROPOSAL UNDER SECTION 38/48A SCHEME AMENDMENT REQUEST AT 27 HARDING ROAD ROBINSON WA

Thank you for your letter dated 16 April 2008 in relation to Scheme Amendment Request at 27 Harding Road Robinson WA. The Environmental Protection Authority Service Unit (EPASU) has treated your letter as correspondence and not as a referral to the Environmental Protection Authority (EPA) under Section 38 or 48A of the *Environmental Protection Act 1986* (EP Act).

However, the EPASU has liaised with the Department of Environment and Conservations South Coast Regional Office and understands they have also sent you their advice. The EPASU takes this opportunity to provide some preliminary comments on the environmental issues related to the proposed amendment. If you decide to proceed with the amendment it would require referral to the EPA pursuant to s81 of the *Planning and Development Act 1995*.

The following comments are offered:

The EPASU agrees with the recommendations by the DEC's Regional Office. In particular:

- That the remnant native vegetation should be retained where possible. Especially the healthy mature trees.
- The relocation of the suggested boundary on lot 51 to minimise the crossing of contours and also to minimise the destruction of the native vegetation by future fencing.

At present it appears there are no apparent issues preventing the Amendment Request from being opposed. Any future proposals referred to the EPA would need to include: a flora and fauna assessment, a drainage structure plan regarding onsite effluent disposal and its



Department of Environment and Conservation



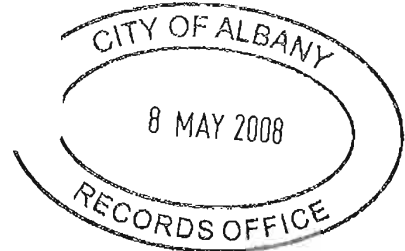
You ref: SAR133/PA23856/SAR133(3)
Our ref: 15.14
Enquiries: Martin Lloyd
Phone: (08) 9842 4500
Fax: (08) 9841 7105
Email: Martin.Lloyd@dec.wa.gov.au

City of Albany Records
Doc No: ICR8056975
File: SAR133

Date: 08 MAY 2008
Officer: PLAN14

Jan Van Der Mescht
Planning Officer
City of Albany
PO Box 484
ALBANY WA 6331

Attach



Dear Jan

RE: SCHEME AMENDMENT REQUEST AT 27 HARDING ROAD ROBINSON WA

Thank you for the opportunity to comment upon the above proposed scheme amendment.

The Department has no objection in principle to this rezoning but makes the following recommendations:

- The remnant native vegetation, mainly consisting of mature banksias, yate and peppermint trees appears to be healthy. Although livestock access has been largely responsible for the demise of the understorey vegetation in some areas the trees should be retained where possible.
Owing to the site's proximity the trees increase the natural visual aspect and appeal of the Rural zoning particularly when viewed from the Princess Royal Harbour and Frenchman's Bay Road.
Lot 51 proposal is to split the location into two lots. According to information supplied it appears a fence line would be required to cut across the steep contours of the location through a stand of mature trees. It is suggested this proposed boundary be re located to minimise the crossing of contours and also minimise destruction of native vegetation by future fencing.

We trust that these comments may be considered by Council in determining this Scheme Amendment Request.

Yours sincerely

[Handwritten signature]

Bruce Bone
Regional Manager
South Coast Region

5 May 2008



Your Ref: SAR133/PA23856/SAR133(3)
 Our Ref: Grange 3982432
 Enquiries: G Wright
 Telephone: 98424230

City of Albany Records
 Doc No: ICR8056827
 File: SAR133
 Date: 06 MAY 2008
 Officer: PLAN14
 Attach:

May 05, 2008

City of Albany
 PO Box 484
 ALBANY WA 6331

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

Attention: Mr Jan Van Der Mescht

**CITY OF ALBANY
 SCHEME AMENDMENT REQUEST – VARIOUS LOTS HOME, BRAMWELL &
 HARDING ROADS, ROBINSON**

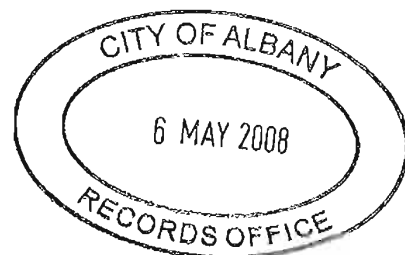
Dear Jan,

I refer to your letter of April 16, 2008 regarding a scheme amendment request for various lots in the Home Road area of Robinson.

You are advised that the Water Corporation has no objection to the proposed development however the proponents will need to engage a consulting engineer to discuss with the Corporation, the servicing of the area with reticulated water services.

Yours sincerely

Graham Wright
 Capability Planning
 Great Southern Region
 Asset Management Division





SAR133
Plan 14

Your ref: SAR133/PA23856
Our ref: SRS21854/RF1049-02
Enquiries: Kevin Hopkinson



Jan Van Der Mescht
City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Record
Doc No: ICR8056819
File: SAR133
Date: 06 MAY 2008
Officer: PLAN14

Attach:

Dear Jan,

SAR 133 - SCHEME AMENDMENT REQUEST - 27 HARDING RD ROBINSON

Thank you for the opportunity to comment on the above proposal. The Department of Water provides the following advice.

Public Drinking Water Source Area (PDWSA)

The subdivision is located within a Priority 3 zone of a Public Drinking Water Supply Area (PDWSA) proclaimed under the Country Areas Water Supply Act (1947). Priority 3 areas are defined to manage risk of pollution from land use. The DoW has guidelines for the compatibility of land use in PDWSAs (refer to the DoW's Water Quality Protection Note on *Land Use Compatibility in Public Drinking Water Source Areas*). The guidelines should be referred to within any decision making on developments within a proclaimed Water Reserve.

Lot Size

The DoW does not oppose subdivision for the subject land as the proposed lot sizes are larger than 1ha. This complies with the PDWSA policy for a minimum lot size requirement in a Priority 3 area.

Effluent Disposal

Conditions apply within Priority 3 areas to siting of wastewater disposal systems in areas with poor land drainage and/or a shallow depth to groundwater, where animals are held or fertiliser is applied and to the density of dwellings on a property. All future development should ensure that the density of dwellings permitted on a property should not exceed the capacity for the property area to assimilate nutrient loads from on site effluent disposal.



5 Bevan Street Albany Western Australia 6330
PO Box 525 Albany Western Australia 6331
Telephone (08) 9842 5760 Facsimile (08) 9842 1201
www.water.wa.gov.au

Groundwater Licensing

The subject land is located within the proclaimed Albany Groundwater Area (GWA). Groundwater allocations are dependant on lot size and allocation restrictions apply. As most of the Albany GWA is currently over-allocated licences are required for domestic, stock and household garden use in this area.

Vegetation Protection

Vegetation protection is important in helping to achieve the objectives of water source protection. Existing vegetation should be maintained to act as nutrient and sediment filters as these areas help to control nutrient runoff from areas where fertilisers are applied and prevent any increases in nutrient load export from the site.

To ensure minimal loss of vegetation a strategic firebreak around the area is therefore required as firebreaks around individual lots could potentially cause excessive clearing and would not be supported.

For further assistance please contact Kevin Hopkinson on 9841 0123 or at kevin.hopkinson@water.wa.gov.au.

Yours sincerely



Hamid Mohsenzadeh
Acting Regional Manager
South Coast Region

Monday, 5 May 2008



Assessment No: SAR133_____

Date: 30 April 2008

Application No: SAR133(3)

Address: Lot 50, Loc 33, 27 Harding rd, Robinson, WA 6330

Type of Proposal: subdivision To Zone five of the eight lots from the Rural zone to the Special Rural Zone and provide for the creation generally of one additional lot from each existing lot.

- Subdivision (Comments to WAPC) _____
- Subdivision (Clearance Request) _____
- Planning Scheme Consent (Initial comment) _____
- Planning Scheme Consent (Prior to occupancy) _____
- Built Strata's _____
- Survey Strata _____
- Building Licence _____
- Other – rezoning _____

Recommendation

- Approve – No Conditions _____
- Approve – With Conditions _____
- Refuse _____
- Deferral – Pending more information _____

Comments / Conditions:

HEALTH - EFFLUENT DISPOSAL

Under the Environmental Protection Authority's effluent disposal guidelines this site is classified as an environmentally sensitive area. The area is also within the Priority 3 Area of the South Coast Water reserve. This is due to various land capability constraints such as high water table, water standing on the block throughout the wetter months, tidal influences and the sandy soil most likely having a low PRI (Phosphorus Retention Index). The site is also located within 1km of an estuary.

Under the Draft Country Sewerage Policy proposals can be considered if they do not involve creation of lots less than 2000 m², or a density development of density greater than R5, provided the responsible authorities are satisfied that no significant detriment to the environment is likely and there is no further opportunity for subdivision without sewerage.

All proposed blocks are to meet the On-site Wastewater Disposal Requirements, Minimum Wastewater System Installation Requirements and Minimum Site Requirements as outlined in the Country Sewerage Policy. As the land is not deep seweraged a condition alerting prospective purchasers to this and the fact that nutrient retaining septic systems must be required should be placed on this development as per the scheme amendment. Relaxation to conventional systems may be possible, depending on site conditions.

Further details of the lot sizes and the location of any water bodies will be required prior to individual approvals being issued for each lot.

Scott Reitsema
Principal Environmental Health Officer



SAR 133
Plan

To: JAN VAN DER
From: 61 City of Albany Records : PM
Doc No. ICR8055750
File SAR133

Date: 22 APR 2008
Officer PLAN14



Facsimile/email

Attach:

To Chief Executi
Company City of Albany
mail PO Box 484 Albany 6331
From Daryl Bates
Subject AMD SAR 133 (3) Scheme
Amendment 27 Harding Rd,
Robinson
Date 22 April 2008

Planning - WA
Level 3, Telstra Centre
80 Stirling Street
PERTH WA 6000

Postal Address
Locked Bag 2525
PERTH WA 6001

Telephone 08 9491 7035
Facsimile 08 9491 6067

Total Pages 1

Dear Sir/Madam,
I draw your attention to AMD SAR 133 (3)

Telstra's network in area is underground in solid (not in pipe), this makes the communications network non scaleable ie does not have the capacity/capability to take an increase in density for the subject area.

Extension/upgrade to network would only be possible if development were to proceed with a headwork's trenching being provided from corner Frenchman Bay Rd and Harding Rd, then on a lot basis with developers supply trench along road verge eg moving south along Home Rd from Harding Rd in a structured way.

In Greenfield areas developers are requested to supply trenching and zoning information so Telstra network can be built to the correct specifications (Telstra now installs pipe to allow for small changes in density land/use). As this development is not Greenfield's, Telstra would not be in a position to request trenches as there is not one overall developer, thus Telstra would be at a financial impost if proposal was to proceed.

That said if Telstra were approached by all owners or shire acting as one body, Telstra could negotiate a contribution from one single body (to cover trenching cost) and this would enable Telstra to install pipe and network to enable services to be available at each lot/new lot created. If all the current land owners cannot agree, Telstra would find it difficult to upgrade network to allow new lots to have access to telecommunication in a timely manner.

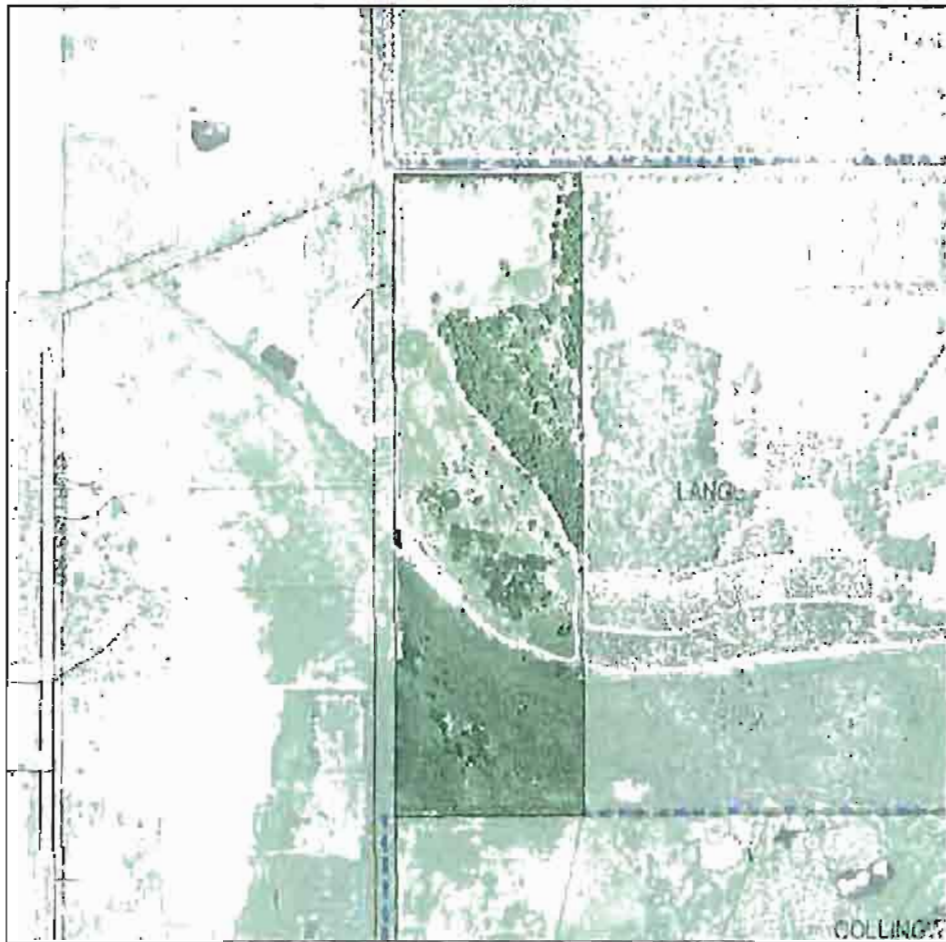
Regards

Daryl Bates

Capacity Planner
Fundamental Planning - Access
South Western Regional
3/80 Stirling ST
Perth WA 6001

PH: 08 9491 7035 FAX: 08 9491 6067 POSTAL: Locked Bag 2525, Perth, WA, 6001
EMAIL: <mailto:Daryl.K.Bates@team.telstra.com>

CITY OF ALBANY
SCHEME AMENDMENT REQUEST
LOT 49 MASON ROAD, LANGE



116 Serpentine Road ALBANY
T: 08 9841 7333 F: 98413643
PO Box 5207 ALBANY WA 6332
E: hsgalb@harleygroup.com.au

Prepared March 2007

Schematic Amendment Request - Lot 49 (120) Mason Road, Lange

HARLEY SURVEY GROUP

DOCUMENT CONTROL

Job No: 14389		Client: T Rogister				
Project Name: SAR 120 Mason Road, Lange						
File Location: X:\14389 Rogister\14389 Planning\SAR rev1 290208.doc						
Rev No.	Date	Revision Details	Typist	Author	Verified	Authorised
1.	12/3/08	Draft to Client	SDP	SDP/RAW	RAW	RAW
2.	19/3/08	CoA Submission	SDP	RAW	RAW	Client

1.0 INTRODUCTION

This Scheme Amendment Request is in relation to Lot 49, No.120 Mason Road, Lange. The proposal is to rezone Lot 49 from its current 'Rural' zoning to the 'Residential Development' zone

It is the intention of the rezoning to facilitate future structure planning and development of the land for fully serviced residential uses in line with the strategic direction identified by the Albany Local Planning Strategy.

The subject land lies directly opposite the area subject to the draft Yakamia Structure Plan (YSP). The YSP is currently being prepared by the City of Albany to guide the urban development of the area between Chester Pass Road and Martin Road. This rezoning will form a small extension of the future development area to a natural boundary of a reserve for 'Public Purposes', being the Great Southern Regional College (GSRC) farm annex.

This report establishes the strategic suitability of rezoning this property, discussing issues which will be addressed in the future scheme amendment documentation.

2.0 LOCATION AND SITE DETAILS

2.1 Location

Lot 49 is located approximately 4km northeast of the Albany CBD (8km by road) and is accessed via Martin, Mercer and Lower King Roads.

A Location Plan showing the context of the site is included in Appendix A.

The subject land is 10.96ha in area and is currently used as a residence with limited livestock use (goats).

2.2 Title Details

The subject land is described as Lot 49 on Plan 3301 and located on Certificate of Title Volume 615 Folio 32A. The registered proprietor is TM Register of Albany.

2.3 Topography

A site plan showing the site is included in Appendix B.

The southern portion of the property is located within the flood plain of the Yakamia Creek.

The land slopes upward from the flood plain rising from 3.5m AHD at the southern boundary to 42m AHD at the at the north eastern corner. The slope faces southwest with approximate average gradients of between 1:6 and 1:14.

It is acknowledged that the slope on the site will require special attention in any future subdivision design to address visual amenity, overshadowing and drainage issues. The intention is to provide for an urban design that is sympathetic to the site's topography rather than seek to comprehensively alter the site.

2.4 Access

The site is centrally located to services and facilities located in Milpara / Lange and Bayonet Head. Access to the subject land is currently attained via Mason and Mercer Roads to either Chester Pass Road or Lower King Road.

It is anticipated that development of the Yakamia Structure Plan (YSP) area will provide a more direct link into Spencer Park and Albany.

An alternative route into Albany is via Mercer and Lower King Roads. This route also provides direct access to services and facilities available in Bayonet Head.

2.5 Surrounding Land Uses

As previously mentioned, the subject land has three natural boundaries, being the YSP area to the west, the Yakamia Creek to the south and the GSRC farm annex reserve to the north and east.

Urban development is identified to occur to the west and east of the subject land. Land on the south western corner of Mercer and Lower King Roads is currently being constructed for a residential subdivision. This site is approximately 1.5km from the subject site.

The timing of urban development in the YSP area is currently unknown due to the Plan having not yet been finalised.

The land immediately to the east is vested as a Tertiary Education Centre and currently used for agricultural training. It is understood that the functions on this site have been progressively relocated to other TAFE sites over the last few years. The only remaining uses at the site are a vineyard and tree plantation. The long term future of the site is not known at this point in time. However, it is identified as 'Regional Reserve' by the draft Albany Local Planning Strategy.

The aerial photograph at Figure 1 shows the land uses surrounding the site.

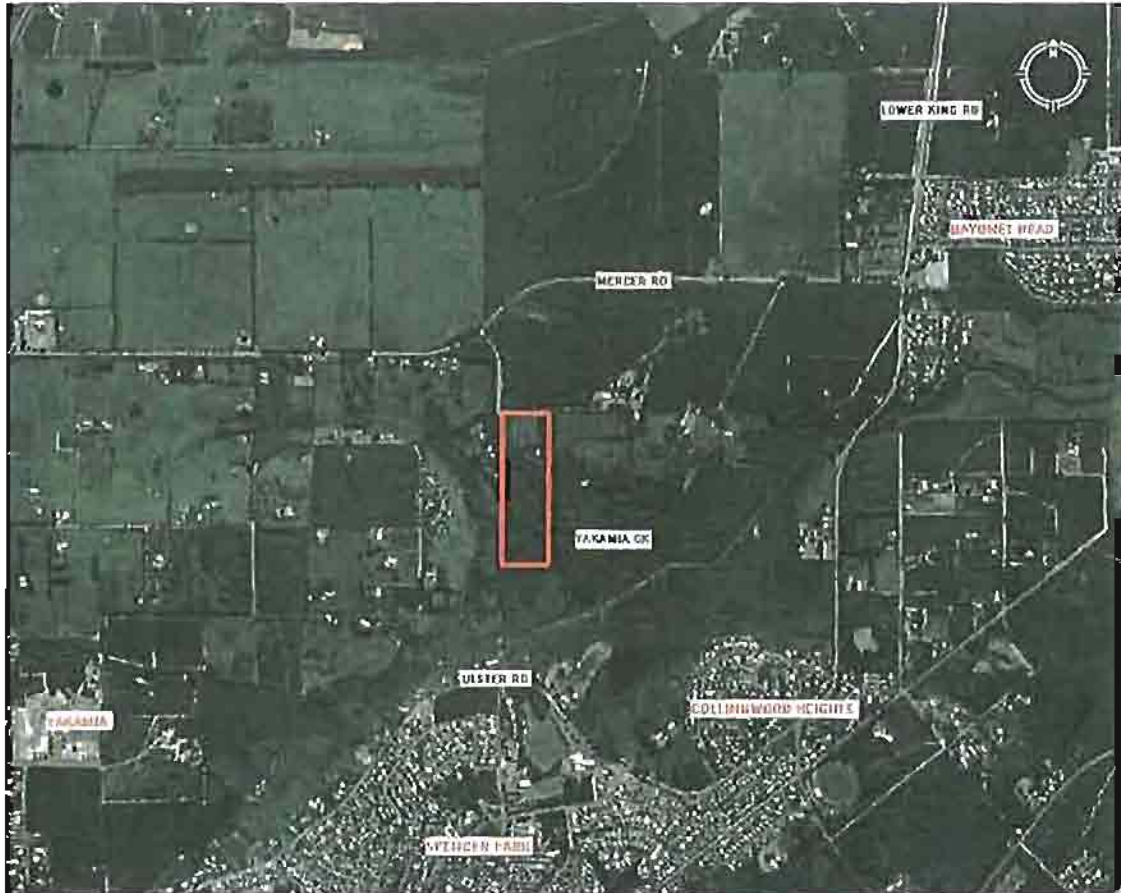


Figure 1: Aerial photograph of the locality surrounding the site. Source: Google Earth

2.6 Description of the Site

The subject land can be described as moderately sloping, with a low lying southern portion. The subject land contains a house and shed that are located on the north-eastern portion of the site. A portion of the site is covered by remnant vegetation. The lower portions of the slope are showing signs of revegetation.

The upper portions of the property are used for the grazing of goats within a number of fenced paddocks. The lower portions of the property show signs of previous clearing, but have been left in more recent years to revegetate.

Photographs of the site are included in Appendix C.

2.7 Services

The subject land is currently connected to aerial power and telecommunications. It is expected that additional urban services will be able to be extended from current and proposed urban development areas to the east, west and south.

Of particular concern is the ability to provide reticulated sewer to the site. There is currently a waste water pumping station located on the opposite side of the Yakamia Creek beside the Martin Road reservation. It is anticipated that this pump station will be of sufficient capacity to service the proposed development.

2.8 Drainage

Run-off from the subject land currently directly enters the Yakamia Creek and a smaller tributary of this creek to the west.

It is expected that a future Outline Development Plan for the subject land would implement a comprehensive drainage scheme. This will ensure that pre-development flows are maintained from the subject land and post-development flows up to a 1:10 year ARI are retained on the subject land, as is current practice within the City of Albany.

At this stage of planning, when density and layout of possible future subdivision have not been determined, comprehensive drainage design cannot yet be completed.

Given the slope of the land, it will be necessary to design the road network and location of Public Open Space areas to meet the Department of Water Urban Stormwater Guidelines.

2.9 Environmental/Remnant Vegetation

The subject land is covered by two areas of remnant vegetation, being an area surrounding the Yakamia Creek and an area surrounding the existing house. Vegetation surrounding the creek acts as a nutrient stripper and minimises erosion. This area has been fenced off from the remainder of the property in recent years and is not accessed by grazing stock. Weed infestation, particularly Sydney Golden Wattle (*acacia longifolia*) has been identified in this area.

The area near the existing house is identified as Eucalyptus-Casuarina Low Forest and includes *e.marginata*, *e.decipiens*, and *Allocasuarina*. This area is occasionally grazed to keep the understorey low for fire management around the house.

It is expected that a vegetation, flora and fauna assessment will be required on the subject site to support any future rezoning amendment. The purpose of the assessment would be to provide guidance on the impacts of the rezoning upon the vegetation located on the site and to determine the regional significance of this vegetation.

2.10 Land Capability

The land falls into the 'Dc Dempster' and 'S7 and S7f Minor Valleys' soil types. The land quality assessment from the Shire of Albany Local Rural Strategy - 'Physical Assessment and Hazards' publication produced by AGC Woodward - Clyde describes the S7 soil type as "*broad concave valleys incised in sedimentary rocks...with...deep leached sands and podzols on the slopes with humus podzols and some yellow duplex soils on the floors (S7f).*"

The document describes the Dc soil type as "*broad convex crests of spurs and ridges with gravely yellow duplex soils and some lateritic boulders.*"

Within the subject land, Dempster soil types are found in the northern quarter of the site, with Minor Valley soils types found south of this point, as shown in Figure 2 below.



Figure 2. CSIRO land form/soil mapping units

The following is the land quality assessment table from the Shire of Albany Local Rural Strategy - 'Physical Assessment and Hazards' publication produced by AGC Woodward - Clyde.

Land Qualities	Map Unit Minor Valley (S7)	Map Unit Dempster (Dc)
Water Erosion Risk	Moderate	V_Low
Wind Erosion Risk	Low	Moderate
Microbial Purification Ability	Very Low	Low
Water Pollution Risk O.F.	Moderate	Moderate
Water Pollution Risk S.D.	Very High	Low
Ease of Excavation	Moderate	Low
Inundation Risk	Low	Moderate
Flood Risk	Moderate	Nil
Foundation Soundness	Good	Fair
Slope Instability	Nil	Nil
Soil Absorption Ability	High	Low
Subsoil Water Retention	Low	High
Soil Workability	Fair	Poor

Land Qualities	Map Unit Minor Valley (S7)	Map Unit Dempster (Dc)
Nutrient Availability	Low	Low
Nutrient Retention Ability	Very Low	Moderate/High
Topsoil Nutrient Retention	Very Low	Moderate
Moisture Availability	Very Low	Moderate
Rooting Condition	Easy	Moderate
Salinity Risk	NS	NS
Exposure Factor	Very Low	Low
Wind Erodibility	High	High
Water Erodibility	Low	Moderate
Soil Resistance	Low	Moderate
Rain Acceptance	Very High	Moderate

Table 1: AGC Woodward-Clyde Assessment of Soil Units.

This document describes the Dempster (Dc) soil type as having a 'fair capability' for supporting on-site effluent disposal, however as the site is to be connected to the deep sewerage system as part of any subdivision of the property, this is largely irrelevant. Importantly the study indicates the Dc unit has a high capability for housing development.

The Minor Valleys (S7) soil type is described as having a 'low capability' for supporting on-site effluent disposal and housing development, given the low ability for microbial purification and flooding risk. The subject land will not be used for on-site effluent disposal purposes, nor is subject to risk of 1:100 year ARI flood levels, meaning this is largely irrelevant when assessing housing capability. Importantly the S7 land capability unit has 'Good' foundation soundness, 'High' rain acceptance and a 'Low-Moderate' chance of erosion. However, it is noted that the soil does have poor nutrient retention and appropriate drainage retention measures will be incorporated into any future development to limit nutrient export from the rezoning area.

Much of the Albany urban area is built upon both the Dc and S7 soils, including recent developments in Bayonet Head, Spencer Park and McKail. This is also the case for Special Residential developments that do not have connection to sewer, including Warrenup. This soil type has proved capable of supporting full urban development previously, given that it is fully serviced and appropriate drainage measures are implemented on the subject land.

2.11 Character and Amenities

The subject land is part of the area nominated for 'Future Urban' by the draft Albany Local Planning Strategy. Land surrounding the subject land is most likely to be developed for residential/urban purposes. The future development of the subject land for residential uses would be consistent with the outcomes achieved in adjoining developments. The subject land forms a natural boundary for urban development in the Yakamia/Lange area. It is also well located to support services and facilities located in Bayonet Head.

4.0 ZONING

Lot 49 is currently zoned 'Rural' in City of Albany Town Planning Scheme No.3. It is proposed to rezone the subject land to the 'Residential Development' to reflect the need for an Outline Development Plan to be adopted prior to the development of the land for residential purposes.

There are 'Rural' zoned land uses to the south and west of the subject land, whilst a local reserve for 'Public Purposes' (GSRC Farm Annex) is located to the north and east. Figure 3 shows the zonings in the locality surrounding the site.

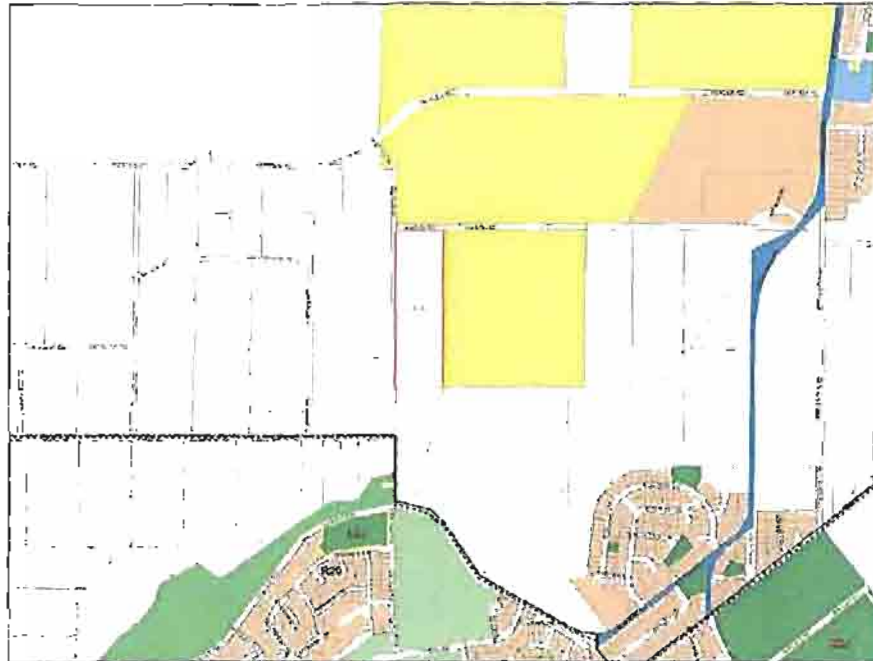


Figure 3: Zoning of land surrounding the site. Source: DPI

4.0 PLANNING STRATEGIES

4.1 WAPC State Planning Policies

Applicable State Planning Policies are SPP1 – “State Planning Framework Policy (Variation No.2)”, SPP3 “Urban Growth and Settlement” and SPP3.1 “Residential Design Codes”.

SPP1

The purpose of SPP1 is to bring together the State and regional policies that apply to land use and development in Western Australia and to establish the general principles for land use planning and development in WA. SPP1 states “*the primary aim of planning is to provide for the sustainable use and development of land*”. It goes on to quantify this through identifying and expanding upon the five key principles that further define this statement: environment, community, economy, infrastructure and regional development.

SPP3

The objectives of SPP3 include: *"To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community."*

SPP3.1

SPP3.1 "Residential Design Codes" (R-Codes) forms the basic guidelines that control the development of residential land and housing throughout Western Australia. A review of the R-Codes has recently been completed to form the 2008 edition. The R-Codes enforces the basic principles in relation to residential development, including density, access to light, privacy, building ratio to site and setbacks to boundaries to ensure that satisfactory housing outcomes are attained. Importantly, when structure planning of the site occurs, residential densities will be applied. These will then be enforced by the City of Albany when assessing a future subdivision or development proposal on the subject land.

4.2 Lower Great Southern Strategy (2007)

This Strategy aims to set the broad strategic direction for planning in the Lower Great Southern for the next 20 to 30 years. Its purpose is to guide regional land use and infrastructure planning and development, especially on matters of regional significance. The strategy is designed to provide the region-wide context and consistency when local governments are setting priorities for their area through local planning strategies and schemes.

Of particular relevance to the subject land is that it makes particular reference to sustainable development and the development of a regional reserve surrounding the Yakamia Creek. The proposed rezoning provides incentive for future development to cede suitable land to the City of Albany, to ensure that it is appropriately managed and the Yakamia Creek is protected from inappropriate land uses.

4.3 Draft Albany Local Planning Strategy (2007)

The Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and shall have regard to all State and regional planning policies.

ALPS was adopted by Council for final approval on the 21st August 2007. It has been forwarded to the Western Australian Planning Commission for its endorsement prior to forming the basis for a new Community Planning Scheme to replace Town Planning Scheme No. 3.

ALPS identifies the strategic planning direction for the City of Albany over the next 20 years. It draws on the key elements from the City of Albany's strategic planning document, the 3D Vision and notes that the City of Albany should become a Learning, Healthy and Thriving City.

ALPS identifies the subject site as "Future Urban". The strategic objectives outlined by ALPS relating to the Future Urban land use category include:

- *"Facilitate and manage sustainable settlement growth for the urban area in the City of Albany;*
- *Support the consolidation of serviced urban areas and facilitate staged fully serviced incremental development nodes; and*

- *Protect future fully serviced urban areas from inappropriate land uses, subdivision and development”*

The proposed rezoning of the subject land meets all of the above objectives, given that the rezoning will:

- Protect the land from inappropriate interim land uses;
- Result in the staged development of land in incremental development nodes; and
- Allow the sustainable development of land identified for 'Future Urban' uses.

Within ALPS, 'Future Urban' land uses are given a priority designating the time and stage at which they should be developed. The subject land is identified as Future Urban Priority 2. ALPS indicates that:

“Priority 2 areas have been structure planned and/or are the subject of current subdivision applications. They can supply new lots within a short to medium term development time frame.”

The subject land has not yet been rezoned, structure planned nor is the subject of a current subdivision application. Therefore it is assumed that the ALPS document would support the application to rezone this land to 'Residential Development', to allow the structure planning process to occur.

The aim of the ALPS document is to provide for better and diverse land use solutions within the City of Albany. The proposed rezoning will enable the use of land for residential purposes, which would otherwise be underutilised.

The ALPS strategic land use designations for the locality surrounding the site are shown in Figure 4 below:

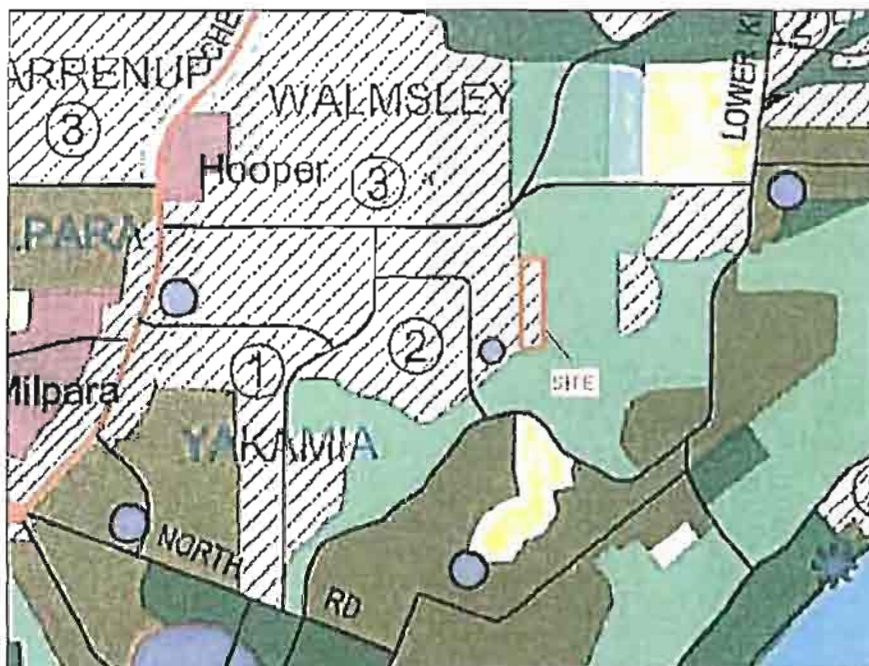


Figure 4: Draft ALPS Strategic Plan as adopted in August 2007. Source: City of Albany

The subject land is surrounded by land designated as 'Future Urban' to the west. The land to the immediate north, east and south is identified as 'Regional Reserve'. A local centre is to be located in close proximity to the site. The exact position of the local centre will be determined by the Yakamia Structure Plan.

5.0 AMENDMENT PROPOSAL

The proposed is to rezone Lot 49 zoned 'Rural' to the 'Residential Development' zone by City of Albany Town Planning Scheme No.3, with the intention of preparing an Outline Development Plan in due course to guide the future residential uses on the subject land.

The proposed rezoning would meet the following key objectives:

- The draft Albany Local Planning Strategy recommends this land for imminent rezoning and structure planning. This will ensure that there is an adequate housing supply for the medium term. Structure or Outline Development Planning is a tool by which Council can control the outcomes of land development, to ensure that it is appropriate in the context of Albany and the region;
- The rezoning would allow the ceding of a recognized regionally significant reserve around the Yakamia Creek. This would result in greater environmental protection of the creek, as well as the implementation of ALPS objectives for the reserve, including establishing it as a pedestrian and cyclist corridor;
- The residential development of the subject land is a small extension of the area already included within the draft Yakamia Structure Plan. The development would form a logical eastern boundary to residential development in the locality at this point in time; and
- The subject land can be well serviced. The subject land is located approximately 300 metres north of an existing waste water pumping station and will also be serviced by upgraded water, power, telecommunications and gas in the immediate locality.

6.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lot 49 (120) Mason Road, Lange from 'Rural' to 'Residential Development' will allow for the logical structure planning of the land, followed by future residential development, utilising existing and extended services and on the land capability site.

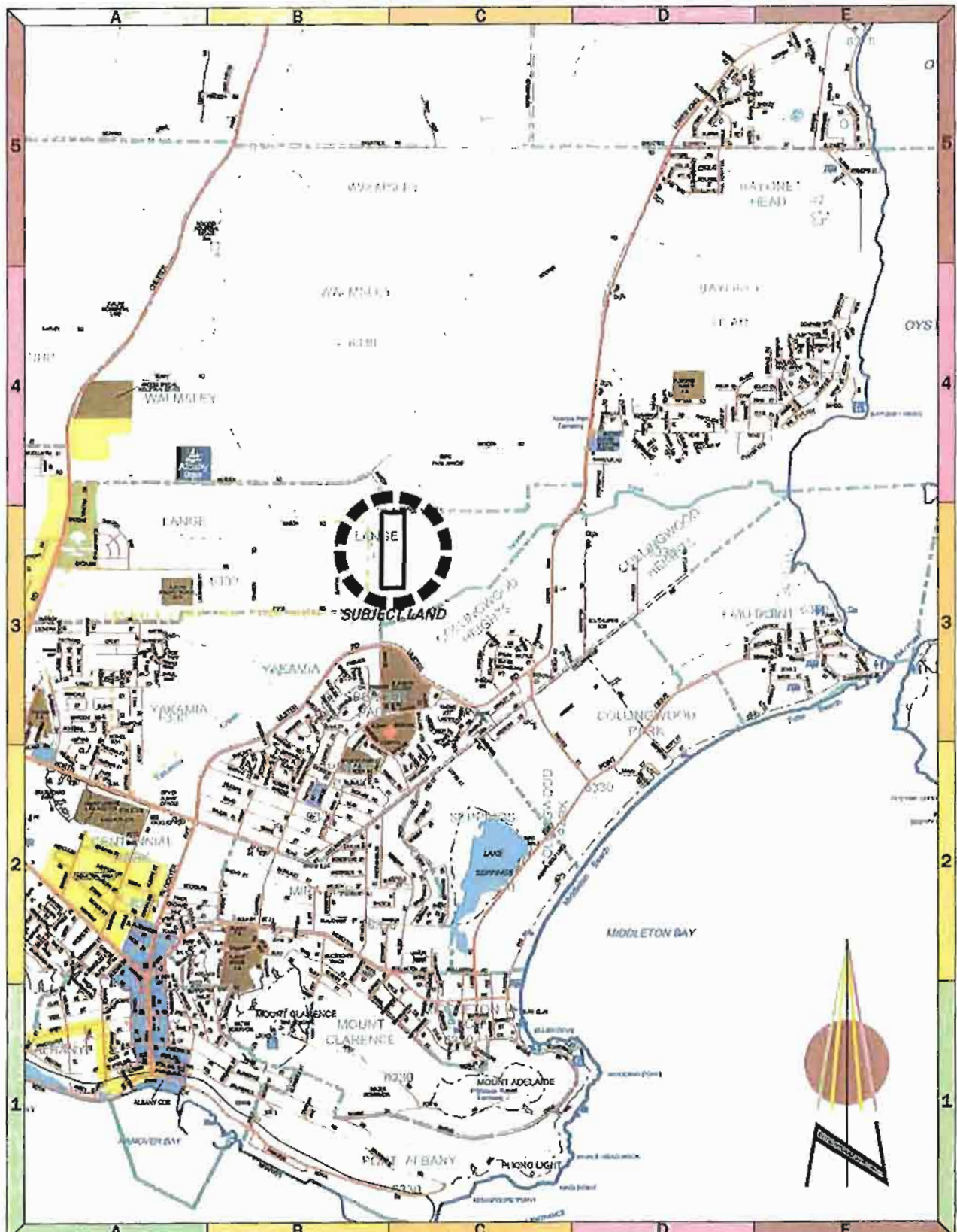
It is respectfully requested that Council supports the preparation of a formal Amendment to City of Albany Town Planning Scheme No.3 for the property.

Scheme Amendment Request - Lot 49 (120) Mason Road, Lange

APPENDIX A

Location Plan





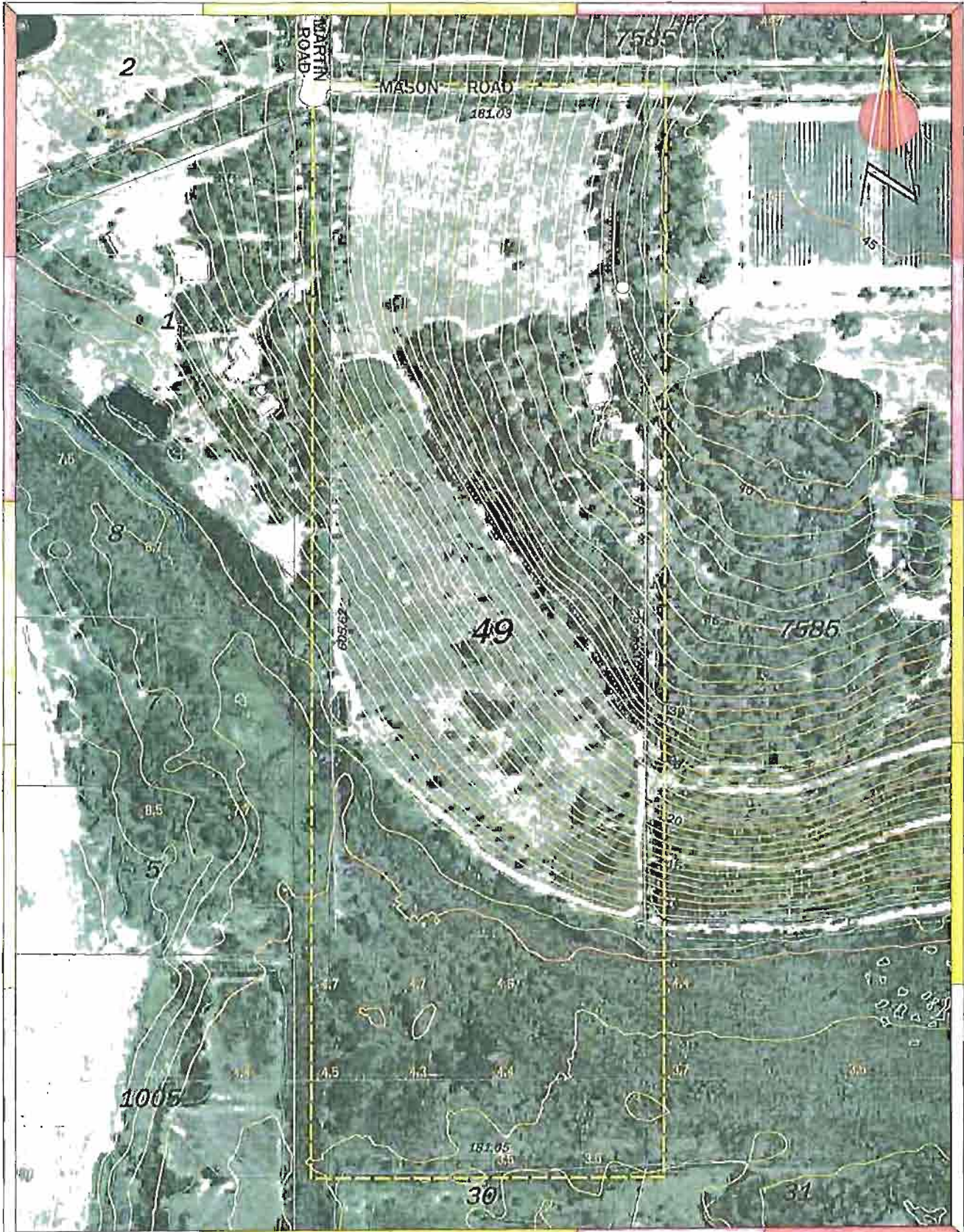
title: this drawing is the property of Harley Survey Group, it may not be copied or altered without the consent of the owner. Harley Survey Group Pty Ltd 22A Seagraves Rd Mt Glorious QLD 4211 T 0815 71233 F 0815 70441 E harley@harleysurveygroup.com.au Site of Harley & Brown Pty Ltd	LOCATION PLAN		survey COMPILED 14389-02A.dgn drawn ABS 28-02-08 checked RAW 28-02-08 horiz datum MGA 94 local datum AHD scale of AS 1:40000	description LOT 49 MASON ROAD LANGE client REGISTER drawing no 14389-02A	 harley survey group 27 WINDY RIDGE BLVD
	28-02-08	0 500 1000 1500	REGISTER	14389-02A	
	details	date	scale	drawing no	
	28-02-08	0 500 1000 1500	REGISTER	14389-02A	

Scheme Amendment Request – Lot 49 (120) Mason Road, Lauge

APPENDIX B

Site Plan





<p>1:10 Scale drawing of the proposed development. It is intended for use as a guide only and should not be used for construction purposes.</p> <p>Horley Survey Group Pty Ltd 10/11 Endeavour St, BUNNINGS NSW 2230 P 081 723 1111, 081 723 2122 A 1300 222 222 Also at Binnaway & Binnaway</p>	<p>PLAN 1</p>	<p>Survey COMPLETED</p>	<p>Task file 14389-01A.dgn</p>	<p>SITE PLAN LOT 49 MASON ROAD LANGE</p>	<p>PRINCIPAL HOUSE - ALBANY</p>
		<p>revision ABS 10 02-08</p>	<p>revision SOP 19-02-08</p>		
		<p>project status MGA94</p>	<p>survey status AHD</p>	<p>REGISTER</p>	<p>drawing no 14389-01A</p>
<p>A</p>	<p>Original drawing 19-02-08</p>	<p>scale of A3 at A4 enlargement per A standards 1:2000</p>			
		<p>0 20 40 60 80 100</p>			

Scheme Amendment Request - Lot 49 (120) Masou Road, Lange

APPENDIX C

Photographs





Photo 1: Mason Road looking west with the frontage to Lot 49 on the left.



Photo 2: View of goat paddock from Mason Road.





Photo 3: View over the north western portion of the site towards Yakamia.



Photo 4: View looking south over Yakamia Creek. The eastern boundary of the site is on the far left of the photo.





Photo 5: Western boundary of property looking south. Martin Road is on the far right and is not constructed.



Photo 6: View of remnant vegetation in the north eastern portion of the site looking north along the driveway to Mason Road.



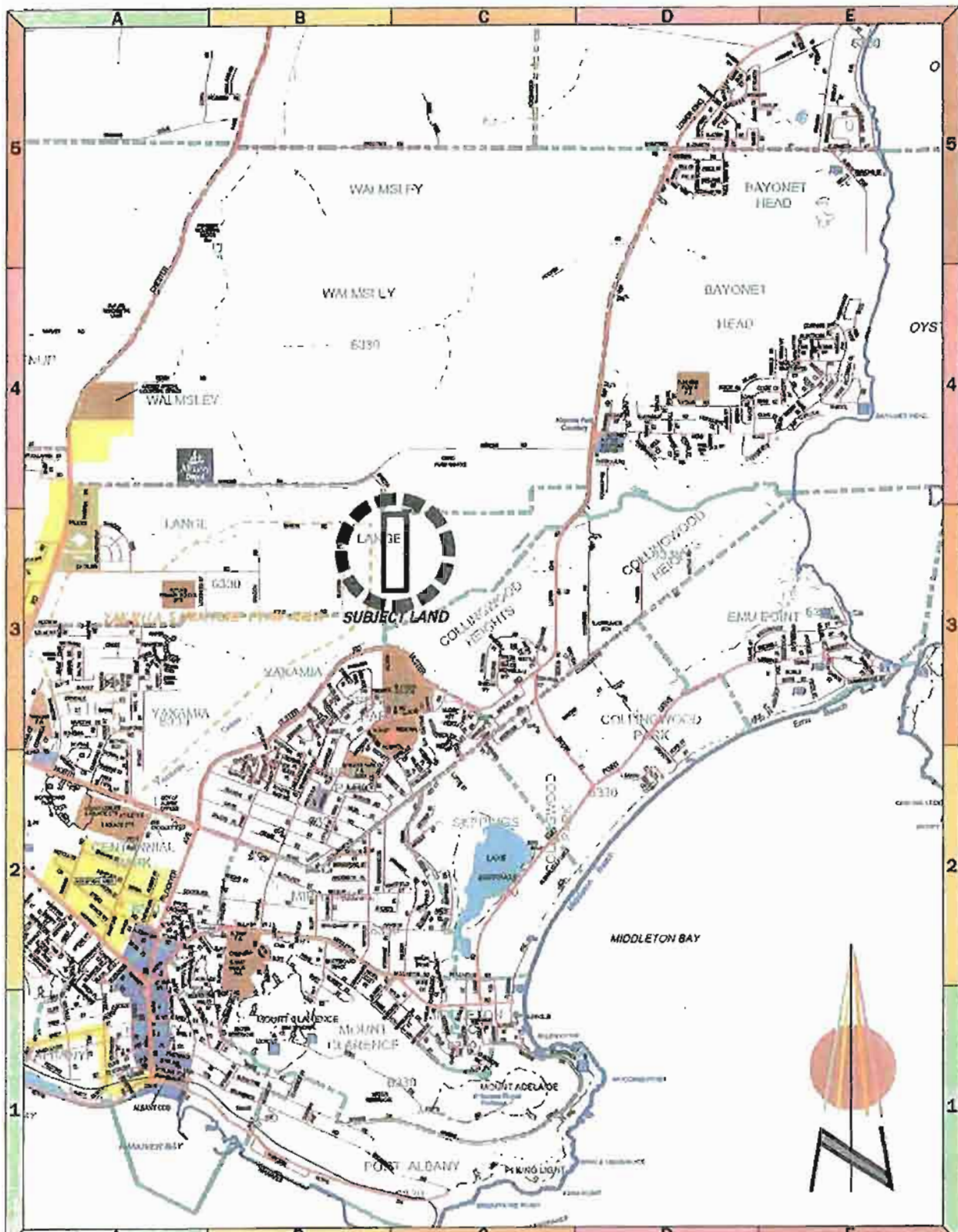


Photo 7: View of remnant vegetation between the driveway and the western boundary looking south towards the house.



Photo 8: Front view of existing house on the property.





<p>ABS Drawing is a plan of a survey or survey area. It is not a deed and does not create or alter any estate or interest in land.</p> <p>Harley Survey Group Pty Ltd 110 King Street, BALMORON TAS 7004 T: 081 431 1111 F: 081 431 1144 E: harley@hsg.com.au W: www.harley.com.au</p>		<p>LOCATION PLAN</p> <p>Survey COMPILED ABS 28-02-08 Party datum MGA 84 Scale of AS 1:40000</p>		<p>CAD File 14389-02A.dgn Checked RAW 28-02-08 Level datum AHD</p>		<p>Description LOT 49 MASON ROAD LANGE</p>		
<p>Client REGISTER</p>		<p>Drawing No 14389-02A</p>		<p>1:40000</p> <p>0 500 1000 1500</p>		<p>14389-02A</p>		

CITY OF ALBANY
TOWN PLANNING SCHEME NO.1A
AMENDMENT NO. 167 (1A)



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T: 08 9841 7333 F: 98413643
PO Box 5207 ALBANY WA 6332
E: hsgalb@harleygroup.com.au

Prepared March 2007



PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
CITY OF ALBANY
LOCAL PLANNING SCHEME NO.1A **AMENDMENT NO. 167**

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

1. Rezoning Lot 14 Spencer Street, Albany from the 'Clubs and Institutions' zone to the 'Residential R60' zone, with special additional uses of shop and office and amending the Scheme Maps accordingly; and
2. Amending Appendix II - 'Schedule of Special Sites' to incorporate provisions relating to Lot 14 Spencer Street, Albany (S41).

Dated this _____ day of _____ 200____ .

CHIEF EXECUTIVE OFFICER



SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

The purpose of this Amendment to City of Albany Town Planning Scheme 1A (TPS 1A) is to rezone Lot 14 Spencer Street, Albany from 'Clubs and Institutions' to 'Residential R60', with special additional uses of office and shop. This will allow the site to be developed for mixed uses, in accordance with modern inner city redevelopment principles.

The rezoning will:

- Remove an outdated zoning that severely restricts the site;
- Allow for the redevelopment of the subject site for a mixed use complex. It will contain ground floor commercial uses fronting Spencer Street, whilst containing grouped and multiple dwellings fronting Frederick Street and above commercial uses;
- Provide an innovative solution to housing on the fringes of the Albany CBD at a density that is suitable in the context of the Albany urban framework;
- Improve the streetscape and appearance of this prominent intersection; and
- Intensify uses of the land in accordance with modern sustainability principles, allowing more people to live within walking distance of the Albany CBD.



2.0 SITE DETAILS

2.1 Location

Lot 14 on Diagram 65464 is on the periphery of the Albany CBD. Lot 14 is 3626m² in area. Refer to the Location Plan attached at Appendix B for the site's context.

2.2 Title Details

Lot 14 is contained on Certificate of Title Volume 1663, Folio 356, the registered proprietors of which are the Activ Foundation Inc. of PO Box 446, Wembley. The Certificate of Title is attached at Appendix B for details.

2.3 Topography

The subject site has a high point of approximately 25m AHD on the north eastern corner and slopes downward in a south westerly direction, to a low point of 17m AHD in the south western corner of the site. Refer to the site plan attached at Appendix C for site details.

The natural slope of the site has been gradually modified over the years to allow development of the existing buildings, as well as car parking. The rear of the site has been levelled using a number of retaining walls.

2.4 Current Zoning

The site is currently zoned 'Clubs and Institutions' by City of Albany Town Planning Scheme No. 1A. To the west are properties zoned 'Central Area'. The land surrounding the amendment site on the south, east and north is zoned 'Residential R30'. The zoning of the locality is shown in Figure 1 below:



Figure 1 Zoning Plan Source: WAPC

2.5 Access

Access is currently gained from Spencer Street, via the use of two crossovers that run between the existing buildings on the subject site.

Future access to residential and commercial uses will most likely be gained from both streets. On street parking will be utilised for Spencer Street, as well as an internal parking area for proposed residential and commercial uses. It is most likely that a common access way will run between the two streets. It is proposed to limit the number of access points for the future development to one per street in order to control traffic flows and maximise the potential for on-street parking.

2.6 Surrounding Land Uses

Along Frederick Street to the north of the subject site is residential development characterised by single storey buildings that are elevated from the street. Along the same side of Frederick Street, further to the east is residential development of varying height and character.

The density of residential uses varies significantly in the locality. Although some properties are zoned for R30 development, they have not developed to this density.

Directly to the west of the subject site is the Frederickstown Motel and diagonally opposite is the Albany Historical Society building.

Toward the Albany CBD both Frederick Street and Spencer Street are characterised by commercial uses including holiday accommodation (including the Albany backpackers), offices, a bottle shop and restaurants.



Figure 2. Existing Frederick Street streetscape looking back toward the town centre.





Figure 3 Frederick Street residential streetscape opposite the subject site (far right).



Figure 4 Spencer Street is characterised by commercial type development with nil setbacks. This will remain should the site be developed.





Figure 5 The existing nil setbacks and commercial functions fronting Spencer Street are to be reflected in any new development.



Figure 6 Existing Frederick Street streetscape with buildings just showing above the fence line. Any new development will improve the streetscape in this vicinity.



2.7 Description of the Site

The subject site is moderately sloping, currently containing the buildings and other associated uses of Activ Industries.

Retail uses (Activ shop front and Thrift Shop) are located on a nil setback at the corner of Spencer Street and Frederick Street and extend down Spencer Street. The facade's of these buildings are 'Art Deco' in character.

The remainder of the site is used for light industrial purposes being manufacturing, propagation of plants and storage. Along Frederick Street any buildings barely reach above the height of the existing fence.

2.8 Services

Reticulated water, power, gas, deep sewer and telecommunications are currently connected to the subject site and it is expected that these services will be of sufficient capacity to be connected to a proposed future redevelopment of the subject site.

2.9 Environmental/Remnant Vegetation

The subject land is currently fully cleared of remnant vegetation. The site is not a declared Contaminated Site nor is required to be registered as a Contaminated Site under the *Contaminated Sites Act 2003*.

2.10 Heritage

The site is not currently listed on the City's Municipal Inventory or Heritage List or the State Register of Heritage Places.

There are a number of heritage listed buildings surrounding the subject site including a series of houses fronting Stirling Terrace (Nos. 22 to 32 incl.), all of which are on the City of Albany Municipal Inventory. Additionally, houses 28-32 and the remainder of Stirling Terrace between Spencer Street and York Street form part of the Stirling Terrace Precinct that is listed on the State Register of Heritage Places and have a conservation plan in place.

There are a number of dwellings in the proximity of the proposed amendment that have been identified as having local heritage significance and are listed on the City of Albany Municipal Inventory. These include No. 26, 30-36 and 40-46 Frederick Street.

The Central Albany Urban Design Policy has provisions that ensure that the heritage values of precincts are not impacted upon by the redevelopment of sites. Importantly, the policy realises that:

- Heritage buildings should not be mimicked;
- Certain features of heritage buildings can be incorporated into surrounding developments to reinforce heritage values; and
- Relaxations to normal provisions can ensure that heritage values can be protected through development incentives.



3.0 PLANNING CONTEXT

3.1 State Planning Policies

Applicable State Planning Policies are SPP1 - "State Planning Framework Policy (Variation No.2), SPP3 "Urban Growth and Settlement" and SPP3.1 "Residential Design Codes".

SPP1:

The purpose of SPP1 is to bring together the State and regional policies that apply to land use and development in Western Australia and to establish the general principles for land use planning and development in WA. SPP1 states "*the primary aim of planning is to provide for the sustainable use and development of land*". It goes on to quantify this through identifying and expanding upon the five key principles that further define this statement: environment, community, economy, infrastructure and regional development.

SPP3:

The objectives of SPP3 include: "*To promote the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand while ensuring safe and convenient access to employment and services by all modes, provides choice and affordability of housing and creates an identifiable sense of place for each community.*"

The proposed amendment and subsequent development of the subject land will meet SPP1 and SPP3 as it provides for the sustainable mixed use of the land in an area that is within walking distance of the Albany CBD. This higher density community form will enable reduced energy and water consumption and provides choice and variety in housing for the community.

SPP3.1:

SPP3.1 "Residential Design Codes" (R-Codes) forms the basic guidelines that control the development of residential land and housing throughout Western Australia. A review of the R-Codes has recently been completed to form the 2008 edition. The R-Codes enforces the basic principles in relation to residential development, including density, access to light, privacy, building ratio to site and setbacks to boundaries to ensure that satisfactory housing outcomes are attained.

The R-Codes will be enforced by the City of Albany when assessing a future subdivision or development proposal on the subject land. Importantly, if a certain aspect of the development is not guided by the Central Albany Urban Design Policy, the R-Codes will contain principles to adhere to the development, obtaining a satisfactory outcome for the community.

3.2 City of Albany Central Albany Urban Design Policy (2007)

The Central Albany Urban Design Policy (CAUDP) was adopted by Council on 16 October 2007 as a means by which to control urban design in central Albany. The Policy was developed primarily as a means of setting height and building bulk restrictions, due to significant issues that had arisen as part of a development application on Earl Street.



The CAUDP divides the policy area into two precinct types, being Central Business District and Residential Areas. The subject land lies within a Residential precinct and is adjacent to the Central Business District precinct.

The CAUDP primarily deals with objectives in:

- Streetscape;
- Building Height and Form;
- Access and Car Parking;
- Sustainability; and
- Heritage.

The CAUDP has the following recommendations relating to the development of grouped and multiple dwelling housing in the Policy Area:

- Vistas need to be provided through the development to a relevant natural feature. In the case of Lot 14, the natural feature is Princess Royal Harbour;
- There is a general two storey height limit, calculated using datum points. The Policy provides for the following height datum points:
 - Where a grouped or multiple dwelling is located on a property sloping away from the street, the two storey datum is established at the centre of the street boundary;
 - Where a grouped or multiple dwelling is located on a property sloping up from the street, the two storey datum is established in the centre of the block. However, there is a 2.5m height limit for the first 5m of the building footprint facing the street;
 - Where grouped dwellings do not face the street, the two-storey height datum is established in the centre of the footprint for each building;
 - For multiple dwellings that do not face the street, the two-storey datum will be established at the centre of the footprint for dwellings parallel to the street. For multiple dwellings that are perpendicular to the street, the datum is established at the centre line of each dwelling; and
 - On sites above 2500sqm, up to 40% of the grouped dwellings may have a three storey component of up to 50sqm that is to be setback from the lower floors on any façade facing the public domain and setback 10m from any boundary. Heights for third storey components are controlled by Column C of Table 3 of the R-Codes;
- All development should have logical access and car parking arrangements and be orientated in a manner similar to that of surrounding development;
- Undercroft parking and storage is encouraged subject to meeting the building height requirements. Parking areas and garages should not form a dominant part of the landscape;
- Mixed use buildings should be orientated to the street with a nil setback for the ground floor, in order to promote an active street frontage. Frontages are to be articulated and the upper storey setback; and



- In order to achieve a mix of dwelling types within multiple dwellings (i.e. number of bedrooms, size and configuration), Council is able to consider granting relaxation of the relevant provisions relating to site coverage (up to 10% relaxation), plot ratio (up to 10%) and setbacks.

In addition to the provisions identified above, the Policy also sets out provisions relating to energy and water efficiency, heritage protection and amenity.

The Policy will be used to guide the design and development of the site should rezoning be achieved.

3.3 Draft Albany Local Planning Strategy (2007)

The Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and shall have regard to all State and regional planning policies.

ALPS was adopted by Council for final approval on 21 August 2007. It has been forwarded to the Western Australian Planning Commission for its endorsement prior to forming the basis for a new Community Planning Scheme to replace Town Planning Scheme No. 1A.

ALPS identifies the strategic planning direction for the City of Albany over the next 20 years. It draws on the key elements from the City of Albany's strategic planning document, the 3D Vision and notes that the City of Albany should become a Learning, Healthy and Thriving City.

Planning officers have indicated that each site should be assessed on its own merit, taking into account the site characteristics and land capabilities.

ALPS identifies the subject site as being within or immediately adjacent to the area identified as "Regional Centre". The strategic objectives outlined by ALPS relating to the Regional Centre land use category include:

- *"Facilitate and manage sustainable settlement growth for the urban area in the City of Albany;*
- *Support the consolidation of serviced urban areas and facilitate staged fully serviced incremental development nodes;*
- *Provide greater housing choice;*
- *Minimise journey length from home to work/school/services and encourage the use of public transport, walking and cycling;*
- *Minimise the development footprint on the landscape; and*
- *Support urban infill based on the compatibility of land uses and infrastructure capacity."*

The proposed rezoning of the subject land meets all of the above objectives, given that the rezoning will:

- Provide for the mixed use of the land in accordance with modern sustainability principles including promotion of workplaces within close proximity to residences;
- Consolidate the use of the Activ Industries site in a manner that is in accordance with the adopted strategies of the City of Albany and the State;



- Minimise the development footprint on the land by developing at a higher density; and
- Provide a variety of housing choices to service the needs of the population.

ALPS recommends consolidation of urban areas. It realises that higher residential densities must be provided in close proximity to the city centre in order to make it viable and sustainable in the long term. The 'Regional Centre' area is intended for various land uses, including commercial and residential, with the intention of supporting the Town Centre in its role as a regional centre for the Great Southern. It may be viewed as similar to the existing 'Central Area' zoning.

The aim of the ALPS document is to provide for better and diverse land use solutions within the City of Albany. The proposed rezoning will enable the use of land for a mixed use of residential and commercial uses, which would otherwise be underutilised.

3.4 City of Albany Housing Position Paper (2005)

The Housing Position paper makes recommendations regarding the residential areas throughout the City of Albany. The Vision of this document is to:

"...facilitate and encourage the provision and development of a significant variety of housing choice, types, styles, and opportunities throughout the City of Albany and provide a high standard of residential amenity and facilities for the benefit of the residents of the City."

General recommendations of the Housing Position Paper relevant to the Amendment Site include supporting higher densities within 800m of the existing 'Central Area'. The densities identified are R60 to R80. This Amendment proposes R60 development.

The Housing Position paper is divided into precincts. The Amendment Site is within the 'Port Albany/Albany' precinct. This precinct has the following recommendations of relevance to this Amendment:

- *"Incorporate mixed business/use zone to allow consulting rooms, professional offices, tourist and residential uses; and*
- *Encourage redevelopment to provide for a range of housing opportunities and higher densities (R40) surrounding local amenities such as POS and in close proximity to the City Centre (R60 – R80)."*

The current proposal for a mixed use development with R60 density reflects this recommendation.

3.5 City of Albany Town Planning Scheme 1A

The current zoning of the subject sites is 'Clubs and Institutions'. This zoning would allow for the site to stay in its current form, with possible small retail style uses. Given the subject land is located on the fringe of the Albany CBD and is well serviced, the current coding is seen as an inefficient use of the land.

Under the proposed rezoning, the subject land would be rezoned to 'Residential R60' with special additional uses of shop and office, enabling the development of an innovative mixed use development, in accordance with modern planning principles. The ability to redevelop the site would gain the maximum use of the land, taking advantage of this pristine location in the Albany urban fabric.



3.6 Lower Great Southern Strategy (2007)

This Strategy aims to set the broad strategic direction for planning in the Lower Great Southern for the next 20 to 30 years. Its purpose is to guide regional land use and infrastructure planning and development, especially on matters of regional significance. The strategy is designed to provide the region-wide context and consistency when local governments are setting priorities for their area through local planning strategies and schemes.

Of particular relevance to the subject site is that it makes general recommendations regarding sustainable settlements and community development and makes reference to consolidating settlements and using infrastructure in a sustainable manner.

The strategy specifically identifies the Albany CBD as being the recognised Regional Centre of the Lower Great Southern, offering goods and services that need support of the entire hinterland. It makes specific recommendations regarding providing sufficient land for the growth of town centres and that this land should be centrally located. The subject site allows for a mixture of residential and commercial uses, on a sufficient sized lot adjoining the Albany CBD.

3.7 Liveable Neighbourhoods 2004 (Edition 3-Draft)

This document is not a statutory document at this stage. However, it is a strategic document and a 'best practice' document that may be considered by Council to assist in its consideration of planning related matters.

Liveable Neighbourhoods is intended to operate as a policy to facilitate the development of sustainable communities. It is to be used in the preparation of structure plans and subdivisions but many of the principles of the document are pertinent in outlining the benefits of consolidating existing residential areas. The following Liveable Neighbourhood aims are relevant to this proposed change of zoning:

- *"To ensure cost-effective and resource efficient development to promote affordable housing;*
- *To maximise land efficiency wherever possible; and*
- *To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services. Higher density housing should be concentrated in areas closer to town and neighbourhood centres, near public transport stops and in areas with high amenity such as next to parks."*

Liveable Neighbourhoods advocates a mix of densities and housing types as elements of sustainable development and particularly emphasises increases in densities close to recognised centres.



4.0 AMENDMENT PROPOSAL

The proposal is to rezone Lot 14 Spencer Street from the 'Clubs and Institutions' zone to the 'Residential R60' zone and provide for special additional uses of shop and office. The rezoning will enable the redevelopment of the subject land for a mix of residential and commercial uses in accordance with modern planning and sustainability principles.

In order to achieve the objective of a quality mixed use development, the Amendment proposes a number of development conditions. These will be incorporated into Appendix II of the Scheme. These provisions include the need to develop a mixed use residential - commercial development in order to achieve the best possible outcome of increasing the residential population of the locality whilst providing for employment and service opportunities.

Other provisions proposed by the amendment will ensure an appropriate built form results that takes into account the characteristics of the site and locality.

It is envisaged that the resultant development would provide for shops and offices on the ground floor level fronting Spencer Street. The exact number of commercial tenancies is not known at this stage and will depend upon the resultant development and commercial considerations. It will be necessary that the commercial development adequately provides for car parking and utility spaces normally required to ensure an appropriate level of operation.

The residential component of the site would be located behind and above the commercial part of the development. It is envisaged that a mix of grouped and multiple dwellings would be constructed, dependent upon market demands. The site's close proximity to the CBD and the ability to obtain views make this site an attractive residential development property.

The exact form of development will be determined at the Development Approval stage should the rezoning take place. However, in order to illustrate one way the site could be developed, a concept plan has been produced. This concept is included in Appendix D. It should be noted that these plans do not form a Development Application and are used for illustrative purposes only.



5.0 JUSTIFICATION

The proposed rezoning is justified on the following grounds:

1. The proposal has been supported in principal by the City of Albany at the Scheme Amendment Request stage.
2. It will enable an underutilised site to be revitalised and developed for a mix of land uses;
3. It will remove in time existing uses better suited to commercial or light industrial areas;
4. The proposal will make full use of existing services that are of a capacity to service the proposed redevelopment;
5. The 'Clubs and Institutions' zone restricts the ability to develop the site to maximise on its location close to the CBD. The proposed zoning will allow for the development of a mixed use residential - commercial site that acts as a transition between the CBD and residential areas to the east;
6. The proposal is consistent with the land uses in the surrounding area, which show a clear change from commercial to residential east of the Spencer/Frederick Street intersection;
7. The proposal is fully consistent with the adopted policies of the City of Albany and the Department for Planning and Infrastructure. The proposal complies with ALPS and meets the density objectives of the Housing Position Paper; and
8. The site lends itself well to being developed in accordance with City of Albany Central Albany Urban Design Policy.

6.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lot 14 Spencer Street, Albany from the 'Clubs and Institutions' zone to the 'Residential R60' zone additional special uses of 'Shop' and 'Office' is consistent with the adopted and proposed planning strategies and planning principles. The rezoning will enable the innovative redevelopment of well serviced land on the fringe of the Albany CBD.



WESTERN



AUSTRALIA

REGISTER NUMBER 14/D65464	
DUPLICATE EDITION 1	DATE DUPLICATE ISSUED 10/3/2005

RECORD OF CERTIFICATE OF TITLE
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1663** FOLIO **356**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

RG Roberts
REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 14 ON DIAGRAM 65464

REGISTERED PROPRIETOR:
(FIRST SCHEDULE)

ACTIV FOUNDATION INC OF PO BOX 446, WEMBLEY

(AN J190856) REGISTERED 25 FEBRUARY 2005

LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:
(SECOND SCHEDULE)

1. T6162/1931 EASEMENT BURDEN SEE SKETCH ON VOL 1663 FOL 356. REGISTERED 1.1.1931.
2. A1894/1933 EASEMENT BURDEN. SEE APPLICATION 1894/1933. REGISTERED 1.1.1933.

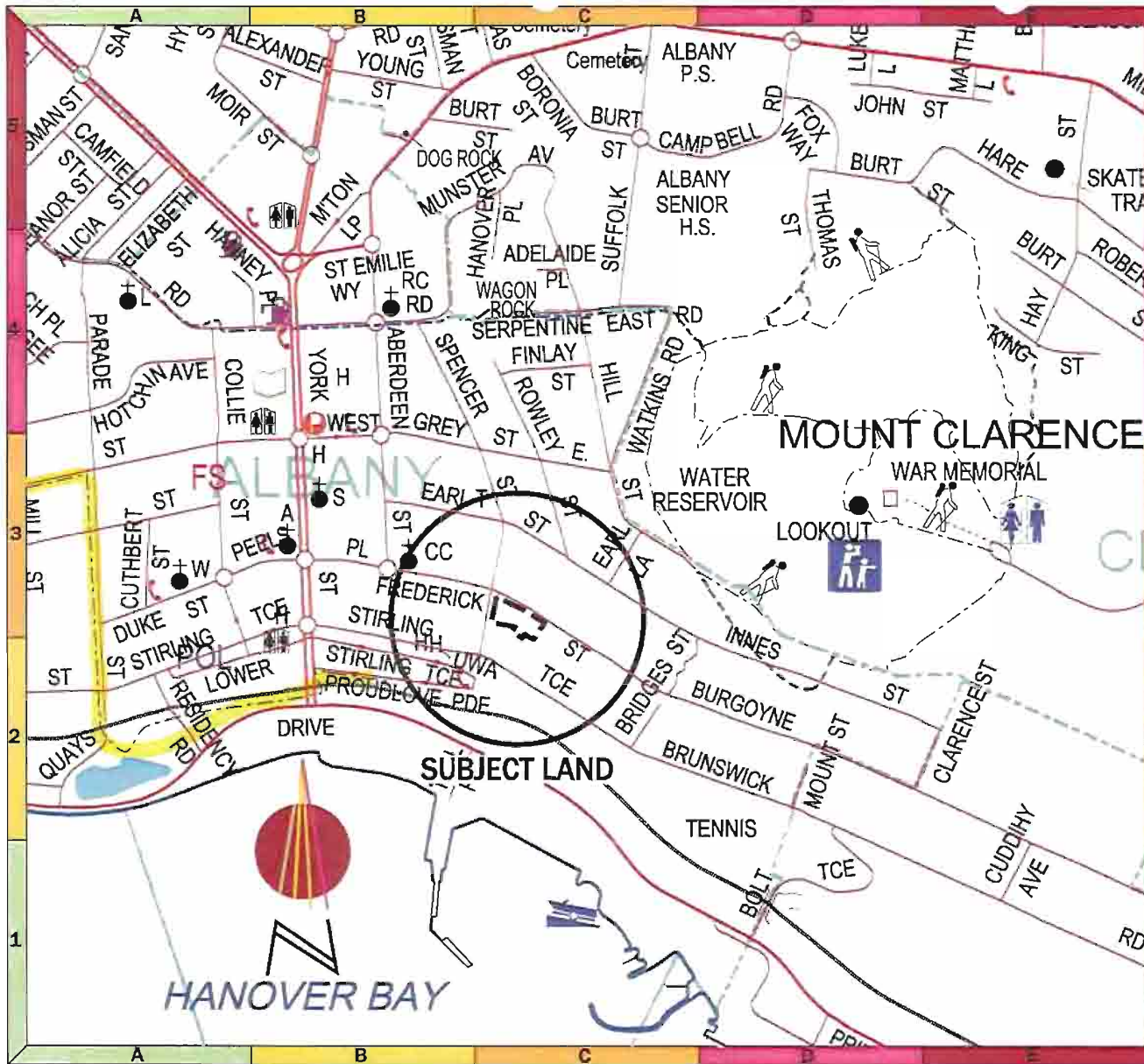
Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.
* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

STATEMENTS:

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

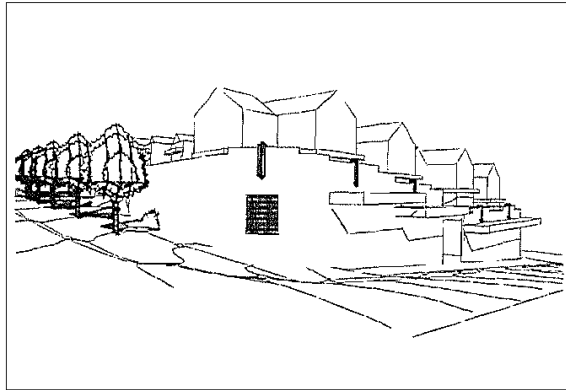
SKETCH OF LAND: 1663-356,
PREVIOUS TITLE: 1210-164, 584-166.
PROPERTY STREET ADDRESS: 50 SPENCER ST, ALBANY.
LOCAL GOVERNMENT AREA: CITY OF ALBANY.



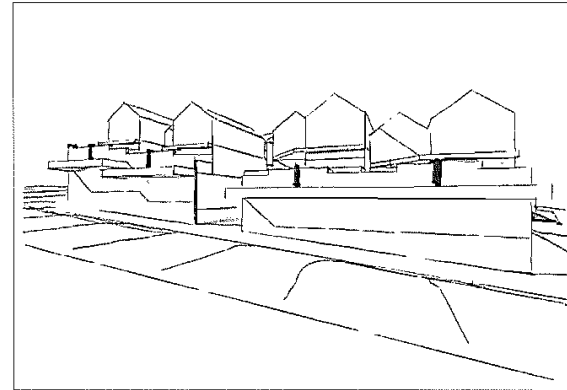
rev	A Original drawing	31-08-07
	details	date
note: this drawing is the property of harley survey group pty ltd it may not be copied or altered without the consent of the owner.		
<p>Harley Survey Group Pty Ltd 116 Serpentine Road. ALBANY WA 6330 T: 08 9841 7333 F: 08 9841 3643 E: hsgaib@harleygroup.com.au</p>		
survey	COMPILED	cad file 14120-01A.dgn
drawn	ABS 31-08-07	checked CP 31-08-07
horiz datum		level datum
<p>scale at A4 all distances are in metres 1 : 10000</p>		
client CBDD Activ Foundation		
description LOCATION PLAN LOT 14 SPENCER STREET ALBANY		
drawing no 14120-01A		
<p>PYRMONT HOUSE ALBANY</p>		



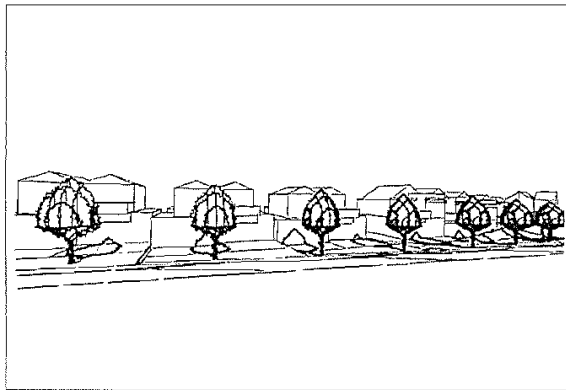
1004a: This drawing is the property of Harley Survey Group. It may not be copied, or altered without the consent of the owner.		survey COMPILED	cad file 14120-02A.dgn	SITE PLAN LOT 14 ON DIAGRAM 65464 SPENCER STREET, ALBANY	 harley survey group	
Harley Survey Group Pty Ltd 110 Serpentine Rd. ALBANY WA 6330 T: 0841 1304 F: 0841 3043 h.s.g@harleysurvey.com.au Also at Burbury & Puseletton		drawing #S 31-08-07	checked CP 31-08-07			drawing no 14120-02A
		horiz datum MGA94	level datum AFD			
A Original drawing 31-08-07		scale at A3 if dimensions are in metres 1:500		HYDRANT HOUSE, ALBANY		
rev details	date	0 5 10 15 20 25				



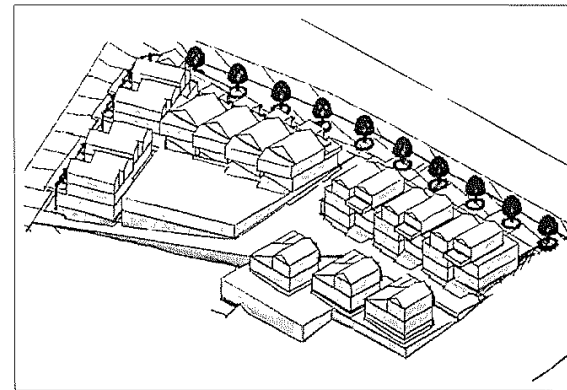
CORNER OF FREDERICK AND SPENCER STREETS



SPENCER STREET MIXED USE ZONE

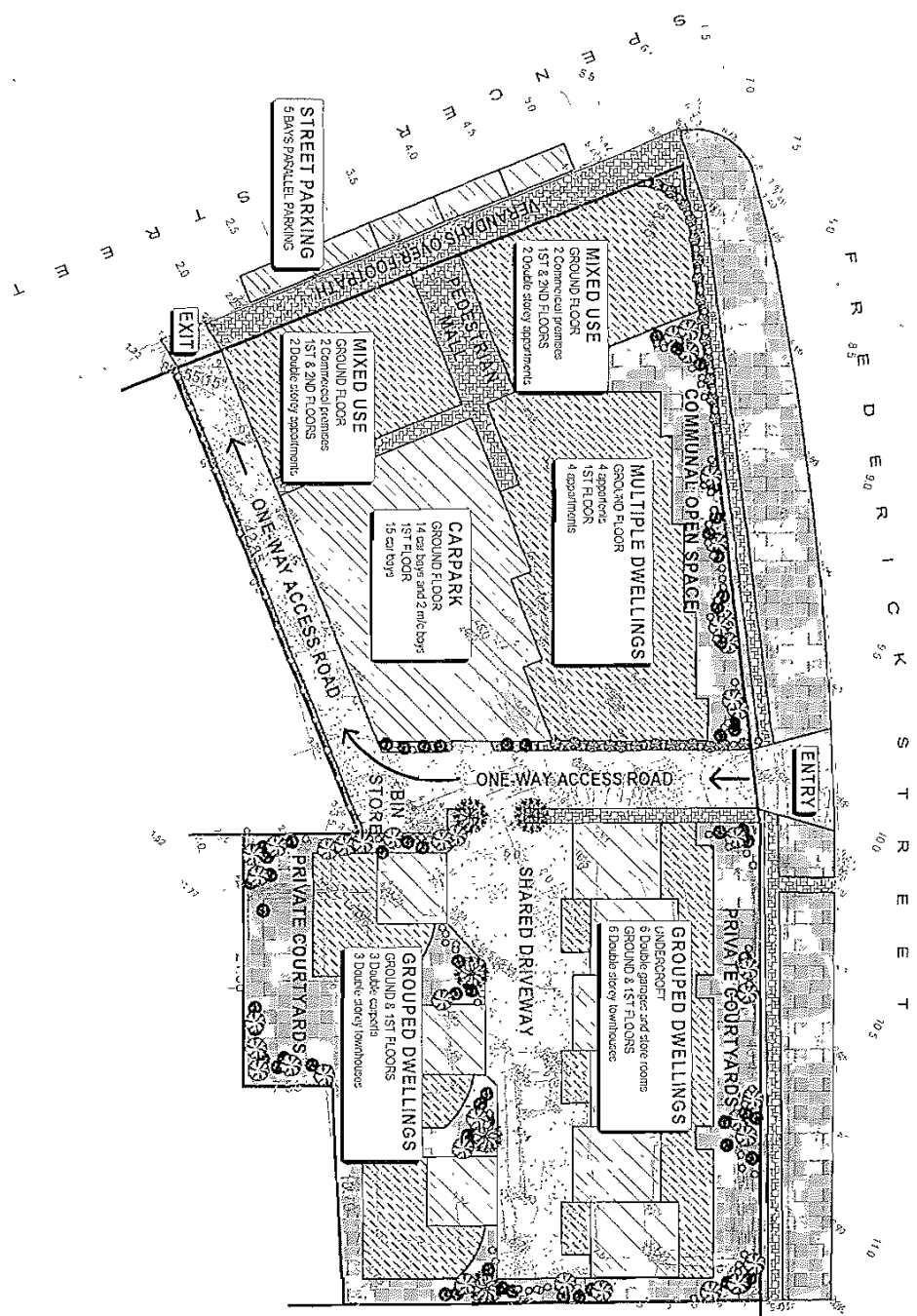


FREDERICK STREET TOWNHOUSES



AERIAL VIEW

Level 1 338 Middleton Road Albany WA 6330 PH: 9845 5900 FAX: 9842 5157	GPO BOX 267 ALBANY WA 6331 WEB: www.tbdd.com.au	MEMBERS OF BUILDING DESIGNERS ASSOCIATION	TITLE: PROPOSED MIXED USE & RESIDENTIAL ZONING	REV. DESCRIPTION DWN-DATE A INITIAL SKETCH MLW 27 Apr 07 B PUT IN FACADE & MLW PRESENTATION 20 Sep 07	CLIENT: ACTIV FOUNDATION INC	INNOVATION IN COMMERCIAL & RESIDENTIAL DESIGN
				DESIGNED: Concept Building Design		
NOTE: ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF CONSTRUCTION DRAWINGS TO BE READ IN CONJUNCTION WITH ENGINEER DRAWINGS DETAILS & SPECIFICATIONS THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION UNLESS APPROVED. COPYRIGHT LAWS APPLY TO ALL DESIGNS AND DRAWINGS IN THIS SET			DRAWN: MLW DATE: 20 Sep 07 CAD REF: C-1112-07-SK-B PROJECT No: C-1112-06 REVISION: B DWG No: SK-01 of 2	SCALE: AS SHOWN		CONCEPT BUILDING DESIGN



SITE PLAN
SCALE 1:400

Level 1 332
Middletown Road
Abingdon VA 6330

PH: 9945 8900
FAX: 9942 5157

OWNER: HERBERT OF BRUNNEN
C/O BOX 387
ALBANY VA 6331
WEB: www.middletown.com

NOTE: THIS DRAWING IS FOR CONCEPTUAL DESIGN ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. ALL RIGHTS RESERVED. COPYRIGHT LAWS APPLY TO ALL DESIGNS AND DRAWINGS IN THIS SET.

REV	DESCRIPTION	DWN-DATE
A	INITIAL SKETCH	27 Apr 07
B	PUT IN FACADE & PLW PRESENTATION	20 Sep 07

TITLE: PROPOSED MIXED USE & RESIDENTIAL REZONING

DESIGNED BY: Concept Building Design

DATE: 20 Sep 07

PROJECT No: C-1112-06

REVISION: B

DWG No: SK-02 of 2

CLIENT: ACTIVE FOUNDATION INC

PROJECT: LOT 14 SPENGER STREET CNR FREDERICK ST ALBANY

SCALE: AS SHOWN

INNOVATION IN COMMERCIAL & RESIDENTIAL DESIGN

CONCEPT BUILDING DESIGN

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME No. 1A

AMENDMENT No.167

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

1. Rezoning Lot 14 Spencer Street, Albany from the 'Clubs and Institutions' zone to the 'Residential' zone, with a density code of 'R60' and 'Special Additional Use S41' and amending the Scheme Maps accordingly; and
2. Amending Appendix II - 'Schedule of Special Sites' to include as follows:

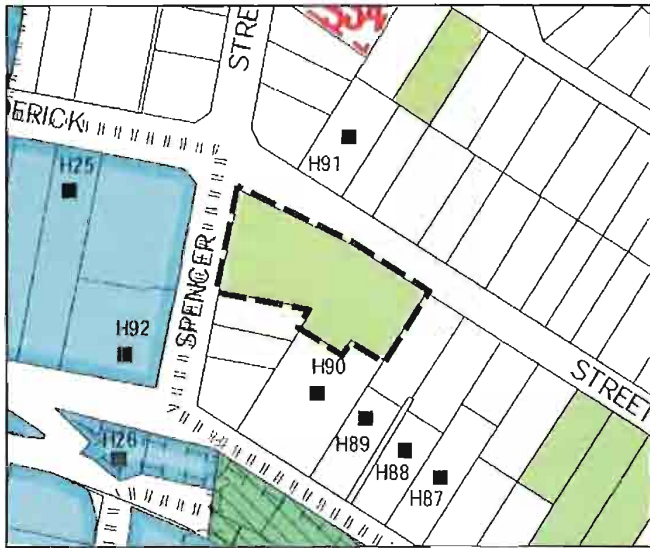
	CODE NO.	PARTICULARS OF LAND	BASE ZONE	ADDITIONAL USE	CONDITIONS
S41	40	Lot 14 Spencer Street, Albany	Residential R60	Shop Office	<ol style="list-style-type: none"> 1. Development of the site is to incorporate office / shop uses fronting Spencer Street on the ground floor of any building. 2. Development of the site will be approved by the Council only where an overall development concept plan has been approved by the Council. The Development Concept Plan is to provide details on the following matters: <ul style="list-style-type: none"> • Number and type of commercial tenancies; • Location and number of dwelling units; • Location and number of car parking bays and driveways; • Details of landscaping, bin storage and utility areas; and • Height of buildings and location of balconies. 3. Vehicular access is to be limited to one (1) access point per street. 4. Development is to conform with the City of Albany Central Albany Urban Design Policy or subsequent Policy.





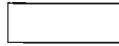



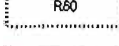


CITY OF ALBANY

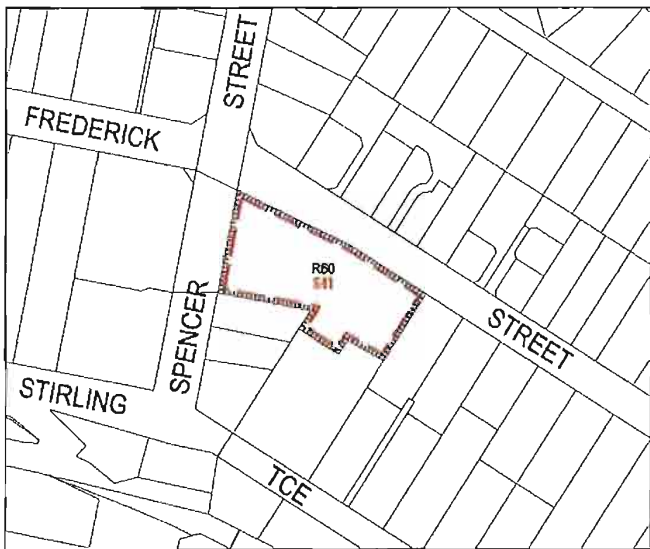
Town Planning Scheme No. 1A

Amendment No. 167



Existing Zoning

-  Amendment Site
-  Local Roads
- ZONES**
-  Residential
-  Clubs and Institutions
-  Central Area
-  Parks and Recreation
-  R60 R Codes
-  Special Additional Use
-  H90 Places of Heritage Value - Buildings



Proposed Zoning



Mapping prepared by Harley Survey Group
 116 Serpening Road Albany WA 6330
 Ph 9841 7333 Fax 9841 3643
 Drawn ABS 17 MARCH 2008. Drg No. 14120-03A.dgn

[Bulletin Item 1.1.8]
[Agenda Item 11.3.5 refers] 21 pages

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 279



Prepared
by



AYTON TAYLOR BURRELL
Consultants in Urban & Regional Planning
11 DUKE STREET, ALBANY WA 6330 Ph: 9842 2304

MARCH 2008

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND
TOWN PLANNING SCHEME

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 279

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

- i) *Rezoning Lot 2 Frenchman Bay Road, Big Grove from 'Tavern' to 'Residential Development' zone;*
- ii) *Rezoning Lot 11 Panorama Road, Big Grove from 'Special Rural Area 7' to 'Residential Development' zone;*
- iii) *Rezoning Lots, 16, 301 and 302 Frenchman Bay Road, Big Grove from the 'Rural' zone to 'Residential Development' zone;*
- iv) *Deleting Special Rural Area 7 from Schedule I of Town Planning Scheme No.3;*
- v) *Amending the Scheme Map accordingly,*
- vi) *Inserting Clause 5.8 (c) as follows*
The provisions of the Residential Design Codes may be varied for new urban residential areas and large urban infill sites by a structure plan and/or a Detailed Area Plan approved by Council and endorsed by the Western Australian Planning Commission; and
- vii) *Including the following row in Table III – Residential Design Codes Density Applicable to Land Within the Scheme Area:*

<i>Lots Zoned Residential Development</i>	<i>Density as depicted on the endorsed Structure Plan</i>
---	---

Dated this _____ day of _____

CHIEF EXECUTIVE OFFICER

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1. INTRODUCTION

This proposal seeks to rezone selected lots at Big Grove to Residential Development. The proposal is consistent with the Local Planning Strategy and recent advice from the Minister for Planning and Infrastructure confirming the subject land be developed for fully serviced urban purposes.

This report provides background information in support of rezoning the lots 2, 11, 16, 301 and 302 Big Grove to the Residential Development zone. The purpose of the rezoning to Residential Development is to provide a framework and mechanism for the preparation and implementation of a Local Structure Plan (or Outline Development Plan) to guide the integrated and comprehensive urban development of the area.

The base line requirement of the Residential Development Zone is that prior to any further development of the land, a comprehensive Outline Development Plan (ODP) has to be prepared and approved. Urban development may then proceed in the form prescribed by the adopted plan.

An ODP is currently being prepared for the Big Grove precinct and provides the mechanism to comprehensively plan the entire area and ensure the co-ordinated provision of essential services and infrastructure. There is opportunity for the ODP be advertised concurrently with this Scheme Amendment.

This Amendment also seeks to introduce a new Clause into Town Planning Scheme No.3 to allow for density development in accordance with an endorsed Structure Plan or Outline Development Plan.

2. BACKGROUND

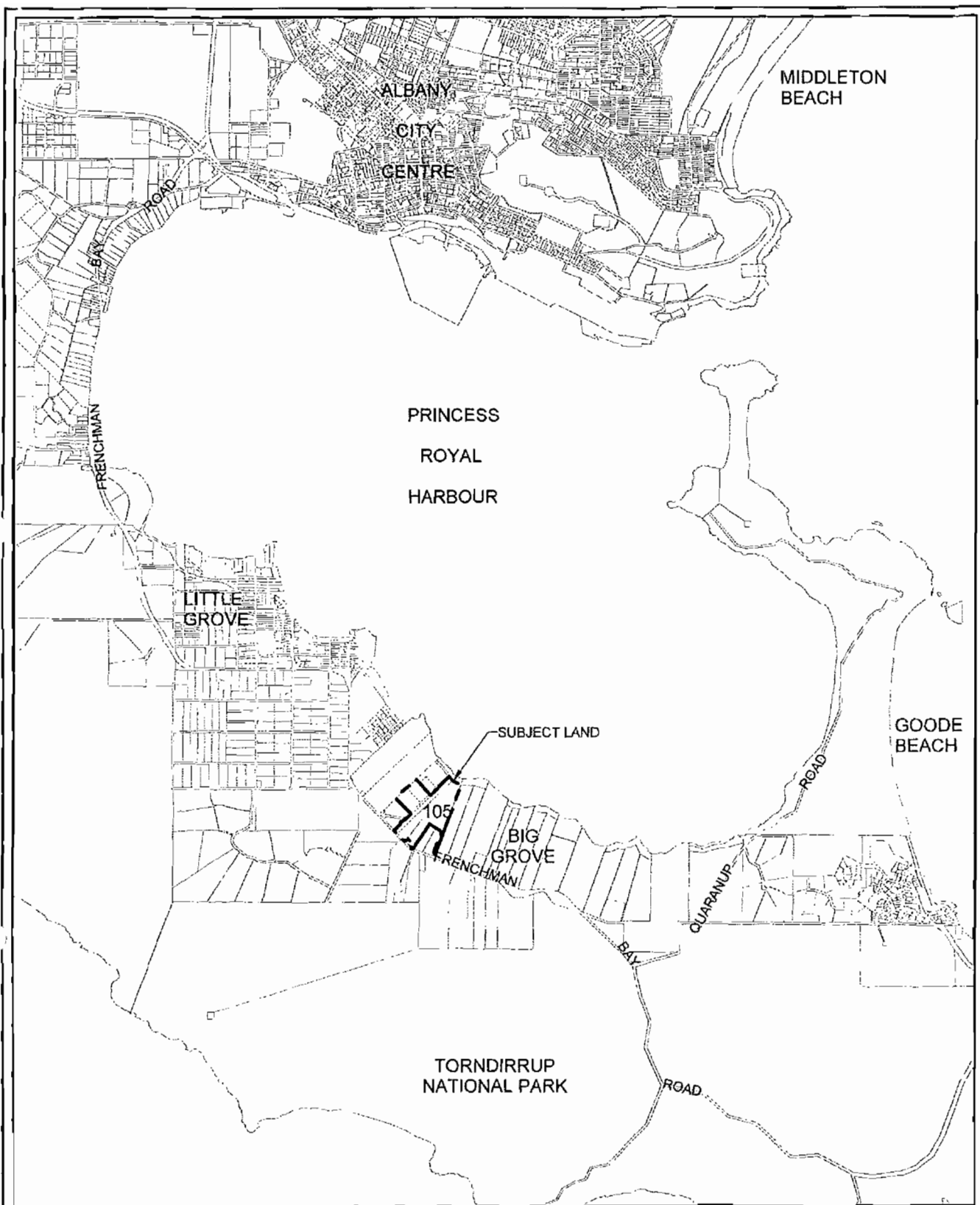
Consideration had previously been given to rezoning several of the subject lots to Special Rural, in accordance with the 1996 Local Rural Strategy. Amendment 232 was initiated by the City of Albany, but was not finalised. In April 2006, following the decision of the Minister for Planning and Infrastructure not to support Special Rural zoning and subdivision, the City resolved that it was prepared to consider a request to rezone the land to "fully serviced residential" purposes.

A Scheme Amendment request was submitted to the City of Albany in May 2006. It was subsequently resolved that Council was prepared to entertain a formal application for rezoning various lots at Big Grove to 'Residential Development'.

This Amendment proposal is submitted on the strength of the Council's previous support and the advice of the Hon. Minister for Planning and Infrastructure.

In accordance with Council's June 2006 resolution, a detailed environmental assessment of the area has been undertaken by Coffey Environmental and a structure plan (ODP) is being prepared by Chappell Lambert Everett and Koltaz Smith. This is a joint project on behalf of all major landowners in the Big Grove precinct. The study area for the structure plan includes Lots 2, 11, 16, 301 and 302, which are the subject of this Amendment, together with lots 1, 7, 20, 21, 109 and 110 and intervening lots 6, 303 and 9000.

As set out in clause 5.7 (c) the R20 residential density coding applies to seweraged lots within the scheme area. Amendment 221 (GG 29/4/03) which introduced this coding does not readily allow for density development greater than R20. This blanket coding and limited flexibility to vary lot sizes and siting controls has tended to result in a limited range of housing product. Through Amendment 279, and in line with the principles and objectives of Liveable Neighbourhoods and WAPC Policies SPP 3 and DC 2.2, it is proposed to update the Scheme to enable higher density development within the Residential Development zone.



LOCATION PLAN

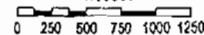
Lot 2, 11 & 12 Panorama Road and
 Lot 16, 301 & 302 Frenchman Bay Road
 Big Grove, City of Albany



Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 110, Ke St Albany, Western Australia 6330
 Phone: (08) 9842 2304 Fax: (08) 9842 1342



SCALE
 1:50000



ORIG A4
 06-58-LP(a)
 FEBRUARY 08

2.1 Location, Area & Zoning

The subject land is located to the south east of the Little Grove townsite and 11km from the Albany city centre. The lots are located between Frenchman Bay Road and Princess Royal Harbour. The project area is shown on the Location Plan.

The five lots in question together constitute approximately 20ha. They form part of a natural precinct which is bounded by Public Purpose and Parks and Recreation reserves which contain significant remnant vegetation, the existing Panorama Caravan Park and rural lifestyle lots. Refer Location Plan.

Three lots, including the largest of the landholdings, are zoned Rural, two lots west of Panorama Road are zoned Special Rural lots and lot 2 which runs parallel to Panorama Road is zoned Tavern. Lot details are summarised in the following table.

Lot No	Road	Area
2	Frenchman Bay Road	3.2ha
11	Panorama Road	2.8ha
16	Frenchman Bay Road	9.7ha
301	Frenchman Bay Road	2.3ha
302	Frenchman Bay Road	2.4ha
	Total	20.4ha

The subject land is contained in an assortment of zones, including Rural, Special Rural and Tavern. The area is generally undeveloped apart from the rural residential dwellings and associated outbuildings. All lots have been cleared at one time for agricultural purposes.

The subject land forms the southernmost residential development front for Albany.

2.2 Surrounding Landuse

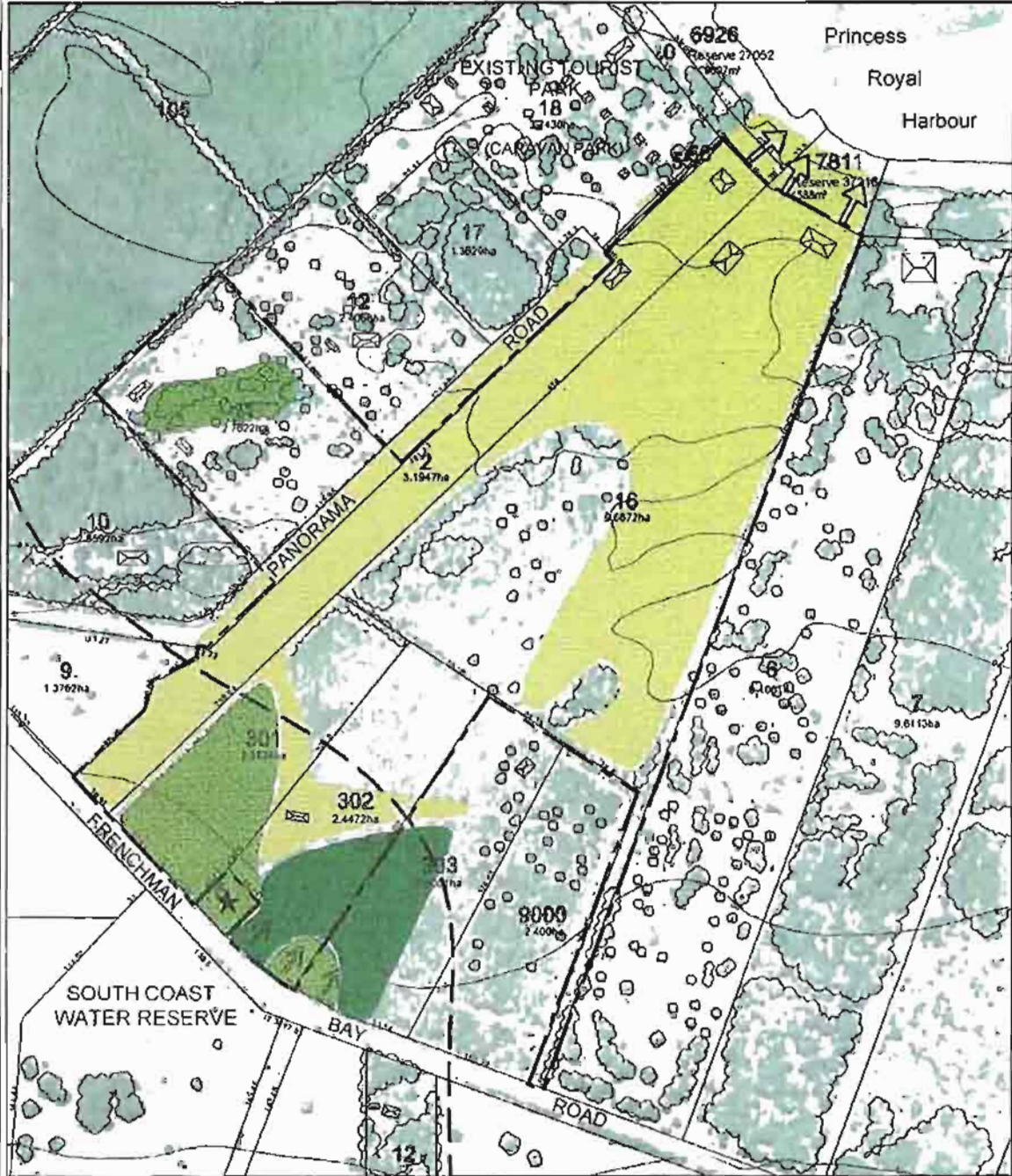
The area is surrounded by a variety of uses and activities ranging from residential development on conventional ¼ acre lots, to rural living and rural residential retreats on Rural, Special Rural and Conservation lots. The foreshore to Princess Royal Harbour is contained in Reserves 6926, 7811 and 7483. It has been substantially cleared. The majority of the foreshore is a local authority reserve for Parks and Recreation, portion is zoned Rural.

The Panorama Caravan Park is located on Lot 18 to the north west and is zoned Motel. Lot 17 is also zoned Motel; it is undeveloped and contains significant remnant vegetation. Lot 66 runs parallel to the foreshore and is zoned Rural. Lots 55 and 56 which adjoin Lot 6 serve as an extension to Panorama Road and are zoned Rural.

The Little Grove Golf course is located to the west of Humphrey Road. Lot 19 to the south is zoned Special Site – Holiday accommodation. Lots 105 and 104 (Reserve 931) to the west are local authority reserves for public use; both are undeveloped and contain significant areas of remnant vegetation.

The Torndirrup National Park is less than 500m from the subject land and extends south to the Southern Ocean. It is a local authority reserve for Parks and Recreation

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



SITE CHARACTERISTICS

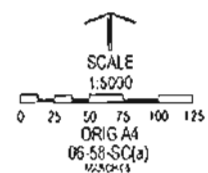
Lot 2 & 11 Panorama Road and
 Lot 16, 301 & 302 Frenchman Bay Road
 Big Grove, City of Albany

LEGEND

	Production Bore		Existing Trees
	South Coast Water Reserve Priority 2 Protection Area		Degraded to Completely Degraded Vegetation
	Views from Tourist route		Good and Very Good Vegetation
	Views to Harbour		Excellent Vegetation
	Existing Building		



Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St. Albany Western Australia 6170
 Phone: (08) 9842 2524 Fax: (08) 9842 1320



3. PLANNING CONTEXT

Key documents which provide the planning context and guidelines for the subject land are the City of Albany Town Planning Scheme No. 3, the Albany Local Planning Strategy and the Albany Local Rural Strategy.

3.1 State Strategies and Policies

Relevant State Strategic and Policy Documents include:

- SPP 1 State Planning Framework Policy
- SPP 2 Environment and Natural Resources
- SPP 2.6 State Coastal Planning Policy
- SPP 2.7 Public Drinking Water Source Policy
- SPP 3 Urban Growth and Settlement
- DC 1.1 Subdivision of Land – General principles
- DC 2.2 Residential Subdivision
- DC 3.7 Fire Planning
- DC 6.1 Country Coastal Planning Policy

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

The objectives of SPP3 most relevant to this proposal include:

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

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

3.2 Local Planning Strategy

The key strategic planning document relating to the property is the Albany Local Planning Strategy. ALPS has been endorsed by Council and is undergoing final assessment by the Department for Planning & Infrastructure. The current draft of ALPS shows the subject land as "Future Urban" Priority 3. Big Grove is specifically listed as one of the Priority 3 areas and is seen as a logical extension to the existing urban area. Map 9B also depicts a Tourist Accommodation Node on the existing Caravan Park on the adjoining property.

With the sewerage of Little Grove, the subject land effectively becomes the development front to the south east of the Little Grove townsite. A structure plan is currently being prepared for the Big Grove locality. Within the body of the report, the strategy argues heavily for the efficient use of serviceable and developable land close to or within the existing urban area. This includes providing for the resubdivision of Special Residential areas and the creation of fully serviced (sewered) residential development where ever possible within urban expansion areas. This is to occur in preference to inefficient lower density unserved Special Residential or similar development.

The strategy also emphasises the objectives of Liveable Communities in terms of landuse integration, provision for local employment, walkable catchments, permeable and efficient movement networks and nodes of increased density where they can be supported. These principals will to be applied to the area in the preparation of the Local Structure Plan.

3.3 Local Rural Strategy

The subject land is identified in the City of Albany's Local Rural Strategy (1996). The Strategy originally included the land within the Princess Royal Harbour 7 Policy Area, within which, rezoning to rural residential (retreat) was advocated. The LRS was reviewed and the subject land is contained in Princess Royal Harbour Policy Areas 6 and 10. The strategy recognises the development potential of the area and specifically refers to the need for further detailed study.

Although this strategy will be superseded by ALPS upon final endorsement, the LRS still operates to guide rural residential development and associated activities as well as identifying relevant planning issues, constraints and land management needs applicable within the precincts.

Notwithstanding the need for further detailed study to determine the most appropriate uses and the varying physical characteristics of the site, the following justifications and factors will be taken into consideration:

- The existing lots are predominantly small and their use is generally inconsistent with the objectives of the rural zone.
- There is a lack of controls under the rural zone to protect the environment and the amenity of the area.
- Significant portions of the area are of high regional value given its location on Princess Royal Harbour and its relationship with major regional tourist routes. The area is in close proximity to Albany.
- The area is within Visual Management Area A.
- Remnant vegetation requires protection.
- Landowners have indicated a willingness to subdivide.
- Parts of the area are within the vicinity of the South Coast Water Reserve.
- Portions of the site have been identified for Future Urban development, as the only undeveloped landholdings on the Peninsula that are no longer encumbered by water catchment protection issues.

3.4 Town Planning Scheme No.3

Town Planning Scheme No.3 was gazetted on 15 February 1980. An assessment of the scheme shows the Residential Development Zone is most suited to the land. Clause 5.5.1 specifies that need for preparation of and endorsement of an Outline Development Plan as a prerequisite for subdivision and development.

An ODP is currently being prepared for the Big Grove precinct and provides the mechanism to comprehensively plan the entire area and ensure the co-ordinated provision of essential services and infrastructure. There is opportunity for the ODP be advertised concurrently with this Scheme Amendment.

4. SITE ASSESSMENT

Notwithstanding the previous environmental, vegetation and capability assessments undertaken on the subject land, environmental consultants Coffey Environmental have been engaged to prepare a detailed investigation of the entire Big Grove precinct. The environmental assessment will address capability, vegetation type and condition, fauna, biodiversity, foreshore setbacks, hydrology, groundwater protection and acid sulphate. It will be used to assist in determining the boundary of the foreshore reserve.

The environmental assessment will describe the environmental attributes of the site and identify potential opportunities and constraints. It will inform the Outline Development Plan.

The assessments to date indicate that the potential for impacts on the biophysical environment for the Structure Plan area can be managed through the planning design phase.

4.1 Topography and Soils

The site is predominantly flat, sloping gently from the southeast corner which is generally 9 metres above sea level (Om AHD) to the northwest where the site abuts Princess Royal Harbour. The average slope is approximately 1:100. The majority of the area lies between 6 to 9 metres above sea level. The main topographical feature of note is a remnant dune system running parallel with the foreshore and located approximately 100 metres inland.

The City of Albany's Local Rural Strategy provides preliminary landform and soil mapping which is based on work undertaken by CSIRO (Churchward et al, 1988).

The entire Precinct is contained within the Landform and soil units developed in coastal aeolian and fluvial sediments – dune systems. Within this area the predominant unit is the Meerup Mf map unit which is described as podzols on interdunal flats. Limited areas of the Meerup Mp map unit are also present and are described as second phase dunes with calcareous sands.

Detailed on site assessment confirms that the soils are mainly podsollic with a dark grey organic stained surface layers. This surface layer overlies a lighter grey sand about 20cms thick which in turn overlies bleached white sand.

4.2 Hydrology

No water bodies or drainage lines are located within the Precinct and no surface water is evident in winter. Water table contours on the subject land adjacent to Frenchman Bay Road indicate that the water table level in summer months is approximately 2m AHD, which when compared to the sites topography gives an approximate separation of between 4 - 7m between natural ground level and the water table in this area. While these separation distances will decrease towards the harbour, the majority of the Precinct will have a separation distance in excess of two metres.

The land characteristics indicate that the well drained nature of the soils, lack of flooding, inundation and separation from groundwater (generally 8m with 2m minimum) will minimise any potential for adverse impacts from fully serviced residential development.

The subject land is located within the vicinity of the South Coast Water Reserve. Groundwater is abstracted via a series of production bores across the borefield, one of which is located on lot 5 Frenchman Bay Road. Portion of the site is within the Priority 2 Public Drinking Water Source Area of the South Coast Water Reserve. The water supply is required to be protected and land uses which could affect the quantity and/or quality are to be appropriately managed. In addition, buffers have been established to minimise the risk of polluting or contaminating the water source.

4.3 Vegetation

The subject land is located within the Torndirrup Vegetation System which is named from the Torndirrup National Park and comprises the coastal dune country. The vegetation across the site has been impacted by multiple disturbances associated with various rural land uses. Weed species are evident. A significant portion of the site has been planted to exotic species, including pines and agroforestry/loriculture. Areas around buildings and adjacent to the foreshore remain cleared of native vegetation and are maintained as lawn and/or parkland cleared. Although the majority of the area has previously been cleared for agricultural purposes, there has been regrowth on some areas of the site with the dominant vegetation being peppermint (*Agonis flexuosa*) low woodland. *Banksia ilicifolia* is present and some *Eucalyptus megacarpa* are also scattered through the area. Other shrubs include:

<i>Acacia cyclops</i>	<i>H. prostrata</i>
<i>A. decipiens</i>	<i>Hibbertia cunifformis</i>
<i>A. divergens</i>	<i>Jackasonia horrida</i>
<i>Adenathos cuneatus</i>	<i>Leucopogon parviflorus</i>
<i>A. serviceus</i>	<i>Loxocaria fluxuosa</i> (large red)
<i>Andersonia simplex</i>	<i>Melaleuca acerosa</i>
<i>Anigozanthos flavidus</i>	<i>Olax phyllanthi</i>
<i>Anthocercis viscosa</i>	<i>Piimelea clavata</i>
<i>Casuarina humilis</i>	<i>Senecio lantus</i>
<i>Dryandra sessilis</i>	<i>Spyridium globulosum</i>
<i>Hakea elliptica</i>	
<i>H. olefolia</i>	

Closer to the sea, *Scaevola crassifolia*, *s. nitida*, *Olearia axillaris* and *Senecio elegans* are present.



The 2008 environmental assessment draws on a number of previous vegetation studies and nominates 17 vegetation associations across the precinct. Within the study area, the predominant vegetation complex is *Low Agonis woodland on low calcareous plains < 15m*. In terms of quality, there are no areas within the precinct classified as pristine. A significant proportion of the study area is classified as completely degraded or degraded; this makes up the bulk of the proposed development area. The majority of the vegetation within the subject land that is identified as Good and Excellent is nominated as future Public Open Space.

No threatened ecological communities have been identified in the site.

No species of Declared Rare or Priority flora were recorded during the 2006 and 2007 assessments. None of the species recorded within the study area is listed as Threatened.

4.4 Site History and Cultural Significance

The majority of the precinct has previously been cleared and used for agricultural purposes including dairy farming. The area was subsequently subdivided into lots of predominantly 9-10 hectares and used for rural residential/hobby farm activity. The majority of the lots remained parkland cleared. Lot 16 contains areas which have been developed as plantations of pines and various woody proteaceous species.



There are no sites of aboriginal significance recorded by the Department of Aboriginal Affairs Register of Ethnographic Sites within the study area. The nearest site is located at Limeburner Point on Reserve 930.

The Aboriginal Heritage Act 1972, protects all aboriginal sites in Western Australia whether they are recorded or not. Given the historic and current use of the area, it is unlikely that any such sites exist, however, should one be identified it will be necessary for the site to be assessed and appropriately protected.

5. LAND CAPABILITY

The Mp & Mf landform/soil map units are categorised in Table 1 according to a wide range of land characteristics which are used to assess the capability of the land in relation to road house construction and development. Both the Mp & Mf landform/soil unit have a high capability in terms of road and house construction with ease of excavation (high), foundation soundness (good), slope instability (low/nil), inundation and flood risk (nil/low).

Table 1 Land Capability Assessment

Land Qualities	Map Unit	
	Mp	Mf
Water Eros. Risk	Low	Very Low
Wind Eros. Risk	Very High	Low
Microb. Purif.	Very Low	Very Low
Water Pol. Risk O.F	Very Low	Low
Water Pol. Risk S.D	Mod	Mod
Ease of Excavation	High	High
Inundation	Nil	Low
Flood Risk	Nil	Nil
Foundation Soundness	Good	Good
Slope Instability	Low	Nil
Soil Absorb. Ability	High	Mod
Subsoil Water Ret.	Low	Low
Soil Workability	Fair	Good
Nutrient Avail.	Low	Low
Nutrient Ret. Abil.	Mod	Mod
Topsoil Nut. Ret.	Very Low	Very Low
Moisture Avail.	Very Low	Very Low
Rooting Condition	Easy	Easy
Salinity Risk	Not susceptible	Not susceptible
Exposure Factor	Very High	Mod
Wind Erodibility	High	High
Water Erodibility	Low	Low
Soil Resistance	Low	Low
Rain Acceptance	Very High	Very High

Source: City of Albany Local Rural Strategy 1996

These soil types are characterised as having the following features with the corresponding management factor/response noted when assessed against fully serviced residential development:

Table 2 Soil and Land Management

Water Erosion Risk	Low & V Low	Managed through conventional subdivision/development process
Wind Erosion Risk	V High & Low	Managed through conventional subdivision/development process
Water Pollution Risk O.F	V Low & Low	Managed through conventional subdivision/development process
Water Pollution Risk S.D	Mod	Managed through conventional subdivision/development process
Ease of Excavation	High	Noted
Flood Risk	Nil	Acceptable rating
Foundation Soundness	Good	Noted
Slope Instability	Low & Nil	Acceptable rating
Soil Absorption Ability	High & Mod	Management through detailed drainage design.
Soil workability	Fair & Good	Acceptable rating
Exposure Factor	V High & Mod	Managed through conventional subdivision/development process
Nutrient Retention Ability	Mod	Acceptable rating

These general characteristics and construction issues will need to be fully reviewed by a detailed site specific assessment covering environmental factors and site development. This study is currently being prepared so as to inform and guide the development of the Local Structure Plan.

The other characteristics of note, 'Exposure Factor' and 'Wind Erodibility' have very high and high ratings for the Mp map unit and Moderate and High for the Mf map unit. In order to reduce the susceptibility to wind erosion, it is important that clearing of vegetation is minimised. Where clearing occurs in order for roads, services and housing to be constructed, provisions should be incorporated in the scheme to ensure all

disturbed areas are appropriately stabilised on completion of works. Clearing required for bush fire management should be carried out by slashing in order to ensure a cover of vegetation and associated root structures remain in place.

Land qualities present very much the same as the nearby sites containing existing urban areas of Little Grove and the tourist developments on Panorama Road. Although there is a moderate risk of groundwater pollution through subsoil drainage, by comparison to the historic and existing landuses this is not a significant management issue as development will not utilise on-site effluent disposal development but will be connected to the deep sewer system.

There are no significant constraints to the development of the subject land which generally has high capability for fully serviced residential development in the form presented by this proposal.

6. SERVICES & INFRASTRUCTURE

6.1 Roads

Primary road access is provided by Frenchman Bay Road which serves as a significant tourist route and is identified as an 'Important Regional Road'. Frenchman Bay Road is a sealed bitumen road and has recently been upgraded; Panorama Road is also fully constructed.

Frenchman Bay Road currently serves as a public transport route and has linkages to the major road network as well as good connections to existing residential areas to the east and west.

6.2 Power, Water and Telecommunications

Potable water, electrical power and telecommunications are available to the project area via direct connection with or without extension/upgrade. The necessary extension of services to and through the site will ensure logical staging and overcome the potential for development leapfrogging and inefficient service use.

6.3 Sewerage

With the infill sewerage of Little Grove now being implemented, all essential services are available to the subject land and the overall precinct.

The Little Grove infill sewer program provided a pump station on Spring Street which has the capacity to accommodate sewerage from the Big Grove precinct. A separate pump station will be required to service Big Grove, together with reticulation to connect back to the Spring Street pump station. Preliminary investigations indicate that these works are economically viable.

6.4 Stormwater/Drainage

The relatively flat nature of the land and soil types does not present any problems in terms of stormwater drainage. There are no creeks running through the precinct and only one property has a water body which will probably be incorporated into the foreshore reserve. Engineering consultants Wood and Grieve have been appointed to investigate and address service and drainage requirements and detailed design associated with the future subdivision of the precinct.

6.5 Fire Safety

This Amendment and the accompanying Outline Development Plan take into consideration the essential elements of Planning for Bush Fire Protection (2001) and the Western Australian Planning Commission Planning Policy DC3.7; in particular the following key principles:

- A hazard separation zone from areas adjoining the site which are classified as 'High' or 'Extreme' Bush Fire Hazard.
- The subdivisional roads being designed as loop roads to facilitate emergency access/egress and facilitate access for fire fighting purposes.
- Options for an interim network of Strategic Fire Breaks/emergency egress to enable staged release of lots.
- Fire hydrants to be installed within the road reserves at 200 metre intervals.

6.6 Community Facilities

In terms of schooling, preliminary indications from the Department of Education are that the existing Little Grove primary school will cater for the Big Grove area; however, further consideration in the structure plan process will confirm the requirements and mechanism for education and other community facilities. It is also anticipated that retail and community services will be concentrated in Little Grove with appropriate facilities within the Big Grove local activity centre.

7. PLANNING CONSIDERATIONS, CONSTRAINTS AND OPPORTUNITIES

7.1 Site Specific Planning Issues

Following a review by Water & Rivers Commission of the South Coast Water Reserve boundary and the associated development control requirements within the declared water reserve, Council initiated a review of the affected Policy Areas within its Local Rural Strategy. This review was carried out as some of the Policy Areas were heavily influenced by the original groundwater protection provisions. At the same time the City of Albany Draft Local Planning Strategy (ALPS) was reviewing the long term planning direction for land on the Vancouver Peninsula. The draft document suggested the subject land be designated for 'Longer Term' Residential development.

The Local Rural Strategy was subsequently amended and the subject land included in Princess Royal Harbour 10 Policy Area. The Policy Statement for this area states that 'Council will not support any significant development or subdivision within this Precinct until further study is undertaken as part of the new Town Planning Scheme.

The proponents have undertaken to carry out this further study and a Structure Plan, in the form of an Outline Development Plan has been prepared.

Key planning issues to be addressed in the preparation of a structure plan for the precinct include:

- Preparation of an overall plan which will enable landowners to proceed independently if necessary while at the same time ensuring overall planning is coordinated.
- Consolidation of the foreshore.
- Provision of Public Open Space
- Cost sharing arrangements in relation to provision of major infrastructure.



OPPORTUNITIES AND CONSTRAINTS

Lot 1 & 1 Princess Road and
 Lot 1 & 201 & 202 Princess Bay Road
 Big Cove - City of Albany

LEGEND

NOTES

The following characteristics, opportunities and constraints are applied to the site

- Proximity to Princess Royal Harbour and Campbell Nature Park
- Generally steep terrain with low topography and high capacity and suitability for residential development
- Good connection to the existing regional road network. Strategically located to major arterial roads and adjacent to major public transport
- Established opportunity to provide residential, retail, commercial, business, employment centres and the Centre Area
- A significant opportunity to provide environmental, water for urban recreation and tourism as well as providing for generational planning
- There is a need for development to be sensitive to geologically sensitive areas
- The area is located within Visual Management Area A and therefore require sensitive (particularly when viewed from Princess Bay Road)
- There is a need to protect sensitive vegetation and other environmentally sensitive areas when the site is urbanised
- Removal native vegetation needs to be controlled
- Further access points onto Princess Bay Road need to be investigated
- Further work requires appropriate fence and signage

City of Albany
 Planning Department
 1000 Albany Highway
 Albany, WA 6170



7.2 Constraints and Opportunities

The following characteristics, opportunities and constraints are identified for this site:

- Proximity to Princess Royal Harbour and Torndirrup National Park
- Gently sloping land with few impediments and high capability and suitability for residential development
- Good connection to the existing regional road network.
- Strategically located on major tourist route and adjacent to designated tourist node.
- Convenient connections to existing residential areas, community facilities, employment centres and the Central Area.
- A significant development area allowing economies of scale for service extension and provision as well as providing for comprehensive planning.
- There is a need for development to be setback from groundwater extraction wells.
- The area is located within Visual Management Area A and therefore visually sensitive (particularly when viewed from Frenchman Bay Road).
- There is a need to preclude intensive agriculture and other inappropriate uses within this future urban area.
- Remnant native vegetation needs to be protected.
- Further access points onto Frenchman Bay Road need to be minimised.
- Foreshore areas require appropriate tenure and protection.

7.3 Connectivity and Linkages

As indicated in the 2006 conceptual structure plan and the draft Outline Development Plans for Big Grove, the road layout and movement networks provides for connectivity between landholdings within the study area as well as linkages to adjoining areas. The road network allows for limited connections to Frenchman Bay Road. Panorama Road, which is currently a cul-de-sac, is proposed to be linked via several new subdivisional roads through to Frenchman Bay Road and the adjacent subdivision to the west. Formal public access to the foreshore will be achieved through the extension of Panorama Road. Opportunities will be created to provide and improve pedestrian and cycle linkages along the foreshore reserve.

7.4 Justification

The proposed development will facilitate the implementation of Council's strategy to provide for the future growth of the Albany. The current shortage of residential land in Albany suggests that it is necessary to have a number of development fronts providing a choice of lots and location at any one time. Notwithstanding that staging of development is generally best left to the market to determine, this site represents a logical first step in the outwards expansion of Little Grove.

With vegetation issues potentially compromising the other major development areas of Yakamia and Bayonet Head, it is important that alternative development fronts are provided for. Larger parcels of land are more readily developed than the more fragmented parcels of land where owners often either do not proceed to the development stage or only release one or two lots at a time.

As the area will be designated for residential development, and is similar to Amendments 262 and 272, it is considered that the proposed rezoning will not set an undesirable precedent. The proposed Amendment will utilise zoning and land use categories that already exist within Town Planning Scheme No.3. Standard mechanisms, including those contained in Clause 5.5 will be used to guide and control subdivision and development.

7.5 Conceptual Structure Plan

The following figure gives an indication of the possible form and layout of development that could eventuate on the subject land.

The plan shows the general layout of major roads, indicative residential densities, foreshore reserves and public open space. The plan responds to the constraints and opportunities presented by the site and indicates linkages and connections to adjoining areas. The layout is based on the Liveable Neighbourhoods Community Code and aims to maximise the benefit gained from amenity areas and nodes, protect natural resources and buffer sensitive uses.

This plan will be further informed/modified by the results of the detailed studies undertaken in the preparation of a comprehensive structure plan for the Big Grove precinct, together with the requirements of the ODP approval process.

8. AMENDMENT PROPOSAL

It is proposed to include all of the subject lots in the Residential Development Zone and to introduce clauses which allow for residential development at densities greater than R20 within appropriate areas as designated on an endorsed Structure Plan. This is consistent with the (draft) Albany Local Planning Strategy which promotes sustainable land use, a variety of lot sizes and increased residential density in appropriate locations. This Amendment brings the Scheme into line with current planning principles and practices, in particular Liveable Neighbourhoods which focuses on achieving more sustainable urban forms, higher densities, walkability, viability, efficiency and affordability.

The Residential Development Zone is the most appropriate zone for the subject land on the following basis:

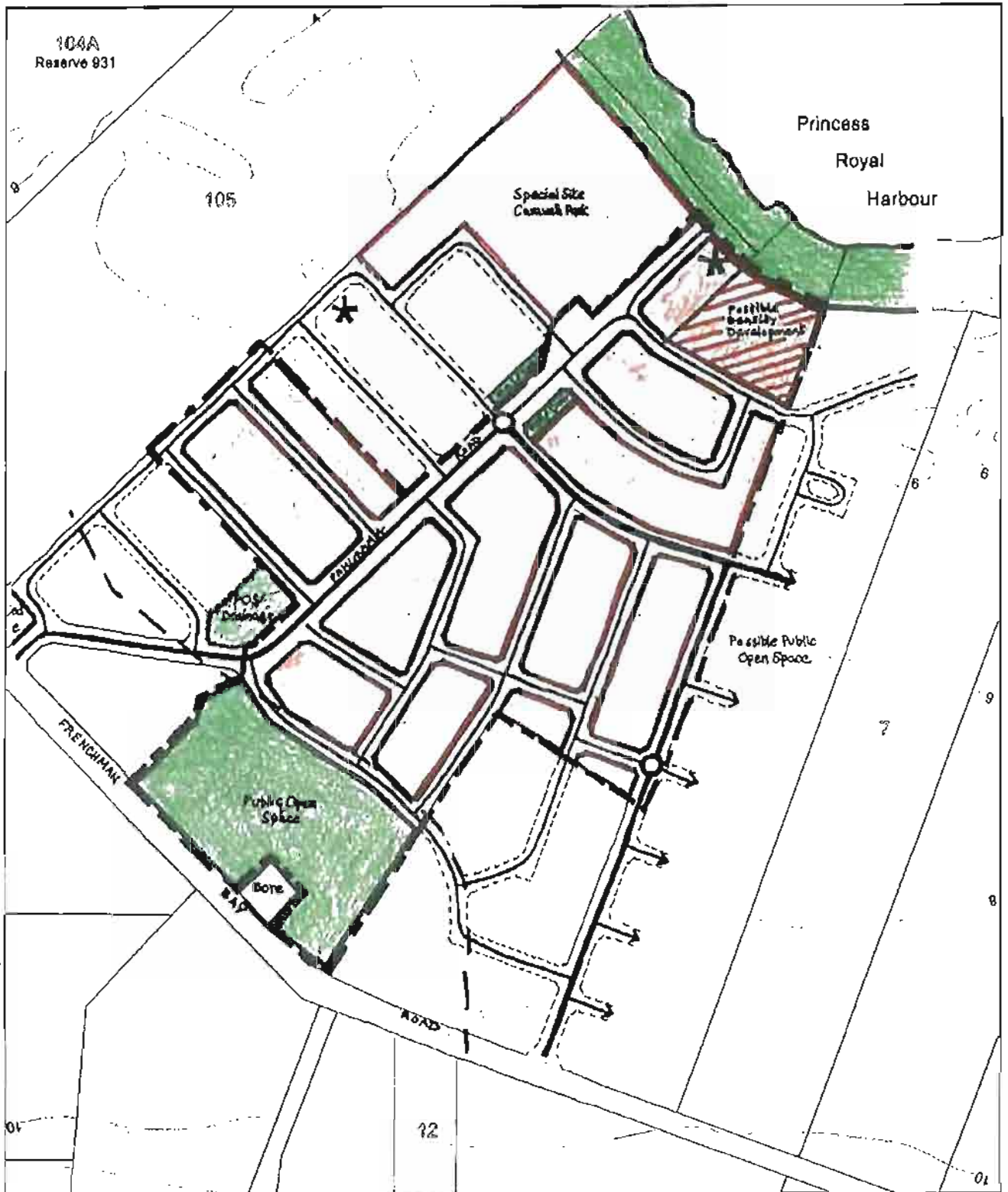
- The existing Rural zone promotes ongoing long term rural landuse and by consequence rural investment contrary to the strategic identification of the land for future urban purposes.
- The existing Special Rural zone promotes landuses and development that would either seriously constrain or compromise efficient development for urban/residential purposes.
- Given its size and shape, it is a planning anomaly that Lot 2 has remained under the Tavern zone.
- The Residential Development zone ensures the area is comprehensively planned and that no landuse, development or subdivision is possible until a comprehensive structure plan has been prepared, assessed and approved.

For Residential Development Zones, Clause 5.5 of the Scheme requires:

- Council and Western Australian Planning Commission approval of an Outline Development Plan (Structure Plan) for at least the extent of the contiguous residential development zoning.
- That the Outline Development Plan (Structure Plan) defines the form, structure and principals of development as well as residential landuse mix, road network, non residential land uses including open space, servicing including deep sewerage and other issues specific to the context and qualities of the subject land.

By virtue of this zoning, Council and other agencies/decision making authorities, as well as the community in general, are assured that comprehensively planned, fully serviced and fully assessed subdivision and development will be the only result of the zoning change.

The Residential Development zone controls in the scheme ensure that once a Local Structure Plan is finalised and approved, no new rezoning is required for uses and activities nominated on the plan.



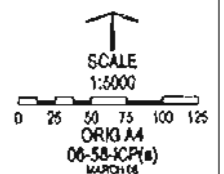
INDICATIVE CONCEPT PLAN
BIG GROVE WEST

LEGEND

	Subject Land		Density Development
	Future Linkages		R20/26 Residential
	Foreshire Reserve		Tourist Node
	South Coast Water Reserve		Key Roads
	Public Open Space		



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The provisions of the Scheme allow for uses such as consulting rooms, schools, home business, grouped dwellings, professional offices, public worship and shop, provided these are shown on an adopted Local Structure Plan/Outline Development Plan. This will cater for any non residential landuse requirements likely to be considered in the area in the future.

The extent of the subject land is a significant attribute and will enable a comprehensive development front to be planned and released. In addition to its strategic location adjoining the Harbour, the subject land is well located in terms of accessibility to services and the Central Business District, particularly when compared with other developing areas such as Oyster Harbour and Bayonet Head. It is anticipated that this area will supply residential lots at the high end of the market, thereby providing variety and choice in housing product. There are few impediments or constraints and the property has the potential to be developed and released within a reasonable time frame.

9. CONCLUSION

The proposal to rezone lots 2, 11, 16, 301 and 302 to Residential Development is consistent with State, Regional and local planning strategies. Rezoning the land for residential purposes is anticipated in Council's Local Planning Strategy. This land represents the logical extension of the development front. Preliminary assessment confirms the site's capability and suitability for urban development. All essential services can be provided to the site and the size of the area will enable the comprehensive design and release of lots. An overall structure plan will be required prior to subdivision applications being lodged and this will enable issues identified in this report to be addressed.




There is a demonstrated demand for the release of additional residential lots in Albany and this site is strategically located on the southern development front of the rapidly growing regional City. Big Grove overlooks Princess Royal Harbour and has convenient access to the City centre and local community facilities.

By including the land in the Residential Development zone, Council is protecting the area from uses inconsistent with a future urban purpose. By virtue of the need for comprehensive Local Structure Plans prior to alternative use or urban development, Council and the Western Australian Planning Commission retain full control over the form and structure of the future urban development of the area.








**CITY OF ALBANY
TOWN PLANNING SCHEME No. 3
AMENDMENT No. 279**






LOCAL SCHEME RESERVES

-  IMPORTANT REGIONAL ROAD
-  PARKS AND RECREATION
-  PUBLIC PURPOSES

ZONES

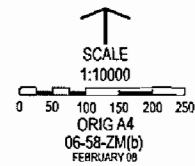
-  RESIDENTIAL DEVELOPMENT
-  MOTEL
-  TAVERN
-  SPECIAL SITE
-  HA HOLIDAY ACCOMMODATION
-  RURAL
-  SPECIAL RURAL

OTHER

-  LOCAL GOVERNMENT BOUNDARY
-  SCHEME BOUNDARY
-  SPECIAL RURAL AREA
(SEE SCHEME TEXT)



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CHEQUES	DATE	CREDITOR	PARTICULARS	AMOUNT
24186	07/05/2008	WALIS FORUM	WALIS INTERNATIONAL FORUM 2008 - FULL REGISTRATION N STRINGALL	-380.00
24187	07/05/2008	CAROLE BEAUMONT	REFUND OF MOTHERS DAY MARKET STALL FEE	-30.00
24188	07/05/2008	DEPARTMENT FOR PLANNING AND	VEHICLE REGISTRATION	-126.20
24189	07/05/2008	HITACHI CONSTRUCTION MACHINERY	FUEL TANK CAP	-138.19
24190	07/05/2008	MICHAELS MUSICAL SERVICES	PERFORMANCE FEE FOR CROSSBOW VAC CONCERT	-240.00
24191	07/05/2008	MIDDLETON BEACH BOWLING CLUB	COMMUNITY FINANCIAL GRANT	-10,000.00
24192	07/05/2008	SENSIS PTY LTD	YELLOW ONLINE BUSINESS BASICS MONTHLY FEE	-45.10
24193	07/05/2008	RURAL PROJECT SERVICES	Vegetation Control for Main Roads WA	-1,307.92
24194	07/05/2008	SIDE BY SIDE	REFUND OF DEPOSIT ON CANCELLED SHOW DUE TO ILLNESS	-500.00
24195	07/05/2008	DEPARTMENT OF PREMIER & CABINET	GOVERNMENT GAZETTE ADVERTISING	-247.85
24196	07/05/2008	WATER CORPORATION	WATER CONSUMPTION	-1,767.10
24197	07/05/2008	ZURICH AUST INSURANCE CO LTD	EXCESS ON INSURANCE CLAIM- 017859	-300.00
24198	07/05/2008	LUDA KORCZYNSKYJ	ARTWORK	-1,350.00
24199	07/05/2008	PERRY SANDOW	REFUND	-127.50
24200	07/05/2008	PETER WILTSHIRE	REFUND	-50.00
24201	07/05/2008	TERRY CUNNINGHAM	REFUND	-50.00
24202	07/05/2008	ANDREW CRUICKSHANK	REFUND	-30.00
24203	07/05/2008	SPENCER FIELD	REFUND	-35.00
24204	14/05/2008	ACE TRENCHING	RAISE HEIGHT OF TELSTRA 5 PIT AT LANCASTER ROAD DUE TO NEW FOOTPATH CONSTRUCTION	-220.00
24205	14/05/2008	BANKWEST CONVEYANCING	Rates refund for assessment A119493	-304.82
24206	14/05/2008	LANDGATE	IDENTIFICATION OF LAND PARCELS BY TECHNICAL DESCRIPTION.	-396.00
24207	14/05/2008	ELTTON ENTERPRISES	TRANSPORT OF FURNITURE	-412.50
24208	14/05/2008	HU KENDALL & CO	CABLE TIES	-100.05
24209	14/05/2008	KMART ALBANY	DECORATIONS AND CROCKERY	-113.59
24210	14/05/2008	PC MACHINERY	Purchase of Wacker Pedestrian Roller	-14,734.50
24211	14/05/2008	PETTY CASH - ALBANY AQUATIC & LEISURE	PETTY CASH RECOUP- ALBANY LEISURE AND AQUATIC CENTRE	-198.80
24212	14/05/2008	PETTY CASH - DEPOT	PETTY CASH RECOUP FOR MERCER ROAD DEPOT	-226.45
24213	14/05/2008	PETTY CASH - CITY OF ALBANY	PETTY CASH RECOUP - NORTH ROAD OFFICES	-360.85
24214	14/05/2008	DEPARTMENT OF PREMIER & CABINET	GOVERNMENT GAZETTE ADVERTISING	-115.50
24215	14/05/2008	SUTHERLAND LEGAL	Rates refund for assessment A204983	-406.92
24216	14/05/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-15,712.22
24217	14/05/2008	WATER CORPORATION	WATER CONSUMPTION	-3,157.85
24218	14/05/2008	WINDSOR LODGE COMO	STAFF ACCOMMODATION	-112.00
24219	14/05/2008	ROBIN GATH	REFUND	-20.00
24220	14/05/2008	CAMERON DALL	DONATION	-200.00
24221	15/05/2008	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH RECOUP	-175.60
24222	15/05/2008	PETTY CASH - CLASSIC MOTOR EVENT	PETTY CASH RECOUP AND FLOATS - 2008 CLASSIC MOTOR EVENT	-1,811.10
24223	16/05/2008	DEPARTMENT OF ENVIRONMENT AND	APPLICATION FOR CLEARING PERMIT	-200.00

24224	19/05/2008	CASH	DONATION -'BIG MORNING TEA' WHICH RAISES MONEY FOR CANCER.	-200.00
24225	19/05/2008	CASH	GIFT VOUCHER FOR MALCOLM TRAILL - 15 YEARS OF SERVICE	-225.00
24226	21/05/2008	NOTLE PTY LTD	RETURN FOR OUTSTANDING WORKS BOND. WAPC 123631 (TRUST)	-79,851.20
24227	21/05/2008	JENNIFER SHEPHERDSON	RETURN OF OUTSTANDING WORKS BOND WAPC 123596 (TRUST)	-100,336.60
24228	21/05/2008	CITY OF BUNBURY	REGISTRATION FOR EMERGENCY MANAGMENT CONFERENCE	-150.00
24229	21/05/2008	DEPARTMENT FOR PLANNING AND	VEHICLE REGISTRATION	-271.60
24230	21/05/2008	MAKO HOLDINGS PTY LTD	days Hire of 'Grizzly' attachment from 1 April 2008 - 24 April 2008	-1,980.00
24231	21/05/2008	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH RECOUP	-164.35
24232	21/05/2008	RICK HART WA PTY LTD	LAPTOP COMPUTER HP9747TX FOR STEPHEN DEERING	-3,121.00
24233	21/05/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-4,065.20
24234	21/05/2008	WATER CORPORATION	WATER CONSUMPTION	-650.45
24235	21/05/2008	G & Y FLOORCOVERINGS	TILING REPAIRS AT AIRPORT	-187.00
24236	28/05/2008	AUSTRALIAN GEOGRAPHIC WHITFORD	EYECLOPS	-109.95
24237	28/05/2008	CASH	PAYMENT:ABORIGINAL ELDER FOR WELCOME TO COUNTRY AT ALAC	-200.00
24238	28/05/2008	DEPARTMENT FOR PLANNING AND	VEHICLE REGISTRATION	-241.55
24239	28/05/2008	FOLKLORE SKATEBOARDS (AUS) PTY LTD	SKATE BOARD PARTS	-106.70
24240	28/05/2008	KMART ALBANY	materials for alac opening	-191.27
24241	28/05/2008	SENSIS PTY LTD	YELLOW ONLINE BUSINESS BASICS MONTHLY FEE. APRIL INSTALMENT	-90.20
24242	28/05/2008	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH RECOUP	-181.80
24244	28/05/2008	DEPARTMENT OF PREMIER & CABINET	GOVERNMENT GAZETTE ADVERTISING	-313.40
24245	28/05/2008	SUNSHINE COAST REGIONAL COUNCIL	MEMBERSHIP FEE FOR THE NATIONAL SEA CHANGE TASKFORCE	-2,475.00
24246	28/05/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-357.92
24247	28/05/2008	THE BRISBANE CONCERT SOUND PTY LTD	Plaque for the Public Art at Albany Leisure and Aquatic Centre	-500.00
24248	28/05/2008	WATER CORPORATION	WATER CONSUMPTION	-2,638.75
24249	28/05/2008	WESTERN AUSTRALIAN GOULD LEAGUE	MIA MIA POSTER	-50.00
24250	28/05/2008	DARREL YATES	PA & LIGHTING HIRE FOR MAY 23	-700.00
24251	28/05/2008	ARTHUR TONKIN	REIMBURSEMENT ALAC FEES	-162.25
			TOTAL	-255,224.80

TOTAL

-510,449.60

C/CARD	DATE	CREDITOR	PARTICULARS	AMOUNT
	7/04/2008	Skywest	Library Regional Meeting	-450.40
	9/04/2008	Skywest	AWF Meeting Perth	-755.54
	11/04/2008	Skywest	Finding My Place Presenter	-377.80
	11/04/2008	Skywest	Library training - 4 Staff	-1,801.60
	14/04/2008	Skywest	Travel - media meetings for Amazing Albany	-450.40
	8/04/2008	HMC Priority Privilege	Discount Accommodation Package	-269.00
	29/03/2008	Miss Maud Hotel	Accommodation - Manager Library Services State Library WA Exchange	-341.95
	28/03/2008	Novotel Vine Resort	Accommodation - City Assets Conference	-360.00
	28/03/2008	Selex	Airport ILS system repair	-647.04
	15/04/2008	Life's a Beach Café	EDWS Team Meeting	-348.10
	16/04/2008	Selex	Airport ILS system repair	-1,600.41
	31/03/2008	Haymarket Publishing	Advertising in UK for Planning positions	-1,505.06
	7/04/2008	Dept of Environment	Licence	-200.00
	15/04/2008	Rehus International	Video Conference interview - UK	-271.47
	16/04/2008	Novotel Darling Harbour	Accommodation - Training	-744.00
	24/04/2008	Vivid Ads Pty Ltd	Brochure Racks - Ulysses display Townsville	-514.80
		Sundry < \$ 200.00		-23,633.98
			TOTAL	-34,271.55
			PAYROLL TOTAL	-685,077.00

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT44549	06/05/2008	SPECTRUM THEATRE INC	TOWN HALL PRODUCTION - SUMMER END	-5,122.61
EFT44550	07/05/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-412.50
EFT44551	07/05/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-2,341.25
EFT44552	07/05/2008	ADVERTISER PRINT	500 business cards on tourism stock	-110.00
EFT44553	07/05/2008	ALBANY BRAKE & CLUTCH	VEHICLE MAINTENANCE	-47.52
EFT44554	07/05/2008	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	-47.30
EFT44555	07/05/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-903.19
EFT44556	07/05/2008	ALBANY SWEEP CLEAN	SWEEP CARPARK AND ASSOCIATED AREAS AT AIRPORT	-352.00
EFT44557	07/05/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-126.70
EFT44558	07/05/2008	ALBANY REFRIGERATION	REPAIR MOUNTED DISPLAY CHILLER	-171.88
EFT44559	07/05/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-63.15
EFT44560	07/05/2008	ALBANY SEA RESCUE SQUAD INC	KEY BOND REFUND FOR EMU POINT BOAT PENS	-5.00
EFT44561	07/05/2008	ALBANY WALLCUTTING SERVICES	DRILLING FOR EXHAUST FAN AT ALAC	-224.40
EFT44562	07/05/2008	ALL EVENTS PROSOUND HIRE	TECH ATTENDANCE FOR WIZARD OF OZ PERFORMANCE	-360.00
EFT44563	07/05/2008	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-150.00
EFT44564	07/05/2008	ART ALMANAC	HALF PAGE ADVERTISEMENT	-203.50
EFT44565	07/05/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-9,832.21
EFT44566	07/05/2008	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	-139.50
EFT44567	07/05/2008	AYTON TAYLOR & BURRELL	CULL ROAD SUBDIVISION - PLANNING FEES	-7,414.00
EFT44568	07/05/2008	BAKERS JUNCTION ENGINEERING	STAINLESS STEEL RODS AND CLAMP FOR BRIG AMITY	-2,814.88
EFT44569	07/05/2008	BT EQUIPMENT PTY LTD	VEHICLE PARTS	-77.82
EFT44570	07/05/2008	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-2,634.60
EFT44571	07/05/2008	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	-177.20
EFT44572	07/05/2008	BARCINO	CATERING	-54.00
EFT44573	07/05/2008	BENNETTS BATTERIES	BATTERY PURCHASES	-136.40
EFT44574	07/05/2008	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	-6,403.95
EFT44575	07/05/2008	WENDY BERGSMA	MOBILE PHONE REIMBURSEMENT FOR MAY 2008	-20.00
EFT44576	07/05/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-953.70
EFT44577	07/05/2008	BLOOMIN FLOWERS	VARIOUS FLORAL ARRANGEMENTS	-275.00
EFT44578	07/05/2008	ALBANY BOBCAT SERVICES	BOBCAT HIRE	-1,480.00
EFT44579	07/05/2008	BP ELECTRONICS	ELECTRONICS MATERIALS	-90.52
EFT44580	07/05/2008	BRAINSTORM TECHNOLOGY	MS COMFORT CURVE KEYBOARD	-51.00
EFT44581	07/05/2008	BROOKS GARDEN CHEMMART	FIRST AID SUPPLIES	-140.00
EFT44582	07/05/2008	BUILDING AND CONSTRUCTION IND	TRAINING LEVY - APRIL	-22,741.27
		TRAINING FUND		
EFT44583	07/05/2008	BUILDERS REGISTRATION BOARD	BRB LEVY - APRIL	-2,835.00
EFT44584	07/05/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-38.02
EFT44585	07/05/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-1,645.22
EFT44586	07/05/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-1,468.78

EFT44587	07/05/2008	COFFEY ENVIRONMENTS PTY LTD	ENVIRONMENTAL REVIEW REPORT AND ENVIRONMENTAL INVESTIGATIONS-YAKAMIA	-7,042.86
EFT44588	07/05/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES FOR DAYCARE	-615.81
EFT44589	07/05/2008	CJ GILBERT & ASSOCIATES	BORE SAMPLING AND ANALYSES - CONSULTING	-4,686.00
EFT44590	07/05/2008	CONPLANT PTY LTD	VEHICLE PARTS	-131.89
EFT44591	07/05/2008	COOK'S TOURS PTY LTD	ADVERTISING	-1,100.00
EFT44592	07/05/2008	COURIER AUSTRALIA	FREIGHT FEES	-336.52
EFT44593	07/05/2008	COUNTRY ARTS WA	COST FOR 2 NIGHTS STAY IN PERTH	-398.00
EFT44594	07/05/2008	COVENTRYS	VEHICLE PARTS	-539.95
EFT44595	07/05/2008	DOWNER EDI WORKS PTY LTD	SUPPLY COLDMIX/HOTMIX	-801.01
EFT44596	07/05/2008	CEMEX AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-2,201.30
EFT44597	07/05/2008	CYNERGIC COMMUNICATIONS	COMPUTER SUPPLIES	-493.90
EFT44598	07/05/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-1,127.50
EFT44599	07/05/2008	LANDGATE	TITLE SEARCHES AND REVALUATIONS	-17,917.60
EFT44600	07/05/2008	DEPT OF ENVIRONMENT & CONSERVATION	ANNUAL LICENCE FEE - HANRAHAN REFUSE SITE	-5,560.58
EFT44601	07/05/2008	EATCHA HEART OUT CAFE	CATERING	-4,081.00
EFT44602	07/05/2008	EDDIES PEST & WEED CONTROL	PEST REMOVAL FROM DAYCARE BUILDING AREA - SPIDERS	-451.00
EFT44603	07/05/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-10,525.95
EFT44604	07/05/2008	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-235.62
EFT44605	07/05/2008	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	-5,605.60
EFT44606	07/05/2008	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-424.60
EFT44607	07/05/2008	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-418.05
EFT44608	07/05/2008	TAMMY FLETT	STAFF TRAVEL REIMBURSEMENT - WACOSS CONFERENCE	-248.15
EFT44609	07/05/2008	FLIPS ELECTRICS	Maintenance on leachate pump	-132.00
EFT44610	07/05/2008	FREDERICKSTOWN MOTEL	ACCOMMODATION 1 NIGHT FOR NORMAN VENUS	-112.90
EFT44611	07/05/2008	GIARDINIS DELI	CATERING SUPPLIES	-52.80
EFT44612	07/05/2008	BILL GIBBS EXCAVATIONS	EXCAVATOR AND TRACTOR/MULCHER HIRE	-1,425.60
EFT44613	07/05/2008	GREAT SOUTHERN BICYCLE COMPANY	BICYCLE HELMENTS FOR NATIONAL YOUTH WEEK	-599.40
EFT44614	07/05/2008	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	GREEN WASTE COLLECTIONS & SAND AND MULCH SUPPLIES	-45,787.50
EFT44615	07/05/2008	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	-4,949.00
EFT44616	07/05/2008	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	-569.20
EFT44617	07/05/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-6,367.90
EFT44618	07/05/2008	HARLEY SURVEY GROUP PTY LTD	PROFESSIONAL FEES:EASEMENT OVER LOT 167 MINOR RD	-990.00
EFT44619	07/05/2008	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-20,422.00
EFT44620	07/05/2008	HAYNES ROBINSON	LEGAL FEES	-369.56
EFT44621	07/05/2008	HELEN LEEDER-CARLSON	RUNNING OF OVER 50'S ART CLASS	-105.00
EFT44622	07/05/2008	HUDSON HENNING & GOODMAN	LANDS AND BUILDING LEASE - LEGAL FEES	-514.47
EFT44623	07/05/2008	IPWEA NATIONAL	IPWEA Annual Parks Forum Registration	-1,237.50
EFT44624	07/05/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-765.99
EFT44625	07/05/2008	LAMP REPLACEMENTS AUSTRALIA PTY LTD	LIGHT FILTER REPLACEMENTS	-203.50

EFT44626	07/05/2008	LAWRENCE & HANSON	SAFETY SUPPLIES	-429.00
EFT44627	07/05/2008	LEADING EDGE HIFI-ALBANY	Toshiba LCD 42 inch television for use in Library foyer	-1,899.00
EFT44628	07/05/2008	LO-GO APPOINTMENTS	LABOUR HIRE - ROBERT MOORE	-1,775.27
EFT44629	07/05/2008	LOWER GREAT SOUTHERN COMMUNITY LIVING ASSOCIATION	DISABILITY AWARENESS PROGRAM - 2 FACILITATORS	-3,300.00
EFT44630	07/05/2008	M & A STEEL FABRICATION	STEEL FABRICATION	-23,840.40
EFT44631	07/05/2008	MACMILLAN DISTRIBUTION SERVICES PTY	BOOK PURCHASES	-633.39
EFT44632	07/05/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-11,475.08
EFT44633	07/05/2008	MATT GOODWIN PLUMBING & GAS	WATER AND HEATING INSTALLATION- ALAC	-3,929.50
EFT44634	07/05/2008	MCLEODS BARRISTERS & SOLICITORS	LEGAL ADVICE - ADVISE & AGREEMENT FOR WAVE ENERGY FARM	-2,182.00
EFT44635	07/05/2008	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-4,379.07
EFT44636	07/05/2008	MINORBA GRAZING CO	Packs Pine Posts	-1,016.00
EFT44637	07/05/2008	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	-121.05
EFT44638	07/05/2008	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	-204.24
EFT44639	07/05/2008	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-330.00
EFT44640	07/05/2008	N & S ELECTRONICS	FOG GENERATOR REPAIRS	-44.00
EFT44641	07/05/2008	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-240.00
EFT44642	07/05/2008	NIKANA CONTRACTING PTY LTD	REMOVAL OF RUBBISH BOAT HARBOUR SKIP BINS	-522.50
EFT44643	07/05/2008	STAR TRACK EXPRESS PTY LTD	COURIER/FREIGHT SERVICE	-80.74
EFT44644	07/05/2008	SANDRA O'DOHERTY	LABOUR HIRE FOR HELP WITH SETTING UP EXHIBITIONS	-360.00
EFT44645	07/05/2008	OFFER AC	Rates refund for assessment A202222	-47.86
EFT44646	07/05/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-485.04
EFT44647	07/05/2008	ORICA AUSTRALIA P/L	CHLORINE	-3,458.40
EFT44648	07/05/2008	PERTH AMBASSADOR HOTEL	EMPLOYEE AND COUNCILOR ACCOMADATION	-282.50
EFT44649	07/05/2008	PETER GRAHAM AND CO LTD	BUILDING AND GARDENING SUPPLIES	-282.55
EFT44650	07/05/2008	PIERCE POOL SUPPLIES	POOL SUPPLIES	-91.96
EFT44651	07/05/2008	PLASTICS PLUS	Wheelie Bins	-1,991.00
EFT44652	07/05/2008	PROTECTOR ALSAFE INDUSTRIES PTY LTD	PROTECTIVE CLOTHING	-1,029.60
EFT44653	07/05/2008	RAILWAYS CRICKET CLUB	COMMUNITY FINANCIAL ASSISTANCE - SYNTHETIC TURF	-2,640.00
EFT44654	07/05/2008	RAVENHILL DAIRY	MILK SUPPLIES	-258.08
EFT44655	07/05/2008	WP REID	PAVING	-1,663.00
EFT44656	07/05/2008	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	-465.73
EFT44657	07/05/2008	E & MJ ROSHER PTY LTD	VEHICLE/MACHINERY PARTS	-705.10
EFT44658	07/05/2008	LISA SCANLON (CARLYLES)	CATERING	-1,090.00
EFT44659	07/05/2008	JAMIE THE CLOWN	BALLOON FLOWER DISPLAY	-60.00
EFT44660	07/05/2008	SHERIDANS FOR BADGES	Name badges.	-32.01
EFT44661	07/05/2008	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	-528.00
EFT44662	07/05/2008	SKILL HIRE	CASUAL STAFF/APPRENTICE FEES	-7,200.27
EFT44663	07/05/2008	SKYWEST AIRLINES PTY LTD	FLIGHTS FOR STAFF/COUNCILORS	-1,801.60
EFT44664	07/05/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-564.58

EFT44665	07/05/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-184.18
EFT44666	07/05/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-6,197.65
EFT44667	07/05/2008	SOUTHERN WATER CARTS	Hire of Water Truck	-10,989.00
EFT44668	07/05/2008	SPECTRUM THEATRE INC	GRANT FOR NEW CURTAINS	-8,875.00
EFT44669	07/05/2008	ST JOHN AMBULANCE AUSTRALIA	SENIOR FIRST AID COURSE	-140.00
EFT44670	07/05/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-640.60
EFT44671	07/05/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-92.20
EFT44672	07/05/2008	ALBANY IGA	GROCERIES	-72.37
EFT44673	07/05/2008	SYNERGY	ELECTRICITY SUPPLIES	-54,384.85
EFT44674	07/05/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-818.83
EFT44675	07/05/2008	TELSTRA PLANT DAMAGES	REPAIRS TO DAMAGED TELSTRA PLANTS	-335.50
EFT44676	07/05/2008	THE AUST LOCAL GOVT JOB DIRECTORY	ADVERTISING IN ISSUE 14 - PARKS MAINTENANCE WORKER	-258.50
EFT44677	07/05/2008	THE GAT TRUST	BUILDING MATERIALS	-9,729.00
EFT44678	07/05/2008	CENTAMAN SYSTEMS PTY LTD	TRAVEL AND ACCOMADATION EXPENSES	-902.00
EFT44679	07/05/2008	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	-598.40
EFT44680	07/05/2008	TRUCKLINE	VEHICLE PARTS	-303.79
EFT44681	07/05/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-5,609.00
EFT44682	07/05/2008	UPTOWN MUSIC	GIFT VOUCHER	-500.00
EFT44683	07/05/2008	URBANIZMA	YORK STREET MASTER PLAN - INTERIM INVOICE	-5,500.00
			PROFESSIONAL FEES	
EFT44684	07/05/2008	ERIKA VORSTER	REIMBURSEMENT OF REMOVAL EXPENSES	-4,200.00
EFT44685	07/05/2008	WACKER NEUSON PTY LTD	INNER CABLE	-19.30
EFT44686	07/05/2008	WATERCRAFT MARINE	100M OF VB CORD	-30.00
EFT44687	07/05/2008	WESTERBERG PANEL BEATERS	REMOVAL OF RED STATION WAGON TO COUNCIL POUND	-66.60
EFT44688	07/05/2008	WESTCARE INDUSTRIES	LIBRARY LABELING	-50.20
EFT44689	07/05/2008	LANDMARK LIMITED	WEED SPRAY	-179.54
EFT44690	07/05/2008	WESTERN WORK WEAR	WORK UNIFORMS AND CLOTHING	-91.50
EFT44691	07/05/2008	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	-34.00
EFT44692	07/05/2008	WURTH AUSTRALIA PTY LTD	MECHANICAL CONSUMABLES	-107.11
EFT44693	07/05/2008	YAKKA PTY LTD	UNIFORMS	-58.12
EFT44694	07/05/2008	YOUNGSTARS2 . COM PTY LTD	TOWN HALL PRODUCTION - THE WIZARD OF OZ	-4,921.11
EFT44695	07/05/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-30.64
EFT44696	14/05/2008	AAPT LIMITED	TELEPHONE CHARGES	-357.03
EFT44697	14/05/2008	ABA SECURITY	SECURITY SERVICES	-10,507.11
EFT44698	14/05/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-795.00
EFT44699	14/05/2008	A CLASS DISPLAYS	BROCHURE AND LITARATURE RACKS WITH HOOKS	-693.49
EFT44700	14/05/2008	ACTIV FOUNDATION INC	CLEANING RAGS	-39.60
EFT44701	14/05/2008	ACTIVECALL PTY LTD	TELEPHONE CHARGES - AVC	-16.38
EFT44702	14/05/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-64,046.82
EFT44703	14/05/2008	ADP STORE FIXTURES	STORAGE EQUIPMENT	-532.84
EFT44704	14/05/2008	EDENBORN PTY LTD	Contract Mowing of Verges	-4,061.50

EFT44705	14/05/2008	ALBANY CRANE HIRE	LIFT MAST OFF BRIG AMITY	-385.00
EFT44706	14/05/2008	ALBANY INDUSTRIAL SERVICES PTY LTD	Dozer HIRE	-4,820.20
EFT44707	14/05/2008	ALBANY PRINTERS	ADVERTISING	-145.00
EFT44708	14/05/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-91.80
EFT44709	14/05/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-233.95
EFT44710	14/05/2008	ALBANY POWDER COATERS	COATING OF GYM EQUIPMENT	-66.00
EFT44711	14/05/2008	ALBANY GATEWAY INCORPORATED	PREMIUM LISTING ON ALBANY GATEWAY SITE - 08/09	-77.00
EFT44712	14/05/2008	ALBANY REFRIGERATION	AIR CONDITIONER MAINTENANCE	-1,571.53
EFT44713	14/05/2008	ALBANY HISTORICAL SOCIETY	MANNING AND CLEANING OF BRIG AMITY - APRIL 08	-600.00
EFT44714	14/05/2008	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-77.50
EFT44715	14/05/2008	ALBANY CITY CLEANERS	WINDOW CLEANING	-2,414.50
EFT44716	14/05/2008	ALBANY COMBINED CABS PTY LTD	YOUTH ADVISORY COUNCIL TAXI FEES	-35.00
EFT44717	14/05/2008	ALINTA	GAS USAGE CHARGES	-52.15
EFT44718	14/05/2008	ALL EVENTS PROSOUND HIRE	TECH ATTENDANCE FOR HARBOURSOUND	-640.00
EFT44719	14/05/2008	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	-1,872.32
EFT44720	14/05/2008	ALLCOMMERCIAL FINANCE AUSTRALIA PTY LTD	MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER	-471.31
EFT44721	14/05/2008	AMITY CRAFTS	COORDINATION OF MOTHERS DAY MARKETS	-1,177.00
EFT44722	14/05/2008	AMITY PAINTING & DECORATING	PAINTING OF FORTS RAMP	-1,320.00
EFT44723	14/05/2008	ART ON THE MOVE	MULTI MEDIA WORKSHOP	-605.00
EFT44724	14/05/2008	SHIRE OF WEST ARTHUR	LONG SERVICE LEAVE PROVISION	-7,000.10
EFT44725	14/05/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-5,791.41
EFT44726	14/05/2008	AUSSIE DRAWCARDS PTY LTD	WAREHOUSING FEE AND QUARTERLY SERVICE FEES	-2,338.17
EFT44727	14/05/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-1,487.96
EFT44728	14/05/2008	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	-5,995.52
EFT44729	14/05/2008	BT EQUIPMENT PTY LTD	VEHICLE PARTS	-54.59
EFT44730	14/05/2008	BARCODE DIRECT PTY LTD	Wireless barcode scanner	-3,448.50
EFT44731	14/05/2008	BENARA NURSERIES	GARDEN SUPPLIES	-4,787.33
EFT44732	14/05/2008	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	-2,275.75
EFT44733	14/05/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-1,974.84
EFT44734	14/05/2008	BLACKWOODS ATKINS	STAFF EQUIPMENT	-84.42
EFT44735	14/05/2008	ALBANY BOBCAT SERVICES	BOBCAT HIRE	-2,920.00
EFT44736	14/05/2008	BOOEASY AUSTRALIA PTY LTD	BOOEASY COMMISSIONS	-2,231.62
EFT44737	14/05/2008	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-58.00
EFT44738	14/05/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-127.63
EFT44739	14/05/2008	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	-15.57
EFT44740	14/05/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-3,105.90
EFT44741	14/05/2008	CAMPBELL CONTRACTORS	Construction of concrete footpath on Brunswick Road	-22,089.60
EFT44742	14/05/2008	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-2,051.28
EFT44743	14/05/2008	SYNERGY GRAPHICS	Provide design services for Albany Community Calendar 2008-09	-968.00
EFT44744	14/05/2008	CHADSON ENGINEERING PTY LTD	CHLORINE POOL TABLETS	-355.30

EFT44745	14/05/2008	CHESTERPASS IRRIGATION	Replace bore	-2,151.15
EFT44746	14/05/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-228,941.60
EFT44747	14/05/2008	COFFEY PROJECTS (AUSTRALIA) PTY LTD	CULL ROAD - PROFESSIONAL SERVICES	-5,500.00
EFT44748	14/05/2008	SUE CODEE	CULTURAL PLANNING CO-ORDINATION FEES	-1,001.00
EFT44749	14/05/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-32.14
EFT44750	14/05/2008	COURIER AUSTRALIA	FREIGHT FEES	-249.12
EFT44751	14/05/2008	COUNTRY CARRIERS	FREIGHT CHARGES	-16.16
EFT44752	14/05/2008	COUNTRYWIDE PUBLICATIONS	AVC - ADVERT IN WA ACCOMMODATION AND TOURS LISTING	-603.00
EFT44753	14/05/2008	COVENTRYS	VEHICLE PARTS	-66.70
EFT44754	14/05/2008	CRISP, CONNIE	TRAVEL ALLOWANCE - FORTS	-108.00
EFT44755	14/05/2008	CROWNE PLAZA PERTH	ONE NIGHT ACCOMMODATION FOR ANDREW HAMMOND	-220.00
EFT44756	14/05/2008	CROKER LACEY GRAPHIC DESIGN	ARTWORK DESIGN/SIGNAGE	-780.00
EFT44757	14/05/2008	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-300.45
EFT44758	14/05/2008	DATATRAX PTY.LTD	FULL MOTION VIDEO ADVERTISEMENT ALBANY REGION	-770.00
EFT44759	14/05/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-385.00
EFT44760	14/05/2008	LANDGATE	TITLE SEARCHES	-1,038.99
EFT44761	14/05/2008	DESIGN FARM	FURNITURE	-1,086.80
EFT44762	14/05/2008	JON & GRYTSJE DOUST	1 hour author presentation for FMP program on 6/5/2008	-275.00
EFT44763	14/05/2008	JOHN DRUMMOND	REIMBURSEMENT FOR WORK EXPENDITURE-PAINT SUPPLIES	-59.50
EFT44764	14/05/2008	EDDIES PEST & WEED CONTROL	PEST CONTROL - TERMITES AT AIRPORT	-4,519.79
EFT44765	14/05/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-2,451.40
EFT44766	14/05/2008	MILTON EVANS	FUEL REIMBURSEMENT	-292.89
EFT44767	14/05/2008	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-30.80
EFT44768	14/05/2008	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-36.55
EFT44769	14/05/2008	FRANEY & THOMPSON	TIMBER SUPPLIES	-82.57
EFT44770	14/05/2008	GOAD RESOURCES PTY LTD	WORK MATERIALS/RESOURCES	-137.50
EFT44771	14/05/2008	GRACE REMOVALS GROUP	REMOVAL FEES	-202.40
EFT44772	14/05/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-7,277.08
EFT44773	14/05/2008	GREAT SOUTHERN TAFE	CHEMICAL USERS COURSE - GARRY TAYLOR	-265.00
EFT44774	14/05/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-565.62
EFT44775	14/05/2008	GSM AUTOMOTIVE ELECTRICAL	VEHICLE PARTS/MAINTENANCE	-145.10
EFT44776	14/05/2008	HALLMARK EDITIONS PTY LTD	JOB ADVERTISEMENT	-220.00
EFT44777	14/05/2008	HARVEY NORMAN ELECTRICAL ALBANY	ELECTRICAL APPLIANCES	-1,609.00
EFT44778	14/05/2008	HR & N HAWKINS	The purchase of a 2000 gallon rainwater tank	-1,690.00
EFT44779	14/05/2008	HELEN LEEDER-CARLSON	OVER 50'S MIXED MEDIA	-105.00
EFT44780	14/05/2008	HUDSON HENNING & GOODMAN	LEGAL FEES - LAND AND BUILDING LEASE	-150.48
EFT44781	14/05/2008	INTERSECTIONAL LINEMARKERS PTY LTD	THERMO/PLASTIC ARROWS.	-1,280.66
EFT44782	14/05/2008	JUST SEW EMBROIDERY	UNIFORMS AND CLOTHING	-786.50
EFT44783	14/05/2008	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	-70.00
EFT44784	14/05/2008	KEY2DESIGN	DESIGNER AND WEBSITE FEES	-9,207.00
EFT44785	14/05/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-1,729.61

EFT44786	14/05/2008	LA FREEGARD	TREE STUMP GRINDING	-550.00
EFT44787	14/05/2008	LAWRENCE & HANSON	SAFETY SUPPLIES	-204.14
EFT44788	14/05/2008	LEADING EDGE HIFI-ALBANY	AUDIO COSTS AND EQUIPMENT	-5,429.00
EFT44789	14/05/2008	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-225.50
EFT44790	14/05/2008	LINK ENERGY PTY LTD	FUEL PURCHASES	-86,207.40
EFT44791	14/05/2008	LOADTEK AUST	VEHICLE MAINTANENCE	-247.30
EFT44792	14/05/2008	LOWER KING LIQUOR & GENERAL STORE	ALCHOHOL SUPPLIES	-705.53
EFT44793	14/05/2008	M2 TECHNOLOGY PTY LTD	CUSTOM NET - MESSAGES ON HOLD PROGRAM	-377.00
EFT44794	14/05/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-612.21
EFT44795	14/05/2008	DR MERYL BROUGHTON	MEDICAL SERVICES	-825.00
EFT44796	14/05/2008	METROOF ALBANY	BUILDING MATERIALS	-20.55
EFT44797	14/05/2008	MJB INDUSTRIES PTY LTD	BUILDING MATERIALS	-4,872.19
EFT44798	14/05/2008	MODERN TEACHING AIDS PTY LTD	EDUCATION/CHILDCARE SUPPLIES	-6,167.70
EFT44799	14/05/2008	MOUNT BARKER COMMUNICATIONS	REPAIRS AND MAITAINENCE OF ELECTRICAL DEVICES	-1,496.00
EFT44800	14/05/2008	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-13.10
EFT44801	14/05/2008	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	-263.80
EFT44802	14/05/2008	NORDIC FITNESS EQUIPMENT	GYM SUPPLIES	-1,737.59
EFT44803	14/05/2008	OCS SERVICES PTY LTD	CLEANING SERVICES	-19,637.02
EFT44804	14/05/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-497.98
EFT44805	14/05/2008	PARK AVENUE HOLIDAY UNITS	ACCOMADATION CHARGES	-73.03
EFT44806	14/05/2008	PERTH AMBASSADOR HOTEL	STAFF/COUNCILOR ACCOMADATION	-120.00
EFT44807	14/05/2008	PETER GRAHAM AND CO LTD	STORM SECURE	-26.25
EFT44808	14/05/2008	PEVAMIKI PTY LTD	BATTERY PURCHASES	-580.00
EFT44809	14/05/2008	PLASTICS PLUS	20 LITRE BLACK CUBE AND TAP	-15.18
EFT44810	14/05/2008	R & L BITUMEN REPAIR SERVICES	ROAD WORK AND REPAIRS	-6,000.00
EFT44811	14/05/2008	RAINBOW COAST LAWNMOWING SERVICE	LAWN MOWING	-247.50
EFT44812	14/05/2008	MATTHEW RALPH-YNFANTE	LIVE MUSIC AS PART OF THE CONCERT SERIES	-600.00
EFT44813	14/05/2008	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	-150.00
EFT44814	14/05/2008	SCOTT REITSEMA	TRAVEL REIMBURSEMENT-MEETING WITH DEL NOISE BRANCE	-150.00
EFT44815	14/05/2008	SENSATIONS CATERING - ALBANY	CATERING	-313.00
EFT44816	14/05/2008	SERVICE FINANCE CORPORATION LIMITED	ALAC - COFFE MACHINE LEASE	-321.76
EFT44817	14/05/2008	SKILL HIRE	CASUAL STAFF/APPRENTICE FEES	-7,382.37
EFT44818	14/05/2008	SKYWEST AIRLINES PTY LTD	FLIGHTS FOR STAFF/COUNCILORS	-2,702.40
EFT44819	14/05/2008	SMITHS ALUMINIUM & 4WD CENTRE	METAL MANUFACTURING	-651.00
EFT44820	14/05/2008	SOUTHERN STATIONERY	STATIONERY SUPPLIES	-106.15
EFT44821	14/05/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-363.09
EFT44822	14/05/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-99.08
EFT44823	14/05/2008	SOUTH COAST NATURAL RESOURCE MANAGEMENT INC.	PROTECTABLE VEGATATION SURVEYS	-4,488.00
EFT44824	14/05/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-153.90

EFT44825	14/05/2008	SUNNY SIGN COMPANY	SIGN PURCHASES	-88.00
EFT44826	14/05/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-182.55
EFT44827	14/05/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-791.62
EFT44828	14/05/2008	TELSTRA PLANT DAMAGES	REPAIR TO DAMAGED TELSTRA PLANTS	-1,854.20
EFT44829	14/05/2008	TELSTRA LICENSED SHOP ALBANY	PHONE AND ELECTRICAL EQUIPMENT	-128.95
EFT44830	14/05/2008	TEMCO DISTRIBUTORS	LINEMARKING MATERIALS	-110.00
EFT44831	14/05/2008	THE NAKED BEAN COFFEE ROASTERS	COFFEE GRINDER AND EQUIPMENT FOR CAFE	-1,032.00
EFT44832	14/05/2008	THE AUST LOCAL GOVT JOB DIRECTORY	ANNUAL SUBSCRIPTION	-440.00
EFT44833	14/05/2008	THEODORE DAVID	REIMBURSEMENT FOR FORTS PURCHASES	-134.97
EFT44834	14/05/2008	THE TROLLEY SHOP	90LT SHOPPERS TROLLEY	-308.00
EFT44835	14/05/2008	THRIFTY CAR RENTAL	VEHICLE HIRE	-288.08
EFT44836	14/05/2008	TOTAL EDEN	GARDEN SUPPLIES	-1,950.08
EFT44837	14/05/2008	TRAILBLAZERS	UNIFORMS AND CLOTHING	-388.10
EFT44838	14/05/2008	TRADELINK PLUMBING SUPPLIES	PLUMBING AND PIPE SUPPLIES	-91.69
EFT44839	14/05/2008	TRAFFIC SAFETY CONSULTANTS PTY LTD	ROAD SAFETY AUDITS - 2008	-8,789.00
EFT44840	14/05/2008	TURPS STEEL FABRICATIONS	BUILDING WORKS	-10,000.00
EFT44841	14/05/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-373.00
EFT44842	14/05/2008	UNIVERSAL PUBLISHERS PTY LTD	ADVERTISING FEES	-660.00
EFT44843	14/05/2008	UNIQQO (WA) PTY LTD	CHARGES FOR WEBSITE ACCESS FOR MONTH OF APRIL 08	-165.00
EFT44844	14/05/2008	UPTOWN MUSIC	AUDIO SUPPLIES	-933.00
EFT44845	14/05/2008	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	-75.60
EFT44846	14/05/2008	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	-468.53
EFT44847	14/05/2008	WA LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	-5,709.00
EFT44848	14/05/2008	WESTERN STABILISERS PTY LTD	Wet mixing	-17,626.08
EFT44849	14/05/2008	WEST AUSTRALIAN NEWSPAPERS LIMITED	The Albany Traveller Magazine - production, printing and distribution for 470,000 copies	-43,046.36
EFT44850	14/05/2008	NICOLETTE WILLIAMS	EXPENSE REIMBURSEMENT FOR YACTION CONFERENCE	-87.30
EFT44851	14/05/2008	WRIDGWAYS THE REMOVALISTS	REMOVAL FEES	-3,861.00
EFT44852	14/05/2008	YAKKA PTY LTD	UNIFORMS	-21.45
EFT44853	14/05/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-45.13
EFT44854	15/05/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-3,259.35
EFT44855	15/05/2008	CINESTAR PTY LTD	SERVICES FOR WEEKENDER CLASSIC MOTOR EVENT	-998.85
EFT44856	15/05/2008	CREATIVE ALBANY INC	TOWN HALL PRODUCTION - HARBOURSOUND 2008	-3,725.90
EFT44857	21/05/2008	SKYWEST AIRLINES PTY LTD	FLIGHTS FOR STAFF/COUNCILORS	-140.00
EFT44858	21/05/2008	ABA SECURITY	SECURITY SERVICES	-18,968.15
EFT44859	21/05/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-460.00
EFT44860	21/05/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-4,392.70
EFT44861	21/05/2008	ADVANCED PERSONNEL MANAGEMENT	PRE EMPLOYMENT ASSESSMENT	-198.00
EFT44862	21/05/2008	AFB STORAGE SOLUTIONS	POOL EQUIPMENT	-5,589.11
EFT44863	21/05/2008	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	-880.00
EFT44864	21/05/2008	ALBANY SOIL & CONCRETE TESTING	TESTING OF SAMPLES	-880.00

EFT44865	21/05/2008	ALBANY SWEEP CLEAN	SWEEPING SERVICES	-777.00
EFT44866	21/05/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-191.20
EFT44867	21/05/2008	ALBANY STOCK FEEDS	POUND ANIMAL FOOD	-76.40
EFT44868	21/05/2008	ALBANY REFRIGERATION	AIR CONDITIONER MAINTENANCE	-137.50
EFT44869	21/05/2008	ALBANY SHED BUILDERS	REMOVAL AND REPLACEMENT OF PRIMARY AND SECONDARY WIND INDICATOR MASTS	-4,125.00
EFT44870	21/05/2008	ALBANY MARITIME FOUNDATION	CONTRIBUTION TOWARDS 2008 : FESTIVAL OF THE SEA	-220.00
EFT44871	21/05/2008	ALBANY DRIVE-IN MART PTY LTD	PANTRY CUPBOARD	-325.00
EFT44872	21/05/2008	ALBANY SKIPS AND WASTE SERVICES	SKIP BIN REMOVAL	-430.00
EFT44873	21/05/2008	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-4,475.30
EFT44874	21/05/2008	ALBANY CITY CLEANERS	WINDOW CLEANING	-137.50
EFT44875	21/05/2008	ALBANY QUALITY LAWNMOWING	LAWN MOWING	-96.00
EFT44876	21/05/2008	ALINTA	GAS USAGE CHARGES	-179.60
EFT44877	21/05/2008	ALL EVENTS PROSOUND HIRE	TECHNICIAN ATTENDANCE FOR DANCE WEEK SHOWS	-540.00
EFT44878	21/05/2008	ALLERDING & ASSOCIATES	PROFESSIONAL FEES SAT FEES	-8,006.05
EFT44879	21/05/2008	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-489.69
EFT44880	21/05/2008	ARDESS NURSERY	PLANT PURCHASES	-80.80
EFT44881	21/05/2008	ARISTOCRAT SYNTHETIC LAWNS	To supply and install synthetic Lawn for ALAC	-11,995.50
EFT44882	21/05/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-5,220.55
EFT44883	21/05/2008	AUSTRAL MERCANTILE COLLECTIONS PTY	DEBT COLLECTION ON OVERDUE RATES	-407.47
EFT44884	21/05/2008	AUSTSWIM LTD	AUSTSWIM TRAINING	-775.00
EFT44885	21/05/2008	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	-730.00
EFT44886	21/05/2008	BAREFOOT CLOTHING MANUFACTURERS	CLOTHING AND UNIFORMS	-84.05
EFT44887	21/05/2008	BENNETTS BATTERIES	BATTERY PURCHASES	-1,826.00
EFT44888	21/05/2008	BERTOLA HIRE SERVICES PTY LTD	EQUIPMENT HIRE	-161.37
EFT44889	21/05/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-125.00
EFT44890	21/05/2008	ALBANY BOBCAT SERVICES	BOBCAT HIRE	-1,360.00
EFT44891	21/05/2008	P & F BOCCAMAZZO PTY LTD	EARTHMOVING WORKS & EQUIP HIRE	-6,088.50
EFT44892	21/05/2008	BP ELECTRONICS	ELECTRICAL SUPPLIES	-34.90
EFT44893	21/05/2008	BROOKS GARDEN CHEMMART	FIRST AID SUPPLIES	-378.10
EFT44894	21/05/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-49.50
EFT44895	21/05/2008	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-584.00
EFT44896	21/05/2008	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-5,324.00
EFT44897	21/05/2008	SYNERGY GRAPHICS	FEAST ADVERT FOR SPICE MAGAZINE	-60.50
EFT44898	21/05/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-1,451.08
EFT44899	21/05/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-1,399.05
EFT44900	21/05/2008	COURIER AUSTRALIA	FREIGHT FEES	-217.88
EFT44901	21/05/2008	COUNTRYWIDE SIGNS	SIGN MAKING AND PURCHASES	-616.00
EFT44902	21/05/2008	COVENTRYS	VEHICLE PARTS	-178.54
EFT44903	21/05/2008	CROWNE PLAZA PERTH	ACCOMMODATION FOR STAFF/COUNCILLORS	-2,136.00
EFT44904	21/05/2008	CEMEX AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-1,173.70

EFT44905	21/05/2008	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-243.66
EFT44906	21/05/2008	STEPHEN DEERING	ACCOMODATION REIMBURSEMENT FOR STEPHEN DEERING	-219.00
EFT44907	21/05/2008	LANDGATE	TITLE SEARCHES	-698.40
EFT44908	21/05/2008	DEPARTMENT OF HOUSING & WORKS	Rates refund for assessment A128484	-333.37
EFT44909	21/05/2008	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	-1,414.44
EFT44910	21/05/2008	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-4,646.40
EFT44911	21/05/2008	ALBANY FIREBREAK AND SLASHING CO	EQUIPMENT/MACHINERY	-165.00
EFT44912	21/05/2008	TAMMY FLETT	TRAVEL EXPENSES FOR YOUTH ACTION ON 9-11/05/08	-80.60
EFT44913	21/05/2008	GEOFF WALDECK	PERFORMANCE FEES FOR VOLUNTEERS DAY 2008	-300.00
EFT44914	21/05/2008	BILL GIBBS EXCAVATIONS	EXCAVATOR AND TRACTOR/MULCHER HIRE	-58,967.70
EFT44915	21/05/2008	GOLDEN WEST NETWORK PTY LTD	ADVERTISING-ALBANY WEEKENDER CLASSIC MOTOR EVENT	-699.60
EFT44916	21/05/2008	GRAY & LEWIS	PLANNING SERVICES - APRIL 2008	-5,387.53
EFT44917	21/05/2008	GREAT SOUTHERN TAFE	STAFF TRAINING FEES	-258.00
EFT44918	21/05/2008	SOUTHERN BLADE WORKS	SAW SHARPENED	-22.00
EFT44919	21/05/2008	GREAT SOUTHERN PERSONNEL	CASUAL STAFF- S ZIMMERMAN	-230.92
EFT44920	21/05/2008	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	GREEN WASTE COLLECTIONS & SAND AND MULCH SUPPLIES	-9,227.63
EFT44921	21/05/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-1,881.44
EFT44922	21/05/2008	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	-3,773.00
EFT44923	21/05/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-60.50
EFT44924	21/05/2008	HARVEY NORMAN ELECTRICAL ALBANY	ELECTRICAL GOODS	-338.95
EFT44925	21/05/2008	HELEN LEEDER-CARLSON	RUNNING OF OVER 50'S MIXED MEDIA CLASS	-140.00
EFT44926	21/05/2008	HIMAC INDUSTRIES	2 X 5LT FLORAGEN	-109.00
EFT44927	21/05/2008	ALBANY WORKLINK INC.	VIDEO CONFERENCE HIRE	-554.00
EFT44928	21/05/2008	JASON SIGNMAKERS	SIGN PURCHASES	-2,475.00
EFT44929	21/05/2008	JEM TRUCK SALES	NEW WINDOW FOR BOBCAT	-476.74
EFT44930	21/05/2008	DARYL JONES	2 AERIAL PHOTO CD'S	-1,155.00
EFT44931	21/05/2008	JUST SEW EMBROIDERY	SHIRTS AND LOGOS	-211.20
EFT44932	21/05/2008	KALGAN BUSHFIRE BRIGADE	FUEL PURCHASED FOR KALGAN BUSHFIRE BRIGADE	-71.41
EFT44933	21/05/2008	KANDOO WINDSCREENS	FIT WINDSCREEN	-88.00
EFT44934	21/05/2008	KEY2DESIGN	WEBSITE REVIEW SESSION	-726.00
EFT44935	21/05/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-690.96
EFT44936	21/05/2008	LOCK N STORE SELF STORAGE - ALBANY	STORAGE SPACE RENTAL	-330.00
EFT44937	21/05/2008	M2 TECHNOLOGY PTY LTD	M2 CUSTOM NET ON HOLD MESSAGES	-377.01
EFT44938	21/05/2008	MATT GOODWIN PLUMBING & GAS	PLUMBING AT ALAC CAFE FOR COFFEE MACHINE	-711.50
EFT44939	21/05/2008	MEN'S RESOURCE CENTRE (INC)	ASSISTANCE WITH WORKSHOP-THE BIG THRILL SINGING WEEKEND	-2,000.00
EFT44940	21/05/2008	MICROELECTRONIC TECHNICAL SERVICES	ELECTRICAL DEVICES/EQUIPMENT	-119.00
EFT44941	21/05/2008	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-279.93
EFT44942	21/05/2008	MINTER ELLISON LAWYERS	LEGAL COSTS	-2,995.74
EFT44943	21/05/2008	MOTEL LE GRANDE	CATERING	-1,028.50

EFT44944	21/05/2008	MOUNTAIN DESIGNS	EQUIPMENT FOR WALL AT ALAC	-195.00
EFT44945	21/05/2008	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-222.95
EFT44946	21/05/2008	NORMAN VENUS MANAGEMENT	CORPORATE PLANNING	-5,328.50
EFT44947	21/05/2008	MICHAEL JAMES O'DOHERTY	RUNNING OF BEGINNER TO INTERMEDIATE DRAWING CLASSES	-735.00
EFT44948	21/05/2008	OPUS INTERNATIONAL CONSULTANTS LTD	PROFESSIONAL SERVICES	-3,329.03
EFT44949	21/05/2008	ORICA AUSTRALIA P/L	CHLORINE	-256.08
EFT44950	21/05/2008	PARK AVENUE HOLIDAY UNITS	Accommodation Bob Moore- 134B York Street 15 June to 15 July 2008	-2,190.87
EFT44951	21/05/2008	PERTH FM RADIO PTY LTD	Winter Campaign 2008 - Only in Amazing Albany...	-770.00
EFT44952	21/05/2008	PROMACO GEODRAFT CARTOGRAPHERS	Preparation and artwork maps for airport information board	-920.00
EFT44953	21/05/2008	R & L BITUMEN REPAIR SERVICES	ROAD WORK AND REPAIRS	-1,914.50
EFT44954	21/05/2008	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	-45.00
EFT44955	21/05/2008	MP ROGERS & ASSOCIATES PTY LTD	DESIGN DRAWING FOR PEACE PARK	-3,270.69
EFT44956	21/05/2008	RULES HAULAGE	HAULAGE CHARGES	-414.48
EFT44957	21/05/2008	SALES EXCHANGE	FURNITURE SUPPLIES	-990.00
EFT44958	21/05/2008	SEATADVISOR AUSTRALIA	TICKET SALES/PRINTER PURCHASES	-3,961.10
EFT44959	21/05/2008	SECUREPAY PTY LTD	SECUREPAY TRANSACTION FEES FOR APRIL 2008	-88.51
EFT44960	21/05/2008	SERENITY PARK	DISPOSAL OF DOGS	-600.00
EFT44961	21/05/2008	G & L SHEETMETAL	GALV UPSTANDS	-314.60
EFT44962	21/05/2008	SIGNS PLUS	Name badges.	-621.50
EFT44963	21/05/2008	SKILL HIRE	CASUAL STAFF/APPRENTICE FEES	-2,539.63
EFT44964	21/05/2008	SKYWEST AIRLINES PTY LTD	FLIGHTS FOR STAFF/COUNCILORS	-1,271.50
EFT44965	21/05/2008	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-7,242.48
EFT44966	21/05/2008	SOUTHERN STATIONERY	STATIONERY SUPPLIES	-102.90
EFT44967	21/05/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-780.22
EFT44968	21/05/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-170.36
EFT44969	21/05/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-187.55
EFT44970	21/05/2008	STATEWIDE BEARINGS	VEHICLE PARTS	-18.32
EFT44971	21/05/2008	STIRLING CONFECTIONERY PLUS	LOLLIES FOR TRAINING ROOM	-67.25
EFT44972	21/05/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-224.57
EFT44973	21/05/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-52.85
EFT44974	21/05/2008	ALBANY IGA	GROCERIES	-56.89
EFT44975	21/05/2008	SWAN VALLEY OASIS RESORT	ACCOMMODATION AND MEALS FOR MR IAN NEIL,TO ATTEND AUSTRALIAN AIRPORTS ASSOCIATION CONFERENCE	-180.00
EFT44976	21/05/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-1,261.25
EFT44977	21/05/2008	TEMPLAR DISTRIBUTION	MARKETING SUPPLIES	-556.35
EFT44978	21/05/2008	THE AUST LOCAL GOVT JOB DIRECTORY	ADVERTISING	-1,056.00
EFT44979	21/05/2008	THEODORE DAVID	REIMBURSEMENT FOR FORTS PURCHASES	-300.00
EFT44980	21/05/2008	TICKETS.COM	DATABOX SUPPORT	-100.39
EFT44981	21/05/2008	TOTAL EDEN	GARDEN SUPPLIES	-643.34

EFT44982	21/05/2008	CENTAMAN SYSTEMS PTY LTD	TRAINING COURSE FOR KRISTY HICK	-1,210.00
EFT44983	21/05/2008	TOYOTA MATERIAL HANDLING (WA) PTY LTD	VEHICLE MAINTENANCE- SEATBELT	-132.00
EFT44984	21/05/2008	TRAILBLAZERS	CLOTHING AND UNIFORMS	-39.50
EFT44985	21/05/2008	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	-6,501.14
EFT44986	21/05/2008	TRAVELWORLD ALBANY	BOOKING OF SKYWEST TICKET FOR KRISTY HICK	-273.44
EFT44987	21/05/2008	TRUCKLINE	VEHICLE PARTS	-19.31
EFT44988	21/05/2008	TRU-BLU GROUP PTY LTD	BOBCAT HIRE	-3,726.80
EFT44989	21/05/2008	TURPS STEEL FABRICATIONS	BUILDING WORKS	-25,300.00
EFT44990	21/05/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-118.00
EFT44991	21/05/2008	UPTOWN MUSIC	SPEAKER SOUND PACK	-200.00
EFT44992	21/05/2008	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	-6,584.18
EFT44993	21/05/2008	WAUTERS ENTERPRISES	ALBANY LEISURE & AQUATIC CENTRE REDEVELOPMENT	-634,483.00
EFT44994	21/05/2008	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	-3,756.18
EFT44995	21/05/2008	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	-11,731.54
EFT44996	21/05/2008	WA LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	-6,143.60
EFT44997	21/05/2008	WESTERN WORK WEAR	STAFF UNIFORMS	-164.02
EFT44998	21/05/2008	WILSON MACHINERY	VEHICLE PARTS	-524.57
EFT44999	21/05/2008	GRAHAM WITHERS	STAFF TRAVEL REIMBURSEMENT	-61.80
EFT45000	21/05/2008	DIANNE WOLFER	DINOSAURS ON THE PAGE - FIRST INSTALLMENT	-500.00
EFT45001	21/05/2008	WREN OIL	OIL DISPOSAL	-231.00
EFT45002	21/05/2008	YELAKITJ MOORT	CULTURAL/CEREMONIAL MATERIALS	-1,000.00
EFT45003	21/05/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-41.24
EFT45004	27/05/2008	ALBANY BOAT CARE	PROTECTION NETS FOR INDOOR HOCKEY & WATER POLO	-9,995.00
EFT45005	28/05/2008	ABA SECURITY	SECURITY SERVICES	-131.45
EFT45006	28/05/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-100.00
EFT45007	28/05/2008	ACCOMMODATION WHOLESALERS	NIGHT ACCOMMODATION PERTH AMBASSADOR HOTEL	-105.00
EFT45008	28/05/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-21,280.00
EFT45009	28/05/2008	ALBANY ADVERTISER LTD	ADVERTISING	-4,585.42
EFT45010	28/05/2008	ALBANY PRINTERS	DUPLICATE MANUAL RECEIPT BOOKS (TAX INVOICE)	-320.00
EFT45011	28/05/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-1,640.35
EFT45012	28/05/2008	ALBANY PEST & WEED CONTROL	Destroy bee swarms at Burt St	-180.00
EFT45013	28/05/2008	ALBANY RETRAVISION	VARIOUS ITEMS FOR AIRPORT CAFE	-399.00
EFT45014	28/05/2008	ALBANY CURTAIN CENTRE	SUPPLY AND INSTALL SLIMLINE BLINDS AT ALAC	-260.00
EFT45015	28/05/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-89.20
EFT45016	28/05/2008	ALINTA	GAS USAGE CHARGES	-3,961.65
EFT45017	28/05/2008	ALL EVENTS PROSOUND HIRE	ATTENDANT STAGE TECHNICIAN	-1,140.00
EFT45018	28/05/2008	KEN AMSON	TRAVEL ALLOWANCE - FORTS	-19.80
EFT45019	28/05/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-3,269.70
EFT45020	28/05/2008	AUSSIE DRAWCARDS PTY LTD	SOUTH WEST CAPE SERVICE - QUARTERLY SERVICE FEES	-867.00
EFT45021	28/05/2008	AUSTRALIAN TAXATION OFFICE	Payroll deductions	-193,683.57
EFT45022	28/05/2008	AUSTRALIA'S SOUTH WEST	ADVERTISEMENT IN DEC EDITION OF SCOOP TRAVELLER	-528.00

EFT45023	28/05/2008	AYTON TAYLOR & BURRELL	CONSULTANCY FEES FOR CULL ROAD DESIGN	-4,138.75
EFT45024	28/05/2008	BAKERS JUNCTION ENGINEERING	MANUFACTURE 2 CLAMPS FOR STAINLESS STEEL FLAT BAR	-291.50
EFT45025	28/05/2008	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	-286.40
EFT45026	28/05/2008	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-70.57
EFT45027	28/05/2008	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-55.55
EFT45028	28/05/2008	BRAINSTORM TECHNOLOGY	LOGITECH V470 CORDLESS LASER - BLUETOOTH	-65.00
EFT45029	28/05/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-52.44
EFT45030	28/05/2008	CADBURY SCHWEPPE PTY LTD	CHOCOLATES FOR TOWN HALL KIOSK	-1,316.41
EFT45031	28/05/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-88.00
EFT45032	28/05/2008	CAMPBELL CONTRACTORS	Construction of concrete footpath on Brunswick Road	-22,054.60
EFT45033	28/05/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES FOR DAYCARE	-482.57
EFT45034	28/05/2008	COLLIE STREET GALLERY & FRAMERS	Dismantle, clean and reframe (in same frames) prints	-302.80
EFT45035	28/05/2008	CORPORATE EXPRESS AUSTRALIA LTD	UTILITY CART	-352.33
EFT45036	28/05/2008	COUNTRY CARRIERS	FREIGHT CHARGES	-151.73
EFT45037	28/05/2008	COVENTRYS	VEHICLE PARTS	-31.41
EFT45038	28/05/2008	CEMEX AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-3,104.95
EFT45039	28/05/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-357.50
EFT45040	28/05/2008	TRAFFIC TECHNOLOGIES LTD (PREV. DE	VARIOUS SIGNS	-523.50
EFT45041	28/05/2008	DEPARTMENT FOR PLANNING &	EMU POINT MARINE FACILITY - SEA BED LEASE	-1,144.00
EFT45042	28/05/2008	RYAN DOWNES	STAFF TRAVEL REIMBURSEMENT - PUBLIC WORKS COURSE	-205.45
EFT45043	28/05/2008	EATCHA HEART OUT CAFE	CATERING	-228.00
EFT45044	28/05/2008	ELDERS LIMITED	DRUMS 20ltrs ROUNDUP BIOACTIVE	-3,960.00
EFT45045	28/05/2008	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-275.00
EFT45046	28/05/2008	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	-640.20
EFT45047	28/05/2008	FARM FRESH WHOLESALERS	CATERING SUPPLIES - DCC	-221.98
EFT45048	28/05/2008	FFF PRODUCTION SERVICES	provision of sound US submariners	-535.00
EFT45049	28/05/2008	FOCUS NETWORKS	SONIC WALL IPS/GAV/GAS MAR 08 TO FEB 09	-836.00
EFT45050	28/05/2008	BILL GIBBS EXCAVATIONS	metres Verge Mulching on various roads	-17,147.00
EFT45051	28/05/2008	GREAT SOUTHERN REGION MARKETING ASSOCIATION INC.	MEMBERSHIP RENEWAL FOR GREAT SOUTHERN REGION MARKETING ASSOCIATION	-275.00
EFT45052	28/05/2008	GREAT SOUTHERN SAND & LANDSCAPING	GREEN WASTE COLLECTIONS	-798.90
EFT45053	28/05/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-412.10
EFT45054	28/05/2008	HAESE'S PICTURE FRAMING & GALLERY	PICTURE FRAME AND MOUNTING	-280.00
EFT45055	28/05/2008	HAYNES ROBINSON	LEGAL FEES	-660.00
EFT45056	28/05/2008	HELEN LEEDER-CARLSON	3 HOURS OVER 50'S MIXED MEDIA CLASS @\$35	-218.75
EFT45057	28/05/2008	KRISTY HICK	STOCK FOR CAFE	-83.68
EFT45058	28/05/2008	HOST DIRECT	EQUIPMENT FOR TIME OUT CAFE	-3,882.29
EFT45059	28/05/2008	HR SETTLEMENTS	Rates refund for assessment A80533	-12.75
EFT45060	28/05/2008	TERESA MARY HUGHES	MOTHERS DAY MARKET PERFORMANCE	-320.00
EFT45061	28/05/2008	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR SERVICES FOR IBM EXPRESS MANAGED SERVICES	-714.15

EFT45062	28/05/2008	IDENTITY MATTERS	DURAPLUSH MAT ADVERT FOR AVC	-304.70
EFT45063	28/05/2008	INTEGRATED GROUP LTD	LABOUR HIRE - EMILY LEEK	-1,520.99
EFT45064	28/05/2008	ISIS CAPITAL LIMITED	GYM EQUIPMENT LEASE	-1,131.37
EFT45065	28/05/2008	JUST SEW EMBROIDERY	POLO AND LOGOS FOR ALAC CRECHE	-301.40
EFT45066	28/05/2008	JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	-924.00
EFT45067	28/05/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-6,161.37
EFT45068	28/05/2008	THE LEISURE INSTITUTE OF WA INC	LIWA AQUATICS INDIVIDUAL MEMBERSHIP 07/08	-64.00
EFT45069	28/05/2008	ALBANY LIGHT OPERA & THEATRE COMPANY	TOWN HALL PRODUCTION - LES MISERABLES	-42,767.48
EFT45070	28/05/2008	BELLS LIQUOR MERCHANTS	ALCOHOL PURCHASES FOR CHRISTMAS PARTY DEC 07	-638.04
EFT45071	28/05/2008	LITTLE GROVE GENERAL STORE	FUEL SUPPLIES STH COAST B/BRIG	-602.02
EFT45072	28/05/2008	LOADTEK AUST	VEHICLE REPAIRS	-578.32
EFT45073	28/05/2008	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-75.80
EFT45074	28/05/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-3,913.54
EFT45075	28/05/2008	MASTERY OF FX	Special effects demonstration	-275.00
EFT45076	28/05/2008	MICROELECTRONIC TECHNICAL SERVICES	CHECK UNDERWATER CAMERA	-33.00
EFT45077	28/05/2008	JOHN DOUGLAS MOIR	RUBBISH ROEMOVAL FROM CAPE RICHE CAMPSITE	-360.00
EFT45078	28/05/2008	MOMAR AUSTRALIA PTY LTD	ltrs 'Panther' Grafitti Removal	-765.60
EFT45079	28/05/2008	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	-53.28
EFT45080	28/05/2008	PN & ER NEWMAN	CONCRETE SUPPLIES	-3,047.00
EFT45081	28/05/2008	ALBANY COMMUNITY PHARMACY	STOCK UP OF FIRST AID KITS	-603.43
EFT45082	28/05/2008	OCS SERVICES PTY LTD	North Road Cleaning	-19,506.35
EFT45083	28/05/2008	OPUS INTERNATIONAL CONSULTANTS LTD	PROFESSIONAL SERVICES - CULL ROAD SUBDIVISION	-6,743.44
EFT45084	28/05/2008	PAINT 'N' QUIP	PAINT & SUPPLIES	-326.13
EFT45085	28/05/2008	PARENTSHOP PTY LTD	123 Magic Book & DVD Pack & Postage	-165.90
EFT45086	28/05/2008	PEVAMIKI PTY LTD	BATTERY PURCHASES	-580.00
EFT45087	28/05/2008	POWELL SECURITY SERVICES	SERURITY SERVICES	-847.00
EFT45088	28/05/2008	WP REID	SUPPLY CONCRETE & CONSTRUCT NEW KERBING AT PYRUS GARDENS CUL-DE-SAC.	-484.00
EFT45089	28/05/2008	ROYAL LIFE SAVING SOCIETY AUSTRALIA	TRAINING FOR KERRY QUINLAN	-150.00
EFT45090	28/05/2008	ROYALE PATISSERIE	BREAD	-10.80
EFT45091	28/05/2008	UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	-509.00
EFT45092	28/05/2008	SKILL HIRE	CASUAL STAFF/APPRENTICE FEES	-3,540.32
EFT45093	28/05/2008	SLATER-GARTRELL SPORTS	SPORTING EQUIPMENT	-61.60
EFT45094	28/05/2008	SOS OFFICE CHOICE	2 X BOXES OF ENVELOPES	-70.40
EFT45095	28/05/2008	SOUTHERN STATIONERY	STATIONERY SUPPLIES	-62.10
EFT45096	28/05/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-81.00
EFT45097	28/05/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-1,176.16
EFT45098	28/05/2008	SOUTHERN FENCING	400m perimeter fencing plus 6m gateway at Hanrahan waste facility	-17,000.00
EFT45099	28/05/2008	SOUTHERN WATER CARTS	hours Hire of Water Truck on 16 April 2008	-3,069.00
EFT45100	28/05/2008	SOUTH COAST NATURAL RESOURCE MANAGEMENT INC.	CONTRIBUTION TO MOUNTAINS TO COAST MARQUEE @ALBANY AGRICULTURAL SHOW	-550.00

EFT45101	28/05/2008	SPICE PUBLISHING PTY LTD	1/2 Page Advertisement in Spice Magazine Issue #11 Winter 2008	-1,452.00
EFT45102	28/05/2008	STADIA INSTRUMENTS PTY LTD	days training on Civilcad V6 on Friday 23 May 2008	-591.62
EFT45103	28/05/2008	STIRLING CONFECTIONERY PLUS	CONFECTIONARY SUPPLIES	-718.27
EFT45104	28/05/2008	ST JOHN AMBULANCE AUSTRALIA	FIRST AID KIT AND BOOKS FOR ALAC CAFE	-61.35
EFT45105	28/05/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-264.95
EFT45106	28/05/2008	SUNNY SIGN COMPANY	SIGN PURCHASES	-66.00
EFT45107	28/05/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-431.20
EFT45108	28/05/2008	SYNERGY	ELECTRICITY SUPPLIES	-45,763.65
EFT45109	28/05/2008	TELSTRA LICENSED SHOP ALBANY	Multiphone	-356.00
EFT45110	28/05/2008	THE AUST LOCAL GOVT JOB DIRECTORY	FULL PAGE AD FOR EDWS	-528.00
EFT45111	28/05/2008	CENTAMAN SYSTEMS PTY LTD	PRINTER PURCHASES	-1,496.00
EFT45112	28/05/2008	WA TREASURY CORPORATION	LOAN REPAYMENT - LOAN 17, 18, 19, 20 & 26B	-130,814.52
EFT45113	28/05/2008	TUDOR HOUSE	1 PVC Banner for Banners in theTerrace	-93.50
EFT45114	28/05/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-501.00
EFT45115	28/05/2008	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-316.34
EFT45116	28/05/2008	LANDMARK LIMITED	CHEMICALS	-2,424.75
EFT45117	28/05/2008	WESTERN WORK WEAR	STAFF UNIFORMS/SAFETY GEAR	-383.56
EFT45118	28/05/2008	YAKKA PTY LTD	UNIFORMS	-313.86
EFT45119	28/05/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-12.96
			TOTAL	-2,682,693.65

MINUTES

SENIOR ADVISORY COMMITTEE HELD ON THE 15 MAY 2008 AT THE MARGARET- COATES BOARDROOM, 102 NORTH ROAD ALBANY at 10am – 12noon

1. **Meeting Opened:** 10:05am
2. **Attendance:**

Guy Martin	CoA Community Development Officer-Seniors
Ray Crocker	Over 50's Recreation Assn.
Michael Calton	National Seniors Australia
Janet St Jack	Assn. Independent Retirees
Kim Buttfield	WA Country Health Service (Injury Prevention)
John Beamon	Albany Sub-Branch RSL
Nancy Millard	Senior Citizens Assn. /Meals on Wheels
3. **Apologies:**

Robert Buegge	CoA Councillor Kalgan Ward
Middy Dumper	Seniors Community Rep
4. **Absent:**

Colleen Tombleson	Albany Lions Community Care Centre
Maggie Whittle	Seniors Community Rep.
5. **Guest:**

Sue Millar	Aged Care Manager for Great Southern
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6. **Disclosure of Interest:** Nil
7. **Confirmation of Minutes:**

Motion: That the minutes of the meeting held on the 17th April 2008 be confirmed as a true and accurate record of proceedings.

Moved: Ray Crocker

Seconded: Michael Calton

Carried
8. **Business Arising from the Previous Minutes:**
 - 8.1 **Housing for Life**

Concept: To develop a display board which features the latest ideas, products, information and developments in designing and building an age friendly house.

Recommendation:

 - Kim Buttfield to draft a letter seeking expressions of interest/support to be posted to potential sponsors.
 - Source potential funding bodies to seek grants.
 - 8.2 **Gopher Workshop/Training**

Kim Buttfield tabled a program plan for a Gopher Workshop and advised that the local police supported an annual/biannual education/training session.

Recommendation:

 - That the Senior Advisory Committee support and assist the Program plan.
 - A suitable meeting venue be sought that is Disabled friendly, possibly City of Albany or RSL.

8.3 Programs for Seniors at the Albany Regional Hospital

Sue Millar gave an overview of the programs for seniors currently being run at the hospital

Recommendation:

- Handout of information to be electronically posted to Guy Martin whom will then forward to Senior Advisory Committee members.

8.4 Monthly Newspaper Article on Seniors Issues

Recommendation:

- Approach local newspaper to seek support for the printing of a monthly article on a Senior issue.
- Nominations be sought for a Senior Advisory Committee Media representative.

9. Correspondence In: Nil

10. Correspondence Out: Letter to Breaksea Ladies Probus Club
Re: Renomination of a representative to the Senior Advisory Committee

11. Business Arising:

11.1 Photographs for Seniors post card and Senior Service Directory

Recommendation: The group shots were decided the best.

11.2 “Have a Go Day” discussion to be held over to next meeting

11.3 “Letter of Support” for Council of the Ageing’s application for a grant from the Attorney General to collate, update and add new information to the Information Kit dispelling the myth of crime etc.

12. Next Meeting: Thursday 19th June 2008

13. Close: 12:05pm

SER047

- MINUTES-

ALBANY TOWN HALL THEATRE ADVISORY COMMITTEE

**10:00am on Wednesday 7th May 2008 at
The Albany Town Hall Theatre, Meeting Room**

1. To:

C. Morris	-	City Councillor
D. Price	-	City Councillor
C. Lovitt	-	Community Representative
A. Grant	-	Community Representative
M. Flynn	-	Community Representative
P. Madigan	-	EDC&CS
S. I. Gartland	-	Town Hall Theatre Manager

APOLOGIES

2. PUBLIC QUESTION TIME

Nil

3. DISCLOSURE OF INTEREST

Nil

4. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Town Hall Advisory Committee meeting held on Wednesday 7th March 2008 be confirmed as a true and accurate record of the meeting.

**MOVED: C. Lovitt
SECONDED: D. Price
CARRIED**

5. MATTERS ARISING FROM PREVIOUS MINUTES

5.1 Nil

6. BUSINESS ITEMS

6.1 Town Hall Manager's Report

RECOMMENDATION

THAT the Town Hall Manager's Report be received.

**MOVED: D. Price
SECONDED: A. Grant
CARRIED**

6.2 Forthcoming Productions Report.

City of Albany presentations in Italics.

Name of Performance	Date	Touring Company/Promoter
The Wizard of Oz Show	24 th April 2008	Youngstars2.com
Australian Idol Auditions	Thurs 1 st May 2008	Fremantle Media
Harboursound Festival shows	Fri 2 nd & Sat 3 rd May 2008	CreativeAlbany
Speak up for Kids Program	6 th & 13 th May 2008	GP Network
Tourism workshops	8 th May 2008	Tourism WA
Dance Week	15 th , 16 th May 2008	Albany Dance and Movement Association
Albany Eisteddfod 2008	20 th – 24 th May 2008	Albany Eisteddfod Committee Inc
City of Albany Band	Sat 31 st May 2008	City of Albany Band
Fingers Concert	Friday 6 th June 2008	Mitchell Cullen
<i>Canterbury Tales</i>	<i>Tues 10th June 2008</i>	<i>Bare Naked Theatre</i>
Adam Brand and James Blundell	Thurs 12 th June	Premier Artsists
Hungarian Gypsy Band	Fri 13 th June 2008	ATA Allstar Artists
Eric Bogle	Sun 15 th June 2008	Richard Collins Promotions
<i>Flamenco Fire</i>	<i>Thurs 19th June 2008</i>	<i>Queensland Arts Council</i>
Albany Sinfonia	Sat & Sun 21 st , 22 nd June 2008	Albany Sinfonia
The Spooky Men of Song	Sat 28 th June 2008	The Big Trill – Vancouver Arts Centre
<i>The Pitch</i>	<i>Fri 15th Aug 2008</i>	<i>Critical Stages</i>
Puppetry of the Penis	Tues 22 nd July 2008	A-List Entertainment
Claire Bowditch	24 th July 2008	Monster Piz Productions
Female of the Species	Tues 29 th July 2008	Black Swan Theatre Company
<i>La Traviata</i>	<i>Thurs 7th August 2008</i>	<i>Co-Opera</i>
<i>Millie, Jack and The Dancing Cat</i>	<i>Fri 8th August 2008</i>	<i>Arts on tour</i>
Great Southern Grammar School Concert	Thurs 28 th August 2008	Great Southern Grammar
Albany Primary School show	1 st – 21 st Sept 2008	Albany Primary School
Albany Senior High School Dance Concert	Wed 24 th – Fri 26 th September 2008	Albany Senior High School
Amity Lecture	Thurs 2 nd October 2008	Friends of UWA
<i>The Carpenters from Kempsey</i>	<i>Sat 18th October 2008</i>	<i>Arts on tour</i>
Dinosaur Project	Wed 5 th Nov 2008	City of Albany
City of Albany Band	Sat 8 th November 2008	City of Albany Band
Albany Academy of Dance	Mon 24 th November – Sun 7 th December 2008	Albany Academy of Dance

RECOMMENDATION

THAT the Forthcoming Productions Report be received.

**MOVED: M. Flynn
SECONDED: D. Price
CARRIED**

6.3 Results of Previous Productions

- 6.3.1 Perth International Arts Festival. Martin Hayes and Dennis Cahill. 8:00pm Tuesday 26th February 2008. This was a very successful folk duo featuring an American guitarist and an Irish fiddle player.
- 6.3.2 Altered States Touring, LIOR 8:00pm Thursday 6th March 2008. LIOR is a highly respected contemporary musician and song writer and although this presentation was not full, the audience that attended were very appreciative.
- 6.3.3 Bill Davidson Promotions, The Australia Beegees Show – 8:00pm Monday 10th March 2008. This was a reasonably successful show although not quite full.
- 6.3.4 Country Arts WA & Carpe Idiotus, HAPPY, 7:00pm Thursday 13th March 2008. This was an excellent family show, although sales were not as high as expected.

- 6.3.5 Merlin Moon, The Variety Hour – 7:30pm Friday 14th March 2008. Merlin is a developing film maker who has held other film nights in the Town Hall. This presentation involved elements of live music interspersed with several short films and an exhibition on the ground floor.
- 6.3.6 Scot Robin Promotions, The Australian Beatles Show – 8:00pm Friday 28th March 2008. This was a very successful night with almost a full house, although some patrons did once again complain that the Beatles were probably never that loud.
- 6.3.7 Starseed Enterprises, The Delltones – 8:00pm Monday 7th April 2008. The Delltones did not sell as well as was hoped and although there was one sell out performance, the company had hoped to sell two.
- 6.3.8 The Consulate of Indonesia, Indonesian Cultural Night, 7:30pm Saturday 19th April 2008. This was a very interesting day of Indonesian culture including food, song, dance and music.

RECOMMENDATION

THAT the Previous Productions Report be received.

**MOVED: D. Price
SECONDED: C. Morris
CARRIED**

6.4 Proposed Shows.

Late Item: 6.4.1 Hilary Henshaw Productions, Musical Memoirs of a Ten Pound Pom, Friday 29th May 2009. The committee discussed the production available for touring in 2009.

RECOMMENDATION

THAT the Theatre Manager informs Hilary Henshaw Productions that the City of Albany does not wish to present a performance of the Musical Memoirs of a Ten Pound Pom in May 2009.

**MOVED: C. Morris
SECONDED: A. Grant
CARRIED**

6.5 Other Business

6.5.1 Town Hall Clock Bells. The committee proposed to discuss the bells of the Town Hall clock tower at length to determine if they could be made to sound again.

RECOMMENDATION

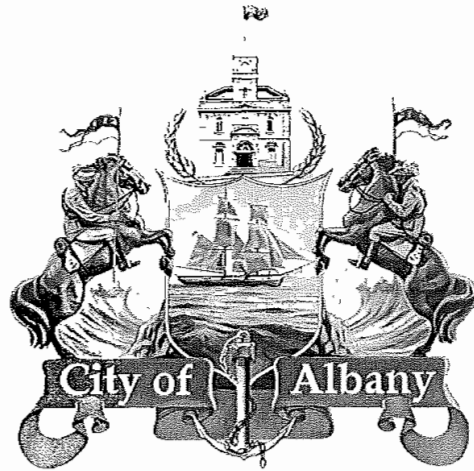
THAT the committee awaits the report from Laith Reynolds and then work toward the viability and costing of reinstating the Town Hall Clock Bells.

**MOVED: M. Flynn
SECONDED: C. Morris
CARRIED**

7 NEXT MEETING

10:00AM, Wednesday 2nd July 2008 – Town Hall Meeting Room.

8 CLOSURE – 11:05am



MINUTES

STREETSCAPE COMMITTEE (MAN161/AM805390)

Held on
Tuesday, 20th May 2008
5.00pm

City of Albany

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1.0 DECLARATION OF OPENING

Chair Councillor John Walker declared the meeting open at 5.05pm.

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

Attendances:

Councillors -

J. Walker (Chair)
C. Morris
G Kidman

Acting Executive Director of Works & Services
Landscape Co-ordinator

P Brown
S Deering

Apologies/Leave of Absence:

Councillor -

R. Buegge

3.0 DISCLOSURE OF FINANCIAL INTEREST

Nil

4.0 CONFIRMATION OF PREVIOUS MINUTES

- 4.1 That the minutes of the Streetscape Meeting held on the 19th February 2008 be received.

**MOVED COUNCILLOR MORRIS
SECONDED COUNCILLOR KIDMAN**

**THAT the minutes of the Streetscape Meeting held on the 19th
February 2008 be received.**

MOTION CARRIED 3 – 0

5.0. CORRESPONDENCE

Nil.

6.0 BUSINESS ARISING FROM PREVIOUS MINUTES

- 6.1 Staff provided an overview of the Streetscape manual being prepared. Further works are required to complete the draft document and staff is to proceed on finalising the document for presentation to the next meeting.

- 6.2 Staff presented a briefing paper on the strategy for entry statements and municipal boundary signs in 3 concept locations, being Albany Highway near the intersection of Rocky Crossing Road and Chester Pass Road and South Coast Highway at sites yet to be finalised. Staff to finalise the overall strategy and to proceed with the following motion and provide update on progress on design development and funding opportunities.

**MOVED COUNCILLOR MORRIS
SECONDED COUNCILLOR KIDMAN**

- (i) THAT Staff seek funding options on signage for municipal boundaries; and**
- (ii) Develop entry statements in 3 concept locations;**
 - 1) Rocky Crossing Road**
 - 2) Chester Pass Road**
 - 3) South Coast Highway**

MOTION CARRIED 3 – 0

7.0 NEXT MEETING

Next meeting scheduled for Tuesday 3rd June 2008 commencing at 4pm.

8.0. CLOSURE OF MEETING

There being no further business, the meeting closed at 5.55 PM.



MINUTES AIRPORT USERS GROUP MEETING

Thursday 10 April 2008
10.00am
Conference Room, Albany Regional Airport

1. PRESENT

- Councillor Chris Morris
- Ian Neil, Manager City of Albany, City Services
- Steve Chaplin, Senior Reporting Officer, Albany Regional Airport
- Barb Henderson, Administration Officer, City of Albany, City Services
- Steve Johnson, Skywest
- Anne Johnson, Skywest
- Mr Gerry Vander Ros, Budget Rent-A-Car, Albany
- Ms Liz Jeffers, Avis, Albany
- Mike Crawshaw, Avis, Albany
- Greg McFarlane, Airport User
- Mark Selby, St John Ambulance, Albany
- Brian Holman, Airport User
- Ian Williams, Albany Aviation
- Lee Mason, Albany Airport
- Ralph Burnett, Airport User
- Lindsay Joyce, Commercial Operator
- Tyrone James, Refueller
- Damien Buswell, FESA

2. MEETING OPENED

Ian Neil opened the meeting at 10.00am

3. APOLOGIES

- Wing Commander Jason Waller, 2FTS RAAF

4. CONFIRMATION OF PREVIOUS MINUTES

Recommendation: that the previous minutes of the Airport User Group Advisory Committee held on 27 September, be accepted.

Moved Steve Johnson, seconded Mark Selby.

Suggestion was made that a letter should be sent to Steve Marshall thanking him for his involvement during his term as Councillor. All agreed.

5. BUSINESS ARISING FROM PREVIOUS MINUTES

Brian Holman:

- **Security Fencing** – Now limited room for vehicles to pass. It may be necessary to widen the road or install a holding bay.
- **Hangar Sites** – line marking in front of hangar sites has not been completed. Steve Chaplin advises City is waiting on quotes for the line marking to be done. When completed it will allow access to the eastern facing hangars.
- **New Signs** – around hangar areas are a hazard particularly at night time. Visibility of signs will be improved.
- **Instrument Landing System (ILS)** – not being funded by airport but ratepayers are wearing the cost. Ian Neil advised this has been passed by Council and will remain as is.

Mark Selby

- Mark congratulated the Works team on addressing the carpark access for St John Ambulance so quickly by removing the speed bumps.

6. AIRPORT RENOVATIONS

Ian Neil advised there has been a delay in supply of furniture and display boards. Also there has been no interest from anyone in operating the café.

Work completed to date includes the café fixtures, laying of carpets, relocation of the hire car area and setting up the business centre.

Official opening is expected to take place early May with an official ceremony.

Steve Johnson has received some complaints from passengers regarding the café not being open.

He also pointed out that with the removal of the colourful sails, has resulted in an increased noise level. He also feels the terminal has a sterile look about it. Ian advises we can assess these issues at Stage 2 of the redevelopment.

Anne Johnson feels the area is hotter now as the sails deflected heat. Steve Chaplin advised the windows have frosted glass which may help the heat situation.

Brian raised the issue of access to the toilets for GA users is restricted now that the terminal is locked when unmanned. He questioned if it could be kept unlocked. Ian advised the terminal needs to be kept locked when not manned for security purposes although the issue of access to the toilets needs to be addressed. A possible solution may be by use of giving users the access code. Ian will investigate a suitable procedure for this. Steve Chaplin also explained that when the terminal is unlocked and not manned, members of the public use the facilities and this often results in the bathrooms being left unclean for airport passengers.

7. 48 HOURS NOTICE (ERSA)

Steve Chaplin explained that air traffic has increased due to large corporate aircraft using the airport and highlighted the importance of being able to plan in advance the parking and refuelling of aircraft. Discussion was held and it was agreed that the '48 hours notice' wording be changed in line with the previous wording. Ian advised we will issue an amendment to ERSA.

8. CTAF (FREQUENCY CHANGE)

CASA will implement the frequency change. It will change from 126.7 to 126.75. The date for the change to be implemented is to be advised.

Brian questioned if Denmark will be included in this change - Steve Chaplin will investigate.

Mike asked if the keypad number will also change. Steve confirmed the keypad number will remain the 4 digit number.

There was some confusion about the operation of keypads. Their use will be reviewed to make it simpler.

9. FENCE REALIGNMENT AND HANGARS

Ian explained this work is progressing. The fence near the St John Ambulance area has been completed. The other fence has been relocated near the generator. Ian advised more developments are happening and he will address the widening of the road on the west boundary raised earlier in the meeting.

Drainage works are also happening. City of Albany engineers will investigate and address the flooding problems as well as drainage on the hangar sites designs.

The Bureau of Meteorology should be completely fenced off to allow direct access from Albany Highway however this has been delayed. Realignment of the fence is encroaching on the BOM leased area. The local Albany BOM representatives have no issues with this but there are some concerns from its Eastern States division.

Ian advised there is an idea of 6 hangar sites being built to a specific design. The survey has been completed but there is a delay due to waiting for BOM to respond to the fencing issue. BOM may relocate to the south side of the airport.

Cr Chris Morris advised the meeting of a residential concept plan near Gunn Road - Council is still to consider the matter and at this stage is only a proposal.

Everyone agreed the fence realignment has made an improvement. Ralph stated it has been better for his students although some parking may need to be established.

11. PROPOSED CAPITAL WORKS

Ian advised an additional taxi way will be established which may incorporate the compass rose. He will obtain more details regarding this.

12. GENERAL BUSINESS

12.1 Car Rental Area: Liz advised the designated hire car area has been in darkness. She has a concern for airport staff as well as hire car customers – particularly when dropping the vehicles off. Steve Chaplin explained Philippe Eloy installed a floodlight with a mechanical timer over that area yesterday. He will follow up the problem with Philippe.

12.2 Floodlight: Brian has noticed the outside floodlight is often left on all day. Ian will address this problem with a timer to be set to come on at 6pm and switch off at 6am. Chris Morris suggested it may be necessary for the light to come on at 5.30pm as it can be quite dark in poor weather. He also asked if a sensor can be installed. Ian advised all the lights on timers will be set for the same time – and will investigate using a sensor light for the time being.

12.3 Mice: Mike advised there is a current mice problem. Lee Mason is addressing this issue with baits.

12.4: ASIC cards: Steve Johnson raised concerns of airport users not being vigilant in use of ASIC cards. He is finding terminal doors are being left open and suggested an audible alarm may rectify this problem. Ian agreed to look at this idea. This generated a discussion between attendees giving personal views regarding the ASIC cards. Ian outlined that the general public feel safer with such security measures. Chris Morris advised the City is compelled to comply with regulations and therefore they must be used. It was noted that the Airports Association of Australia is lobbying on behalf of the airport.

12.5 Refueller: Steve Johnson congratulated Tyrone on his appointment in his position of refueller. He commended Tyrone for his good work.

12.6 Cyril Ecob: Steve Johnson suggested a letter of appreciation be sent to Cyril on his retirement of his position of refueller. All were in agreement to this. Moved by Steve Johnson, seconded by Chris Morris – carried unanimously.

12.7 Auto Weather (AWIS): Steve Johnson if the City has considered the installation of an Auto Weather Information Service. Ian stated it is recommended for next financial year.

12.8 Congestion at hangar area: Ralph has found congestion occurring in front of the main line of hangars when the Airforce is here. He would like to see the area expanded.

Discussion was also held regarding the position of the fuel bowsers – Steve Chaplin advised they will remain where they are. Jet A1 will remain as refuelling. AVGAS will be changed to swipe card operation eventually at a time to be advised by BP.

12.9 Windsock: Brian has some concerns that the windsocks are non-standard. Ian and Steve confirm they are. The problem is the Primary windsock – this may need relocating. Ian requested and he will consider a proposal for an additional windsock for training purposes.

12.10 Cone Markers: Brian believes the current cone markers are too light. Steve Chaplin advised they are being replaced and the new ones are being nailed down however some are not secured at this stage.

12.11 Parking Area: Gerry questioned the upgrade of the parking area near the hedge – Ian confirmed this is scheduled for this financial year.

12.12 Future Meetings: Brian proposed future Airport User Group meetings be held every 3 months rather than 6 monthly. All agreed. Ian advised he and Barb will compile a schedule for quarterly meetings.

13. Next meeting – Thursday 10th July 2008

14. Meeting Schedule:

Thursday 10 July 2008

Thursday 9 October 2008

Thursday 12 February 2009

Thursday 14 May 2009

15. Close

Ian Neil thanked everyone for their attendance.

Meeting closed 11.20am.

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – May 2008
Date : 3 June 2008

1. In May 2008, ninety (90) building licences were issued for building activity worth \$7,907,386, three (3) demolition licences and one (1) sign licences.
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 May 2008, the eleventh month of activity in the City of Albany for the financial year 2007/2008.

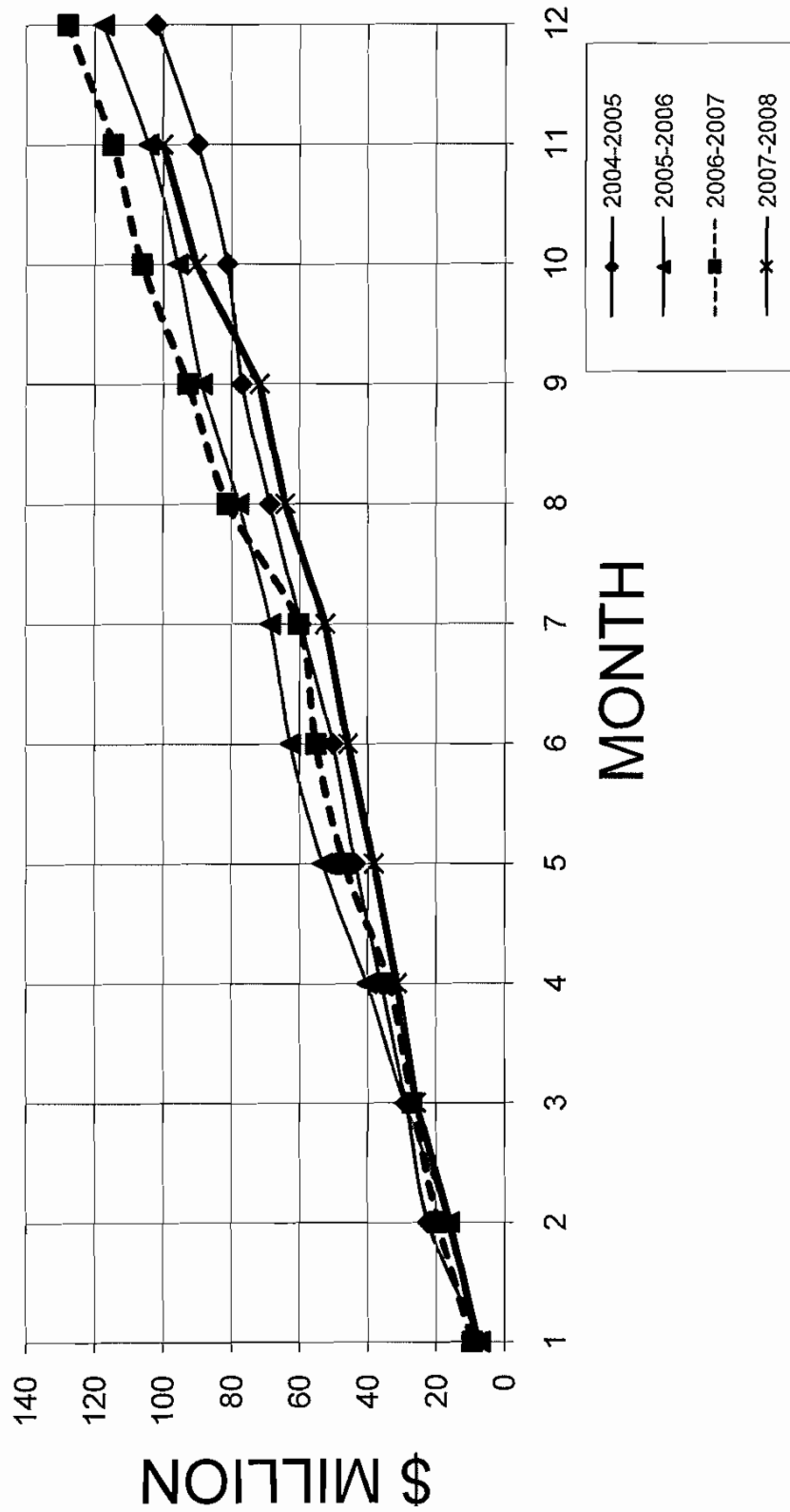

Kerry Fyffe
Administration Officer – Building

CITY OF ALBANY

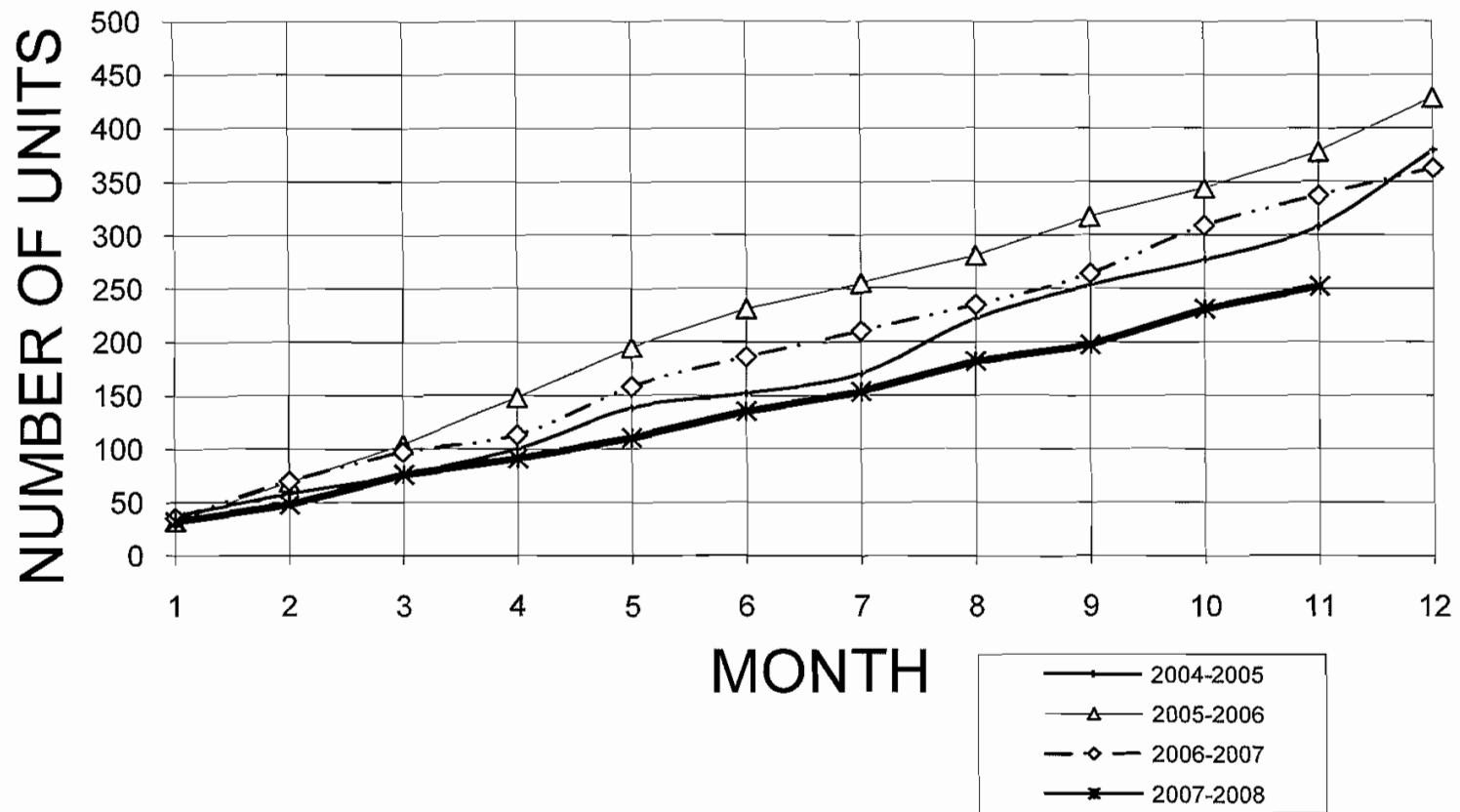
BUILDING CONSTRUCTION STATISTICS FOR 2007-2008

2007/2008	SINGLE DWELLING		GROUP DWELLING		Total	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	17	3,477,674	12	1,885,008	29	17	199,307	31	844,672	0	0	0	0	10	1,140,000	10	217,968	7,764,629
AUGUST	15	4,602,681	1	180,000	16	23	401,258	35	690,443	1	30,000	19	220,000		1,948,500	12	110,675	8,183,557
SEPTEMBER	21	4,926,774	7	1,389,956	28	21	284,293	41	1,269,384	0	0	2	1,300,000	3	347,400	9	354,660	9,872,467
OCTOBER	14	3,513,640	1	19,000	15	21	323,501	35	1,071,560	0	0	2	320,000	6	146,250	8	171,659	5,565,610
NOVEMBER	18	4,163,624	1	136,939	19	24	315,522	50	1,042,651	0	0	1	96,014	14	790,610	13	286,230	6,831,590
DECEMBER	24	5,577,990	1	12,873	25	20	524,737	19	183,275	0	0	2	1,200,000	2	26,760	8	70,050	7,595,685
2008																		
JANUARY	19	5,070,031	2	602,418	21	14	198,029	16	662,021	0	0	0	0	3	83,645	2	5,840	6,621,984
FEBRUARY	29	9,193,281	0	0	29	27	452,459	40	858,502	0	0	1	581,000	5	304,600	7	423,000	11,812,842
MARCH	15	4,509,771	0	0	15	16	245,352	28	1,288,538	1	129,886	3	750,052	4	470,000	11	114,455	7,508,054
APRIL	33	8,958,554	1	150,000	34	13	162,844	41	1,540,228		0		0	3	9,558,500	11	96,150	20,466,277
MAY	16	4,605,493	5	1,375,542	21	24	351,016	30	391,384	0	0	3	486,000	3	630,000	9	67,951	7,907,386
JUNE					0													0
TOTALS TO DATE	221	58,599,513	31	5,751,736	252	220	3,458,318	366	8,302,430	1	159,886	33	4,953,066	53	15,446,265	100	1,918,638	100,130,081

BUILDING ACTIVITY \$M Value



DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for May 2008

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280409	KOSTERS STEEL CONSTRUCTION PTY	John & KATHLEEN LOWN	SHED	208	Location ATL 257 Lot 12	GREY STREET	ALBANY
280419	OWNER BUILDER	G P & G F HILL	CARPORT	22	Location AT336 Lot 3	FREDERICK STREET	ALBANY
270081	KOSTERS STEEL CONSTRUCTIONS PTY LTD	DW DELACEY	GARAGE ATTACHED TO DWELLING	167	Location ASL 121 Lot 65	SERPENTINE ROAD	ALBANY
280328	MEUZELAAR ENTERPRISES PTY LTD	Owner's name and address not shown at their request	DECKING AND STAIRY	37	Location ATL 333 Lot 8	EARL STREET	ALBANY
280476	DAKINA INVESTMENTS PTY LTD	PRIMEKING PTY LTD	INTERNAL LLS TO EXISTING SHOP	159-197	Location ALB TOWN	STIRLING TERRACE	ALBANY
280398	G SUTTON	SEGAL ENTERPRISES PTY LTD	DEMOLITION OF DWELLING	28	Location 3040 Lot 52	ELIZABETH STREET	BAYONET HEAD
280205	SCOTT PARK HOMES PTY LTD	Owner's name and address not shown at their request	DWELLING GARAGE AND VERANDAH	23	Location 285 Lot 953	ANCHORAGE VISTA	BAYONET HEAD
280411	OUTDOOR WORLD	Owner's name and address not shown at their request	SHED	88	Location 284 Lot 924	ALLWOOD PARADE	BAYONET HEAD
280423	OUTDOOR WORLD	Owner's name and address not shown at their request	PATIO	6	Location 284 Lot 56	ALBATROSS DRIVE	BAYONET HEAD
280397	OUTDOOR WORLD	Owner's name and address not shown at their request	PATIO	11	Location 1196 Lot 206	LOUND STREET	BAYONET HEAD
280375	OWNER BUILDER	P B CLARK & J A FLOTTMANN	SHED	LOT 21	Location 395 Lot 21	RAINBOWS END	BIG GROVE
280391	TECTONICS CONSTRUCTIONS GROUP PTY LTD	THE ROTARY CLUB OF ALBANY PORT	SHED	913	Location RES930	FRENCHMAN BAY ROAD	BIG GROVE
271253	CC GLIOSCA	Owner's name and address not shown at their request	REHOUSE AND SHOWROOMS ADDITIONS TO EXISTING BUILDING	126	Location ASL 129 Lot 200	LOCKYER AVENUE	CENTENNIAL PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280209	CC GLIOSCA	Owner's name and address not shown at their request	FACTORY ALBANY FINE FURNITURE	31	Location ASL 17 Lot 111	HERCULES CRESCENT	CENTENNIAL PARK
280402	KENT CORPORATION PTY LTD	KNIGHTS PARKS & PROPERTIES PTY LTD	PARK HOME	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280403	KENT CORPORATION PTY LTD	KNIGHTS PARKS & PROPERTIES PTY LTD	PARK HOME	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280305	GREGORY WILLIAM DAVIES	KNIGHTS PARKS & PROPERTIES PTY LTD	PARK HOME SITE 13	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280306	GREGORY WILLIAM DAVIES	KNIGHTS PARKS & PROPERTIES PTY LTD	PARK HOME SITE 22	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280435	OUTDOOR WORLD	Owner's name and address not shown at their request	CARPORT FOR SITE 9	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280436	OUTDOOR WORLD	Owner's name and address not shown at their request	CARPORT FOR SITE 2	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280437	OUTDOOR WORLD	Owner's name and address not shown at their request	CARPORT FOR SITE 8	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280367	MEUZELAAR ENTERPRISES PTY LTD	MR G A BRADY	GROUND FLOOR AND MEZZANINE ADDITION TO EXISTING REHOUSE AN	36	Location ASL 02 Lot 140	SANFORD ROAD	CENTENNIAL PARK
280299	M VAN DER MEULEN	Owner's name and address not shown at their request	TIMBER DECK	25	Location ALB TOWN Lot 953	MERMAID AVENUE	EMU POINT
280414	PLUG J	I S & C L BROOKS	DEMOLITION OF WHOLE BUILDING	53	Location ALB TOWN Lot 1041	BEDWELL STREET	EMU POINT
280371	OWNER BUILDER	MS J G TAYLOR	SHED	130	Location GLEDHOW 23	FREDERICK STREET	GLEDHOW
271143	GRANDEUR HOMES () PTY LTD	Owner's name and address not shown at their request	DWELLING GARAGE PATIO AND RETAINING LL	19A	Location 366 Lot 157	BALSTON ROAD	GLEDHOW
271144	GRANDEUR HOMES () PTY LTD	Owner's name and address not shown at their request	DWELLING GARAGE AND PATIO	19B	Location 366 Lot 156	BALSTON ROAD	GLEDHOW
280421	R GROCCOTT	MR R C GROCCOTT	NEW GABLE ROOF TO DWELLING PATIO AND CARPORT	257	Location 288 Lot 2	SOUTH COAST HIGHY	GLEDHOW
270759	OWNER BUILDER	L BATTERSBY & B SURIANI	UNAPPROVED PATIO	45	Location 366 Lot 40	OXFORD STREET	GLEDHOW

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280422	OUTDOOR WORLD	Owner's name and address not shown at their request	PATIO	130	Location GLEDHOW 23	FREDERICK STREET	GLEDHOW
280441	CHESTERS CONSTRUCTIONS	J W & S E BIRD	SHED	60	Location 1517 Lot 103	RIVERSIDE ROAD	KALGAN
280370	AD DUFTY	MR N M HANDASYDE	ADDITIONAL STORE ROOM	154	Location 2308 Lot 2	GREATREX ROAD	KING RIVER
280384	COUNTRY BUILDERS PTY LTD	Owner's name and address not shown at their request	UNAPPROVED STRUCTURE STORAGE SHED	252	Location TAA 33 Lot 151	COSY CORNER ROAD	KRONKUP
280387	TOWTON INVESTMENTS PTY LTD	Owner's name and address not shown at their request	DWELLING/SHED	2553	Location TAA Lot 272	LOWER DENMARK ROAD	KRONKUP
280336	OWNER BUILDER	Owner's name and address not shown at their request	ART WORK	162	Location 293 Lot 9000	CHESTER PASS ROAD	LANGE
280036	OWNER BUILDER	Owner's name and address not shown at their request	CARPORT	15	Location 24 Lot 8	JEFFCOTT STREET	LITTLE GROVE
280338	S HALLETT	S T & S J HALLETT	DWELLING CARPORT AND PATIO	38A	Location 226 Lot 2	PARKER STREET	LOCKYER
280265	GR GOLDING	T A & K S MCGREGOR	ANCILLARY ACCOMMODATION	43	Location 50 Lot 68	SHELL BAY ROAD	LOWER KING
280372	METROOF ALBANY	S G & S J EMMERSON	GARAGE	80	Location 399 Lot 706	CLYDESDALE ROAD	MCKAIL
280249	FORMATION HOMES PTY LTD	Owner's name and address not shown at their request	STUDIO AND WORKSHOP	138	Location 390 Lot 100	LANCASTER ROAD	MCKAIL
280376	STEVE MCKINVEN HOMES	R & N S & D FORGIONE & DANIELE NOMINEES	DWELLING GARAGE AND VERANDAH	42	Location 492 Lot 240	CENTAURUS TERRACE	MCKAIL
280438	OUTDOOR WORLD	Owner's name and address not shown at their request	SHED	11	Location 381 Lot 16	LANCASTER ROAD	MCKAIL
280365	GREAT SOUTHERN HORTICULATURAL SERVICES	N A BRASS	PATIO	20	Location 492 Lot 142	LUNAR RISE	MCKAIL
280383	FORMATION HOMES PTY LTD	Owner's name and address not shown at their request	RETAINING LL	56	Location 492 Lot 233	CENTAURUS TERRACE	MCKAIL
280448	RYDE BUILDING COMPANY PTY LTD	MORVEN RURAL DEVELOPMENTS PTY LTD	DWELLING GARAGE AND ALFRESCO	LOT 286	Location 492 Lot 286	MILKY Y	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280491	OUTDOOR WORLD	Owner's name and address not shown at their request	PATIO	38	Location 381 Lot 10	ALFRED STREET	MCKAIL
280492	SCOTT PARK HOMES PTY LTD	C M & T L MARTAIN	DWELLING	2	Location 381 Lot 696	PENTER Y	MCKAIL
280418	OWNER BUILDER	W M & S M SHANHUN	SHED	LOT 221	Location 3835 Lot 22	RRIUP ROAD	METTLER
280329	D & K LANDSCAPE CONSTRUCTION	Owner's name and address not shown at their request	RETAINING LL	38	Location ASL 02 Lot 84	HARE STREET	MIDDLETON BEACH
280374	PULS PATIOS	MR E W NELSON	PATIO at Site 89	550	Location 418 Lot 4	ALBANY HIGHY	MILPARA
280427	OUTDOOR WORLD	Owner's name and address not shown at their request	PATIO	30	Location 240 Lot 48	COOGEE STREET	MILPARA
280470	OWNER BUILDER	A J HETHERINGTON	GARAGE	67	Location 368 Lot 22	ADELAIDE STREET	MILPARA
280261	P MASSON & D CURRAN	Owner's name and address not shown at their request	DWELLING GARAGE AND WORKSHOP	8	Location 45 Lot 224	HENLEY GROVE	MIRA MAR
280292	M & J RYSTENBERG	Owner's name and address not shown at their request	DWELLING GARAGE WORKSHOP AND VERANDAH	41	Location 44 Lot 300	SEYMOUR STREET	MIRA MAR
280458	METROOF ALBANY	Owner's name and address not shown at their request	PATIO	23	Location ASL 81 Lot 14	BATHURST STREET	MIRA MAR
280420	SCOTT PARK HOMES PTY LTD	Owner's name and address not shown at their request	DWELLING GARAGE AND ALFRESCO	16	Location 45 Lot 244	HENLEY GROVE	MIRA MAR
280446	OWNER BUILDER	A LSTER & C M SIUN	FENCE	160	Location PL44 Lot 141	MIDDLETON ROAD	MIRA MAR
280468	OWNER BUILDER	M J & M E NORMAN	GARAGE	24	Location SB06 Lot 19	SHORTS PLACE	MIRA MAR
280415	M & J A WELLS	J A & M W WELLS	DWELLING ADDITIONS AND ALTERATIONS	5	Location 44 Lot 1	BERESFORD STREET	MIRA MAR
280012	TURPS STEEL FABRICATIONS	K S & D T GUILLE	PATIO	120	Location SL 140 Lot 16	HARE STREET	MT CLARENCE
280393	NATEIS CONTRACTING PTY LTD	HOUSING AUTHORITY	DEMOLITION	7	Location SL112 Lot 56	STANLEY STREET	MT MELVILLE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280067	TURPS STEEL FABRICATIONS	E A & K M KINNEAR	SHED	LOT 354	Location 416/A89 Lot 354	ISLET ROAD	NANARUP
280454	KOSTERS STEEL CONSTRUCTION PTY LTD	W DEKKER	PATIO	2	Location 222 Lot 90	GRANADA CRESCENT	ORANA
280433	M CONY	MR D T SMITH	RETAINING LL	66	Location 220 Lot 9	SOUTH COAST HIGHY	ORANA
280462	OWNER BUILDER	Owner's name and address not shown at their request	SHED ADDITION	71	Location 229 Lot 166	MINOR ROAD	ORANA
280484	CONSTRUCTALL METAL FABRICATION	S & S PEARCE	CARPORT	25	Location 355 Lot 85	FLEMINGTON STREET	ORANA
280459	METROOF ALBANY	Owner's name and address not shown at their request	CARPORT	52	Location ATL 384 Lot 10	BRUNSWICK ROAD	PORT ALBANY
280453	KOSTERS STEEL CONSTRUCTION PTY LTD	A K & J D P SAUNDERS	CHEESERY MILKING PARLOUR AND LEAN-TO	2000	Location 903	REDMOND-HAY RIVER ROAD	REDMOND WEST
280373	OWNER BUILDER	MAKO HOLDINGS PTY LTD	HORIZONTAL SIGN	17	Location GLEDHOW Lot 143	STIRLING STREET	ROBINSON
280388	K & J ELLIOTT	K C & J K ELLIOTT	DWELLING GARAGE AND VERANDAH	182	Location 2480 Lot 224	PRINCESS AVENUE	ROBINSON
280359	OUTDOOR WORLD	Owner's name and address not shown at their request	SHED	15	Location 385 Lot 49	HARBOUR VIEW PARADE	RRENUP
280405	OWNER BUILDER	J H & J E RAYFIELD	PATIO	28	Location 42 Lot 157	TRIMMER ROAD	SPENCER PARK
280407	KOSTERS STEEL CONSTRUCTION PTY LTD	HOUSING AUTHORITY	PATIO	20	Location PL42 Lot 46	LINDFIELD CRESCENT	SPENCER PARK
280416	OUTDOOR WORLD	Owner's name and address not shown at their request	SHED	13	Location 42 Lot 192	GAIRDNER ROAD	SPENCER PARK
280408	KOSTERS STEEL CONSTRUCTION PTY LTD	C L MASON & O G STARLING	PATIO	96	Location 42 Lot 684	ANGOVE ROAD	SPENCER PARK
280417	KOSTERS STEEL CONSTRUCTION PTY LTD	John & SUE-ELLA WRIGHT	SHED	7	Location 42 Lot 559	CLINT TERRACE	SPENCER PARK

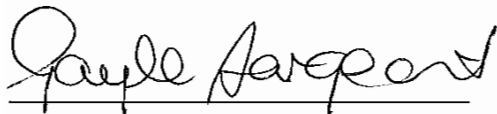
Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280134	COUNTRY BUILDERS PTY LTD	Owner's name and address not shown at their request	GROUP DWELLING X 3	72	Location 42 Lot 598	ULSTER ROAD	SPENCER PARK
280463	OUTDOOR WORLD	Owner's name and address not shown at their request	SHED	78	Location 0 Lot 55	PREMIER CIRCLE	SPENCER PARK
280478	CHESTERS CONSTRUCTIONS	P H BEECK & C C ROCHESTER	SHED	8	Location 42 Lot 551	STOKES TERRACE	SPENCER PARK
280362	JR GOMM	S J & S E DAYMOND	DWELLING AND VERANDAH	LOT 232	Location 439 Lot 232	RIVERWOOD ROAD	WILLYUNG
280386	OUTDOOR WORLD	Owner's name and address not shown at their request	SHED	735	Location 5127	CHESTER PASS ROAD	WILLYUNG
280413	OUTDOOR WORLD	Owner's name and address not shown at their request	PATIO	LOT 416	Location 618 Lot 416	KELTY VIEW	WILLYUNG
280410	SCOTT PARK HOMES PTY LTD	B F & D J BAILEY	DWELLING GARAGE AND ALFRESCO	LOT 221	Location 439 Lot 221	MANTON Y	WILLYUNG
280465	TECTONICS CONSTRUCTIONS GROUP PTY LTD	B F & D J BAILEY	SHED	LOT 221	Location 439 Lot 221	MANTON Y	WILLYUNG
280270	AGCRETE	D L SHARP	RETAINING LL	49	Location AT221 Lot 17	SYDNEY STREET	YAKAMIA
280138	G LEEDER BUILDING SERVICES	Owner's name and address not shown at their request	STORAGE SHED AND ATTACHED VERANDAH	48-50	Location PT 474 Lot 375	KAMPONG ROAD	YAKAMIA
280395	OUTDOOR WORLD	Owner's name and address not shown at their request	PATIO	20	Location RES 44636 Lot 381	BETHEL Y	YAKAMIA
280426	J & TW DEKKER PTY LTD	HOUSING AUTHORITY	GROUPED DWELLING X 2	2	Location AT 177 Lot 203	MINERVA STREET	YAKAMIA
271017	GEOFFREY ST CLAIRE HOLMES	Owner's name and address not shown at their request	DWELLING CARPORT VERANDAH AND SHED	117	Location 42 Lot 204	ULSTER ROAD	YAKAMIA
280467	PULS PATIOS	Owner's name and address not shown at their request	PATIO	10	Location 230 Lot 272	ANUAKA ROAD	YAKAMIA
280471	RYDE BUILDING COMPANY PTY LTD	R A & V L ABBOTT	NEW DWELLING GARAGE AND VERANDAH	13	Location 243 Lot 675	TEATREE Y	YAKAMIA
280412	OWNER BUILDER	C R STONEY & A J RES	SHED	105	Location 3093	TENNESSEE RD NORTH	YOUNGS SIDING

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – May 2008
Date : 3rd June, 2008

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of May 2008.
2. Within the period there was a total of twenty four (24) decisions made on active Planning Scheme Consents ;
 - Twenty (20) Planning Scheme Consents approved under delegated authority;
 - One (1) Planning Scheme Consent conditionally approved;
 - One (1) Planning Scheme Consent refused
 - Two (2) Withdrawn



Gayle Sargeant
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for May 2008

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
275404	26/11/2007	J Albany	Duke St	Albany	Single House (Heritage Listed) (Additions) - Fence Primary & Secondary Street & Pergola	Delegate Approved	1/05/2008	Ian Humphrey
285053	26/02/2008	DN & L Robinson	Vancouver St	Albany	Single House - Design Codes Relaxation - side setback relaxation (x2) retaining walls on boundary	Delegate Approved	7/05/2008	Graeme Bride
285085	10/04/2008	Roberts Gardiner Architects	York St	Albany	Office (additions - single storey office building upgrade (reseat & line existing carpark)	Delegate Approved	14/05/2008	Ian Humphrey
285124	14/05/2008	Hobbs Smith & Holmes Pty Ltd	Middleton Rd	Albany	Shop Extensions (Entry Statement)	Delegate Approved	28/05/2008	Ian Humphrey
285075	28/03/2008	R Shaver	Yokanup Rd	Bayonet Head	Tourist Accommodation (located in new lower level addition at rear of existing dwelling)	Delegate Approved	13/05/2008	Ian Humphrey
285097	16/04/2008	Scott Park Homes	Anchorage Vista	Bayonet Head	Single House - Design Code Relaxation - Side Setback Relaxation	Delegate Approved	20/05/2008	Ian Humphrey
285100	21/04/2008	P Clark	Rainbows End	Big Grove	Building Envelope and Outbuilding	Delegate Approved	20/05/2008	Ian Humphrey
285096	16/04/2008	L Powell	Sanford Rd	Centennial Park	Lunch Bar	Delegate Approved	20/05/2008	Ian Humphrey
285108	29/04/2008	L Boston	Hercules Cres	Centennial Park	Service Industry - Extension - (Retaining Wall)	Delegate Approved	23/05/2008	Ian Humphrey
285111	7/05/2008	G Brady	Sanford Rd	Centennial Park	Service Industry - Extensions	Delegate Approved	28/05/2008	Ian Humphrey
285125	15/05/2008	Ryde Building Co	Sanford Rd	Centennial Park	Builder's Yard	Delegate Approved	30/05/2008	Ian Humphrey
285102	23/04/2008	S Powell	Emu Point Rd	Collingwood Park	Home Business - Dog Grooming	Refused	22/05/2008	Ian Humphrey
285052	26/02/2008	L Bail	Whaling Station	Frenchman Bay	Temporary Native Fauna Enclosure	Delegate Approved	7/05/2008	Ian Humphrey
285074	25/03/2008	P Jongen	Austin Rd	Goode Beach	Single House - Front Setback Relaxation	Delegate Approved	13/05/2008	Ian Humphrey
285025	6/02/2008	G Waugh	Bay View Dr	Little Grove	Solar & Wind Power (solar panels to existing shed and wind turbine x1)	Approved	7/05/2008	Jan Van der Mescht
285101	23/04/2008	WA Country Builders	Redgum Trail	Marbelup	Single House - Development outside designated building envelope (driveway)	Withdrawn	21/05/2008	Ian Humphrey

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
285127	16/05/2008	Chesters Constructions	Vernon Lane	McKail	Single House - Outbuilding (Setback Relaxation)	Withdrawn	30/05/2008	Ian Humphrey
285072	25/03/2008	W Hadingham	Adelaide Cres	Middleton Beach	Change of Use - Holiday Accommodation	Delegate Approved	9/05/2008	Ian Humphrey
285083	9/04/2008	A Walster	Middleton Rd	Mira Mar	Single House - Design Code Relaxation - front fence (overheight) (1.8m picket fence)	Delegate Approved	13/05/2008	Ian Humphrey
285086	10/04/2008	Dykstra Planning	Cockburn Rd	Mira Mar	Grouped Dwelling (x12)	Delegate Approved	15/05/2008	Ian Humphrey
285091	14/04/2008	P Masson	Henley Gr	Mira Mar	Single House - Design Code Relaxation - front setback relaxation - side and rear setback relaxation (workshop)	Delegate Approved	15/05/2008	Ian Humphrey
285076	31/03/2008	P Brown	Riverwood Rd	Willyung	Single House/Ancillary Accommodation/ Adjust Boundaries of building envelope	Delegate Approved	13/05/2008	Ian Humphrey
285092	14/04/2008	J Hetherington	Chester Pass Rd	Yakamia	Car Wash (Automated Selfclean Facility)	Delegate Approved	19/05/2008	Ian Humphrey
285110	6/05/2008	P Naderi	Chester Pass Rd	Yakamia	Single House - Relocated Dwelling	Delegate Approved	23/05/2008	Ian Humphrey

EFE057369



CONSULATE OF THE REPUBLIC OF INDONESIA
134 ADELAIDE TERRACE
PERTH-WESTERN AUSTRALIA
PHONE : 92216858 FAX : 92215888

Perth, 16 May 2008

Mayor Milton Evans, JP
His Worship The Mayor of Albany
102 North Road,
Yakamia WA 6330
Fax : 9841 4099

Dear Mr. Evans ,

On behalf of the Indonesian Community in Albany , The Indonesian Consulate, Dr. Aloysius L. Madja and my self, I would like to express my sincere appreciation and thanks to you and all the parties involved in assisting us to make the Indonesian Cultural Night in Albany a successful event.

It is a great honor for all of us to have the chance to perform and introduce the Indonesian culture in Albany which could enhance better understanding among us. I hope we can come and perform again in Albany in the future.

Furthermore, I would like to inform you that **Dr. Aloysius L. Madja** has left for Indonesia on Wednesday, 30 April 2008 upon completion of his duties in Western Australia. He has expressed his sincere gratitude for your kind support during his tenure .

I look forward to our next cooperation in the future and wish you every success.

Your faithfully,

A handwritten signature in black ink, appearing to read 'Andi Ahmad Bastari', written over a horizontal line.

Andi Ahmad Bastari
Act. Consul



CEO City of Albany
Andrew Hammond
North Rd

Dear Andrew

Festival of the Sea, Albany Boatshed

ALBANY
BOATSHED

May 1st 2008



Doc No: City of Albany Records
ICR8056774
File: REL122

Date: 07 MAY 2008
Officer: CEO

Attach:

Bulletin

The Albany Maritime Foundation wishes to sincerely thank you for your support of our inaugural Festival of the Sea held on Easter Saturday. Your generous support and that of the many organizations, individuals and businesses who assisted, enabled us to stage a successful family based event enjoyed by locals and visitors alike.

Community support for the event was overwhelming with visitor numbers far exceeding our expectations. Judging by the positive feedback received on the day, and afterwards, the event was very well received.

We are pleased to say that fundraising from the event will also assist us with our ambition to develop the Boat Shed into a leading community resource, and enable us to further promote Albany's rich maritime heritage.

Following the success of the day, the board of the Albany Maritime Foundation has made a commitment to establish the event as an annual "iconic" Easter attraction for our region. We hope that we can look to you in the future for your continued support of this worthwhile family event.

On behalf of the Albany Maritime Foundation Board and members we again thank you for your assistance.

Yours sincerely,

Lawrence Cuthbert
Lawrence Cuthbert
Chairman
Albany Maritime Foundation

