



**ELECTED MEMBER'S
REPORT/INFORMATION
BULLETIN**

**ORDINARY
COUNCIL MEETING**

Tuesday 18th April 2006

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN

18th April 2006

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Development Application – Function Centre - 182-188 Grey Street, Albany
[Agenda Item 11.1.2 refers] [Pages 6-72]
- 1.1.2 Development Application – Multiple Dwelling & Office – 51–59 Aberdeen Street, Albany
[Agenda Item 11.1.3 refers] [Pages 73-76]
- 1.1.3 Local Law - Adoption of Signs Local Law 2006
[Agenda Item 11.2.1 refers] [Pages 77-87]
- 1.1.4 Final Approval to Policy – Central Albany Urban Design Policy
[Agenda Item 11.3.2 refers] [Pages 88-104]
- 1.1.5 Scheme Amendment Request - Lot 734 Barker Road, Centennial Park
[Agenda Item 11.3.3 refers] [Pages 105-118]
- 1.1.6 Initiate Amendment – Lots 9, 10, 11, 12, 29 & 30 Pretious Street, Lots 27, 28 & 68 Hardie Road, Lot 69 Nind Street And Lot 8 Wansborough Street, Spencer Park
[Agenda Item 11.3.4 refers] [Pages 119-130]
- 1.1.7 Final Approval Not Granted - Amendment No. 232 – Lots 1, 2, 16 and Pt Lot 109 Frenchman Bay Road, Big Grove
[Agenda Item 11.3.5 refers] [Pages 131-132]
- 1.1.8 Final Approval For Scheme Amendment – Pt Lot 376 La Perouse Road, Goode Beach
[Agenda Item 11.3.6 refers] [Pages 133-153]
- 1.1.9 Final Approval For Scheme Amendment – Lot 50 & 51, Link Road, Marbellup
[Agenda Item 11.3.7 refers] [Pages 154-167]
- 1.1.10 City Mounts Management Plan – Final Approval
[Agenda Item 11.4.2 refers] [Pages 168-174]

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment
[Agenda Item 12.1.1 refers] [Pages 176-193]
- 1.2.2 Request to review Berthing Fees: Blueback Marine Industries, Albany Town Jetty
[Agenda Item 12.2.2 refers] [Pages 194]
- 1.2.3 Emu Point Boat Harbour - Memorial / Public Art
[Agenda Item 12.2.4 refers] [Pages ***]
- 1.2.4 Finance Strategy Advisory Committee meeting minutes – 29th March 2006
[Agenda Item 12.7.1 refers] [Pages 195-206]

- 1.2.5 Albany Arts Advisory Committee meeting minutes – 8th March 2006
[Agenda Item 12.7.2 refers] [Pages 207-218]
- 1.2.6 Albany Town Hall Theatre Advisory Committee meeting minutes – 1st March 2006
[Agenda Item 12.7.3 refers] [Pages 219-235]

1.3 Works and Services

- 1.3.1 Streetscape Committee meeting minutes – 23rd March 2006
[Agenda Item 13.7.1 refers] [Pages 240-247]

1.4 General Management Services

- 1.4.1 City of Albany Crest
[Agenda Item 14.2.1 refers] [Pages 244-247]
- 1.4.2 Wards and Representation Review
[Agenda Item 14.2.2 refers] [Pages 248-279]
- 1.4.3 City of Albany Sanford Road Community Centre Steering Committee Minutes – 16 March 2006
[Agenda Item 14.4.1 refers] [Pages 280-283]
- 1.4.4 Albany Entertainment Centre Steering Committee Minutes – 29 March 2006
[Agenda Item 14.4.2 refers] [Pages 284-294]

2.0 MINUTES OF ADVISORY & OTHER COMMITTEES OF COUNCIL

Nil.

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

- 3.1.1 Building Activity Report – March 2006
[Pages 296-308]
- 3.1.2 Planning Scheme Consents – March 2006
[Pages 309-313]

3.2 Corporate & Community Services

3.2.1 Common Seals

- 3.2.1.1 Contract C05031 – Upgrade of Lower Denmark Rd
City of Albany & Armogedin Pty Ltd
OCM 17/01/06 – Item 13.4.1
- 3.2.1.2 Accommodation & Tour Booking Contract
City of Albany & Tayson P/L & Queensberry IT P/L
OCM 20/12/05 – Item 14.3.1
- 3.2.1.3 Contract C06003 – Playground Equipment
City of Albany & Playright Australia P/L
OCM 21/03/06 – Item 13.4.1
- 3.2.1.4 Town Planning Scheme No 3 – Amendment 252
City of Albany & WAPC
OCM 21/02/06 – Item 11.3.12
- 3.2.1.5 Town Planning Scheme 1A – Amendment 147
City of Albany & WAPC
OCM 21/02/06 – Item 11.3.9

- 3.2.1.6 Release & Indemnity
City of Albany & WA Loc Govt Assoc Municipal Liability Scheme
OCM 16/08/05 – Item 19.1
- 3.2.1.7 Deed Restrictive Covenant – Anchorage Vista
City of Albany Fortune & Engelhardt
OCM 15/03/05 – Item 12.2.3
- 3.2.1.8 Merchant Agreement – Secure Pay Service
City of Albany & Queensberry IT P/L
OCM 20/12/05 – Item 14.3.1
- 3.2.1.9 Joint Venture Agreement – Great Southern Regional Cattle Saleyards
City of Albany & Shire of Plantagenet
OCM 19/04/05 – Item 12.2.4
- 3.2.1.10 Contract C05018 – Low Loader Trailer
City of Albany & Roadwest Transport Equipment & Sale Pty Ltd
OCM 18/10/05 – Item 13.3.2
- 3.2.1.11 Extension of Lease
City of Albany & Wheatcroft
OCM 19/04/05 – Item 12.2.4
- 3.2.1.12 Ancillary Accommodation
City of Albany & R and D Snow
OCM 19/04/05 – Item 12.2.4

3.2.2 Other

- 3.2.2.1 City of Albany Community Financial Assistance Committee meeting minutes – 13th March 2006
[Pages 315-322]

3.3 Works & Services

Nil.

3.4 General Management Services

- 3.4.1 Incoming correspondence to City of Albany
 - HMAS Sheean;
 - WA Country Health Service;
 - Penguin Books;
 - Rotary International; and
 - Department of Health.
 [Pages 324-328 refers]

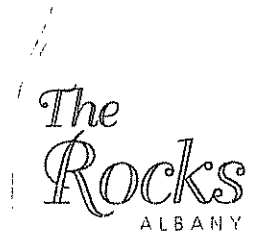
4.0 STAFF MEMBERS

4.1 Disclosure To Engage In Private Works

4.2 New Appointments

Agenda Item Attachments

DEVELOPMENT SERVICES SECTION



PO Box 5155 - Albany

Western Australia 6332

phone 61 8 9842 5969

therocksalbany.com.au

OUR REF:

23 March 2006

Mr Adrian Nicoll
Planning Department
City Of Albany
North Road
Albany WA 6330

Dear Adrian,

RE: Function Licence application

I would like to summarise and finalise our application for a Function licence and clarify this issues that have been raised.

Types of Functions (*expected but not limited to*)

- Weddings
- Funerals
- Executive dinners
- Small dinner/cocktail parties
- Small performances
- Business functions

To ensure the exclusive nature of the premises and our business, there will only be one function held at any one time.

It is very difficult to estimate the demand for The Rocks, Albany as a function/event venue and therefore the frequency of the functions to be held. We predict that outdoor functions such as wedding ceremonies etc will be most popular during our summer months when the weather is conducive to such events. Albany's weather is fairly unpredictable and we foresee that the majority of our events will be held indoors.

Indoor, seated functions will be dependant on accommodation occupancy rates.

House guests will have priority over functions as our primary focus is still in providing luxury heritage accommodation.

Areas of Use:

3, 4, 5, 6, 7, 9, 10, 11, 12

Maximum Number of guests per area:

Please note: there will only be one function held at any one time

Areas 3, 4	60-80
Area 5	80 standing, 48 seated
Area 6	25
Area 7	18
Area 10	60
Area 11	20
Area 12	20

Please refer to the attached plan with regards to the areas of use

Time Restrictions for Functions/Events:

It is our intention to provide a superb function/event venue to suit customer demand but as we are primarily 5 star luxury heritage accommodation, time restrictions will be enforce to ensure the comfort of our house guests.

Times available

Area 3, 6, 9	11.30am – 5.00pm <i>(usually 1 hr max)</i>
Area 4, 5, 10, 11, 12	11.30am – 11.30pm (Fri and Sat night) 11.30am – 10.30pm (Sun – Thurs night) <i>(function length depends on the requirements. Most standing function will only be for a couple of hours)</i>

Requests for functions on Sunday will be treated with the same professional standard and have access to the same facilities with the same time and noise restrictions as a function requested on any other day.

Catering

To ensure The Rocks, Albany provides an exceptional service to its function/event guests, external caterers will be used.

Types of external Catering provided

All areas are standup, cocktail areas except Areas 5 and 7.

Area 5 has a seated capacity of 48

Area 7 has a seated capacity of 18

Parking

After consultation with Hoogen and Co (professional line marking company in Albany) we have reviewed our onsite parking. We have the following capability:

11 cars in View St Carpark

8 cars in Main Entrance Carpark

20 cars in Area 13 (lawn area just inside Grey St gate)

Due to the fact that we will only hold one function/event at any one time, guests for that function/event will arrive and depart at essentially the same time.

Because of this, we do not feel that close parking as it will be in Area 13 will be an issue. We trialled this practice at a wedding held on the 18th March and it worked extremely well with very little parking management required.

Confirmed Functions

We currently have 7 functions booked and paid for between March 2006 and the end of December 2006. We are not taking any more function bookings until such time as the licence is issued.

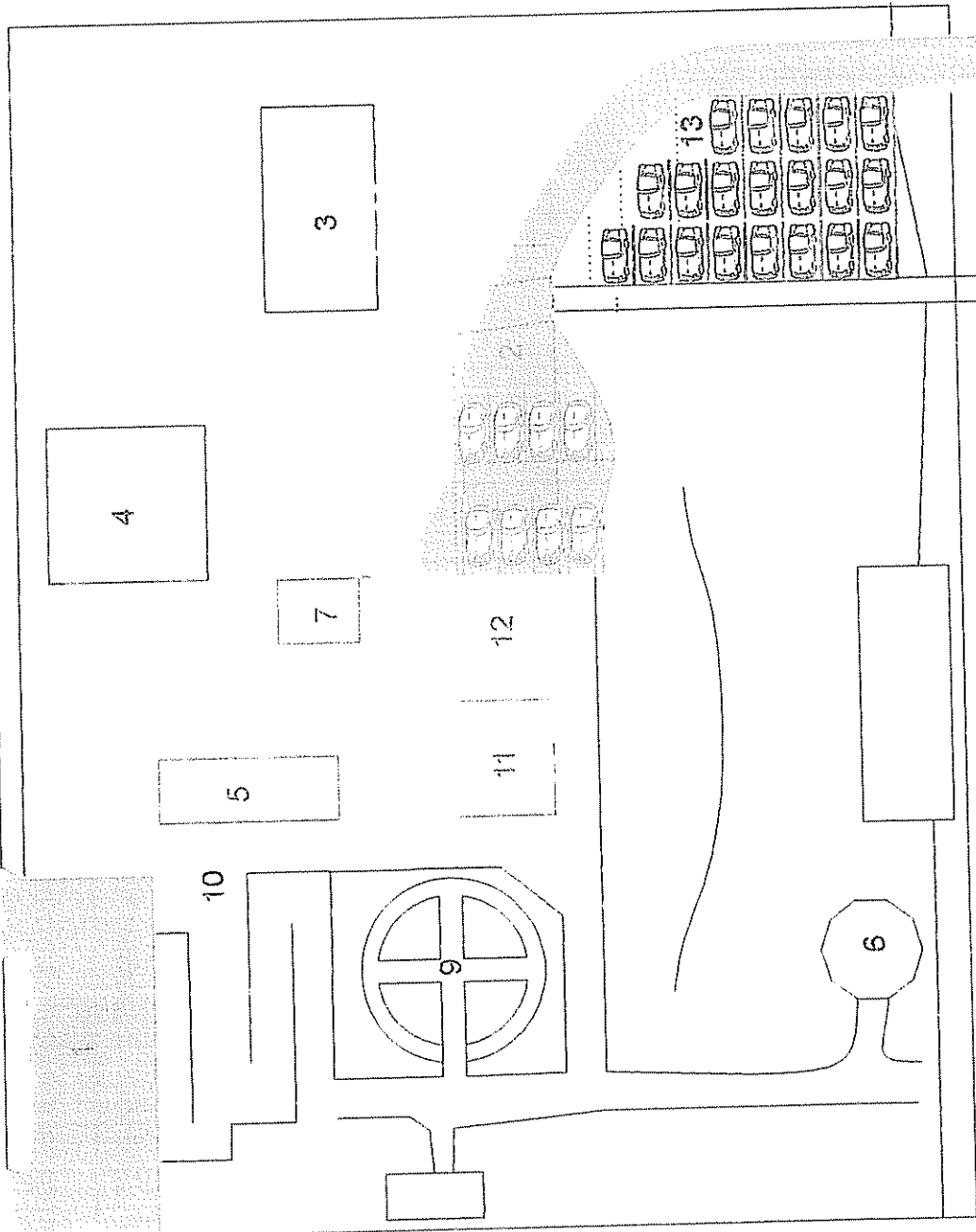
In closing, I would like to reiterate the nature of our future functions and events. The Rocks, Albany is targeting a niche market and is offering a very unique experience to both visitors to the region and Albany residents. Our functions/events will be well managed, exclusive events that will showcase the many wonderful assets of Albany. Functions and events are an addition to our primary focus which is to provide the best luxury heritage accommodation in the area.

Yours sincerely



Noelene Evans
Manager

VIEW ST



- 1 10 Bay carpark (+ 1 disable)
- 2 Main Entrance Carpark (**8 bays)
- 3 Formal Lawn
- 4 Mt Clarence Courtyard
- 5 Sunset Lounge
- 6 Rotunda
- 7 Dining Room
- 8 Grey St (street parking)
- 9 Parterre Garden
- 10 Jardin Courtyard
- 11 Library
- 12 Music Room
- **13 Addition parking area if required (max 20 cars)

The Rocks

0

NOT TO SCALE

GREY ST

REVISION C
23rd March 2006

15 Cliff St
Albany 6330
7 March 2006

Mr Adrian Nicoll
Planning Officer
City of Albany

Re: Notice of Application for Planning Consent

CITY OF ALBANY RECORDS	
FILE:	A103917
FILE:	
10 MAR 2006	
DOC:	ICR603861
Planning Consent PLAN 3.	
ATTACH:	

Dear Sir,

The proposed development of a Function Centre at "The Rocks", 182-188 Grey St, Albany is impractical in terms of parking and traffic logistics as well as noise disturbance and lifestyle disruption for the local residents. This area of Albany is not a commercial district; it is very much a residential district whose attraction is that it is a very quiet, more sedate part of the city with a character quite different from the newer residential areas such as Breaksea, Woodrise and Orana. We have only recently had the experience of a resident in the area who endeavoured to run a business from home which led to her requesting that neighbours tailor their lifestyle to accommodate the needs of her clients. This led to conflict and the lady in question had to accept that it was unrealistic to expect neighbours in a residential area to be governed by one individual's commercial priorities. Outdoor functions such as weddings and funerals – even music recitals - will impinge on the lifestyle of residents as we are of the age that we would not like be knowingly or unwittingly disrespectful. What are supposed to do? Check each day to see whether there is a funeral, party or wedding service going on just behind the fence so that we don't cause embarrassment to ourselves and the guests?

The traffic problems are self evident: View Street has restricted traffic flow; Grey Street parking is a long way from The Rocks and Albany's weather will draw more people to the limited View Street rear access. The private Right of Way access which leads off View Street at the rear of The Rocks is not maintained by Council and the residents who live along that lane have an endless and expensive battle trying to maintain the gravel surface. That lane will become an issue and a source of real trouble if it becomes a de-facto turn around or alternative parking opportunity for guests at The Rocks.

For many years I have played in bands at weddings, winery functions and parties. I have plenty of experience of the noise levels involved and the demands of wedding/ party goes in the later hours. The management of The Rocks will not be able to set limitations on people who believe they have paid good money for the right to "enjoy themselves". The venue is simply inappropriate for amplified music or functions which by their nature will impact on the lifestyles of people who paid premium prices to live in this part of Albany. It will certainly be vigorously resisted.

So what is the answer? Enquiries I have made to date strongly suggest that The Rocks is not being marketed effectively. As one who passionately supported the original development, the Private Hotel or B&B, I would recommend that the management seek the services of local organisations such as the Great Southern Regional Marketing Assoc of whom I heard recently through an ABC radio interview and whom I coincidentally saw in action at the Perth International Arts Festival dinner at Forest Hill Winery in Denmark. I sincerely do not wish to offend the current management but the feedback I have is that the atmosphere of The Rocks is cold, almost sterile in the sense that although the renovations are impressive, the venue lacks warmth and ambience. Given the success of more expensive venues in Margaret River, I cannot see why The Rocks cannot be marketed as a prestigious but more inclusive hospitality experience.

Yours faithfully,

Graham Pyke

LOCAL AUTHORITY RECORDS	
FILE:	A 103917
FILE:	
13-03-06 5 MAR 2006	
23 View Street	
DO:	Albany 6330
OFFICE:	ICR604192
ATTACH:	PLAN 3

To the Chief Executive Officer,

We are writing in response to the letter we received dated 17-02-06 in regards to a Function Centre Application for "The Rocks".

Living right next door to "The Rocks" we are very aware that the venue has been used as a function center for some time. We do however have two serious concerns regarding the proposal.

Our first concern is the very obvious lack of car parking. We would be extremely unhappy if the inevitable overflow carparking spills on to View Street. It is totally unrealistic to expect every parking bay at "The Rocks" to accommodate 4 people. Most people attend functions with their partner or sometimes alone, therefore the potential overflow of cars will be far greater than the 10 cars stated in the letter. The guests staying at the Bed and Breakfast and the staff required to host functions have not been accounted for, thereby worsening the problem further. The last thing we would want is to have cars parking on our front verge and down our street. With two young children and another on the way, the potential noise and disturbance outside our children's bedrooms is extremely concerning. View Street is totally unsuited to accommodating the overflow of cars. It is a narrow one way street with houses very close to the road and parking there would be totally unacceptable.

Our other serious concern is the possible noise that could result from a function centre that could potentially be in operation 7 nights per week. As mentioned earlier, we have a young family and living in a quiet and peaceful environment is a top priority. Weddings have the potential to be very noisy affairs often having bands, DJs or duke boxes as the music entertainment. This would be totally unacceptable in a residential area such as ours.

The current owners may have plans at this stage to keep functions quiet but once an application is approved these plans may change. Similarly any future owners could have quite a different vision and this is very concerning.

I hope you can appreciate how much we value our quiet and peaceful neighbourhood and how inappropriate it would be to have a "Function Centre" in a residential area.

Yours Sincerely,
Ali and Paul Dupuy

15 Cliff Street
Albany 6330

CITY OF ALBANY RECORDS	
FILE	A103917
DATE	3 March 2006

06 MAR 2006

Dear Sir

RE: NOTICE OF APPLICATION FOR PLANNING CONSENT - FUNCTION CENTRE AT "THE ROCKS" GREY STREET

DOC	F02603747
PLAN	PLAN 3

I am not in favour of functions being held at "The Rocks" to 10.30 pm or 11.30pm potentially seven days a week. The area I live in is residential and is zoned Residential. It is a very quiet area of town despite its proximity to the CBD and this is the reason I have chosen to live here.

The areas of "The Rocks" indicated to hold the large (80 people) functions - Areas 3,4 and 10- are all outdoor areas close to the View Street end of the property. This means that these outside functions for 80 people, with music, will be going on possibly 7 days a week till 10.30pm or 11.30pm about 100 metres from our house. The noise of these functions plus the noise of many cars driving away after 11.30pm would not be acceptable to me. This would be equivalent to a large and possibly very noisy party being held every night of the year two houses away. I do not think that would be acceptable to anybody.

Apart from the noise factor, there would be the inconvenience and disruption to our lifestyle. Already neighbours have been embarrassed and upset by a funeral service that was held, I believe, outdoors at "The Rocks". If we feel that we cannot go out into our own yards because of functions such as funerals or even weddings then our lifestyle is impinged upon in an unacceptable manner.

Parking is another problem. There is only parking provided for 16 cars. Functions of 80 people would realistically require parking for at least 40 cars. The main car park is located off View Street in a section of View Street that is single lane and one way. This will cause a traffic jam situation. When people find there is not room in this car park, their next option will be to park in View Street -100 metres from us. When functions finish at 11.30pm or after 40 cars will start up and drive off 100 metres from us causing a lot of noise and disruption. If parking is required it should be all supplied on the site of "The Rocks".

Solutions As you can see from what I have written above I believe the solution is not to allow "The Rocks", which was renovated to become an up market B&B, to become a function centre. The future of "The Rocks" would be better served by better marketing as a B&B, ensuring full occupancy rates. There are a number of other function centres, including up market ones, in or close to Albany and so it is not filling a need in the town. I wonder if the owners of "The Rocks" realise how unsuitable outdoor venues are in Albany because of rain and cool weather especially at 11.30pm at night. Their indoor venues are much smaller and if functions are allowed at "The Rocks" these should be the only ones used with no amplified music.

Yours faithfully


Peta Pyke

CITY OF ALBANY RECORDS	
FILE:	A103917.
FILE:	
21 MAR 2006	
DOC:	TOL 6045210
OFFICE:	PLAN 3
ATTACH:	

10 View Street
 Albany WA 6330
 19th March 2006

The Chief Executive Officer
 City of Albany
 PO Box 484
 Albany WA 6330

Dear Sir,

Re the proposal to rezone "THE ROCKS" to a function centre at 182- 188 Grey Street Albany.

We are concerned as to the effect the increased traffic noise will have for the residents in the surrounding area.

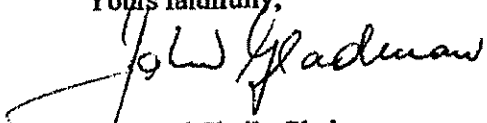
The area is Zoned Residential and when we built this house "THE ROCKS" was a Bed and Breakfast to which we have no objections. But since moving here "THE ROCKS" have held functions that it is not licenced for including a Memorial Service in AREA 4 which could be clearly heard in our sitting room.

The other concern is the definition as to the types of functions, i.e. expected but not limited to. Does this mean any type of function other than those listed may be held.

We are also concerned as to where the cars etc. will be parked while people are attending these functions. View Street is not suitable as it is rather narrow and we have already experienced difficulty in getting out of our drive during a function held there around Christmas.

We are also concerned as to the way this application has been handled. Some close neighbours were not written to informing them of the proposed changes and there has been no formal signage re the rezoning in either Grey Street West or View Street.

Please ensure that this letter is circulated to all councillors.

Yours faithfully,

 John and Sheila Gladman

87 Spencer st
Albany 6330
16/03/06

CITY OF ALBANY RECORDS	
FILE:	A103917
FILE:	
20 MAR 2006	
DOC:	IR604368
OFFICE:	PLAN 3
ATTACH:	

Dear Sir /Madam

I have enclosed a submission on the proposed development at "The Rocks".

Yours truly,
Edwin McLean



Submission on The Rocks

Dear Sir/Madam,

I have a few concerns with the proposed development at 182-18 Grey St .

1 There should be more parking on the site. There should be less demand put on kerbside parking in Grey Street. No kerbside parking should be allowed in View St.

With 128 Guests plus many more if multiple areas are in use simultaneously. Plus staff (usually 1 per car). The average car load of guests is likely to be less than 4. There will be many more cars than provided for.

Onsite provision for parking should be provided to hold 50 cars. There may be some areas that may be used for other purposes when not used as car parking.

2 Exterior use of electronic amplification should be restricted to no more than once a week and not at all after 9:00pm.

I am generally supportive of attempts to provide employment and enjoyment for people. It is imperative that all measures to reduce unreasonable impact on neighbours are taken.

Edwin McLean

Chief Executive Officer
City of Albany
PO BOX 484,
Albany WA 6331

A 103917

15 MAR 2006

SUBMISSION ON 182-188 GREY ST, ALBANY "THE ROCKS"

IR604195
PLAN 3

MLAA

From [REDACTED]
[REDACTED]
14th March 2006

(Please withhold my name and phone number from the public. I am happy for Councillors to be provided with that information)

I request a full copy of my submission including attachments be given to the Mayor and each Councillor.

Background Information on Proposed Business Uses

History

April 2003 – Owners applied for and were granted Residential Building – Guest House at 182 -188 Grey St West. They use six guest bedrooms and this is in keeping with the Residential Zoning as modified, namely providing accommodation for people.

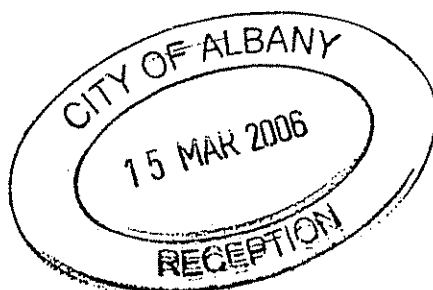
During 2005 the owners started running commercial gatherings such as weddings, funerals and corporate events *without zoning or Council approval.*

These events become progressively larger and included an amplified funeral service, open to the public and a corporate function for approximately 150 guests in December 2005 where cars were parked in Grey St, Mill St, Melville St, Parade St and View St. Cars parked in the one way narrow section, on footpaths and both sides of the road, blocking traffic and driveways. One Guest parked in my driveway.

Council staff contacted the Manager of the property and advised that they didn't have planning consent for the commercial activities they were marketing but allowed them to honour existing bookings. As far as I am aware specific bookings were not discussed or controls put in place to ensure no further bookings were taken.

Late February a Council letter dated 17th was sent to some, but not all neighbours advising of Notice of Application for Planning Consent – 'Function Centre', with submissions closing before 16th March 2006

Submission page 1 of 8



This is the information that I think is important;

A clear definition of exactly what a 'Function Centre' is, in terms of the Town Planning Scheme No. 1A and the Town Planning Act. Why was that heading suggested by council staff?

If the proposed uses or purposes are not allowed individually in residential areas under other headings, why would they be in combination? The individual commercial activities of; venue hire, providing meals to non resident guests, providing entertainment (performances) and putting on commercial parties etc, are not allowed in residential zones under other heading within the TPS like motel, restaurant and night club. Why then, by grouping them together and creating the name 'Function Centre' would they be any different?

Extent of proposed activities as the application is without limit (not limited to)

The scale(size) of activities, particularly 'open to the public events' and the effect of multiple events. Who is going to enforce number limits?

The days and hours of trading, particularly outside events and people departing late in the evening

Impacts of commercial activities on a residential neighbourhood including;

- *Parking of guests and staff in neighbouring streets, blocking traffic and driveways*
- *Disturbance from traffic and people leaving the premises late in the evening*
- *Noise from events, particularly outside, including large groups of people talking, music and amplifying equipment*
- *Disturbance of commercial lighting*

Council's policy on the encroachment of commercial businesses into residential areas in view of the draft Central Urban Design Policy

This is what I have so far;

- *A past history by the proponents of trading outside zoning restrictions without consultation with or consideration of neighbours*
- *The TPS sets out minimum on site parking to be provided according to use or purpose with parking to be on site. Proponents want parking in the streets*
- *The TPS excludes commercial uses from Residential zones including Restaurants, Motels etc*
- *The draft Central Urban Design Policy states under major "Objectives, Land Use 4.0 'Prevent the encroachment of commercial uses into the neighbouring residential areas"*
- *An application for "a small function venue" that is vague and does not specify where under the TPS it is seeking approval, and on what terms*
- *Request for seven day trading to 11.30pm Fri & Sat or 10.30pm Sun – Thurs*

This is information I have not received from the proponent;

- How their proposal fits within a Residential area and specifically within a Residential Zoning as described in the TPS?
- How the Individual Uses as described in their application like "Providing Dinners" fit within Residential Zoning and the TPS?
- What are the maximum guest and staff numbers (in total) and how they will provide all parking necessary on site. What about guests, plus multiple venue use?
- How they will prevent noise generated by outside functions in the evening from impacting on neighbours?
- What is meant by small performances and how are they to be limited and controlled, if indeed they can be?
- How they propose to control numbers at, advertised, open to the public events?
- The Meaning, Extent and Limits of the term "Function Centre" and "Functions" as it applies to the application?
- How the five proposed parking bays on the drive turnaround will meet TPS requirements
- How the buildings and land used for the businesses will meet health requirements
- How they propose to cater for the disabled, pedestrians and cyclists?
- How they propose to manage extra waste volumes?

Information that may have been given to Council by the proponent;

All the above and;

- Why they believe the predominant use of this property should be allowed to change from providing accommodation to full commercial activities
- Why Night Club, Motel, Restaurant or Private Recreation uses, although not explicit should not be applied to this application in general terms
- Why their house deserves special treatment over other residential properties in Albany including many that are either on large blocks or Heritage Listed

Information I believe the Council, under obligation and in the spirit of keeping people fully informed, should have given residents, providing background as to how the proposal fits within the Town Planning Scheme No. 1A that governs land use in Albany

- A clear definition to neighbours of "Function Centre"
- Have placed advertising signs on the property as per clause 7.5C of the TPS
- Ensured all affected neighbours received letters and in a timely manner
- Provided more than just a "form letter" with the word 'Function Centre' with no further elaboration or explanation creating the misconception that it is an established and defined term within the TPS
- Explained why they believe "Use Not Listed – Town Planning Scheme 1A – Function Centre" (Not Mentioned in Neighbours letters) is the correct approach for this application and where the TPS is being applied to allow it

- Why other approaches such as individually comparing activities to the use schedule in the TPS were not adopted, or a straight rezoning applied
- What council policy is on the provision of parking by a developer, and by council itself, for business rezoning or developments it approves
- The issues Council should consider when evaluating such an application
- The clauses in the TPS that are pertinent to this application

Issues of concern in relation to the proposal, as I understand it now;

1. The change of use from residential/accommodation base to full commercial activities in the midst of a residential area and the affect on amenity and quiet enjoyment in our long established residential neighbourhood
2. Allowing parking in the street outside people's homes instead of on site, so as not to impact on the lives of residents and the amenity of the area
3. Elimination of disturbance as people and cars depart late in the evening
4. Restriction of access in View St that is only a 10m road reserve and one way outside the rear car park (Note; the 2003 decision where an application for Home Business – yoga class and violin lessons was declined because they wanted to park in View St)
5. Numbers of guests allowed in total, (over 300) if all areas used) plus house guests plus staff
6. The managers indication to me that later she wants to hold "Leeuwin Estate" style concerts on the tennis court with amplified music to large audiences on the lawns
7. Prevention of noise, light and other pollutants impacting on neighbours, particularly from performances or the use of amplifiers
8. Prevention of noise from large outside gatherings, with sound travelling up hill on still nights
9. The incompatibility of this use within a R30 zoning that is expecting further infill over time. (e.g. Cliff St development above it now) The business will fragment a long established residential precinct.
10. How is the scale(size) of events to be monitored, managed and controlled, particularly those open to the public
11. What is the precedent being set here for other residential properties
12. Is alcohol going to be consumed at these events and where does that fit within residential land use and the TPS
13. Is this property heading down the road to a motel/hotel without any of the normal conditions or controls?
14. Health and waste management issues particularly relating to food
15. Provision of toilet facilities, disabled facilities etc for the larger numbers of people, without affecting the buildings Heritage value
16. The impact of staged events on residential guests within the premises
17. The impact of outside and 'late into the evening' events with young children and babies living immediately next door to these proposed areas
18. How Council is going to police any restrictions

Note; Local residents have not been given an opportunity to understand how any of the activities are going to be managed, if indeed they are manageable. These are issues of scale etc.

Background of my understanding of the Town Planning Scheme

Because the proponents have created a long list of things they want to do instead of just applying for permission to 'provide land and buildings for the provision of food and entertainment' (Night Club use) for example, the uses have become clouded.

They have turned to clause 3.6 that can be paraphrased; if a uses is not described than it is **not allowed**, excepting that Council can approve anything it likes with whatever conditions it seems fit.

The activities that are proposed in a 'Function Centre' are not allowed individually within a residential area under other existing uses within the TPS that accommodate them.

There are many things councillors are to consider (clause 7.8A) when making decisions about these matters that should protect the community.

Pertinent sections of the TPS 1A are;

Part III Zoned Land 3.4 & 3.6,

Car Parking 4.2

Matters to be considered by Council 7.8A,

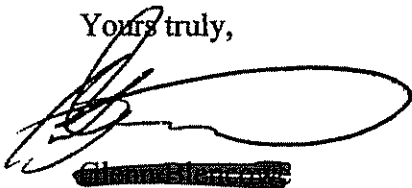
Appendix I – Zoning Table,

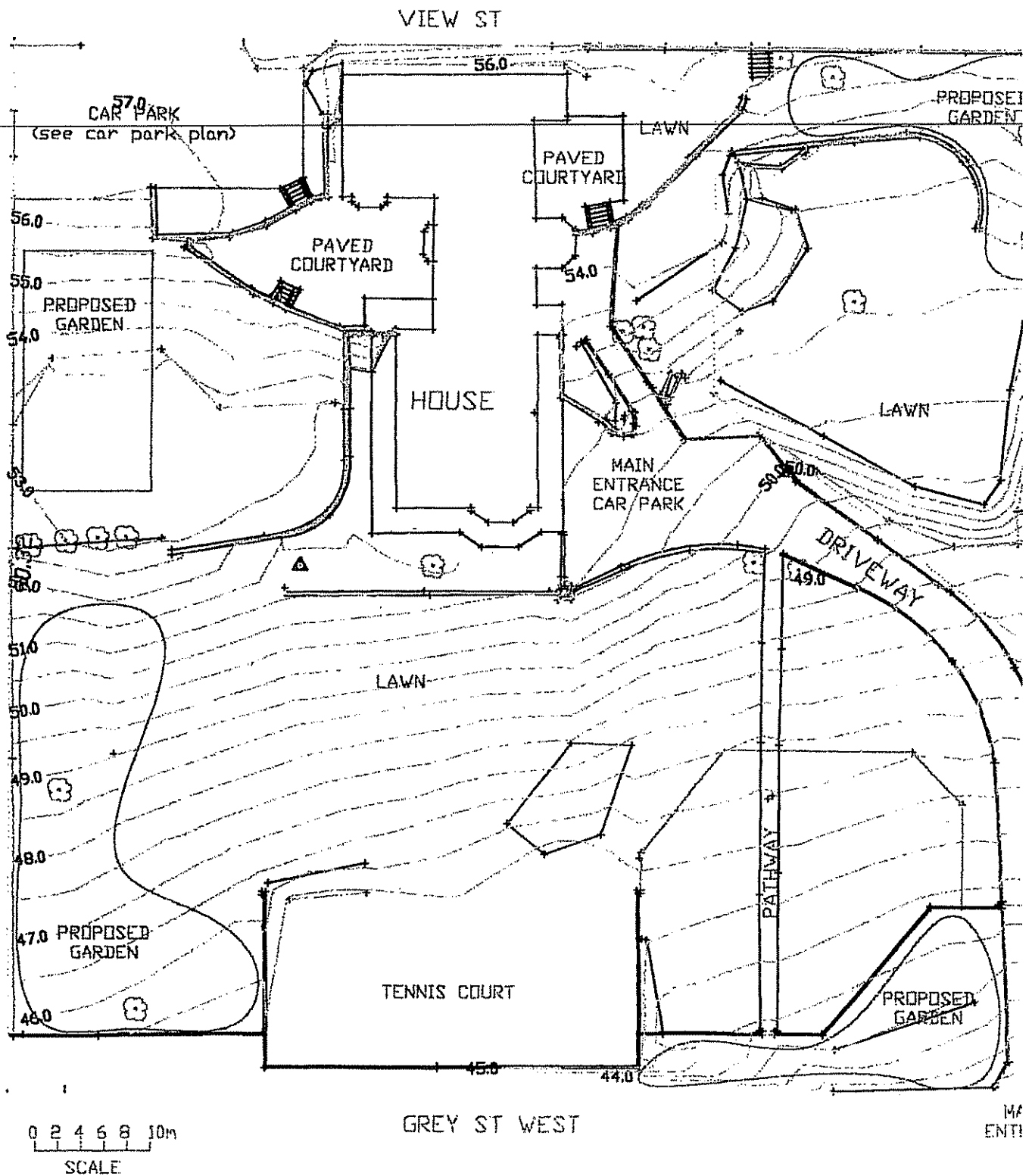
Appendix VII Car parking standards,

Appendix IX Interpretation – Motel, Night Club, Restaurant & Private Recreation

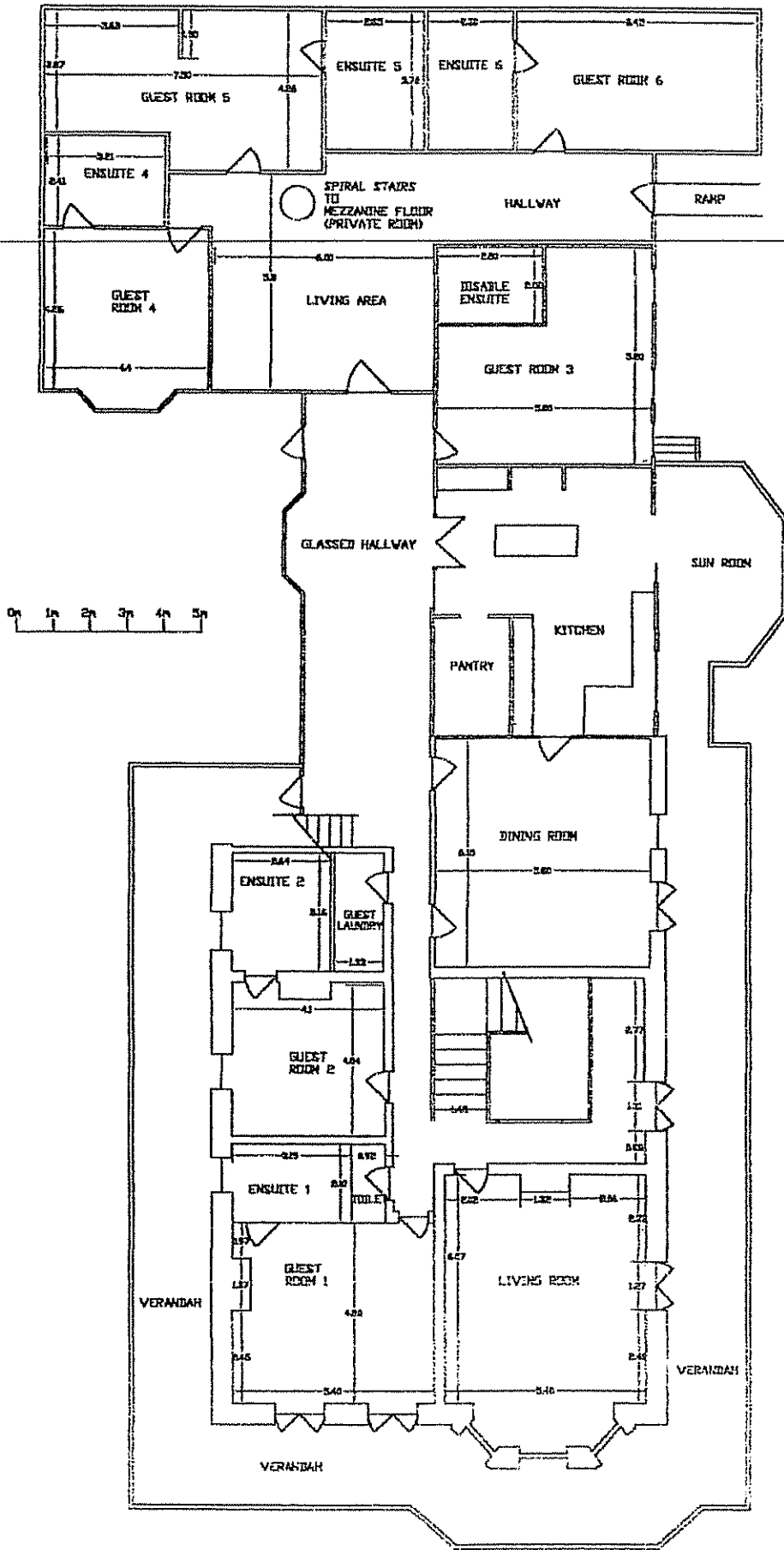
I request an onsite visit of the property prior to Council's decision, to be attended by all Councillors, people lodging submissions, Fredrickstown Progress Association representatives (they are willing to attend) and any other interested parties.

Yours truly,

A handwritten signature in black ink, followed by a redacted name consisting of a thick black horizontal bar.



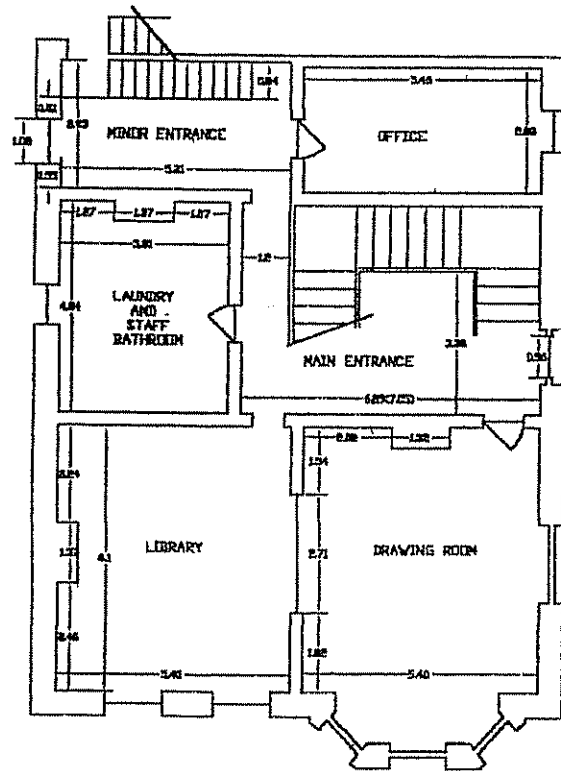
PROPOSED LANDSCAPE PLAN
THE ROCKS 2003



UPPER LEVEL
THE ROCKS 2003

Proposed Plan

Submission Page 7 of 8



LOWER LEVEL
 (same scale as Upper Level Plan)
 THE ROCKS 2003

Proposed Plan

Chief Executive Officer
City of Albany
PO BOX 484,
Albany WA 6331

A103917

15 MAR 2006

ZCR604194
PLAN 3

**SUBMISSION ON 182-188 GREY ST, ALBANY "THE
ROCKS" M/LAA**

From: ~~XXXXXXXXXX~~
~~XXXXXXXXXX, Albany 6330~~
14th March 2006
~~XXXXXXXXXX~~

(Please withhold my name and phone number from the public. I am happy for Councillors to be provided with that information)

I request a full copy of my submission including attachments be given to the Mayor and each Councillor.

In my submission I want to consider processes used in the dealing of this application and those issues that affect me, the neighbourhood and the broader community.

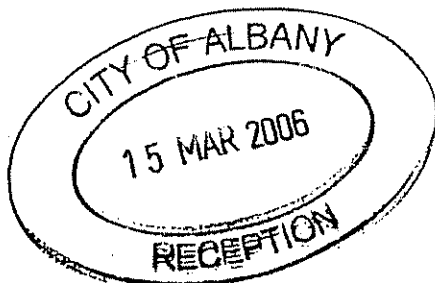
PROCESSES

I am concerned that, because of the nature, extent and impact of this proposal, there has not been enough information provided by the proponent or by council staff to allow neighbours and the public to be fully informed and able to provide a proper response.

My points of concern are as follows;

The application is vague. They don't set out where under Town Planning Scheme 1A (TPS) they are applying and what zoning approval they are seeking. They don't set maximum numbers of guests and staff (more than one function or location used). They don't limit events in terms of type or scale. They don't detail parking etc, etc. (details under Proposal)

The advertisement in the paper and letter to residents are contradictory and confusing. The proposal is advertised under the old Shire scheme 3. The letter to residents only mentions the words 'Function Centre' with no further elaboration. I think there should be mention of 'Use Not Listed' and how that description was derived. The impression to me is that 'Function Centre' is an established use within the TPS, properly described, with adequate controls, established parking requirements and an allowed use within a residential zone.



P1/4

There is no indication in either notice of how the proposal is being interpreted and considered within the TPS. Residents and interested parties can not be expected to delve this deep in order to find out what the true story is – that responsibility lies with Council.

Some immediate neighbours did not receive letters. We wonder on what basis was the decision made as to who received them.

There was no red sign placed on the property. This is a decision, that given the unusual nature of the proposal, I find very disturbing. Surly providing the greatest possible awareness and having the process open is in everyone's best interests.

The possible uses listed in point headings within the application don't fit easily under existing uses. This is only because the list is long, explanations non existent, and the extent and scale are described without limit. Taken individually they can fit within a use, only to find that use is not allowed in a residential zoning. An example is 'Executive Dinners' that is providing meals when it comes down to it and fits under 'Restaurant'.

In summary, I believe there is enough confusion and lack of clear advice to interested parties to warrant the process being halted and started over.

ISSUES

To date the proponents have demonstrated that they are willing to trade outside any limitations imposed by their zoning and don't consult with or consider the needs of the residential community they are in. I have no confidence in the owner's ability to manage this commercial operation in a way that is considerate of neighbours and the local community.

These illegal events have become progressively larger and included an amplified funeral service, open to the public and a corporate function for approximately 150 guests in December 2005 where cars were parked in Grey St, Mill St, Melville St, Parade St and View St. Cars parked in the one way narrow section, on footpaths and both sides of the road, blocking traffic and driveways. *One Guest parked in my driveway.*

What happens as the large blocks, including the proposed property get subdivided and developed as is expected? What of future owners?

This is the information that I think is important;

A clear definition of exactly what a 'Function Centre' is, in terms of the Town Planning Scheme No. 1A and the Town Planning Act. Why was that heading suggested by council staff?

If the proposed uses or purposes are not allowed individually in residential areas under other headings, why would they be in combination? The individual commercial activities of; venue hire, providing meals to non resident guests, providing entertainment (performances) and putting on commercial parties etc, are not allowed in

residential zones under other heading within the TPS like motel, restaurant and night club. Why then, by grouping them together and creating the name 'Function Centre' would they be any different?

Extent of proposed activities as the application is without limit (not limited to)

The scale(size) of activities, particularly 'open to the public events' and the effect of multiple events. Who is going to enforce number limits?

The days and hours of trading, particularly outside events and people departing late in the evening

Impacts of commercial activities on a residential neighbourhood including;

- **Parking** of guests and staff in neighbouring streets, blocking traffic and driveways
- Disturbance from **traffic and people leaving the premises** late in the evening
- **Noise** from events, particularly outside, including large groups of people talking, music and amplifying equipment
- Disturbance of commercial **lighting**

Council's policy on the **encroachment of commercial businesses into residential areas** in view of the draft Central Urban Design Policy

Issues of concern in relation to the proposal, as I understand it now;

1. The change of use from residential/accommodation base to full commercial activities in the midst of a residential area and the affect on amenity and quiet enjoyment in our long established residential neighbourhood
2. Allowing parking in the street outside people's homes instead of on site, so as not to impact on the lives of residents and the amenity of the area
3. Elimination of disturbance as people and cars depart late in the evening
4. Restriction of access in View St that is only a 10m road reserve and one way outside the rear car park (Note; the 2003 decision where an application for Home Business – yoga class and violin lessons was declined because they wanted to park in View St)
5. Numbers of guests allowed in total, (over 300) if all areas used) plus house guests plus staff
6. The managers indication to me that later she wants to hold "Leeuwin Estate" style concerts on the tennis court with amplified music to large audiences on the lawns
7. Prevention of noise, light and other pollutants impacting on neighbours, particularly from performances or the use of amplifiers
8. Prevention of noise from large outside gatherings, with sound travelling up hill on still nights. People put up with a party once a year, but every night potentially?
9. The incompatibility of this use within a R30 zoning that is expecting further infill over time. (e.g. Cliff St development above it now) The business will fragment a long established residential precinct.

P3/4

10. How is the scale(size) of events to be monitored, managed and controlled, particularly those open to the public
11. What is the precedent being set here for other residential properties? If I make the description of uses vague and numerous, then give them a name, will council pick up that name and allow it under 'Use Not Listed'?
12. Is alcohol going to be consumed at these events and where does that fit within residential land use and the TPS
13. Is this property heading down the road to a motel/hotel without any of the normal conditions or controls?
14. Health and waste management issues particularly relating to food
15. Provision of toilet facilities, disabled facilities etc for the larger numbers of people, without affecting the buildings Heritage value
16. The impact of staged events on residential guests within the premises
17. The impact of outside and 'late into the evening' events with young children and babies living immediately next door to these proposed areas
18. How Council is going to police any restrictions

Note; Local residents have not been given an opportunity to understand how any of the activities are going to be managed, if indeed they are manageable. These are issues of scale etc.

I request an onsite visit of the property by all councillors and interested parties prior to a decision by Council.

Yours truly,





Valleyponds
3 Pine Rise
Lower Kalgan
Albany WA

13th March 2006

Attention:
City of Albany
Town Planners

To whom it may concern,
I have recently been sent a proposal from the owners of the "Rocks" on Grey Street to extend their operations to include a "Function Centre".

I have reviewed the information that was sent to me and considered how the residential neighbours would feel about having a Function Centre in their area.

I understand that the new owners have invested considerable sums of money upgrading this magnificent property. I was most in favour of the grand residence being used for private, exclusive accommodation.

However this next step of tourism development invades on the privacy of the owners of land in close proximity to the "Rocks".

Parking and noise issues have not been dealt with adequately in light of the fact that this is a residential area in an exclusive historic precinct.

Would you and your family like to live next door to a Function Centre that operates till midnight?

Yours sincerely,

Sarah Liddiard

40 Melville Street
Albany

REF:	A103917
DATE:	14 MAR 2006
FILE:	D0604071
OFFICE:	PLAN3
ATTACH:	

14 VIEW ST
ALBANY 6330
8.3.06

THE C.E.O
CITY OF ALBANY
P.O. BOX 484
ALBANY.

ATTN. ADRIAN NICOLL

DEAR SIR,
PROPOSED PLANNING CONSENT
FUNCTION CENTRE - THE ROCKS
182 - 188 GREY ST ALBANY.

I WISH TO REGISTER MY SUBMISSION
AGAINST THE PROPOSED PLANNING CONSENT
AS ABOVE.

THE REASON I DO NOT WISH THIS PROPOSAL TO
PROCEED IS BASED ON THE FACT THAT THEY
CANNOT PROVIDE SUFFICIENT OFF STREET PARKING
TO CATER FOR THEIR INTENDED PATRONS.

A SIMILAR HOME BUSINESS WAS REJECTED FOR
ITS CURFEW STREET BECAUSE THEY COULD NOT PROVIDE
ADEQUATE OFF STREET PARKING FOR THEIR CLIENTS.

IF THEY WERE UNABLE TO USE "STREET" PARKING,
WHY IS IT NOW ACCEPTABLE FOR "THE ROCKS"
TO BE GRANTED THIS PRIVILEGE BY COUNCIL.

THERE ARE OTHER DETRIMENTAL ISSUES WHICH SHOULD
EXCLUDE THIS PROPOSAL FROM BEING APPROVED BUT
BECAUSE OF THE PARKING SITUATION IT CANNOT

GO AHEAD UNDER COUNCIL'S PRESENT
CRITERIA

YOURS SINCERELY



F. E. TONKINSON.
RESIDENT 14, VIEW ST ALBANY.

14 VIEW STREET
ALBANY 6331

12-3-2006.

CHIEF EXECUTIVE OFFICER
P.O. Box 484,
ALBANY 6331

CITY OF ALBANY	
REF:	A103917
14 MAR 2006	
REQ:	JOL 604672
OFFICE:	PLAN3
ATTACH:	

DEAR SIR,

PROPOSED PLANNING CONSENT
FUNCTION CENTRE - THE ROCKS

THANK YOU FOR THE OPPORTUNITY TO COMMENT ON THE ABO PROPOSAL. AS A RESIDENT I STRONGLY OBJECT TO THE PROPOSAL.

THIS AREA IS ZONED RESIDENTIAL & SHOULD NOT HAVE A COMMERCIAL DEVELOPMENT IN THE MIDDLE OF LOVELY OLD HOMES. IT WOULD BE LIKE LIVING NEXT TO A HOTEL.

ON MONDAY 6TH MARCH (THIS WAS A HOLIDAY) I HAD A VISIT FROM NOELENE EVANS THE MANAGER OF THE ROCKS. SHE WAS DOING A TOUR OF THE AREA EXPLAINING WHAT THEY ARE PLANNING FOR THE ROCKS. FUNERALS, CONCERTS (OUT DOORS) WEDDINGS & IF THE NEEDS THERE THEY WILL ACCOMODATE, WHICH BRINGS ME TO THE NOISE OF THESE FUNCTIONS.

WE HAVE ALREADY HAD A TASTE OF NOISY FUNERALS WITH LOUD SPEAKERS & MUSIC BLARING OUT. I COULD HEAR THE SPEAKERS & MUSIC INSIDE THE HOUSE. CEMETARY'S ARE FOR FUNERALS. LOUD SPEAKERS ARE NOT USED THERE, WELL NOT THE ONES IVE BEEN TO.

I ASKED NOELENE IF SHE WOULD BE ASKING PEOPLE AT THE ROCKS TO LEAVE AT ALL HOURS OF THE NIGHT & DAY WITH 3 OR 4 DRINKS UNDER THEIR BELT TO BE QUIET AS TO THE NOISE OF THE ROCKS. I WANT GET A REPLY

I ALSO ASKED WHERE CARS ATTENDING FUNCTION WERE GOING TO PARK + I QUOTE SHE SAID IN VIEW ST + GREY STRE SURELY THIS IS NOT SATISFACTORY TO COUNCIL.

WHY IN 2003 A HOME BUSINESS PROPOSED FOR 13 CLI ST. WAS REJECTED BY COUNCIL BECAUSE THEY PLANNED FOR THEIR CLIENTS TO PARK IN VIEW ST.

HAVE THE RULES CHANGED?

I HAVE IN THE PAST FOUND RUBBISH IN BLACK PLASTIC BAGS FROM THE ROCKS IN MY BIN. I WOULD NOT DO THIS UNLESS I WAS SURE. THE SAME PARTY RUBBISH WAS ALSO IN A BLACK BAG STICKING OUT OF THEIR BIN. THIS IS A VERY RUDE ACT.

ALSO ON THAT MONDAY NOELENE TOLD NEIGHBOUR SHE HAD MEETING + DISCUSSIONS WITH COUNCIL + COUNCILLORS + THAT THE PROPOSAL WAS "IN THE BAG". I ASK YOU WHY ARE WE ALL TRYING TO KEEP OUR PEACEFUL AREA QUIET + NORMAL WHEN COUNCIL + COUNCILLORS ARN'T EVEN GOING TO CONSIDER THE "NORMAL" PEOPLE + RATEPAYERS THAT JUST WANT A QUIET LIFE. THAT'S WHY WE LIVE HERE + NOT IN A COMMERCIAL AREA WHERE YOU COULD EXPECT SUCH DEVELOPMENTS.

LASTLY I WOULD LIKE TO BRING THE ATTENTION TO THOSE WHO DONT KNOW THE VERY DANGEROUS SITUATION OF PARKING IN VIEW ST, WHICH WE HAVE SEEN IN PREVIOUS FUNCTIONS BEING HELD AT THE ROCKS. CARS PARKING BOTH SIDES OF THE ROAD + ON THE FOOTPATH PLUS CARS EXITING THE PRIVATE RIGHT OF WAY INTO VIEW ST, WITH THE ADDED DANGER OF CARS (SOME SPEEDING) TRAVELLING ILLEGALLY EAST ALONG ONE WAY SECTION OF VIEW ST. ITS AN ACCIDENT WAITING TO HAPPEN.

CAN I URGE YOU TO AT LEAST INSPECT THIS SITE
SO YOU ARE FAMILIAR WITH THE AREA.

I WOULD REQUEST COPIES OF OBJECTIONS TO 'FUNCTION
CENTRE' BE PASSED ON TO COUNCILLORS, PLUS A
COPY OF APPLICATION FOR PLANNING CONSENT -
FUNCTION CENTRE - PAPERS. AS I AM TOLD THEY HAVE
NOT SEEN THIS.

YOURS FAITHFULLY



JEANETTE TONKINSON

13 March 2006

CITY OF ALBANY RECORDS	
FILE:	A103917
FILE:	
14 MAR 2006	
DOC:	ICR604196
OFFICE:	PLAN 3
ATTACH:	

WA & DM Skipper
PO Box 2074
ALBANY WA 6331

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

RE : Notice of proposed function centre at The Rocks (and subsequently the commercialisation of Mt Melville)

Dear Sir

Thank you for the opportunity to comment on the above proposal. As the owners of 14 View Street, and the closest neighbour to the proposed centre, we wish to strongly object to the application by the owners to operate a business seven days a week and up to 11:30pm on Saturday and Sundays.

As you can see from the attached map of the area the actual Rocks building is closest to View Street and our property is directly behind. Therefore we and others in this street are the most effected.

The areas of concern are the changing of a residential area to a commercial area, noise, traffic and parking.

First and foremost the area is zoned residential and should stay that way. Under the councils own **Central Urban Design Policy of 2005** (still in draft form) one of the objectives clearly states to '**prevent the encroachment of commercial uses into residential areas**'. To approve this venture, which not only proposes to operate a business, but also to operate it out of normal business hours does not meet this objective.

Noise

By its very nature a function centre will create noise. One does not go to a functions being weddings, concerts, funerals etc and remain mute. Functions are put on for socialising, music, dancing, singing and imbibing in alcohol, all of which create noise. We are all encouraged to consider our neighbours and may have a party or two once in a while, but I'm sure if it was on a regular basis it would not be tolerated. So why are we even asked to consider having a potential seven day and night a week party at our door step?

Traffic Hazard View Street

Anyone who ventured along View Street will realise the road narrows in front of our property and becomes one way due to a large outcrop of rocks protruding onto the roadway. Also at this point is the back entrance to The Rocks which is now used often by owners and staff etc. To complicate matters further the entrance to our property via our private laneway which is also used by residents of Cliff Street (I wish to point out that although this laneway is on our title we have no say on whoever uses it, so it is effectively a public road). Despite signage people still use this part of View Street as one way. We have approached the council on several occasions over this matter to no avail.

This problem goes back twenty years when traffic was much less (please see attached copy of council letter 18 June 1986) Also excerpt from letter of 29 December 2003 and recent letter from the council from 23 January 2006.

Since the changing of The Rocks from home to guesthouse the owners have had a sign erected saying 'watch out for entering traffic (obviously because they consider it unsafe) however only it adds to the confusion.

Parking

In their application the owners of the rocks fail to address adequately the issue of parking. They assume that people will come in cars of four people, they have ten bays off View Street and claim to have five bays on the driveway with over flow of precisely ten cars to park in Grey Street. How are they going to ensure this happens? They have failed to mention the functions that have already been held had cars parking and blocking driveways in View Street.

The manager of The Rocks in canvassing the neighbourhood has said they will also use View Street because they want guests to enjoy the gardens etc thus indicating they do not want to give up their land for adequate parking.



We would like to point out that The Rocks although an historic house is just that a home in a residential area, which has been given government grants towards its up keep and maintenance. We assume these were not granted on the provision that it became money making concern.

I would also like to point out that in 2003 owners of 13 Cliff Street were not granted permission to run yoga and music classes because of the same concerns. This venture is much larger and therefore should not go ahead.

We all make choices of where to live if we had chosen to live in a business area we should not expect those businesses to stop because we made that choice. The opposite should also be true by moving into a residential area the owners of The Rocks should not have presumed to start a commercial venture out of their home which is clearly what they have done.

It was clearly their intention as at their 'open days' they told visitors that these functions were going to be held. They have already been given permission to run a guest house surely this is enough.

I would like to request a site meeting be held before this matter goes before council. Also that we'd be given enough notice of the meeting so that we have the opportunity to attend.

Yours Faithfully

D.M. Skipper

Dianne Skipper

The Planning Officer
City of Albany
North Road
Albany.

12/03/2006

Dear Sir/Madam

I would like to strongly protest at the recent proposal by Noelene Evens for the Rocks to operate as a Function Centre.

My concerns are that the area is residential and as such the traffic will most certainly have an impact on the noise and general vehicle movements along Grey St West.

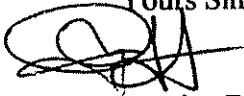
As a resident on the lower side of the Rocks I have found the traffic parked on both sides of the road and right to the curb of my driveway when functions have been held making visual checking for traffic almost impossible. I am forced of the drive and into the middle of the road to even see if a car is coming and by then its too late as the traffic travel Grey st at 60kms + there have been several occasions where my car has been blocked in because of the parking by the visitors to the Rocks. People wish to park as close to the venue as they can and have no regard to the residents and there parked cars.

My concerns are also for the pedestrians who walk to the town usually on Friday, Saturday and Sunday nights often late at night there will be increased traffic and often some of the younger people walking have been drinking there is an increased risk to their safety.

I am already concerned by the speed limit in this area and would like to see it reduced and some speed humps to reduce the speed along the road.

In closing I am very concerned by this proposal by the Rocks as I believe the area being Residential and should not have a Function centre permit.

Yours Sincerely



Jonnine Duff
187A Grey St West
Albany
Phone 98423625

A103917

18 MAR 2006

JCR603966
PLAN 3

8 VIEW STREET
ALBANY 6330

A103917

MAIL TO:

13 MAR 2006

PO BOX 491
COTTESLOE 6911

IOU 603967
PLAN 3 TO MARCH '06

THE CHIEF EXECUTIVE OFFICER
PO BOX 484
ALBANY 6331

THE ROCKS PROPOSAL

We have the following comments to make both about the proposal and the notification and review process.

The Process

- The application is for a 'small function venue. Clearly there is no definition of either this or Function Centre in the current Town Planning Scheme.
- It seems that , perhaps to clarify the use proposed, officers of the Council have chosen to revise the applicant's description of the heading. Although the TPS allows this to be done the problem we believe which has arisen is that the previously unused definition 'Function Centre' has created the need to bring together various activities which reside in other defined uses- all of which uses are considered to be inappropriate for residential areas in the TPS. The means of doing this has been to classify the use 'Function Centre' as 'use not listed' in the TPS. We believe that this has resulted in an inordinate need to gather together ['cobble together'?] an argument for an unprecedented course of action , creating confusion in the minds of concerned residents as to the process and the outcomes and left wide open the possible activities on the site. This last concern has been exacerbated by the meager description in the application of what might take place. In fact what might take place as described appears not to be what the applicant thinks could take place some time in the future.
- To add to the confusion , a significant number of nearby residents did not receive a copy of the application, and we still do not know if this has been fixed. It might be said that the TPS allows considerable discretion in the matter of public input , but in this instance where the use is a precedent-a so called 'Function' Centre in a residential area - the important step of ensuring potentially affected residents get notices, on time is we think so vital as to require a restart.
- One other comment is important- It may be quite legitimate under the TPS for officers to use section 3.6 of the appropriate part of the TPS to devise a nomenclature for the use of the site and advertise it , but clearly the notice in the press, and the letters sent out have not given residents nearly enough background for this decision. It has created the impression that it is an every day use of the term 'Function Centre'and which sits comfortably in the TPS. We think this has been misleading and in our case at least has resulted in a need to spend a lot of time sorting out the details of the process which was not clear and evident.
- In summary, the process shows significant flaws, to the extent that modifications to what has been a fairly mechanical approach,[interspersed with flashes of creative flair] have not informed residents fully of what has been proposed, in what context and with sufficient background.

The Proposal



- The proponent has held functions, without approval from Council, without a licence, and without any reference or notification to nearby residents. Some of the functions have caused distress to and disruption to residents to the extent that we have first, no faith in the future successful management of issues, and second, built animosity toward the activities proposed right from the start.
- Because the activities proposed do not sit together in a previously defined use we believe that the conditions which may have been applied to each activity within a use cannot be managed within the new use category on this site. For example, insufficient on site parking even for a 'restaurant' use, and insufficient street parking or parking on adjacent parking areas such as shopping centre areas. View Street is too narrow for both street parking and unimpeded traffic flow, parking is not allowed on footpaths and Coinda Park is not a carpark.
- While Council officers appear confident that the issue of noise may be manageable, we believe the problem is that the levels of noise associated with various and disparate activities proposed is not predictable. The consequences will be uncertainty and the lack of faith in management on the part of neighbours, particularly as noise travels many kilometers in the quiet ambient background of Albany.
- Because the activities are not well described and in sufficient detail in the proposal, they appear open ended. We have no faith in Council being able to ultimately define and control boundaries for the use of this site as a function centre.
- We think that the issue of times of operation of different activities is unmanageable. It seems to us that what the proponent is asking for are no where near compatible with the quiet enjoyment of a long standing, traditional residential area. Imagine the chaos which would take place if these times were considered normal for these activities in an average urban area.
- Any decision to allow these commercial activities on this site will face the problem of increased urban density around it. Already, large blocks are being subdivided and new homes built. Reasonably large blocks of vacant land surround the site of the proposal. Even the applicant's site has been recognized as having subdivision potential. Imagine what would happen if approval were given some time in the future for subdivision of part of the Grey Street frontage and in the meantime a licence had been issued for a function centre on the whole site some in the past. By the same token we think that if the site were sold and the licence for a function centre stayed with the site, the ability of Council to maintain appropriate conditions and the ability of the surrounding neighbours to tolerate the activities would be a trying matter.

On balance we cannot see a manageable solution for the proposal which is a commercial use in an urban area with increasing density. A problem already flagged in Council's Design Policy of October 2005.

DH & KL VIOL.

PAV DH. Viol

Planning Officer
City of Albany

P.O. Box 484 ALBANY W.A. 6331

PETER G. HARDIE

P.O. Box 5614

Albany W.A. 6332

A103917

2nd March 2006

10 MAR 2006

ICR603863

DOC
OFFICE
A103917/P265066

PLANS

Dear Sir. Yours A 103917
re application for Function Centre at "The
Rocks" 182-188 Grey St W ALBANY

I am very concerned at the car parking
facilities for the proposed function centre.

The 10 car park in View St would be
virtually filled by B+B guests & the
operators vehicles. View St is a difficult
road to negotiate with many vehicles
because of the constriction on the street
opposite "The Rocks"

This leaves only Grey St for parking.
I have recently seen cars parked for a function
at "The Rocks" completely occupying both sides
of Grey St between Parade & Melville Streets
and Mill Street past Vancouver St

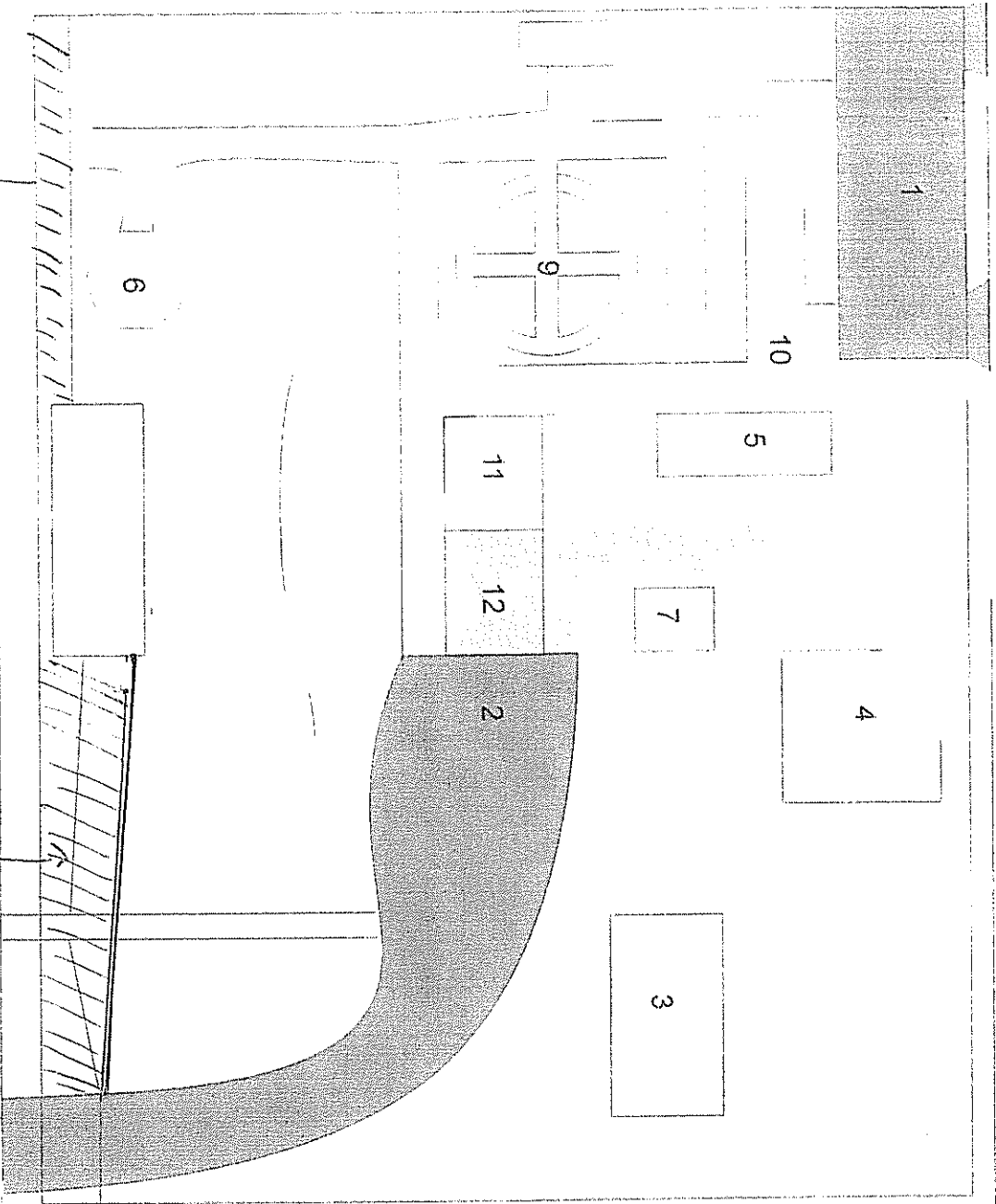
I am sure that a parking area can be
created in the extensive "Rocks" grounds with
some adjustments to the Grey St wall.

The suggestion that there would be four
persons per car is unrealistic - an average of
two people per car average would be more in
line.

yours faithfully

Peter G. Hardie

VIEW ST



- 1 10 Bay carpark (+ 1 disable)
- 2 Main Entrance Carpark (5 bays)
- 3 Formal Lawn
- 4 Mt Clarence Courtyard
- 5 Sunset Lounge
- 6 Rotunda
- 7 Dining Room
- 8 Grey St (street parking)
- 9 Parterre Garden
- 10 Jardin Courtyard
- 11 Library
- 12 Music Room

HERE IF NEED BE
GREYST

SUGGESTS
PARKING AREA

8

HHG

hudson henning & goodman
barristers, solicitors & notaries

PARTNERS &
NOTARIES PUBLIC:
S. E. Creek
M.N. Thornhill

SENIOR ASSOCIATE:
M.W. Wallis

COMMERCIAL
COUNSEL:
J.F. Swann

ASSOCIATE:
L.C. Biegel

ALBANY:
49 Peels Place
Albany WA 6330
PO Box 5084
Alb WA 6332
DX 60806 Albany
Tel: (08) 9841 2322
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(all mail to Albany Office)
37 Strickland Street
Denmark WA 6333
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MT BARKER:
(all mail to Albany Office)
12 Langton Road
Mt Barker WA 6324
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PERTH:
(all mail to Albany Office)
83- Stirling Hwy
Newlands WA 6009
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Email:
reception@hhg.com.au

Website:
www.hhg.com.au

ABN 99 279 170 442



PLEASE REPLY TO ALBANY OFFICE:

City of Albany
PO Box 484
ALBANY WA 6331

Attention: Adrian Nicoll

CITY OF ALBANY RECEIVED	
FILE:	A103917
FILE:	
10 MAR 2006	
DOC:	ICR603859
OFFICE:	PLAN 3
SEARCH:	

8 March 2006

OUR REF. SC/RC

Dear Sirs

RESPONSE TO REQUEST FOR FEEDBACK ON PROPOSED ACTIVITIES OF "THE ROCKS"

I reside with my family at 189 Grey Street West. My house is almost directly opposite "The Rocks".

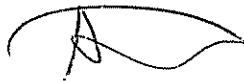
In response to your request for submissions concerning the proposed extension of function activities by the proprietors of "The Rocks", I make the following comments:

1. As long as noise levels are controlled, I have no problem with what is proposed.
2. What I am concerned about is Grey Street West itself and the proposal that up to ten cars will park directly outside "The Rocks" when functions are being conducted. This simply doesn't work as there is not enough width to Grey Street West when the speed of passing traffic is taken into account. As an example, on the evening of 22 February 2006, some approximately ten cars were parked on Grey Street West outside "The Rocks" boundary wall and it did become difficult to pass those cars if traffic was proceeding in the opposite direction.
3. This problem accentuates an existing problem on Grey Street West being the speed of passing traffic on what is a street that now has many young families and children residing on it. This is made all the more dangerous by the increased volume of traffic proceeding up and down Melville Street, across Grey Street West. The same applies for the Parade Street and other intersections.
4. If traffic were slowed or calmed on that section of Grey Street West, parking on Grey Street West may be safer. In the alternative, parking on Grey Street West should not be allowed and even in that event, I request that consideration be given by Counsel to the need to slow traffic on Grey Street West and divert volume of traffic from that street to Hanrahan Road. In essence, Grey Street West is a residential street; Hanrahan Road is not.
5. My final comment is of a different nature altogether and relates to the presentation of Grey Street West. It is a credit to the owners of

"The Rocks" that they have produced such a stunning looking property and one that is definitely suited to the hospitality industry. As a result, and given the extremely shabby nature of sidewalks on the other side of Grey Street West (the low side end), can I further request that landscaping be carried out to enhance the appearance of Grey Street West and to avoid the possibility of future litigation given what are very uneven and slippery footpaths (where footpaths even exist).

I look forward to hearing from you and thank you for the time taken in reading this letter.

Yours faithfully
HUDSON HENNING & GOODMAN

A handwritten signature in black ink, appearing to be 'Simon Creek', written over a horizontal line.

Simon Creek
Partner & Notary Public

cc Other residents of Grey Street West

SUBMISSION:

**APPLICATION TO OPERATE FUNCTION CENTRE
THE ROCKS ALBANY**

FROM:

**Warren Marshall
36 Cliff Street
ALBANY 6330**

SUBMISSION SUMMARY:

That Council **REFUSE** the application.

BACKGROUND:

I have read the application dated February 3, 2006.

REASONS FOR REFUSAL:

The reasons I believe Council should **REFUSE** the application are as follows;

**1. LACK OF DETAIL IN APPLICATION PERTAINING TO THE PREVAILING
TOWN PLANNING SCHEME.**

The applicant has not detailed the relevant sections of the Town Planning Scheme that apply to the application.

In so doing the applicant has not addressed the issues of

- ...permissible uses within the residential zone according to the scheme.
... Is it a permissible use?

- ... the definition of uses which may apply within the residential zone; that is ***the applicant has decided*** that the use will be classified as a function centre when in fact it might be more accurately described as a *reception centre*. What does the scheme text say?
I do not have the scheme text to refer to but I make the point that it should be the applicant who addresses these ***as a condition of the application***. It should not be the responsibility of the Council to consider whether or not the conditions have been met after the

application has been made; rather the applicant should address these conditions **IN THE APPLICATION** so that Council may make a judgment **AFTER** the application has been made so as to decide whether the provisions have been satisfactorily addressed. Each 'use definition' will have its own explanation of conditions which accrue to it. These in turn therefore need to be addressed. These include but are not limited to ... plot ratio, amenity, car parking, fencing, noise and noise attenuation, lighting and light spillage, advertising signage etc. The definition may also address other issues of traffic ingress and egress, traffic flows and impacts on the immediate area, fire control, emergency vehicular access etc.

Is the application for a function centre, or is it for a reception centre, or is it for a nightclub according to the Scheme text?

What are the provisions contained within the Scheme text for the defined activity; and does the application conform?

Who decides whether a 'centre' is small, the applicant or the provisions within the Scheme?

In addition the applicant has not detailed what provisions/ concessions/ conditions have already been made by the City with respect to the present land use. In 1998 The Rocks was a residence, now it is a boutique hotel.

These planning scheme conditions should be stated by the applicant as part of the application. Such information should include the present type of permitted use and ALL the conditions which are attached to this. This is the correct and proper thing to do for it enables a sound judgment to be made on the additional and current application by all those interested and the affected parties.

2. THE APPLICATION IS DEFICIENT IN OPERATIONAL DETAIL

The application contains the following words throughout its text;

- "couple of hours"
- "usually"
- "generally"
- "60-80"
- "expected but not limited to"
- "80 standing, 48 seated"

These open ended qualifications set a dangerous precedent for a Council to make a decision upon. Their 'woolliness' gives license to the applicant to abuse due process. The applicant should be called to account and made to

clearly articulate and quantify the points where these qualifications presently exist.

For example "80 standing 48 seated means exactly what? ... a total of 80 of whom 48 sit and 32 stand, or a total of 128, of whom 80 stand and 48 are seated. This ambiguity is not conducive to a fair and responsible assessment and effective and responsible decision making

The sketch accompanying the application is **substandard**. *It shows no scale, it shows no adjoining land uses, it shows no car parking bays, and it shows no traffic flows in View Street or Grey Street, the Grey Street road reserve width and traffic flows etc.*

Where is the traffic management report? The sketch and its accompanying explanatory paragraph **CANNOT** be allowed to be part of the basis upon which the Council makes a determination. An applicant for a B& B has to provide more detail than this application has provided. This application must be treated in the same manner as any other application of this magnitude and type.

In addition ...

... the application **DOES NOT** outline the maximum number of people for area 9.

... the application **DOES NOT** outline the times available for area 7.

Both these areas are defined as areas of use by the applicant.

3. **THE APPLICATION DOES NOT SATISFACTORILY ADDRESS PARKING ISSUES, BOTH ON SITE AND OFF SITE PARKING**

The application fails to address the issue of parking.

The diagram accompanying the application does **NOT** contain any parking details, showing location of bays, size of bays and number of bays.

The application makes a number of assumptions.

- a. That the City of Albany can and will make up any shortfall in onsite parking; that is Grey Street West will accommodate overflow parking. The City is being asked therefore to pay for the marking of the bays, the signage, the policing, and any other traffic measure required to ensure the roadway is safe for parked and through traffic and that pedestrian safety is not compromised. I find this unacceptable. It is not the responsibility of the City to assist in the

financial viability of a project such as this. Grey street is a very important road in the street hierarchy.

- b There will be **NO** traffic issues in View Street. This is naïve in the extreme. People by their very nature will decide where they will park and *they will park in View Street*. There are already traffic conflict and flow issues in View Street. ***These will only be exacerbated.***
- c The application assumes that the proposed various functions support vehicles, wedding cars; funeral cars will be accommodated ... where??? This aspect is not addressed.

And where will the catering support staff park?

And the 'normal' staff?

And the photographer. Or the press, Or the taxi/s??

If you assume a catering support person for each 10 guests this in itself means up to 8 additional parking bays will be required. Then there are the possible wedding cars or taxis... say 3?

And where will the stretched limousine park??

Where is the proposed drop off zones? Are there any?

The applicant uses the 1 bay for 4 people ratio as an argument for the number of bays required. My understanding would be that this ratio applies for residential guests for the present permitted use and is a **GROSS UNDERESTIMATION AND MISREPRESENTATION** of the number of bays required for the different use of a function centre, where I suspect the ratio is more likely to be 1 bay for 2 people.

If this is the case at the very least 40 additional cars could be expected to park on the streets surrounding The Rocks. They will not all be able to park in Grey Street. There will be a spillage onto adjoining streets.

In addition the applicant seems to think that they can control the number of people attending a function. This is ludicrous. How can they limit the number of people at a funeral? Do they plan to conduct funerals or just the reception/wake afterwards or both?

The applicant is quite happy to trumpet the extensive ground and landscaping, the panoramic views and the historic ambience of the present 6 roomed hotel, but the applicant is not happy to accommodate what they don't want or like, the cars which will bring the guests.

These will have to be accommodated in front of other people's views, these other people will have to deal with the noise of people coming and going in front of their homes at all hours. In my view these residents deserve an equal and due and earnest consideration from the City? After all, The Rocks is located within a residential zone.

Let me posit this scenario. It is one which fits within the parameters outlined by the application.

Type of Function:

Over 35 singles club party ... "expected but not limited to ..."

Area of Use:

Numbers 3&4/ or 5 ... as per application

Number of People:

80 ... as per application

Number of car bays:

80 ... singles each arriving in one car

Number of bays for support staff

8 ... ratio of 1 to 10

Total bays required

88

On site provision

16

Shortfall

72

Length of parking required

422 meters ... assumes 1 bay = 6 meters

In this scenario the City will be responsible for ensuring the safe and orderly management of over ½ kilometer of

parking. As there can be no parking in front of crossovers and within 'X' meters of an intersection the event would have an adverse impact on a very large area, not just that part of Grey Street within the close proximity of The Rocks as posited by applicant.

This is UNACCEPTABLE.

I have already mentioned the ambiguity with reference to the "80 standing 48 seated". Imagine the scenario if the venue guest total was in far in excess of the assumed number of 80.

Applying the formula supplied by the applicant and their supposition of 10 additional cars having to be parked, at least 104 people are already being anticipated as being able to be catered for (64 +40, 26 cars, 4 people each).

Following this through is even more troublesome. A singles event would then require in the order of at least 104 bays, an 88 bay shortfall, 528 metres of parking. Even applying a ratio of 2 people per car, would mean 52 bays are required, a 36 bay shortfall.

It doesn't matter if the function is long or short; the impact will remain and the requirement on the City to provide for the safety of guests will prevail for ever and a day.

In addition, the application implies that each event or venue is a stand alone event. In theory there could be either multiple functions and/or multiple use of venues. As such the ambiguous nature of the application requires the City to act with due diligence and caution and in the first instance call for a proper and detailed submission from the applicant.

In summary the parking issue HAS NOT BEEN ADDRESSED WITH ANY HONESTY and SINCERITY by the applicant. For this reason alone the application should be rejected.

4. NOISE and NOISE ATTENUATION HAS NOT BEEN ADDRESSED BY THE APPLICANT.

The applicant seems to be of the view that presenting hours of operation addresses the issue of noise.

The applicant needs to be able to satisfy the most stringent of rules applying to noise, by nature of the fact that they wish to operate a business within a residential area.

That the nightclub in the city CBD can be heard into the early hours of the morning by residents within the Melville/ Clarence saddle is bad enough. But here the zoning is different, it is not residential.

The other night a function at the Albany Arts Centre in Vancouver Street could be heard well over a kilometer away.

The applicant makes no secret of the fact that both indoor and outdoor areas will be used and late into the evening.

There will be function noise; there will be a chamber effect due to the topography of the area which will exacerbate the level and distance effect of any noise and there will be traffic noise, noise all generated in a residential area from a property bought originally as a residence in 1998.

What is a small performance? Size of performance **DOES NOT** of itself equate with noise levels. This assumption is either very naïve or very mischievous.

This same argument applies to light and light spillage.

Over 50% of the venues planned to be used by the applicant are outdoors.

There will be increased levels of introduced light from the function activities, and there will be additional light from the vehicles of departing people, ALL OCCURRING WITHIN A RESIDENTIAL AREA.

5. FINANCIAL SUPPORT FOR THE ROCKS

The Rocks has been blessed with substantial taxpayer funding in the recent past. State and Federal grants, some \$108,000+ of ratepayer funds have been allocated to The Rocks to assist with its restoration. That the owners want to run The Rocks as a business, **a commercial enterprise**, brings a new dimension to the decision making processes now in play. To what extent should the third tier of government now be asked to assist in the operation of what has essentially become a business?

In 1998 the previous and present owners bought The Rocks as a residence, *a residence in a residential zone*. That they have decided to make a commercial decision and turn The Rocks into a boutique hotel should be at their risk and should not require infrastructure support from the City of Albany. This is in effect what has happened in the past and will continue to happen in the future if the City supports the current proposal.

How many other private or commercial enterprises have received such favourable treatment in the same period of time?

In my view The Rocks has received enough favourable dispensation from all levels of government to date. Funding and Town Planning scheme provisions have enabled a private residence to operate as a commercial enterprise. The owners should be grateful for what they have received thus far.

CONCLUSION

The application is deficient in detail.

The application as presented does not allow an informed decision to be made.

The application is open to too much interpretation by all affected and has the potential to facilitate the compromising of due and fair process.

The application fails to address acceptable standards of preparation and presentation – it is substandard and as such is unacceptable.

The application does not address the key areas of the Town Planning Scheme provisions. It fails to address such key aspects as

- **Parking**
- **Vehicular movements**
- **Noise attenuation and**
- **Light spillage**

The application not only *does not meet* the MINIMUM standards which should be reasonably expected from an application of this type but also does not meet the ACCEPTABLE standards for an application of this type *within a residential area.*

The application should be rejected.

Warren Marshall

Chief Executive Officer
PO Box 484
ALBANY WA 6331

CITY OF ALBANY RECOF	
FILE:	A 103917
FILE:	
01 MAR 2006 ICR 60336	
OFFICE:	PLANB
ROCKS	

Your Ref: A103917/P1043.17/P265066

APPLICATION FOR 'FUNCTION CENTRE' AT 'THE ROCKS'

The situation

Grey Street West is a busy road, being a major thoroughfare to the city centre. And by its very nature (wide and straight), makes drivers susceptible to excessive speed. Thus any undue congestion or multiple activities such as parking manoeuvres with people getting in and out of cars, create a bottleneck and so constitute traffic hazards which significantly increase the risk of accidents. The fact is the road is too narrow to allow free flow of traffic while vehicles are parked, especially if this occurs on both sides of the road.

In addition, excessive parking on Grey street is not merely an inconvenience to local residents, but a traffic hazard because it obstructs a clear vision to on coming traffic; as well as obstructing such traffic, notably when residents enter and exit from their driveways.

Such hazards are obviously unacceptable on main/busy roads, unnecessarily increasing the risk of accidents. Any parking on Grey Street must therefore be minimised.

Such hazards have already been demonstrated by a number of functions held at The Rocks in recent months. For instance, when a funeral service was held there some months ago, there were about 20 cars parked on both sides of Grey Street. Unnecessarily increasing the traffic accident risk not only to local residents but to the larger community as well.

The proposal

A key issue is that 'small function' is not adequately specified. There is no indication that multiple 'small functions' cannot be held simultaneously. This could constitute a 'large' function (in terms of people numbers). Thus a clear indication of maximum numbers is necessary.

Another key issue is the number of associated on-site parking spaces to be provided. The 16 spaces proposed is inadequate, even given (in this case) the clearly unrealistic 1 bay per 4 people planning requirement. Such a planning requirement is generally based on the assumption that additional off-street parking is available in the vicinity of a site. In the case of The Rocks, this does not apply. Thus the planning requirement for this proposal should more realistically be 1 bay per 3 people at least (if not 2). The issue here is that a private company should not

be allowed to inordinately transfer its (infrastructure or other) costs to the public sector, as would clearly be the case in this proposal.

Furthermore, no rationale is presented for selecting the 64 people figure to justify the 16 on-site parking bays proposed. It is more realistic to utilise the case of Area 5 to determine on-site parking requirements. Maximum people 128; at 1 bay per 3 people (still very unlikely to achieve such a vehicle occupancy rate, and therefore a conservative estimate of parking demand), the requirement is 32 on-site bays (assuming 10 bays on Grey Street); **ie. an additional 16.**

A further issue is **the presumption** that only 10 cars will park on Grey Street. This is nonsense since it cannot be enforced by The Rocks management, or anyone else for that matter. This indicates the need for **a further increase** in on-site parking bays to ensure the overflow onto Grey Street is minimised. Say **add only (a conservative) 2.**

Significantly, the proposal omits to state the number of parking bays required to service its ongoing B&B function. This requires **a further increase** to the on-site bays proposed. I **suggest 4** be provided, unless The Rocks can demonstrate the current occupancy rate, on the basis of which an accurate requirement can be determined. This rate would need to be monitored on an annual basis.

Taking all these factors into account, a **more appropriate (though still conservative) number of on-site bays would be 38 (ie.16+16+2+4).** These could be more than adequately accommodated on-site. The point is that since in the longer term, the reasonable assumption is that the number, magnitude and frequency of functions to be accommodated at The Rocks can be expected to progressively increase, appropriate on-site parking provision must be made **at the outset.** Though arrangements could be made to provide the parking bays incrementally, consistent with function demand.

Changes to proposal

- * **Maximum number of people** on site at any one time: **128** (to cater for Area 5 utilisation). **If The Rocks wish to propose a lower number**, a commensurate reduction in on-site parking bays can be determined.
- * **On-site parking bays: 38** (to minimise overflow parking on Grey Street; and encourage parking **ONLY** along The Rocks frontage, on the north side of the street)
- * **Council reduce the vehicle speed limit** on Grey Street to 50 kph East of Melville Street.
- * **Council to monitor parking** on Grey Street to ensure no traffic hazards are generated by vehicle congestion; and ascertain how often cars parked on Grey Street exceed 10. On the basis of this information, **review the adequacy** of the 38-bay on-site parking provision after 12 months.

* **The Rocks to monitor** the number, magnitude (number of people) and frequency of functions, including B&B, so that an annual assessment can be made by Council, on the above basis, on the adequacy of the on-site parking bays available (if they are to be provided on an incremental basis)

* **Council to advise residents** of any revisions to the proposal The Rocks is prepared to make; and **submit evidence** that due consideration has been given to community concerns; before the proposal comes to Council for decision.

* **Council to advise The Rocks** that no incremental creep in additional functions will be considered unless they can demonstrate that their parking requirements will be fully accommodated on-site.

* **Council to advise residents** that The Rocks proposal is consistent with its heritage listing conditions.



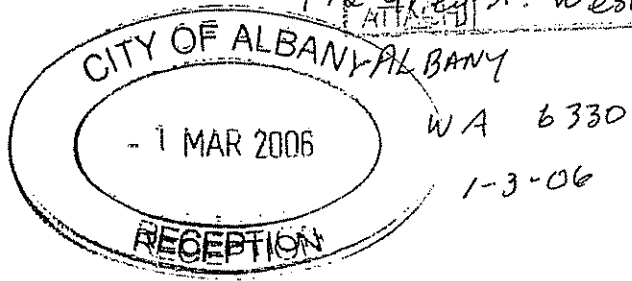
Tony & Colleen Tsipouras

177 Grey Street West, Albany WA 6330

27 February '06

CITY OF ALBANY RECORDS	
FILE:	A103917
FILE	
1 MAR 2006	
JUL607764	
OFFICE:	172 Grey St. West
ATTACHED	PLAN 3.

P.S.
Council should
call a meeting
of Residents? etc.



Planning Officer
City of Albany,

REF A103917 / PA14317 / P265066

Dear Sir,

In reply to your letter 17th Feb 2006
I would like to make the following comments:

1) NO parking for functions of ANY sort
should be allowed on Grey St West for the
following reasons

a) This is a public thoroughfare and
as such should not be overcrowded with
parked cars. School buses, trucks and residents
use this road in + out of Albany.

b). I have to back out of my drive
which is already hazardous and at a
recent function at the Rocks was made even
more dangerous by cars parked right at the
exit.

⑤

c). Residents need visitor parking ^{themselves} as there is no off road parking ^{readily} available.

d). Given the worse case scenario (which ought to be considered) that ^{could be} over 300 people or more requiring parking.

Having stated the above objections I would like to suggest that this problem could be easily solved by:

a) Building more parking on the property itself (The Rocks)

b). Parking to be next to the Residences on the foreshore and a SHUTTLE BUS used to transport guests to the Rocks.

I am not against people making a living but this problem ought to have been thought of when renovations were in progress I am however EMPHATICALLY AGAINST STREET PARKING IN RESIDENTIAL AREAS.

Council should not put the needs of business before the rights of residents.

Yours faithfully,

E A Moore (Mrs.)

Adrian Nicoll

From: Peter.Bane@det.wa.edu.au
Sent: Thursday, 23 February 2006 1:53 PM
To: Adrian Nicoll
Subject: Function Centre The Rocks

Dear Adrian

We Peter & Marreta Bane are residents at 209 Grey Street west Albany and have received notification of an application for planning consent for the Rocks to have a function centre.

Our concerns would be two fold :-

- a. The noise levels created by these functions that go on at night. A cut of time as imposed on the Yacht club of 2200 hrs would be acceptable.
- b. A parking problem could arise and present a danger to passing traffic if a lot of cars were parked along Grey street. A solution could be parking on only one side of the street.

Yours sincerely,

Peter & Marreta Bane

CITY OF ALBANY PAYMENT RECEIPT	
ORDER No:	
DATE:	16 MAR 2006
STATEMENT OF THIS INVOICE IS APPROVED	
(Authorised Officer)	
CHARGE ACCOUNT	A103917
	17 MAR 2006
	ICR604361 PLAN 3

13 March 2006

Mr Adrian Nichol
City of Albany
PO Box 484
ALBANY WA 6331

Dear Adrian

RE: Application for Function Centre Licence The Rocks

The Albany Chamber of Commerce and Industry (ACCI) supports the recent application for a Function Centre Licence for The Rocks.

This landmark historical building (and its grounds) has operated since February 2005 as an up-market lodging house for up to 12 guests. Its panoramic views, expansive grounds and overall building layout make it a perfect venue for special functions as it has proven with a number of discreet and smoothly-run functions that have been held there over the past year.

ACCI supports The Rocks application for a Function Centre Licence on the following grounds:

1. House guests take absolute priority over any other activities and functions will not be booked in if guests are staying at The Rocks.

The Rocks has secured five-star rating from AAA Tourism. This body uses over 500 criteria to assess a property to determine a rating between one and five stars, with a five-star rating awarded to the most luxurious and comfortable accommodation venues. The Management of The Rocks is strongly committed to accommodation as their priority and they would not undertake any activities or function roles that would jeopardise this rating or that would upset their guests.

2. The Rocks currently has space for 36 cars on site through 11 allocated bays off View Street, space for 9 cars at the top of the main driveway off Grey Street and lawn area for 16 inside the front gate off Grey Street. This will limit the inconvenience to neighbouring residents caused by visitors and guests parking in the street.
3. Expected functions include executive dinners, small performances, business functions, weddings and funerals.

The Rocks was recently chosen as the venue to launch the 2006 Perth International Arts Festival. A law firm held its 2005 Christmas Cocktail Party there for clients and



business associates. The Albany Chamber of Commerce and Industry would like to hold their 2006 Christmas Business After Hours function at The Rocks.

The type of functions that The Rocks intends to host will have very strict close off times with the latest being 11.30pm on a Friday and Saturday night but 10.30 pm for the remainder of the week. Almost every function to date has been for a discreet purpose with an impressive and sensible guest list.

4. The management of The Rocks is a strong supporter of Buy Local and as such, not only uses local suppliers of goods and services, but also promotes their contribution through The Rocks website on albanygateWAY.com.au. A function centre licence will also assist in stronger commercial development through meetings and conferences at the venue.
5. The Rocks has been an enthusiastic promoter of Albany and the region as well as a supporter of community projects. In May 2005 it was featured on Postcards WA; in September 2005 it hosted a tour of the guest house for the members of Probus Club of Albany Central; in October 2005 The Rocks went pink for breast cancer to shed some light on the disease and to help raise funds for breast cancer research.

The Rocks is an absolute 'show case' building and has a very distinctive place in the City's history. It would be extremely disappointing if it was denied the opportunity to allow Albany to use it to its fullest potential as a unique place to host important and special events.

ACCI encourages all Councillors to look favourably on the application so that The Rocks can be enjoyed by many and so that Albany can use it to promote the beauty and historical importance of the City. This beautifully restored building can comfortably provide five-star luxury accommodation for a handful of guests and, when there are no guests, should be allowed to provide much, much more for Albany's residents and special guests.

Yours sincerely

Jo Hummerston
Chief Executive Officer.

Cc: The Mayor, Deputy Mayor, all City of Albany Councillors, Andrew Hammond, Adrian Nichol.

Your Ref: A103917/PA14317/P265066

14th March 2006

The Chief Executive Officer,
City of Albany,
PO Box 484,
Albany WA 6330

Dear Sir,

Further to your letter dated 17th February concerning the application by 'The Rocks' for a function centre, we advise we have no serious objections to the application.

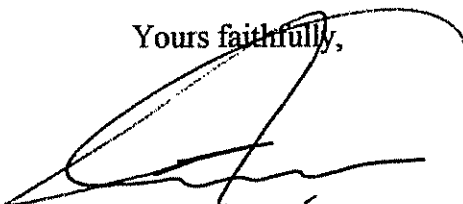
Our main concern is the guests parking issue in View Street. As you would be aware, View Street is quite narrow and on a few occasions when functions have been held at the venue, their small car park has overloaded and the excess vehicles parked on the street verges. This makes exiting our driveway diabolical as we have to reverse blindly into a narrow confine. I have conversed with Ms Evans from 'The Rocks' on this issue and she informed me the car park is designed for B&B Guests, her self and her staff and function parking should be in Grey Street. I did note, however, the brochure advising us of the 'Lockie Leonard' film shoot this week at 'The Rocks' listed both Grey and View streets as acceptable parking.

Our other minor concern is whilst Ms Evans concept is for 'upmarket' functioning and, with her catering space, it limits the functions she can do, when or if she sells a function license in the hands of a entrepreneur could lead to anything.

It is, however, a magnificent old building and it is good to see it being used in a practical way.

Thank you for the opportunity for input.

Yours faithfully,



WJ Carter



NC Carter

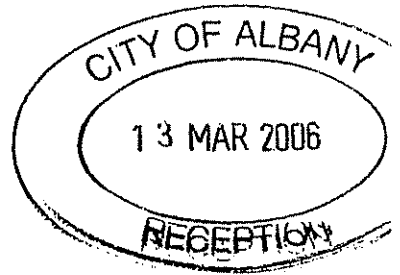
25 View Street
Albany WA 6330

SEARCHED	INDEXED
SERIALIZED	FILED
A 103917	
14 MAR 2006	
ICR604185	
PLAN 3	

WR & VL COLQUHOUN

ABN 49 001 552 005
Registered Builder 9414

8 Birch Place
Albany WA 6330
Telephone: (08) 9841 10146



10th March 2006

Mr Adrian Nicholl
Planning Officer
City of Albany
P.O. Box 484
ALBANY, WA 6331

Dear Mr. Nicholl,

Re: **THE ROCKS**, 184 Grey Street West, and Albany.

We have been approached by Miss Noelene Evans to write to you in support of *The Rocks* obtaining a licence for functions.

We wholeheartedly agree with the concept of a new function centre in Albany.

Albany is sorely lacking in this area and *The Rocks* is a superb venue for functions such as seminars, conventions and small weddings. There appears to be ample parking and as the building is in the centre of the block, noise should be of little consequence. The gracious building and its beautifully landscaped gardens would be a wonderful attraction to both tourism and locals.

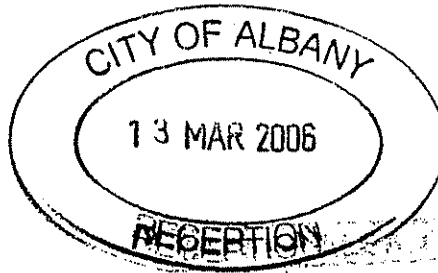
We wish Miss Evans and her family every success in their new venture and do hope the City of Albany supports them.

Yours faithfully,
WR & VL COLQUHOUN


.....
Verna Colquhoun

ALBANY COUNCIL
A 103917
13 MAR 2006
JOL604079
PLAN 3

March 13, 2006



Tourism
WESTERN AUSTRALIA

Ms Noelene Evans
Manager
The Rocks Albany
PO Box 5155
Albany WA 6332

Pyrmont House
110 Serpentine Road
ALBANY WA 6330
PO Box 280
ALBANY WA 6331
southern@westernaustralia.com
Tel: 9841 8599
Fax: 9841 3319
westernaustralia.com

Dear Noelene

RE – APPLICATION FOR A FUNCTION LICENCE

Tourism Western Australia (Tourism WA) is pleased to provide comment and "in principle" support on the following:

Project Facilitator	Noelene Evans
Location	Albany
Type of Project	Function licence

Based on information supplied to Tourism WA we are pleased to provide support for a function application for the Rocks, Albany.

Tourism WA recognises the importance of the Rocks obtaining a function licence as it will help cater to meet the needs of a significant gap that currently exists in the existing function centre market.

The City of Albany currently has very few quality function centres that are capable of providing a first class experience for both locals and visitors alike. The Rocks is recognised as a outstanding business within the tourism industry and Tourism WA considers it essential that their licence application is approved as per the licence specifications.

The events and convention centre market is an important component of the tourism industry as it provides a high yield return for many businesses operating within the city. It also provides visitors to the town with a quality experience that will be long lasting and hence will assist in the continued growth of Albany's tourism industry.

Tourism WA's support of this type of development is based on the following factors:

- **ACCESS TO THE AREA**
The Rocks Albany is situated in a prime tourist location due to its close proximity to the central business district and its ease of access. It is also considered a major tourist attraction in its own right due to its historical significance, magnificent garden setting and panoramic views.
- **CONCEPT**
Tourism WA's role in the Great Southern region is furthering regional and economic diversity and employment opportunities through the growth of tourism. The proponents

are helping to further this by developing a service business that will provide visitors with an additional tourism related product to experience.

The establishment of such a business provides visitors with alternative activities that in turn help to prolong their stay and promote increased economic benefit to the broader community.

- **VALUE OF TOURISM**

Importance of industry to the economy:

Tourism is recognised as a labour intensive industry due to its strong service delivery component. It is recognized nationally as a major economic contributor, employing 551,000 people, or 6% of total employment, and contributing 11.2% to Australia's exports of goods and services in 2005.

The Great Southern Region benefits greatly through tourism with many businesses being directly involved in the industry. The average visitor spends approximately \$118 per day providing great economic benefit to the local community.

Level of existing tourism activity:

The proposal is based in a region with a very high level of visitation (outside of Perth). Approximately 543,500 domestic visitors travelled to the region in 2003, and on average stayed 3.5 nights. Current expenditure by domestic tourists in the Great Southern is estimated at \$187 million, derived from a total of 1.901 million visitor nights stayed in the region.

(Source: National Visitor Survey, Domestic Tourism Expenditure Research Program, Bureau of Tourism Research).

State Tourism Policy

Tourism WA will be focussing on key areas of tourism development in the future (source: state government Tourism Policy). This includes:

- Nature based tourism – eg diving, snorkelling, land based attractions interpreting the marine environment, forest tourism, flora, fauna, etc
- Indigenous
- Education
- Caravan and camping
- Wine and Food
- Events especially regional
- Backpackers
- Cruise shipping
- Infrastructure and other facilities (regional WA)

It is anticipated that this proposal will assist in the delivery of at least three or more of these key markets.

This letter of support is provided on the following basis:

1. If the development proposal changes from the original plans then Tourism WA's support would be reviewed and may be withdrawn if it is believed that the proposal no longer provides a tourism benefit to the area.

2. It is important that all tourism proposals should take into account the environmental, social and economic impacts that it will make in the local area. In this regard, the proponent should seek additional advice on these matters from relevant organisations.

Finally, if Tourism WA can provide any additional information then please let me know.

Yours sincerely



Neil Augustson
Great Southern & Southern Forests Regional Manager
Tourism Western Australia



15 March 06

Mr Adrian Nicoll
Planning Officer
City of Albany
North Road
Albany WA 6330

Dear Sir/Madam

Function Licence Application for The Rocks, Albany

Integrated Tree Cropping (ITC) is pleased to support the application by the Proprietors of The Rocks, Albany for the approval and issue of a Function Licence for this venue.

ITC currently utilise The Rocks, Albany as a dinner venue for our 'Operational Tours' that we provide for our clients.

This venue assists us in presenting Albany as a vibrant city with long term investment and growth potential.

Our functions are relatively small with between 20 and 35 people dining in the Sunset Lounge on a monthly basis. We provide travel arrangements to and from the venue and therefore require no parking on the site.

We believe that The Rocks, Albany is the most appropriate venue in Albany for our purpose and we would like to have the opportunity to continue to have access to it should we choose to in the future.

We encourage you to consider their licence application favourably.

Yours sincerely

Mike Hendriks
National Sales & Distribution Manager

70 Festing Street, Albany, 6330
Ph:98421233
14 MAR 2006
March 13 th 2006
A103917
FOR 604078 PLAN 3

Mr A. Hammond
Chief Executive Officer
Albany City
PO Box 484
Albany 6331

Dear Sir,

Re: Town Planning Scheme; Function Centre P265066

I am drawn to respond to the above proposal as a resident Mt Melville, a committed environmentalist and person with a direct and vested interest in local Tourism.

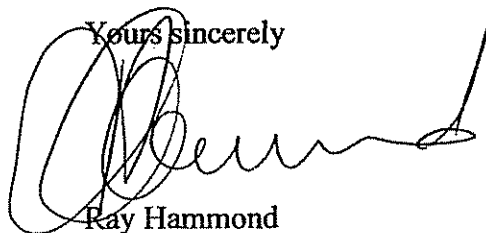
Dealing with the later issue: Few could argue that 'The Rocks' presents as an excellent tourist resource, and is of broad benefit to the community as a whole. The extension of the business to include a Function Centre fulfils a consistent and strong demand, as is a sensible corollary to the existing business.

As a passionate environmentalist I recognise there is potential for a sustainable argument against the proposal based upon the issue of intrusive and excessive noise. However, given the nature of the establishment, its clientele, the civic and responsible attitude of the operator, it beggars belief that this could be seriously considered an issue, at least to the extent of becoming an environmental nuisance. It would appear totally unreasonable not to grant the extension based on what might occur, after all it would not be in the operators best interest to allow that circumstance to arise to the extent of becoming a social nuisance or operate outside of regulatory requirements.

Given the generous parking arrangements within the City precinct and within the confines of 'The Rocks' I really don't see vehicular movement or parking having any greater impact than it has previously, which in any event could not be considered disruptive.

For all of the above reasons it is my considered opinion the application for a Function Centre permit should be granted.

Yours sincerely



Ray Hammond

Iain and Jo MacInnes
Kooka's Catering
9 Michaelmas Way
Collingwood Heights
ALBANY WA 6330

A103917

ICR604183
PLAN 3

14th March 2006

Mr Adrian Nicoll
City of Albany
North Road
ALBANY WA 6330

Dear Mr Nicoll,

We are writing to you as concerned parties regarding the use of "The Rocks" as a function venue.

As we are in the catering industry and have used the Rocks successfully on quite a few occasions without any negative feedback, we feel it is an ideal facility to continue to undertake functions.

All the functions we have catered for have been of appropriate size for the venue and many of the attendees from interstate have expressed a desire to return to Albany with their families after being given the opportunity to see the quality of this beautifully restored Albany Landmark.

The Rocks is a professionally run establishment catering for both the local and tourist communities. It would be a great shame if they were not given further opportunity to provide a hospitality service in beautiful surroundings and contribute towards the Albany Business Community and further development of Albany as a centre for tourism.

Yours Sincerely,



Iain and Jo MacInnes
KOOKA'S CATERING

Iain and Jo MacInnes
Kooka's Catering
9 Michaelmas Way
Collingwood Heights
ALBANY WA 6330

A103917

ICR604183
PLAN 3

14th March 2006

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City of Albany
North Road
ALBANY WA 6330

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Yours Sincerely,



Iain and Jo MacInnes

KOOKA'S CATERING

CITY OF ALBANY	TYPE OF DOCUMENT
FILE:	A 103917
FILE:	
09 MAR 2006	
DOC:	EX603771
OFFICE:	PLAN 3
ATTACH:	



Vincall Pty Ltd
A.C.N.
097 788 424
tfr
The Bethany Trust
t/a
Bethany Funeral Home
A.B.N.
15 069 944 282
E-Mail:
Info
@bethanyfuneral
.com.au
Web Page
www.bethanyfuneral
.com

To whom it may Concern.

As a funeral home and marriage celebrant I am constantly receiving request from client families to provide them with suggested venues to A) conduct a ceremony at a venue that provides outlook and ambience B) a suitable venue to conduct a post funeral function.

The Rocks is able to fulfil both these needs in a professional and dignified manner.

Albany is not only fortunate to have this facility, but to also have a family that is prepared to take the financial risk and invest money to provide this community with a very professional facility. From my experience, this facility will hold its own among many similar properties both in our capital city and in other parts of Australia.

To deny The Rocks the ability to provide such a service will only deny this community and client families the opportunity the use of a first class facility.

Vincent Calleja A.M.C. JP
Managing Director



Winner Category "A"

"The Bethany Family Caring for Your Family"

GERALDTON WA 6530
122 North-West Coastal Hwy.
Phone (08) 9964 3767
Facsimile (08) 99641959

ALBANY WA 6330
7 Prior Street
Phone (08) 9841 7177
Facsimile (08) 9841 7703

CITY OF ALBANY RECORDS	
FILE:	4103917
FILE:	
02 MAR 2006	
DOC:	FOR603461
	PLAN 3
	RATES 4

CHANGE OF ADDRESS

PREVIOUS ADDRESS

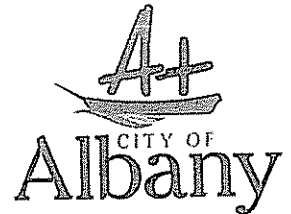
Robert and Heather Dey
 30 Blackman Rd
 Mt Pleasant WA 6153

*Correspondence / rates
 for 22 View St
 Albany.*

New Address

Robert and Heather Dey
 15 Northmore Crescent
 Winthrop WA 6150

Tel +61 (0) 8 9332 2373
 Fax: +61 (0) 8 310 7005
 Email: rdey@iinet.net.au



Our Ref : A103917/PA14317/P265066
Enquiries : Adrian Nicoll

17 February 2006

Robert James Dey
30 Blackman Road
Mount Pleasant WA 6153

*Please note change of ^{mailing} address
to 15 Northmore Cres
Winthrop 6150*

Dear Sir/Madam

NOTICE OF APPLICATION FOR PLANNING CONSENT – 'FUNCTION CENTRE'

Council wishes to advise that it is currently considering an application for a Function Centre to be located at 'The Rocks', 182-188 Grey Street Albany.

For applications of this nature it is Council's practice to seek the views of nearby landowners to ensure that any concerns they may have are taken into account prior to determining the application.

Where you may identify issues, you may also wish to include solutions. A copy of the proposal is enclosed for your information.

Should you wish to make a submission on this development proposal, please write to the Chief Executive Officer, PO Box 484, ALBANY WA 6331, before 16th March 2006.

Please note that any comments made may be included in a report to Council on this matter, which will be available to the public. To comply with the requirements of the Freedom of Information Act please advise if you consider any of this information should be withheld.

Further information and details of the development proposal may be obtained from the Development Services Team at Council's offices, 102 North Road, Yakamia.

Should you have any queries or wish to discuss this matter, please do not hesitate to contact me on 98419319 or via email adriann@albany.wa.gov.au.

Yours faithfully


Adrian Nicoll
Planning Officer

enc

*I have no objection to
this proposal. I am happy
to see any improvement in
community facilities in
Albany. Both you & I work to
Robert Dey*

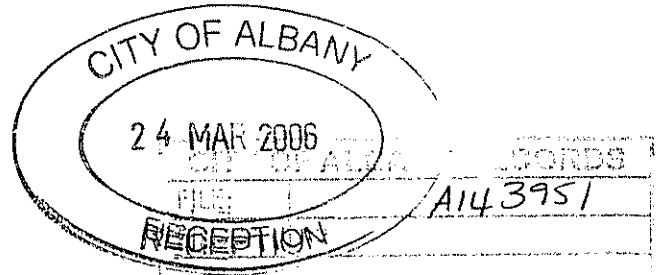


1st Floor, 69 Lockyer Ave
Albany, WA 6330
p (08) 9841 5455
f (08) 9842 5152
abn 90 308 204 743

March 23, 2006

City of Albany
PO Box 484 Albany
W A 6330

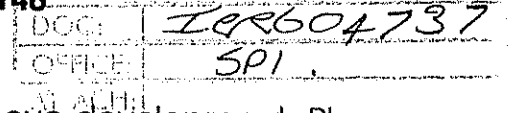
Attention: Mr Graeme Bride



Dear Graeme

27 MAR 2006

**Re: Planning Scheme Consent Application No P265148
Lot 16 Aberdeen Street Albany**



Further to our submission dated 20 March for the above development, Please find attached additional Architectural drawings showing front, side and rear elevations of proposed building together with building cross section and revised basement / car parking layout.

In addition to the above, we submit the following property summary / Calculations for your information.

Property Summary / Calculations

Address	Lot 16 Aberdeen Street Albany	
Site Area	1226 m2	
Zoning	Central Area (R160)	
Proposed Use	Mixed Use Commercial / Residential (Multiple Dwellings) 2 Commercial (Offices) 13 Residential Apartments	
Car Parking	Required	
	Commercial (1 per 40m2)	6
	Apartments (2 per unit)	26
	Visitors	2
	TOTAL	34
	Provided on Site	34

Plot Ratio	Commercial	1.5
	Residential	2.0
Plot Ratio Calculations	Commercial	(m2)
	Unit 1	125
	Unit 2	121
	Total	246
	Residential	
	Unit 1	110
	Unit 2	110
	Unit 3	110
	Unit 4	110
	Unit 5	144
	Unit 6	122
	Unit 7	135
	Unit 8	117
	Unit 9	119
	Unit 10	119
	Unit 11	117
	Unit 12	135
	Unit 13	122
	Total	1570
	TOTAL	1816m2
Open Space Provisions	Required (60% Site Area)	735m2
Open Space Provided	Ground Floor	(m2)
	Communal	324
	Private	90.3
	Level 1	
	Communal	18
	Private	141.4
	Level 2	
	Communal	0
	Private	11.4
Total Open Space Provided		585m2

As you will be aware, the development as submitted will require some minor relaxations to the Residential Design Codes of Western Australia.

1 Open Space Requirements

The open space requirements for this development do not meet the provisions of Table 1 – General Site Requirements of the Residential Design Codes of WA, however we submit that the design of the residential component meets the performance criteria outlined in Part 3 of the R Codes.

In support of the objectives of the performance criteria, we have designed the residential component of this development to:

- (a) Meet the provisions of the Central Albany Urban Design Policy.
- (b) The central communal courtyard will be landscaped to a high level of finish with water features, seats and mature trees in purpose built planters. This will be a very attractive area sheltered from southerly winds and will enable sun to penetrate where possible into the apartments and private open spaces.
- (c) The central courtyard enables the built form of the development to enhance the streetscape of Aberdeen Street by positioning the commercial spaces directly onto the front boundary. The residential component is also positioned to enable "street surveillance" from the front apartments.
- (d) The central courtyard will provide residents of the thirteen apartments with a generous private communal open space for gathering and recreation.
- (e) Private open spaces are provided to each apartment and designed to provide residents with outdoor living areas and allow sufficient light and ventilation to all habitable rooms.
- (f) All car parking for this development is designed to be secure and hidden from view from Aberdeen Street. Disabled access is provided to commercial spaces as well as central courtyard.

2 Boundary Set Backs

As this development is situated in the Central Area, we have designed the building to be constructed with nil set backs to all property boundaries.

In support of the request for boundary set back provisions we submit the following:

- (a) The development of Mixed used commercial / Residential use is identified as a preferred use for this location in various City of Albany planning strategies and makes effective use of available space.
- (b) Central area properties being used for commercial development are permitted to be constructed to property boundaries.

- (c) Presently there are no residential buildings constructed on adjacent blocks.
- (d) As the southern boundary of this development is built along an Existing R.O.W. overshadowing to neighboring property is minimal.

3 Privacy

While the development is designed around a private courtyard, some windows of habitable rooms and balconies will create sources of overlooking. Wherever possible, appropriate screening will be incorporated however the following relaxations are requested.

- (a) **Apartments 10, 11, 12.** Bedroom windows Level 3 (North Wall). These bedrooms are located above the private courtyards. These courtyards have been created as light wells to provide private outdoor living spaces. Overlooking from each apartment will be prevented with the use of appropriate screening, however the windows are located some 3m from the property boundary.

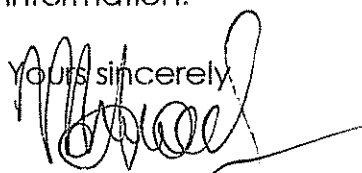
The adjoining properties are currently used for commercial purposes with no residential use present.

- (b) **Apartments 6, 7, 8, 9**

As these apartments are located along an existing ROW, it is proposed that outdoor living spaces are separated from the property boundary with 1m high balustrades. Whilst this will enable direct overlooking of the neighboring property, the existing 6.0m wide ROW will ensure that any future development on the adjoining property is not disadvantaged. The 1.0m high balustrades will also assist with surveillance of the R.O.W. by residents.

Please be advised that we have forwarded plans and elevations of the proposed development to adjoining neighbors together with City of Albany Adjoining Owners Comment Pro forma – Variation to the Design Codes. We shall return copies of their signed responses in due course.

Once again, we thank you for your assistance with this application to date and please do not hesitate to contact this office, should you require any further information.

Yours sincerely


Michael Roberts
ARAIA Director

Enc.

LOCAL GOVERNMENT ACT 1995
CITY OF ALBANY
SIGNS LOCAL LAW 2006

Under the powers of the Local Government Act 1995 and by all other powers, the Council of the City of Albany resolved on to make the following local law.

Title

1. This local law may be referred to as the *City of Albany Signs Local Law 2006*.

Commencement

2. This local law comes into operation 14 days after the date of its publication in the *Government Gazette*.

Repeal

3. The following local laws are repealed on the day this local law comes into operation-
 - (a) The Local Laws of the Shire of Albany described as "*Local Laws Relating to Signs, Hoardings and Bill Posting (No 13)*" and published in the *Government Gazette* on 12 October 1979 and amended from time to time, are repealed;
 - (b) The Local Laws of the Town of Albany described as "*Local Laws Relating to Signs, Hoardings and Bill Posting (No 38)*" and published in the *Government Gazette* on 30 October 1987 and amended from time to time, are repealed.

Application

4. This local law applies throughout the district.

Definitions

5. In this local law unless the context otherwise requires:

"**Act**" means the *Local Government Act 1995*.

"**advertisement**" means the publication, display, or presentation of any sign or advertising device and the terms "advertise" and "advertising sign" have corresponding meanings;

"**advertising device**" means an object on which words, numbers or figures are written, placed, affixed, painted, projected or otherwise displayed for the purpose of advertising any business, function, operation, event, undertaking, product, or thing and includes a vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising a business, function, operation, event, undertaking, product or thing, and includes an airborne device anchored to any land, building or thing, and also includes a vehicle or trailer or other similar object placed or located so as to serve the purpose herein before referred to;

"**animation**" means the incorporation of movement on, in or associated with a sign or advertising device including but not limited to illumination, rotation, flapping, and any mechanical or electrical device;

"**application**" means the completed form lodged for the purpose of obtaining a sign licence or permit in accordance with this local law;

"**appointed place**" means a place appointed by the local government or the CEO, of the local government to which signs and hoardings, erected and maintained in breach of this local law, may be:

- (a) placed by the local government; and
- (b) recovered by the sign owner;

“bill posting” means the attaching, sticking or posting of a bill, poster or placard, or painting, stencilling or affixing an advertisement on a building, structure, fence, wall, hoarding, sign post, pole, blind, or awning, whether erected on private property or a public place so as to be visible to a person in a street, public place, private property or other land; and to post a bill has a corresponding meaning;

“CEO” means the chief executive officer of the local government;

“direction sign” means a sign erected in a street or public place by or with the approval of the local government, to indicate the direction to another place but does not include a sign erected or affixed by the local government or the Commissioner of Main Roads or a road direction sign erected or affixed by a duly incorporated association or union of motorists authorised in that regard by the Minister for the time being administering the *Road Traffic Act 1974*;

“district” means the district of the local government;

“election sign” means a sign which encourages persons to vote for a candidate, political party or matter, relating to any federal, state or local government election;

“fly posting” means advertising by means of posters placed on fences, walls, trees, rocks and any like places, or things without authority, and “fly post” has a like meaning;

“hoarding” means a detached or detachable structure, other than a pylon sign, that is erected for the sole purpose of displaying an advertisement and includes a wall panel or an illuminated panel but does not include a hoarding within the meaning of Section 377 of the *Local Government (Miscellaneous Provisions) Act 1960*;

“illuminated sign” means a sign that is so arranged as to be capable of being lighted either from within or without the advertisement by artificial light provided, or mainly provided for that purpose;

“licence” means a licence issued under this local law;

“licensee” means the holder of a licence;

“local government” means the City of Albany;

“owner” means the owner of the land or building on which the sign is to be or is erected and includes the owner of the business conducted on the land or building, to which the sign relates, or other person, who in the opinion of the local government is responsible for the sign;

“permit holder” means the person issued with a permit;

“planning approval” means an approval given under a relevant town planning scheme;

“private property” means any real property, parcel of land or lot that has a separate certificate of title, which is in private ownership or subject of a lease or agreement with a company or person enabling its use for private purposes and includes any building or structure thereon;

“property transaction sign” means an advertisement indicating that the premises on which they are for sale or for lease or are to be auctioned;

“public property” means any real property, land, lot, or reserve which is open and available for use by the public for public purposes, whether through payment of a fee or not and includes any building or structure thereon;

“rural producer’s sign” means a sign erected on land lawfully used for rural purposes which advertises goods or products produced, grown or lawfully manufactured on the land within the boundaries of which the sign is located;

“sign” means any message, direction or representation whatsoever displayed on a building, structure, board, or clock, other than a clock built into a wall which does not project beyond the face of the wall, or flags and bunting whether they contain a written message or not and includes any display produced by way of video or electronic means and every other type or style of sign defined or referred to in this local law;

“thoroughfare” means any street, way or place that is designed and used for the passage of vehicles and includes the shoulders and embayments at the side or centre of the carriageway used for the parking of vehicles;

“town planning scheme” means any town planning scheme for the time being applying zoning or classification to land within the district;

“vehicle” includes every conveyance, and every object capable of being propelled or drawn, on wheels or tracks, by any means, not being a train, vessel or aircraft while being used as such.

Transitional

6. A sign which -
- (a) was displayed prior to the commencement date; and
 - (b) Immediately prior to the commencement date was the subject of a valid licence issued under a local law repealed by clause 3,
- is deemed to be the subject of a valid licence issued under this local law on the same terms and conditions as the licence issued under the local laws repealed by clause 3, for so long as the sign is not changed, but otherwise the provisions of this local law shall apply to the sign.

PART 2 - LICENCES AND EXEMPTIONS

Licence Requirements

7. Subject to clause 16, a person shall not erect, maintain or display, or permit to be erected, maintained or displayed, any sign or hoarding in, on or above any land or building:
- (a) without a licence; or
 - (b) otherwise than in accordance with the conditions of the licence issued in respect of the sign or hoarding.

Planning Approval

8. The requirement for a licence under this local law, in respect of a sign or a hoarding, is additional to the requirement if any, for a planning approval for that sign or hoarding.

Application for Licence

9. (1) Where a person is required under this local law to hold or obtain a licence to display a sign, that person shall apply for the licence in accordance with subclause 2.
- (2) An application for a licence under this local law shall –
- (a) be in the form determined by the local government;

- (b) be signed by the applicant and by the owner or occupier of the land where the sign is to be displayed;
- (c) provide two (2) copies of plans drawn to scale of not less than 1:50 showing the size, position, design, and inscription thereon, the method of construction and fixing of the sign for which the licence is sought;
- (d) be forwarded to the local government with the application fee and licence fee;
- (e) include, where required by the local government, a certificate from a structural engineer or other person approved by the local government or an authorized person, certifying that the building or structure upon which it is proposed to erect the sign is in all respects of sufficient strength to support the sign, under all reasonable conditions, and that the sign is itself of structurally sound design;
- (f) include, where the application is for a licence for an illuminated sign and if required by the local government or an authorized person, a written consent to the erection of the sign by or on behalf of the person or body having for the time being the management of traffic control lights within the district;
- (g) include such other information as may be required by the local government or an authorized person to assist in determining the application.

Determination of Application

- 10. (1) The local government or an authorised person may refuse an application for a licence that does not comply with the requirements of clause 8, and in any event shall refuse an application for a licence where the required planning approval has not first been obtained, or is inconsistent with the planning approval.
- (2) The local government or an authorised person may, in respect of an application for a licence:
 - (a) Refuse the application; or
 - (b) approve the application on such terms and conditions as it sees fit.

Licence Issue

- 11. (1) Where the local government approves an application for a licence, then the local government shall issue to the applicant a licence in the form determined by the local government and may include plans or other documents other than the form of the licence.
- (2) A licence shall not be valid until such time as any public liability insurance policy, if required as a condition of the licence, has been put into effect and a certificate of currency covering the period of the licence has been lodged with the local government.

Term and Validity of Licence

- 12. Except where otherwise stated in this local law, a licence remains valid until:
 - (a) A public liability insurance policy, where required as a condition of the licence, lapses, is cancelled or is no longer in operation;
 - (b) the sign or hoarding is removed;
 - (c) an alteration is made to the structure or area of the sign for which the licence was issued;
 - (d) change is made in the message of the sign or its illumination which is so significant as to amount to a different sign than that in respect of which the licence was issued;

- (e) the sign no longer relates to the business conducted in the building to which it is attached; or
- (f) the licence is cancelled by the local government.

in any of these events an application shall first be made and a new licence issued before the sign or hoarding can be re-erected, changed or altered as the case may be, or a new sign or hoarding erected.

Inspection of Licence

13. An owner or licensee shall produce the licence when requested to do so by an authorised person.

Cancellation of Licence

14. (1) The local government may, without derogation of any penalty to which a person may be liable, cancel a licence if:-
- (a) the licensee has not complied with a term or condition of the licence;
 - (b) the licensee has not complied with a provision of this local law;
 - (c) variations are made to the sign or to its content which may have the effect that the sign is not that approved by the licence;
 - (d) the licensee is convicted of an offence against this local law; or
 - (e) a licensed sign is so altered that it is determined by the local government to be detrimental to the interests of the public, any adjacent property owner or occupier.

Right of Appeal

15. When the local government makes a decision as to whether it will:-
- (a) Grant a person a licence under this local law;
 - (b) Renew, vary or cancel a licence that person has under this local law; or
 - (c) Impose or amend a condition to which a licence is subject,
- the provisions of Division 1 of Part 9 of the Act and regulation 33 of the *Local Government (Functions and General) Regulations 1996* apply to the decision.

Licence Exemptions

16. (1) The following signs are exempt from the requirements of clause 7:
- (a) a sign erected or maintained in accordance with an Act;
 - (b) a property transaction sign not exceeding 1.0m² for dwellings or 2.5m² for multiple dwellings/commercial/ industrial developments erected on private property or immediately adjacent to the front boundary, where it is not possible to erect it on private property;
 - (c) a plate not exceeding 0.6m² in area erected or affixed on the street alignment or between that alignment and the building line to indicate the name and occupation or profession of the occupier of the premises;
 - (d) a sign used solely for the direction and control of people, animals or vehicles or to indicate the name or street number of a premises, if the area of the sign does not exceed 0.2m²;
 - (e) an advertisement affixed to or painted on a shop window by the occupier thereof and relating to the business carried on therein;
 - (f) a sign displaying solely the name and occupation of any occupier of business premises painted on a wall of those premises;
 - (g) a sign within a building;

- (h) a sign not larger than 0.7m x 0.9m on an advertising pillar or panel approved by or with the consent of the local government for the purpose of displaying public notices for information;
 - (i) a building name sign on any building, where it is of a single line of letters not exceeding 600mm in height, fixed to the facade of the building;
 - (j) newspaper or magazine posters, provided they are displayed against the outside wall of the business premises from which the newspapers or magazines are sold so as to cause no obstruction to pedestrian traffic;
 - (k) a rural producer's sign less than 2m² in area, which is the only sign on the lot on which it is erected;
 - (l) a sign erected by the local government, or with the approval of the local government, on land under the care, control and management of the local government;
 - (m) a sign erected and maintained on street furniture, bus shelters or seats in accordance with the terms and conditions of a contract between the local government and the company responsible for those signs;
 - (n) a maximum of 4 garage sale signs, each not greater than 0.25m², advertising the sale of second hand domestic goods in domestic quantities, not being part of a business, trade or profession and only being displayed on the day of the sale and on no more than 2 occasions for the same lot in each 6 month period;
 - (o) a sign erected by the local government for the purpose of:
 - (i) encouraging participation in voting (but not in favour of any candidate, political party, group or thing) at a local government election, provided that the signs are erected no more than 28 days prior to the election; or
 - (ii) advertising a planning proposal; or
 - (iii) Indicating the name and location of a polling place for an election.
 - (p) an election sign which is:
 - (i) Erected on private property with the approval of the owner of that property, where such approval has been obtained prior to the erection of the election sign;
 - (ii) not in excess of 0.75m² in area per property, except a corner property which may display one sign facing each thoroughfare of the corner;
 - (iii) Erected not more than 28 days prior to the date of the election to which it relates;
 - (iv) Erected in accordance with the restriction provisions of clause 17;
 - (v) removed within 7 days of the date of the election.
 - (q) a sign permanently affixed or painted on a vehicle to identify a company, business, service or product supplied or sold by that company.
- (2) A person shall not erect or maintain a sign which would otherwise be an exempt sign under sub clause (1), if it contains:
- (a) any illumination or radio;
 - (b) animation or movement in its design or structure; or
 - (c) reflective, retro-reflective or fluorescent materials in its design or structure.

PART 3 - RESTRICTIONS

17. A person shall not erect, maintain or display a sign or hoarding, or suffer or permit a sign or hoarding to be erected, maintained or displayed or to remain on any land or building:
- (a) so as to obstruct the view from a street or public place of traffic in a street or public place;
 - (b) so as to be likely to be confused with or mistaken for an official traffic light or sign or so as to contravene the Road Traffic Act 1974 or the Regulations made under that Act;
 - (c) so as to obstruct access to or from a door, fire escape or window, other than a window designed for the display of goods;
 - (d) except with the approval of the local government or an authorised person on an ornamental tower, spire, dome or similar architectural feature or on a lift machinery room, bulkhead over stairs or other superstructure over the main roof of a building;
 - (e) where the stability of the building is, in the opinion of an authorised person, likely to be affected by the sign;
 - (f) on any light or power pole;
 - (g) on any tree, shrub or plant;
 - (h) which is temporarily or permanently fixed to any vehicle which is parked in one location on private or public property or in a public place, so as to advertise or display a message to the public;
 - (i) which contains glass other than an electric light globe or tube or toughened glass;
 - (j) which contains or has attached to it any paper, cardboard, cloth or other readily combustible material, except posters securely fixed to a signboard or hoarding, flags, banners or canvas awnings;
 - (k) except with the approval of the local government or an authorised person on any street, thoroughfare or other public place, if the sign is an election sign.

Fixing of Signs

- 18 The owner or licensee of a sign must:
- (a) cause it to be securely fixed to the structure by which it is supported, to the satisfaction of an authorised person;
 - (b) maintain the sign in a safe condition; and
 - (c) ensure that the structure on which a sign is fixed is sound and capable of withstanding any forces that it would be reasonably subjected to without collapsing, deforming or moving from the position on which it is erected.

Headroom

- 19 The owner or licensee of a sign erected over walkways, accessways or other public land, shall cause it to be fixed to provide a clear headway under the sign of not less than 2.75m, unless otherwise permitted by an authorised person.

Signs to be Kept Clean

- 20 The owner or licensee of a sign shall keep it clean and free from unsightly matter and shall maintain it in good order and condition.

Bill Posting

- 21 Subject to clause 17, a person shall not post a bill or paint, stencil, place or affix an advertisement on a street or on a building, structure, fence, wall, hoarding, sign post, blind or awning so as to be visible to a person in a street, public place, reserve or other land, except for a hoarding approved for the purpose by the local government or an authorised person.

Fly Posting

- 22 A person shall not fly post at any place or location within the district.

PART 5 - REMEDY FOR BREACH

Removal of Signs from Public Property

- 23 (1) The local government or an authorised person may remove to an appointed place any sign, advertisement, or other advertising device, placed or erected on any thoroughfare, footpath or other public place under the care control and management of the local government, unless placed or erected in accordance with the provisions of this local law.
- (2) Where a sign, hoarding, advertisement, or other advertising device is removed to an appointed place in accordance with sub clause (1) and where it is possible to identify the name of the owner of the sign or advertising device, a notice shall be served on the owner advising:
- (a) the location of the appointed place to where the sign has been removed;
 - (b) that the sign may be collected during such hours and on payment of such fees and charges as may be specified in the notice.

Removal of Signs from Private Property

- 24 Where a breach of any provision of this local law has occurred in relation to a sign or hoarding on private property, the local government or an authorised person may give notice in writing to the owner of that property:
- (a) advising details of the breach of the local law;
 - (b) requiring the owner to remedy the breach within the time specified in the notice.

PART 6 - MISCELLANEOUS

Fees and Charges

- 25 All fees and charges applicable under this local law shall be imposed and determined by the local government under section 6.16 to 6.19 of the Act.

Public Liability Insurance and Indemnity

- 26 (1) Where, as a condition of a sign licence or permit, the owner, licensee or permit holder is required to provide a public liability insurance policy, indemnifying the local government against all actions, suits, claims, damages, losses and expenses made against or incurred by the local government arising from any activity, action or thing performed or erected in accordance with the licence and keep that insurance policy current for the duration of the licence, the owner or licensee shall:
- (a) enter into an agreement with the local government to provide the required public liability insurance protection;

- (b) take out a public liability insurance policy in the name of the owner or licensee and the local government, for a minimum value of \$10m or such other amount as considered appropriate to the risk involved;
 - (c) include a clause in the policy which prevents the policy from being cancelled without the written consent of the local government;
 - (d) include a clause in the public liability insurance policy which requires the owner or licensee and the insurance company, to advise the local government if the policy lapses, is cancelled or is no longer in operation;
 - (e) on the request of an authorized person, provide for inspection, a certificate of currency for the required insurance policy.
- (2) An owner or licensee who refuses or cannot provide a current certificate of insurance within 2 working days as requested in accordance with sub clause (1) commits an offence.

PART 7 - OFFENCES AND PENALTIES

Offences

- 27 (1) Any person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.
- (2) A person who fails to comply with a notice given under this local law commits an offence.
- (3) Any person who commits an offence under this local law shall be liable, upon conviction, to a penalty not exceeding \$5,000, and if the offence is of a continuing nature, to an additional penalty not exceeding \$500 for each day or part of a day during which the offence has continued.

Offence Description and Modified Penalty

- 28 (1) An offence against a clause specified in the First Schedule of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.
- (2) The amount appearing in the final column of the First Schedule directly opposite an offence described in that Schedule is the modified penalty for that offence

Infringement and Infringement Withdrawal Notices

- 29 For the purposes of this local law:
- (a) the form of the infringement notice referred to in section 9.17 of the Act is form 2 in the First Schedule of the Local Government (Functions and General) Regulations 1996; and
 - (b) the form of the infringement withdrawal notice referred to in section 9.20 of the Act is form 3 in the First Schedule of the Local Government (Functions and General) Regulations 1996.

Records to be Kept

- 30 The local government shall cause adequate records to be kept of all infringement notices given under section 9.16(1) of the Act and modified penalties received.

**FIRST SCHEDULE
CITY OF ALBANY
SIGNS LOCAL LAW 2006**

OFFENCES AND MODIFIED PENALTIES

Clause	Nature of Offence	Modified Penalty \$
7(a)	Erect or maintain or permit to be erected or maintained, a sign or hoarding without a licence.	100
7(b)	Erect, maintain or display or permit to be erected, maintained or displayed a sign or hoarding otherwise than in accordance with licence conditions.	100
13	Fail to produce a sign licence for inspection when required.	100
16(2)(a)	Erect a sign otherwise exempt under clause 16(1) containing illumination or radio.	100
16(2)(b)	Erect a sign otherwise exempt under clause 16(1) with animation or movement in its design or structure.	100
16(2)(c)	Erect a sign otherwise exempt under clause 16(1) with reflective, retro-reflective or fluorescent materials in design or construction.	100
17	Erect or maintain, suffer or permit a sign or hoarding:	
17(a)	To obstruct the view of traffic in a street or public place.	100
17(b)	To be confused or mistaken for official traffic lights or signs.	100
17(c)	To obstruct access to or from a door, fire escape or window not designed for display of goods.	100
17(d)	On an ornamental tower, spire, dome or other super structure over the main roof of a building.	100
17(e)	On a building which the stability is likely to be affected by the sign.	100
17(f)	On any light or power pole.	100
17(g)	On any tree, shrub or plant.	100
17(h)	Temporarily or permanently fixed to any vehicle on private or public property to advertise/display message	100
17(i)	Contains glass, other than an electric light globe or tube, in a sign.	100
17(j)	Form part of or attach, paper, cardboard, cloth or other readily combustible material to any sign.	100
17(k)	On any street, thoroughfare or public place if an election sign.	100
18(a)	Fail to securely fix a sign to a supporting structure.	100
18(b)	Fail to maintain a sign in a safe condition.	100
19	Fail to fix a sign over walkways, accessways or public land to provide clear headway of not less than 2.75m.	100
20	Fail to keep a sign clean and maintained in good order.	100
21	Post a bill, fix advertisement visible from street, public place, reserve except a hoarding approved for purpose	100
22	Fly post at any place or location in district	100
23	Other offences not specified.	100

Dated this day of 2006

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

ALISON GOODE JP
MAYOR

ANDREW HAMMOND
CHIEF EXECUTIVE OFFICER-

Central Albany Urban Design Policy Review of Submissions

Introduction

During the public comment period on the draft Policy a total of eighty four submissions were received by the Council.

In general there appears to be strong support for the draft strategy with the majority supportive of the early endorsement of the strategy as advertised.

There were however a number of submissions which rejected aspects of the draft policy or made suggestions for amendments to the document. These submissions are reviewed below and a recommendation on a suggested course of actions is put forward for consideration by the Council.

Review of Submissions

The submissions which raised substantive issues with the policy or suggested fundamental changes comprised in my view fourteen (14) in number. These submissions can for the purposes of this assessment be grouped as follows in terms of the issues raised:

- **The Foreshore:** Three submissions raised concerns over the Foreshore both in terms of land use mix and the proposed height of buildings. These were received from Francis Crowley, AB Brown and Linda Woodings.
- **Height Restrictions:** Three submissions raised concerns over the restriction of building height to three stories in the Central Business District. These were received from Graham Walker, HT Reynolds and Greg Rowe and Associates.
- **Residential Design Parameters:** Three submissions raised concerns over the parameters for residential development contained in the policy. These were received from Karin Baker, Glenn Blencowe and Lorna Steer.
- **Heritage:** The Heritage Council of Western Australia raised a number of detailed issues in terms of the heritage content of the policy. John and Barbara Watson are concerned at frequent references to "innovative contemporary design" and sought to balance this with reference to "retain historical/heritage style".
- **Pedestrian Planning:** One submission from Phillip Douglass raised a number of concerns with planning for pedestrians within Central Albany.
- **General Comment:** Two submissions dealt with the policy in a more comprehensive manner making suggestions for a range of detailed amendments. These submissions were from Marisa Papalia, and the Harley Survey Group.

The issues raised by these submissions are dealt with in more detail below.

The Foreshore

The three submissions which addressed the Foreshore raised a broadly similar set of concerns which included the following:

- The proposed height of the hotel (five stories). One submission suggested a two storey height limit.
- The loss of views associated with construction of hotel and cultural/entertainment centre.
- The viability of the pedestrian bridge given the weather in Albany.
- The inclusion of accommodation and commercial ventures which are not 'marina related'.
- Active opposition to the inclusion of any 'residential' development.

Clearly the development parameters established for the Foreshore sought to reflect the agreement in place at the time between the City of Albany and the State Government. The recent decision by the Minister for Planning and Infrastructure to relocate the Entertainment Centre does however suggest the need for an early review of the Draft Policy provisions for the Foreshore in response to the revised plan.

Recommendation

That the Council review the Draft Policy provisions for the Foreshore in the light of the revised plan for the Foreshore.

Height Restrictions

The three submissions on building height in the Central Business District all argue that the current proposal for three stories is too restrictive. However, each of the submissions puts forward different height suggestions in terms of what the authors regard as appropriate parameters for height.

- Graham Walker suggests that "buildings should attain a height of at least four stories". He argues that development may need to be constrained in the immediate vicinity of for example the Town Hall and Churches but that this should not be a blanket limitation over the rest of the area. Mr Walker suggests that for "the central area to be appealing for Residential development we need to ensure that residents have the advantage of vistas at the tops of these buildings and fourth floor apartments would also give increased separation from street noise".
- HT Reynolds suggests Albany requires "quality 5 story zoning". He argues that every major city has building heights of about 5 levels. The precedents of London, Paris, Bonn and Geneva are cited.
- Greg Rowe and Associates (acting on behalf of the registered proprietor of Lots 9 and 12 Earl Street) object to the height constraint in that "the subject site will be unable to be developed...in accordance with the R160 density code". The submission does not make any specific suggestion on an

appropriate height limit. It should also be noted that this submission argued that all of this land should fall within the CBD Precinct although the current development proposal for the land is solely for residential use.

The above suggestions raise a number of issues of logic. If policy is applied consistently the views sought by Mr Walker will be obtained from the top floor of three storey buildings. The Reynolds submission cites cities such as London or Paris which are national capitals with populations of many millions are difficult to defend as precedents for Albany. In regard to the Greg Rowe submission the current statutory planning system in Western Australia requires a response to a range of development criteria (one of which is height) which are read together. One is not able to simply isolate criteria one chooses to address and assume that any other 'constraints' should be relaxed to facilitate the maximization of the selected criteria.

Recommendation

Given that the vast majority of submissions support the recommended height provisions and the logic underpinning the suggestions for increasing the height limit are not particularly robust the existing height limit for the Central Business District should be retained.

Residential Design Parameters

Unlike the submissions on the Foreshore and Building Height the submissions which address the Residential Design Parameters are not consistent in terms of the positions taken.

- Lorna Steer suggests the increased height permitted on larger sites could be a concern for residential properties where view is integral to the site. (Contrary to the view expressed in this submission there is in fact an overall height control in the Draft Policy).
- Glen Blencowe suggests the Draft Policy is "discriminatory, effectively placing far more constraints in terms of height and design for above road developments".
- Karin Baker objects to "any restriction placed on Residential design (providing the building complies with height, setbacks and building codes)". This is a response to the Draft Policy references to 'good high quality contemporary design'.

In response to the concerns of Lorna Steer the policy does establish a definitive height constraint and places considerable emphasis on the preservation of views whenever this is feasible. The issue identified by Glen Blencome is an attempt to mediate the very different impacts residences above the street have on the public domain relative to houses below the street. In regard to Karen Bakers concern the question of 'style' is open to some interpretation and will in any event be assessed on the merits of the individual case in the context of the locality in which it is proposed.

Recommendation

That given the general support for the residential provisions of the policy and the differing concerns registered in these submission

the residential provisions of the draft policy should not be amended at this stage.

Heritage

The submissions addressing heritage are very different in nature:

- The Heritage Council is generally supportive of the Draft Policy and raise a number of more detailed matters in dealing with heritage buildings.
- John and Barbara Watson would like to see reference to 'historical style' in a number of places in the policy and the strengthening of heritage provisions.

The draft Policy, while it clearly seeks to address the townscape issues associated with heritage, is not a 'heritage policy'. It was assumed that the City of Albany will in due course develop a formal heritage policy, establish heritage precincts, etc and that those provisions will deal with heritage in more detail than possible in the current policy. In this context some of the suggestions of both submissions should be given serious consideration at that time. Having said that, the concept of an 'historical style' is not one to which current heritage practice gives any currency.

Recommendation

That the submissions on heritage are reviewed in the context of the development of Council Heritage Policy.

Pedestrian Planning

Phillip Douglass raised a number of concerns over pedestrian planning which he argued should be included in the policy. These included:

- Traffic calming
- Electronic surveillance
- Improved pedestrian access
- Wider parking bays
- Pedestrian walkways through current and future car parks

The Draft Policy essentially seeks to establish parameters for the development of private land and in that regards recognizes the needs of pedestrians (Covered footpaths etc). Most of the suggestions from Mr Douglass pertain to the public domain and these matters are therefore in any event under the direct control of the Council.

Recommendation

That the concerns of Mr Douglass could be assessed by the Council in undertaking public works in the public domain rather than included in the Urban Design Policy.

General Comment

The submissions from Marisa Papalia and the Harley Survey Group are more broadranging than many of the other submissions.

- The Harley Survey Group raise concerns of the lack of clarity in terms of where the policy will fit into the planning system, the location of boundaries (and inconsistency between zoning and policy boundaries), the possibility of additional height on landmark sites, and specific amendments to the residential provisions.
- Marisa Papalia makes a number of comments in terms of policy boundaries lines, the relationship between policy and zoning boundaries, and the need for greater clarity in a number of the draft policy provisions.

The introduction to the document seeks to clarify how the policy will fit into the planning system. The document, in dealing with Land Use and Density make specific reference to the Town Planning Scheme. The boundary issue is a concern that has been recognized and discussed with the Council. This is a matter which would logically be considered in the current review of the Town Planning Scheme and may well result in amendment to the Policy flowing from that review.

Recommendations

That the introduction is amended to provide greater clarity on how the policy fits in to the planning system.

That the boundaries established by the policy are reviewed in the current review of the Town Planning Scheme.

Conclusion

In broad terms the submissions received during the public comment period are highly supportive of the draft strategy. A number of the submissions have raised issues which have been briefly dealt with above and are worthy of more detailed consideration in ongoing work being done by the Council.

The Council sought to develop this policy as a matter of some urgency to establish clarity particularly in regard to building height limits in Central Albany. The draft policy has done this and has strong support. In this context the Council should:

- Adopt the policy as a matter of urgency
- Resolve to review the Draft Policy provisions for the Foreshore in the light of the revised plan for the Foreshore.
- Resolve to review the policy in 12 months time.

This will establish certainty in the short term and allow a review within a reasonable timeframe during which the policy has been applied and tested and further work on the review of the Town Planning Scheme has been undertaken.

Patric de Villiers
URBANIZMA
 8 March 2006.

Additional Matters

Your correspondence of the 7 March 2006 raised a number of further issues in regard to the draft policy on which you sought a response. These further matters are dealt with below.

Comments on the Draft Policy Provided by Mr. Hensel

On the 11 November 2005 Mr Rob Hensel provided a review of the draft policy (See Appendix 1). On the same day a response was forwarded to the Council responding to the issues raised in that review (See Appendix 2).

The comments put forward generally focused on textural changes to improve the legibility and internal consistency of the policy. The majority of the suggestions put forward by Mr Hensel were actively supported. While much of the response simply sought to provide clarification or suggested alternative wording there was however one suggestion which required a more detailed response. This was the suggestion that there should be a general requirement for the prior approval of an acceptable redevelopment proposal prior to any approval for demolition. The following response was provided:

"What you appear to be suggesting is the general principle that the approval of any demolition would require the prior approval of an acceptable development for the subject site.

This is a broader political decision for the Council. I am aware that the City of Fremantle applied such a policy from the mid 1980s. But in the current political climate I would be reticent to suggest applying this in the City of Albany unless the demolition involved a structure of obvious heritage significance."

Recommendation

That the textural changes suggested by Mr Rob Hensel should be incorporated into the policy.

That the alternative wording provided by the Consultant in response to Mr Hensel's comments should be incorporated into the policy.

Areas for Potential Increase in Height - Uniform Principles over the CBD - Floors/Heights Issue

Each of these issues in broad terms flows from the suggestion that the height limits established for the Central Business District in the current Draft Policy are somewhat restrictive and seek to identify what potential may exist for increased height. As these three matters are closely related they have been dealt with together.

The suggestion that it is inappropriate to maintain a "one solution fits all" approach to development is entirely defensible. The intention of the draft policy is not to provide a regimented response over the CBD. It is essential to recognize that no policy should override the principle that any proposed development should be rigorously assessed on its individual merits and within the context of the particular site on which it is proposed.

The context should form a critical component of the assessment and therefore the principles established by the policy will need to be interpreted in response to the particular local context. This will mean that the application of general principles will result in very different outcomes depending on the context. The alternative of seeking to provide a much more complex and prescriptive regulatory regime, while it may simplify the assessment process, is unlikely to provide a robust or defensible framework over time as circumstances change. It is likely to simply generate ongoing pressure for amendments to the policy in response to individual developments.

The next issue was framed in terms of the following question:

"If a developer is capable of building to a maximum height of 14 metres in the CBD, is it more important that the number of stories be regulated rather than the overall building height?"

This question raises some issues over how the height provisions of the current draft policy are interpreted. Technically while developers are able to build to a maximum height of 14 metres the current policy establishes a very clear maximum height of 11 metres of habitable space (to the ceiling level of the third floor). Thus the top three metres are provided specifically for the construction of roofs. This is to ensure adequate space for a range of roof styles to break up the bulk through the articulation of the built form. This is particularly important given that many people on the slopes of Mount Melville and Mount Clarence are looking down onto the roofscape of the CBD. The suggestion of the possibility of four floors with the 14 metre height limit would substantially undermine the capacity to articulate the roof form. The logic of the combination of both floor and height controls is a response to the problems that have been experienced in seeking to apply policies that have relied on either height (tends to generate a very rigid response, less than optimum floor to floor heights and flat roofs) or floors (where substantial floor to floor heights are sought to maximize views).

The final matter was whether there are areas where additional height could potentially be introduced into CBD buildings. The current draft policy provisions derive from a comprehensive analysis of the impact of building heights on the townscape of central Albany. It explicitly differentiated between the CBD, residential areas on the slopes to Mount Melville and Mount Clarence and the Foreshore. In deriving the recommended height for the CBD a critical criteria was that the significant public buildings (ie Town Hall and churches) should continue to project from the general fabric if the central area. Any increase in height is likely to infringe this principle (as the submission from Graham Walker recognized).

The question therefore is on what basis you drop this criteria, what gains are achieved by doing so, and who benefits? In the debate on height there has been an implied concern that the draft policy will restrict development rights and therefore land values. The difficulty with this argument is that development rights can only be exploited if there is a market. And to date market demand in central Albany has been problematic. In the debate generated by the draft policy no one has provided any clear evidence that four storey buildings are currently economic to develop while three storey buildings are not. It is unlikely that such a case could be effectively demonstrated. Increasing development 'rights' will not in and of itself make development happen. In a situation of limited demand it will simply be robbing Peter to pay Paul. Thus an initial development (with fairly substantive negative impacts) could simply absorb all the market demand and cause future development to stall for

a period. A number of 'unsympathetic' developments could start to negatively impact on land values in the areas (higher buildings blighting sites behind them by reducing or eliminating existing or potential views, and a less coherent urban form diminishing the amenity and character of the locality).

Ultimately any decision on height limits for the Central Business District will be taken by Elected Members based on what they jointly feel is appropriate taking into account all of the factors they feel should be brought to bear on the issue. These factors will no doubt include matters which go beyond the technical advice of the Consultant responsible for the current Draft Policy.

However, based on both the technical advice of the consultant and the vast majority of the submissions received by the Council during the public consultation period there is strong support for the current proposal to limit new buildings within all of the Central Business District to three storeys.

Recommendation
Dealt with in response to public submissions

R160 Density Coding in the CBD

The core of the central area, comprising the area between Aberdeen and Collie Streets and along Stirling Terrace, currently has an R160 residential coding. Adjacent to this area the residential coding drops to R30.

The R160 coding equates to the highest residential coding within central Perth and is generally associated with development of a minimum of five storeys. Often it is considerably higher. The Terrace Road Policy for Central Perth, for example, covers an area zoned R160 has a height limit set at 52 metres or approximately 16 storeys.

The R160 density coding is not appropriate in the context of the existing fabric within central Albany. It clearly creates an expectation in terms of implied 'development rights' which would be virtually impossible to manage in attempting to ensure developments of this density are sympathetic to their context.

In my view the split zoning approach being considered by Council Officers is a logical response to this issue. In addition while it would be politically simpler to retain the R160 coding at the top of the range this would still be excessive. In my view a range of R60 to R100 would be more appropriate. During the period in which the R160 zoning has been in place little development at that density has in fact occurred. In addition in the CBD the Council will be seeking to encourage mixed use rather than simply residential development which would facilitate allocating the density limit to all of the land in mixed developments effectively lifting the yield.

Clear parameters for discretionary increases in density will need to be established and logically these would be enshrined in the Scheme rather than simply in policy.

Recommendation
That the R106 coding for the CBD be reviewed in the context of the development of the new Town Planning Scheme

Proposed Earl Street Residence

In reviewing the plans provided for the proposed Earl Street residence (Lot 100) a number of caveats are necessary:

- The location of the house on the block was 'interpreted' from existing features on the Site Plan which appear on the Ground Floor Plan.
- No contextual site plan was available indicating the location of adjacent buildings.
- No streetscape elevations were provided.
- The evaluation was undertaken against the Draft Policy and did not extend to the Residential Planning Codes or Town Planning Scheme provisions.

Clause 9.2.1 Context

The lack of information on surrounding developments make this issues difficult to judge. It is likely however that the residence does not respond to the scale and mass of surrounding development.

Clause 9.2.2 Roof Forms

Roof forms have been articulated. Unable to judge the relationship to the scale of existing roofs in the locality.

Clause 9.3.1 Subdivision Pattern

The development implies the amalgamation of lots which would mean that the residence does not respond to existing pattern. It would be difficult however to refuse amalgamation based on the policy unless a clear streetscape argument could be mounted. Would require a street elevation to judge this.

Clause 9.3.2 Bulk and Scale

The residence is articulated to break down the bulk and scale. But need a streetscape elevation to definitively judge this (Policy provides powers to request this).

Clause 9.3.3 Building Orientation

Residence appears to comply.

Clause 9.3.4 Open Streetscapes

Building does interact with the public domain (widows, balconies etc) but infringes because the setback is substantial (unlikely to reflect pattern in area) and has a large structure (bridge) and sunken driveway in the setback area.

Clause 9.3.5 Street Setbacks

The residence is unlikely to match existing streetscapes in the street.

Clause 9.3.6 Front Fence

No information provided. Should be requested.

Clause 9.3.7 Side Setbacks

Appears to comply but it would be preferable to increase side setback on eastern boundary somewhat given the size and scale of the proposed residence (Subject to streetscape elevation).

Clause 9.3.8 Topography

Some ambiguity (dotted line below house on Elevations) on the drawings makes this difficult to judge.

Clause 9.5.1 Number of Storeys

The proposed residence is two storeys above the height datum which does comply with Draft Policy (See CI 9.5.4 below)

Clause 9.5.2 Height Datum

Ground Floor is set marginally below the datum established by Draft Policy.

Clause 9.5.3 Grouped Dwellings

No applicable

Clause 9.5.4 Undercrofts

Undercroft contains habitable rooms which do not comply with the Draft Policy.

Clause 9.6 Access and Car Parking

The driveway in the front setback does not minimize the impact on the streetscape.

Summary

The major areas in which the proposed residence would infringe the provisions of the Draft Policy are:

- The relationship with the street (front setback, driveway to basement and streetscape elevation)
- The residence has habitable rooms in the basement.
- Review of design in the context of existing streetscape.

Should the application require formal review under the policy the primary focus should be on moving the building closer to Earl Street to reflect the pattern in the locality, make the basement into a real basement (underground with no habitable space), and remove the bridge, all of which would allow a more direct relationship between the ground floor and the street. These changes would generate an expansion of the footprint (if space requirement was constant) which would need to be managed.

In addition the residence should be carefully assessed in terms of its impact on the existing streetscape. In terms of the architectural expression see Design Style below.

Recommendation

No recommendation required on this matter

Determining Heights on Sloping Corner Blocks

Conceptually a large sloping corner block will generate different maximum heights for each of the two 15 metre 'bays' on the corner. The extent of the difference is generated by the difference in the slope between the two boundaries over a fifteen metre length. It would require a substantial differential in slope to generate a large difference. This is unlikely to be a major issue in the CBD Precinct.

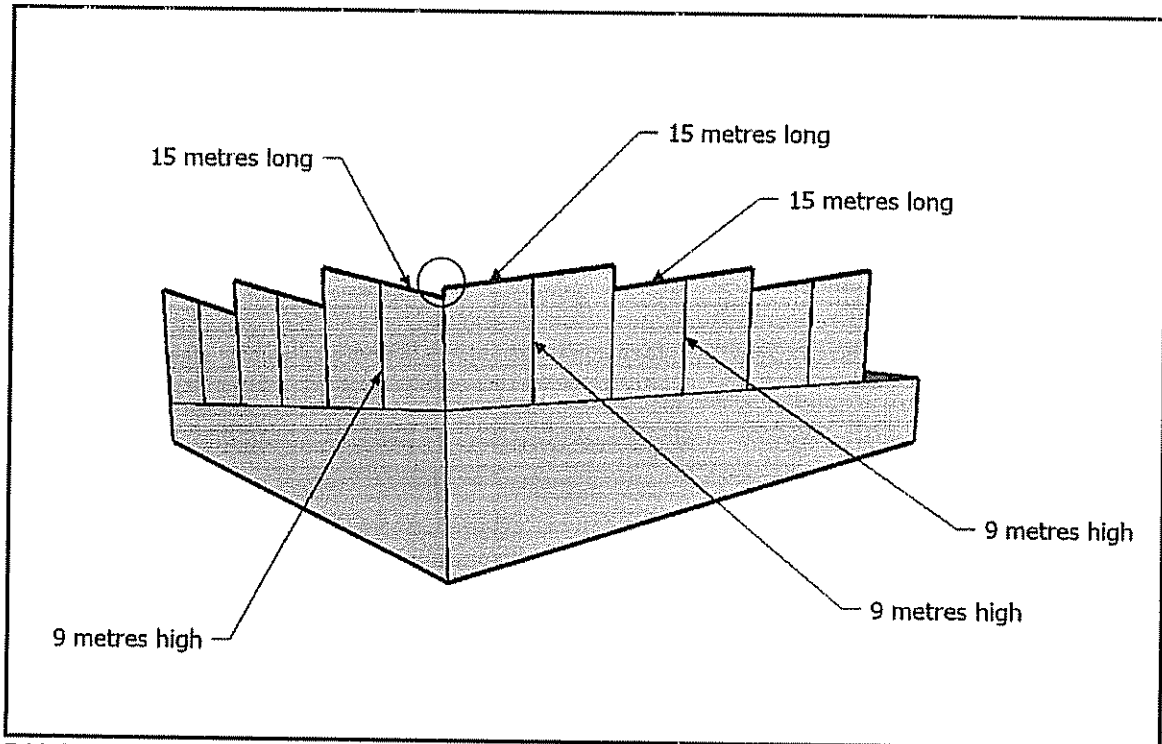


DIAGRAM OF THE CORNER ISSUE (using the 9 metre front wall height criteria)

In this context the matter could generally be resolved by using the lower height (where maximum floor heights were not being sought), averaging, or relaxing the policy to allow a consistent corner height with a step down 7.5 metres away from the corner on the side where the relaxation was provided.

Recommendation

No recommendation required on this matter

Design 'Style'

Clearly the matter of 'design style' is a difficult issue in terms of planning policy generally. This flows from the fact that while it may be possible to establish some general principles subjective judgments always form a component of any interpretation of style.

The current draft policy establishes the following principles:

- That historic fabric is valuable and should, wherever possible, be retained intact.
- That additions to historic structures while sensitive to the scale, form and materials of the original structure should not seek to replicate the original. To do so would be to undermine the 'layers' of history which grow up over time in all old buildings.
- That new building while responding to the scale, and 'rules' applied by existing fabric (in terms of setbacks, orientation, bulk and scale, relationship to the public domain etc) should promote our current generation's contribution to future heritage with a focus on "innovative contemporary design".

While these principles are reasonably self evident many people, and much of the current building industry, hold the view that new buildings should be built in some recognizable 'style'. Whether the choice of currently popular styles is appropriate in the Australian context is clearly debatable (Tuscan or Provencal).

However, it is critical that the primary focus of planning should be on the more important structural issues and while it may be possible to mediate the worst excesses of stylistic choices attempting to dictate style is likely to be counterproductive. The difficulty of any attempt to do so is complicated by the fact that many planning officers do not have formal training in architectural design.

Recommendation

No recommendation required on this matter

TPS Zone/Draft Policy Boundaries

A number of the submissions received raised the issue that the boundaries established by the Draft Policy differ from those in the Town Planning Scheme.

While York Street is clearly currently suffering some economic distress the central 'Main Street' role of both this street and Stirling Terrace within the town are readily understood. By the same token the way the residential areas adjacent to the central area function is also clear. However, developing an understanding of how the transitional areas between York Street and the adjoining residential areas are currently functioning is far more complex. This was an issue recognized in the 'Defining Central Albany Strategy' prepared in 2004.

These transitional areas (Collie Street, Aberdeen Street, Duke Street, Frederick Street and Earl Street) are characterised by a mix of commercial and residential uses, with a substantial component of commercial use in residential structures.

The area designated Central Area under the provisions of Town Planning Scheme No 1A basically includes the street blocks around Stirling Terrace, York Street and Lockyer Streets. It also however includes the western part of the street block bounded by Aberdeen Street, Earl Street, Spencer Street and Frederick Street.

Based on the implied logic of the current zoning this designation seems inconsistent, particularly on Earl Street. The street block to the north for example (bounded by Earl, Spencer Streets, Grey Street East and Aberdeen Street) has a comparable percentage of 'commercial' usage. These uses include Albany Motors, Albany District Insurance Brokers, professional offices in residential structures, the Earl of Spencer Inn and residential tourist accommodation.

This suggests that the current zoning of the CBD requires critical review in developing the new Town Planning Scheme. Such a review could reconsider the precise location of the zoning boundary in dealing with the current commercial roles of Collie, Duke, Frederick and Aberdeen Streets. Alternatively a transition zone between the CBD and adjacent residential areas could be designated. An important aspect of such a review would be the intentions in regard to the residential structures currently in use as professional offices; these in some areas provide a very effective transition between the CBD and adjacent residential uses.

The Policy boundaries essentially seek to recognize:

- That different planning regimes on different sides of the same street are problematic in trying to achieve a consistent streetscape condition on such streets; thus for example Collie Street north of Grey Street is designated within the Residential Precinct and south of Grey designated in the CBD Precinct.
- That the encroachment of commercial uses into residential areas needs to be addressed; thus the blocks facing Aberdeen Street on each side of Earl Street are designated in the CBD Precinct while those to the east facing Earl Street are designated in the Residential Precinct.

These decisions are logical in terms of the policy objectives of an urban design policy. It is however recognized that they may need to be reviewed in the light of the Town Planning Scheme boundaries. Given the scheme itself is currently under review it would be logical to review both these matters in the context of the scheme review.

Recommendation

Dealt with in response to public submissions

Patric de Villiers

URBANIZMA

20 March 2006.

Memo

To: Rob Hensel
From: Patric de Villiers, URBANIZMA
Re: Response to Comments on Urban Design Policy Draft
Date: 11 November 2005

Having reviewed your comments on the Draft Urban Design Policy which I received today I would like to provide the following by way of response.

I am very supportive of the majority of your suggestions which in my view would improve the Draft Policy.

There are however a limited number of your comments which require a more detailed response. These are as follows:

- 3.0 The role of the Albany Design Guidelines
- Duplication of Objectives
- The logic of objectives in section 4.0 and 5.0
- 4.0 Wording of Land Use objectives
- 7.3.1 Streetscape
- 7.6.1 Wording
- 8.3 'Perceived Distance'
- 8.4, 8.5, revised wording
- 8.7.12 Explanation of typology
- 9.3.6 Fences not required
- 9.4.3 Apart from Heritage buildings
- 10.4.1 General Requirement for Approved Development Prior to Demolition

3.0 The role of the Albany Design Guidelines

The Albany Design Guidelines in my view provide very relevant and useful information and support for the owners of architecturally significant residential buildings in Albany. I had thought that, having incorporated both the content of the previous Infill Development Policy and having provided clear guidance in Section 10.0 in regard to Heritage in the policy area, the Guidelines (possibly represented) could maintain a very useful existence as an Informational Publication of the Council relevant to the entire city.

In this role while not having statutory force they would continue to provide a positive educational and promotional role.

Duplication of Objectives

The intention was that in dealing with the interpretation of the various sections of the policy Council Officers should not have to return to very general overarching Principles (rather than Objectives – a very good suggestion) but could refer to directly relevant Section objectives which would provide more specific guidance.

Clearly this approach does not provide any defense for duplication and we need to address this if you still consider it an issue. I did isolate out all the objectives to ensure they covered everything without duplication but I would be happy to review any specific queries on this.

The logic of objectives in section 4.0 and 5.0

The reason for putting objectives within the Draft Policy which are not backed up with 'content' was simply to provide clear and explicit guidance to Council Officers in interpreting the more general land use provisions of the Scheme in assessing development applications within the Policy Area.

4.0 Wording of Land Use objectives

Economy

In a brief paper on Issues I included the following comments:

"However, despite the growth experienced by the City over the past fifteen years the evolution of the economy of York Street in particular, and more generally the CBD, has been less than robust.

It is difficult not to conclude that this lacklustre performance has to some degree been the result of past decisions associated with the spatial distribution of the important economic 'generators' in the town. The initial decision to locate the town's major retailing components north of the Albany Highway/York Street intersection inevitable drew other commercial uses northwards weakening uses on the southern section of York Street. The decision to build the new Council Offices on North Road removed vital activity from the street.

The relocation of the Entertainment and Convention Centre to the Foreshore will further undermine the potential vitality of York Street. Finally any decision to allow the development of major 'out of town' shopping centres is likely to have serious impacts on both the current retail core (Coles, Woolworths and future Target stores) which will in turn impact York Street.

It is absolutely essential that future planning protects the viability of York Street."

While this is clearly a sensitive political issue it constitutes an important objective for the area. Unless the economy of the area is strengthened it will not fulfill its potential.

Primary Movement Routes

While I have no difficulty in seeking to reinforce the 'movement' role of primary movement routes the intention was to use this concentration of movement to strengthen the land use intensity and mix along these routes. ie a land use objective

Heritage

Concerned with addition of the 'heritage' unless it is reworded to make it directly 'land use' related.

7.3.1 Streetscape

The Policy is intended to provide a guide for future development in the policy area. It will have no impact on existing buildings. In terms of the usual application of scheme provisions in such circumstances the assumption would be that in any major alterations to the building (or its demolition and rebuilding) the Council would seek to apply the policy provisions. Obviously this will in certain instances require some discretion. The upgrading of the toilets at the rear of the building could not be used to try and effect compliance with this clause.

7.6.1 Wording

My suggestion here would be "The number of car parking bays provided to comply" This is consistent with your shall = to principle.

8.3 'Perceived Distance'

In my view the lack of direct views to your destination, many changes of direction, changes in the surface upon which you are walking, and the lack of clear crossing points over roads etc would all increase 'perceived distance'.

But we could change "Minimises perceived distance" to "strengthens the connections".

8.4, 8.5 Revised wording

Unfettered = unrestricted
Armature = framework
Ephemeral = temporary

8.7.12 Explanation of typology

I think we should simply substitute "types" for typology.

9.3.6 Fences not required

Many residences in Albany do not have front fences and have open grassed verges to the street. I see no reason to challenge this precedent as a general principle.

9.4.3 Apart from Heritage buildings

I would not tend to add "apart from heritage buildings" as any listed building would be covered by the provisions of Clause 10.2 in any event.

10.4.1 General Requirement for Approved Development Prior to Demolition

What you appear to be suggesting is the general principle that the approval of any demolition would require the prior approval of an acceptable development for the subject site.

This is a broader political decision for the Council. I am aware that the City of Fremantle applied such a policy from the mid 1980s. But in the current political climate I would be reticent to suggest applying this in the City of Albany unless the demolition involved a structure of obvious heritage significance.

Many thanks for your constructive comments. I am only disappointed that we could not have made these revisions prior to the submission of the document to Elected Members. I would be happy to affect any required amendment prior to its release for public comment.

Do not hesitate to contact me should you have any queries.

Patric de Villiers

URBANIZMA

Tel: (08) 9386 1022

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**Scheme Amendment
Request
Lot 734 Barker Road
Centennial Park**

February 2006

Prepared for
Portstyle Enterprise Pty Ltd

Prepared by
koltaszsmith

Development Consultants,
Town Planners & Project Managers

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10 Leigh Street

BURSWOOD WA 6100

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Figure 1	Location Plan
Figure 2	Aerial Site Plan
Figure 3	Barker Road Industrial Area Precinct Plan
Figure 4	Development Plan (Short Term)
Figure 5	Indicative Development Concept (Short Term)
Figure 6	Development Plan (Ultimate)

Appendices

Appendix 1	Certificate of Title
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1. INTRODUCTION

This request is submitted on behalf of Portstyle Enterprises Pty Ltd in support of the proposed rezoning of Lot 374 Barker Street, Centennial Park from "Clubs and Institutions" to "Tourist Residential" under the City of Albany District Planning Scheme No. 1A.

This submission provides a brief overview of the site, zoning, development and servicing issues relating to Lot 734 Barker Road in support of the proposed rezoning.

2. SITE DETAILS

2.1 Land Ownership and Legal Description

The subject land is owned by Portstyle Enterprises Pty Ltd on whose behalf this application is made.

The legal description of the subject land is Lot 734 on Certificate of Title Volume 1898, Folio 533. The legal area of the site is 2.7173ha and gains direct frontage to Barker Road.

2.2 Site Description

The site is located on Barker Road in the suburb of Centennial Park approximately 1 kilometre from York Street, the main retail and business centre of Albany. **Figure 1** shows the site location in its local context.

The site contains the Albany Sports Centre and associated car park at the south eastern corner of the site, whilst the remainder is predominantly vacant, containing scattered remnant vegetation. **Figure 2** illustrates the current extent of development on the site.

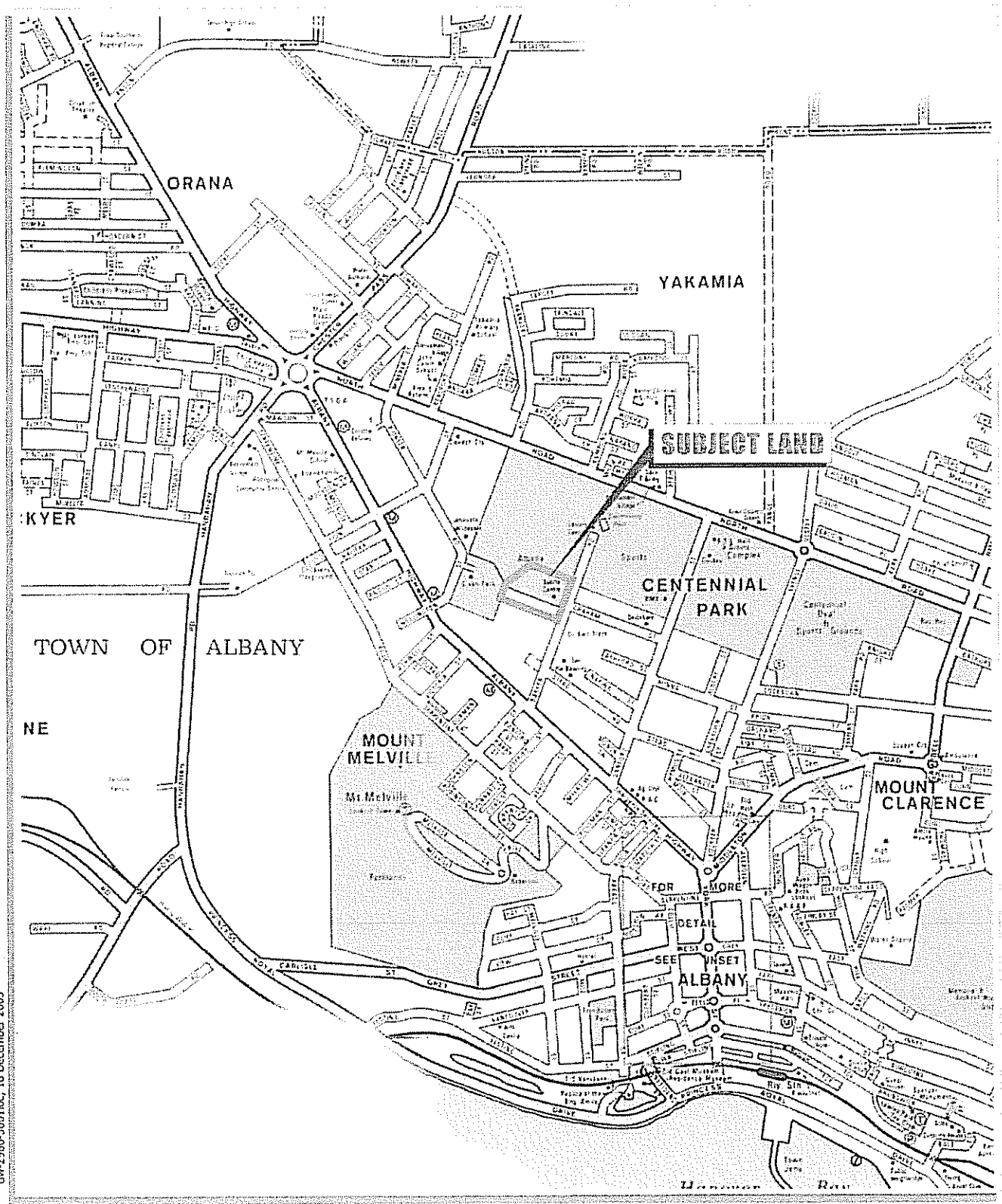
The site is relatively flat with surface levels ranging from approximately RL 17m AHD in the north east portion of the site to approximately 21m AHD in the south east portion of the site.

2.3 Surrounding Land Use and Development

The site is located within a larger precinct that contains a mixture of uses including industrial, recreation, tourism and residential development.

Centennial Park, reserved "Parks and Recreation" and located on the northern boundary of the site, has been developed to provide a range of public and private recreation opportunities including:

- The Albany Regional Sporting Complex
- A skate park
- A leisure and aquatic centre



dw-2986-5001loc, 16 December 2005

FIGURE 1

LOCATION PLAN

Lot 734 Barker Road
Centennial Park



PERTH TEL: (08) 6486 2222 Email: perth@kspa.com.au

 Subject Land



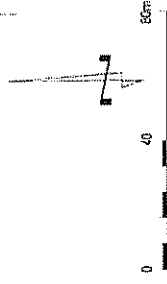
Source: UBD WA Street Directory 6th Edition

AERIAL SITE PLAN

LOT 734 BARKER RD.
CENTENNIAL PARK

LEGEND

 Subject Land

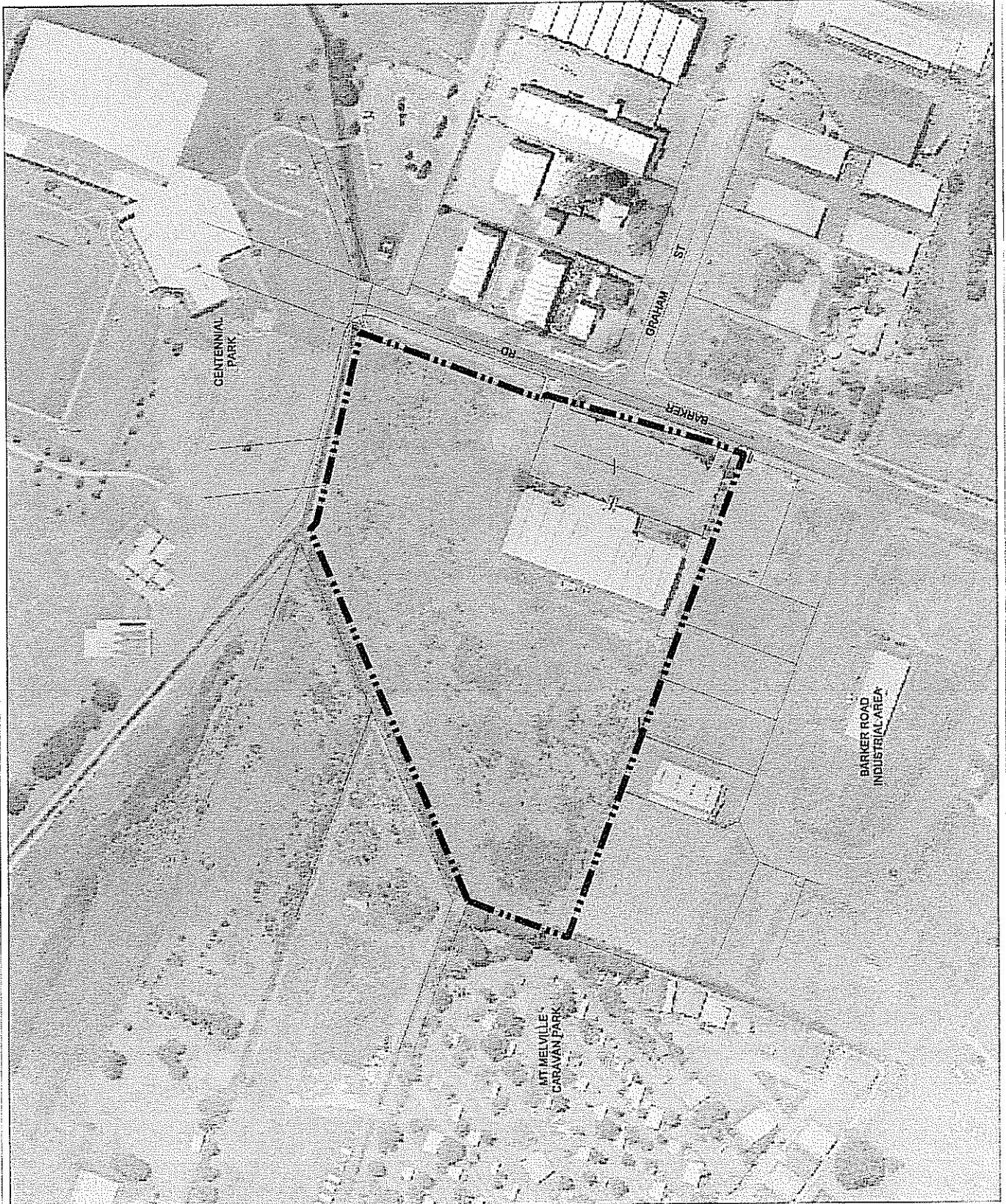
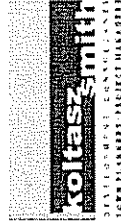


PORTSTYLE ENTERPRISES CLIENT
 CITY LTD SCALE
 1:1,000 ON A3 DATE
 5 JANUARY 2006 PLAN NO
 3986-003 REVISION
 PLANNER
 E. MAY DRAWN
 N. PLEBER

Not certified by Department of Civil Administration
 Area Enclosed by January 2006 Survey 14.14
 Reference 10043

All dimensions shown are subject to customary
 tolerances. A certified surveyor has reviewed the
 proposed site plan and approved the layout of the
 lot. The site plan is provided in the plan number in the
 of KOLTASZ SMITH. No other information is to be
 used as a basis for KOLTASZ SMITH'S DESIGN

FIGURE 2



BARKER ROAD INDUSTRIAL AREA

MT MELVILLE CARAVAN PARK

CENTENNIAL PARK

BARKER RD

DEORAM ST

LOT 734 BARKER ROAD CENTENNIAL PARK

- Sporting fields
- A BMX track

The Centennial Park Industrial Area is situated on the eastern side of Barker Road.

The Barker Road Industrial Area is situated on the southern boundary of the site and remains largely vacant.

Land to the west is zoned for "Tourist Residential" development and contains the Mt Melville Caravan Park (abutting the southern portion of the western boundary).

The site is bordered by stone pitched open drains on the northern and western boundaries.

3. ENVIRONMENTAL AND ENGINEERING CONSIDERATIONS

3.1 Vegetation

The land has been cleared of remnant vegetation with only a small number of introduced plant species existing on the site in the location of the existing building and associated car park. The environmental integrity of the entire area has been disturbed to such an extent that no native environmental value remains.

3.2 Geotechnical, Groundwater and Acid Sulfate Soil Conditions

Douglas Partners have been engaged to undertake an investigation of the soil and groundwater conditions on the site in regard to the presence of acid sulfate soils and the suitability of ground conditions for building foundations.

Ground Conditions

Preliminary investigations revealed that the ground conditions generally comprise topsoil overlaying organic silty sand, in turn overlaying sand, cemented sand and silty sand.

The report outlines that the organic silty sands, encountered across the site, is not suitable as foundation material for residential housing and recommends that the material should be removed or excavated and reused for landscaping (subject to acid sulphate soils investigations).

Groundwater

Groundwater was encountered at all at but one of the test pits at depths between 1.0m to 1.3m below the existing ground surface.

It should also be noted that the groundwater was perched on the cemented material at four of the test pit locations.

Acid Sulfate Soils

The test results revealed that Actual Acid Sulfate Soils are likely to be present and that there is a strong indication of the presence of Potential Acid Sulfate Soils. Given that the organic silty sand is likely to be removed from a geotechnical perspective the report recommends that further acid sulfate soil testing be undertaken to confirm the need for an acid sulfate soil management plan.

3.3 Engineering

Wood and Grieve Engineers have been engaged to provide advice relating to the detailed engineering aspects of the project including servicing and drainage and comments on the geotechnical investigation prepared by Douglas Partners.

4. STATUTORY PLANNING CONSIDERATIONS

4.1 City of Albany Town Planning Scheme No. 1A

The majority of the site is zoned "Clubs and Institutions" whilst a portion of the land on the north eastern corner is reserved "Parks and Recreation".

The zoning provides for the progressive development of the land for uses compatible with the zone including:

- Cinema
- Club Premise
- Infant Health Clinic
- Museum
- Private Recreation
- Public Amusement
- Squash Courts

Appendix III - Zone Development Table outlines the minimum site requirements for the "Clubs and Institutions" zone as being:

- Minimum lot area of 2000sqm
- Minimum lot frontage of 20m
- Maximum plot ratio of 0.5
- Minimum setbacks of 11m (front), 7.5m (rear) and 2m per storey (side)
- Minimum parking spaces of 1 per 40sqm gross floor area
- Minimum landscaping of 25% of the site

4.2 Town Planning Policy Area - Barker Road Industrial Area

The Barker Road Industrial Area is located on the western side of Barker Road, abutting the subject site on its southern boundary. The Policy provides for the development of the land for light industrial, service industry, showroom and warehouse uses that are compatible with the adjoining uses, such as the sports centre and caravan park.

The Policy precludes uses that would prejudice the amenity of adjacent uses because of noise, odour, fumes, vibration, light, electrical interference, soot, ash, dust, grit, oil, liquid waste or waste products and heavy vehicle movement that may be associated with such uses.

The Policy area is broken into two precincts (refer to **Figure 3**) to provide Council with further guidance on the appropriateness of proposed uses based on the established abutting land uses. The Policy outlines restrictions on lots within Precinct A so as to provide greater amenity protection for the existing Mt Melville Caravan Park on the western boundary and other sensitive land uses.

5. THE PROPOSED DEVELOPMENT CONCEPT AND REZONING

5.1 Proposed Subdivision/Development Concept

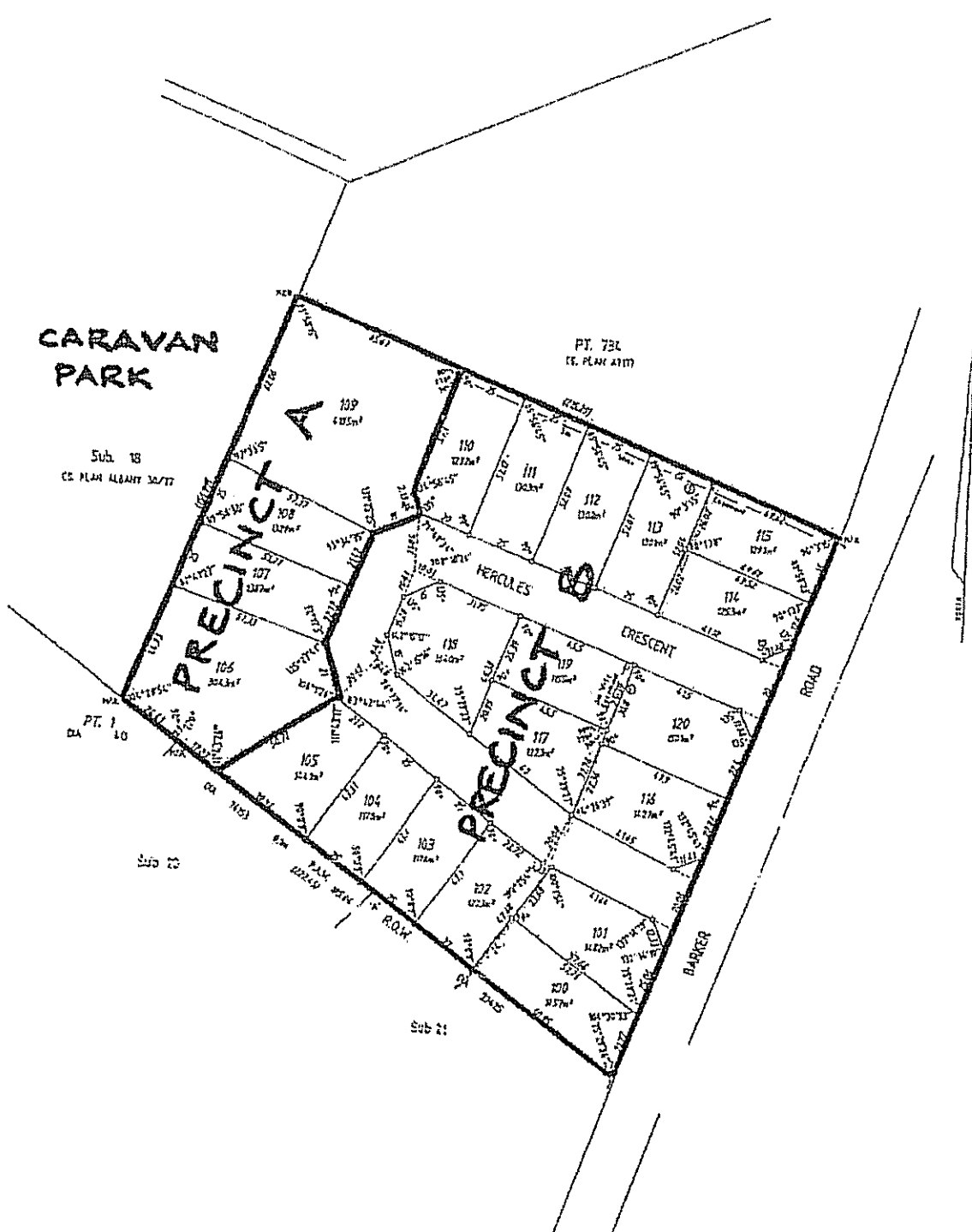
Portstyle Enterprises Pty Ltd intend to retain the Albany Sports Centre on a separate lot for continued operation, whilst the balance of the land is proposed to be subdivided/developed for residential and tourist purposes. Refer to **Figure 4 - Development Plan (Short Term)** and **Figure 5 - Indicative Development Concept (Short Term)**.

The Development Plan (Short Term) identifies:

- The retention of the Albany Sport Centre and associated car park on a separate lot fronting Barker Road;
- The creation of a 8800sqm grouped dwelling site for development at an R30/40 density;
- The creation of a 1.15ha lot for future development for either tourist accommodation or aged and dependent persons dwellings, incorporating a 10m wide buffer to the Barker Road Industrial Area; and
- The use of reciprocal rights of access carriageways to provide for the safe and efficient movement of traffic associated with the Sports Centre and the development of the rear lot.

The Indicative Development Concept illustrates a possible development scenario for the grouped dwelling and the tourist/aged person's sites. The reciprocal rights of access carriageway could also be extended over the abutting access for the grouped dwelling site to integrate all three developments.

It is anticipated that the ultimate development of the land, following the conclusion of the life of the Sports Centre, would see the expansion of the tourist/aged person's site to include the Sports Centre land to create a lot of 1.8173ha. Options for the subsequent development of the land could include a hotel/motel

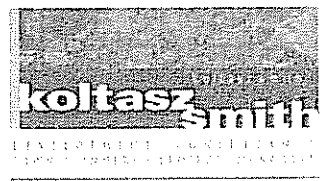


dw-2906-5002-fig.3, 16 December 2005


FIGURE 3

TOWN PLANNING POLICY AREA-
BARKER ROAD
INDUSTRIAL AREA

Lot 734 Barker Road
Centennial Park



PERTH TEL: (08) 9485 2222 Email: perth@klsap.com.au





 Subject Land

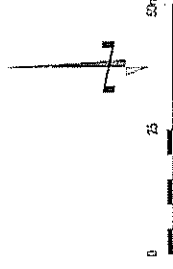


Source: Ayton, Taylor & Burrell

**DEVELOPMENT PLAN
(SHORT TERM)**
LOT 734 BARKER RD,
CENTENNIAL PARK

LEGEND

-  Subject Land
-  Proposed Lot Boundaries
-  Existing Building
-  6m Reciprocal Rights of Access Easement



CLIENT
MORTYSTYL ENTERPRISES
PTY LTD
1:1,000 OF A3
15 FEBRUARY 2006
2984-4004

SCALE
DATE

PLAN NO
REVISION

PLANNER
E. AAY
N. FLEWER

DRAWN

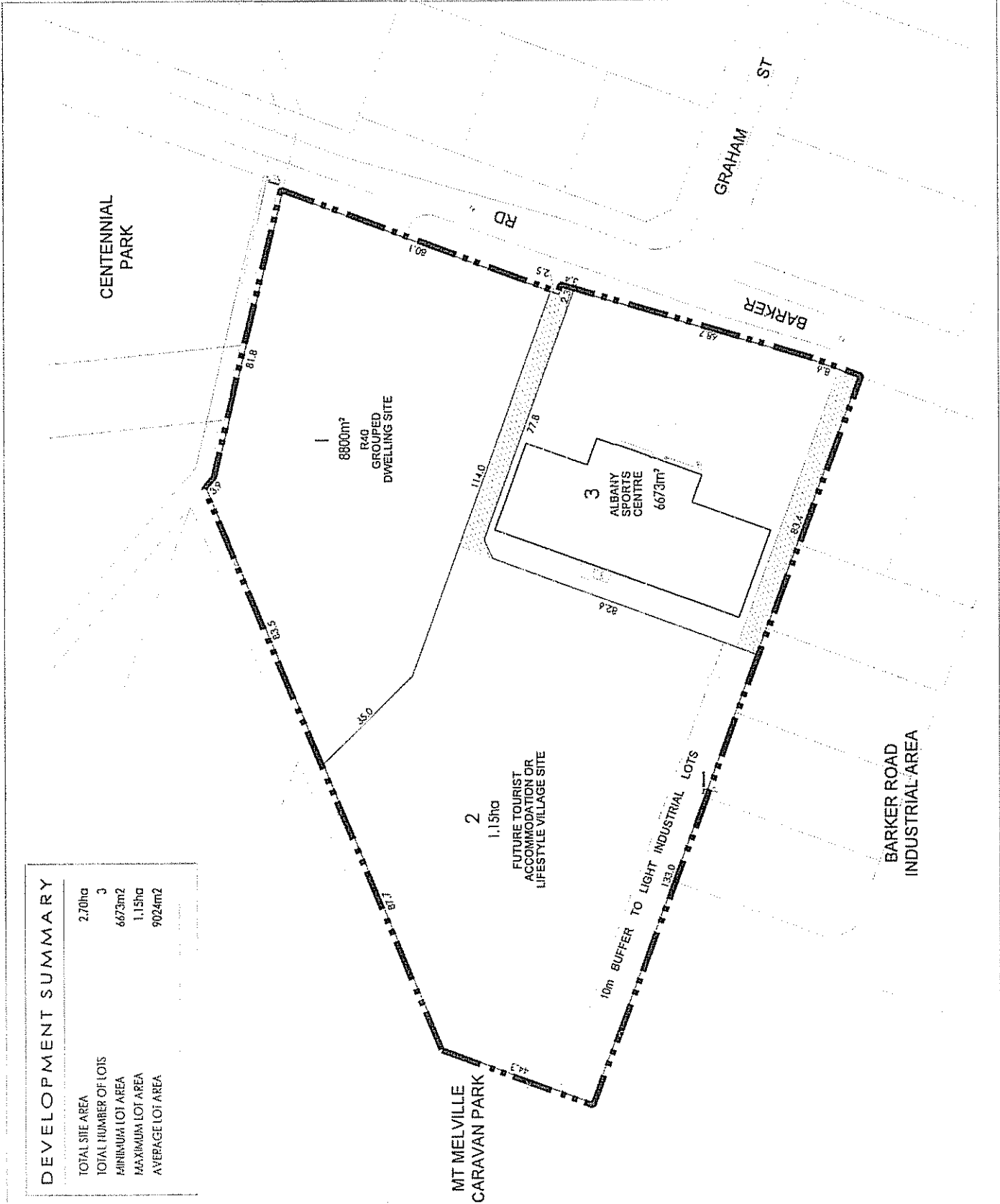
Drawn and checked by: Department of Land Administration
Registration No: 40269

Notes and directions shown are subject to field verification. All changes will be shown for future reference. Plans are subject to detailed engineering design. The content provided in this plan is for information only and is not intended to be used for any other purpose without the written consent of KOLTASZ SMITH. No liability is accepted for loss or damage caused by the use of this plan without the written consent of KOLTASZ SMITH.

FIGURE 4



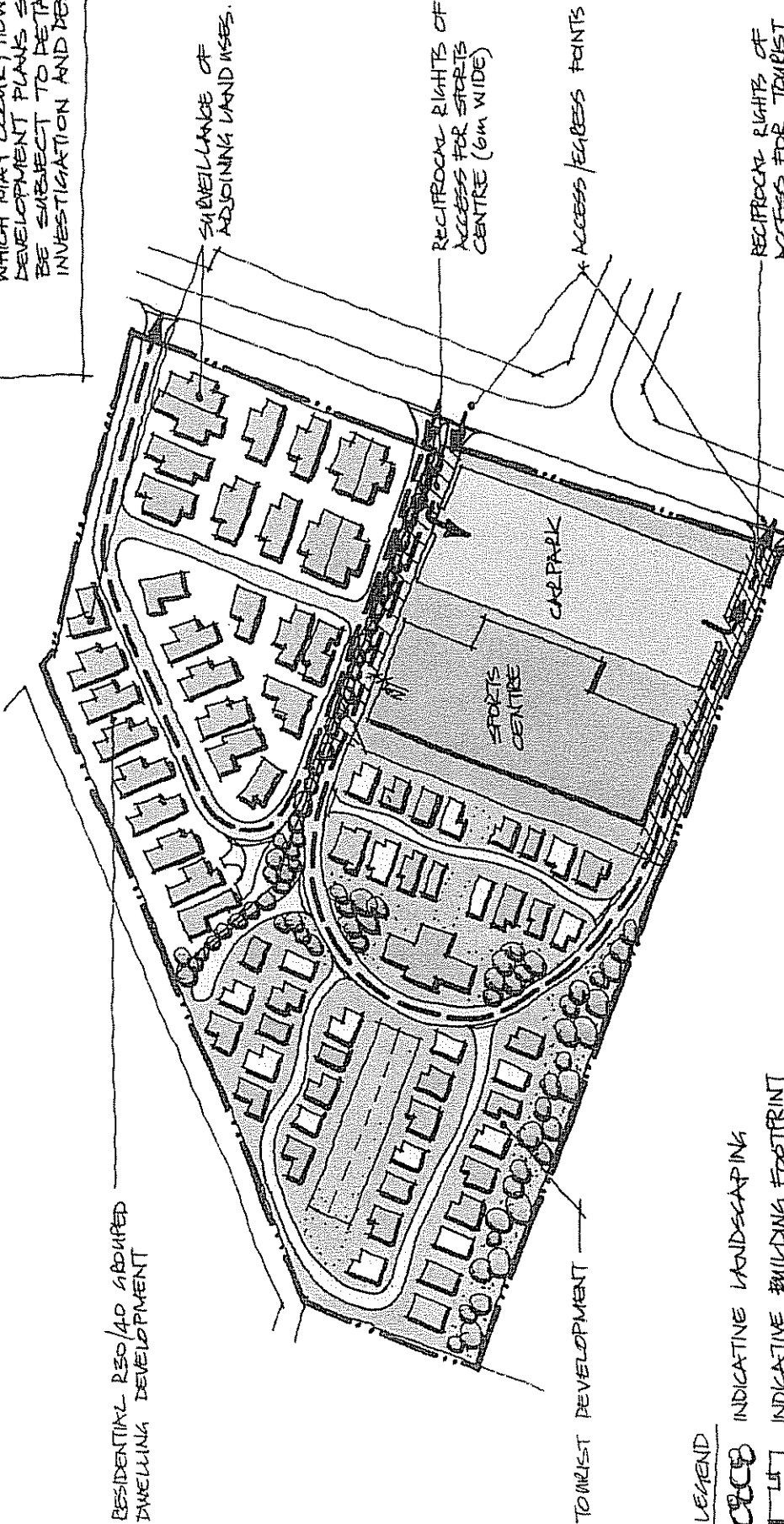
Plan No: 100/365/2002 Final: 2006/04/04



DEVELOPMENT SUMMARY

TOTAL SITE AREA	2.70ha
TOTAL NUMBER OF LOTS	3
MINIMUM LOT AREA	6673m ²
MAXIMUM LOT AREA	1.15ha
AVERAGE LOT AREA	9024m ²

NOTE: THIS PLAN IS AN INDICATION OF THE TYPE OF DEVELOPMENT WHICH MAY OCCUR, HOWEVER DEVELOPMENT PLANS SHALL BE SUBJECT TO DETAIL INVESTIGATION AND DESIGN.



RESIDENTIAL RES/AD ADJURED DWELLING DEVELOPMENT

TOURIST DEVELOPMENT

LEGEND

- Wavy lines: INDICATIVE LANDSCAPING
- Rectangles: INDICATIVE BUILDING FOOTPRINT
- Dashed lines: TRAFFIC MOVEMENT

INDICATIVE DEVELOPMENT CONCEPT BARKER ROAD - ALBANY

FIGURE 5

KOLTAZ 2 SMTH	
1:1000 @ A3	16.02.06 Job # 2786

development or aged care facility that would compliment the development on the rear portion of the land.
Refer to Figure 6.

5.2 Proposed Rezoning

It is proposed to rezone the land to "Tourist Residential" in order to facilitate the subdivision and development of the land for the intended purpose, being for both residential and tourism uses.

The uses as proposed are permissible under the "Tourist Residential" zone as follows:

- Aged Person's Dwelling SA
- Aged Person's Home SA
- Aged Person's Village SA
- Caravan Park AA
- Chalets AA
- Club Premise AA
- Grouped Dwelling AA
- Holiday Accommodation AA
- Hotel SA
- Motel AA
- Multiple Dwelling SA
- Private Recreation IP
- Residential Building AA
- Single House AA

Clause 4.36 provides for the development of holiday accommodation within the "Tourist Residential" zone, in compliance with the provisions relating to the development of multiple dwellings in accordance with the specified density or to a density of R50, whichever is greater.

It was concluded that the "Residential" zone did not provide enough flexibility in regard to the development of tourist accommodation as per the permissibility of uses outlined in the Scheme's Land Use Table. Furthermore Clause 4.37 outlines that *"Council shall not grant its planning consent to the development or operation of holiday accommodation comprising more than four units in addition to managers quarters in the Residential Zone."*



The proposed zoning recognises the established character of the area and the opportunities provided by locational advantages, including:

- The site forms part of a larger tourist accommodation precinct;
- The site is located next to Centennial Park, providing numerous recreation opportunities and a pleasant outlook for the proposed residential development and tourist/aged person's accommodation site;
- The site is located 550m from the Spencer Park shopping centre which provides opportunities for retail and convenience shopping within walking distance;

DEVELOPMENT PLAN (ULTIMATE)

LOT 734 BARKER RD,
CENTENNIAL PARK

LEGEND

-  Subject Land
-  Proposed Lot Boundaries



PROJECT ENGINEER: PTY LTD
 CLIENT: PTY LTD
 SCALE: 1:1,000 @ A3
 DATE: 16 FEBRUARY 2004
 PLAN NO: 29814-0005
 REVISION: K. JAA Y
 PLANNER: N. PLETER
 DRAWN:

This site is zoned by the Department of Land Administration

Project No. 103436

All measurements shown on this site plan are for planning purposes only and are not to be used for any other purpose.

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FIGURE 6

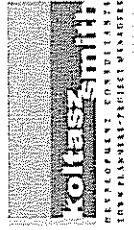
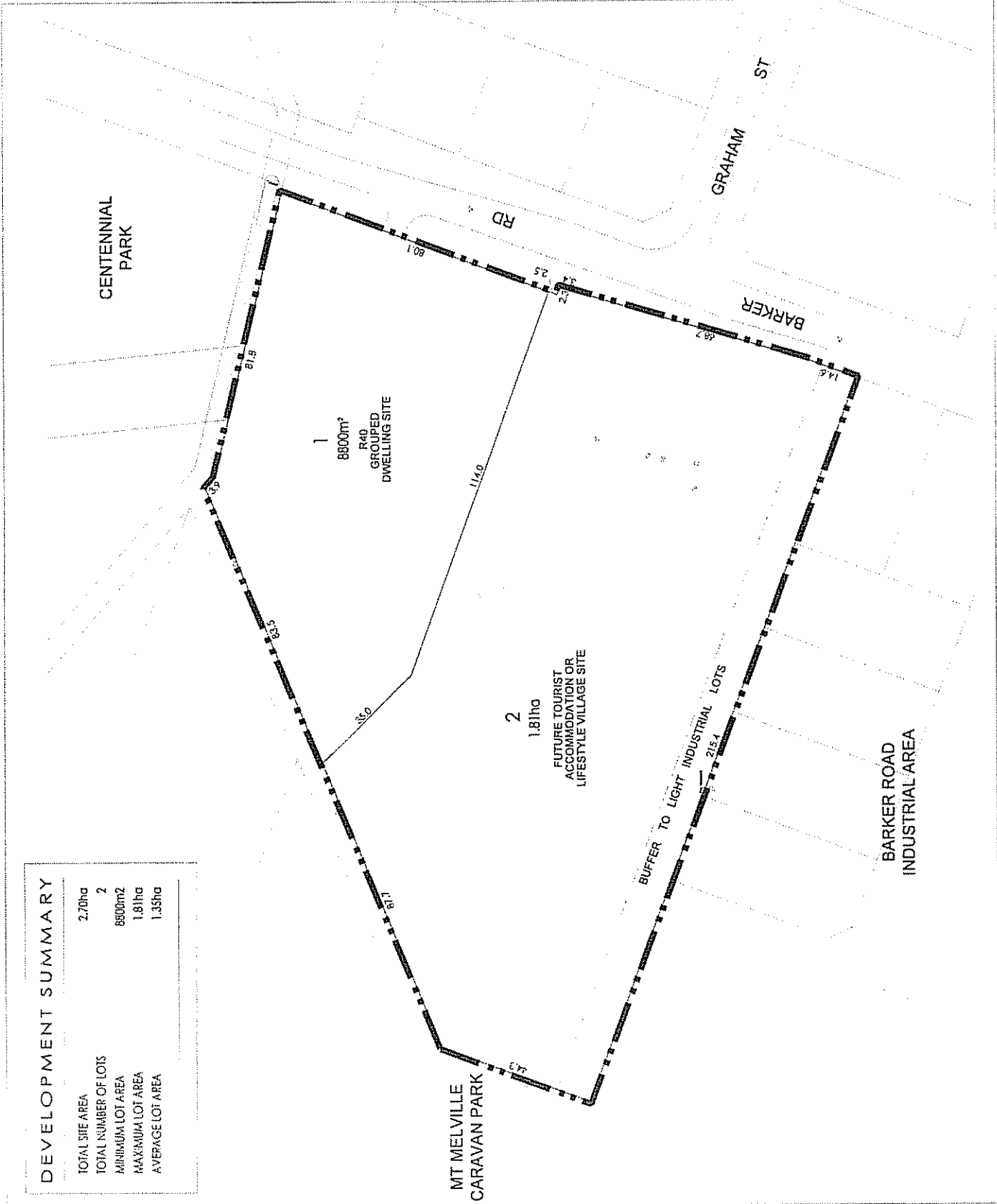


FIGURE 6: 16 FEB 2004 10:34:36 AM



LOT 734 BARKER ROAD CENTENNIAL PARK

- The site is located 1000m from the retail and business heart of Albany which provides a large number and variety of employment, community and commercial services and facilities;
- The site is located approximately 700m from the Yakamia Primary School and 800m from the Albany Primary School;
- The site gains direct access to the local road network via Barker Road onto Albany Highway; and
- The surrounding area provides numerous recreational opportunities including public and private, local and regional open space and sporting facilities.

6. SUMMARY AND JUSTIFICATION

The Albany Sports Centre is situated on a large lot where the majority of the site remains under-developed. There is significant capacity for the lot to accommodate additional development, however it is unlikely that the demand exists to develop the land for its zoned purpose, "Clubs and Institutions", given the existing provision of recreation opportunities within the immediate locality and throughout Albany's established Albany urban areas.

In consideration of the surrounding land uses, access retail services and facilities, the central location of the land, access to the local road network and major highways and the limited demand for additional recreation facilities it is considered that rezoning the land to facilitate residential and tourist development is the most appropriate land use for the site.

Preliminary investigations reveal that some further work is required to address the soil conditions and acid sulfate soils and further information is expected from Wood and Grieve detailing existing and proposed servicing and drainage infrastructure.

On the basis of the matters considered within this submission, the support of the City of Albany to rezone Lot 734 Barker Road, Centennial Park to "Tourist Residential" is therefore sought.

tp: 1986 CoAlbany Modified Scheme Amendment Request 169206

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 154



Prepared by:

Harley Survey Group
Planning Consultants

TOWN PLANNING AND DEVELOPMENT ACT 1928 (AS AMENDED)

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

CITY OF ALBANY

**TOWN PLANNING SCHEME NO. 1A
DISTRICT SCHEME AMENDMENT NO. 154**

Resolution:

That Council, in pursuance of Section 7 of the Town Planning & Development Act 1928 (as amended) resolves to amend the above Town Planning Scheme by:

1. Recoding Lots 29 & 30 Pretious Street and Lots 27 & 28 Hardie Road, Spencer Park from the 'R20' density coding to the 'R40' density coding;
2. Recoding Lot 68 Hardie Road and Lot 69 Nind Street, Spencer Park from the 'R20' density coding to the 'R40' density coding;
3. Recoding Lots 9, 10, 11 & 12 Pretious Street and Lot 8 Wansborough Street, Spencer Park from the 'R20' density coding to the 'R40' density coding; and
4. Amending the Scheme Maps accordingly.

Dated this day of 2006

CHIEF EXECUTIVE OFFICER

1.0 INTRODUCTION

The purpose of this amendment to Town Planning Scheme 1A (TPS 1A) is to recode:

- a. Lots 29 & 30 Pretious Street and Lots 27 & 28 Hardie Road, Spencer Park from the residential density 'R20' code to the 'R40' code (Site A);
- b. Lot 68 Hardie Road and Lot 69 Nind Street, Spencer Park (Yungerup Flats) from the 'R20' density coding to the 'R40' density coding (Site B); and
- c. Recoding Lots 9, 10, 11 & 12 Pretious Street and Lot 8 Wansborough Street, Spencer Park from the 'R20' density coding to the 'R40' density coding (Site C).

The recoding will:

- Enable the development of site immediately adjacent to the Spencer Park Shopping Centre with aged persons housing by the Department for Housing and Works at a density consistent with the immediate locality;
- Enable the demolition and redevelopment of the Yungerup site with more modern housing stock and to be occupied in accordance with today's Department of Housing and Works policies;
- Enable higher density residential development around the existing shopping centre in a well serviced location with a good level of public infrastructure; and
- Allow for development at a density in accordance with Council's strategic documents and accepted planning principles including urban consolidation and sustainability objectives.

2.0 BACKGROUND

This document refers to three sites within close proximity to each other around the Spencer Park Shopping Centre. These are marked on Plan 1 as sites A, B & C.

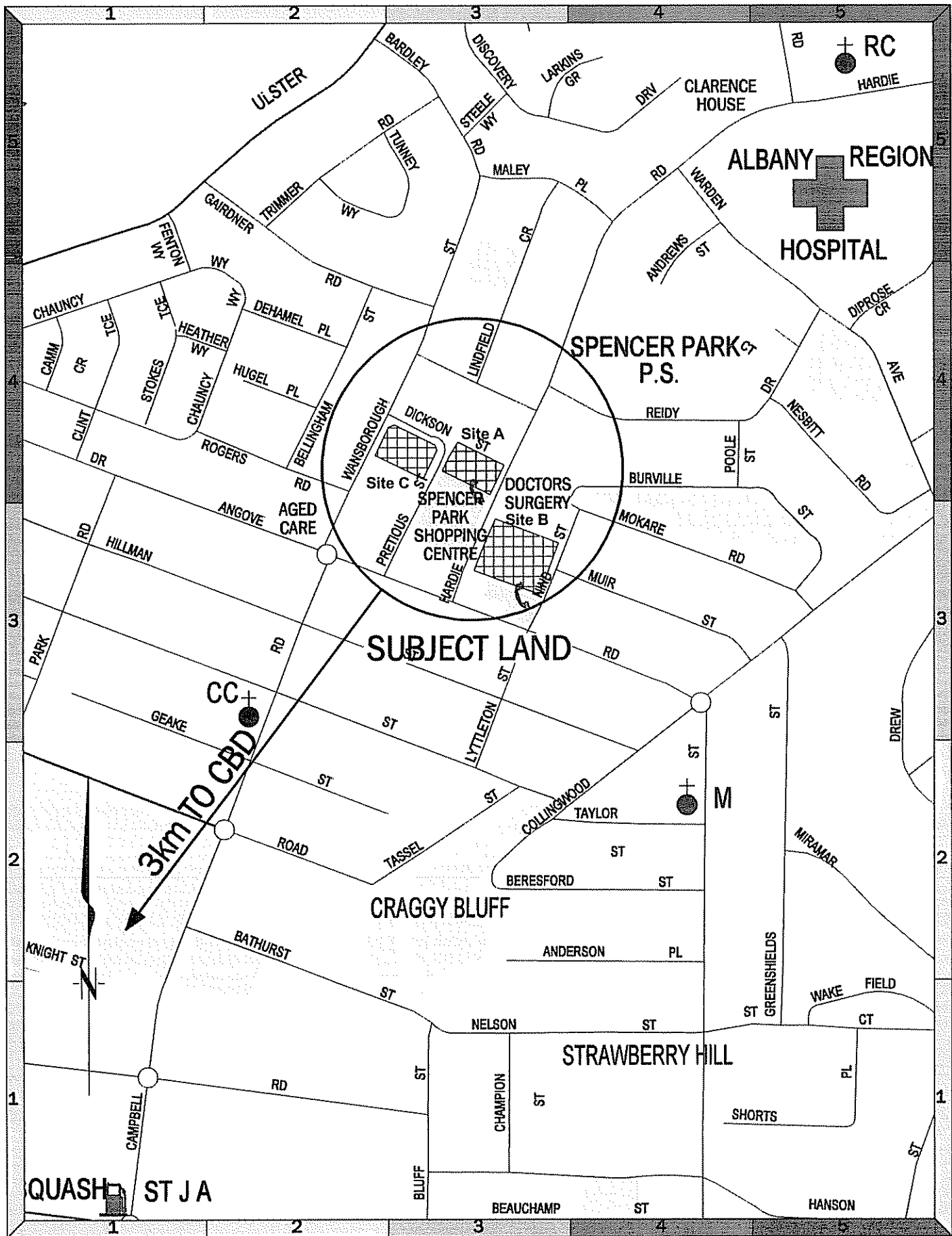
Site A


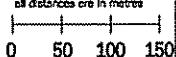
Lots 29 & 30 Pretious Street and Lots 27 & 28 Hardie Road, Spencer Park have a combined lot area of 3927m², have frontage to both Pretious Street and Hardie Road and are located approximately 3 kilometres from the Albany CBD.

Site A is reasonably flat, predominantly cleared of vegetation and is vacant with demolition of aging housing stock recently completed.

The owners of the land, the Department for Housing and Works, intend on developing housing for Aged Person's on the site, applying the 'R40' density coding in combination with the 50% density bonus allowed for under section 3.1.3 of the Residential Planning Codes of WA.

The site is an isolated pocket of vacant land bounded to the south by Spencer Park Neighbourhood Shopping Centre, the north by Lionsville Aged Persons development and the east and west by Pretious Street and Hardie Road respectively as shown on the Location Plan (Plan 1).



note: 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 14034-03A.dgn	description LOCATION PLAN LOTS 29 - 30 PRETIOS STREET & LOTS 27 - 28 HARDIE ROAD	 PYRMONT HOUSE, ALBANY
	drawn ABS 29-03-08	checked CTP 29-03-08	client HOWARD & ASSOCIATES	
Harley Survey Group Pty Ltd 116 Serpentine Rd. ALBANY WA 6330 T: 9841 7333 F: 9841 3843 E: hsg@hsurveygroup.com.au Also at Bunbury & Busselton	horiz datum MGA 94	level datum AHD	scale at A4 1 : 7500	all distances are in metres 
rev details	date 29-03-08			

Site B

Lot 68 Hardie Road and Lot 69 Nind Street, Spencer Park (Yungerup), have a combined lot area of 8698m², have frontage to both Hardie Road and Nind Street and are currently developed with a total of 35 dwelling units. Site B or Yungerup consists of a number of small dwellings located within a three-storey building fronting Hardie Road, three 2-storey buildings with access from Nind street and a single storey building in the middle of the development. There are a number of large eucalypts on the site and some concentrated parking areas with access from a lane running down the southern lot boundary and Nind Street. The buildings are aging, built at a time when State Housing policies concentrated low income housing in single sites rather than following current policies that "salt and pepper" low income housing throughout a suburb.

The owners of the land, the Department for Housing and Works, intend on demolishing the existing built fabric and replacing it with modern buildings, occupied in accordance with recent state housing policies. Details of the redevelopment are not known at this time.

The site is book ended by Local Shopping facilities to the south and a doctor's surgery and Child Health Centre to the north.

Site C

Lots 9, 10, 11 & 12 Pretious Street and Lot 8 Wansborough Street, Spencer Park have an average lot size of approximately 850m² and when viewed as a block, are surrounded on three sides by Wansborough and Pretious Streets. Site C is bordered to the south by smaller 730m² lots.

All of the housing is of older stock with three being of fibro and tile construction, Lot 9 is brick veneer and tile and Lot 12 is currently vacant.

The Department for Housing and Works own Lots 8, 10 and 12 with the corner lots being in private ownership. All of the lots have the potential to be developed with up to three dwellings under the R40 coding.

The Department for Housing and Works intends on coordinating the redevelopment of their lots but not plan is available as yet.

3.0 PLANNING CONTEXT

3.1 Draft Lower Great Southern Strategy (2005)

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. It relies on further investigations to add detail to broad concepts. 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 sustainably.

3.2 The 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.

3.3 Residential Expansion Strategy for Albany (1994)

The subject site is not specifically included in the 1994 Residential Expansion Strategy. However the strategy does make recommendations regarding the drafting of Local Housing Strategies in the region with the following objectives being of particular relevance to this proposal:

- *"To utilise and build on existing community facilities and services...."*
- *"To encourage a more contained urban area, by increasing the number of houses in existing urban areas..."*

3.4 Draft Local Planning Strategy (2006)

Council recently resolved to receive a draft of the Albany Local Planning Strategy at it's meeting of the 20th December 2005. The draft 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 to the City's planning.

A "Key Strategic Action" of the draft Local Planning Strategy's "Settlement Strategy" aims to *"...incorporate increased residential densities, especially around the CBD and local centres and ensure the compatibility of the zoning around potential infill areas."*

3.5 Draft City of Albany Housing Strategy (2005)

The draft Housing Strategy 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 strategy makes general recommendations applicable to the entire Local Government area and specific recommendations based on a precinct basis.

In regard to residential densities, the strategy recommends

- Higher Densities within 800m of the Central Business District.
- Medium densities around major commercial centres, major community or recreation facilities such as the beaches, shopping centres and local centres.
- R20 base density applying to all other areas.

In terms of appropriate residential densities for the subject site, the subject site falls within the Spencer Park sub-precinct. This document identifies Spencer Park Shopping Centre as a node around which to encourage increased residential densities up to 'R40'.

3.6 Liveable Neighbourhoods 2004 (Edition 3 – Draft)

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

The 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.

3.7 Town Planning Scheme 1A (1983)

The current zoning of all of the subject sites is Residential 'R20'. This zoning would only allow for limited opportunities for redevelopment. Given the ideal location, availability of services and existing density of adjacent development, the current coding is seen as an inefficient use of the land.

Under this proposal, the subject land would be recoded to a density coding of 'R40'. This would provide the opportunity for all of the subject sites to be comprehensively redeveloped.

Site A would have the potential to be with up to 16 dwellings or up to 26 aged persons dwellings. The landowner wishes to utilise the density bonuses offered by the Residential Design Codes of WA for aged persons housing but only to achieve 17 dwellings for aged persons. An indicative plan of how the site could be developed is at Appendix one of this document.

Site B is already developed at the R40 density, the change of zoning would allow a redevelopment of the site to take place whilst giving the Department for Housing and Works the security that it needs to commence this process.

TPS1A requires that all development comply with the Residential Planning Codes of WA regardless of density to ensure that an acceptable standard of development is achieved.

4.0 SITE CONTEXT

4.1 Adjoining land uses.

Central to the three sites is the Spencer Park Shopping Centre, identified In Town Planning Scheme 1A, the City of Albany's Draft Retail Development Strategy and the Albany Commercial Strategy Review as a 'neighbourhood' centre. This centre supplies all essential services for the day to day shopping needs of the Spencer Park locality. An Australia Post outlet completes the level of services available.

There are a number of existing developments in the immediate locality already developed at a similar density of development as proposed in this scheme amendment.

The subject sites have good access to health services with the Albany Regional Hospital approximately 500m to the north, a doctor's surgery and Child Health Centre on Hardie Road and Clarence House Nursing Home further down Hardie Road opposite the Hospital. Additionally, there are several areas of public open space in close vicinity, more local shops and a service station at the corner of Angove and Hardie Roads.

4.2 Roads and Access

Pretious Street, Wansborough Road, Nind Street and Hardie Road are of a suitable standard and can accommodate traffic generated from the sites under the proposed zoning.

There are good standard Dual Use Paths and footpaths adjacent to the subject site linking the site to public open space, the hospital, shopping centre and other services. As the dual use path accessing the hospital is located on the opposite side of Hardie Road, upgrades to pedestrian crossings may be required as part of a future development application.

Site A

Access to the site is encouraged to be primarily from Pretious Street to prevent an undesirable increase in traffic onto Hardie Road, a road that already carries reasonably high numbers of vehicles per day and accesses the primary school and hospital. The subject site was previously developed with four grouped dwellings facing Hardie Road; access onto Hardie Road from future development will not increase the number of *vehicle trips per day* (vpd) from this base line.

Both Pretious Street and Hardie Road are a suitable standard and can accommodate traffic generated from the site under the proposed zoning. Pretious Street is intended to handle most of the traffic generated from the site. Current levels of development in Pretious Street generate approximately 170 vpd (17 existing dwellings @ 10 vpd) plus a small amount of through traffic from the shopping centre.

The proposed development is intended for aged persons who generally generate less vpd than the average household, a figure conservatively estimated at 5-7vpd. The lesser number of vpd for aged persons development is based on aged persons development averaging one vehicle per household, the development is in close proximity to public transport and no vpd are required to visit the shops for day to day and weekly shopping needs.

Therefore if all 17 proposed units use Pretious Street this would result in an additional 119vpd, a figure only marginally higher than if the site were developed under the current residential coding of R20 (8 units @ 10 vpd – 80 vpd). Therefore the net impact of the change of zoning, presuming aged persons development is negligible.

Suitable site lines are available across the frontage of the subject site, and given the residential density proposed; future development is likely to be required to enter and leave the site in a forward gear.

Site B

Yungerup is to be redeveloped. The existing development is at approximately the R40 density. Redevelopment of the site will result in a similar number of units as already exist on the site and therefore will not generate any additional vehicle trips per day. Future development has the ability to utilise the existing laneway on the southern boundary of the lot and have development front the surrounding streets

The laneway and Nind Streets do not experience any difficulty in accommodating the existing traffic generated.

Site C

The recoding and future redevelopment of this site over time will add traffic to Wansborough and Pretious Streets. These streets are standard residential streets capable of handling more traffic than under current demand. The site is in close proximity to shopping and public transport that will reduce the number of vehicle trips per day of future development.

4.3 Public Transport

The adjacent shopping centre acts as a hub for public transport services with the bus numbers 201 & 401 running along Hardie Road, linking the sites to the hospital, schools and Albany CBD.

4.4 Services

Reticulated water, power, gas, deep sewer and telecommunications are currently on all sites and can be utilised for development resulting from the proposed amendment.

Rubbish trucks will need to service the sites. In regard to Yungerup and Site A, current City of Albany policy suggests that a rubbish truck should be able to access the sites to pick up rubbish once a week. However, this approach it is not deemed suitable in this instance for the following reasons:

- The sites face two streets and are reasonably shallow in depth, leading to no future resident having to travel further than 50 metres to place their bin at the roadside; and

- The topography of the sites is flat allowing for easy movement of bins to the roadside once a week.

4.5 Drainage

At present, the sites are serviced by adequate drainage located in the surrounding road reserves. However the standard of stormwater infrastructure in the immediate area will require that future stormwater be disposed of on site. The sites have suitable soil types and characteristics to contain stormwater generated by future development.

4.6 Character and Amenity

Whilst the City's strategies identify sites adjacent to shopping centres and public transport as being suitable for higher density, higher densities should be achieved where they are not detrimental to the neighbourhood character.

The proposed amendment will allow for development that is likely to improve the amenity of the area, as it will enable the sites to be redeveloped with new buildings and landscaping. Surrounding development consists of older housing stock, often in run down state. The proposed recoding of the subject site will allow for the redevelopment of the site adding to the character of the precinct with new development of high standard.

5.0 AMENDMENT PROPOSAL

The proposal is to recode the separate sites immediately surrounding the Spencer Park Neighbourhood Shopping Centre from Residential 'R20' code to the Residential 'R40' coding under the City of Albany's Town Planning Scheme No. 1A. The sites are:

- Site A - Lots 29 & 30 Pretious Street and Lots 27 & 28 Hardie Road, Spencer Park;
- Site B - Lot 68 Hardie Road and Lot 69 Nind Street, Spencer Park (Yungerup); and
- Site C - Lots 9, 10, 11 & 12 Pretious Street and Lot 8 Wansborough Street, Spencer Park.

The 'R40' density coding will enable the subject sites to be used for a higher and better use that reflects the planning strategies of the City of Albany (including the Draft Housing Strategy and Draft Albany Local Planning Strategy), Liveable Neighbourhoods document and sound planning principles.

The recoding of Site A will provide the option for the entire site to be developed by the landowner for aged persons dwellings to a high standard in a well-serviced location, Appendix 1 shows one way in which the site can be successfully developed. Development of Aged Persons dwellings would seek to apply clause 3.1.3 A3 (i) of the Residential Design Codes of WA and apply a 50% density bonus to the lot density.

The site is a reasonably isolated pocket of development (being bound by the shopping centre, aged person development and streets) and there is plenty of development in the immediate vicinity that is similar to the R40 density coding limitations.

The recoding of Site B will allow for the redevelopment of Yungerup, removing this older, outdated housing stock and replacing it with better standard development at a similar density than already exists on the site.

The recoding of Site C will allow for the redevelopment of the larger lots at the northern end of Pretious Street that have older housing in close proximity to services and public transport.

6.0 JUSTIFICATION

- The draft Local Housing Strategy identifies this portion of the Spencer Park Precinct as suitable for the proposed density;
- Enables higher densities to be developed in accordance with recommendations of Liveable Neighbourhoods and sustainability principles;
- Realises urban consolidation strategies;
- R40 is a similar density of development than that which already exists in adjacent development;
- Is located in an area already characterised by considerable density of development in the aged persons developments and the multi-storey residential development nearby in Hardie Road.
- The land is close to existing facilities such as public open space, Albany Regional Hospital, a doctors surgery, shopping centre and local shops and service station, and is only 3km from the town centre;
- The sites are cleared and reasonably flat and have few impediments to development;
- All services are available and can support a higher density of development on the site;
- Will result in resource efficient development to promote affordable housing and/or housing for the aged;
- Maximises land efficiency;
- Provides for a variety of housing types to cater for the diverse housing needs of the community at a density that can ultimately help support the provision of local services;
- Albany has an aging population with a recognised deficiency in the number of homes specifically designed to cater for aged persons and single persons;
- Increases the number of people located near public transport nodes; and
- The change of coding will set a positive precedent for similar increases in density close to recognised centres, services and amenities.

7.0 CONCLUSION

This report has demonstrated that the proposal to recode the sites around the Spencer Park Neighbourhood Shopping Centre from a density coding of R20 to a density coding of R40, is consistent with surrounding development and adopted and proposed planning strategies and principles. This increase in density will allow for the efficient development of the land in a location that is well serviced by a neighbourhood shopping facility, health services and public transport.

The proposed amendment will improve the amenity of the subject land and the Spencer Park locality by facilitating the development of high quality residential development and provide for aged persons development in a suitable location.



[Agenda Item 11.3.5 refers]
[Bulletin Item 1.1.7 refers]

CITY OF ALBANY RECORDS	
FILE:	A 36 459 A .
FILE:	
2 4 FEB 2006	
DOC:	SLUR 603077
OFFICE:	PLAN9
ATTACHED:	24 FEB 2006

MINISTER FOR PLANNING AND INFRASTRUCTURE

HON ALANNAH MacTERNAN
BA LLB BJuris JP MLA

Our Ref: 2-10810

Mayor Alison Goode
City of Albany
P O Box 484
ALBANY WA 6331

Dear Ms Goode

**TOWN PLANNING SCHEME No. 3 - AMENDMENT No. 232
PROPOSED SPECIAL RURAL ZONE – BIG GROVE**

The Western Australian Planning Commission has recommended that I refuse the City of Albany Town Planning Scheme No. 3, Amendment No. 232 – Big Grove (special rural zone). I have decided after careful consideration of the issues to not grant final approval to the amendment at this time.

The amendment proposes an interim rural residential subdivision for part of an area clearly designated for urban growth over the longer term in the draft Albany Local Planning Strategy. It also deals with coastal land, which is in high demand and under increasing pressure for subdivision and development in all southern and south-western coastal cities and towns.

The Western Australian Planning Commission policies have a general presumption against interim subdivision in areas that have been identified for future urban development. This is mainly based on the difficulties and considerable expense that can be encountered when attempting to convert fragmented land to fully serviced urban development. The policies also cite the need to maintain as few land owners as possible until the land is developed for its ultimate purpose. In this case there are already differing views about the development of this land between the owners as evident in the submissions to the amendment and there are no provisions in the amendment to facilitate future urban subdivision of this area.

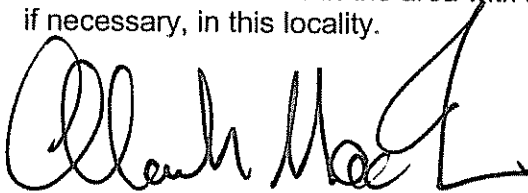
The land is in a prime coastal location and there is a need to ensure that adequate provision is made for the protection and management of the coastal foreshore in this vicinity. This would be more effectively achieved at the time of considering rezoning of the land for urban development.

You will well appreciate that Princess Royal Harbour is important both socially and economically to the Albany community. The harbour has been subject to nutrient enrichment problems associated

with inputs from agricultural and urban diffuse and point sources. Since the late 1980's a concerted effort has been made to reduce nutrient inputs. An initiative of the Water Corporation is now to provide infill sewerage to Little Grove to address concerns about the impacts of on-site disposal systems on the harbour. The creation of a significant number of small rural residential lots on this subject land, adjacent to the harbour and reliant on on-site effluent systems, would not address this environmental issue and would be counter productive to the efforts of the Water Corporation.

The Big Grove locality lies in close proximity to the Little Grove residential area that is to be connected to reticulated sewer in the near future. Other attributes of the locality include its location adjacent to Princess Royal Harbour, its northern aspect affording both day and night views across the harbour to the City, and its close proximity to attractions such as Torndirrup National Park, Frenchman's Bay and a number of beaches on both King George Sound and the Indian Ocean. Although Albany has other residential land available in other areas, they do not offer the same amenity as this locality. I am advised that some of the other inland areas designated in the draft Strategy for shorter-term development may take some time to be cleared for development from an environmental perspective. For these reasons and on the basis that there appears to be an opportunity to investigate earlier servicing opportunities, I believe that the City should give consideration to designating this locality for development in a shorter time frame than currently envisaged in the draft Albany Local Planning Strategy.

I have asked officers in my Department to have further discussions with the Water Corporation to facilitate the provision of reticulated sewerage to the Big Grove locality and request the involvement of your planning staff in those discussions. There is also a need to liaise with landowners in the area with a view to providing for timely and staged development if necessary, in this locality.



HON ALANNAH MACTIERNAN
MINISTER FOR PLANNING AND INFRASTRUCTURE

CC Department for Planning and Infrastructure



Department of Health
Government of Western Australia

[Agenda Item 11.3.6 refers]
[Bulletin Item 1.1.8 refers]

Your Ref: AMD250/PA13809/AMD250
Our Ref: 6863/04
Enquiries: Allen Tan (9388 4938)

FAXED
27/3/06

AMD 250

13 MAR 2006

FOI 603974
PLAN 9

CITY
Chief Executive Officer
~~Shire~~ of Albany
PO Box 484
ALBANY WA 6331

Dear Sir/Madam

**PROPOSAL TO AMEND CITY OF ALBANY TOWN PLANNING SCHEME
NO. 3 – AMENDMENT NO. 250
REZONING OF PT LOT 376 LA PEROUSE ROAD, GOODE BEACH TO
RESIDENTIAL R12.5**

Thank you for your letter of 9 January 2006 inviting the Department of Health's comment on the above.

Based on the locality map of the area, it is considered that the proposed R12.5 zoning for the subject land would not comply with the 'small infill' criterion of the draft Country Sewerage Policy. The subdivision of the lot to that density would not only have the potential for the creation of more than four additional lots in the vicinity but lot sizes would also not be consistent with the subdivision pattern in the area. Furthermore, the proposed density would also be contrary to the R10 density that is permitted by the Policy for an unsewered town.

Accordingly, the Department of Health does not support the rezoning proposal.

Yours faithfully

Julie Phelps
**A/MANAGER
WASTEWATER MANAGEMENT**

**ENVIRONMENTAL HEALTH DIRECTORATE
HEALTH PROTECTION GROUP
HEALTH SYSTEM SUPPORT DIVISION**

1 March 2006

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Environmental Health

All Correspondence: PO Box 8172 Perth Business Centre Western Australia 6849
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008

103 Telephone: (08) 9388 4999 Facsimile: (08) 9388 4955
ABN 28 684 750 332

Form 4
Regulations 16(1) and 20(2)

CITY OF ALBANY RECORDS	
FILE:	Amd250
FILE:	
23 FEB 2006	
JOL603088	
DOC:	CITY OF ALBANY
OFFICE:	PLAN9.
ATTACH:	23 FEB 2006

TOWN PLANNING & DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

TO : The Chief Executive Officer of the City of Albany

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 250

Name	MARK ANDREW STEPHENSON	Phone	98421842
Address	Po Box 5414 Albany Wa 6332		

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property)

CO-OWNER

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)
(include lot number and nearest street intersection)

SUBMISSION

(Give in full, your comments and any arguments supporting your comments -- continue on additional sheets if necessary)

IT IS GOOD TO SEE THE REZONING OF 376 LA PEROUSE RD FROM COMMERCIAL TO DENSITY CODING OF R12.5 AS THERE IS NOT THE POPULATION DENSITY TO SUPPORT ~~A SHOP~~ ANOTHER SHOP.

Date: 21/2/06

Signature: M. Stephenson

**Form 4
Regulations 16(1) and 20(2)**

CITY OF ALBANY RECORDS	
FILE:	AMD 250
23 FEB 2006	
DOC:	J02603078
OFFICE:	PLAN 9
ATTACH:	

TOWN PLANNING & DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

TO : The Chief Executive Officer of the City of Albany

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 250

Name	CHRISTINE ANN STEPHENSON	Phone	4811 26945
Address	Po Box 5414 Albany Wa 6332		

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

Private citizen with landholding in the vicinity.

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)

(include lot number and nearest street intersection)

Lot 379 Corner of La Perouse and Klem Rd.

SUBMISSION

(Give in full, your comments and any arguments supporting your comments – continue on additional sheets if necessary)

Fully support the submission as good to have 3 residential zoning - with no shop. We have a very good shop, cafe etc at Frenchmans Bay which should be supported and

Date: 16, Feb, 06

Signature: ca Stephenson PTO

**Form 4
Regulations 16(1) and 20(2)**

TOWN PLANNING & DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

TO : The Chief Executive Officer of the City of Albany

CITY OF ALBANY RECORDS	
FILE:	Amn 250.
FILE:	
21 FEB 2006	
DOC:	FOR 602862
OFFICE:	PLAN 9
ATTACH:	

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 250

Name	WINSOME HARLEY	Phone	98 144 035
Address	Po Box 5414 Albany Wa 6332		

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)

(include lot number and nearest street intersection)

Number 9 Klein Road - Lot 273.

SUBMISSION

(Give in full, your comments and any arguments supporting your comments – continue on additional sheets if necessary)

See attached.

Date: 20, 2, 06

Signature: *W Harley*

Submission on Planning Scheme Amendment no. 250 -Lot 376 Klem Rd.

As a resident on the Southern side of Klem Road I have concerns that the aesthetics and ambience of the locality to which the suburb is accustomed is maintained. The possible advent of a shop use in the current zoning would present the definite possibility that my livable neighbourhood could be badly downgraded to an unlivable neighbourhood. There is strong local opposition to a partial shop use for the land because of the certainty of additional traffic, some of it of a noisy and otherwise objectionable nature, and the likely spreading of rubbish on what is now a remarkably rubbish free area.

Because of the isolated nature of the suburb and with access limited to one road, there have been virtually no criminal activities here in the 43 years of my residence. The attraction of a shop would only mitigate against this safety.

Adequate minor shopping facilities are available at the Frenchman Bay Caravan Park and indications are that future developments there will provide a wider range of goods. Most residents now shop in Albany once a week or for more urgent needs at Little Grove.

This current amendment with a coding of R 12.5 will provide a far more satisfactory situation with the potential for three residences on the Northern side of Klem Road with lot sizes larger than those existing in the street block to the South.

For the above reasons I fully support the Amendment.


W. Harley.

TOWN PLANNING & DEVELOPMENT ACT

CITY OF ALBANY RECORDS	
FILE 1928	AMD 250
FILE:	-
16 FEB 2006	
DOC:	102602766
OFFICE:	PLAN 9
ATTACH:	

SUBMISSION ON AMENDMENT

TO The Chief Executive Officer of the City of Albany

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 3 amendment no 250

Name: Barbara Windberg Phone: 98444718
 Address: ~~10~~ P.O. box 1094 Albany 6331

SUBJECT OF SUBMISSION

(State how your interests are affected. whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

private citizen

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)
(include lot number and nearest street intersection)

N/A

SUBMISSION

(Give in full, your comments and any arguments supporting your comments - continue on additional sheets if necessary)

It would not be viable for a shop to be built in Goode Beach - a large number of homes are empty much of the year. In our street for example out of ten dwellings five are holiday homes. The caravan pk shop is not far to go and I support the amendment

Date 14 / 2 / 06

Signature Barbara Windberg
 T.S

TOWN PLANNING & DEVELOPMENT

CITY OF ALBANY RECORDS	
FILE: ACT 1928	AMO 230
FILE:	
16 FEB 2006	
DOC:	100602765
OFFICE:	PLAN 9
ATTACH:	

SUBMISSION ON AMENDMENT

TO : The Chief Executive Officer of the City of Albany

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 3 / 250

Name : Bill Windberg Phone: (08) 98444718

Address: PO box 1094 Albany 6331

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

Private citizen

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)
(include lot number and nearest street intersection)

~~LOT~~ LOT 221 LA PEROUSE CT.

SUBMISSION

(Give in full, your comments and any arguments supporting your comments – continue on additional sheets if necessary)

I fully support the proposed amendment as I believe ~~the~~ any shop in this small community would become a "white elephant," and become unsustainable as a business.

Date 14/2/06

Signature

a bigger one still at Little Grove.
Most people on top of the hill at Goode
Beach would drive to the shop in that
position anyway so why not drive
to Frenchman Bay tea-rooms & support it.
Or its a beautiful walk to the
Tea Rooms from Goode Beach anyway.

**Form 4
Regulations 16(1) and 20(2)**

TOWN PLANNING & DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

TO : The Chief Executive Officer of the City of Albany

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 250

CITY OF ALBANY RECORDS	
FILE:	AMD250
15 FEB 2006	
DOC:	JCR 602583
OFFICE:	PLAN 9.
ATTACH:	

Name	ERIC ALLAN HARLEY	Phone	98 444 085 0407 417 335.
Address	Po Box 5414 Albany Wa 6332		

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

As a landholder on the southern side of Klem Road the type of development on lot 279 is of vital concern to me. My residential address is 9 Klem Road.

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)

(include lot number and nearest street intersection)

Number 9 Klem Road, Frenchman Bay (lot 273)

SUBMISSION

(Give in full, your comments and any arguments supporting your comments – continue on additional sheets if necessary)

See attached.

Date: 8/2/06

Signature: [Signature]

Submission on Planning Scheme Amendment no. 250 -Lot 376 Klem Rd.

As a resident on the Southern side of Klem Road I have concerns that the aesthetics and ambience of the locality to which the suburb is accustomed is maintained. The possible advent of a shop use in the current zoning would present the definite possibility that my livable neighbourhood could be badly downgraded to an unlivable neighbourhood. There is strong local opposition to a partial shop use for the land because of the certainty of additional traffic, some of it of a noisy and otherwise objectionable nature, and the likely spreading of rubbish on what is now a remarkably rubbish free area.

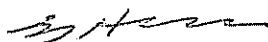
Because of the isolated nature of the suburb and with access limited to one road, there have been virtually no criminal activities here in the 43 years of my residence. The attraction of a shop would only mitigate against this safety.

Adequate minor shopping facilities are available at the Frenchman Bay Caravan Park and indications are that future developments there will provide a wider range of goods. Most residents now shop in Albany once a week or for more urgent needs at Little Grove.

This current amendment with a coding of R 12.5 will provide a far more satisfactory situation with the potential for three residences on the Northern side of Klem Road with lot sizes larger than those existing in the street block to the South.

For the above reasons I fully support the Amendment.

E.A. Harley,



TOWN PLANNING & DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

TO : The Chief Executive Officer of the City of Albany

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 250

CITY OF ALBANY RECORDS	
FILE: 1928	AMD 250
FILE:	
15 FEB 2006	
DOC:	JCR602582
OFFICE:	PLAN9.
ATTACH:	

Name: Jane van Rooijen Phone: 98423908

Address: P.O. Box 1026, ALBANY
6331.

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

As a potential owner of lot 274
with a written interest in the lot

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)
(include lot number and nearest street intersection)

Lot 274 Fynd Street, Good Beach

SUBMISSION

(Give in full, your comments and any arguments supporting your comments - continue on additional sheets if necessary)

See attached

Date 10/2/2006

Signature

J van Rooijen

Submission on Amendment 250
Lot 376 Klem Road Goode Beach.

This proposal now conforms to what I would like to see for this quiet suburb with the requirement to remove any shop use on the lots.

There is no need for a shop in this area with one in close proximity at the Frenchman Bay tearooms which serves this locality well.

I fully support the Amendment.

J.Van Rooyen.

27 St. George's Crescent

Albany WA 6330

3 February 2006

AMO 250

07 FEB 2006

DOC: J02602165

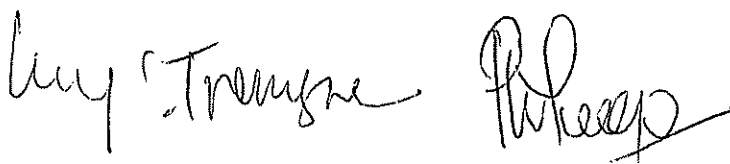
Plan 9

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

Dear Mr. Hammond,

I'm writing to express support for approval of the amendment of lot 376 from R10 plus the additional use as a shop to **R12.5 without the additional use**, which will maintain the Goode Beach area as a purely residential and recreational area. As homes are restyled by the overturning population, architectural distinction will increase in a neighborhood already served by the nearby Frenchman Bay tearoom and café at WhaleWorld. The quality of experience of recreating at Goode Beach and in the Tornidirrup National Park will be safeguarded by the prevention of high traffic of delivery vans and other phenomena associated with a shop. Thank you.

Sincerely,



Lucy E. Tremayne

Peter W. Tremayne

RECEIVED	RECORDS
FILE	AM0 250
FILE	
03 FEB 2006	
DC	JOL602195
OFFICE	PLAN 9
SECTION	

37 Karrakatta Road
 Frenchman Bay WA 6330
 2 February 2006

The Chief Executive Officer
 City of Albany WA 6330

Dear Sir

Re: Pt Lot 376 La Perouse Road, Good Beach, Albany

I am writing in support of the rezoning of Pt Lot 376 La Perouse Road, Goode Beach in which the Council approved three residential blocks for the site. This is in keeping with the desire of most residents and the ambience of the area. The original zoning allowed a shop on the lot. Since the lot adjoins existing homes, the presence of a shop would have been very intrusive with potential visual, noise, and car problems.

The Goode Beach community does not require more shops and meeting places: the area is already well served for shops and meeting places. There is a campground with tea room, shop, public lawns and public BBQ areas at Whalers Beach and there is a shop and restaurant, with plenty of public open space, including a beautiful beach, rocks and a newly constructed jetty into the bay.

Yours sincerely

D R Barrett

Diana Barrett (Mrs)

**Form 4
Regulations 16(1) and 20(2)**

TOWN PLANNING & DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

TO : The Chief Executive Officer of the City of Albany

CITY OF ALBANY RECORDS	
FILE NO:	
FILE:	AMD250
03 FEB 2006	
DOC NO:	ICR601903
OFFICE:	PLAN 9
ATTACH:	

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 250

Name	LAWRENCE EDMUND FRASER	Phone	9844 4695
Address	3 Klem Road Frenchman Bay Wa 6330		

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

PRIVATE CITIZEN - OWNER OCCUPIER
OF A RESIDENT PROPERTY

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)

(include lot number and nearest street intersection)

3 KLEM ROAD BEACH 6330

SUBMISSION

(Give in full, your comments and any arguments supporting your comments – continue on additional sheets if necessary)

I HAVE NO OBJECTION TO THE
PROPOSED AMENDMENT

Date: 02/02/06

Signature: L.E. Fraser

Form 4
Regulations 16(1) and 20(2)

TOWN PLANNING & DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

FEB 2005

TO : The Chief Executive Officer of the City of Albany

OFFICE:
ATTACH:

20601901
PLAN 9

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 250

Name	NOLA JOSEPHINE FRASER	Phone	98444695
Address	3 Klem Road Frenchman Bay Wa 6330		

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

Private Citizen

Owns Occupies of adjacent property.

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)

(include lot number and nearest street intersection)

3 Klem Road Goode Beach 6330.

SUBMISSION

(Give in full, your comments and any arguments supporting your comments – continue on additional sheets if necessary)

*I have no objections to the
proposed amendment*

Date: 21/2/2006.

Signature: *N. J. Fraser*

37 Karrakatta Road
Frenchman Bay WA 6330

31st January 2006

FILE:	AMO 250 (1A)
FILE:	

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

02 FEB 2006

Dear Sir

DOC:	JR601844
OFFIC:	PLAN 9.
ATTACH:	

Re-Zoning of Pt Lot 376 La Perouse Road, Goode Beach

Kindly note that I wish to register my support for the re-zoning of the above lot to R12 5 without the additional use of a shop.

There is a wide spread feeling amongst the residents of Goode Beach that a shop in this location is neither wanted nor required. A shop and place to meet already exists at the Frenchman Bay Tea Room about a kilometre from the settlement. I understand that the new owners are also planning to renovate the facility to include an upgraded restaurant.

Yours sincerely



Doug Barrett

Thomas Sounness

From: Karen.Hughes@westernpower.com.au on behalf of networks.customer.service@westernpower.com.au
Sent: Monday, 16 January 2006 2:28 PM
To: Thomas Sounness
Subject: DFIS Enquiry - Thomas Sounness - City of Albany - Proposal to Amend the City of Albany Town Planning Scheme No 3 - Amendment No 250



Business & Customer Services Branch
85 Prinsep Road
Jandakot WA 6164

Section:	Customer & Stakeholder Support
Team:	Networks Customer Service
Facsimile No:	+61 8 9225 2004
Telephone No:	13 10 87
To:	Thomas Sounness - City of Albany
Fax / Email:	thomass@albany.wa.gov.au
From:	Karen Hughes
	Network Services Officer
Date:	16/01/06
Our Ref:	NCSW-06-00670
Your Ref:	AMD250/PA13808/250
Number of pages <small>(including this page)</small>	1

Any queries regarding this facsimile, please call: 13 10 87
Please reply on facsimile number : +61 8 9225 2004

Re: Proposal to Amend the City of Albany Town Planning Scheme No 3 - Amendment No 250.

Dear Sir/Madam,

Western Power, wish to advise that there are no objections to the works 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
Network Services Officer

WESTERN POWER CORPORATION, Perth, Western Australia.
Telephone: +61 8 9326 4911

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Form 4
Regulations 16 (1) and 20 (2)

TOWN PLANNING AND DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

TO: Thomas Sounness
CITY OF ALBANY
PO BOX 484
ALBANY WA 6331

CITY OF ALBANY RECORD	
FILE:	AMD 250
FILE:	
1 d JAN 2006	
DOC:	JCR 601003
FILE:	PLAN 9

SUBMISSION ON

**PROPOSAL TO AMEND THE CITY OF ALBANY TOWN PLANNING
SCHEME NO 3 – AMENDMENT NO 250.**

Name: LEN WIGNALL Phone: 9842 4240

Address: C/- Water Corporation
PO Box 915
Albany WA 6331

SUBJECT OF SUBMISSION, on behalf of a company.

Water Corporation

SUBMISSION

The Water Corporation has no objection to the abovementioned proposal.

Date: 17 January 2006

Signature:





Environmental Protection Authority

Westralia Square, 141 St Georges Terrace, Perth, Western Australia 6000
Telephone: (08) 9222 7000. Facsimile: (08) 9222 7155.

Postal Address: PO Box K822, Perth, Western Australia 6842
Website: www.epa.wa.gov.au

FILE: AMD 250

11 JAN 2006

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

DOC:	ICR 60444	Your Ref	AMD250
OFFICE:	PLAN 9	Our-Ref	CRN216919
ATTACH:		Enquiries	Gary Williams

Att: Thomas Sounness

Dear Sir/Madam

SCHEME AMENDMENT TITLE: City of Albany - TPS 3 Amendment 250 - Rezoning Additional Use Residential Density from R10 to R12.5

LOCATION: Pt Lot 376 La Perouse Road

LOCALITY: Goode Beach

RESPONSIBLE AUTHORITY: City of Albany

LEVEL OF ASSESSMENT: Scheme Amendment Not Assessed (no appeals)

Thank you for your letter of 9 December 2005 referring the above scheme amendment to the Environmental Protection Authority (EPA).

After consideration of the information provided by you, the EPA considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the *Environmental Protection Act 1986* (EP Act) and that it is not necessary to provide any advice or recommendations.

Please note the following:

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

Yours faithfully

C Murray
A/Director
Environmental Impact Assessment

9 January 2006



harley
survey group

Directors

- Rod Hedderwick
- Mike Sauzier
- Sebastian Bolhuis

ACN: 009 101 786

Please reply to Albany Office

Our Ref: 10689

4 February 2006

Executive Director Development Services
City of Albany
PO Box 484
ALBANY WA 6331

CITY OF ALBANY RECORDS	
FILE:	A52584
FILE:	
01 MAR 2006	
DOC:	FOR 603396
OFFICE:	PLANS
ATTACH:	

Attention: Thomas Sounness

Dear Thomas

RE: AMENDMENT 179 OF TOWN PLANNING SCHEME 3

In relation to the public advertising of Scheme Amendment 179 of Town Planning Scheme 3, we note the inclusion of Council's adopted plan showing the preferred long-term development option for the properties on the eastern side of Link Road.

On the 19 July 2005 Council considered the long term development potential of land east of the proposed heavy haulage route between Albany Highway and Lower Denmark Road. At this meeting, Council resolved to adopt the "Preferred Long-Term Development Option" as the basis for considering road planning and subdivision design within the subject area.

Council's resolution is as follows:

"THAT Council:

- i) adopt the Preferred Long-Term Development Option (Plan 04-67-16.ATB) as the basis for consideration of road planning and subdivision design of the affected lots within this area;*
- ii) include within Amendment No. 179:
 - a) a new subdivision guide plan for Special Rural Area No. 27 (Lots 50 & 51) Link Road; and*
 - b) a replacement for the existing subdivision guide plan for Special Rural Area No. 13 (Lot 1000) Link Road*based on the Preferred Long-Term Development Option (Plan 04-67-16.ATB) for the Ring Road;*
- iii) include within Amendment No. 208 a replacement of the existing subdivision guide plan for Special Rural Area No. 13 (Lot 24) Link Road based on the Preferred Long-Term Development Option (Plan 04-67-16.ATB) for the Ring Road; and*
- iv) refer the redesign and new subdivision guide plans to the Environmental Protection Authority/Department of Environment for environmental assessment."*





This decision to adopt a Long Term Development Option demonstrated additional subdivisional potential to the land within the land subject to this decision. This includes the land owned by our client, Mr Barry Gomm.

You will note that this resolution was worded to require the insertion of a revised subdivision guide plan for my client's land based on this Preferred Long-Term Development Option as part of the processing of Amendment 179.

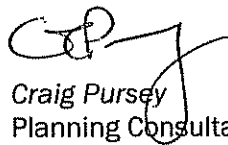
Therefore, in accordance with Council's adopted "Preferred Long-Term Development Option" plan, our client, Mr Barry Gomm, now requests that Council recognises his land's additional development potential through the inclusion of the updated subdivision guide plan for his land within Scheme Amendment No 179 as resolved by Council on the 19 July 2005.

Recognition of this Subdivision Guide Plan would then permit my Client to subdivide his land in accordance with Council's Adopted Preferred Long Term Development Option plan.

We note that our clients preferred SGP for the land south of the land being rezoned under A179 has not been viewed by the EPA and it is acknowledged that formal referral of this plan to the EPA may be required following the conclusion of public advertising.

If you wish to discuss this further or have any other questions please do not hesitate to contact me on 98417333 or 0437702734.

Yours sincerely,



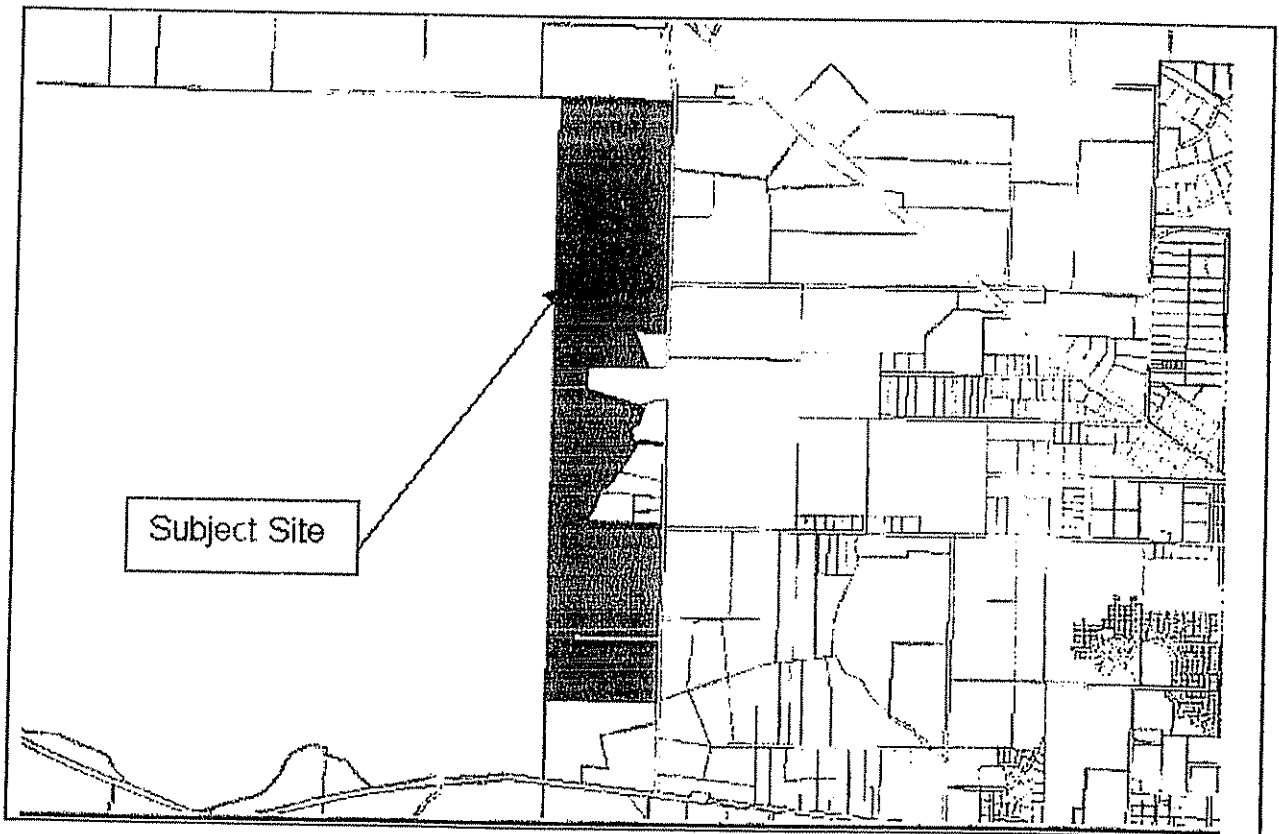
Craig Pursey
Planning Consultant
Harley Survey Group Pty Ltd

E-mail: craigp@harleygroup.com.au

Enc: Preferred Long Term Development Option (Plan 04-67-16.ATB)

11.3.4 Scheme Policy - Link Road Route - Subdivision Guide Plans

File/Ward	: Various (West Ward)
Proposal/Issue	: Changes to existing Subdivision Guide Plans due to Link Road alignment
Subject Land/Locality	: Knott, Gomme, Vermeulen, Leece and others
Proponent	: City of Albany/Main Roads WA
Owner	: Various
Reporting Officer(s)	: Strategic Planning Officer (P Shephard)
Disclosure of Interest	: Nil
Previous Reference	: Nil
Summary Recommendation	: To adopt modified subdivision guide plans
Bulletin Attachment	: Nil.
Locality Plan	:



DEVELOPMENT SERVICES REPORTS

Item 11.3.4 continued

BACKGROUND

1. In consultation with Main Roads WA and Department for Planning and Infrastructure officers, staff have completed the planning of internal subdivisional road design and connections when Link Road becomes part of the Ring Road. The construction of the Ring Road will necessitate the removal of various intersection and crossover points due for safety requirements. Providing alternative access arrangements to properties is necessary and early planning for those changes will minimise future costs and inconvenience.

STATUTORY REQUIREMENTS

2. The provision of the long-term road network requires changes to subdivision guide plans that form part of existing scheme amendment proposals initiated by Council.

POLICY IMPLICATIONS

3. There are various policies and strategies that have relevance to this proposal. They include:
 - State Planning Strategy;
 - Statement of Planning Policy No. 1 - State Planning Framework Policy (Variation No. 1) (SPP1);
 - Albany Regional Plan (1994);
 - Local Rural Strategy (1996); and
 - Interim draft Transport Network Strategy (adopted October 2003)
4. The purpose of SPP1 is to bring together existing State and regional policies that apply to land use and development in Western Australia. Local government is to have regard for Statements of Planning Policy when preparing a Town Planning Scheme or Town Planning Scheme Amendment.
5. The proposed redesign of the subject properties achieves the objectives and recommendations of the Region Plan, Local Rural Strategy and draft Transport Network Strategy by ensuring that dedicated priority access is provided to the port.

FINANCIAL IMPLICATIONS

6. The redesign was undertaken by local firm Ayton, Taylor Burrell within the 1994/95 planning budget.
7. The City and or Main Roads WA will be required to fund any additional roads that are not provided by subdivisions in the area. This will include some minor roadworks/drainage to provide connection between proposed ROW's in the future.

STRATEGIC IMPLICATIONS

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

“Community Vision:

A Thriving City

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

Item 11.3.4 continued

Mission Statement:

The City of Albany is committed to...

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

Priority Projects:

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

COMMENT/DISCUSSION

9. The redesign has achieved:
 - an interim solution to property access/egress and intersection points until the reconstruction of Link Road as part of the Albany Ring Road project; and
 - a long-term solution that provides for the closing of existing property access/egress and intersection points by providing an internal road network to service the local area with restricted intersections onto Link Road to the satisfaction of Main Roads WA.
10. The new subdivision guide plan reflects the 1 hectare minimum lot size permitted in the existing scheme provisions and some properties have achieved a greater lot yield as a result.
11. To formalize the changes and ensure the WA Planning Commission use them as the basis to determine subdivision applications, the redesign needs to be incorporated within the affected scheme amendments to replace the existing subdivision guide plans. These amendments are:

TPS 3 Scheme Amendment No	Property	Owner
179	Lots 50 & 51 Link Road	Knotts Group Pty Ltd
208	Lot 24 Link Road	JP & M Vermeulen

12. Amendment No. 179 has yet to be advertised for public inspection and the redesign and new subdivision guide plan can be included within the documents prior to this commencing.
13. Amendment 208 has commenced advertising for public inspection and the new subdivision guide plan can be incorporated within the amendment documents when Council considers the submissions following the public inspection period.
14. Lot 1000 is not the subject of a scheme amendment, however the existing subdivision guide plan also requires replacement due to the redesign. Staff recommend that the replacement be formalized within Amendment No. 179.
15. The other affected properties will have the redesign included within amendments required to be subsequently undertaken to facilitate the subdivision of the land. The completion of the subdivision of this area represents the western extent of the Residential/Special Rural uses in this area of the City.
16. The new subdivision guide plan will be referred to the Environmental Protection Authority for environmental assessment.

Item 11.3.4 continued

RECOMMENDATION

THAT Council:

- i) adopt the Preferred Long-Term Development Option (Plan 04-67-16.ATB) as the basis for consideration of road planning and subdivision design of the affected lots within this area;
- ii) include within Amendment No. 179:
 - a) a new subdivision guide plan for Special Rural Area No. 27 (Lots 50 & 51) Link Road; and
 - b) a replacement for the existing subdivision guide plan for Special Rural Area No. 13 (Lot 1000) Link Road based on the Preferred Long-Term Development Option (Plan 04-67-16.ATB) for the Ring Road;
- iii) include within Amendment No. 208 a replacement of the existing subdivision guide plan for Special Rural Area No. 13 (Lot 24) Link Road based on the Preferred Long-Term Development Option (Plan 04-67-16.ATB) for the Ring Road; and
- iv) refer the redesign and new subdivision guide plans to the Environmental Protection Authority/Department of Environment for environmental assessment.

Voting Requirement Simple Majority

**MOVED COUNCILLOR LIONETTI
SECONDED COUNCILLOR WATERMAN**

THAT Council:

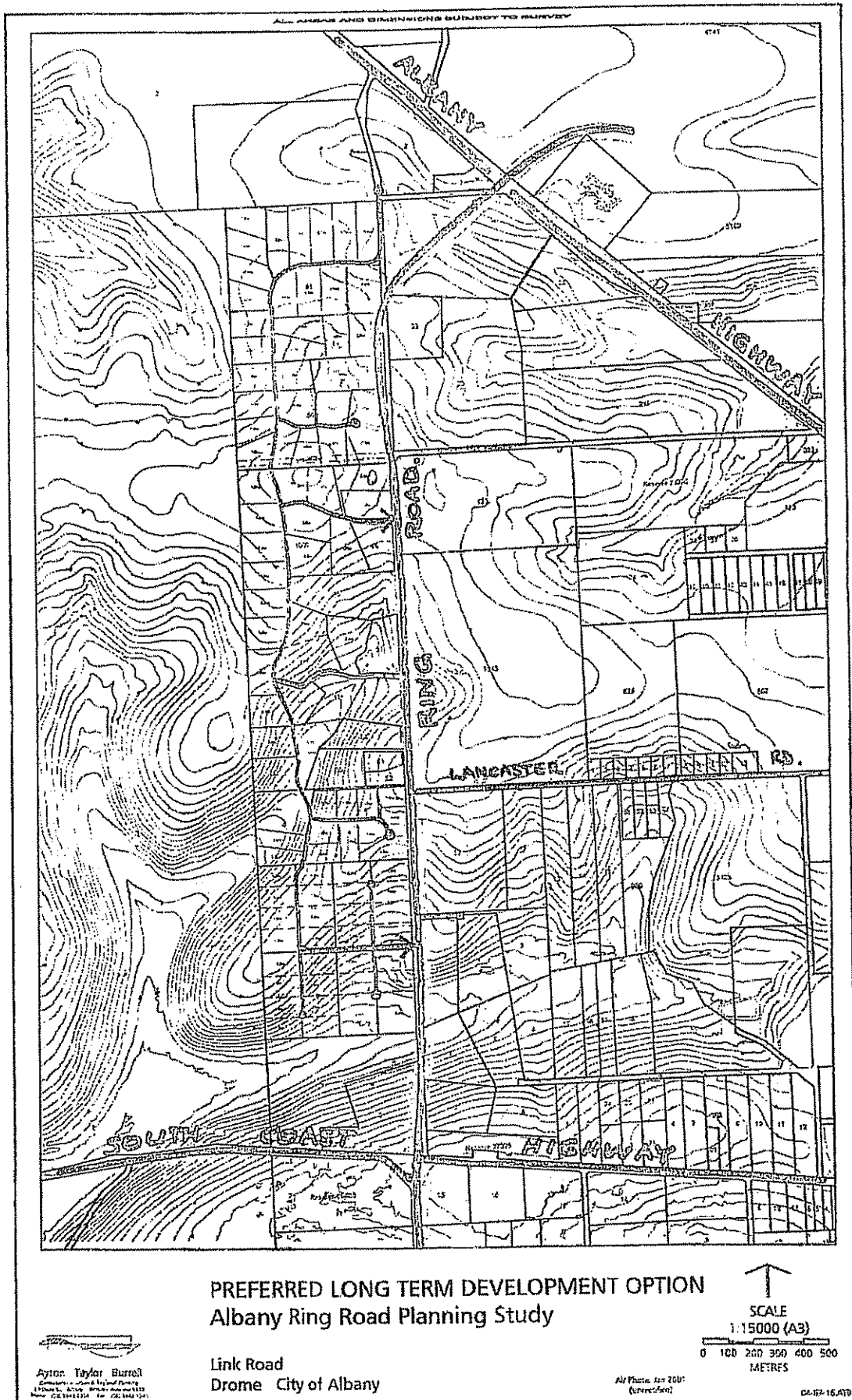
- i) adopt the Preferred Long-Term Development Option (Plan 04-67-16.ATB) as the basis for consideration of road planning and subdivision design of the affected lots within this area;**
- ii) include within Amendment No. 179:**
 - a) a new subdivision guide plan for Special Rural Area No. 27 (Lots 50 & 51) Link Road; and**
 - b) a replacement for the existing subdivision guide plan for Special Rural Area No. 13 (Lot 1000) Link Road based on the Preferred Long-Term Development Option (Plan 04-67-16.ATB) for the Ring Road;**
- iii) include within Amendment No. 208 a replacement of the existing subdivision guide plan for Special Rural Area No. 13 (Lot 24) Link Road based on the Preferred Long-Term Development Option (Plan 04-67-16.ATB) for the Ring Road; and**
- iv) refer the redesign and new subdivision guide plans to the Environmental Protection Authority/Department of Environment for environmental assessment.**

MOTION CARRIED 14-0

Councillor Paver left the Chambers at 9.43pm.

ORDINARY COUNCIL MEETING MINUTES – 19/07/05
** REFER DISCLAIMER **
DEVELOPMENT SERVICES REPORTS

Item 11.3.4 continued





Department of Environment

CITY OF ALBANY RECORDS		Your ref:	A5258A/PA13552/AMD179
FILE:	A5258A	Our ref:	SC765/SRS15719
FILE:		Enquiries:	Marisa Papalia
09 FEB 2006		Direct tel:	08 9841 0102
DOC:	TR602308		
OFFICE:	PLAN 9		
ATTACH:			

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

ATTENTION: Thomas Sounness

Dear Sir

PUBLIC COMMENT ON REZONING LOT 7, LINK ROAD, MARBELUP FROM THE 'RURAL' ZONE TO THE 'SPECIAL RURAL' ZONE - AMENDMENT NO 179

Thank you for the referral of the above proposal and I apologise for not getting these comments to you sooner. It is understood that this Amendment has been held in abeyance due to the potential impacts of the Albany Ring Road. The Department of Environment (DoE) has no objections and provides the following comments:

Albany Speedway Noise Buffer

Portion of the subject site is located within the Albany Speedway Noise Buffer Policy Area and the amendment document should address the impact of development being located within this buffer. New development being located within this buffer is not considered desirable, however, one of the objectives of this policy states, "that new developments incorporate measures to advise purchasers within the buffer area of the speedway operations and noise generated during their events." It is suggested that the most effective way to do this would be to place a memorial on the title, which would advise the titleholder that the subject land is located within the Speedway buffer. This approach and others should be discussed in the amendment document and included as a scheme provision. The DoE may suggest that a memorial or another suitable mechanism be placed on the title at the subdivision stage.

The Policy also encourages that new residences meet certain design criteria to ensure noise attenuation in the planning and construction of new dwellings. The noise attenuation criteria should also be incorporated into the proposed scheme provisions and a mechanism be introduced to ensure prospective purchasers are aware of this criteria prior to the construction of new homes.

Strategically, it would be beneficial to incorporate a Special Control Area over the Speedway Buffer or introduce special provisions that relate to the development of land within the buffer through the City's new Town Planning Scheme.

Dog Kennel Noise and Odour Buffer

It is noted that a dog kennel is in operation in close proximity to the subject site. The EPA provided the City with advice regarding this matter in its letter of 26 June 1998. The Amendment document should address the impact of this land use from a noise and odour perspective. Ideally, as part of this proposal, noise modelling should be undertaken to determine a suitable noise buffer. However in the absence of such modelling, it is considered appropriate to consider a noise buffer of between 500 metres – 1,000 metres based on EPA guidelines for such land uses.



South Coast Region
5 Bevan Street

Albany Western Australia 6330

PO Box 525 Albany Western Australia 6331

Telephone (08) 9842 5760 Facsimile (08) 9842 1204

www.environment.wa.gov.au

Land Capability

The proposal does not provide detailed land capability information to demonstrate that the proposed lot sizes are suitable and that the land can accommodate sewerage disposal systems. This is of relevance given the creek system north of the subject site.

Revegetation

It is noted that this site is located in two Policy Areas: Oyster Harbour 6 and Torbay 8 of the City's Local Rural Strategy. Both these Policy Areas have been identified as being suitable for rural residential development subject to a number of constraints and land management issues being overcome. It could be argued that a number of these matters have been addressed however the issue of re-vegetation requires further consideration. In the Oyster Harbour 6 Policy Area it states that the revegetation of the area should occur prior to rezoning. The Torbay 8 Policy Area also states that there is a need for significant revegetation and removal of exotic weeds.

Whilst it is acknowledged that shelterbelts exist across the site, there is limited re-vegetation shown on the Subdivision Guide Plan. The DoE requests that the proponent prepare a more comprehensive re-vegetation proposal than that illustrated. Any proposed re-vegetation of the site should be carried out with local endemic species.

Should the City not require the proponent to re-view the revegetation of the site during the rezoning process, it is requested that a scheme provision be included stating that a Revegetation Plan will be required at the subdivision stage.

For further information please contact Marisa Papalia.

Yours sincerely



per/ **NAOMI ARROWSMITH**
REGIONAL MANAGER
SOUTH COAST REGION

7 February 2006



Government of
Western
Australia



Enquiries: Murray Flett on 9892 0549
Our Ref: 04/13070-02 – 05/1824 A05#1684
Your Ref: A5258A/PA13552/AMD179

ABN: 50 860 676 021

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

ATTENTION: THOMAS SOUNNESS

FILE:	A5258A
FILE:	
03 FEB 2006	
DOC:	EQ601911
OFFICE:	PLAN 9.
ATTACH:	

Dear Sir

PROPOSAL TO REZONE LOT 7 LINK ROAD MARBELLUP, FROM 'RURAL' ZONE TO 'SPECIAL RURAL' ZONE.

I refer to your letter dated 20 December 2005 regarding the rezoning of Lot 7 Link Road.

As you are aware, Link Road is Main Roads preferred option for the proposed Albany Ring Road and work is progressing on the final concept design for Stages 2 and 3 which incorporates this development.

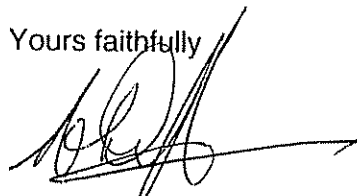
The alignment of the Ring Road in the initial concept designs impacted this development by requiring a 60metre land resumption to accommodate the proposed alignment. Subsequent events have negated this land requirement and the section of Ring Road adjacent to this development is to be realigned to the east. As a result, the new alignment will not impact this development and the previous land requirement is not required.

Main Roads raises no objection to the rezoning of Lot 7 subject to the following conditions:

1. There is to be no direct vehicular access from the created Lots onto Link Road (Ring Road) and all property access is to be via internal road infrastructure only.
2. There will be no direct vehicular access from the proposed northern crossover point onto the Ring Road alignment as from the commencement of construction of the Ring Road.
3. All ingress – egress from this northern crossover shall be via Link Road to Albany Highway only. The alignment of the proposed Ring Road will have no connection to the northern section of Link Road.
4. All storm water is to be retained on site by approved measures and no storm water is to be discharged into the Link Road drainage system.
5. All Lots fronting Link Road should allow for a 40 metre set back to accommodate a noise attenuation buffer.

If you require any further information please contact Murray Flett on (08) 9892 0549.
In reply please quote file reference 04/13070-02.

Yours faithfully

A handwritten signature in black ink, appearing to be 'ARJ Duffield', with a long horizontal stroke extending to the right.

ARJ Duffield

REGIONAL MANAGER

Cc: Department for Planning and Infrastructure

TOWN PLANNING & DEVELOPMENT ACT 1928

SUBMISSION ON AMENDMENT

TO : The Chief Executive Officer of the City of Albany

SUBMISSION ON

PLANNING SCHEME AMENDMENT NO. 179

CITY OF ALBANY RECORDS	
FILE:	<u>A5258A</u>
FILE:	
20 DEC 2005	
DOC:	<u>20R5017159</u>
OFFICE:	<u>Plan 9</u>
ATTACH:	

Name : LEN WIGNALL Phone: 98474240

Address: PO Box 915
ALBANY

SUBJECT OF SUBMISSION

(State how your interests are affected, whether as a private citizen, on behalf of a company or other organisation, or as an owner or occupier of property.)

WATER CORPORATION

ADDRESS OF PROPERTY AFFECTED BY SCHEME (if applicable)
(include lot number and nearest street intersection)

SUBMISSION

(Give in full, your comments and any arguments supporting your comments - continue on additional sheets if necessary)

"NO OBJECTION" - PROPONENTS WILL NEED TO DISCUSS WITH CORPORATION,
ISSUES ASSOCIATED WITH THE PROVISION OF A WATER SUPPLY.

Kmp

Date 21/12/05

Signature Len Wignall



Environmental Protection Authority

Chief Executive Officer
Shire of Albany
PO Box 809
ALBANY WA 6331

Your Ref JOK:amd AMD/179
Our Ref 126992
Enquiries Shelley Shepherd

TPO01/2

Attention: J O'Keefe

Dear Sir/Madam

SCHEME/AMD TITLE: Shire of Albany TPS 3 Amend 179 rezoning from Rural to Special Rural zone and include special provisions in Schedule 1 of Scheme Text

SCHEME/AMD LOCATION: Lot 7 of Loc 5118 Link Road

LOCALITY: Albany

RESPONSIBLE AUTHORITY: Shire of Albany

LEVEL OF ASSESSMENT: Scheme Not Assessed - Advice Given

Thank you for your letter of Tuesday, 2 June 1998 referring the above scheme amendment.

After consideration of the likely environmental factors related to the above scheme amendment and based on the information provided by you, the Environmental Protection Authority (EPA) decided that the overall environmental impact of its implementation would not be severe enough to warrant assessment under Part IV of the Environmental Protection Act, the preparation of an Environmental Review and the subsequent setting of formal conditions by the Minister for the Environment. Please note that there are no appeal rights on the level of assessment set for scheme amendment.

Although there is to be no formal assessment of the scheme amendment the following advice is provided to you on the key environmental factors. A copy of this advice will also be sent to the relevant decision-making authorities and will be publicly available on request. The information provided is advice only and is not legally binding.

ADVICE

(a) Key Environmental Factors
Noise - Provision of adequate buffers

(b) Relevant advice

The amendment area is surrounded by several land uses that may conflict with the proposed rural residential development. Boarding kennels are located 210 metres to the east of the amendment area and the Albany airport is located 1200 metres to the north.

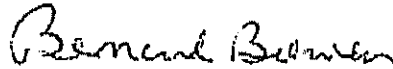
Entered into G.B.
24/6/98
Allan

The recommended buffer distance between sensitive landuses and dog kennel zones within Rural areas is 500 metres. The proposed development will significantly increase the number of residences within this recommended buffer distance. It is the recommendation of the DEP that the Shire investigate the potential for complaints arising from the proximity of the kennels to the proposed development prior to granting approval for this amendment. It is likely, however, that the size of the kennels on Henderson Road may not result in greatly reduced public amenity.

The Albany airport is within 1200 metres of the northern boundary of Lot 7. It is recommended that the Shire investigate the ANEC contours surrounding the Airport. It is the general position of the EPA that no additional houses should be allowed within the 25 ANEC contour, however, development is not recommended within the 20 ANEC contour. This information should be obtained prior to approval of the amendment by the Shire.

Under the provisions of Section 48A(a) of the Environmental Protection Act the above scheme amendment is now deemed assessed by the EPA.

Yours faithfully



Bernard Bowen
CHAIRMAN

cc: Ministry for Planning

26 JUN 1998

**Schedule of Submissions
Draft City Mounts Management Plan**

No.	Submission	Officer Comment	Recommendation
1	In relation to the realignment of trails is it the intention to close some trails and if so which ones	Some trails may be closed due to Section 18 Of the Aboriginal heritage Act. the outcome of which is unknown at this time.	No modification to the plan.
2 (6.8)	Endorses the CMMP. The practicality of streetscape Micro corridor linkages I is questioned.	Micro corridor linkages are the only option in built environment. City has taken the do as much as practical rather than the do nothing option.	No modification to the plan.
2 (6.9)	Reference is made to dogs not been kept on leads and whilst on leads, "Being allowed to snuffle along in the verges" potentially disrupting wildlife.	The boardwalks are well signed in regards to Dog control.	No modification to the plan.
2 (6.11)	Concerns a qualified person advising council employees on dieback control.	COA workers are fully trained in best practice dieback control.	No modification to the plan.
2 (6.12)	The dumping of rubbish on the city mounts is due in part to inadequate green waste pick up frequency by the COA.	Present pick up frequency is best practice.	No modification to the plan.
3	Submission endorses the CMMP Draft	Noted.	No modification to the plan.
4	Submission commends the CMMP Draft for 'its clear guidance into the future'	Noted.	No modification to the plan.
5,(6.8)	Near impossibility of fauna movement between Mt Melville and other city mounts.	The investigation of the thoughtful creation of micro corridors is the only Reasonable option in built environment.	No modification to the plan.
6	Provides General comments regarding on the plan.	Noted.	No modification to the plan.
7	Support for the plan in regards to its mountain Bike policy. The author suggests the addition of more trails.	With the exception of a dedicated Mountain Bike track on mount Clarence The plan does not endorse the expansion of dual use Trails or further dedicated mountain bike trails.	No modification to the plan. Modify clause 9.5
8	Generally supports the plan, suggests proposed Port Control Tower the addition of the word "significantly" to read: " does not significantly impede the view shed from Mt Clarence" (9.5)	Clarify the subjective Nature of "impede". The City will liaise with the port Authority over a suitable location and design to minimise the towers' visual impact on the City Mounts.	To read " does not significantly impede the view shed from Mount ..."
9	Requests the acknowledgment of Albany Forts, Desert Memorial Corp. and Point King Lighthouse Ruins contained on the State Register of Heritage Places. Any works upon those sites be referred prior to commencement of works.	Agreed.	Modify the text in section (2) To acknowledge the heritage sites and the requirement of the COA to refer any works proposals (Including Interpretive signage) for Heritage Council Approval.
9 (8.3)	Care be taken in the design brief regarding the interpretation planning.	No conceptual limits were implied for the interpretation plan.	No modification to the plan.
9 (9.1)	Inclusion of the entry nodes in the Interpretive planning.	Developed nodes were not excluded from the interpretation plan.	No modification to the plan.

**Schedule of Submissions
Draft City Mounts Management Plan**

No.	Submission	Officer Comment	Recommendation
10 (6.3)	Commends the development of a Fire management Protocol and recommends some inclusions.	Noted.	Modify the plan where appropriate.
10 (6.4)	Pleased to note liaison with CALM in regards to threatened species Management, and recommends some inclusions.	Noted.	No modification to the plan.
10 (6.10)	Recommends the control of feral animals if new practical techniques become available.	Noted.	Modify the text in section 6.10 to read: <i>"The control of feral animals within the city mounts will be reviewed on a regular basis"</i> .
10 (6.14)	Recommends regular review of the quarry by a suitably qualified engineer.	Noted. Operational and safety issue.	No modification to the plan.
10 (7.2)	Suggests the use of warning signs and the engagement of an engineer to produce visitor risk management guidelines for the quarry.	City will regularly review signage and user accessibility to the quarry.	No modification to the plan.
11 (2.4)	Questions whether parking on Mt Clarence should be limited to the veterans and the infirm. Parking under the trees in the avenue of honour may cause soil compaction.	Parking is regulated for certain events. Regulating request would be problematic. Soil compaction requires regular and sustained traffic to become an issue.	No modification to the plan.
11 (6.1)	Priority being given to indigenous place naming in regards to joint naming.	Noted. Part of Albany Accord.	No modification to the plan.
11 (6.3)	Makes reference to the fire management Mt Meville and weed management.	Noted.	No modification to the plan.
11 (6.4). 1	Council should employ additional resources to manage bushland flora and fauna.	The council has a finite budget for reserves maintenance and development.	No modification to the plan.
11 (6.5)	Need for greater publicity and community education in regards to the illegal dumping of rubbish.	Adequately dealt with in (6.12) in the CMMP.	No modification to the plan.
11(6.6)	Formalise collection of endemic seeds for germination and seed banking by a collaboration of a number of groups. To be used in bushland regeneration.	Noted. Beyond the scope of this document.	No modification to the plan.
11 (6.9)	Eradicate predatory animals (primarily cats) by trapping and shooting.	Refer to submission 10 (6.10).	Refer to submission 10 (6.10)

**Schedule of Submissions
Draft City Mounts Management Plan**

No.	Submission	Officer Comment	Recommendation
11 (6.12)	Suggests the lobbying of government to strengthen the litter act.	Beyond the scope of this document.	No modification to the plan.
11 (6.13)	Suggestion that Noongar link with commerce to develop the area adjacent to the Mt Melville lookout.	Beyond the scope of this document.	No modification to the plan.
11 (6.14)	Recommends working with commercial operators to develop the quarry site.	Not supported by plan.	No modification to the plan.
11 (7.1.1)	The poor state of the Mt Melville lookout and surrounds.	This reflects the sentiments in CMMP (7.1.1)	No modification to the plan.
11 (7.1.3)	General comments and suggests the use of vehicle "barriers"	Traffic management to incorporate signage and markings and other forms of control as appropriate to suit circumstance.	Modify the text in section (7.1.3 recommendations Para. 3) To read; "Install traffic control devices."
11 (7.4)	Comments on alternative sources for interpretive signage.	Noted.	No modification to the plan.
11 (8.1)	Concerned about extending the parking on Mt Clarence.	Adequate levels of parking reduce impact on other areas of the Mount.	No modification to the plan.
11 (10.1)	The minimisation of native vegetation removal should be employed and recreational facilities should be developed in existing cleared areas.	Most planned recreation activity is in cleared areas.	No modification to the plan.
12 (6.1)	This submission endorses Indigenous naming	Noted.	No modification to the plan.
12	Questions the dual use of mountain bikes on the city mounts due to potential danger to pedestrians.	Covered in CMMP Draft (6.7).	No modification to the plan.
12 (6.7)	Concerned over controlling informal tracks in the City Mounts	Noted.	No modification to the plan.
12 (6.9)	Suggests raising the priority in (recommendations 6.9) from Medium to High	Refer to submission 10 (6.10).	That council uphold the submission and modify the text in section recommendations to read "HIGH"

**Schedule of Submissions
Draft City Mounts Management Plan**

No.	Submission	Officer Comment	Recommendation
13 (7.2)	General comments regarding weed control and fencing.	Noted, and in general terms agree.	No modification to the plan.
13 (7.4)	Makes general points regarding Interpretive Signage	Noted.	No modification to the plan.
13 (7.5)	Strongly supports the proposed Land Tenure Changes.	Noted.	No modification to the plan.
14 (6.7 & 8.4)	Supports the CMMP Draft and in particular the consultation with mountain bike riders.	Noted.	No modification to the plan.
14 (6.8)	Supports the Micro Corridor Linkage Concept in the CMMP Draft.	Noted.	No modification to the plan.
14 (6.9)	Concerns domestic cats and dogs in the City Mounts	Noted.	No modification to the plan.
14 (7.1.3)	Suggests this parkland be left virtually unchanged.	Noted. Some change will occur due to increased usage and need to reconcile competing demands.	No modification to the plan.
14 (7.2)	Questions the effectiveness of the fencing of the quarry in regards to safety.	Noted.	No modification to the plan.
14 (7.4)	Suggests other forms of interpretive information being employed. Instead of visual signage.	The balance of submissions supports the use of visual interpretive signage. However the employment of Mp3 type audio technologies may have some merit. Noted.	No modification to the plan.
14 (10.3)	Considers the effect of paint resistant sealant on the rock to the detriment of lichens etc.	The protection of micro flora and Lichens is not an issue as it is both hardy and found in abundance in the surrounding environment. The sealed rock would seem to be the preferred option to unsightly graffiti.	No modification to the plan.
14 G	Hard landscaping at the expense of the natural environment.	The City has to weigh the positive for the City of Albany in respect to tourism and recreation against environmental issues.	No modification to the plan.
15	Factual errors in regards to references to "Padre Arthur Ernest White" as "Padre Ernest White" and some dating errors.	Noted.	The suggested errors will be investigated and the appropriate adjustments will be made.
17	Dogs be restricted to general paved paths and plastic bags be placed at all entrances and exits.	Noted.	No modification to the plan.

**Schedule of Submissions
Draft City Mounts Management Plan**

No.	Submission	Officer Comment	Recommendation
17	Refers to the trapping of feral cats	Refer to 10: (6.10)	Refer to 10: (6.10)
17	Suggests narrow trails be employed to minimise the visual impact on the landscape.	Noted.	No modification to the plan.
17	Suggests signage denote time and distance to the objective and increase the amount of public conveniences.	Noted.	No modification to the plan.
17	Supplies a proposal for the treatment of the Mt Melville quarry.	No major development in quarry promoted for practical and safety reasons.	No modification to the plan.
17	Comments the bush carers, the "friends" organizations and the good choice of materials in Appendix 1.	Noted.	No modification to the plan.
18 (6.2)	Supports the CMMP Draft for its recommendations in regards to community involvement.	Noted.	No modification to the plan.
18 (6.3)	Suggests slashing techniques to minimise weed infestation in firebreaks.	Slashing is undertaken for fire management, safety and other purposes and the level of slashing is constantly being reviewed.	No modification to the plan.
18 (6.6)	Concerned that revegetation by plants bred from extra local genetic stock may contain genetic variants no true to type.	Agreed. Whilst this policy is practiced by the COA where practical, this concept should be included in the CMMP document.	The recommendations in (6.6) should be modified to note preference for plant sourcing.
18 (6.9)	Concerns over domestic cats and dogs in the City Mounts.	Refer to 10 (6.10).	Refer to 10 (6.10)
18 (7.5)	Agrees with the recommendations in (7.5) of the CMMP draft.	Noted.	No modification to the plan.
18 (9.1.1)	The placement of a gate at the bottom of Apex Drive and being closed at night to reduce a variety of man made damage.	Noted. Suggestion difficult to implement.	No modification to the plan.
18 (9.1.2)	Comments on the vegetation management of the Marine Drive car park shoulder.	Roadside vegetation regularly maintained.	No modification to the plan.
18 (9.2)	Concerned in relation to dieback control.	Noted.	No modification to the plan.
18 (10.2)	Considers the effect of paint resistant sealant on the rock to the detriment of lichens etc.	Refer to: 14(10.3).	No modification to the plan.

**Schedule of Submissions
Draft City Mounts Management Plan**

No.	Submission	Officer Comment	Recommendation
19 (6.2)	Refer to 18(6.2)	Noted.	No modification to the plan.
19 (6.3)	Refer to 18(6.3)	Noted.	No modification to the plan.
19 (6.5)	Refer to 18(6.5) and suggests that fences be made compulsory where private land adjoins Albany Reserves.	Noted.	No modification to the plan.
19 (6.6)	Refer to 18(6.6)	Agreed.	Modify as per 18 (6.6)
19 (8.5)	Concerns the damage to bushland by the overflow of Anzac day spectators.	Concern noted.	No modification to the plan.
19 (fig 26)	Recommends additional decking and steps on the slope directly beyond the lookout.	Noted.	No modification to the plan.
20 (General)	Concern over the dual use by pedestrians and mountain bikes on city mounts trails.	Noted.	No modification to the plan.
20 (2.1)	Supports the CMMP Draft	Noted.	No modification to the plan.
20 (5.0)	Generally supports the CMMP Draft but recommends the addition of "sustainability"	This is implied in the use of the word "manage".	No modification to the plan.
20 (6.0)	Supports Indigenous joint naming.	Noted.	No modification to the plan.
20 (6.3)	Concerns fire management with reference to CALM and the council's management of verges.	The council is in constant liaison with CALM on fire matters and council constantly reviews verge vegetation management.	No modification to the plan.
20 (6.5)	Emphasises the importance of weed management and its on going employment.	The COA has a budget for reserves maintenance and development.	No modification to the plan.
20 (p13 Table 3)	Table 3 has an omission regarding the existence of lantana at Mt Clarence.	The plan has a number of grammatical and factual correction requiring correction.	The suggested modifications will be investigated and adjustments made where appropriate.
20 (6.7)	Protests strongly to the dual use of trails by mountain bikes and pedestrians.	See submission 7.	No modification to the plan.

**Schedule of Submissions
Draft City Mounts Management Plan**

No.	Submission	Officer Comment	Recommendation
20 (6.8)	Concerns with the micro corridor linkages.	Refer to 2,5&18 (6.8).	No modification to the plan.
20 (6.10)	Concerns with feral bees adjacent to fire break trails on Mt Clarence.	Beyond the scope of this document, however this has been reported to the reserves coordinator for action.	No modification to the plan.
20 (P22-25)	Concerned that liaison with the Apex club and the Albany RSL may exclude the broader Community from input. Into the design of areas of Mt Clarence.	Concepts included in plan.	No modification to the plan.
20 (8.2)	Covered in 20 (6.7)	Noted.	No modification to the plan.
20 P42 fig 6	Refers to several errors and omissions on the map (fig 6)	Noted.	Suggested modifications will be investigated and adjustments made where appropriate.
21 (Para 1)	Considers the human use aspects of the plan override environmental aspects.	Noted.	No modification to the plan.
21 (6.1)	This submission relates to "inaccurate "spelling, and naming in regards to this section.	The plan has a number of grammatical and factual errors.	Suggested modifications will be investigated and adjustments made where appropriate.
22	This submission implies the superiority of the Bob Howard report (1992) and suggests the CMMP Draft is not as extensive and visionary.	The Howard plan failed to link management concepts with the capacity to implement outcomes. Additionally the CMMP draft deliberately adheres to the reserves over which the Council has control.	No modification to the plan.
22	This submission also finds conflict in the draft as to the Noongar naming of the mounts.	The document has a number of Grammatical and factual errors.	Suggested modifications will be investigated and adjustments made where appropriate.
23 (6.7)	Concerns the apparent contradiction between "high levels of use" and "levels of interaction are low"	Is a statement on trail maintenance impact and bears no relation to the interaction between users being considered low.	No modification to the plan.
23	Recommends a workshop of local professionals to find effective solutions for dual use trails.	Noted.	No modification to the plan.
23 (7.4) (8.3) (9.3)	Endorses the CMMP Draft for its recognition of the need to improve interpretive signage within the City Mounts.	Noted.	No modification to the plan.

General Report Items

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – March 2006
Date : 3 April 2006

1. In March 2006, one hundred and forty three (143) building licences were issued for building activity worth \$10 722 974, one (1) demolition licence and two (2) 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 March 2006, the 9th month of activity in the City of Albany for the financial year 2005/2006.



Olia Hewer
Administration Officer – Development

oh/oh

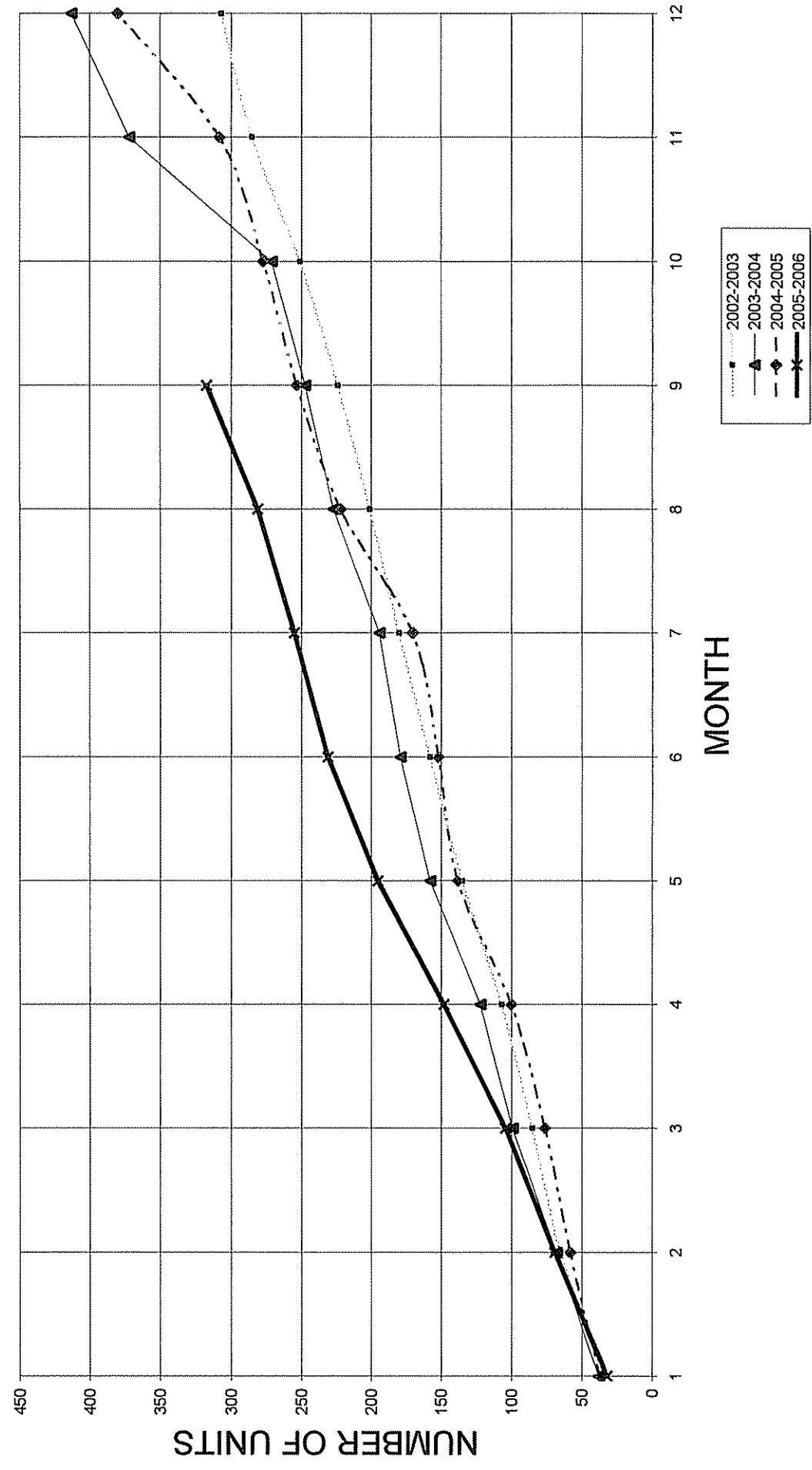
N:\DEVEL. SERVICE\DEVELOPMENT\Admin\Statistics-Registers\End of Month\Building\Mth_Bld_Reports\05_06\bulletin_item\march_2006 doc

CITY OF ALBANY

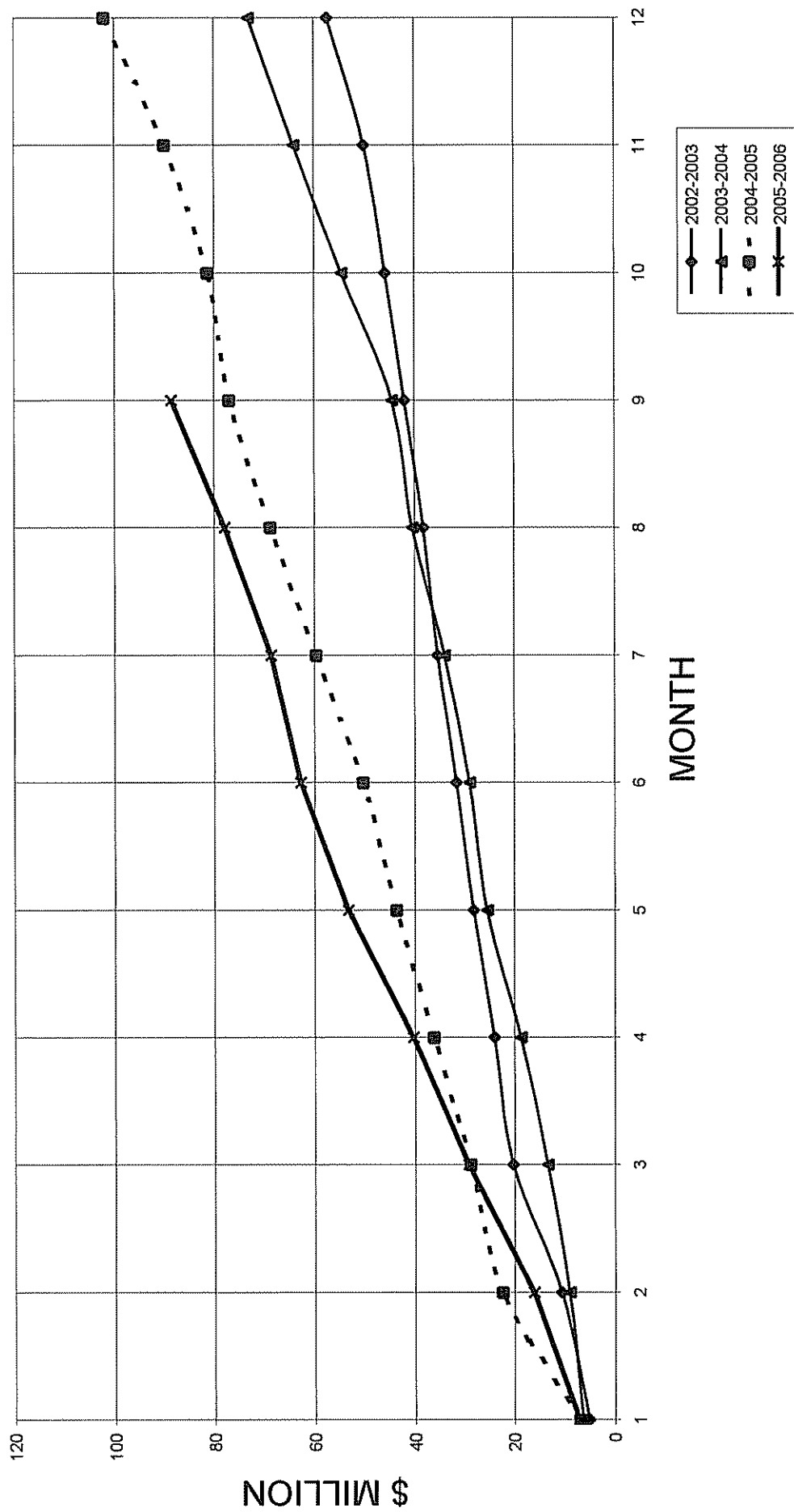
BUILDING CONSTRUCTION STATISTICS FOR 2005-2006

2005	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	23	4,712,326	9	993,169	32	229,564	36	568,166	0	0	4	279,485	7	255,277	8	66,900	7,104,887
AUGUST	28	5,736,018	9	1,025,765	37	327,153	44	812,910	0	0	4	475,000	3	485,000	11	150,328	9,012,174
SEPTEMBER	21	3,247,937	14	1,429,422	35	205,842	31	900,783	0	0	5	6,907,451	4	111,800	9	143,570	12,946,805
OCTOBER	42	7,602,064	2	175,000	44	289,022	48	1,098,692	0	0	14	1,796,588	9	134,247	11	76,320	11,171,933
NOVEMBER	45	9,015,162	2	312,795	47	393,360	41	425,149	0	0	6	1,555,800	7	878,208	11	343,027	12,923,501
DECEMBER	36	6,928,408	0	0	36	425,338	40	606,900	2	399,000	2	350,000	2	52,989	13	745,632	9,508,267
2006																	
JANUARY	24	4,569,679	0	0	24	179,044	22	609,877	0	0	0	0	0	0	5	507,976	5,866,576
FEBRUARY	25	5,580,982	1	120,000	26	1,018,392	46	915,546	0	0	3	503,800	6	698,317	10	438,464	9,275,501
MARCH	31	6,040,029	5	671,478	36	317,681	48	1,339,915	0	0	6	1,189,315	7	917,470	13	247,086	10,722,974
APRIL					0												0
MAY					0												0
JUNE					0												0
TOTALS TO DATE	275	53,432,605	42	4,727,629	317	3,385,396	356	7,277,938	2	399,000	44	13,057,439	45	3,533,308	91	2,719,303	88,532,618

DWELLING UNITS



BUILDING ACTIVITY \$M Value



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for MARCH 2006

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260258	G DE GIAMBATTISTA	G & E DE GIAMBATTISTA	EXTERNAL OFFICE ALTERATIONS	45-47	Location TS129 Lot 1	SERPENTINE ROAD	ALBANY
251132	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	OFFICE ADDITIONS AND ALTERATIONS	164-166	Location ALBANY TS Lot 36	STIRLING TERRACE	ALBANY
260158	D & A HOLLAND	Owners Name & Address not shown at their request	OFFICE ALTERATIONS	234-238	Location ATS 48 Lot 14	STIRLING TERRACE	ALBANY
260236	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	35-37	Location AT488 Lot 6	CLIFF STREET	ALBANY
260250	MJ O'DOHERTY	Owners Name & Address not shown at their request	DWELLING ADDITION AND ALTERATIONS	30	Location ATL 227 Lot 10	FESTING STREET	ALBANY
260128	AIKEN PTY LTD	LVRBAN	DWELLING GARAGE AND VERANDAH	2	Location SL122 Lot 31	MASKILL PLACE	ALBANY
260145	WR & VL COLQUHOUN	Owners Name & Address not shown at their request	DWELLING ALTERATION AND ADDITIONS	142	Location SL38 ASL 38 Lot 14 1	SERPENTINE ROAD	ALBANY
260252	DAMIEN STEVENS HOMES	Owners Name & Address not shown at their request	DWELLING ADDITION AND ALTERATIONS	14	Location AT 446 Lot 1	ROWLEY STREET	ALBANY
260210	G PEEDLE	TJ EDWARDS & SA MACDONALD	RETAINING WALL	37	Location AT346 Lot 3	ROWLEY STREET	ALBANY
260168	EYERITE SIGNS	Owners Name & Address not shown at their request	PYLON SIGN X 1	2	Location ASL 64 Lot 31	SAINT EMILIE WAY	ALBANY
260344	GG LITTLE	JJ & JA DURACK	SHED	11	Location ALBAN T Lot 67	FESTING STREET	ALBANY
260153	OAKLANE PTY LTD	SOUTHERN OFFICE SERVICES PTY LTD	OFFICE FITOUT	Unit 3, 43-47	Location ATL S46	DUKE STREET	ALBANY
260144	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	44	Location 3470 Lot 412	GREEN ISLAND CRESCENT	BAYONET HEAD
260275	OWNER BUILDER	Owners Name & Address not shown at their request	SHED	84	Location 284 Lot 922	ALLWOOD PARADE	BAYONET HEAD
260286	CHESTERS CONSTRUCTIONS	Owners Name & Address not shown at their request	SHED	98	Location 280 Lot 317	BAYONET HEAD ROAD	BAYONET HEAD

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260292	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	SHED	15	Location 3470 Lot 453	HIAM STREET	BAYONET HEAD
260149	KOSTERS STEEL CONSTRUCTION	Owners Name & Address <i>not shown at their request</i>	PATIO	Site 54	Location 359 Lot 500	ALISON PARADE	BAYONET HEAD
260201	OWNER BUILDER	Owners Name & Address <i>not shown at their request</i>	SOLID ANNEXE FOR CARAVAN	Site 37	Location 359 Lot 500	ALISON PARADE	BAYONET HEAD
260304	G PULS	Owners Name & Address <i>not shown at their request</i>	PATIO	4	Location 282 Lot 134 117	SHAPCOTT STREET	BAYONET HEAD
260317	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	PATIO	1	Location 1196 Lot 12	BAYONET HEAD ROAD	BAYONET HEAD
260280	K & T CASTLEHOW	RS & LA MANTELL	DWELLING ADDITIONS UPPER LEVEL FLOOR	16	Location 282 Lot 123	SHAPCOTT STREET	BAYONET HEAD
260315	TURPS STEEL FABRICATIONS	Owners Name & Address <i>not shown at their request</i>	CARPOT	55	Location 4635 Lot 117	WARRANGOO ROAD	BAYONET HEAD
260193	KOSTERS STEEL CONSTRUCTION	Owners Name & Address <i>not shown at their request</i>	GARAGE	64	Location 359 Lot 28	ALISON PARADE	BAYONET HEAD
260209	DR LAWRIE	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND PATIO	84	Location 284 Lot 922	ALLWOOD PARADE	BAYONET HEAD
260330	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	SHED	43	Location 374 Lot 408	SHOAL BAY RETREAT	BIG GROVE
260212	FOCUS SHOPFITTERS PTY LTD	Owners Name & Address <i>not shown at their request</i>	TENANCY FITOUT	70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK
260219	G & A PROPERTY SOLUTIONS PTY LTD	Owners Name & Address <i>not shown at their request</i>	TENACY FITOUT	70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK
251298	MILPARA METAL FABRICATION	GP & RJ WROTH	SHED AND CARPORT EXTENSION	51	Location ASL 10 Lot 102	PIONEER ROAD	CENTENNIAL PARK
251327	B MALATZKY	RP HAWKINS	FACTORY ALTERATIONS AND ADDITIONS	15	Location ASL 25 Lot 21	SANFORD ROAD	CENTENNIAL PARK
260316	JR GOMM	PERPETUAL TRUSTEES AUSTRALIA LTD	SHOP FIT OUT	70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK
260202	M & J WAUTERS NOMINEES PTY LTD	Owners Name & Address <i>not shown at their request</i>	TEMPORARY FREE STANDING FENCE	70-88	Location ALB TOWN Lot 1274	ALBANY HIGHWAY	CENTENNIAL PARK
260077	J LUCAS	Owners Name & Address <i>not shown at their request</i>	SOLID ANNEXE	Site B7 12	Location 7774	CHEYNE BEACH ROAD	CHEYNE

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260088	TJ JEFFERIS	Owners Name & Address not shown at their request	RELOCATED DWELLING GARAGE AND PATIO	253	Location 5002 Lot 300	COLLINGWOOD ROAD COLLINGWOOD HEIGHTS	COLLINGWOOD HEIGHTS
260230	WREN (WA) PTY LTD	MT ROMANCE AUST PTY LTD	COMMERCIAL SHED	6	Location 5772 Lot 6	DOWN ROAD	DROME
260025	AJ BOTTER	AJ BOTTER	DWELLING AND VERANDAH	120	Location 480 Lot 120	LOWER DENMARK ROAD	ELLEKER
260302	KD WALLIS	BJ WALLIS	SHED	128	Location 1131	WOODIDES ROAD	ELLEKER
260130	HJM BOTTER	Owners Name & Address not shown at their request	RELOCATED DWELLING	38	Location 480 Lot 121	ELLEKER-GRASMERE ROAD	ELLEKER
260203	OWNER BUILDER	Owners Name & Address not shown at their request	RETAINING WALL	17	Location ALB TOWN Lot 919	ROE PARADE	EMU POINT
260349	G PULS	Owners Name & Address not shown at their request	PATIO	25	Location ALB TOWN Lot 953	MERMAID AVENUE	EMU POINT
251091	JELDA HOLDINGS PTY LTD (ATF LG BAIL F/T)	JAYCEES WHALEWORLD	EXTENSION ALFRESCO DINING WHALEWORLD		Location RES 36701 Lot LOC 79	WHALING STATION ROAD	FRENCHMAN BAY
260072	OWNER BUILDER	MEGASPAN PTY LTD	RETAINING WALL & FENCE	87	Location 233 Lot 1	CULL ROAD	GLEDFLOW
251383	WA COUNTRY BUILDERS PTY LTD	HP & DA MULDER	DWELLING GARAGE AND VERANDAH	14	Location 2471 Lot 111	ROSSITER ROAD	GOODE BEACH
260291	OWNER BUILDER	Owners Name & Address not shown at their request	DWELLING ADDITION	8	Location 2471 Lot 7	MCBRIDE ROAD	GOODE BEACH
260331	OUTDOOR WORLD	Owners Name & Address not shown at their request	GARAGE	14	Location 2471 Lot 123	CALEDONIA CRESCENT	GOODE BEACH
260241	G PULS	Owners Name & Address not shown at their request	PATIO	Site 19, Location 21	Location 21 Lot 247 31	NANARUP ROAD	KALGAN
260279	J WAY	Owners Name & Address not shown at their request	DWELLING ADDITIONS	45560	Location KALGAN Lot 14	SOUTH COAST HIGHWAY	KALGAN
260351	BM CRONIN	DT & BM CRONIN	DWELLING GARAGE AND VERANDAH		Location 1569 Lot 504	PINE RISE	KALGAN
260052	OWNER BUILDER	EE & KR WHINNEN	CARPOR	780	Location 707 Lot 11	CHESTER PASS ROAD	KING RIVER

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260223	TECTONICS CONSTRUCTIONS GROUP PTY LTD	M THORN & V SIMPSON	SHED		Location TAA 33 Lot 212	STEWART HOUSE HILL	KRONKUP
260224	TECTONICS CONSTRUCTIONS GROUP PTY LTD	E & K HYDE	SHED		2 Location TAA 37 Lot 37	SHELLEY BEACH ROAD	KRONKUP
260267	KOSTERS STEEL CONSTRUCTION	Owners Name & Address <i>not shown at their request</i>	SHED		Location 24 Lot 136	BARRASS ROAD	LITTLE GROVE
260322	OWNER BUILDER	AW BURN	SHED		70 Location 24 Lot 27	GROVE ST WEST	LITTLE GROVE
260156	R PEETOOM	R & Y PEETOOM	DWELLING ADDITIONS		585 Location 24 Lot 2	FRENCHMAN BAY ROAD	LITTLE GROVE
260355	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	GARAGE		34 Location 24 Lot 57	GORDON STREET	LITTLE GROVE
260155	G DE GIAMBATTISTA	Owners Name & Address <i>not shown at their request</i>	PATIO		333 Location 8034	MERCER ROAD	LMSLEY
260356	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	SHED		22 Location 6555	CLIFTON STREET	LOCKYER
260354	OWNER BUILDER	MB STEPHEN	SHED		26 Location 226 Lot 35	PARKER STREET	LOCKYER
260306	C BRINHAM	AT & PG TRIPLETT	RETAINING WALL		23 Location 520 Lot 300	ELIZABETH STREET	LOWER KING
260366	JC SCOTT	Owners Name & Address <i>not shown at their request</i>	DWELLING ADDITIONS DINNING ROOM		5 Location 7 Lot 133	ANDREW WAY	LOWER KING
260023	JK LAWLER	Owners Name & Address <i>not shown at their request</i>	DWELLING ADDITIONS AND ALTERATIONS		15 Location MANYPEAKS Lot 33	GREEN STREET	MANYPEAKS
251332	NEW HORIZON HOMES (WA) PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE SHED AND PATIO		15 Location 80 Lot 614	GERDES WAY	MCKAIL
260266	KOSTERS STEEL CONSTRUCTION	Owners Name & Address <i>not shown at their request</i>	SHED		28 Location 492 Lot 28	SCORPIO DRIVE	MCKAIL
260263	OWNER BUILDER	NH & HA TYSOE	SHED		85 Location 399 Lot 509	GREGORY DRIVE	MCKAIL
260274	GL & AM LEEDER	TR & MS MOORE	DWELLING CARPORT ALFRESCO		30 Location 492 Lot 27	SCORPIO DRIVE	MCKAIL

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251336	OUTDOOR WORLD	V BOREHAM	GARAGE AND PATIO	105	Location 399 Lot 467	GREGORY DRIVE	MCKAIL
260080	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	SHED	20	Location 492 Lot 32	SCORPIO DRIVE	MCKAIL
260177	IRONMONGER BUILDING COMPANY	D & J PAINE	DWELLING GARAGE AND PATIO	15	Location 492 Lot 50	ETHEREAL DRIVE	MCKAIL
260347	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	SHED	100	Location 399 Lot 426	GREGORY DRIVE	MCKAIL
260001	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	CARPORT	38	Location 386 Lot 39	LANCASTER ROAD	MCKAIL
260311	J & WT DEKKER PTY LTD	R & L SCHOOF & J & TW DEKKER PTY LTD	DWELLING GARAGE AND VERANDAH	12	Location 80 Lot 630	KITCHER PARADE	MCKAIL
260371	FORMATION HOMES	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND VERANDAH	38	Location 492 Lot 23	SCORPIO DRIVE	MCKAIL
260374	OWNER BUILDER	GA & C DENBOER	UNAPPROVED STRUCTURE SHED	77	Location 5490 Lot 25	BEAUDON ROAD	MCKAIL
260335	WA COUNTRY BUILDERS PTY LTD	MIR HERBERT	DWELLING GARAGE	36	Location 492 Lot 24	SCORPIO DRIVE	MCKAIL
260405	SCOTT PARK HOMES PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE AND VERANDAH	12	Location 492 Lot 70	AURORA RISE	MCKAIL
260027	OWNER BUILDER	JJ VAN KOOTEN	DWELLING ALTERATION AND ADDITION ENSUITE	15	Location SA02 Lot PT17	WYLIE CRESCENT	MIDDLETON BEACH
250959	NEW HORIZON HOMES (WA) PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING	1-3	Location A1799 Lot 35	MCKENZIE STREET	MIDDLETON BEACH
260285	CHESTERS CONSTRUCTIONS	Owners Name & Address <i>not shown at their request</i>	SHED	115	Location 368 Lot 41	HENRY STREET	MILPARA
260134	ML TURNER & SON	Owners Name & Address <i>not shown at their request</i>	DWELLING ADDITIONS AND ALTERATIONS	56	Location SL379 Lot 124	GREENSHIELDS STREET	MIRA MAR
260320	ALBANY DEMOLITION	Owners Name & Address <i>not shown at their request</i>	DEMOLITION	208	Location ALB TOWN Lot 293	MIDDLETON ROAD	MIRA MAR
260295	TECTONICS CONSTRUCTIONS GROUP PTY LTD	Owners Name & Address <i>not shown at their request</i>	SHED	8-26	Location 33 Lot 7	ROBINSON ROAD	MT ELPHINSTONE
251043	MA BOCCAMAZZO	Owners Name & Address <i>not shown at their request</i>	COVERED VERANDAH AND DECKING	8	Location ASL 112 Lot 25	STANLEY STREET	MT MELVILLE

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260248	OWNER BUILDER	S KELLY	DWELLING ADDITIONS AND ALTERATIONS	9	Location ASL 56 Lot 9	VICTORIA STREET	MT MELVILLE
260083	OWNER BUILDER	WJ PEAKE	DECKING	54	Location ASL127/128 Lot 2	ROBINSON STREET	MT MELVILLE
260093	H FEDDERSEN	Owners Name & Address not shown at their request	VERANDAH	6	Location SL37 Lot 3	ALICIA STREET	MT MELVILLE
260353	OWNER BUILDER	JE & LD PALM	PATIO AND CARPORT	5	Location PL384 Lot 128	WHIDBY STREET	ORANA
260178	OWNER BUILDER	AL TUTT	SHED AND PATIO	23	Location 222 Lot 119	LORENZO WAY	ORANA
260265	KOSTERS STEEL CONSTRUCTION	Owners Name & Address not shown at their request	CARPORT	7	Location 222 Lot 77	SIERRA CRESCENT	ORANA
260271	K WALLIS	Owners Name & Address not shown at their request	REMOVEABLE SHED	75	Location 33 Lot 51	HOME ROAD	ROBINSON
260033	LJ BRAND	Owners Name & Address not shown at their request	DWELLING ADDITIONS AND ALTERATIONS	4	Location 33/289 Lot 111	MANNI ROAD	ROBINSON
251345	LJ BRENTON	Owners Name & Address not shown at their request	FABRY ADDITIONS ALBANY SEAFOODS LTD	31	Location GLEDHOW Lot 40	ALLERTON STREET	ROBINSON
260257	ST JACK STEEL CONSTRUCTION	Owners Name & Address not shown at their request	SHED	9	Location 401 Lot 106 9004	COPAL ROAD	RRENUJ
260256	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DWELLING CARPORT AND VERANDAH	57	Location 4929 Lot 232	WARRENUJ PLACE	RRENUJ
260253	DAMIEN STEVENS HOMES	Owners Name & Address not shown at their request	DWELLING GARAGE AND ALFRESCO	26	Location 267 Lot 130	RANDELL CRESCENT	RRENUJ
260326	G DE GIAMBATTISTA	Owners Name & Address not shown at their request	PATIO	30	Location 267 Lot 186	KOONYONG AVENUE	RRENUJ
260290	IL BLACK	Owners Name & Address not shown at their request	DWELLING GARAGE VERANDAH	186	Location 4419/418 Lot 303	DELORAINE DRIVE	RRENUJ
260357	METROOF ALBANY	Owners Name & Address not shown at their request	GARAGE	101	Location 4419 Lot 179	DELORAINE DRIVE	RRENUJ
260268	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DWELLING HOLIDAY ACCOMMODATION CARPORT PORCH VERANDAH	3	Location 1379 Lot 17	DILLON CLOSE	SEPPINGS
260270	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DWELLING HOLIDAY ACCOMMODATION VERANDAH CARPORT	3	Location 1379 Lot 19	DILLON CLOSE	SEPPINGS

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260273	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DWELLING HOLIDAY ACCOMMODATION VERANDAH PORCH CARPORT	3	Location 1379 Lot 20	DILLON CLOSE	SEPPINGS
251235	JL SEYMOUR	MF & JL SEYMOUR	DWELLING ADDITIONS AND ALTERATIONS OFFICE AND PATIO	120	Location SL389 Lot 6	COLLINGWOOD ROAD	SEPPINGS
260211	KAJ & EVELYN NIELSEN	Owners Name & Address not shown at their request	ALFRESCO STOREROOM AND SHED		Location RES 25807 Lot LOC 68	SOUTH STIRLING ROAD	SOUTH STIRLING
260189	JAXON CONSTRUCTIONS PTY LTD	Owners Name & Address not shown at their request	DWELLING CARPORT AND VERANDAH	9	Location PL42 Lot 16	PRETIOUS STREET	SPENCER PARK
260260	OPUS CONSULTANTS	DEPARTMENT OF HOUSING & WORKS	RETAINING WALLS	90	Location 42 Lot 1 to 11	DISCOVERY DRIVE	SPENCER PARK
260180	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	27	Location PL42 Lot 16	BAUDIN PLACE	SPENCER PARK
251307	OUTDOOR WORLD	Owners Name & Address not shown at their request	RETAINING WALL	38	Location 42 Lot 533	CHAUNCY WAY	SPENCER PARK
260246	OWNER BUILDER	Owners Name & Address not shown at their request	SHED	19	Location 42 Lot 161	BAUDIN PLACE	SPENCER PARK
260310	G PULS	Owners Name & Address not shown at their request	PATIO	81	Location 42 Lot 39	ANGOVE ROAD	SPENCER PARK
260325	G PULS	Owners Name & Address not shown at their request	PATIO	80	Location 42 Lot 398	DISCOVERY DRIVE	SPENCER PARK
260323	OWNER BUILDER	Owners Name & Address not shown at their request	RETAINING WALL	118	Location 42 Lot 650	ANGOVE ROAD	SPENCER PARK
260360	BL MEUZELAAR HOMES	Owners Name & Address not shown at their request	UTILITY ROOM	2-10	Location ALB TOWN RES Lot 681	ANGOVE ROAD	SPENCER PARK
260346	OUTDOOR WORLD	C TAPSCOTT	CARPORT	32	Location 42 Lot 46	NORTH ROAD	SPENCER PARK
260376	RE SAVAGE	RE & VJ SAVAGE	DWELLING GARAGE AND RETAINING WALL	6	Location 42 Lot 569	CLINT TERRACE	SPENCER PARK
260161	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	16	Location 42 Lot 65	PREMIER CIRCLE	SPENCER PARK
251092	WALSON (WA) PTY LTD DL & LA SUGG	not shown at their request	SHED	102	Location 964 Lot 3	WILLYUNG ROAD	WILLYUNG
260181	G WATTS	HL & J TEN HAAF	GARAGE AND CARPORT SITE 6	Site 6, 795	Location 245 Lot 4	CHESTER PASS ROAD	WILLYUNG

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260294	ML TURNER & SON	Owners Name & Address <i>not shown at their request</i>	DWELLING		Location 618 Lot 422	KELTY VIEW	WILLYUNG
260348	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	SHED	8	Location AT176 Lot 9	ARDEANA CRESCENT	YAKAMIA
260012	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	PATIO	63	Location 243 Lot 712	TARGET ROAD	YAKAMIA
260225	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H74	H74	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
260226	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H70	H70	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
260227	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H76	H76	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
260228	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H92	H92	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
260229	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H96	H98	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
260231	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H98	H98	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
260232	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H89	H89	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
260233	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H71 & H72	H72 & Location 42 Lot H71 800 70	ULSTER ROAD	YAKAMIA	
260234	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO	H79 & Location 42 Lot H80 800 70	ULSTER ROAD	YAKAMIA	
260235	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H81 & H82	H81 & Location 42 Lot H82 800 70	ULSTER ROAD	YAKAMIA	
260262	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	PATIO H86	H86	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
260283	JAXON CONSTRUCTIONS PTY LTD	AA WILLIAMS	DWELLING GARAGE ALFRESCO PORCH	26	Location 243 Lot 755	GRANDIS WAY	YAKAMIA
260293	SCOTT PARK HOMES PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE	59	Location 243 Lot 714	TARGET ROAD	YAKAMIA
260305	SCOTT PARK HOMES PTY LTD	Owners Name & Address <i>not shown at their request</i>	DWELLING GARAGE	7	Location 243 Lot 743	GRANDIS WAY	YAKAMIA
260281	WA COUNTRY BUILDERS PTY LTD	AUSTRALIAN FLYING CORPS & RAAF	BRICK FENCE	1-25	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
260307	JAXON CONSTRUCTIONS PTY LTD	JAXON CONSTRUCTIONS	DWELLING GARAGE ALFRESCO	14	Location 243 Lot 749	GRANDIS WAY	YAKAMIA

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260296	WA COUNTRY BUILDERS PTY LTD G HOLMES	CA & GP BRINHAM JH & HI MITCHELL	DWELLING GARAGE	57	Location 243 Lot 715	TARGET ROAD	YAKAMIA
260096	BUILDERS PTY LTD G HOLMES	JH & HI MITCHELL	DWELLING GARAGE AND VERANDAH	25	Location 7426 Lot 116	ARDEANA CRESCENT	YAKAMIA
260255	B TURNER	JW & MG RICHES	DWELLING CARPORT AND VERANDAH	34	Lot 500	BARNESBY DRIVE	YAKAMIA
260332	FORMATION HOMES	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	24	Location 243 Lot 754	GRANDIS WAY	YAKAMIA
260238	OWNER BUILDER	RP HARE	UNAPPROVED STRUCTURE RETAINING WALL	65	Location 243 Lot 711	TARGET ROAD	YAKAMIA
260269	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DEVELOPMENT SIGN X 1	1	Location 243 Lot 718	GRANDIS WAY	YAKAMIA
251252	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	10	Location 7426 Lot 112	BARNESBY DRIVE	YAKAMIA
260301	SM SLACK	SMI & AMI SLACK	GARAGE	50-56	Location 221 Lot 50	SYDNEY STREET	YAKAMIA
260327	FORMATION HOMES	Owners Name & Address not shown at their request	DWELLING GARAGE	6	Location AT356 Lot 20	BUTTS ROAD	YAKAMIA
260377	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	GROUPED DWELLING CARPORT AND VERANDAH X 2	296	Location 177 Lot 201	NORTH ROAD	YAKAMIA
260287	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO		Location 1144	EDEN ROAD	YOUNGS
260284	M PARRE	Owners Name & Address not shown at their request	DWELLING		Location 2948	MATTHEW ROAD	YOUNGS SIDING

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Planning Scheme Consents - March
Date : 3 April 2006

1. The attached report shows what Planning Scheme Consents that have been issued under delegation by a planning officer for the month of March.
2. Within the period there was a total of sixty six (66) decisions made on active Planning Scheme Consents these being:
 - Sixty Three (63) Planning Scheme Consents were approved under delegated authority;
 - Two (2) Planning Scheme Consents were approved after presentation to Council.
 - One (1) Planning Scheme Consent was conditionally approved.



Deb Delury
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for March 2006

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265099	3/03/2006	G De Giambattista	Serpentine Road	Albany	Office (Renovations)	Delegate Approved	20/03/2006	Ian Humphrey
265077	17/02/2006	P Wyatt	Serpentine Road	Albany	Single Dwelling (Extensions - Place of Heritage Value)	Delegate Approved	8/03/2006	Lisa Brown
265055	6/02/2006	Vrban Homes	Maskill Place	Albany	Single Dwelling - Design Codes Relaxation - Overlooking & Retaining Wall (Overheight)	Delegate Approved	13/03/2006	Lisa Brown
265071	13/02/2006	KW Organ	Saint Emille Way	Albany	Pylon Sign	Delegate Approved	13/03/2006	Ian Humphrey
265101	7/03/2006	TJ & S Edwards	Rowley Street	Albany	Single House - Design Codes Relaxation - Retaining Wall	Delegate Approved	16/03/2006	Lisa Brown
265129	5/03/2006	Adcroft Architects	York Street	Albany	Change of Use (Shop To Restaurant)	Delegate Approved	24/03/2006	Ian Humphrey
265081	1/03/2006	S Davies	Burgoyne Road	Albany	Single Dwelling - Design Codes Relaxation - Overlooking Front Setback & Side Setback	Delegate Approved	28/03/2006	Lisa Brown
255426	6/10/2005	Cardno BSD Pty Ltd	Bayonet Head Road	Bayonet Head	Shop Restaurant and Fast Food Outlet	Approved	1/03/2006	John Devereux
265062	8/02/2006	Outdoor World	Green Island Crescent	Bayonet Head	Outbuilding (Boundary Setback Relaxation)	Delegate Approved	3/03/2006	Lisa Brown
265116	13/03/2006	Turps Steel Fabrications	Warrangoo Road	Bayonet Head	Single - Design Codes Relaxation - Setback	Delegate Approved	20/03/2006	Lisa Brown
265137	10/03/2006	Kosters Steel Construction	Alison Parade	Bayonet Head	Single House (Outbuilding - Design Codes Relaxation - Side Setback)	Delegate Approved	22/03/2006	Lisa Brown
265165	29/03/2006	AG Miller	Bayonet Head Road	Bayonet Head	Single House - Design Codes Relaxation - Side Setback	Delegate Approved	31/03/2006	Lisa Brown
265041	27/01/2006	CL Smith	Sanford Road	Centennial Park	Bulky Goods Outlet (Baby Furniture)	Delegate Approved	7/03/2006	Ian Humphrey
265015	6/01/2006	B Turpin	Hercules Crescent	Centennial Park	General Industry (Metal Fabrication)	Conditionally Approved	8/03/2006	Ian Humphrey
265033	24/01/2006	G Ghaseeb	Lion Street	Centennial Park	Grouped Dwelling (12)	Delegate Approved	20/03/2006	Lisa Brown
265102	7/03/2006	Z Caramia	Down Road	Drome	Industry - General (Extensions)	Delegate Approved	16/03/2006	Ian Humphrey

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265057	8/02/2006	C Plug	Elleker-Grasmere Road	Elleker	Relocated Dwelling Single House - Design Codes	Delegate Approved	13/03/2006	Ian Humphrey
265122	14/03/2006	TL Kowald	Roe Parade	Emu Point	Relaxation - Earthworks & Retaining Wall	Delegate Approved	21/03/2006	Lisa Brown
265049	27/01/2006	RG & DL Tindal	Oxford Street	Gledhow	Ancillary Accommodation Single House - Design Codes	Delegate Approved	3/03/2006	Lisa Brown
265111	10/03/2006	WA Country Builders	Rosser Road	Goode Beach	Relaxation - Retaining Wall Single Dwelling - Outbuilding - Side Set Back	Delegate Approved	15/03/2006	Lisa Brown
265127	15/03/2006	GJ Keymer Great Southern Managers	Caledonia Crescent	Goode Beach	Set Back	Approved Delegate	24/03/2006	Lisa Brown
265039	27/01/2006	Australia Limited	Kojaneerup Sprg Road	Green Range	Silviculture	Approved Delegate	1/03/2006	Ian Humphrey
265069	13/02/2006	KL Rost	Two Peoples Bay Road	Kalgan	Extractive Industry - Sand Single Dwelling (Extensions and Alterations)	Approved Delegate	13/03/2006	Ian Humphrey
265079	20/02/2006	DA Chandler & KL Murray	May Road	Kronkup	Single House - Design Codes Relaxation - Overlooking	Approved Delegate	14/03/2006	Ian Humphrey
265142	17/03/2006	IR & MM Booth	Bay View Drive	Little Grove	Single Dwelling - Design Codes Relaxation - Garage Boundary Setback	Approved Delegate	28/03/2006	Lisa Brown
265067	13/02/2006	Outdoor World	Gregory Drive	Mckail	Setback	Delegate Approved	9/03/2006	Lisa Brown
265082	16/02/2006	Outdoor World	Scorpio Drive	Mckail	Outbuilding (Shed On Boundary) Public Utility (Upgrade of Treatment Plant)	Approved Delegate	10/03/2006	Lisa Brown
265090	1/03/2006	E Hughes Ironmonger Building	Timewell Road	Mckail	Single House (Design Codes) Relaxation - Setbacks	Approved Delegate	16/03/2006	Ian Humphrey
265109	10/03/2006	Company	Ethereal Drive	Mckail	Relaxation - Setbacks	Approved Delegate	17/03/2006	Lisa Brown
265100	3/03/2006	M Chapman Powerhouse Architectural	Lancaster Road	Mckail	Outbuilding (Oversize) Single Dwelling - Design Codes	Approved Delegate	21/03/2006	Lisa Brown
265153	23/03/2006	Drawing	Lakeside Drive	Mckail	Relaxation - Side Set Back	Approved Delegate	25/03/2006	Lisa Brown
265131	10/03/2006	Outdoor World	Ethereal Drive	Mckail	Single House - Design Codes Relaxation - Outbuilding - Setbacks	Delegate Approved	31/03/2006	John Devereux
255524	2/12/2005	Howard & Associates	Flinders Parade	Middleton Beach	Club Premises	Approved Delegate	20/03/2006	John Devereux
265065	10/02/2006	Walson (WA) Pty Ltd	Merrifield Street	Milpara	Showroom (Extensions)	Approved Delegate	7/03/2006	Ian Humphrey

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265073	14/02/2006	Concept Building Design	Wakefield Crescent	Mira Mar	Group Dwelling Single Dwelling - Design Codes Relaxation - Set Back Relaxation & Retaining Walls	Delegate Approved	21/03/2006	John Devereux
265149	21/03/2006	RC Arnold	Mcleod Street	Mira Mar	Single Dwelling - Design Codes Relaxation - Side Boundary Setback (Garage)	Delegate Approved	25/03/2006	Lisa Brown
265084	23/02/2006	ML Turner	Greenshields Street	Mira Mar	Single Dwelling - Design Codes Relaxation - Side Boundary Setback (Garage)	Delegate Approved	10/03/2006	Lisa Brown
265103	7/03/2006	Walson (WA) Pty Ltd	Campbell Road	Mira Mar	Showroom (Floorspace Extension) Single Dwelling - Design Codes Relaxation - Side Boundary Setback (Patio)	Approved Delegate	22/03/2006	Ian Humphrey
265086	1/03/2006	WJ Peake	Robinson Street	Mt Melville	Private Recreation (Gym) Single House - Design Codes Relaxation - Overlooking	Approved Delegate	10/03/2006	Lisa Brown
265098	2/03/2006	E Shaw	Albany Highway	Mt Melville	Private Recreation (Gym) Single House - Design Codes Relaxation - Overlooking	Approved Delegate	17/03/2006	Ian Humphrey
265107	8/03/2006	LL Boston	Meyers Way	Mt Melville	Private Recreation (Gym) Single House - Design Codes Relaxation - Overlooking	Approved Delegate	17/03/2006	Lisa Brown
265068	13/02/2006	Managers Limited	Settlement Road	Napier	Silviculture (Tree Farm)	Approved Delegate	13/03/2006	Ian Humphrey
265063	9/02/2006	Bennett Range Pty Ltd	Eden Road	Nullaki	Single House (Development Area)	Approved Delegate	23/03/2006	Ian Humphrey
265076	16/02/2006	Bennett Range Pty Ltd	Nullaki Drive	Nullaki	Single House - Development Area Single House - Design Codes Relaxation - Side Set Back Relaxation	Approved Delegate	23/03/2006	Ian Humphrey
265146	20/03/2006	JE Palm	Whidby Street	Orana	Single House - Design Codes Relaxation - Set Back Relaxation Viticulture (Wine Tasting & Sales) And Shop (Art Gallery) Bed & Breakfast	Delegate Approved Delegate	25/03/2006	Lisa Brown
265124	15/03/2006	Kosters Steel Construction	Sierra Crescent Redmond-Hay River Road	Orana	Single House - Design Codes Relaxation - Set Back Relaxation Viticulture (Wine Tasting & Sales) And Shop (Art Gallery) Bed & Breakfast	Approved Delegate	23/03/2006	Lisa Brown
265505	24/11/2005	D J Newbury	Frenchman Bay Road	Robinson	Use Not Listed - Bed & Breakfast	Approved Delegate	9/03/2006	John Devereux
265030	23/01/2006	EJ & AP Champion	Frenchman Bay Road	Robinson	Use Not Listed - Bed & Breakfast	Approved Delegate	3/03/2006	Lisa Brown
265017	16/01/2006	TL Hodgkinson	Frenchman Bay Road	Robinson	Use Not Listed - Bed & Breakfast	Approved Delegate	10/03/2006	John Devereux
265044	30/01/2006	Albany Seafoods Pty Ltd	Allerton Street	Robinson	Extension of Non-Conforming Use - Noxious Industry (Fish Processing) Single House - Design Codes Relaxation - Retaining Wall	Delegate Approved Delegate	21/03/2006	Ian Humphrey
265012	12/01/2006	M Sobik	Chauncy Way	Spencer Park	Single House - Design Codes Relaxation - Retaining Wall	Approved	1/03/2006	John Devereux

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265104	8/03/2006	VJ Savage	Clint Terrace	Spencer Park	Single House - Design Codes Relaxation - Retaining Wall	Delegate Approved	16/03/2006	Lisa Brown
265023	20/01/2006	Jaxon Construction Pty Ltd	Angove Road	Spencer Park	Single House - Design Codes Relaxation - Overlooking Side Setback Relaxation & Retaining Wall	Delegate Approved	20/03/2006	Lisa Brown
265118	13/03/2006	LG Sharpe	Angove Road	Spencer Park	Single House - Design Codes Relaxation - Retaining Wall	Delegate Approved	21/03/2006	Lisa Brown
265048	2/02/2006	KJ Bensonson	Angove Road	Spencer Park	Single House - Design Codes Relaxation - Front Setback Side Setback and Overlooking	Delegate Approved	22/03/2006	Lisa Brown
265139	17/03/2006	M Chapman	North Road	Spencer Park	Single House - Design Codes Relaxation - Side Set Back Relaxation	Delegate Approved	25/03/2006	Lisa Brown
265166	29/03/2006	KJ & SM Benson	Angove Road	Spencer Park	Single House Design Codes Relaxation overlooking	Delegate Approved	30/03/2006	Lisa Brown
265136	17/03/2006	W Bennett	Parker Brook Road	Williyung	Group Dwelling (x2)	Delegate Approved	31/03/2006	John Devereux
265046	1/02/2006	WA Country Builders	Target Road	Yakamia	Group Dwellings (5 Units) Single Dwelling - Design Codes	Delegate Approved	3/03/2006	Lisa Brown
265053	6/02/2006	JH & HI Mitchell	Ardeana Crescent	Yakamia	Relaxation - Overlooking	Delegate Approved	3/03/2006	Lisa Brown
265094	1/03/2006	B Turner	Barnesby Drive	Yakamia	Single House - Design Codes Relaxation - Overlooking & Cut in excess of 600ml	Delegate Approved	15/03/2006	Lisa Brown
265058	7/02/2006	WA Country Builders	Ulster Road	Yakamia	Aged Persons Village - Design Codes Relaxation - (Retaining Wall)	Delegate Approved	16/03/2006	Ian Humphrey
265097	2/03/2006	WA Country Builders	Grandis Way	Yakamia	Single House - Display Home Sign Single House - Design Codes	Delegate Approved	17/03/2006	Ian Humphrey
265144	15/03/2006	RP Hare	Target Road	Yakamia	Relaxation - Retaining Wall	Delegate Approved	20/03/2006	Lisa Brown
265019	19/01/2006	DG & SJA Sproxtton	Ardeana Crescent	Yakamia	Family Day Care	Delegate Approved	30/03/2006	John Devereux
265112	10/03/2006	P Fewson	Ardeana Crescent	Yakamia	Single House - Design Codes Relaxation	Delegate Approved	31/03/2006	Lisa Brown

General Report Items

CORPORATE & COMMUNITY SERVICES SECTION



CITY OF ALBANY COMMUNITY FINANCIAL ASSISTANCE COMMITTEE

Minutes of a meeting held on Monday 13th March 2006 in the
William Finlay Function Room, North Road, Albany.

1.0 Opening

Meeting commenced at 6.00pm

2.0 Attendance

Committee: Cr Milton Evans (Chairman); Cr Steve Marshall; Cr Judith
Williams; Cr Bob Emery;
Coordinator: Community Development Officer, Robert Shanahun

3.0 Apologies

Cr Des Wolfe

4.0 Public Open Forum

An opportunity was provided for members of the public to address the
Committee in relation to their applications.

4.1 Mr Greg Marchesi spoke in support of the application from the Albany
Classic Motor Event Organising Committee.

4.2 Ms Janette Kostos spoke in support of the application from Albany
Youth Support Association.

4.3 Mr Blue Chandler spoke in support of the application from Christian
Family Church, Care Ministry.

4.4 Mr Dave Taylor spoke in support of the application from Albany Pistol
Club.

4.5 Mr Steve Maguire spoke in support of the application from Albany
Cycling Club.

4.6 Mr Garth Manning spoke in support of the application from Drug Arm
WA.

4.7 Mr Fabian Hardy spoke in support of the application from Drug Arm
WA.

5.0 Declarations of Interest

- Committee Chairperson, Councillor Milton Evans declared an
impartiality interest in the application from the Albany Sinfonia, as his
wife is a member of the Sinfonia.
- Councillor Bob Emery declared an impartiality interest in the
application from the King River Recreation Association, as he is the
current President of the Association.

Moved: Cr Evans

Seconded Cr Williams

That:

- 1. The application from the Australian Breastfeeding Mothers Association be refused;**
- 2. NewArts be requested to liaise with the City of Albany, the Albany Arts Council and other relevant stakeholders in relation to their proposal; and**
- 3. NewArts be encouraged to apply for funding under round 1 of the 2006/07 Community Financial Assistance Program.**

Carried 4/0

Moved: Cr Williams

Seconded Cr Marshall

That the application from the Albany Collectors Club be refused.

Carried 4/0

Moved: Cr Marshall

Seconded Cr Emery

That Rainbow Coast Neighbourhood Centre be awarded a grant of \$3,000.00

Lost 2/2 on casting vote of the Committee Chairman

Moved: Cr Evans

Seconded Cr Williams

That Rainbow Coast Neighbourhood Centre be awarded a grant of \$1,500.00

Carried 4/0

Moved: Cr Williams

Seconded Cr Evans

That Albany Orchid Society be awarded a grant of \$1,500.00

Carried 4/0

Moved: Cr Marshall

Seconded Cr Evans

That Albany Injury Prevention Association be awarded a grant of \$1,395.00

Carried 4/0

Moved: Cr Emery

Seconded Cr Marshall

That Wheelchair Sports Association be awarded a grant of \$1,500.00

Carried 4/0

Moved: Cr Evans

Seconded Cr Williams

That Albany Citizens Advice Bureau be awarded a grant of \$1,000.00

Carried 4/0

Moved: Cr Evans

Seconded Cr Emery

That University of WA - Albany be awarded a grant of \$2,465.00

Carried 4/0

Community Development Officer, R Shanhun declared an impartiality interest in the application from the Albany Youth Support Association, as in his capacity as Community Development Officer with the City of Albany he is a member and Chairman of the Association Management Committee

Moved: Cr Marshall Seconded Cr Emery
That Albany Youth Support Association be awarded a grant of \$5000.00

Amendment

Moved Cr Williams Seconded Cr Marshall
That Albany Youth Support Association be awarded a grant of \$6,250.00
Amendment Carried 4/0
Amendment became the motion
Carried 4/0

Moved: Cr Evans Seconded Cr Williams
That Albany Country Music Association be awarded a grant of \$1,570.00
Carried 4/0

Committee Chairperson, Councillor Milton Evans declared an impartiality interest in the application from the Albany Sinfonia, as his wife is a member of the Sinfonia.

Moved: Cr Evans Seconded Cr Emery
That Albany Sinfonia be awarded a grant of \$2,282.00
Carried 4/0

Moved: Cr Williams Seconded Cr Evans
That the application from the Great Southern Community Drug Services Team be refused.
Carried 4/0

Moved: Cr Emery Seconded Cr Evans
That the application from the Cat Sterilisation Society be refused as Council has resolved to include an allocation in its 2006/07 budget for cat control.
Carried 4/0

Moved: Cr Evans Seconded Cr Marshall
That Albany Youth Outreach Program (JAG) be awarded a grant of \$2,593.00
Carried 4/0

6.1.3 Community Based Emergency Service Grant Applications

No applications for funding were received under the Emergency Services funding program.

Recommendation

That Council:

Approve the reallocation of unused funds (\$7,200) from within the Emergency Services funding pool to the Economic Development funding pool, to meet the high demand for funding under that program.

Moved: Cr Evans

Seconded Cr Emery

Carried 4/0

6.1.4 Community Based Economic Development Grant Applications

Community Development Officer, R Shanahun declared an impartiality interest in the application from the Albany Classic Motor Event Organising Committee, as he is the Council Liaison on the Committee.

Moved: Cr Evans

Seconded Cr Emery

That Albany Classic Motor Event Organising Committee be awarded a grant of \$6,000.00 subject to the reallocation of the Emergency Services funding pool, otherwise \$3000.

Carried 4/0

Moved: Cr Williams

Seconded Cr Marshall

That Albany Cycling Club be awarded a grant of \$4,400.00 subject to the reallocation of the Emergency Services funding pool, otherwise \$2,200.

Carried 4/0

Moved: Cr Emery

Seconded Cr Marshall

That WA State Masters Games Albany be awarded a grant of \$3,000.00 subject to the reallocation of the Emergency Services funding pool, otherwise \$1,500.

Carried 4/0

Moved: Cr Marshall

Seconded Cr Evans

That UWA Albany – Institute for Regional Development be awarded a grant of \$1,000.00 subject to the reallocation of the Emergency Services funding pool, otherwise \$500.

Carried 4/0

6.2 Major Forward Planning Grants

The role of the Community Financial Assistance Committee in relation to Major Forward Planning Grants is to make recommendations to Council in relation to approval or refusal of grants, and in the case of approval, the inclusion of funding in Council's annual budget.

One application was received from the Clontarf Foundation seeking \$50,000 from the City of Albany towards establishing a Great Southern Football Academy in Albany. Total cost of the project is \$350,000 per annum. There is an expectation that any funding provision will be ongoing.

Recommendation:

That:

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

Moved: Cr Evans

Seconded: Cr Emery

Carried 4/0

6.3 Other General Business

6.3.1 Community Financial Assistance Policy

Discussion took place with regard to the financial plight of Albany Youth Support Association and other youth crisis services.

Community Development Officer, R Shanahun declared an impartiality interest, as in his capacity as Community Development Officer with the City of Albany he is a member and Chairman of the Albany Youth Support Association Management Committee.

Recommendation:

That:

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

Moved: Cr Evans

Seconded: Cr Emery

Carried

6.3.2 Change of Grant Purpose

A request was tabled from Albany Cricket Association seeking the Committee's approval to change the purpose of a previously approved grant from 'Indoor Cricket Training Facility' to the purchase of new turf wicket covers. The Association indicated that the training facility was beyond their current means.

General Report Items

GENERAL MANAGEMENT SERVICES SECTION



HMAS SHEEAN
FLEET BASE WEST, POINT PERON ROAD, ROCKINGHAM WA 6169

CITY OF ALBANY RECORDS	
FILE:	
FILE:	MAN103
22 FEB 2006	
DOC:	29R602931
OFFICE:	MAYOR
ATTACH:	

Her Worship the Mayor-Mrs Alison Goode
City of Albany
PO Box 484
Albany WA 6330

HMAS SHEEAN VISIT TO ALBANY FEBRUARY 2006

1. On behalf of the officers and crew of HMAS SHEEAN I would like to offer my sincere thanks for your assistance during our visit to Albany.
2. SHEEAN's visit to Albany was greatly appreciated after a busy period at sea and achieved the aim of providing rest and relaxation for the crew. In particular, the hospitality offered to our Ships Company was very welcome.
3. Please extend my thanks to your Council, and we look forward to visiting again in the future.

G.A. WADLEY, CSC
Commander, RAN
Commanding Officer
HMAS SHEEAN

Feb 06

Rural & Remote Mental Health Conference 2006

Her Worship the Mayor
 Ms Alison Goode, JP
 102 North Road
 Yakamia WA 6330

ALBANY RECORDS	
FILE:	HAN103
FILE:	
02 MAR 2006	
DOC:	ICR603541
OFFICE:	HANOR.
FILE:	

Dear Alison,

RURAL & REMOTE MENTAL HEALTH CONFERENCE – 16 & 17 FEBRUARY 2006

We are both writing to thank you for taking the time to prepare a carefully thought out and appropriate welcome to Albany for our conference delegates.

Your introduction set the scene for a thought provoking and stimulating conference. For a number of our delegates it was their first time in Albany, and we know from feedback that they were extremely impressed by the friendliness of the residents, as well as the stunning natural environment. You added to this overall impression and we are extremely grateful that you were able to join us at the conference, it was very much appreciated.

Thank you once again for freely giving your time and ensuring that delegates left the conference with wonderful memories of their time in Albany.

Yours sincerely



Sandra Lonie
 Project Officer



Neil Cock
 Conference Convenor

28 February 2006



The PENGUIN Guide to Retirement Hotspots

5/82 Darling Pt Rd
Darling Point
NSW 2027
Ph 61 2 9363 4649
Mob: 61 411 020 003
rickosborn@optusnet.com.au

CITY OF ALBANY RECORDS	
FILE:	
REF:	PUB002
01 MAR 2006	
DOC:	IR603376
OFFICE:	MAYOR
ATTACH:	

To The Mayor Albany Council

March 2006

Dear Ms Goode,

Albany named Western Australia's best Retirement hotspot


This newly released Penguin Guide, featuring the 100 best retirement locations in Australia & New Zealand, selected Albany as Western Australia's Best Retirement Hotspot.

Some of the reasons given were its natural resources, harbours, nature & bushland, boardwalk, beaches (Middleton Beach rivals any harbour beach in Australia), as well as a proactive council providing excellent local infrastructure. In addition the standard of dining is exceptionally high.

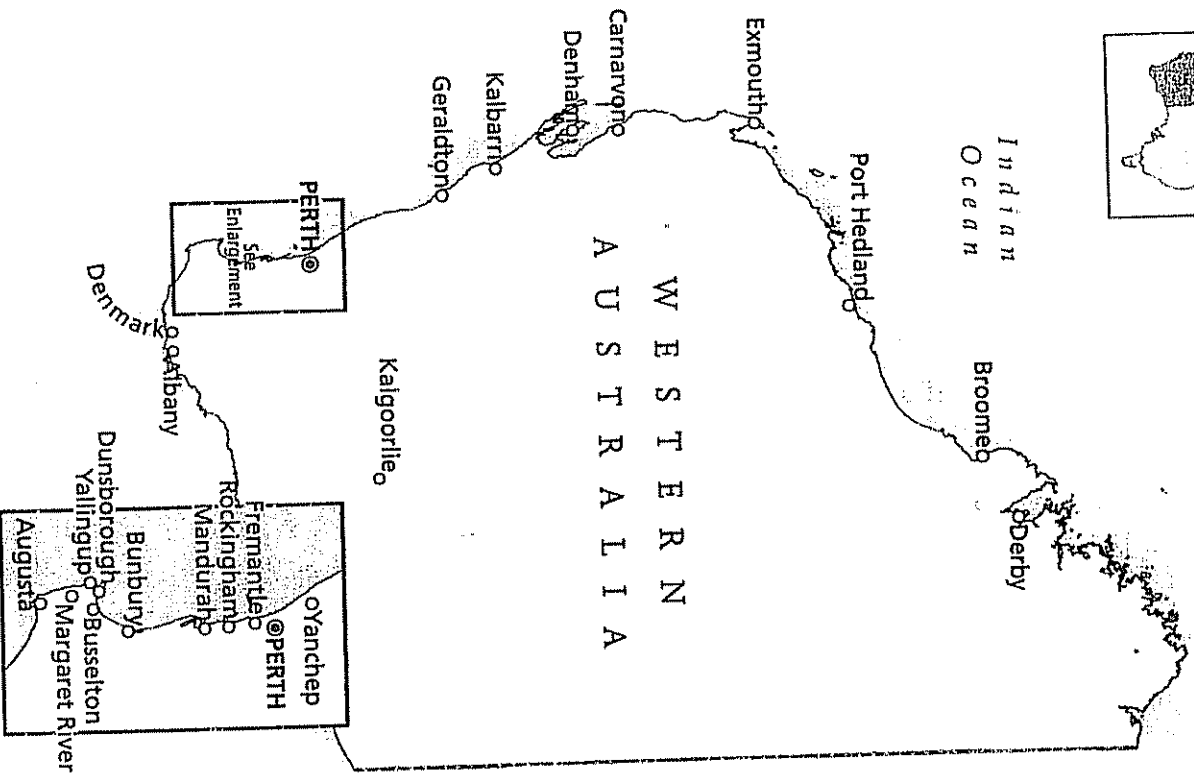
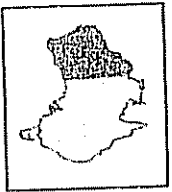
Overall Albany is a very appealing retirement magnet attracting residents from around Australia.
Extracts from the book are attached.

The PENGUIN Guide to Retirement Hotspots is available in all major bookshops from early March.

Yours sincerely,



Rick Osborn
Author for Penguin Books



albany

Civilisation in the wild

Albany is the best coastal retirement location in Western Australia – and possibly the whole of Australia. It is simply unique. Its pristine harbour rivals Sydney's in size and beauty, and has the potential to support a population the size of Perth (although that's probably not what the locals want). The so-called CBD runs down to the harbour and features many fine old buildings in very good nick. There's no high-rise development here, so bushland or harbour is visible from every position. From many aspects the area looks uninhabited as council has managed to keep housing contained, although there's no shortage of waterfront sites at Middleton Beach and Emu Point.

Albany's harbour is made up of several waterways: Princess Royal Harbour, Oyster Harbour and King George Sound. The town is backed by Mounts Melville and Clarence; the latter is topped by a monument to the Anzacs, as this was the last port of call for many diggers who left for Gallipoli in the Great War. The only issue of note in this town is the ongoing debate as to whether and how to develop the harbour foreshore. It is probably only a matter of time before it happens and there are many fine examples elsewhere of how this can be achieved to the benefit of all parties (Townsville, Hervey Bay and Wellington, to name a few). The sleepy village of Denmark is 54 kilometres west of Albany, on an inlet and river behind the sea.

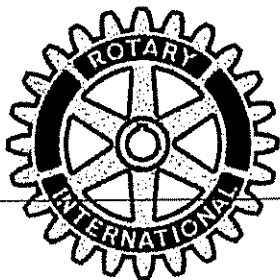
POPULATION

Albany	Denmark
• 22 250	• 2450
• 20% over sixty	• 22.5% over sixty

Albany's population grew by almost 2000 between censuses.

CLIMATE

Summer	15.3°C to 23°C
Winter	8.1°C to 15.6°C
Sunshine	44 days
Rain	178 days
Rainfall	933 mm



ROTARY INTERNATIONAL

District 9460

34th Annual Conference

10th, 11th & 12th March 2006

ALBANY, Western Australia

Correspondence to
District Governor
Dr Peter Brown
PO Box 5651
Albany 6332

CITY OF	
FILE:	PSL122
FILE:	
21	
DOC:	Jur60447
OFFICE:	CEO
ATTACH:	Boolett

Andrew Hammond,
CEO Albany City Council,
North Rd.,
Albany 6330

Bulletin

Dear Andrew,

Please accept our sincere thanks for the sponsorship provided by the City Council to our recent District 9460 Annual Conference. Not only are our thanks for your sponsorship but also for the Civic Reception and your welcome on the opening night of the conference.

I am pleased to report that there were over 500 people at the conference

I have enclosed the programme that was used during the conference in which your logo was displayed. It was also included in all the newsletters that were sent to the clubs in the lead-up to the conference and on the menu on Saturday night. Your logo was also displayed on a power point display before and after every plenary session during the three-day conference.

The Council was magnificent in arranging for the safety of the crossover, the track into the car parking area and most of all for the flashing 'welcoming' sign on Albany H'way. I am pleased to say that Albany received a lot of great publicity. Many registrants stayed longer in the area.

Once again many thanks for your sponsorship.

Yours sincerely,

Ashley Prout



Department of Health
Government of Western Australia

Bulletin

CITY OF ALBANY RECORDS	
FILE:	REL122
FILE:	
24 MAR 2006	
DOC:	ICR604760
OFFICE:	CSM1 EHO8
ATTACH:	CEO SEHO

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

Dear Mr Hammond

On behalf of the Environmental Health Directorate, I would like to thank the City for its hospitality following a seminar conducted by this Directorate in the evening of Thursday 9 March.

The Department is conducting a series of short seminars for small rural businesses on the forthcoming Food Bill 2005 – likely to have some impact on small State-wide food businesses. Council officers Gregg Harwood and Scott Reitsma organised the event at the Police and Citizens Youth Club on our behalf, and over 50 local representatives attended. Interaction was good, and the respect from food proprietors for Council officers quite evident. This was easily the best organised and attended seminar thus far.

I have conveyed my thanks to both officers direct, however I would be grateful if you could also formally pass on my appreciation. I will gladly ensure any future seminars on new legislation are conducted in Albany.

Yours sincerely,

Lindsay Gillam
**A/PRINCIPAL FOOD SCIENTIST
ENVIRONMENTAL HEALTH DIRECTORATE**

20 March 2006

cc Mr Gregg Harwood

Agenda Item Attachments

CORPORATE & COMMUNITY SERVICES SECTION

CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
21861	09/03/2006	CLAW ENVIRONMENTAL	DRUMS/INSPECTION FEES	2,267.70
21862	09/03/2006	A J & LC EVANS	ROYALTY PAYMENT ON GRAVEL	9,141.60
21863	09/03/2006	FORM	EVENT - CREATIVE CAPITAL	100.00
21864	09/03/2006	GEODETIC SUPPLY & REPAIRS	Scalex Plan Wheel PC Kit	324.50
21865	09/03/2006	GIARDINIS DELI	CATERING SUPPLIES	63.00
21866	09/03/2006	JEREMY JONGSMA	DELTA FORCE PERFORMANCE	250.00
21867	09/03/2006	DEPARTMENT OF SPORT AND RECREATION	CLUBS UNITED CONFERENCE	275.00
21868	09/03/2006	NYMANN STRATHAVEN	ROYALTY PAYMENT ON GRAVEL	12,193.10
21869	09/03/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	39.95
21870	09/03/2006	BRYCE CAMPBELL	REFUND EXTENSION OF LICENCE 231010 - NOT SUBSTANTIALLY COMMENCED	75.55
21871	09/03/2006	T. LEMBO	REFUND OF 25% OF BUILDING FEE FOR 250667	119.30
21872	09/03/2006	NOELENE BINGHAM	MEMBERSHIP REFUND - ALAC	169.00
21873	09/03/2006	MR MICHAEL ANTONY YOUNG	REFUND ON PEN FEES	127.20
21874	09/03/2006	BLACK, ALAN	CROSSOVER SUBSIDY	185.05
21875	09/03/2006	YOUNG, PETER	CROSSOVER SUBSIDY	241.00
21876	09/03/2006	HITZERT, PLEUN	CROSSOVER SUBSIDY	255.73
21877	16/03/2006	ALBANY & DISTRICTS SKILLS TRAINING COMM.	WORKSHOP SERVICES (COA GUN RESTORATION PROJECT)	3,622.66
21878	16/03/2006	ALBANY CYCLING CLUB	CFAP GRANT	4,400.00
21879	16/03/2006	ALBANY MOTORCYCLES A1	VEHICLE REPAIRS/MAINTENANCE	474.10
21880	16/03/2006	ALBANY ORCHID SOCIETY	CFAP GRANT - INTERCLUB ORCHID CHALLENGE	1,500.00
21881	16/03/2006	CAROLE BEAUMONT	WORKSHOP COORDINATION/MULTIMEDIA PRODUCTION - BLACK AND WHITE - VAC	1,890.00
21882	16/03/2006	CHRISTIAN FAMILY CHURCH	CFAP GRANT - FOOD CHILLER	1,441.00
21883	16/03/2006	CUSTOMER SERVICE COUNCIL	MEMBERSHIP - N JOVANOVIC - 1/1 TO 30/6/2006	68.75
21884	16/03/2006	YOGASUN	MEDIA ART TEACHING	180.00
21885	16/03/2006	IPWEA NATIONAL	2006 Series One Day Plant & Vehicle User Forum Perth 27/02/06	214.50
21886	16/03/2006	KING RIVER HORSE & PONY CLUB	CFAP GRANT - DRESSANGE ARENA EQUIPMENT	1,250.00
21887	16/03/2006	LEEWIN OCEAN ADVENTURE	SALE OF TWILIGHT SAIL TICKETS	5,415.00
21888	16/03/2006	GRAHAM LITTLE	REFUND APPLICATIN FEE - NOT REQUIRED - GRANT OF PLANNING SCHEME CONSENT (P265089)	50.00
21889	16/03/2006	MOSS CONVEYANCING	Rates refund for assessment A121741	129.30
21890	16/03/2006	SENSIS PTY LTD	YELLOW PAGES ADVERTISING - ALAC	259.60
21891	16/03/2006	PETTY CASH - DAY CARE CENTRE	PETTY CASH - DAY CARE CENTRE	198.15
21892	16/03/2006	SHRAPNEL URBAN PLANNING	RETAIL DEVELOPMENT STRATEGY	4,812.60
21893	16/03/2006	WA STATE MASTERS GAMES	CFAP GRANT - MASTERS GAMES	3,000.00
21894	16/03/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	22,209.04
21895	16/03/2006	WATER CORPORATION	WATER CONSUMPTION	533.45
21896	16/03/2006	WEST AUSTRALIAN MUSIC INDUSTRY ASSOC INC	VENUE CONTRIBUTION TO 2006 KISS MY WAMI REGIONAL SHOWCASE	1,100.00
21897	16/03/2006	KEVIN HARVEY WILSON	COMPLETION OF AUDIT FOR ALBANY VOLUNTEER CENTRE TO 31/12/2005	100.00

[Agenda Item 12.1.1 refers]
[Bulletin Item 1.2.1 refers]

UNW	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
21898	16/03/2006	BOLT, KATH	REPLACE CAR WINDOW - SMASHED BY STONE FROM MOWER	135.00
21899	16/03/2006	SHARPE, LUKE	CROSSOVER SUBSIDY	117.24
21900	16/03/2006	GRIESBACH, JASON & PETRINA	CROSSOVER SUBSIDY	167.38
21901	23/03/2006	ACP	RENEWAL TO THE BULLETIN - LIBRARY	130.90
21902	23/03/2006	ASSOCIATION FOR THE BLIND INC	PURCHASE OF SMARTVIEW 5000 CCTV AND VIEWSONIC P815 SCREEN FOR COUNCILLOR IAN WEST	1,500.00
21903	23/03/2006	ALBANY PISTOL CLUB	CFAP GRANT - SHOOTING RANGE DEVELOPMENT	8,550.30
21904	23/03/2006	BLUNSDEN, JAMES	CROSSOVER SUBSIDY	236.46
21905	23/03/2006	CHRISTIAN FAMILY CHURCH	CFAP GRANT FUNDING - BALANCE OF PAYMENT	144.10
21906	23/03/2006	CITY OF STIRLING	DAMAGED GOODS - LIBRARY	9.90
21907	23/03/2006	DEPT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	285.50
21908	23/03/2006	GEOFF WALDECK	PERFORMANCE FEES FOR EMERGE TOUR WORKSHOP - VAC	2,200.00
21909	23/03/2006	GREEN RANGE COUNTRY CLUB	CFAP GRANT - PLAYGROUND UPGRADE	1,702.80
21910	23/03/2006	KMART ALBANY	kitchen equip / utensils	108.59
21911	23/03/2006	LANDMARK REALTY (WA) PTY LTD	COMMISSION - AUCTION - ROUNDHAY STREET	3,360.50
21912	23/03/2006	ALAC - PLEASE PAY CASH	UMPIRES FEES - NETBALL	1,017.00
21913	23/03/2006	PETER MADIGAN	REIMBURSEMENT IT CONFERENCE EXPENSES	67.95
21914	23/03/2006	FORTS CAFE	MEALS FOR HMAS ANZAC MEMBERS	120.00
21915	23/03/2006	MERVYN PENN	REMAINING BOND REFUND - BL 250007 LOC 873 JOHN STREET	3,000.00
21916	23/03/2006	PETER HUNT ARCHITECT	ARCHITECTURAL DESIGN SERVICES FOR THE ALBANY CONVENTION & ENTERTAINMENT ON YORK STREET	147,845.00
21917	23/03/2006	SUPERIOR JETTIES	SUPERIOR GREY PONTOON 3M X 2M	3,230.70
21918	23/03/2006	SWAN VALLEY OASIS	ACCOMMODATION - DEB WALKER	649.90
21919	23/03/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	1,248.56
21920	23/03/2006	UNIVERSITY OF WESTERN AUSTRALIA	Provision of Training - Contracts Law for Non-lawyers.	718.00
21921	23/03/2006	VARIETY CLUB OF WA	DONATION - LOCAL VARIETY CLUB CAR ENTRY CAR 68	200.00
21922	23/03/2006	WATER CORPORATION	WATER CONSUMPTION	1,528.00
21923	23/03/2006	WINDI WINDI PASTORAL COMPANY	ROYALTY PAYMENT ON GRAVEL	11,125.10
21924	23/03/2006	ALLISON, JULIE	CROSSOVER SUBSIDY	227.63
21925	23/03/2006	BROWN, TRISTAN	GRANT - STATE TEAM TRAVEL COSTS - NATIONAL LASER	200.00
21926	23/03/2006	BOBALONG HOLIDAY BEACH HOUSE	DINGHY CHAMPIONSHIPS	4,448.00
21927	23/03/2006	SAM CLARK	BOOKINGS TO 19/1/2006	1,494.00
21928	23/03/2006	GOMM COTTAGE ACCOMMODATION	PHOTOGRAPHS/SILVER FRAMES	500.00
21929	23/03/2006	MATILDAS UNIT	BOOKINGS TO 31/1/2006	1,181.70
21930	23/03/2006	PIETROPAOLO, REMO	BOOKINGS TO 19/1/2006	479.00
21931	23/03/2006	REPEAT PLASTICS WA	XOVER SUBSIDY	1,579.22
21932	28/03/2006	SUSSAN CORPORATION (AUST) PTY LTD	PICNIC TABLE SETTING AS QUOTED TO JOYCE HALL	904.30
21933	30/03/2006	ALBANY PUBLIC LIBRARY	UNIFORMS FOR VISITORS CENTRE	72.00
21934	30/03/2006	ALGWA - WESTERN AUST. BRANCH INC.	STAFF TEA MONEY - LIBRARY - APRIL 2006	15.00
21935	30/03/2006	CITY OF CANNING	HALF YEARLY MEMBERSHIP RENEWAL FOR 2005/06	44.00
21936	30/03/2006	DEPT FOR PLANNING AND INFRASTRUCTURE	ITEMS NOT RETURNED LIB	265.10
21937	30/03/2006	JAMES HOPKINS	VEHICLE REGISTRATION	195.00
21938	30/03/2006	KALGAN RIVER CAFE DELI	LOCK UP FORTS CATERING SUPPLIES - ATTENDING FIRE	148.56

CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
21939	30/03/2006	MAGPIES MAGAZINE PTY LTD	SUBSCRIPTION (FIVE ISSUES) - LIBRARY	52.00
21940	30/03/2006	STEVE MARSHALL	COUNCILLOR ALLOWANCE	2,350.00
21941	30/03/2006	MURDOCH, ALAN	BUILD/PAINT SCREENS/STANDS FOR ALBANY ART PRIZE	350.00
21942	30/03/2006	AUSTRALASIAN PERFORMING RIGHT ASSOCIATION	ALAC LICENCE FEES 1/3/06 TO 28/2/07	459.65
21943	30/03/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	225.25
21944	30/03/2006	VISITOR CENTRE ASSOC. OF WA	MID YEAR CONFERENCE REGISTRATION - K GUILLE - 15/3/2006	16.50
21945	30/03/2006	WATER CORPORATION	WATER CONSUMPTION	4,081.40
21946	30/03/2006	DANIEL WISEMAN	COUNCILLOR ALLOWANCE	2,350.00
21947	30/03/2006	WALLACE, GREG	SWIM LESSON REFUND	64.00
21948	30/03/2006	OOSTDAM, ROBERT	CROSSEVER SUBSIDY	217.44
21949	30/03/2006	NUTTALL, W.	REFUND FEE FOR APPLICATION FOR PLANNING SCHEME	50.00
21950	30/03/2006	MURRAY, MRS SARAH	CONSENT FOR LOT 7 ALBANY HIGHWAY - NOT REQUIRED	
21951	30/03/2006	SHANKS, MATTHEW	MEDICAL COSTS & LOSS OF WAGES DUE TO DOG ATTACK	200.00
			OVERPAYMENT - APPLICATION FOR GRANT OF PSC - 89	226.00
			OYSTER HEIGHTS	
			TOTAL	290,470.46

C/CARDS	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
	31/01/2006	VIRGIN AIRLINES	DEV SERVICES AIR FARES	705.00
	2/02/2006	SKYWEST AIRLINES	CORP SERVICES AIR FARES	328.08
	2/02/2006	SKYWEST AIRLINES	DEV SERVICES AIR FARES	328.08
	3/02/2006	SKYWEST AIRLINES	DEV SERVICES AIR FARES	358.88
	7/02/2006	QANTAS	CORP SERVICES AIR FARES	1,410.50
	7/02/2006	SUNLOVER HOLIDAYS	CORP SERVICES CONFERENCE	818.10
	8/02/2006	SKYWEST AIRLINES	CORP SERVICES AIR FARES	618.76
	10/02/2006	SKYWEST AIRLINES	CORP SERVICES AIR FARES	269.78
	10/02/2006	FINCHERS	PLANS	864.60
	13/02/2006	MELBOURNE IT LTD	WEBSITE REGISTRATION	347.90
	17/02/2006	SKYWEST AIRLINES	LIBRARY AIR FARES	385.28
	20/02/2006	RUSTLERS STEAKHOUSE	BRIDGETOWN VISIT	815.20
	21/02/2006	SKYWEST AIRLINES	LIBRARY AIR FARES	307.18
	21/02/2006	SKYWEST AIRLINES	LIBRARY AIR FARES	282.98
	23/02/2006	LOC GOV ASSOCIATION	CONFERENCE	1,540.00
	23/02/2006	SKYWEST AIRLINES	CORP SERVICES AIR FARES	307.18
	FEBRUARY	VARIOUS	FUEL	333.81
	FEBRUARY	VARIOUS	VARIOUS PURCHASES <\$299.00	1,469.64
			TOTAL	11,490.95
			PAYROLL	1,118,048.04

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29054	08/03/2006	CAPRICORN CATERERS & EVENT MANAGERS	CATERING FOR BRAND LAUNCH	1,600.00
EFT29055	09/03/2006	ALBANY BRAKE & CLUTCH	VEHICLE MAINTENANCE	9.35
EFT29056	09/03/2006	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	10.13
EFT29057	09/03/2006	ALBANY SOIL & CONCRETE TESTING	COMPACTION CERTIFICATE FOR CAPE RICHE NEW CARETAKERS RESIDENCE	352.00
EFT29058	09/03/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	531.42
EFT29059	09/03/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	535.85
EFT29060	09/03/2006	ALBANY BUSINESS CENTRE	Booking for W Barton (Waste Services) on Aussiehost Customer Service Training session	148.50
EFT29061	09/03/2006	ALBANY CAR STEREO	NOKIA GOODS FITTED TO A54291	417.00
EFT29062	09/03/2006	ALBANY SURF LIFE SAVING CLUB	REFUND APPLICATION FOR PSC	1,240.00
EFT29063	09/03/2006	HOME TIMBER & HARDWARE	HARDWARE SUPPLIES	25.69
EFT29064	09/03/2006	ALL EVENTS PROSOUND HIRE	HIRE OF SOUND EQUIPMENT FOR CIVIC CEREMONY TO SCATTER SAMMY THE SEALS ASHES AT EMU POINT	514.94
EFT29065	09/03/2006	AMITY CRAFTS	WORK ASSOCIATED WITH ALBANY ART PRIZE	1,439.48
EFT29066	09/03/2006	ARDESS NURSERY	ONLY BAGS STERILISED POTTING MIX 30 LT	28.35
EFT29067	09/03/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	1,294.46
EFT29068	09/03/2006	AUSTRALIA POST	POSTAGE/AGENCY FEES	767.30
EFT29069	09/03/2006	MA & ES & GA BAIL (BAIL WATER TRUCK HIRE)	ONLY METERES COMPACTION SAND	850.00
EFT29070	09/03/2006	BT EQUIPMENT PTY LTD	VEHICLE PARTS	64.85
EFT29071	09/03/2006	BARNESBY FORD	VEHICLE PARTS/REPAIRS	28,555.51
EFT29072	09/03/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	546.72
EFT29073	09/03/2006	BLACKWOODS ATKINS	PARTS - TOWN HALL	10.65
EFT29074	09/03/2006	BLACKBOY HILL FARMS	Supply of sand for repair of Mettlers Lake Road	1,595.44
EFT29075	09/03/2006	P & F BOCCAMAZZO	50mm minus gravel	2,930.20
EFT29076	09/03/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	275.18
EFT29077	09/03/2006	TRINA BUTKO	TRAVEL EXPENSES	223.35
EFT29078	09/03/2006	CAPE BYRON IMPORTS	GOODS - ALAC	127.24
EFT29079	09/03/2006	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	181.50
EFT29080	09/03/2006	CHRIS ANTILL PLANNING & URBAN DESIGN CONSULTANT	CONSULTANCY FEES FOR PREPARATION OF AMITY HERITAGE PRECINCT ENHANCEMENT MASTER PLAN	3,300.00
EFT29081	09/03/2006	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	505.31
EFT29082	09/03/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	550.35
EFT29083	09/03/2006	COLES SUPERMARKETS AUST P/LTD	DAYCARE CONSUMABLES	648.98
EFT29084	09/03/2006	COVENTRYS	VEHICLE PARTS	111.84
EFT29085	09/03/2006	CROWNE PLAZA PERTH	ACCOMMODATION A HAMMOND (TOURISM MEETING/LGMA /NAMING CEREMONY OF THE HMAS ALBANY)	722.90
EFT29086	09/03/2006	EMOLEUM	SUPPLY COLDMIX	132.00
EFT29087	09/03/2006	RINKER AUSTRALIA PTY LTD (READYMIX)	CONSTRUCTION MATERIALS	1,062.38
EFT29088	09/03/2006	READYMIX HOLDINGS PTY LTD (HUMES)	525 Flood King Flood Gate	1,789.70
EFT29089	09/03/2006	DATATRAX PTY.LTD	FULL MOTION VIDEO ADVERTISEMENT	737.00
EFT29090	09/03/2006	VERONICA DAYMAN	REIMBURSE PHOTO ENLARGEMENT & ENGRAVED PLAQUES	52.05

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29091	09/03/2006	DENMARK BULLETIN & MEDIA SERVICES	RENEWAL	130.90
EFT29092	09/03/2006	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	24.00
EFT29093	09/03/2006	DEPARTMENT OF CALM	DIEBACK INTERPRETATION - FRENCHMAN BAY ROAD	864.47
EFT29094	09/03/2006	DOUBLE G PHOTOGRAPHY	Provide portrait photos of Mayor, CEO, EDs and Councillors.	350.00
EFT29095	09/03/2006	DOWSETTS AUTOMOTIVE SERVICES	REPAIRS TO VEHICLE	35.50
EFT29096	09/03/2006	EATCHA HEART OUT CAFE	Catering for the February 06 OSH Committee Meeting	60.00
EFT29097	09/03/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	10,124.65
EFT29098	09/03/2006	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION A GOODE & G GREGSON TO ATTEND NAMING CEREMONY FOR HMAS ALBANY @ AUSTAL SHIPS, HENDERSON IT SUPPORT	384.40
EFT29099	09/03/2006	GNU SOLUTIONS	IT SUPPORT	198.00
EFT29100	09/03/2006	KIMBERLY JOHN GRAY	Rates refund for assessment A113946	457.76
EFT29101	09/03/2006	GREAT SOUTHERN SAFETY CONSULTANTS	PROVISION OF OSH CONSULTING FOR 02/06	1,966.25
EFT29102	09/03/2006	ANDREW HAMMOND	VISITOR SERVICING STUDY - REMBURSEMENT EXPENSES	241.00
EFT29103	09/03/2006	HARDING FIRE SERVICES	FIRE EQUIPMENT MAINTENANCE	30.80
EFT29104	09/03/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	522.50
EFT29105	09/03/2006	HAYNES ROBINSON	LEGAL FEES	1,860.00
EFT29106	09/03/2006	HR SETTLEMENTS	Rates refund for assessment A31710	286.10
EFT29107	09/03/2006	HOTEL IBIS PERTH	ACCOMMODATION FOR K BARNETT; D MAHER; P HILL	465.50
EFT29108	09/03/2006	JAMMAS CAFE-SANDY TOWIE	STAFF ROOM AMENITIES	160.50
EFT29109	09/03/2006	JOHN KINNEAR AND ASSOCIATES	Volume Survey on Palmdale Road Gravel Pit	1,608.75
EFT29110	09/03/2006	KALGAN RIVER WINES	CATERING SUPPLIES	390.00
EFT29111	09/03/2006	KING RIVER GALLERY & FRAMERS	FRAMING OF PHOTOGRAPHS - VISITOR CENTRE	1,309.00
EFT29112	09/03/2006	KLB SYSTEMS	IBM S51 WORKSTATION	1,639.00
EFT29113	09/03/2006	LANDLINE ENTERPRISES PTY LTD	Various drainage works on Ulster Road to Yakamia Creek	2,988.97
EFT29114	09/03/2006	LAWRENCE & HANSON	PAIRS EAR MUFFS PELTOR AEAH7B	310.27
EFT29115	09/03/2006	DR JIM LEIGHTON	VACCINATION - MYRON BORCZ	159.00
EFT29116	09/03/2006	LEO BAKX	Design and implement Library Intranet	264.00
EFT29117	09/03/2006	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	160.10
EFT29118	09/03/2006	LINCOLN & GOMM WINES	CATERING SUPPLIES	320.00
EFT29119	09/03/2006	BELLS LIQUOR MERCHANTS	CATERING SUPPLIES	213.21
EFT29120	09/03/2006	LOADTEK AUST	Replace five hydraulic hoses on Volvo Grader.	1,305.28
EFT29121	09/03/2006	LO-GO APPOINTMENTS	PLACEMENT OF G WITHERS AS NEW DEVELOPMENTS ENGINEER	2,290.38
EFT29122	09/03/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	183.60
EFT29123	09/03/2006	MACDONALD JOHNSTON	VEHICLE PARTS	56.08
EFT29124	09/03/2006	ALBANY PARTY HIRE & TEMPTATIONS CATERING	PLATTERS - VAC	256.00
EFT29125	09/03/2006	SALLY MALONE	UDF BREAKFAST - SPIRIT OF THE COASTAL VILLAGE	100.00
EFT29126	09/03/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	8,534.58
EFT29127	09/03/2006	METROOF ALBANY	please supply 200/ 16 x 12 g tech screws 1 / can cottage green paint	40.37
EFT29128	09/03/2006	MICROELECTRONIC TECHNICAL SERVICES	REPAIRS VHF RADIO INSTALLATION A54533	55.00
EFT29129	09/03/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	40.24
EFT29130	09/03/2006	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	110.00
EFT29131	09/03/2006	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	88.10
EFT29132	09/03/2006	PN & ER NEWMAN QUALITY CONCRETE	please supply 1/ 900 x 900 mm concrete sump with lid	198.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29133	09/03/2006	SANDRA O'DOHERTY	SET UP EXHIBITION	300.00
EFT29134	09/03/2006	ALBANY 3 CINEMAS	CINEMA ADVERTISING - ALAC	120.00
EFT29135	09/03/2006	PALMER & RAYNER EARTHMOVING PTY LTD	Excavator Hire for Natarup Road	9,816.54
EFT29136	09/03/2006	PETER GRAHAM CO	please supply 1 / solo 15 ltr back sprayer	155.00
EFT29137	09/03/2006	LAUREN POULTNEY	CASUAL HIRE	110.00
EFT29138	09/03/2006	PREPRESS SKILLS CENTRE	FLEXI-TRAINING ON ADOBE PHOTOSHOP FOR STEVE PONTIN	313.50
EFT29139	09/03/2006	PROTECTOR ALSAFE	HAZCHEM SIGN	27.16
EFT29140	09/03/2006	KERRY QUINLAN	REIMBURSE CLUBS CONFERENCE REGISTRATION	55.00
EFT29141	09/03/2006	RAECO INTERNATIONAL PTY LTD	Shelving component as per Quote 189669	3,845.57
EFT29142	09/03/2006	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	1,915.36
EFT29143	09/03/2006	REXEL AUSTRALIA	PARTS - TOWN HALL	500.78
EFT29144	09/03/2006	ROC CANDY	10 x 1000g bag roc candy with the words amazing albany in lower case	525.00
EFT29145	09/03/2006	PREMIER HOTEL	KIOSK SUPPLIES	107.97
EFT29146	09/03/2006	SANDERCOCK AJ	Rates refund for assessment A104121	242.25
EFT29147	09/03/2006	LISA SCANLON (CARLYLES)	CATERING	700.00
EFT29148	09/03/2006	SKYWEST AIRLINES PTY LTD	FLIGHT FOR SUE MAWER (BRAND ALBANY LAUNCH)	1,109.69
EFT29149	09/03/2006	SMITHS ALUMINIUM & 4WD CENTRE	REPAIRS TO STORE	45.00
EFT29150	09/03/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	252.45
EFT29151	09/03/2006	SPEEDO AUSTRALIA PTY LTD	SWIMMING SUPPLIES	171.05
EFT29152	09/03/2006	SQUIRES RESOURCES PTY LTD	450mm RRJ RC Pipes - Class 2	436.41
EFT29153	09/03/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	422.29
EFT29154	09/03/2006	M STONE	TO DISMANTLE & REMOVE TIMBER FENCE AT 99 COLLIE STREET	330.00
EFT29155	09/03/2006	DEWSONS	GROCERIES	32.64
EFT29156	09/03/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	1,451.99
EFT29157	09/03/2006	TELSTRA LICENSED SHOP ALBANY	PURCHASE MOBILE PHONE FOR WAYNE BUTLER	409.00
EFT29158	09/03/2006	THRIFTY CAR RENTAL	VEHICLE HIRE	164.80
EFT29159	09/03/2006	TICKETS.COM	DATABOX SUPPORT	93.98
EFT29160	09/03/2006	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	744.25
EFT29161	09/03/2006	TULLETT BJ & ME	Rates refund for assessment A12277	88.99
EFT29162	09/03/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	2,318.00
EFT29163	09/03/2006	VALENTINO'S FLORISTS	ARRANGEMENT OF FLOWERS TO BE DELIVERED TO: Mr Peter Madigan	105.00
EFT29164	09/03/2006	WA HINO SALES & SERVICE	VEHICLE PARTS	36.60
EFT29165	09/03/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	1,735.40
EFT29166	09/03/2006	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	180.00
EFT29167	09/03/2006	WESTERN POWER	ELECTRICITY SUPPLIES	23,311.60
EFT29168	09/03/2006	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	40.00
EFT29169	09/03/2006	WURTH AUSTRALIA PTY LTD	VEHICLE PARTS	92.25
EFT29170	09/03/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	16.06
EFT29171	09/03/2006	STARBUCK, CHRISTINE	CROSSOVER SUBSIDY	270.45
EFT29172	13/03/2006	GNU SOLUTIONS	IT SUPPORT	792.00
EFT29173	16/03/2006	ABA SECURITY	SECURITY SERVICES	16,500.00
EFT29174	16/03/2006	ACTIV FOUNDATION INC	CLEANING RAGS	2,516.37

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29175	16/03/2006	ACTIVECALL PTY LTD	ALBANY VISITOR CENTRE CALL CHARGES	28.50
EFT29176	16/03/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	11,632.94
EFT29177	16/03/2006	AGPARTS WAREHOUSE PTY LTD	COMPLETE SET OF CASTORS - ALAC	132.00
EFT29178	16/03/2006	ALBANY ADVERTISER	ADVERTISING	778.00
EFT29179	16/03/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	202.40
EFT29180	16/03/2006	ALBANY CITY CABS & TRANSPORT	TAXI FARES	6.80
EFT29181	16/03/2006	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	90.96
EFT29182	16/03/2006	ALBANY TRAVEL TOWER	HIRE OF CHERRY PICKER	22,000.00
EFT29183	16/03/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	135.21
EFT29184	16/03/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	1,253.90
EFT29185	16/03/2006	ALBANY COUNTRY MUSIC CLUB	CFAP GRANT - RFDS FUNDRAISER CONCERT	1,570.00
EFT29186	16/03/2006	ALBANY PANEL BEATERS	INSURANCE EXCESS A54110	300.00
EFT29187	16/03/2006	ALBANY CAR STEREO	STEREO INSTALLATION	39.95
EFT29188	16/03/2006	ALBANY MINI EXCAVATIONS	trench digging at chester pass roundabout	660.00
EFT29189	16/03/2006	ALBANY SCREENPRINTERS & SIGNWRITERS	100 DISABLED SERVICE STICKERS AS PER QUOTE	165.00
EFT29190	16/03/2006	ALBANY SINFONIA INC	CFAP GRANT - UPGRADE RESOURCES	2,282.00
EFT29191	16/03/2006	ALBANY PLUMBING AND BATHROOM SUPPLIES	PLUMBING SUPPLIES	16.50
EFT29192	16/03/2006	ALBANY INFORMATION & TELECOMMUNICATIONS	REPAIRS TO HMAS PERTH MAST	264.00
EFT29193	16/03/2006	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	126.16
EFT29194	16/03/2006	ALBANY YOUTH SUPPORT ASSOCIATION INC	CFAP GRANT - DRISIS ACCOMMODATION SERVICE	9,727.30
EFT29195	16/03/2006	ALBANY CITY CLEANERS	WINDOW CLEANING	2,173.49
EFT29196	16/03/2006	ALD FUEL INJECTION SERVICES	HAND FUEL PRIMER	47.11
EFT29197	16/03/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	4,225.24
EFT29198	16/03/2006	AUSTRALIA POST	POSTAGE/AGENCY FEES	3,626.23
EFT29199	16/03/2006	AUSTRALIAN INSTITUTE OF MANAGEMENT	Additional manual for M Gouldthorp for the HR Management Module 2	699.43
EFT29200	16/03/2006	AUSTRALASIA ALUMINIUM & STEEL SALES	PURCHASE OF METAL FOR GUN RESTORATION PROJECT AS ORDERED BY JOHN DRUMMOND - ALBANY JOB FUTURES	63.26
EFT29201	16/03/2006	AVIATION ID AUSTRALIA	Issue of ASIC Cards and Provision of Associated Services (BoM Staff, Caddy & Thresher)	286.00
EFT29202	16/03/2006	BALNEAIRE SEASIDE RESORT	2 nights accommodation for Jodie Wheeler 26 - 28 February	270.00
EFT29203	16/03/2006	BT EQUIPMENT PTY LTD	VEHICLE PARTS	200.67
EFT29204	16/03/2006	BANKSIA GARDENS RESORT MOTEL	ACCOMMODATION FOR G WITHERS	2,113.76
EFT29205	16/03/2006	BARNESBY FORD	VEHICLE PARTS/REPAIRS	13,966.10
EFT29206	16/03/2006	BAREFOOT CLOTHING MANUFACTURERS	7 Amazing Albany" Polo Shirts for Southern Reign LGMA Management Challenge Team"	219.90
EFT29207	16/03/2006	BERTOLA HIRE SERVICE	EQUIPMENT HIRE	235.12
EFT29208	16/03/2006	JON BERRY	REIMBURSEMENT GOV ARCHITECT/CRUISE SHIP STRATEGY	7.10
EFT29209	16/03/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	3,148.86
EFT29210	16/03/2006	ALBANY BITUMEN SPRAYING	Construction of 30 crossovers then 3 coat seal (sand finish), some in 2 coat of red stone as worded	9,592.00
EFT29211	16/03/2006	BLACKWOODS ATKINS	SAFETY SWITCHES - TOWN HALL	103.70
EFT29212	16/03/2006	BLISS BALLOONS	Valentines day balloons - 300 latex - 28cm	520.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29213	16/03/2006	BLUEBACK MARINE INDUSTRIES	CONT. TO COSTS OF VACATING TOWN JETTY PEN - NEW YEARS EVE	100.00
EFT29214	16/03/2006	ALBANY BOBCAT SERVICES	remove tree loppings	2,040.50
EFT29215	16/03/2006	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	131.52
EFT29216	16/03/2006	BODIMASTA PROMOTIONS PTY LTD	Temporary tattoos x 1000 delivery to Ascot Racecourse Perth - 5% discount for payment direct into account	1,303.78
EFT29217	16/03/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	199.15
EFT29218	16/03/2006	CAPRICORN CATERERS & EVENT MANAGERS	CATERING FOR BRAND LAUNCH	160.00
EFT29219	16/03/2006	CHESTERPASS IRRIGATION	x 100mm flow span	191.60
EFT29220	16/03/2006	CHRIS BURNELL	to construct rock walls as part of roundabout upgrade	5,000.00
EFT29221	16/03/2006	CITIZENS ADVICE BUREAU OF WA INC	CFAP GRANT - CAB OPERATING COSTS	1,000.00
EFT29222	16/03/2006	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	38.23
EFT29223	16/03/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	539.10
EFT29224	16/03/2006	COLES SUPERMARKETS AUST P/LTD	GOODS - DAY CARE CENTRE	614.28
EFT29225	16/03/2006	CORNERSTONE LEGAL PTY LTD	FILE 593 NESBITT	2,259.95
EFT29226	16/03/2006	COURIER AUSTRALIA	FREIGHT CHARGES	300.44
EFT29227	16/03/2006	COUNTRY CARRIERS	FREIGHT CHARGES	82.09
EFT29228	16/03/2006	COUNTRYWIDE SIGNS	SUPPLY PIECES OF ALUMINIUM, PAINT, MOUNT PICTURES AND ERECT AT PRINCESS ROYAL FORTRESS 10 X (470 X 345) SIGNS	528.00
EFT29229	16/03/2006	COVENTRYS	VEHICLE PARTS	159.71
EFT29230	16/03/2006	CROWNE PLAZA PERTH	ACCOMMODATION/FOOD	285.50
EFT29231	16/03/2006	CSBP LTD	CHLORINE SUPPLIES POOL	1,034.00
EFT29232	16/03/2006	EMOLEUM	SUPPLY COLDMIX	3,029.90
EFT29233	16/03/2006	RINKER AUSTRALIA PTY LTD (READYMIX)	CONSTRUCTION MATERIALS	1,045.00
EFT29234	16/03/2006	CULLITY TIMBERS	SHEETS MDF 1800 X 1200 X 12	164.23
EFT29235	16/03/2006	AL CURNOW HYDRAULICS	VEHICLE PARTS	269.91
EFT29236	16/03/2006	DELRON CLEANING ALBANY	CLEANING	973.40
EFT29237	16/03/2006	ALBANY DISCOVERY INN	accommodation for Australia Day performer Bubblemania workshop	50.00
EFT29238	16/03/2006	CYRIL ECOB	REIMBURSE - POSTAGE FEES PARCEL USA REPAIRS TO ILS	64.00
EFT29239	16/03/2006	FIRE & EMERGENCY SERVICES AUTH (FESA)	OUTSTANDING ESL DEBTORS 30/6/2006	32,010.25
EFT29240	16/03/2006	FLOTTMANN, JENNI	REIMBURSEMENT - WRITERS FESTIVAL	309.15
EFT29241	16/03/2006	FOCUS CAPITAL GROUP	RICOH PHOTOCOPIERS	2,227.96
EFT29242	16/03/2006	FRANEY & THOMPSON	TIMBER SUPPLIES	125.14
EFT29243	16/03/2006	GNU SOLUTIONS	IT SUPPORT	561.00
EFT29244	16/03/2006	GOAD RESOURCES PTY LTD	FREIGHT CHARGES	2,304.38
EFT29245	16/03/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	4,269.76
EFT29246	16/03/2006	GREAT SOUTHERN TAPE	Intro to excell, intermediate word for Roger Sharpe	220.00
EFT29247	16/03/2006	GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT - FEBRUARY 2006	40.88
EFT29248	16/03/2006	GREAT SOUTHERN SAND & LANDSCAPING	5MM METAL WASHED ONLY	1,182.50
EFT29249	16/03/2006	CHRIS GROGAN	REIMBURSE - KMART VOUCHERS - PRIZES - COA COMMUNICATION SURVEY INCENTIVE	75.00
EFT29250	16/03/2006	GSM AUTO ELECTRICAL	REPAIRS/MAINTENANCE VEHICLES	46.20
EFT29251	16/03/2006	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	138.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29252	16/03/2006	HARLEY SURVEY GROUP PTY.LTD.	Re-establishment Surveys - Orana Properties	7,847.40
EFT29253	16/03/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	2,860.00
EFT29254	16/03/2006	HAYNES ROBINSON	LEGAL FEES	930.00
EFT29255	16/03/2006	ANDREW HEBERLE	REIMBURSE EXPENSES - MEETINGS WITH VENDORS, WEB AND SOFTWARE DESIGNERS	83.80
EFT29256	16/03/2006	HOWARD MACHINERY	VEHICLE PARTS	223.15
EFT29257	16/03/2006	JUST A CALL DELIVERIES	INTERNAL MAIL	48.40
EFT29258	16/03/2006	KAPLA EDUCATIONAL SUPPLIES	MARKERS	10.89
EFT29259	16/03/2006	KEEP AUSTRALIA BEAUTIFUL COUNCIL	CAR LITTER BAGS - VISITOR CENTRE	27.50
EFT29260	16/03/2006	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	738.35
EFT29261	16/03/2006	KOSTERS STEEL CONST PTY LTD	REFUND BUILDING LICENCE 260198 SUBMITTED FOR PLANTAGENET SHIRE	162.15
EFT29262	16/03/2006	LAMP REPLACEMENTS AUST PTY LTD	GOODS - TOWN HALL	587.13
EFT29263	16/03/2006	LANDLINE ENTERPRISES PTY LTD	Various drainage works on Cockburn Road	18,476.37
EFT29264	16/03/2006	LAWRENCE & HANSON	SAFETY EQUIPMENT	186.34
EFT29265	16/03/2006	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	73.30
EFT29266	16/03/2006	ALBANY LIGHT OPERA THEATRE CO	CFAP GRANT	4,967.00
EFT29267	16/03/2006	LINK ENERGY PTY LTD	FUEL PURCHASES	59,070.81
EFT29268	16/03/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	424.50
EFT29269	16/03/2006	LOVES BUS SERVICE	shuttle bus service	250.00
EFT29270	16/03/2006	ALBANY PARTY HIRE & TEMPTATIONS CATERING	Australia Day - table, chairs	1,223.10
EFT29271	16/03/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	4,246.57
EFT29272	16/03/2006	MANYPEAKS STORE	MANYPEAKS BUSHFIRE BRIG - FUEL	54.31
EFT29273	16/03/2006	IAN MCLOUGHLIN	REIMBURSE EXPENSES - IT VISION & K2 DESIGN MEETINGS	339.41
EFT29274	16/03/2006	MICROELECTRONIC TECHNICAL SERVICES	REPAIRS TWO WAY WIRING VOLVO P19	302.50
EFT29275	16/03/2006	MICRONICS PTY LTD	BATTERIES FOR SUB-METRE GPS	264.00
EFT29276	16/03/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	235.62
EFT29277	16/03/2006	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	152.55
EFT29278	16/03/2006	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	195.60
EFT29279	16/03/2006	MOSTLY LOCAL PHOTOGRAPHY	IMAGES FOR USE BY COUNCIL	132.00
EFT29280	16/03/2006	MUNICIPAL INSURANCE BROKING SERVICES	MARINE CARGO INSURANCE 4/3/06 TO 4/9/06	165.00
EFT29281	16/03/2006	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	322.95
EFT29282	16/03/2006	NORTH ROAD PHARMACY	MEDICAL SUPPLIES	45.38
EFT29283	16/03/2006	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	171.00
EFT29284	16/03/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	108.67
EFT29285	16/03/2006	OPUS INTERNATIONAL CONSULTANTS	YAKAMIA 'B' FLOOD MANAGEMENT PLAN STAGE 2 FINAL DESIGN	55,743.05
EFT29286	16/03/2006	OREO PJ	Rates refund for assessment A107276	157.79
EFT29287	16/03/2006	OTIS ELEVATOR COMPANY P/L	LIFT MAINTENANCE	1,050.23
EFT29288	16/03/2006	PAGEMASTER AUSTRALIA P/L	PHOTOCOPIER CHARGES - VISITORS CENTRE	388.85
EFT29289	16/03/2006	PALMER & RAYNER EARTHMOVING PTY LTD	Excavator Hire on the 20th February 2006	11,384.39
EFT29290	16/03/2006	PERTH AMBASSADOR HOTEL	Accommodation for Mr Gregg Harwood One night only	115.00
EFT29291	16/03/2006	PERTH EXPOHIRE	HIRE OF COFFEE TABLE FOR CARAVAN AND CAMPING SHOW	126.50

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29292	16/03/2006	PLASTICS PLUS	240 LITRE GREEN WHEELIE BINS WITH RED LIDS	1,535.99
EFT29293	16/03/2006	R & L BITUMEN REPAIR SERVICES	Spray one coat seal on Lower King pathway-Norwood to Elizabeth St	6,275.50
EFT29294	16/03/2006	MIKE RICHARDSON	REIMBURSEMENT INSPECTION WASTE SITES EXPENSES	44.80
EFT29295	16/03/2006	ROLSH PRODUCTIONS	BURN CD	33.00
EFT29296	16/03/2006	ALBANY TRAFFIC CONTROL	Traffic management plan for Roundabout and traffic control	42,725.49
EFT29297	16/03/2006	LISA SCANLON (CARLYLES)	CATERING	807.00
EFT29298	16/03/2006	SCOTT, KM & SA	Rates refund for assessment A115099	181.91
EFT29299	16/03/2006	SERENITY PARK	DISPOSAL OF DOGS	125.00
EFT29300	16/03/2006	SKILLHIRE	CASUAL STAFF	661.61
EFT29301	16/03/2006	SKYWEST AIRLINES PTY LTD	AIRFARE:SUE MAWE (ALBANY TOURISM BRAND CONSULTANT)	1,013.94
EFT29302	16/03/2006	SLATER-GARTRELL SPORTS	SPORTING EQUIPMENT	79.20
EFT29303	16/03/2006	JASON B & FRANCES E SMITH	Rates refund for assessment A118009	84.85
EFT29304	16/03/2006	SOUTHERN STATIONERY	STATIONERY SUPPLIES	39.25
EFT29305	16/03/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	50.59
EFT29306	16/03/2006	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	4,954.16
EFT29307	16/03/2006	SOUTHERN FENCING	REPAIR TREE DAMAGED FENCE AT MERCER ROAD DEPOT	374.00
EFT29308	16/03/2006	SQUIRES RESOURCES PTY LTD	375 MM HEADWALL	17,337.45
EFT29309	16/03/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	42.90
EFT29310	16/03/2006	STATEWIDE BEARINGS	VEHICLE PARTS	74.66
EFT29311	16/03/2006	SMORGON STEEL	LENGTHS 50 X 20 X 1.6 GAL. TUBE	188.56
EFT29312	16/03/2006	ST JOHN AMBULANCE AUSTRALIA	SNR FIRST AID - MAY-JUNE + BKS	96.00
EFT29313	16/03/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	108.89
EFT29314	16/03/2006	SUNNY BRUSHWARE SUPPLIES P/LTD	EACH GUTTER BROOMS TO BE REFILLED	2,587.20
EFT29315	16/03/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	173.60
EFT29316	16/03/2006	DEWSONS	GROCERIES	82.74
EFT29317	16/03/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	387.60
EFT29318	16/03/2006	TELSTRA LICENSED SHOP ALBANY	KYOCERA KX440 MOBILE PHONE	550.00
EFT29319	16/03/2006	TRAILBLAZERS	RAIN JACKET HUSKI SPIRIT	89.95
EFT29320	16/03/2006	TRUCKLINE	VEHICLE PARTS	7.38
EFT29321	16/03/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	294.50
EFT29322	16/03/2006	IT VISION AUSTRALIA PTY LTD	Visit 6 - Session 2 - SynergySoft Report Manager Customer Service Module, 7 Feb 06 12.30pm to 2.30pm - M. Richardson, P. Owen, I. Fliet, M. Bracknell (WS)	4,093.08
EFT29323	16/03/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	100.80
EFT29324	16/03/2006	WESTERN POWER	ELECTRICITY SUPPLIES	166.00
EFT29325	16/03/2006	LANDMARK LIMITED	GARDENING SUPPLIES	1,523.50
EFT29326	16/03/2006	ZAHRA SHIRAZEE	Reformatting of the Tourism Strategy 8 hours @ \$50ph = \$400	500.00
EFT29327	16/03/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	12.18
EFT29328	23/03/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	14,274.90
EFT29329	23/03/2006	AGPARTS WAREHOUSE PTY LTD	SANWICH MOUNT	76.30
EFT29330	23/03/2006	ALBANY ADVERTISER	ADVERTISING	3,617.84
EFT29331	23/03/2006	ALBANY INDUSTRIAL SERVICES	hire backhoe to dig test holes for gravel investigation	8,380.63
EFT29332	23/03/2006	ALBANY PRINTERS	PRINTING INVITATIONS - CITY OF ALBANY ART PRIZE	110.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29333	23/03/2006	ALBANY SIGNS	SIGN PURCHASES	171.39
EFT29334	23/03/2006	ALBANY TRAVEL TOWER	HIRE OF CHERRY PICKER	13,200.00
EFT29335	23/03/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	1,150.44
EFT29336	23/03/2006	ALBANY SWEEP CLEAN	SWEEPING VARIOUS AREAS	526.00
EFT29337	23/03/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	172.35
EFT29338	23/03/2006	ALBANY STUMP REMOVAL	to remove stumps as requested	2,920.00
EFT29339	23/03/2006	ALBANY PLANT & EQUIPMENT HIRE	Crane hire on the 9th March 2006	544.50
EFT29340	23/03/2006	ALBANY CAR STEREO	UNIVERSAL PHONE HOLDER	19.95
EFT29341	23/03/2006	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	578.00
EFT29342	23/03/2006	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	49.20
EFT29343	23/03/2006	ALBANY CAR RENTALS	Hire of 4 x 2 tray back utility for six month period	1,831.65
EFT29344	23/03/2006	ALGAR BURNS	CREATIVE SUITE PREMIUM CS 2 VER2 WIN UPGRADE	1,366.20
EFT29345	23/03/2006	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS	345.85
EFT29346	23/03/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	4,834.98
EFT29347	23/03/2006	AUSSIE DRAWCARDS PTY LTD	DISCOVER ALBANY DL - PREMIER METRO SERVICE - SERVICE FEES - APRIL 2006	1,094.17
EFT29348	23/03/2006	AUSRECORD PTY LTD	austrecord tube clips x 100 (bases only)	110.00
EFT29349	23/03/2006	BT EQUIPMENT PTY LTD	VEHICLE PARTS	325.27
EFT29350	23/03/2006	BARNESBY FORD	VEHICLE PARTS/REPAIRS	7,561.90
EFT29351	23/03/2006	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	511.30
EFT29352	23/03/2006	BEL EYRE MOTEL	NIGHTS ACCOMMODATION FOR JANET HARBACH	123.60
EFT29353	23/03/2006	BENARA NURSERIES	GARDENING SUPPLIES	1,384.97
EFT29354	23/03/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	330.00
EFT29355	23/03/2006	ALBANY BITUMEN SPRAYING	Construction of 30 crossovers then 3 coat seal (sand finish), some in 2 coat of red stone as worded	3,806.00
EFT29356	23/03/2006	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	21.80
EFT29357	23/03/2006	MURRY BRACKNELL	REIMBURSE ACCOMMODATION EXPENSES	112.00
EFT29358	23/03/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	656.07
EFT29359	23/03/2006	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	624.03
EFT29360	23/03/2006	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	506.00
EFT29361	23/03/2006	DONNELLE CAMERON	REIMBURSE EXPENSES - CARAVAN & CAMPING EXPO PERTH (ALBANY DISPLAY)	404.20
EFT29362	23/03/2006	CAPE AGENCIES	FUEL SUPPLIES WELLSTEAD B/BRIG	93.00
EFT29363	23/03/2006	SYNERGY GRAPHICS	Provide graphic design to brief for community calendar.	1,336.50
EFT29364	23/03/2006	CHRISTIANSEN A	Rates refund for assessment A89612	211.04
EFT29365	23/03/2006	COATES HIRE	supply pencil vib for rocky crossing rd	86.59
EFT29366	23/03/2006	COLES SUPERMARKETS AUST P/LTD	GROCERIES - DAY CARE CENTRE	578.48
EFT29367	23/03/2006	COMMANDER AUSTRALIA LIMITED	CONTRACT - TOWN HALL	150.02
EFT29368	23/03/2006	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	52.77
EFT29369	23/03/2006	COURIER AUSTRALIA	FREIGHT CHARGES	262.56
EFT29370	23/03/2006	COVENTRYS	VEHICLE PARTS	285.68
EFT29371	23/03/2006	EMOLEUM	SUPPLY COLDMIX	1,509.92
EFT29372	23/03/2006	RINKER AUSTRALIA PTY LTD (READYMIX)	CONSTRUCTION MATERIALS	533.37

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29373	23/03/2006	CUTTING EDGES REPLACEMENT PARTS	VEHICLE PARTS	730.84
EFT29374	23/03/2006	DELRON CLEANING ALBANY	CLEANING	30.47
EFT29375	23/03/2006	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	98.20
EFT29376	23/03/2006	DEPARTMENT OF INDIGENOUS AFFAIRS	RECOUP SALARY VERNICE GILLIES 21/10/05 TO 29/12/05	14,804.20
EFT29377	23/03/2006	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	1,274.60
EFT29378	23/03/2006	DRUG ARM WA INC	CFAP GRANT - ALBANY STREET VAN SERVICE	4,400.00
EFT29379	23/03/2006	AEROTECH MANAGEMENT SERVICES	AIRPORT:CONT	5,604.71
EFT29380	23/03/2006	EDUCATIONAL EXPERIENCE PTY LTD	GOODS - DAY CARE CENTRE	215.60
EFT29381	23/03/2006	JENNIFER EL HASSANI	PSYCHOLOGICAL INTERVENTION	99.00
EFT29382	23/03/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	2,422.45
EFT29383	23/03/2006	FORTS VOLUNTEERS	TOUR GUIDE FOR THE AOTGROUP PTY LTD	30.00
EFT29384	23/03/2006	GREAT SOUTHERN ALARMS	ATTEND AND REPLACE FAULTY SENSOR IN MERCER ROAD DEPOT WORKSHOP	190.00
EFT29385	23/03/2006	FRANEY & THOMPSON	TIMBER SUPPLIES	202.32
EFT29386	23/03/2006	BILL GIBBS EXCAVATIONS	Kobelco Mulcher Hire for Palmdale Road	24,674.10
EFT29387	23/03/2006	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	678.99
EFT29388	23/03/2006	GOAD RESOURCES PTY LTD	FREIGHT	1,807.74
EFT29389	23/03/2006	ALISON GOODE	MAYORAL ALLOWANCE	280.82
EFT29390	23/03/2006	GORDON WALMSLEY PTY LTD	SUPPLY AND LAY SEMI MOUNTABLE KERB	40,610.00
EFT29391	23/03/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	6,785.21
EFT29392	23/03/2006	GREAT SOUTHERN TAPE	Chemical Users Course for Rob Wals, Pieter Van Der Brugge, Steve Arnold, Leslie Barrett, Gary Ayres, Mark Proudlove	5,903.00
EFT29393	23/03/2006	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	GARDENING SUPPLIES	1,440.00
EFT29394	23/03/2006	GREAT SOUTHERN TRACTORS	VEE BELTS	232.03
EFT29395	23/03/2006	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS - DAY CARE CENTRE	419.00
EFT29396	23/03/2006	HAESE'S PICTURE FRAMERS	100 pieces of core board	225.00
EFT29397	23/03/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	1,275.25
EFT29398	23/03/2006	DAVID HEAVER ARCHITECTS P/L	VAC-ARCHITECTURAL SERVICES DOC-THE MORGUE	3,476.00
EFT29399	23/03/2006	ML & JL HENDERSON	Rates refund for assessment A90346	483.60
EFT29400	23/03/2006	H K CABINETS	INSTALLATION OF CABINETS IN COUNCILLORS LOUNGE	1,559.80
EFT29401	23/03/2006	GRAEME HOEY	REIMBURSE EXPENSES - ATTEND WORKSHOP ON ASSET MANAGEMENT	150.00
EFT29402	23/03/2006	IPWEA-WA (INSTITUTE OF PUBLIC WORKS)	LES HEWER TO ATTEND THE DIPLOMA OF PUBLIC WORKS (MODULE 3), AT THE WELSHPOOL BUSINESS ENTERPRISE CENTRE, 33-37 MURRAY ROAD SOUTH, WELSHPOOL.	605.00
EFT29403	23/03/2006	IPWEA NATIONAL	International Infrastructure Management Manual 2006 Edition	418.00
EFT29404	23/03/2006	JETSET TRAVEL ALBANY	AIRFARES FOR STAFF/COUNCILLORS	1,218.96
EFT29405	23/03/2006	JIM'S BACKHOES	FOOTPATH CONSTRUCTION	35,345.80
EFT29406	23/03/2006	JOHN KINNEAR AND ASSOCIATES	Volume Survey Old Boundary Road (S036) gravel pit and report findings	1,204.50
EFT29407	23/03/2006	JUST A CALL DELIVERIES	INTERNAL MAIL	767.80
EFT29408	23/03/2006	KEN STONE MOTOR TRIMMERS	REPAIRS TO FLOTATION BELT STRAPS - ALAC	24.47
EFT29409	23/03/2006	KEY 2 DESIGN	WEBSITE ADDITIONS	165.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29410	23/03/2006	KING RIVER RECREATION CLUB INC	CFAP GRANT - REFURBISH SHED FOR MODEL CAR RACING	3,080.00
EFT29411	23/03/2006	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	70.45
EFT29412	23/03/2006	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	2,767.17
EFT29413	23/03/2006	KOSTERS STEEL CONST PTY LTD	Please provide 6 light pole tops as per quotation	2,101.00
EFT29414	23/03/2006	LAWRENCE & HANSON	ONLY PAIRS BOLLE SAFETY GLASSES SMOKED LENS	447.60
EFT29415	23/03/2006	DR JIM LEIGHTON	VACCINATION	53.00
EFT29416	23/03/2006	BELLS LIQUOR MERCHANTS	CATERING SUPPLIES	103.96
EFT29417	23/03/2006	GW & JI LLOYD	Rates refund for assessment A145400	16.07
EFT29418	23/03/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	136.90
EFT29419	23/03/2006	JONATHAN S LOWE	Rates refund for assessment A116370	252.48
EFT29420	23/03/2006	M2 TECHNOLOGY PTY LTD	MUSIC ON HOLD PROGRAM - QUARTERLY INVOICE	377.00
EFT29421	23/03/2006	M & A STEEL FABRICATION	SUPPLY AND ERRECT SAFETY BARRIER FOR MARINE DRIVE	7,502.00
EFT29422	23/03/2006	ALBANY PARTY HIRE & TEMPTATIONS CATERING	PURCHASE FURNITURE - VISITORS CENTRE	25.30
EFT29423	23/03/2006	SALLY MALONE	CHESTER PASS ROAD ROUNDABOUT - COMPLETION OF LANDSCAPE DESIGN	1,694.00
EFT29424	23/03/2006	SANNO MARRACOONDA MOTEL	ACCOMMODATION: PETER MADIGAN	81.00
EFT29425	23/03/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	24.82
EFT29426	23/03/2006	MINNA ENGINEERING	SUPPLY/FIT REPLACEMENT BYPASS BALL VALVE TO FIRE RESPONSE UNIT	209.00
EFT29427	23/03/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	17,115.93
EFT29428	23/03/2006	MINORBA GRAZING CO	1.5m x 150mm bollards rounded top	3,150.00
EFT29429	23/03/2006	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	245.30
EFT29430	23/03/2006	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	92.40
EFT29431	23/03/2006	PN & ER NEWMAN QUALITY CONCRETE	900mm x 900mm Sump	291.50
EFT29432	23/03/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	562.45
EFT29433	23/03/2006	PETER GRAHAM CO	potato E 20kg	178.20
EFT29434	23/03/2006	PLANT SUPPLY PTY LTD	to supply 30 Darwinia Citriodora plants	181.98
EFT29435	23/03/2006	PROTECTOR ALSAFE	HAZCHEM SIGNS - ALAC	54.32
EFT29436	23/03/2006	RAINBOW COAST NEIGHBOURHOOD CENTRE	CFAP GRANT - MIGRANT RESOURCE CENTRE - OPERATING COSTS	1,650.00
EFT29437	23/03/2006	RAINBOW COAST LAWNMOWING SERVICE	LAWN MOWING - DAY CARE CENTRE	49.50
EFT29438	23/03/2006	REGAL APARTMENTS	Apartment for 3 nights from 23/2/06 to 26/2/06	542.85
EFT29439	23/03/2006	MP ROGERS & ASSOCIATES PTY LTD	Engineering Survey by Consultants for Emu Point Coastal Works	2,988.01
EFT29440	23/03/2006	CHARISSE ROTOFF	REIMBURSEMENT EXPENSES - COURSE IN PERTH - RATE MODELLING	175.55
EFT29441	23/03/2006	ALBANY TRAFFIC CONTROL	TRAFFIC CONTROL	21,712.13
EFT29442	23/03/2006	RULES HAULAGE	Packs of Common Bricks	634.00
EFT29443	23/03/2006	CAFE SAILS	Catering for 4 x PIAF Functions at Albany Public Library	800.00
EFT29444	23/03/2006	LISA SCANLON (CARLYLES)	CATERING	6,695.00
EFT29445	23/03/2006	ROGER SHARPE	REIMBURSE EXPENSES FOR MEETING ARCHITECT & QS ALAC	111.25
EFT29446	23/03/2006	G & L SHEETMETAL	GALV PLATE	75.90
EFT29447	23/03/2006	SHIRE OF KALAMUNDA	OVERDUE ITEM - LIBRARY	13.20

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EFT29448	23/03/2006	SIGNS PLUS	Name badges for Vicki Duncan and Rhys Skipper	55.00
EFT29449	23/03/2006	SKILLHIRE	CASUAL STAFF	1,855.59
EFT29450	23/03/2006	SKYWEST AIRLINES PTY LTD	AIRFARE FOR JANET HARBACH	1,350.54
EFT29451	23/03/2006	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	4,342.50
EFT29452	23/03/2006	SOUTHERN STATIONERY	STATIONERY SUPPLIES	12.30
EFT29453	23/03/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	164.29
EFT29454	23/03/2006	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	29.17
EFT29455	23/03/2006	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	654.50
EFT29456	23/03/2006	SOUTHERN FENCING	Supply and erect fencing at Lots 52-54 Cockburn Road	2,651.00
EFT29457	23/03/2006	SPEEDO AUSTRALIA PTY LTD	GOODS - ALAC	2,693.35
EFT29458	23/03/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	72.22
EFT29459	23/03/2006	STANDARDS AUST INTERNATIONAL GLOBAL LTD	2 x AP-11.14/99: Guide to Traffic Engineering Practice Part 14: Bicycles	169.95
EFT29460	23/03/2006	SMORGON STEEL	STEEL SUPPLIES	29.45
EFT29461	23/03/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	311.63
EFT29462	23/03/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	3,810.80
EFT29463	23/03/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	233.50
EFT29464	23/03/2006	DEWSONS	GROCERIES	39.00
EFT29465	23/03/2006	SYRINX ENVIRONMENTAL PTY LTD	STORMWATER MANAGEMENT PLAN AND CONCEPTUAL DESIGN - ALBANY PEACE PARK SYRINX REF. PO511.C2.02.001	17,951.73
EFT29466	23/03/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	653.56
EFT29467	23/03/2006	TELSTRA LICENSED SHOP ALBANY	KYOCERA CDMA MOBILE PHONE - JO	355.00
EFT29468	23/03/2006	THE AUST LOCAL GOV JOB DIRECTORY	ADVERTISING - EXECUTIVE SUPPORT OFFICER	913.00
EFT29469	23/03/2006	TRAILBLAZERS	STEEL SAFETY EQUIPMENT	1,213.85
EFT29470	23/03/2006	TURPS STEEL FABRICATION	Supply and erect fire station at Cheyne Beach	12,650.00
EFT29471	23/03/2006	TURNER DESIGN	DESTINATION BRAND	12,974.98
EFT29472	23/03/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	238.50
EFT29473	23/03/2006	UWA PERTH INTERNATIONAL ARTS FESTIVAL	BOX OFFICE INCOME PIAF FESTIVAL - GREAT SOUTHERN	30,566.12
EFT29474	23/03/2006	DEPARTMENT OF LAND INFORMATION - VALUATION SERVICE	GRV'S 31/12/05 TO 27/1/2006	1,188.41
EFT29475	23/03/2006	WA PARALYMPIC COMMITTEE	GRANT FOR VENUE HIRE - TALENT SEARCH DAY	1,650.00
EFT29476	23/03/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	2,158.60
EFT29477	23/03/2006	MARK WELLER	ORGANISATIONAL BEHAVIOUR UNIT - FEES REIMBURSED	1,800.00
EFT29478	23/03/2006	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	2,508.43
EFT29479	23/03/2006	WESTERBERG PANEL BEATERS	EDCCS CAR - BUFF CLEAN	80.00
EFT29480	23/03/2006	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	12,986.95
EFT29481	23/03/2006	LANDMARK LIMITED	BUNDLES 94CM GALVANISED DROPPERS	1,501.01
EFT29482	23/03/2006	WESTSHRED DOCUMENT DISPOSAL	23L SHARPS CONTAINERS FOR THE TOWN HALL	307.45
EFT29483	23/03/2006	WILSON MACHINERY	VEHICLE PARTS	259.60
EFT29484	23/03/2006	ZAHRA SHIRAZEE	DESKTOP PUBLISHING OF ECONOMIC DEVELOPMENT STRATEGY	1,150.00
EFT29485	23/03/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	4.33
EFT29486	23/03/2006	AAPT LIMITED	ALBANY VISITOR CENTRE	632.58
EFT29487	23/03/2006	ABDAT COMPUTER SYSTEMS PTY LTD	SMART COVER - SFEES	639.00
EFT29488	23/03/2006	ALBANY ADVERTISER	ADVERTISING	815.00

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EFT29489	23/03/2006	ALBANY GAS CENTRE PTY LTD	FORKLIFT GAS CYLINDER REFILL	103.00
EFT29490	23/03/2006	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	1,660.00
EFT29491	23/03/2006	BUTT OUT AUSTRALIA PTY LTD	LARGE STAINLESS STEEL BUTT OUT BIN SIZE 590MM X 152MM FOR AIRPORT	957.00
EFT29492	23/03/2006	DIRECT NATIONAL BUSINESS MACHINES	Top section for binder REXEL CB400 as discussed	66.55
EFT29493	23/03/2006	GORDON WALMSLEY PTY LTD	to supply kerbing for roundabout as discussed	2,970.00
EFT29494	23/03/2006	GREAT SOUTHERN PACKAGING SUPPLIES	ENCORE 25L - DAY CARE CENTRE	73.70
EFT29495	23/03/2006	KLB SYSTEMS	PRINTER ROLLS FOR SP524 (RC200P)	369.60
EFT29496	23/03/2006	LENARD YEW SIANG LIM	Rates refund for assessment A122315	133.65
EFT29497	23/03/2006	NATIVE RYME MANAGEMENT	BOOKING AND CONFIRMATION FEE FOR YOUTH MENTORING/RAP	400.00
EFT29498	23/03/2006	OPUS INTERNATIONAL CONSULTANTS	Stage 1 - Preparation of concept plans and budgetary estimations	6,570.30
EFT29499	23/03/2006	JENNIFER ROGERS	REIMBURSEMENT RATES TRAINING EXPENSES	28.75
EFT29500	23/03/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	32.70
EFT29501	23/03/2006	TELSTRA LICENSED SHOP ALBANY	KYOCERA KX440 MOBILE PHONE	340.00
EFT29502	28/03/2006	EVANS MILTON	COUNCILLOR ALLOWANCE	2,350.00
EFT29503	30/03/2006	ALBANY COMMUNITY HOSPICE	EMPLOYEE DEDUCTIONS	44.00
EFT29504	30/03/2006	AUST. MANUFACTURING WORKERS UNION	Payroll deductions	31.80
EFT29505	30/03/2006	AUSTRALIAN SERVICES UNION	EMPLOYEE DEDUCTIONS	2,082.70
EFT29506	30/03/2006	AUSTRALIAN SKANDIA LTD-SORS	Payroll deductions	3,076.00
EFT29507	30/03/2006	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	1,179.16
EFT29508	30/03/2006	HBF OF WA	EMPLOYEE DEDUCTIONS	1,295.30
EFT29509	30/03/2006	RASTRICK EC & B	RELEASE OF VERGE RE-ESTABLISHMENT BOND FOR COSY CORNER ESTATE WAPC # 122587	12,000.00
EFT29510	30/03/2006	ABA SECURITY	SECURITY SERVICES	4,561.70
EFT29511	30/03/2006	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	124.00
EFT29512	30/03/2006	A CLASS DISPLAYS	Order for Albany Visitors' Centre 3 x double sided racking displays, 1 single sided racking display, 2 x slatwell panels, 1 x notice board, 1 x triangular notice board panel, 2 x Banner-up Plus displays, 2 x spotlights	15,441.52
EFT29513	30/03/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	3,168.00
EFT29514	30/03/2006	AGPARTS WAREHOUSE PTY LTD	IMPLEMENT PIN LOWER, LINCIN PIN	10.62
EFT29515	30/03/2006	ALBANY CITY CABS & TRANSPORT	TAXI FARES	17.00
EFT29516	30/03/2006	ALBANY TV SERVICES	TWO WAY RADIO MAINTENANCE	50.60
EFT29517	30/03/2006	ALBANY TRAVEL TOWER	HIRE OF CHERRY PICKER	3,520.00
EFT29518	30/03/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	376.28
EFT29519	30/03/2006	ALBANY PEST & WEED CONTROL	to exterminate white ant nest	115.00
EFT29520	30/03/2006	ALBANY INDOOR PLANT HIRE	INDOOR PLANT HIRE	610.10
EFT29521	30/03/2006	ALBANY CHAMBER OF COMMERCE	ADVERTISING - ALBANY VOLUNTEER CENTRE INC. ACCI DIRECTORY	113.05
EFT29522	30/03/2006	ALBANY INJURY PREVENTION ASSOCIATION	ALBANY SAFE PLAYGROUND PROGRAM	2,120.00
EFT29523	30/03/2006	ALINTA	GAS USAGE CHARGES	1,458.75
EFT29524	30/03/2006	ALL EVENTS PROSOUND HIRE	HARMONY WEEK EXHIBITION	377.40
EFT29525	30/03/2006	ALLFLOW INDUSTRIAL	INDUSTRIAL EQUIPMENT	165.00

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EFT29526	30/03/2006	ANDIMAPS	ALBANY STREET GUIDE 2006	450.00
EFT29527	30/03/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	4,525.32
EFT29528	30/03/2006	AUSSIE DRAWCARDS PTY LTD	ALAC - GRT STHN SERVICE QUARTERLY SERVICE FEES - APRIL TO JUNE 2006	185.00
EFT29529	30/03/2006	AVIATION ID AUSTRALIA	Issue of ASIC cards and provision of associated services	
EFT29530	30/03/2006	AV TRUCK SERVICES PTY LTD	VEHICLE PARTS	286.00
EFT29531	30/03/2006	MA & ES & GA BAIL (BAIL WATER TRUCK HIRE)	ONLY METRES COMPACTION SAND	190.08
EFT29532	30/03/2006	BARNESBY FORD	VEHICLE PARTS/REPAIRS	850.00
EFT29533	30/03/2006	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	13,365.00
EFT29534	30/03/2006	CARRIE BARCLAY	REIMBURSE CENTAMAN TRAINING	3,127.35
EFT29535	30/03/2006	BERTOLA HIRE SERVICE	EQUIPMENT HIRE	63.90
EFT29536	30/03/2006	JON BERRY	REIMBURSE EXPENSES EUI JUDGING ENT CENTRE	243.54
EFT29537	30/03/2006	ALBANY BITUMEN SPRAYING	Construction of 30 crossovers then 3 coat seal (sand finish), some in 2 coat of red stone as worded	29.20
EFT29538	30/03/2006	BLISS BALLOONS	FACEPAINTERS/AIRBRUSH TATTOO AND JAMIE THE JESTER	12,430.00
EFT29539	30/03/2006	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	870.00
EFT29540	30/03/2006	MERRYN BOJCUN	COUNCILLOR ALLOWANCE	245.98
EFT29541	30/03/2006	STIRLING TERRACE BOOKCAFE	LIBRARY COMMISSION SALES	2,350.00
EFT29542	30/03/2006	BP ELECTRONICS	SUPPLIES - TOWN HALL	413.16
EFT29543	30/03/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	46.21
EFT29544	30/03/2006	BUSSELTON MOWER WORLD	VEHICLE PARTS	19.35
EFT29545	30/03/2006	WAYNE BUTLER	REIMBURSEMENT EXPENSES IPWEA CONFERENCE	332.30
EFT29546	30/03/2006	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	131.81
EFT29547	30/03/2006	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	6,237.00
EFT29548	30/03/2006	CHIFLEY ON THE TERRACE	Accommodation for Les Hewer	580.91
EFT29549	30/03/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	520.50
EFT29550	30/03/2006	COLES SUPERMARKETS AUST P/LTD	GOODS - DAY CARE CENTRE	947.59
EFT29551	30/03/2006	KAREN COUPER	REIMBURSE EXPENSES - EVENT MANAGEMENT COURSE	466.51
EFT29552	30/03/2006	COVENTRYS	VEHICLE PARTS	242.23
EFT29553	30/03/2006	CUTTING EDGES REPLACEMENT PARTS	VEHICLE PARTS	443.55
EFT29554	30/03/2006	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	222.64
EFT29555	30/03/2006	DUN & BRADSTREET (AUSTRALIA) PTY. LTD.	LEGAL FEES - DEBT RECOVERY	25.00
EFT29556	30/03/2006	ECO HEALTH HOLDINGS PTY LTD	ENVIRONMENTAL HEALTH SERVICES	63.80
EFT29557	30/03/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	4,187.15
EFT29558	30/03/2006	BOB EMERY	COUNCILLOR ALLOWANCE	13,680.15
EFT29559	30/03/2006	EVERTRANS	VEHICLE REPAIRS	2,350.00
EFT29560	30/03/2006	FFF PRODUCTION SERVICES	Sound, stage and lighting	3,653.10
EFT29561	30/03/2006	FORTS VOLUNTEERS	SELECT TOURS - 3 BUS GUIDES - (AOT GROUP)	2,682.00
EFT29562	30/03/2006	FREDERICKSTOWN MOTEL	ACCOMMODATION - RICK COLLARD - TOWN HALL	30.00
EFT29563	30/03/2006	GALLERY 500	FRAMING OF ALBANY PHOTO FOR GIFT TO HIS EXCELLENCY DR KEN MICHAEL, GOVERNOR OF WA IN HONOUR OF HIS FIRST OFFICIAL VISIT TO ALBANY	237.00
EFT29564	30/03/2006	GLENN CRAIG VILLAGES PTY LTD	Rates refund for assessment A135223	185.70
				421.23

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EFT29566	30/03/2006	GREAT SOUTHERN TAFF	DONATION - AWARDS NIGHT 2006	3,250.00
EFT29567	30/03/2006	GREAT SOUTHERN PACKAGING SUPPLIES	PACKAGING SUPPLIES	442.26
EFT29568	30/03/2006	HAESE'S PICTURE FRAMERS	block mount logo	30.00
EFT29569	30/03/2006	ANDREW HAMMOND	4TH QUARTER PHONE ALLOWANCE	500.00
EFT29570	30/03/2006	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,403.47
EFT29571	30/03/2006	SARAH JEAN HATFIELD	Rates refund for assessment A117782	213.62
EFT29572	30/03/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	1,815.00
EFT29573	30/03/2006	DAVID HEAVER ARCHITECTS P/L	VAC-ARCHITECTURAL SERVICES DOC-THE MORGUE	1,250.70
EFT29574	30/03/2006	YOGASUN	MIXED MEDIA ART LESSONS - VAC	180.00
EFT29575	30/03/2006	JOHN JAMIESON	COUNCILLOR ALLOWANCE -	2,350.00
EFT29576	30/03/2006	JETSET TRAVEL ALBANY	AIRFARES FOR STAFF/COUNCILLORS	578.36
EFT29577	30/03/2006	KEY 2 DESIGN	CITY OF ALBANY NEW WEBSITE	7,320.50
EFT29578	30/03/2006	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	954.55
EFT29579	30/03/2006	KOSTERS STEEL CONST PTY LTD	Rates refund for assessment A87163	345.20
EFT29580	30/03/2006	LA FREEGARD	SLASH RUBBISH TIP WHERE POSSIBLE	836.00
EFT29581	30/03/2006	LAWRENCE & HANSON	Witches Hats with Reflectors - 450mm	773.37
EFT29582	30/03/2006	PAUL LIONETTI	COUNCILLOR ALLOWANCE	2,350.00
EFT29583	30/03/2006	LOCAL GOVERNMENT MANAGERS AUSTRALIA	RENEWAL OF LOGIS MEMBERSHIP 1 APRIL 2006 TO 31 MARCH 2007 - MEMBERSHIP	1,850.00
EFT29584	30/03/2006	M & A STEEL FABRICATION	INSTALL SUPPLIED GUARD RAILING ON BOLT TERRACE	1,639.00
EFT29585	30/03/2006	MACDONALD JOHNSTON	VEHICLE PARTS	108.90
EFT29586	30/03/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	941.66
EFT29587	30/03/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	262.08
EFT29588	30/03/2006	NATIONAL WEB DIRECTORY PTY LTD	ENTRY IN THE AUST. GOV. DIRECTORY-HARDCOPY & WEB SITE	550.00
EFT29589	30/03/2006	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	109.00
EFT29590	30/03/2006	IAN NEIL	REIMBURSE TRAVEL EXPENSES	207.20
EFT29591	30/03/2006	PN & ER NEWMAN QUALITY CONCRETE	SUPPLY TRAFFICABLE MANHOLE COVER AND LID	3,960.00
EFT29592	30/03/2006	PAUL WILLIAM NORMAN	Rates refund for assessment A151873	546.25
EFT29593	30/03/2006	ROLAND PAVER	COUNCILLOR ALLOWANCE	2,350.00
EFT29594	30/03/2006	PLANNING INSTITUTE AUSTRALIA (WA DIVISION)	LISA BROWN ATTENDANCE AT PIA BREAKFAST SEMINAR	40.00
EFT29595	30/03/2006	PPCA	LEGITIMATE THEATRE LICENCE 1/4/06 TO 31/3/2007	62.48
EFT29596	30/03/2006	PROGRESSIVE CREATIVE SOLUTIONS PTY LTD	SUPPLY 1 X CISCO 2611 AMARTNET 8 X 5 X NBD (ANNUAL SERVICE) - CONTRACT NUMBER: 2669468 FEB 06 - FEB 07	794.20
EFT29597	30/03/2006	RAINBOW COAST LAWNMOWING SERVICE	LAWN MOWING - DAY CARE CENTRE	49.50
EFT29598	30/03/2006	WP REID	Construction of steps alongside ride on Collie Street	2,146.00
EFT29599	30/03/2006	ROCLA LIMITED	ML1PLK1200E M-LOCK PLANK 12.00M - LOAD CLASS 1	5,500.00
EFT29600	30/03/2006	ALBANY TRAFFIC CONTROL	1 x Vehicle, 2 x Controllers and Signage on the 13th March 2006	16,114.49
EFT29601	30/03/2006	THE ROYAL LIFE SAVING SOCIETY AUSTRALIA	GOODS - ALAC	158.50
EFT29602	30/03/2006	ROGER SHARPE	REIMBURSEMENT ALAC UPGRADE VISIT POOLS	132.37
EFT29603	30/03/2006	SIGN A RAMA WEST PERTH	10 000 bumper stickers	4,268.00
EFT29604	30/03/2006	SKILLHIRE	CASUAL STAFF	298.54
EFT29605	30/03/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	561.59
EFT29606	30/03/2006	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	110.43

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT29607	30/03/2006	SPEEDO AUSTRALIA PTY LTD	GOODS - ALAC	270.88
EFT29608	30/03/2006	SPORTSWORLD OF WA	AQUA SPORTS EQUIPMENT	34.49
EFT29609	30/03/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	756.00
EFT29610	30/03/2006	BURGESS RAWSON (WA) PTY LTD	LAND RENTAL	266.75
EFT29611	30/03/2006	STATEWIDE BEARINGS	VEHICLE PARTS	12.93
EFT29612	30/03/2006	SUGGS TIMBER MACHINING	Supply of 1 laundry window and 3 other windows	7,344.60
EFT29613	30/03/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	401.70
EFT29614	30/03/2006	DEWSONS	GROCERIES	43.05
EFT29615	30/03/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	389.59
EFT29616	30/03/2006	TELSTAR TV RENTALS	SHARP CTY	60.00
EFT29617	30/03/2006	CENTAMAN SYSTEMS PTY LTD	DATABASE MANAGEMENT SYSTEM TRAINING - CARRIE BARCLAY	1,199.00
EFT29618	30/03/2006	UNITEST INSTRUMENTS	PEOPLE FOR TRAINING ON CABLE & PIPE LOCATING SYSTEMS. TO BE HELD AT MERCER ROAD DEPOT ON FRIDAY 3 MARCH 2006	5,791.50
EFT29619	30/03/2006	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	55,470.10
EFT29620	30/03/2006	WACKER AUSTRALIA PTY LTD	VEHICLE PARTS	350.46
EFT29621	30/03/2006	JOHN WALKER	COUNCILLOR ALLOWANCE	2,350.00
EFT29622	30/03/2006	JAN WATERMAN	COUNCILLOR ALLOWANCE	2,350.00
EFT29624	30/03/2006	WESTERBERG PANEL BEATERS	TRANSPORT VEHICLE FROM LITTLE GROVE TO MERCER ROAD	60.50
EFT29625	30/03/2006	WESTERN POWER	ELECTRICITY SUPPLIES	33,663.55
EFT29626	30/03/2006	LANDMARK LIMITED	Star Pickets - 1.65m black	150.70
EFT29627	30/03/2006	IAN WEST	COUNCILLOR ALLOWANCE	2,350.00
EFT29628	30/03/2006	WIGNALLS WINES	CATERING SUPPLIES	488.37
EFT29629	30/03/2006	JUDITH WILLIAMS	COUNCILLOR ALLOWANCE	2,350.00
EFT29630	30/03/2006	DES WOLFE	COUNCILLOR ALLOWANCE	2,350.00
EFT29631	30/03/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	50.51
EFT29632	30/03/2006	ALISON GOODE	MAYORAL ALLOWANCE	6,921.23
EFT29633	30/03/2006	WALGSP	SUPERANNUATION CONTRIBUTIONS	86,780.30
EFT29634	30/03/2006	WELLINGTON DENNIS	DEPUTY MAYOR ALLOWANCE	3,100.00
EFT29635	31/03/2006	GRAHAM DELACEY	LAYED BRICKS AT PCYC FOR FLOWER BEDS AND POND	1,150.00
EFT29636	31/03/2006	TIM BOND	TRAVEL EXPENSES	144.40
EFT29637	31/03/2006	DAVE MANN	BOX OFFICE INCOME LESS EXPENSES	875.65
			TOTAL	1,453,180.18

Garry Christiansen and Beverley Ward Trading as
Blueback Marine Industries
Australian Business No 67963183389
Incorporating
Blueback Charters

Amity Cottage
3 Parade Street
Albany WA 6338

Mobile 04 27 374 420
Phone 08 98 411 320
Fax 08 98 412 120

21st February 2006

Mark Weller
Recreational Development and Marine Services Officer
City of Albany
102 North Rd
YAKAMIA WA 6331

CITY OF ALBANY RECORDS	
FILE:	
FILE:	REL131
28 FEB 2006	
DOC:	JUL603351
OFFICE:	RD01
ATTACH:	

Mark,

Please find attached an invoice for the offered \$100 contribution towards the DPI berthage and crew costs incurred in relocating our vessel to Emu Point prior to New Years Eve in order to facilitate the fireworks display from the Town jetty

Further, we are aware of a recent Council decision to institute a \$1500 per annum pen fee for the Albany Town jetty, on basis that the standard of the facility, in particular it's exposure to strong prevailing winds, is not to a standard enjoyed other coastal facilities and therefore not deserving of full market rental.

We applaud this decision, having been forced on a recent occasion to risk our vessel in dangerous conditions to seek anchorage at Emu Point. On the basis of this very sensible decision and as we were charged full market rental of \$2,316.36 plus GST, (Invoice 29924, paid on 26/10/05) we are seeking a refund of \$898 to bring our berthage or pen fee into line with the decision which was carried by an absolute majority of all councillors present when the matter was discussed.

Thank you for your attention to these matters

Yours faithfully



Beverley Ward



APPLICATION FOR A MEMORIAL / SEAT

The City of Albany provides residents with the opportunity to remember family and/or friends now deceased through the placement of a plaque on a public seat or memorial.

APPLICANT: Name:	JONES	Jonathan Winham
	Surname	Given Name(s)
Address:	"Coppins Wessels" South Coast Highway, Kangaroo Residential W.A 6330	
	Postal - if different from above	
Telephone No.		email address <u>Captain@Albany</u> <u>australia.com</u>

MEMORIAL	SAM THE SEAL
	Name(s)
Contribution to the Albany Community:	SAM WAS A GREAT TOURIST ATTRACTION TO BOTH VISITORS AND LOCALS Alike and people will visit his favourite spot at the Boat Ramp for many years to come. What's the Memorial / artwork was't bring him back, it will be to Albany, what Red Dog is to the North - and Tucker Box.

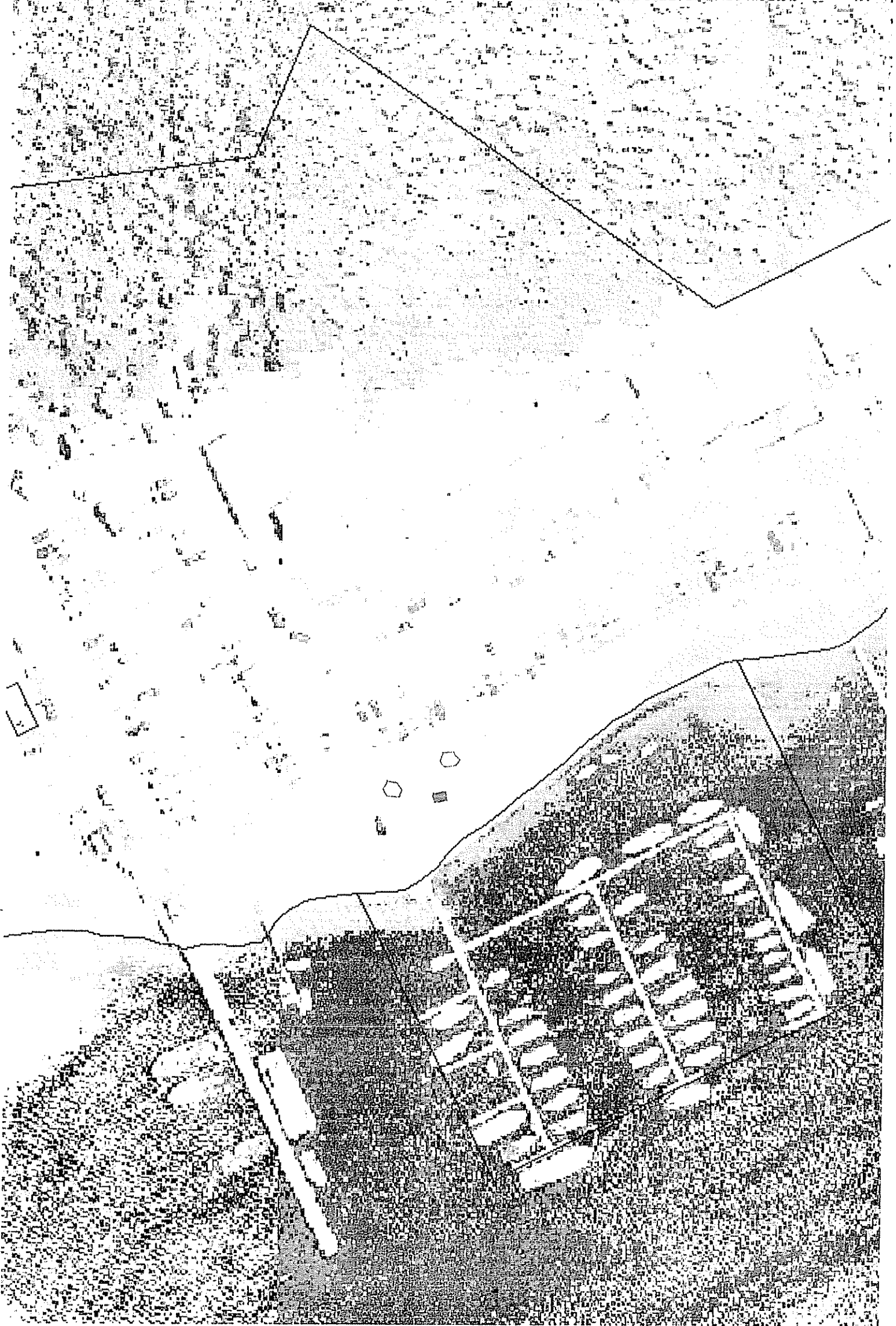
PLAQUE DETAILS:
Please detail the exact wording you would like to appear on your plaque:
SAM THE SEAL NOW A LEGEND WHO BEFRIENDED ALL PEOPLE TO BE BETRAYED BY ONE 1980's - 11 FEBRUARY 2006

Note: You may wish to liaise with your local trophy/engraving shop to ensure your chosen wording will fit the plaque size. The City of Albany takes no responsibility in this regard and approves this application on the basis that the applicant has taken this into consideration.

LOCATION:
Do you have a preferred location where you would like the plaque to be placed?
ON THE Memorial / WORK OF ART - BESIDE WHERE SAM WAS A FERRY POINT BOAT RAMP

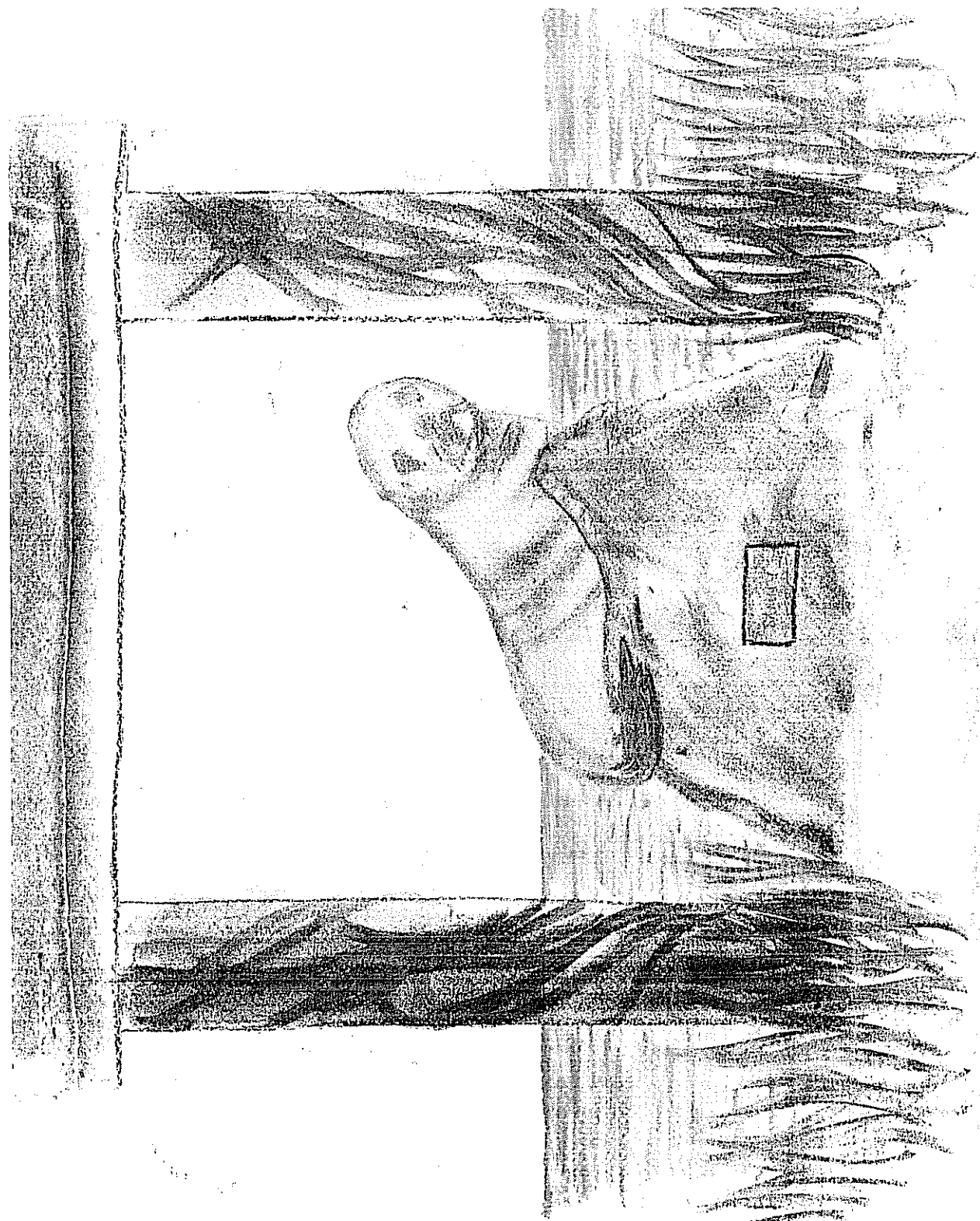
THE THREE YEARS DOES NOT APPLY AS SAM
WAS NOT A PERSON. THE MONUMENT WILL
MOST DEFINITELY BE CONSIDERED A
WORK OF ART.

Demarcated Area

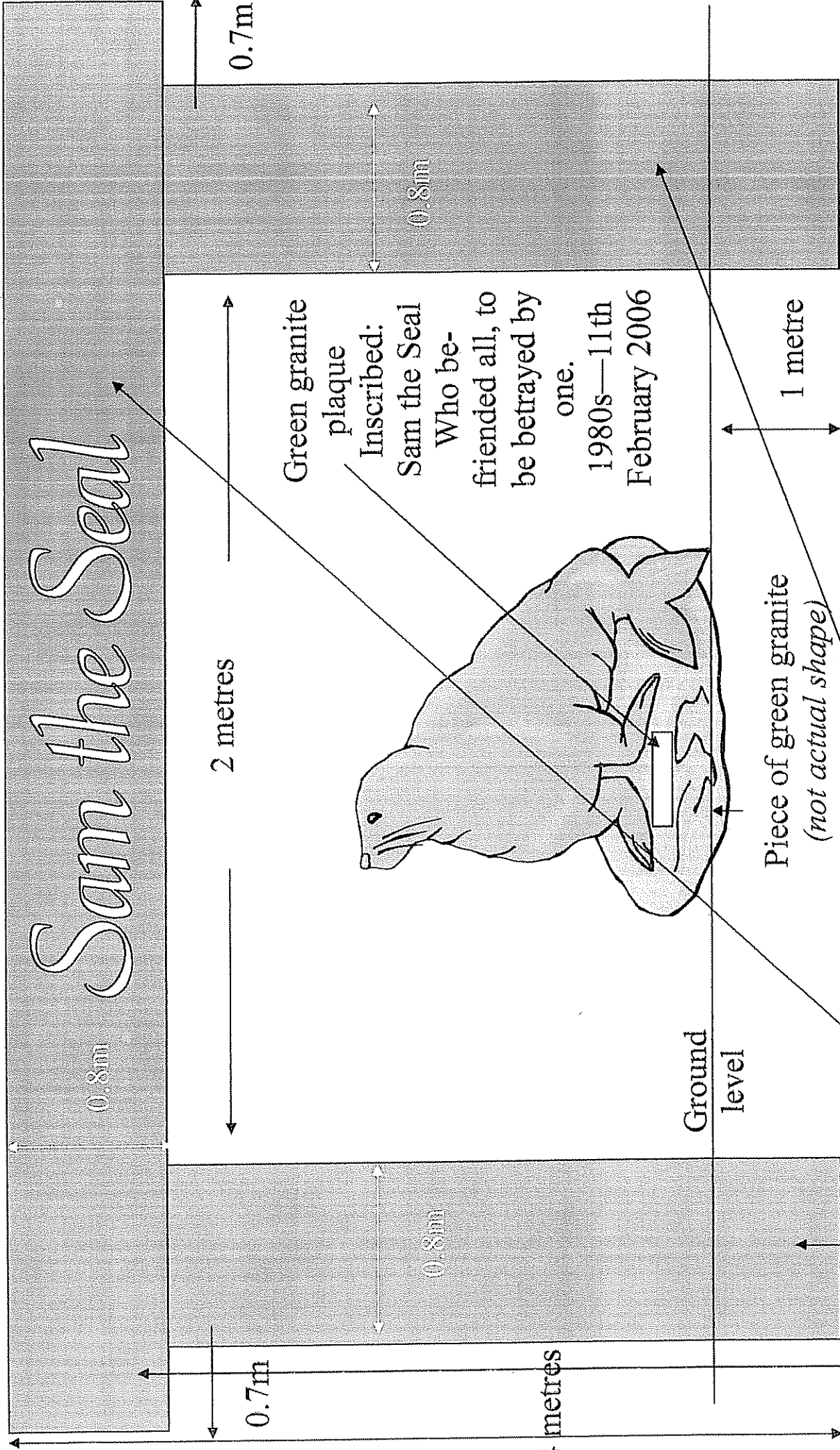


FULL SIZE BRONZE BY DON LIERRE
OF SAM FROM THIS PICTURE



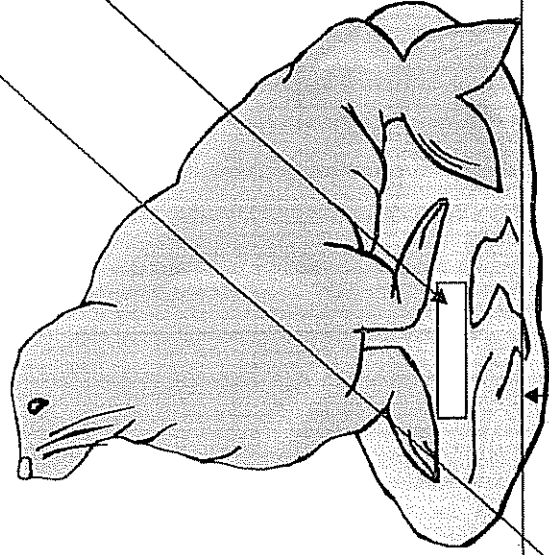


5 metres



Sam the Seal

Green granite plaque
 Inscribed:
 Sam the Seal
 Who be-
 friended all, to
 be betrayed by
 one.
 1980s—11th
 February 2006



Piece of green granite
 (not actual shape)
 inscribed as above.

Jarrah posts and lintel carved with local ocean
 flora and fauna.

Ground level

4 metres

24 February 2006

Mr P. Madigan
Albany City Council

Mr Madigan,

I am writing to ask you not to allow the erection of a memorial for a seal to be put in the small park at Emu Point.

Although the death of Sam was very upsetting I don't think that a memorial for him at Emu point would be appropriate.

However if council considers a memorial I think that the boardwalk or the lookout overlooking the sound may be a more appropriate place.

Sincerely,

Richard Lawrie

CITY OF ALBANY RECORDS	
FILE:	
FILE:	
24 FEB 2006	
DOC:	
OFFICE:	
ATTACH:	

24 February 2006

Mr P. Madigan
Albany City Council

Mr Madigan,

I am writing to voice my opposition to the erection of a memorial for a seal in the small park at Emu Point.

Although the death of Sam was very upsetting, I don't think that a memorial to a murdered seal is the type of advertisement that Albany needs in a place popular to tourists.

However if council considers a memorial appropriate I think that the boardwalk or the lookout overlooking the sound may be a better place.

Sincerely,

Stuart Clements



CITY OF ALBANY RECORDS	
FILE:	
FILE:	
24 FEB 2006	
DOC:	
OFFICE:	
ATTACH:	

24th February 2006-02-23

Mr P Madigan
Albany City Council

Mr Madigan,

ALBANY RECORDS	
FILE:	
24 FEB 2006	
DOC:	
OFFIC:	
ATTACH:	

I am writing to you about the erection of the memorial for the seal in the small park at Emu Point.

I do not agree that this is the right way to remember "Sam"; although it is a sad event that has taken place in Albany, I am sure there would be a much better place for this memorial.

I believe if the council should consider a memorial the boardwalk over looking the sound would be a more appropriate place for him

Sincerely

Samantha Rodger



22 February 2006

Mr P. Madigan
Albany City Council

Mr Madigan,

I am writing to ask you not to allow the erection of a memorial for a seal to be put in the small park at Emu Point.

I believe that there are many people that have given much more to the community than a seal.

Sincerely,



Colleen Clements

CITY RECORDS	
FILE:	
FILE:	
24 FEB 2006	
DOC:	
OFFICE:	
ATTACH:	

24 February 2006

Mr P. Madigan
Albany City Council

Mr Madigan,

I am writing to ask you not to allow the erection of a memorial for a seal to be put in the small park at Emu Point.

Although the death of Sam was very upsetting I don't think that a memorial for him at Emu point would be appropriate.

However if council considers a memorial I think that the boardwalk or the lookout overlooking the sound may be a more appropriate place.

Sincerely,



KELLIE BURTON.

CITY OF ALBANY RECORDS	
FILE:	
FILE:	
24 FEB 2006	
DOC:	
OFFICE:	
ATTACH:	

24 February 2006

Mr P. Madigan
Albany City Council

CITY OF ALBANY RECORDS	
FILE:	
FILE:	
24 FEB 2006	
DOC:	
OFFICE:	
ATTACH:	

Mr Madigan,

I am writing to ask you not to allow the erection of a memorial for a seal to be put in the small park at Emu Point.

Although the death of Sam was very upsetting I don't think that a memorial for him at Emu point would be appropriate.

However if council considers a memorial I think that the boardwalk or the lookout overlooking the sound may be a more appropriate place.

Sincerely,



FINANCE STRATEGY ADVISORY COMMITTEE

Minutes of a meeting held in the Margaret Coates Boardroom, City of Albany
Administration Building on Wednesday 29thst March 2006.

1.0 MEETING COMMENCEMENT 0915

Committee: Clr Bob Emery Chairperson
Mayor Alison Goode,
Clr Des Wolfe

Council Staff:

Mr Peter Madigan
Mr Stan Goodman

2.0 APOLOGIES

Clr Judith Williams Deputy Chairperson
Clr Paul Lionetti
Clr Steve Marshall

3.0 DISCLOSURE OF INTEREST

There were no disclosures of interest

4.0 MINUTES OF PREVIOUS MEETINGS

ADOPTED:

That the minutes of the meeting held on the 3rd February 2006 be accepted as a true and correct record of that meeting.

ADOPTED:

That the minutes of the meeting held on the 16th February 2006 be accepted as a true and correct record of that meeting.

5.0 POLICY ON SURPLUS LAND SALES / LAND DEVELOPMENT

In accordance with Council's direction, the Committee considered a new policy and guidelines relating to the sales & development of surplus land.

RECOMMENDATIONS

1. THAT the "Disposal of Council Land" policy be adopted
2. THAT when properties fail to sell at public auction or by public tender, the Chief Executive Officer be granted delegated authority to engage an

auctioneer, real estate agent and settlement agent to represent the City, and to negotiate the sale of the property so long as that sale price is no less than the value determined by a licensed professional valuer.

3. **THAT the Chief Executive Officer be granted delegated authority to sell a property which is valued at less than \$5000 and not capable of being independently developed .**
4. **THAT the "Land Development (Subdivision)" policy be adopted**
5. **THAT the following properties be offered for sale by public auction in accordance with the "Disposal of Council Land" policy**

**54 Katoomba St Orana
40 Katoomba St Orana
38 Katoomba St Orana
66-70 Carbine St Orana
70 McKail St Orana
49,51,55,57,69 Minor Road Orana**

6.0 ITEMS FOR FUTURE DISCUSSION

Rezoning of Land

The Committee noted its concern at the amount of time required in the rezoning process.

7.0 NEXT MEETING

The next meeting is proposed to be held in the Margaret Coates Boardroom on Wednesday 23rd August, commencing at 9:00 am

8.0 CLOSURE

The meeting was adjourned at 0945.



COUNCIL POLICY

Disposal of Council Land

18 April 2006

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1. Objective

- To provide a transparent and accountable process for the disposal of the City's surplus land parcels in accordance with the requirements of the Local Government Act (1995) and in the interests of good governance
- To ensure that a review of future land requirements is held before designating land "surplus"
- To optimise revenue from the sale of land
- To ensure that land is released in line with normal development industry standards.

2. Scope

The disposal by tender, auction or other agreed method of individual parcels of land owned by the City. The policy excludes major land transactions.

3. Definitions

Surplus Land means freehold land currently owned by the City of Albany which is not expected to be required to satisfy the City's strategic requirements in the foreseeable future (Minimum fifteen years).

"Major land transaction" means a land transaction other than an exempt land transaction if the total value of

(a) the consideration under the transaction; and

(b) anything done by the local government for achieving the purpose of the transaction

is more than the amount prescribed for the purposes of this definition

[\$1,000,000 per regulations issued June 2005]

Local Government Act 3.59 (1)

"Land not capable of being independently marketed" means a property which is of a size or configuration which would not be suitable for any sort of development under City of Albany Town Planning Scheme(s).

4. Policy Statement

1. Decision to sell

The decision to sell individual properties will be taken by resolution of Council after considering the requirements of the current strategic Plans. The decision may be initiated by budget requirements, or a one off approach from a prospective buyer. In all cases individual blocks of land will not be sold until it has been determined by Council that

- a. they are "surplus" to Council's strategic requirements
- b. they cannot be developed by Council to add value due to the nature of the property, lack of resources, or strategic decision of Council.
- c. the future value of the land is not predicted to significantly rise above normal property increases.
- d. A requirement for funding of projects is identified in the current Five Year Business Plan

2. Sales Criteria

Before individual blocks will be sold they must comply with the following criteria:

- a. The land must be appropriately zoned for the anticipated use of the property.
- b. All matters relating to the development and servicing of the land shall be identified and made known in writing to the selling agent.
- c. All legal requirements such as easements or caveats must be identified and in place
- d. The boundary of the property shall be surveyed and missing property markers replaced and highlighted.
- e. Land will not be sold for an amount less than a value provided by a licensed professional valuer undertaken within six months of the resolution by Council to sell the property.
- f. Individual properties valued in excess of the Major Land Transaction amount as specified in Local Government (Functions and General) Regulations Part 3, Regulation 7 will not be offered for sale until all Major Land Transaction pre sale requirements are completed.

3. Method of Sale

- a. Land capable of being independently developed

The method of sale for all land capable of being independently developed will be by public auction or tender

Properties which fail to sell at auction or public tender may be sold by negotiation within a six month period in accordance with Local

Government (Functions and General) Regulations Part 6, Regulation 30.

The City may impose conditions on sale of property, but will not accept any conditional purchase offers

b. Land not capable of being independently developed

Land with a market value less than \$5,000, which is not capable of being independently developed may be sold by negotiation, provided that the agreed price will be no less than the value provided by a licensed professional valuer within six months of the transaction.

Land with a market value greater than \$ 5,000, which is not capable of being independently developed, and which is adjacent to one property only, will be offered for sale to the adjacent owner at the value provided by a licensed professional valuer within six months of the transaction under the provisions of the Local Government Act (1995) Section 3.58 (3,4).

If the subject land is not capable of being independently developed, and is adjacent to two or more properties, the land will be offered for sale to each of the adjacent owners under the provisions of the Local Government Act (1995) Section 3.58 (3,4) . The land under offer will be apportioned between adjacent owners based on the their length of boundary abutting the land being sold, and on the provision that if sold, the land must be amalgamated into the adjacent properties. Should any adjacent owner decide against purchasing a portion of the block, the other owners will be required to purchase a greater proportion of the property or waive their right to purchase the land. This is required to ensure that Council does not retain responsibility for small dysfunctional strips of land between other properties.

5. Legislative and Strategic Context

Section 3.58 (2)of the Local Government Act (1995) (Disposing of Property) states that a Local Government can dispose of property to the highest bidder at public auction, or to the person who at public tender called by the local government makes what is, in the opinion of the local government , the most acceptable tender , whether or not it is the highest tender.

Section 3.58 (3,4) allows for the disposal of property other than by public auction or by tender. It requires Council to give local public notice of its intention to dispose of the property, and consider any submissions which are received within the specified period.

Section 3 59 of the Local Government Act (1995) (Commercial Enterprises by Local Governments) states if regulations prescribe that the proposed sale is

a major land transaction, the local government is required to prepare a business plan, give statewide public notice of the plan, allow six weeks for public submissions on the plan, and consider any public submissions before determining to proceed with the sale.

Part 3, Regulations 7 and 8 of the Local Government (Functions and General) Regulations identify the minimum value of a major land transaction and transactions which are exempt land transactions.

Part 6, Regulations 30 and 31 of the Local Government (Functions and General) Regulations identify dispositions of property to which section 3.58 of the Local Government Act (1995) does not apply and an anti-avoidance provision about dispositions.

6. Review Position and Date

Chief Executive Officer to review on or before 30/4/2009

7. Associated Documents

Procedures relating to this policy are contained in the following associated documents

1. Guidelines for designation of land as "surplus"
2. Guidelines on setting reserve and sales prices for surplus land
3. Guidelines on preparation of surplus land for sale.

CEO Authorisation: _____

Date: ___/___/_____



COUNCIL POLICY

Land Development (Subdivision)

18 April 2006

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1. Objective

- To provide a transparent process for development of land in accordance with the requirements of the Local Government Act (1995).
- To ensure that a review of future requirements is held before designating land "surplus".
- To optimise the City's revenue from the development of land.
- To ensure that the City's legislative responsibilities in regard to zoning, or other such matters are not compromised by actual or implied undertakings to possible purchasers of the land.

2. Scope

The development of commercial or residential land and sale by tender, auction or other agreed method of land developed by the City. The policy excludes the sale of individual parcels of land owned by the City.

3. Definitions

"Surplus Land" means freehold land currently owned by the City of Albany which is not expected to be required to satisfy the City's strategic requirements in the foreseeable future

"Major land transaction" means a land transaction other than an exempt land transaction if the total value of

- (a) the consideration under the transaction; and
- (b) anything done by the local government for achieving the purpose of the transaction

is more than the amount prescribed for the purposes of this definition

[\$1,000,000 per regulations issued June 2005]

Local Government Act 3.59 (1)

"Business Plan" means a plan prepared by the City which includes an overall assessment of the major land transaction including :

- (a) the impact on Council facilities/services
- (b) the impact on other people providing facilities/services in the district
- (c) the expected financial impact on the City
- (d) the effect on the City's Plan for the Future
- (e) the ability of the City to manage the project

The City is required to give Statewide public notice of its intention to undertake the project and consider any submissions from the public before proceeding.

4. Policy Statement

1. Decision to develop land for sale

The decision to develop land will be taken by resolution of Council after considering the requirements of the current strategic plans. The decision will be initiated by budget requirements. In all cases property will not be developed and sold until it has been determined by Council that

- a. The land is "surplus" to Council's strategic requirements
- b. The future value of the land is not predicted to significantly rise above normal property increases.
- c. The business plan indicates the development is viable, and if necessary, all legal and community processes associated with a major land transaction are completed.

2. Sales Criteria

Before land is developed and sold, the following criteria must be met:

- a. The land must be appropriately zoned for the expected use of the property.
- b. All legal requirements such as easements or caveats must be identified and in place
- c. All agreed physical improvements to the properties must be complete.
- d. All matters relating to the further development and servicing of the land shall be identified and made known to the selling agent in writing.
- e. The boundary of the properties shall be surveyed and missing property markers replaced and highlighted.
- f. Land will not be sold for an amount less than a value provided by a licensed professional valuer within three months of the practical completion of the development.
- g. Individual properties valued in excess of the Major Land Transaction amount as specified in Local Government (Functions and General) Regulations Part 3, Regulation 7 will not be developed and sold until all major land transaction requirements are completed.

3. Method of Sale

The method of sale for all developments will be in accordance with the adopted business plan which, in recognising prevailing market conditions will provide for either tender, public auction, or the engagement of appropriately qualified and experienced selling agents".

The City may impose conditions on sale of property, but will not accept any conditional purchase offers

5. Legislative and Strategic Context

Section 3.58 of the Local Government Act (1995) (Disposing of Property) states that a Local Government can dispose of property to the highest bidder at public auction, or to the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

Section 3.59 of the Local Government Act (1995) (Commercial Enterprises by Local Governments) states if regulations prescribe that the proposed sale is a major land transaction, the local government is required to prepare a business plan, give statewide public notice of the plan, allow six weeks for public submissions on the plan, and consider any public submissions before determining to proceed with the sale.

Part 3, Regulations 7 and 8 of the Local Government (Functions and General) Regulations identify the minimum value of a major land transaction and transactions which are exempt land transactions.

Part 6, Regulations 30 and 31 of the Local Government (Functions and General) Regulations identify dispositions of property to which section 3.58 of the Local Government Act (1995) does not apply and an anti-avoidance provision about dispositions.

6. Review Position and Date

Chief Executive Officer to review on or before 30/4/2009

7. Associated Documents

Procedures relating to this policy are contained in the following associated document

1. Guidelines for designation of land as "surplus"
2. Guidelines on setting reserve and sales prices for surplus land
3. Guidelines on preparation of surplus land for sale.

CEO Authorisation: _____

Date: ___/___/_____

MINUTES

Albany Arts Advisory Committee

Minutes of the Meeting held on Wednesday 8th March 2006 at 4.00pm.

1. **PRESENT:** F McNish
R Mordy
J Campbell
J Crisp
M O'Doherty
I Bennion
D Hutchens
S Codee
- OFFICERS:** P Madigan – EDCCS
T Butko - Arts Project Officer
- OBSERVERS:** D Heaver until 4.20pm
- APOLOGIES:** J Waterman

2. **DISCLOSURE OF INTEREST** Nil.

Due to the absence of the Chairperson, S Codee was nominated to preside.

David Heaver presented the plans and confirmed the proposed renovations to Mary Thomson House to the Committee, and the Committee continued to express its support to the project.

David Heaver left the meeting.

3. **CONFIRMATION OF PREVIOUS MINUTES
RECOMMENDATION**

THAT the minutes of the Albany Arts Advisory Committee meeting held on Wednesday 8th February 2006 be confirmed as true and accurate.

**MOVED: J Crisp
SECONDED: J Campbell
CARRIED**

It was also agreed that more detail would be included within future minutes.

4. **MATTERS ARISING FROM PREVIOUS MINUTES**

4.1 **Invitational Art Prize – appointment of art curator**

Due to the absence of the Council representative on the Committee, this item was held over to the April 2006 meeting.

5. **CORRESPONDENCE RECEIVED**

5.1 **Jenny Kerr – Artsource**

J Kerr will be in Albany on 15 and 16 March 2006, and will provide an opportunity to discuss matters with the Committee, including the Invitational Art Prize and the School Art project.

5.2 Residency – Kate Campbell Pope

Kate Campbell Pope no longer requires the space at the VAC to conduct the residency.

5.3 Yvonne Holland – Artsource : Artists in Residence program

A copy of the correspondence and criteria is attached to the Minutes.

This proposal will be listed for discussion for the April 2006 meeting.

5.4 Committee Membership – Geoff Waldeck

[S Codee declared an impartiality interest in this item and left the meeting at 4.35pm]

Geoff Waldeck had submitted a CV (copy attached to the minutes) and requested that his name be put forward to become a member of the Committee.

The Committee unanimously supported the appointment of Geoff Waldeck to the Committee.

[S Codee returned to the meeting at 4.38pm]

5.5 Correspondence – Carmel Dunn – Mary Thomson House renovations

The Committee received the correspondence, noting that such correspondence contained unnecessary personal remarks without foundation, but agreed to thank her for her concerns.

6. BUSINESS ITEMS

6.1 Arts Projects Officers Report

RECOMMENDATION

THAT the Arts Project Officer's Report be accepted.

**MOVED: I Bennion
SECONDED: J Crisp
CARRIED**

6.2 Gallery Costs

Discussion centred on the prices charged for the various spaces with the VAC.

6.3 School Art project

It was agreed this project would be undertaken, with the exhibition taking place in November 2006.

M O'Doherty suggested the Off the Wall Gallery could be utilised in conjunction with the project, displaying Working Drawings.

It is necessary to determine the PD, stimulus and theme.

R Mordy is to follow up on information available, and distribute to Committee members.

6.4 Invitational Art Prize

It was agreed that this item be held over, due to the absence of the Council representative.

A special meeting of the Committee is to be convened at the invitation of the chairperson to discuss this matter.

In the interim, the EDCCS is to circulate the list of 'dot point' agreed by the Committee.

23rd November 2006 AAAC Minutes

RECOMMENDATION (by consensus of the Committee)

"THAT the inaugural Albany Invitational Art Prize be conducted in 2007, on the following basis:-

- i) It be an acquisitive award;*
- ii) The prize money be comparable to other similar art awards;*
- iii) Sponsorship be sought for the award, and should a major sponsor be attracted to fund the total prize money of the exhibition, that sponsor would be afforded naming rights. Committee members will provide a list of names of possible sponsors and follow up on sponsorship invitations;*
- iv) Entries to the award would be restricted to recently completed works (within 1 year) with different criteria, established by the AAAC each year;*
- v) Only one work per artist would be selected for judging;*
- vi) The number of works selected for exhibition would be dependent on the size of the venue;*
- vii) Artists would be invited to participate by way of advertisement to submit expressions of interest, examples of previous works and a CV. These would be considered by AAAC and invitations extended to selected artists to exhibit in the Award;*
- viii) Judging would be by an artist or art critic or gallery curator of established standing who would also mentor a local judge appointed for this purpose;*
- ix) The judge will be selected by the AAAC through the submission of a panel of names, 12 months prior to the exhibition;*
- x) As part of the exhibition, the judge would undertake a floor talk / art lecture as part of the exhibition.*
- xi) The preferred venue is the Council Chamber, with the VAC / Town Hall in a fall back capacity;*
- xii) The exhibition will be run by the City of Albany, and managed by a paid co-ordinator;*
- xiii) The City of Albany will be responsible for the co-ordination of the exhibition and appointment of staff;*
- xiv) Size restrictions will apply to works included in the exhibition;*
- xv) The exhibition will be staffed by volunteers / art students during the times it is open to the public;*
- xvi) The exhibition will be held every 2 years, over a 10 day period, incorporating two weekends, during October, and in conjunction with the Art Trail / Living Artists Week;*
- xvii) All works will be available for sale "*

7. OTHER BUSINESS

Nil.

8. MEETING CLOSED

5.15pm.

9. NEXT MEETING

12th April 2006 at 4pm.

Arts Project Officer Report for the AAAC – March 2006

EXHIBITION PROGRAM

MAIN GALLERY

Current: Year 12 Perspectives 04

Year 12 Perspectives is an exhibition that celebrates the truly outstanding contribution young people make to the cultural life of our community. This year, over 70 works in an inspirational array of styles and media, provide audiences with the opportunity to connect once again with the dynamic younger generation.

Coming Up: Journey Embarked

Local Artist Bronz Brown invites you to the official opening of his first exhibition on Thursday 13 April @6pm – wine, food, music and even a few paintings. Come and enjoy. The exhibition will be showing in the main Gallery until 20th April.

OFF THE WALL GALLERY

COMING UP:

- Harmony Week 15th March - Highlights from workshops.
- Bronz Brown April 3rd - a taster for his exhibition at the Centre.
- Mixed Media workshop 24th April - Highlights and Outcomes

WORKSHOP SERIES

Song writing with Geoff Waldeck & Lez Karski FULL

When: 5 Monday sessions from 13th March to 10th April

Time: 4-6pm

Cost: \$30

This series provides you with the opportunity, environment & technical support to develop and/or hone your song writing skills, catering for beginners through to seasoned writers. Spaces are limited and only a few remain.

"Emerge" Music Business Workshop

Time: 9.30am – 3.30pm

Cost: FREE!! Lunch & resource material provided to everyone who registers before Wednesday 5th April.

This workshop was developed in partnership with the GS Area Consultative Committee. An exciting opportunity that will be limited to 100 current or aspiring musicians, song writers, managers, or basically anyone who is interested in making a 'Business' from music.

Rob Hirst and Paul Greene will headline the day sharing a wealth of experience and knowledge in the music industry. Hirst and Greene will be joined by local 'Oafs' - Geoff Waldeck and Lez Karski - who will give a local perspective to the business of music in the Great Southern. Also, other business practitioners and professionals will share general business information with workshop attendees, covering topics of tax, insurance, copyright, grants and funding.

The aim of the workshop is to increase the awareness and benefits to becoming more business focused if musicians really want to make money from their passion.

CONCERT SERIES

Thursday 16th

WAMi Festival 06 Regional Tour

featuring Schvendes, Fall Electric, Delta Forse & 29 Shadows of September

Time: 8pm, BYO

Cost: \$10 from the Town Hall Box Office

Join us in WA's Celebration of local, original, contemporary music in the intimate café style setting of the VAC Concert room.

Sunday 2nd – CONCERT

Rob Hirst and Paul Greene

Time: 4-7pm, BYO

Cost: \$12 / \$10 concession. Tickets available from the Town Hall Box Office.

The Vancouver Arts Concert Series sponsored by 'Act, Belong, Commit' presents Rob Hirst and Paul Greene. Come along and enjoy this spectacular concert in the intimate café style setting of the VAC Concert room.

When the percussive song writing soul of Midnight Oil, Rob Hirst meets ex Olympian singer/songwriter troubadour Paul Greene the vocal chemistry is electric. Hirst & Greene perform beautifully crafted songs that invoke thoughts of surf, sun, politics and passion. Get in early because at this price these tickets will sell fast.

Sunday 23rd – CONCERT & CD LAUNCH 'All Roads Lead...'

Geoff Waldeck

Time: 3-5pm

Cost: Gold Coin Donation at the door. Please RSVP on 9841 9260.

In July 2003 Geoff released his first music CD "Cross That Line" which consisted of five original songs inspired by life in Albany and the relationships developed there over time. One of the songs off the Album, "Have Again" was a co-winner of the inaugural Fresh-air song-writing competition run nationally by ABC Radio in 2003/4. Geoff has supported such Australian artists as Paul Kelly, Darryl Braithwaite, Ian Moss, Tex Perkins, Blue Shaddy, The Waifs, Hirst and Greene, Paul Greene, John Butler Trio and Nathan Gaunt.

Geoff has been very involved in the local and regional music industry as both a performer and administrator. He has played in four local bands over recent years, and at present he performs as a soloist, and also in the band "The Oafs" with Lez Karski and Paul Meyers.

*"All Roads Lead... is essentially semi-biographical fiction written over the last three years or so, reflecting on why **home** and **hope** mean so much to me. Memories of years spent away have made each of these 'pursuits' that much more focal in how I choose to live now. I guess I'm indebted to family and friends who have either been very supportive, or simply just smiled, nodded, and put up with me and my crap!!" Geoff Waldeck*

Saturday 29th - CONCERT

Those Bloody McKennas supported by The Lonely Brothers

Time: 7-10pm, BYO

Cost: \$12 / \$10 concession. Tickets available from the Town Hall Box Office.

The Vancouver Arts Concert Series sponsored by 'Act, Belong, Commit' presents Those Bloody McKennas. "Those Bloody McKennas are an independent Australian band with a solid reputation. Through consistent touring, they have developed a 3000 strong mailing list, plus have sold over 5000 independent EPs. Triple j has given them spot airplay on many of our specialist programs (including Home & Hosed). A full length CD from Those Bloody McKennas would certainly be

worth a listen in my opinion. I would look forward to receiving it and auditioning it for airplay."
Richard Kingsmill, Triple J August 2005

44th City of Albany Art Prize

You are invited to the Presentation of Awards & Official Opening Thursday 6th April – 7.30pm @Centennial Hall. Come along and support your art prize, and put in a vote for your favourite piece. The exhibition will be showing 10am - 4pm Friday 7th until Tuesday 18th April (Good Friday 1 - 4pm).

VAC PAC School Holiday Program

Wednesday 26th to Friday 28th – KIDS WORKSHOPS

Programs will be available late March from the centre or by calling 9841 9260.

Each Vancouver Arts Children's Holiday Program aims to provide opportunities for children to be involved with the arts in interesting and enjoyable ways, and to gain artistic skills from a wide range of people from the local community, including professional practicing artists, crafts people, hobbyists, musicians, poets and other inspiring individuals.

VACzine

Latest issue is out on the streets.

A strong partnership with the GS TAFE has been forged and the Graphic design students will be taking over the production element of the magazine.

2006 Gallery Program

NAME OF EXHIBITION	INSTALL	EXHIBITION	DISMANTLE	CONTACT	PHONE	TYPE
GALLERY CLOSED 1st - 8th Jan						
Gallery Free 35 Days		9th Jan - 12th Feb				
Positive and Negative	16th Feb	18th - 24th Feb	24th - 26th Feb	AusAID Meghann Dengate	02) 9212 4335	AusAID
Year 12 Perspectives	Arrive 27th Feb	2nd - 26th March		AOTM	9227 7505	AOTM
Gallery Free 14 Days		29th March - 11th April				
Bronz Brown	12th April	13th - 20th April		Bronz Brown	9845 1424	Local
Ripe (name TBC)		26th April - 1st May	22nd Jan	Anna Anderson	9842 5512	Local
Forever and Easy	Arrive 1st May	4th - 25th May	Depart 29th May	AOTM	9227 7505	AOTM
Creative Networks Expo		19th May		Trina Butko	9841 9265	VAC
Themed Show		29th May - 11th June		Trina Butko	9841 9265	VAC
Gallery Free 24 days		12th June - 5th July				
Pottery Exhibition Horse Theme	Install 6th July	7th - 16th July		Linda Morrison	9853 1182	Local
Local Noongar Exhibition	Install 20th July	21st July - 6th Aug		GSDC/VAC		
Configured	Arrive 7th Aug	11th - 31st Aug	Dep 4th Sep	AOTM	9227 7505	AOTM
SPRUNG		4th - 10th Sep		Megan Anderson	0412 174 019	VAC
Albany Pottery Group		15th - 24th Sep		Jean Makin	9845 3226	Local
Melissa Butcher		26th Sep - 3rd Oct		Melissa Butcher	9842 9127	Local
From Space to Place	3rd & 4th Oct	6th - 29th Oct	30th & 31st Oct	AOTM	9227 7505	AOTM
Gallery Free 15 days		1st - 15th Nov				
Unhiding		17th - 24th Nov		Melissa Butcher	9842 9127	VAC
VAC 9x5 Exhibition	Install 27th Nov	1st - 9th Dec		Trina Butko	9841 9265	VAC
ECU Final Show	10th Dec	11 - 24 Dec	24th Dec	Beth Kirkland	9892 8764	Local

Geoff Waldeck : CV

ABN: 30 971 675 906

Date Of Birth: 7th March 1969
Address: 18 Grey St East,
Albany. Western Australia. 6330.
Phone Fax: (08) 9842 5164 **email:** geoffwaldeck@inet.net.au

Education:
1975 – 1981: Spencer Park Primary School (Albany)
1982 – 1986: Albany Senior High School (TEE)
1990 – 1992: Bachelor of Arts Education (Sec. Ph. Ed.),
Edith Cowan University, Perth, W.A.
1995 – 1996: Master of Arts Theology / Anthropology (unfinished),
Fuller Theological Seminary, Los Angeles, U.S.A.
2006 Great Southern TAFE : Music Certificate IV

Relevant Work Experience:

2006	Great Southern TAFE	Lecturer Music Cert II; Student Music Cert IV
2006	Great Southern Grammar	Teacher – Music in Society
2005	City Of Albany / VAC	Workshop Facilitator, incl. 'Recipe For Jam'
2003/05	Around Albany	Teacher, Musician, Farmer, T/A, Promoter
2000/03	Albany SHS	Teacher – S&E, English, Phys ED.
2000	North Albany SHS	Teacher, Y.E.O., Community Liaison
1999/2000	Coral Bay Community	Primary Teacher – School Of The Air
1998	North Albany SHS / PCYC	Teacher – SAER focus
1996/97	Albany Community Policing	Youth Street Worker – JAG Team
1992/95	Lakeside Recreation Centre	Youth Worker / Development Officer
1996/06	Around W.A.	Solo Musician (Singer/Guitarist) and "The Oafs"

Relevant Awards

JAG Team	-	National Crime Prevention Silver Award (Prime Ministers Award).
Rotary International	-	Ambassadorial Academic Scholarship (USA – 1995/6)
Coach	-	Albany SHS's Victorious 2002 State Country Schools Speech and Debate Team.
Fresh Air	-	Co-Winner ABC National Songwriter's Award 2003
ArtsWA Grant	-	\$5,240.00 Funding for Live At The Warehouse concert series
Healthway Grant	-	\$4,000.00 Funding for Live At The Warehouse concert series
DCITA Grant	-	\$8,800.00 Funding for Emerge Tour 2006 around regional WA

Relevant Hobbies & Interests:

- Singing and Music. I have been a singer and musician for over twenty years, and I am now working in a semi-professional capacity. I have recorded a debut CD, and I am currently finishing off my second. I play in bands and also as a soloist.
- Reading, Writing, Public Speaking, Workshop Presenter and Performance.
- Promoting and managing music concerts and regular gigs in and around Albany.
- Organizer, coordinator and presenter of regular songwriting workshops at VAC.
- Youth Work and Prison visitation monthly
- Voluntarily co-ordinate a weekly open-mic songwriters night in Albany.

Geoff Waldeck

*Musician Vocalist Songwriter
& Workshop Coordinator*

18 Grey St East

Albany WA 6330

Ph/Fax: 08 9842 5164

geoffwaldeck@hotmail.com

Geoff Waldeck...

January 2006

Geoff was born in Albany in the Autumn of 1969 (March 7), and spent all his formative years (up to 17) in Albany. He attended Spencer Park Primary School in Albany and Albany Senior High School. After leaving for warmer climes and more interesting lifestyles, Geoff returned to live in Albany some twelve years after first leaving. Over the years he has worked as a teacher, youth worker, bar manager, roof carpenter, semi-professional basketball player, coach, pastor, and professional musician, amongst others. Since returning to his roots in Albany, Geoff has been very involved in the local and regional music industry. He has played in four local bands over recent years, and at present he performs as a soloist, and also in the band "The Oafs" with Lez Karski and Paul Meyers.

In July 2003 Geoff released his first original music CD "Cross That Line." The songs were inspired by life in Albany and the relationships developed there over time. One of the songs off the Album, "Have Again" was a co-winner of the inaugural Fresh-air song-writing competition run nationally by the ABC in 2003/4. He is in the concluding stages of production for his second solo CD "All Roads Lead..." to be released in March of 2006. Geoff has supported such Australian artists as Paul Kelly, Darryl Braithwaite, Ian Moss, Tex Perkins, Blue Shaddy, The Waifs, Hirst and Greene, Paul Greene, John Butler Trio and Nathan Gaunt.

On the administration side of the music industry Geoff has organized and coordinated numerous song writing workshops in and around Albany – both for school groups and the wider community, as well as a concert series "Live At The Warehouse. He has also organized stand-alone concerts featuring the likes of Paul Kelly at Albany's 77 on Sanford. For some of these concerts and workshops he has received funding from DCITA, ArtsWA And Country Arts WA.

Geoff's aims in music are twofold: the first is to create and produce quality original music and becoming a self-sufficient professional musician; and the second is to assist and encourage the development of original music in any way he can, and to enhance the development of musicians in Albany through providing opportunities to play original music and also by coordinating workshops aimed at technical support and development.

In 2006 Geoff is enrolled at Great Southern TAFE in the Music Certificate IV program and is a part time lecturer in the Music Certificate II program. During 2006 Geoff will also be employed as a teacher at Great Southern Grammar in the Music Department.

Sonya Smith

From: Peter Madigan
Sent: Wednesday, 8 March 2006 10:52 AM
To: Sonya Smith
Subject: FW: WA residencies

-----Original Message-----

From: Yvonne Holland [mailto:yvonne@artsource.net.au]
Sent: Tuesday, 7 March 2006 5:03 PM
To: Peter Madigan
Subject: WA residencies

Hi Peter

Thanks for your call last week. It was good timing.

I've attached numerous documents about residencies in WA. Most of them are still pretty much in the development stage, so I'm happy to hear any input you have. Basically, I've been contacted by several country towns – Moora, Beverly, Margaret River, Narrogin – that all have a space they would like to utilise for artists residencies. In addition, I know of several other towns that have the facilities that I would like to include in the mix – Esperance, Kellerberrin & Ballidu. I've been working with each community to try and work out a universal process whereby artsource can advertise all the residencies, artists can apply to one or several residencies on the one application form, applications come to us for assessment, and we either select or shortlist for each town. Artsource would like to do at least the first round assessments – mostly to ensure some quality control in the application process.

I think we are still several months away from this being ready to go, but if you are interested the first step would be to complete the information form.

Also, if you are interested in attracting interstate or international artists, you might like to check out the Res Artis website – www.resartis.org. It is specifically to advertise residency opportunities around the world. Currently it has over 200 residencies in 20+ countries. I've followed some of their format for our information form.

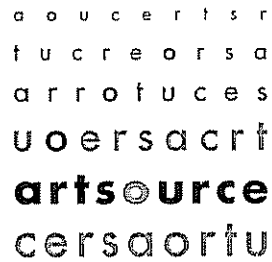
Feel free to give me a call once you have waded through all this. And I need to plan a trip south – hopefully before easter. If Albany is anywhere nearby, I'll make a time to come and see you.

Regards
Yvonne

Yvonne Holland
Operations Manager
artsource: the artists foundation of WA Ltd
Old Customs House
8 Phillimore Street
FREMANTLE WA 6160
Ph (08) 9335 8366
F (08) 9335 3886
yvonne@artsource.net.au
www.artsource.net.au

artsource receives funds from the State of Western Australia through ArtsWA in association with Lotterywest and is supported by the Visual Arts and Craft Strategy, an initiative of the Australian, States and Territory Governments

Disclaimer: This email is intended only for the use of the individual or entity named above and may contain information that is confidential or privileged. If you have received this email in error, please notify us immediately by return email or telephone +61(0) 8 9335 8366 and destroy the original message. Thank you



Proposed process for WA regional residencies

Each regional centre provides information about their residency; including description about town, accommodation, costs and outcomes expected

Information and requirements about WA residencies are promoted on artsource website permanently

Pre-determined closing dates are set for residency applications – most likely two dates per year

One application form is designed for all WA residencies; applicants can select one or more residencies in order of preference

Artists can provide their preferred dates and length of stay. Host can negotiate with artists if necessary to work around existing commitments or other residency dates

Closing dates are advertised to artsource members through newsletter and members e-zine

- Applications are directed to artsource
- Applications assessed by panel of 3 art professionals (artists and academics/curators); plus a representative from the host town if desired
- Either the assessment panel makes final selections OR we can send a shortlist to host town for final selection

Turnaround time from closing date to end of artsource assessments will be two weeks. This will be extended if host town elects to make final selection.

Name of Residency / Town

Address details & contact

Host information

Name of organisation & bit about it

Where is town, population, major activities

What is it about your town that would be attractive to an artist

Description of residency

What does the host want to achieve?

Why are you running residency?

What sort of artist are you looking for – who would be best suited

Can the artist bring a partner and/or children and/or animals?

Expectations / requirements of artist during the residency

Eg run workshops, manage gallery, hold exhibition, or make own work

Duration of residency & timing of residency & how many in a year

Artform preferred

What is provided by host

Eg accommodation, studio, transport, materials

Description of accommodation

Rooms, sizes, location, luxury level

Grants or living allowance paid to artist

Expenses to be paid by the artist

Accommodation, telephone, amenities

Application

Application form plus images

Selection Process & Criteria

Via artsources – and assessment panel – host can sit on panel

Final approval by artsources or shortlist sent to host

FROM RES ARTIS WEBSITE - www.resartis.org

INTERNATIONAL ART SPACE / IASKA

Contact	
Address:	Perth Business Centre, PO Box 8087
Zipcode:	6849
City:	Perth WA
Country:	Australia
Telephone:	+61-8-9224-2888
Fax:	+61-8-9224-2888
Homepage:	http://www.iaska.com.au
Email:	iaska@iinet.net.au
Name:	Marco Marcon

General information
Short chronicle <p>The International Art Space - Kellerberrin, Australia (IASKA) was established in 1998 through a collaboration between farmers and art professionals. IASKA is located in the town of Kellerberrin in rural Western Australia, 210 kilometres East of Perth. Kellerberrin is a small and relatively isolated rural community of 850.</p>
Short description of programme <p>IASKA runs a program of residencies , exhibitions and community projects by established Australian and international artists, who live and work in Kellerberrin and other small rural towns for periods of up to three months. The works produced by the artists result from a close interaction with the community and/or the natural environment.</p>
Discipline(s) and media <ul style="list-style-type: none">• Visual arts

Conditions
Duration of residencies 1-3 months

Grants

n/a

Allowance granted to artists

Per diem, artist's fee, travel allowance, production costs, vehicle.

Expenses paid by artists

None. However, it is expected that part of the funding will be provided by sources based in the artist's country of origin.

Applications: who/how

Artists can approach us with the view of participating in the program at any time. They should send or e-mail:
· a concise cv (2 pages),
· succinct documentation on their work (no more than 12 slides or a CD-ROM or a video cassette/DVD disk)
· a short text outlining, in broad terms, why they want to work at IASKA and the kind of project they intend to carry out

Selection procedure

Residencies are reserved for artists with at least 10 years professional practice. Fluency in the English language is not essential. Preference is given to artists who habitually develop work by interacting with, or intervening in, the social or natural environment in which they operate. Generally speaking, artists are included in the program by invitations or through exchange arrangements with other art organisations.

Presentation of artists' work

Artists are required to develop a substantive solo exhibition, performance or other, negotiated project to be opened at the end of their stay.

Description of studios**Number of studios**

1

Type and size of studios

40 square metres

Accommodation

Apartment attached to studio, or self contained cottage on a nearby farm.

Category of comfort

Both apartment and cottage have all the standard amenities, including: airconditioning/heating, cooking facilities, telephone/internet etc.

Special workshops

Artists are required to run a 1 week informal mentoring project with 2 or 3 Australian emerging artists. Artists are also required to give 2 public lectures on their work and to conduct 2-3 tutorials with children in local schools.

How to reach the centre**By train**

3 hours from Perth

By plane

n/a

By car

2.5 hours from Perth

Other activities**Exhibitions, events etc. (recent)**

Out of Site - a touring exhibition surveying the first four years of IASKA's program. For other information, see www.iaska.com.au

Publications

"Out of Site", catalogue

"Beyond the Grid", catalogue

"Notes and Sources", catalogue



Criteria for WA Residencies

Artsource will only assess WA artists

If residency is promoted to Australian and International artists, other arrangements need to be made to assess applications

- **Artistic excellence / potential**
Taking into account number of years in practice
Has there been development in art practice?
Potential to keep developing
- **Will the residency benefit the artist? Is timing good for artist?**
- **Reason for doing the residency**
There are no set criteria, but the artist needs to give a reason, or purpose for going, or a specific project they want to work on
- **Evidence of good match between artist and host**
Artists capacity to meet expectations of host
- **Must be a member of artsource**

Draft Residency Application

Artist name & contact details

Artform

Approximate dates you like to undertake the residency

How long have you been carrying out a professional art practice?

Have you been on a residency previously?

Tell us about your art practice

What have you been working on in the past year?

What developments do you envisage?

What has/is influencing your work?

How do the images provided reflect your art practice and the direction of your work?

(Max 1 page)

What do you want to do during this residency?

(Max 150 words)

How will you approach and meet the expectations required by the host?

(Max 150 words)

How will be residency benefit your art practice and your development as an arts practitioner?

(Max 150 words)

- MINUTES -

ALBANY TOWN HALL THEATRE ADVISORY COMMITTEE

10:00am on Wednesday 1st March 2006 at
The Albany Town Hall Theatre, Theatre Foyer

1. PRESENT

R. Paver	-	City Councillor
P. Madigan	-	EDC&CS
S. I. Gartland	-	Town Hall Theatre Manager
C. Lovitt	-	Community Representative
P. Fairborn	-	Community Representative

APOLOGIES

J. Williams - City Councillor

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 5th October 2005 be confirmed as a true and accurate record of the meeting.

MOVED: C. Lovitt
SECONDED: R. Paver
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: R. Paver
SECONDED: P. Fairborn
CARRIED

Forthcoming Productions Report.

City of Albany presentations in Italics.

Name of Performance	Date	Touring Company/Promoter
<i>Australian String Quartet</i>	<i>12th March 2006</i>	<i>Australian String Quartet</i>
UWA Lecture	17 th March 2006	UWA Albany campus
The Feather Surfers	6 th , 7 th April 2006	Barking Gecko Theatre Co
<i>The Three Chinese Tenors</i>	<i>Sat 22nd April 2006</i>	<i>3CT International</i>
Winners Concert	Sat 20 th May	Albany Eisteddfod
Dance Week Concert	27 th , 28 th May 2006	Albany School of Dance and Movement
Just Fiddling in Concert	23 rd June 2006	Just Fiddling
<i>Hotel Sorrento</i>	<i>26th June 2006</i>	<i>Hit Productions</i>
Dorothy the Dinosaur	10 th August 2006	Entertainment Store
<i>Rod Quantock's The Annual Report</i>	<i>19th August 2006</i>	<i>Regional Arts Victoria</i>
Amity Lecture	Sat 2 nd Oct 2006	Friends of UWA
Annual School Dance Concert	4 th & 5 th Sept 2006	ASHS
<i>Lalaluna</i>	<i>Sat 9th Sept 2006</i>	<i>The Shneedles</i>
School Musical Production	15, 16, 22, 23 Sept 06	Albany Primary School
<i>Saffire Guitar Quartet</i>	<i>Mon 9th Oct 2006</i>	<i>Raz Music (PA)</i>
Birds Australia Congress	19, 20 Oct 2006	Birds Australia
Wil Anderson	25, 26 Oct 2006	Token Events
<i>The Gin Game</i>	<i>28 October 2006</i>	<i>Hit Productions</i>
<i>Soulmates</i>	<i>11th Nov 2006</i>	<i>Perth Theatre Company</i>
Dancemoves	24, 25 Nov 2006	Dancemoves
Dance Concert	2 nd & 3 rd Dec 2006	Albany Academy of Dance

RECOMMENDATION

THAT the Forthcoming Productions Report be received.

MOVED: C. Lovitt

SECONDED: P. Fairborn

MOVED

6.3 Results of Previous Productions

- 6.3.1 **Nathan Grose – Surf Movie Night, 7:30pm Friday 30th September 2005.** This was a great night of entertainment with a young band preceding the showing of a surf movie made by local filmmaker Nathan Grose.
- 6.3.2 **3CT International – The Acrobatic Troupe of Imperial China, 7:30pm Monday 3rd October 2005.** This was a very successful night of entertainment with a full house. See attached reconciliation.
- 6.3.3 **Youngstars 2.com 10:00am and 11:30am Friday 7th October 2005.** This was a reasonably popular event with two almost full houses.
- 6.3.4 **Musical Projects Aust Pty Ltd – Elvis to the Max, 8:00pm Tuesday 11th October 2005.** Unfortunately, very highly priced tickets may have prevented this from being a sell-out show.
- 6.3.5 **Fair Dinkum Road Co, John Williamson's Chandelier of Stars Tour, 8:00pm Friday 21st & Saturday 22nd October 2005.** This outstanding Australian artist successfully filled two full houses once again.
- 6.3.6 **A-List Entertainment, The Umbilical Brothers, 8:00pm Wednesday 26th & Thursday 27th October 2005.** This excellent pair of theatrical comics once again proved popular with Albany audiences although we did not quite get two full houses.
- 6.3.7 **Harvey World Travel (Dunsborough) – Jane Rutter and Peter Cousens in Concert, 7:45pm Friday 28th October 2005.** Again, with a full house, this concert could have been the highlight of the concerts this year.

- 6.3.8 **Hit Productions – President Wilson in Paris, 7:30pm Thursday 10th November.** This interesting play drew a mixed reaction from the audience.
- 6.3.9 **Brian Fogarty Theatrical Productions – Oh Boy, It's Buddy, 8:00pm Wednesday 16th November.** This was an excellent show from a first time visitor to the WA touring circuit. After the show, Brian promised to bring other shows to Albany later in 2006.
- 6.3.10 **Albany Dance Academy – Family Favourites, 7:00pm Saturday 19th and 2:00pm Sunday 20th November 2005.** This relatively new company presented two excellent shows of children's dance.
- 6.3.11 **Dancemoves Dance Academy – Fantasy Showdown, 7:00pm Friday 25th & Saturday 26th November 2005.** Again, this long-standing local dance school presented two very good performances.
- 6.3.12 **ABC Local Radio - ABC Community Concert, 7:00pm 15th December.** This was a free community concert presented to raise money for the local Anglicare Christmas appeal. The concert featured local ensembles and Lucky Oceans from Perth.
- 6.3.13 **UWA Perth International Arts Festival, Song of the Goat (Poland) – Chronicles, a Lamentation, 8:00pm 11th & 12th February 2006.** This challenging piece of theatre did not sell quite as well as the organisers had hoped, although the audience were very pleased with the piece.
- 6.3.14 **Danny Flynn Management – The Searchers, 8:00pm Wednesday 15th February 2006.** This was an excellent show by the original 60's pop sensation, the audience loved it.
- 6.3.15 **UWA Perth International Arts Festival, Antonio Forcione Quartet (London) 8:00pm Wednesday 22nd February 2006.** This excellent show could easily eventuate as the best concert event for 2006. The skill of the guitarist had the audience spellbound.

RECOMMENDATION

THAT the Production Report be received.

**MOVED: R. Paver
SECONDED: P. Fairborn
MOVED**

6.4 Proposed Shows.

- 6.4.1 **3CT International – The Three Chinese Tenors and the Three Sopranos.** This would be a return trip for this ensemble, which last toured to Albany in March 2005 at which time they received a very warm reception by the audience. The fee has risen \$1,000 since the last visit, but the show also has three Soprano singers in it now. See attached information.

RECOMMENDATION

THAT the Theatre Manager inform 3CT International that the City of Albany will present one performance of the 3 Chinese Tenors and The 3 Sopranos on Saturday 22nd April 2006.

**MOVED: R. Paver
SECONDED: P. Fairborn
CARRIED**

6.5 Other Business
Nil

7. NEXT MEETING

10:00am, Wednesday 3rd May 2006 – Town Hall Meeting Room.

8. CLOSURE – 11:00am

Agenda Item Attachments

WORKS & SERVICES SECTION

MINUTES

MINUTES OF THE MEETING OF THE STREETScape COMMITTEE MEETING HELD AT THE NORTH ROAD CHAMBERS ON 23RD MARCH 2006 AT 7:30 AM

1.0 PRESENT

Committee Members Cr Dennis Wellington
 Cr John Walker
 Cr Jan Waterman

Executive support Les Hewer, Executive Director Works & Services
 Stephen Deering, Landscape Architect / Reserves Officer
 Helen Tee, Engineering Administration Officer

2.0 APOLOGIES

Cr Merryn Bojcun
Cr Paul Lionetti

3.0 MEETING OPENED

The meeting was declared open at 7.30am.

4.0 DISCLOSURE OF INTEREST

Nil

5.0 CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION:

THAT the minutes of the Streetscape Committee meeting held on Thursday 23rd February 2006 be confirmed as true and accurate.

**MOVED: COUNCILLOR WELLINGTON
SECONDED: COUNCILLOR WALKER**

CARRIED 3 / 0

6.0 CORRESPONDENCE

Letter received from Great Southern Farmers Market Albany Inc requesting Streetscape Committee to look at planting roundabouts with crops/vegetables to be carried forward to next meeting.

ACTION:

Les Hewer to write letter of response advising that it will be given consideration for future plantings.

7.0 BUSINESS ARISING FROM PREVIOUS MINUTES

7.1 KAB – Request for Hanging Baskets in York Street

During discussion it was agreed that:

- Planter boxes to be used instead of hanging baskets.
- Les submitted photos of planter boxes using plants/vegetables as part of street scaping in the Melbourne CBD.
- The pots of plants being put into the planters need to be locked in to prevent them from being stolen.
- Cr Waterman suggested local café/restaurants in York Street could use the planter boxes by incorporating them into their outside eating areas. Having an annual theme, making sure that the appropriate infrastructure was in place and the businesses to pay towards the upkeep.

ACTION:

Les to take photos of the planter boxes used as street scaping to the KAB meeting.

7.2 Focus for next Street Scaping projects.

Stephen Deering reported in his peer review that the previous designs done for Albany Highway would be cost prohibitive to implement and would not be feasible. Future designs will be mindful of costs,

During discussion it was agreed that:

- Planting to start at both the Chester Pass Roundabout and the CBD. This will be staged over a few years.
- Designs for the whole length of Albany Hwy to commence now.
- Les to see if the KAB Committee will be willing to work with the residents along Albany Highway to have their front landscaped with flowers in keeping with the Albany signature/theme.
- Les to see if he can get a rapport/relationship with Western Power for obtaining funding for the undergrounding of power. At this stage it will not go ahead when the street scaping takes place.
- Stephen Deering to investigate to see if the portable signs policy will have the possibility of getting a standard in place.

ACTION:

- **Les to see if the KAB Committee will be willing to work with the residents in keeping with the theme for Albany Highway.**
- **Les to see if he can get a rapport/relationship with Western Power for obtaining funding for the undergrounding of power.**

- **Stephen Deering to investigate to see if the portable signs policy will have the possibility of getting a standard in place.**

8.0 GENERAL BUSINESS

8.1 KAB Entrance greeting design for Albany

Designs were presented to the Committee that were received from KAB for the entrance to Albany.

During discussion it was agreed that:

- The "Amazing Albany" logo's is a marketing tool and subject to change. It is not to be incorporated into the design and the design to read "Welcome to Albany".
- The design to be legible at speed.
- The possibility of having the wording "you are now entering the urban area". Cr Waterman advised they have this in the Shire of Horsham, Victoria.

8.2 Albany Cemetery

Cheryl Shallor, President of the Heritage Rose Committee has proposed to plant and upgrade the Albany Cemetery using heritage roses and includes a fence being installed. Funding may be sought from Council towards this.

8.3 Brunswick Road

Les advised that funding is being obtained for a path to be reconstructed along Brunswick Road and the trees will have to be removed.

The Committee agreed that they are happy with individual streets to follow the overall signature of the area and they would like only to be informed.

9.0 NEXT MEETING

Thursday 20th April 2006 at 7.30am.

10.0 MEETING CLOSED

The meeting was declared closed at 8.25am.

Agenda Item Attachments

GENERAL MANAGEMENT SERVICES SECTION

[Agenda Item 14.2.1 refers]
[Bulletin Item 1.4.1 refers]

City Crest Design

To illustrate the difficulty in applying the City Crest design, here is a comparison of the Crest with the proposed design at a common size for uses such as letterheads, badges or small commemorative objects.



City of Albany

City Crest



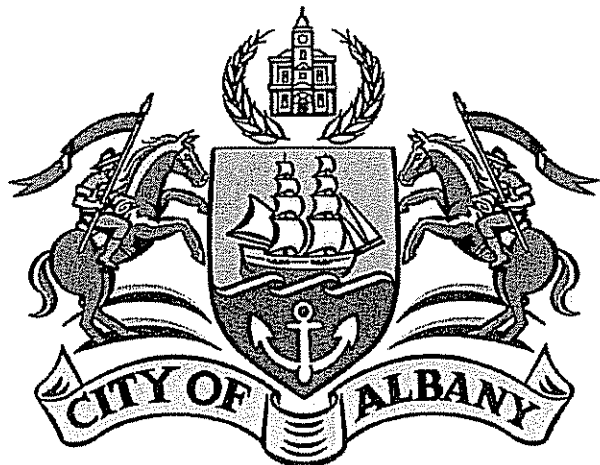
Proposed design

Even at almost twice the size, the Crest design lacks clarity compared to the proposed design.



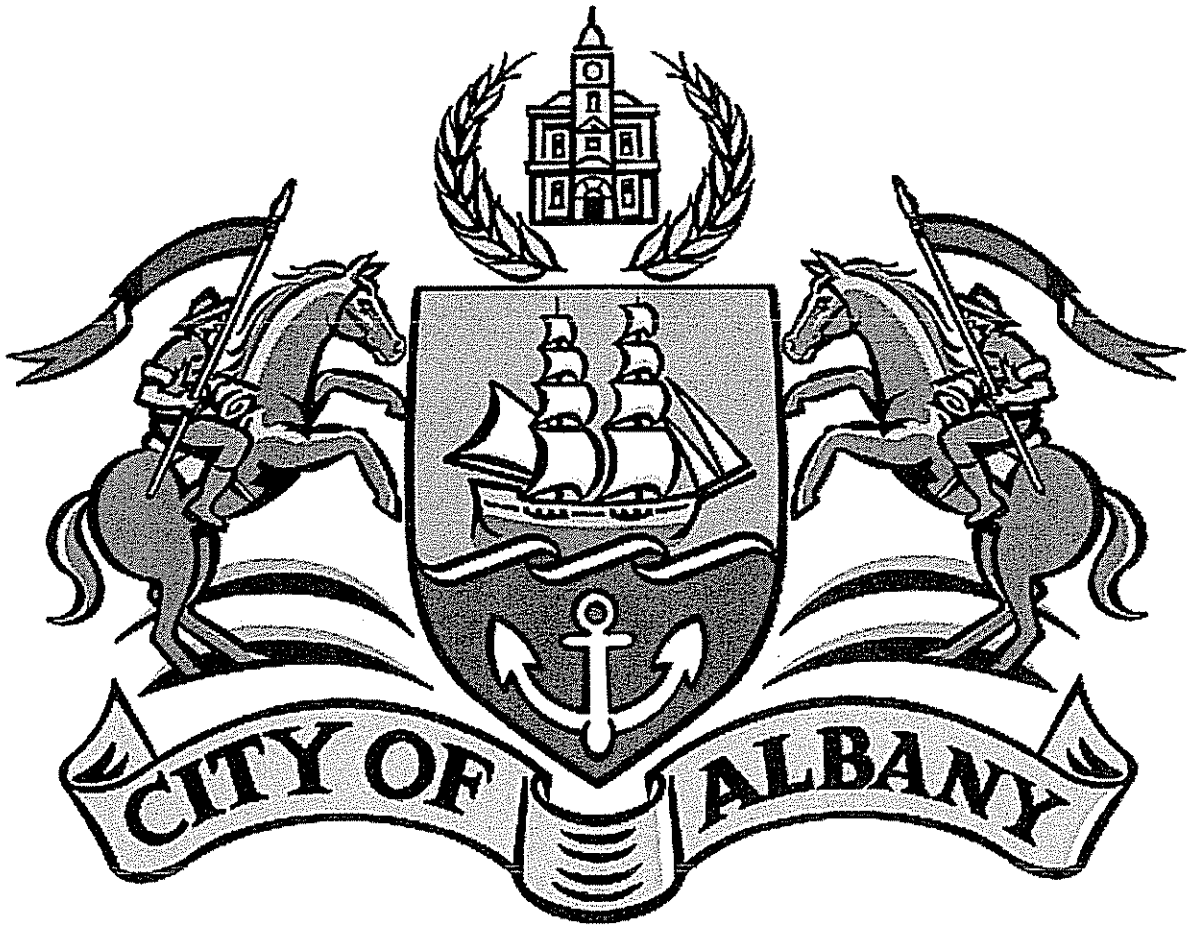
City of Albany

City Crest



Proposed design

City Crest Design



Proposed design colour version

City Crest Design

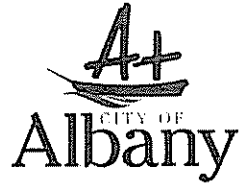


Proposed design greyscale

City Crest Design



Proposed design mono



[Agenda Item 14.2.2 refers]
[Bulletin Item 1.4.2 refers]

REVIEW OF WARDS AND REPRESENTATION 2006

OFFICER'S REPORT

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Introduction

Schedule 2.2 of the *Local Government Act 1995* (Act) requires local governments with wards to carry out reviews of the ward boundaries and the number of councillors for each ward from time to time so that not more than eight years elapse between successive reviews.

The last review of ward boundaries for the City was undertaken in 1998 as part of the amalgamation process. This review acknowledged that there was over-representation in two rural wards: Kalgan and Hassell. The Local Government Advisory Board (LGAB) approved this in recognition of the geographical spread of those wards and the importance of representation for outlying communities.

The purpose of a review is to evaluate the current arrangements and consider other options to find the system of representation that best reflects the characteristics of the district and its people.

At its Ordinary Council Meeting held on 16 August 2006, Council resolved to carry out a review of its ward boundaries and the number of offices of Council for each ward (subject to the review excluding any proposal to abolish the ward system) to comply with the requirements of the Act.

Council developed a range of alternative ward system options and at its Ordinary Council Meeting held on 20 December 2005, resolved to release five alternate ward system options for public consultation. These options have been assessed in this report.

Review process

The review process involves a number of steps:

- Council resolves to undertake the review (16/8/2005);
- Council endorses options for consideration by the public (20/12/2005);
- Initial advertising commences (29/12/2005);
- Information provided to the community for discussion (12/01/2006);
- Public submission period opens (19/01/2006);
- Public submission period closes (02/03/2006);
- Assessment of Council options and public submissions (21/03/2006);
- Council briefing on assessment report (28/03/2006);
- Agenda item for April Ordinary Council Meeting (03/04/2006);
- Council considers all options and submissions against relevant factors and makes a decision (OCM 18/04/2005);
- Council submits a report to the LGAB for consideration (by 30/06/2006);
- The LGAB submits a recommendation to the Minister for Local Government and Regional Development (the Minister); and
- If accepted by the Minister, the Minister will make a recommendation to the Governor for the making of the appropriate order.

Any changes approved by the Minister will be in place for the next ordinary election, currently scheduled for October 2007.

When considering changes to wards and representation the Act specifies that Council, as part of the review process, will consider the following factors:

1. Ratio of councillors to electors in various wards;
2. Community of interest;
3. Physical and topographic features;
4. Demographic trends;
5. Economic factors;
6. Number of councillors for each ward and the district as a whole; and
7. Ward names.

In assessing the alternative ward systems, particular consideration has been given to factor 2 – community of interest and factor 6 – councillor numbers. However, factor 1 – ratio of councillors to electors – has primary relevance. It is expected by the LGAB and Minister that the City review will produce similar ratios of electors to councillors across the wards of its district. Deviation to the mean councillor/elector ratio must be less than 10%.

Integral to the assessment of alternate ward systems is a discussion of these factors as they apply to the district as whole. Consequently, the assessment of options and public submissions begins with a section entitled "Features of the district" that discusses these factors as they relate to the City in some detail.

Community consultation process

A community consultation plan was prepared to achieve the following objectives:

- meet the City of Albany's legislative public notice and submission obligations under Schedule 2.2 of the *Local Government Act 1995*.
- provide an appropriate level of written information and documentation to the public.
- provide the community with meeting forum opportunities to discuss, ask questions, contribute to, and be provided with information regarding the review.
- provide the public with a clear avenue for making formal submission to Council regarding the review of boundaries and representation.

The community consultation plan included several key areas such as advertising, direct mailing, a community discussion paper, public forum sessions, and a public submission process.

1. Media Coverage

Statutory advertising commenced after the holiday period, Thursday, 19 January 2006 to Thursday 2 March 2006. However, just after Christmas a paid advertisement was published in the Albany & Great Southern Weekender Newspaper announcing the "upcoming wards and representation review".

Advertising and media details are listed below:

1	29/12/2005	Albany & Great Southern Weekender Newspaper
2	10/01/2006	Albany Advertiser Newspaper
3	12/01/2006	Albany & Great Southern Weekender Newspaper
4	19/01/2006	Albany Advertiser Newspaper
5	26/01/2006	Albany & Great Southern Weekender Newspaper

6	02/02/2006	Albany Advertiser Newspaper
7	02/02/2006	The Extra Newspaper
8	03/02/2006	Albany & Great Southern Weekender Newspaper
9	03/02/2006	Albany & Great Southern Weekender Newspaper
10	08/02/2006	ABC Radio, interview with CEO
11	09/02/2006	ABC Radio, news story
12	23/02/2006	Albany & Great Southern Weekender Newspaper

Copies of all newsprint advertising are included in "Community Consultation Information" (Appendix 2).

2. Direct Mailing

a. Non-residents

Letters were sent to non-resident property owners living outside Albany on the 12 January, advising them of the review and availability of the Community Discussion Paper.

b. Associations

Letters were sent to progress associations and ratepayers associations advising them of the ward review and inviting them to contact the City to arrange a forum session during the first 5 weeks of the submission period, 19 January 2006 to 23 February 2006.

Sample letters sent to non-residents and associations are included in "Community Consultation Information" (Appendix 2).

3. Community Discussion Paper

A community information package was prepared and made available to the public. The purpose of the information package was to provide comprehensive and clear information and to facilitate informed community discussion. As such, the information package supplied background information on the boundary and representation review process, outlined the factors that must be considered by Council under the Act, and provided five possible ward system options, with supporting information explaining how the options were determined.

The document, including maps, was made available on the City's web site, at the Albany Public Library, Wellstead Resource Centre, and at the City of Albany's Administration Building, North Road.

References to the discussion paper were made in all media advertising and the community forum session.

A copy of the Community Discussion Paper is included in "Community Consultation Information" (Appendix 2).

4. Public Forum Sessions

a. Open Public Forum

An open public forum was held on Wednesday, 8 February 2006 from 5:30pm. The forum was referred to in all media advertising as an invitation

for interested members of the community to attend. The CEO conducted the forum and the format was designed to provide opportunities to ask questions, contribute to, and be provided with information regarding the review and formal submission process. All participants received a copy of the Community Discussion Paper.

b. Association Forums

Progress and ratepayer associations were invited to book forum sessions during the first 5 weeks of the submission period, 19 January 2006 to 23 February 2006. Although no requests were received for association forums, all associations requested and received copies of the Community Discussion Paper, with a total of 5 associations making a public submission.

5. Public Submissions

Members of the community were invited to make written submissions about any aspect of the ward and representation review and lodge it with the City by 5pm on Thursday, 2 March 2006

The invitation was included in the Community Discussion Paper, all media advertising, and community forum sessions.

A total of 45 submissions were received, with 12 of these received after the submission deadline; however, the LGAB has indicated that Council can consider them.

2 submissions offered alternate ward systems and these have been assessed in this report along with the 5 options Council released for the community consultation process.

All 45 submissions express a preference for a particular option, as tallied below.

- 1 submission supporting Option 1 – (4/8)
- 1 submissions supporting Option 2 – (5/10)
- 15 submissions supporting Option 3 – (6/9)
- 0 submissions supporting Option 4 – (6/12)
- 28 submissions supporting Option 5 – (6/12A)

Summarised below are the public submissions:

No	Name	Summary Comments	Officer Comments
1	Alan D Brown	"Option one appears the best of the five suggested . . ."	Option 1 – (4/8)
		"An option not looked at in the Ward system is a segmented one. A surveyor could go to the top of Mt Clarence and take bearings to give five "V" shaped section of about 30 degrees (from the map the land area of the City of Albany covers some 150 degrees). With two councillors to each Ward there would be 10 councillors, who would all have some urban and some rural land! This would be fairer to all as there would not be the same emphasis on urban versus rural and all councillors would have to be accountable for roads and services, both rural and urban."	<u>Refer</u> "Assessment of public submission alternatives" above.
2	John Clements	" . . . it seems to me that Option 5, is probably the better "	Option 5 – (6/12A)
		"Voting should be compulsory as it is for both the State and Federal Elections . . . Further, Government (State), should encourage established political parties to formulate policies and stand candidates, at all future Local Government elections "	Does not form part of the Ward and Representation Review process
3	Randall Jasper	" . . . I think that Option 6/9 is probably the best option for the City."	Option 3 – (6/9)
		"I think that Option 4/8 and 5/10 are also reasonable, although the 'rural' ward B, in each case is very large. I wonder about splitting it in half and having only one councillor for each half "	It is possible to split ward B into two wards, and still maintain appropriate C:E Ratios. This increases the number of wards by 1 in each option with councillor numbers and rural representation remaining the same.
4	Maurice McCormick	"I support option five because it would cause least confusion with electors and would still give rural voters a reasonable voice "	Option 5 – (6/12A)
5	Phillip Douglas	"I support Option 6/12A"	Option 5 – (6/12A)
		"I also have the following views re the professional, ethical, and moral conduct of Councillors, all of who should sign a written agreement including: <ul style="list-style-type: none"> • Strict code of conduct . . . • Resolve differences . . . • Redefine the Vision . . . • Recognition of the enormity of the challenges facing the Albany community . . . • Demonstrate a proactive Community Leadership role . . ."	Does not form part of the Ward and Representation Review process
6	Raymond Wiscombe & Patricia Wiscombe	"We have read the review of Wards and Representation, Community Discussion Paper and have chosen the following option based on the information given. Option 6/12A"	Option 5 – (6/12A)

No	Name	Summary Comments	Officer Comments
7	Mary Cook	"... I consider option 5 to be the most balanced "	Option 5 – (6/12A)
8	Geoff Bordessa	"... I would like to express my preference for the option 6/12A ward system ..."	Option 5 – (6/12A)
9	Eric Harley	"Option Five ... is my preference ..."	Option 5 – (6/12A)
10	Ruth Watson	"My preference is for Option Five."	Option 5 – (6/12A)
11	Brian Malone	"... I would support option 6:12A ..." "I would also like to retain the current method of mayoral election, which is by popular vote, rather than by election by other Councillors ..."	Option 5 – (6/12A) Does not form part of the Ward and Representation Review process
12	Kim Stanton & Tony Stanton	"We believe the Option 6/12A in the Community Discussion Paper of 9/1/06 is the correct one for the Albany Electorate"	Option 5 – (6/12A)
13	Albany Ratepayers and Residents Association Inc.	"... Option 6/12A in the Community Discussion Paper of the 9/1/06 be the recommended Option."	Option 5 – (6/12A)
14	South Coast Progress Association & Sporting Clubs Inc.	"South Coast Progress Assoc. members agreed at the recent meeting that we would support Option 6/12A as per the Community Discussion Paper (9/1/06) "	Option 5 – (6/12A)
15	Phil Roberts	"I have read the supplied literature and wish to express my strong support for Option5"	Option 5 – (6/12A)
16	Wellstead Progress Association	"Conceding that change is coming, our preferred choice is for Option 6/9, which appears the most workable option."	Option 3 – (6/9)
17	Ross Smallwood	"As a lifetime resident, most of my life in the rural area and now in urban Albany, I strongly favour Option five"	Option 5 – (6/12A)

No	Name	Summary Comments	Officer Comments
18	G R Brand	"I prefer option 5, also described as option 6/12A."	Option 5 – (6/12A)
		"I don't fully accept the categorisation of Vancouver Ward as urban/semi-urban: much of it is more rural/semi-rural, and the current representation does not come from the usually seen urban areas of the City."	With increasing urban development extending northeast to Bayonet Head and Lower King, west to McKail and Gledhow, north to Yakamia, and South along the Vancouver Peninsula, it is difficult to categorise some areas as purely urban or purely rural
		"I believe the need for infrastructure to serve the new industries – woodchips, biofuels, mining – and particularly ring road – is much more important than "high rise" and "foreshore" matters in the long run for Albany to develop "	Does not form part of the Ward and Representation Review process
19	Jonathan Price	"The proposal for six wards, each to be represented by two Councillors from each ward, has my support. i.e. the Option Five shown in the centrespread published in the Albany Advertiser of 19 January "	Option 5 – (6/12A)
20	Brenda Reardon	<p>"If the City of Albany is open to suggestions I'd like to put forward a real challenge. A minimum of six wards, two councillors in each ward and each ward to have a section of the Albany CBD, urban area and rural areas, this way each councillor will have a greater understanding of the wide and varied issues each of these areas have to deal with as our city grows."</p> <p>"If this ideas is considered to difficult or impractical then I'd like to support "Option Five" advertised in the Weekender, February 2 2006 (six wards, two councillors in each ward)."</p>	<p><u>Refer</u> "Assessment of public submission alternatives" above</p> <p>Option 5 – (6/12A)</p>
21	Martin Lloyd & Viv Lloyd	"We ... prefer Option Five as our option."	Option 5 – (6/12A)

No	Name	Summary Comments	Officer Comments
22	RDT Crosby & DM Crosby	"In my opinion the most beneficial option particularly for the Hassell and Kalgan wards is Option Five . . ."	Option 5 – (6/12A)
		"These wards, Hassell & Kalgan, appear to be showing signs of neglect on someone's part, with 4 councillors. Prior to the infamous amalgamation the road verges in Lower King were mown every year prior to the fire season. Now I am advised that Council has a policy not to mow such verges. My information and photos would indicate this "NO MOW" policy is not being adhered to in all cases. There is plenty of evidence that some verges are being mown by the City of Albany Machinery."	Does not form part of the Ward and Representation Review process
		"I think councillors should inspect their wards sometimes & devote less time on "High Priority" areas such as Boat Harbours and Entertainment Centres, foreshore cluttering which could be very much against the Port requirements, eg wood chips, iron ore exports and other essentials which will create income and prosperity."	Does not form part of the Ward and Representation Review process
23	Elizabeth Davies	"I wish to support Option 6/12A as the preferred model for the ward review for the City of Albany."	Option 5 – (6/12A)
24	John Healy	"I wish to support option 6/12A as the preferred model for Local Government in the City of Albany."	Option 5 – (6/12A)
25	Janet Savage	"My preferred option is Option 2 which I believe best retains communities of interest of suburbs and allows 2 councillors to represent the rural ward in an entirety."	Option 2 – (5/10)
26	Frederickstown Progress Association	"If a choice is to be made from the schemes proposed in the Community Discussion Paper then this Association recommends 6/12A."	Option 5 – (6/12A)
		"Significant support has been expressed by members for a No Wards system, where unrepresentative election outcomes should not occur: we query the fact that this option is not one of those listed. Under such a system, all nominees can be voted for by all electors under a simple first past the post system. If twelve councillors are to be elected, then the highest totals are declared elected. In this way, all councillors are elected by a meaningful number of electors, who have cast their votes on issues relevant to them "	Abolishing the wards system as part of the Ward and Representation Review was excluded from consideration by Council at Ordinary Council Meeting 16/8/2005
27	Sue Roberts	"I would like to register my opinion that Option 5 of the proposed ward boundary changes is the preferred option."	Option 5 – (6/12A)
28	Linda Paver	"My preferred option in relation to the ward boundary review is option 5."	Option 5 – (6/12A)
29	Norman Davies	"I would like to support Model 6/12A outlined in the Community Discussion Paper"	Option 5 – (6/12A)
30	Dot Price	"I support the proposal which allows for 6 Wards and 12 Councillors with 2 Councillors to be elected from each Ward . . ."	Option 5 – (6/12A) (Confirmed Option 5 – (6/12A) by phone on 8/3/06)

No	Name	Summary Comments	Officer Comments
31	David Simms & Sheila Sims	"Having looked at the options regarding Wards, my Wife and I would like to see Option 6a adopted. ie 6 wards, 12 Councillors."	Option 5 – (6/12A) (Confirmed Option 5 – (6/12A) by phone on 8/3/06)
32	Joyce Hall	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
Late Submissions			
33	Mary Turnor	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
34	Stephen Turnor	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
35	R J Chadwick	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
36	E Murdoch	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
37	Cheryl Baum	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
38	Teena Williams	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
39	Clinton North	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
40	I Stoney	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
41	B R Bamford	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
42	CG & AH Gilkinson	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
43	Unable to read name	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)
44	Young Sidings Progress Association	"The committee of Youngs Siding Progress Association has met to consider the proposals raised in the above review and has overwhelmingly come down in favour of the Option 6/12A ward system."	Option 5 – (6/12A)
45	Shane Davy	"Although we are not satisfied with any of the proposed new boundaries we find that the Option 6/9 would be most acceptable by our community."	Option 3 – (6/9)

Features of the district

1. Ratio of councillors to electors in various wards

The current ward system has 14 councillors elected from 7 wards.

CURRENT COUNCILLOR ELECTOR RATIOS				
Ward	Number of Electors	Number of Councillors	Councillor Elector Ratio	% Ratio Deviation
Breaksea	3847	2	1 1924	24.21%
Frederickstown	3689	2	1 1845	19.11%
Hassell	315	2	1 158	-89.80%
Kalgan	3100	2	1 1550	0.06%
Vancouver	3874	2	1 1937	25.05%
West	3198	2	1 1599	3.23%
Yakamia	3668	2	1 1834	18.40%
	21691	14	1 1549	
* Based on data supplied On 26 October 2005 by the AEC, current at 18 March 2005 (cut off for May 2005 election)				

The % ratio deviation gives a clear indication of the % difference between the average councillor/elector ratio of 1:1549 for the whole of the City and the councillor/elector ratio for each ward.

It can be seen that there is a significant imbalance in representation with Breaksea, Frederickstown, Yakamia, and Vancouver Wards being under-represented and Hassell Ward being significantly over-represented.

Two maps showing the current ward system are included in Appendix 1 attached.

2. Community of interest

The community identity is driven primarily by a sense of belonging within the context of historical and social infrastructure associated with rural locations, urban locations, and localities.

The rural localities of Redmond, Manypeaks, Youngs Siding, Elleker, Torbay Hill, Cuthbert, Kalgan, and South Stirling provide rural community focus and services. Although they vary in size and services most contain a general store/fuel outlet, local hall, sport, and recreation facilities.

The urban localities are situated around the shoreline along Princess Royal Harbour and King George Sound and around Mount Clarence, Mount Melville, and Mt Adelaide, with increasing urban development extending west to McKail and Gledhow, north to Yakamia, and north east along Oyster Harbour to Bayonet Head and Lower King. These urban localities are serviced by the central Albany area; neighbourhood centres situated at North Road, Spencer Park, Orana, Walmsley, and the proposed centre at Bayonet Head; local centres situated at Middleton Beach, Emu Point, Lower King, Little Grove, Bayonet Head, and Yakamia.

3. Physical and topographic features

The district of Albany covers approximately 4,800 square kilometres, stretching from the eastern shores of the Wilson Inlet in the west, through to the Pallinup River in the east and approximately 30 kilometres inland.

Albany has numerous river, tributary and creek systems that flow south and discharge into the Southern Ocean. The two largest river systems are the Kalgan and King catchments that discharge into Oyster Harbour. Albany also contains a great diversity of wetlands, the two most significant being Kojaneerup and Millbrook Reserve-King River both located to the northeast.

The railway provides a vital link to Albany Port, with the rail line running south from the Port to Elleker and then northeast through Redman. Major roads include Albany Highway that connects Albany with Perth; Chester Pass Road that runs northeast connecting Albany with Lake Grace; and South Coast Highway that dissects Albany in an east west direction providing a link to Walpole and Denmark in the west and Jerramungup and Esperance to the east.

Albany's coastline provides the southern most boarder to the district, with most of the coastline contained within West Cape Howe, Torndirrup, and Waychinicup National Parks and crown reserve land vested in Department of Conservation and Land Management (CALM).

4. Demographic trends

The current estimated residential population for the district is 32,200. Albany is experiencing a significant growth trend with the population increasing by 3% since the 2001 Census figure of 31,236 and a projected increase of 13% to 36,500 by 2016.

This growth is expected to occur in urban areas west of Albany centre, mainly in the localities of McKail and Gledhow, to the north in the locality of Yakamia, and in the outer north east in the suburbs of Bayonet Head and Lower King.

There have been no significant areas of population decline identified, with localities in rural areas of the district expected to maintain the existing estimated residential population growth rate.

5. Economic factors

Albany is the retail and service centre for the Great Southern Region of WA, supporting a regional catchment of approximately 50,000 people. Albany provides major industry services to the region, including Albany Port and Harry Riggs Airport.

Key industry groups for the district are agriculture, fishing, forestry, manufacturing, construction, retail trade, accommodation, cafes, restaurants, property services, business services, and community services; with a projected growth in both tourism and extractive industries.

Most significant areas of retail trade, property services, business services, restaurants, cafes and community services occur within a 3km radius of York Street CBD area, with a sub-regional retail area developing in the locality of Walmsley some 5km north of the CBD.

There are several noteworthy industrial areas such as Mirrambeena, Pindeen, Lower Denmark Road, and Milpara. Mirrambeena industrial area is located

approximately 15km from the centre of Albany in the locality of Drome and is the site for current and future plantation timber processing. Pindeen industrial estate is located 8km north of the centre of Albany in the locality of Willyung and caters mainly to transport oriented industry. Lower Denmark Road industrial area is located 4km south west of the centre of Albany, on both sides of the Lower Denmark Road in the locality of Robinson and is the site for noxious industry, engineering works, car wreckers, fish processing and freight storage. Milpara industrial area is located 3km north of Albany centre in the locality of Milpara and is the site for light industrial activity.

Agriculture is the primary land use and a major employment sector within the district. Agricultural land is mainly used for broad acre cropping and livestock farming to the north-east, with more intensive uses such as horticulture and viticulture located to the west and closer to the coast.

The plantation industry is expanding, mainly due to availability of land, high rainfall, suitable soils, proximity to the woodchip plant at Mirrambeena and export infrastructure via Albany Port. Farm forestry commenced in 2002, with 220,000 tonnes of woodchips valued at \$19m exported through Albany Port. This is expected to increase by 35% over the next 5 years. The main plantation areas are located to the east of the Albany centre in Green Range and Manypeaks, and to the northwest in the Redman area.

Land and sea based aquaculture is a growing industry in the district; with the commercial fishing fleet being mainly based and Emu Point. Current aquaculture areas cover 125ha of Oyster Harbour and 500ha in King George Sound. It is expected that land-based aquaculture will develop at Nanurup Beach, Two Peoples Bay, Boat Harbour, and Cheynes Beach.

Extractive industries in the Albany district include gravel, limestone, lime sand rock, sand, clay, and granite. Significant sites of hard rock and mineral sands are currently being extracted from the Willyung quarry, with magnetite deposits located in Wellstead being studied for future extraction.

Albany is a major tourist destination with an annual average of 423,200 visitors staying at least one night, with 88% of these being domestic tourists and 12% being international tourists. In Albany there are many tourist destinations of cultural and natural beauty, including heritage buildings, coastline, national parks, and tourist activities that include whale watching, fishing, bushwalking, visiting iconic sites, relaxing on beaches, dining out, exploring art galleries, wineries, craft shops, etc. The main tourist precinct is located at the southern end of York Street, linking the core retail and CBD areas with Royal Princess Harbour and the new foreshore redevelopment that will include an entertainment centre, integrated boat harbour, tourist accommodation, and parkland.

6. Number of councillors for each ward and the district as a whole

The City currently has 14 councillors (2 from each ward) and it is generally accepted that this provides adequate representation for the district. The councillor budget for 14 Councillors is currently set at \$153,600 per annum (exclusive of the councillor conference budget).

7. Ward names

The current 7 ward names are:

- West Ward – retained from the Shire of Albany after the amalgamation.
- Vancouver Ward – retained from the Town of Albany after the amalgamation and reflects the significant landmark of “Vancouver Peninsular”.
- Frederickstown Ward – retained from the Town of Albany after the amalgamation.
- Breaksea Ward – retained from the Town of Albany after the amalgamation.
- Yakamia Ward – reflects the significant landmark of “Yakamia Creek”.
- Kalgan Ward – retained from the Shire of Albany after the amalgamation and reflects the significant landmark of the “Kalgan River”.
- Hassell Ward – retained from the Shire of Albany after the amalgamation.

Assessment of council options

1. Option 1 - (4 / 8)

This option proposes 8 councillors elected from 4 wards and gives primary consideration to the ratio of councillors to electors and to grouping localities as communities of interest.

a. Ratio of councillors to electors

OPTION 1 - (4 / 8) COUNCILLOR ELECTOR RATIOS				
Ward	Number of Electors	Proposed Number of Councillors	Councillor Elector Ratio	% Ratio Deviation
A	5369	2	1 2685	-0.96%
B	5148	2	1 2574	-5.05%
C	5601	2	1 2801	3.32%
D	5573	2	1 2787	2.80%
	21691	8	1 2711	
* Based on data supplied on 26 October 2005 by the AEC, current at 18 March 2005 (cut off for May 2005 election)				

The % ratio deviation measures the % difference between the average councillor/elector ratio of 1.2711 for the whole of the City and the councillor/elector ratio for each proposed ward.

It can be seen that Option 1 - (4/8) results in ward councillor/elector ratios that are within plus or minus 10% of the average councillor/elector ratio requirement

b. Community of interest

Option 1 – (4/8) accepts that neighbourhoods and suburbs are important units in the physical, historical and social infrastructure and generate a feeling of community and belonging. Given this, ward boundaries follow locality boundaries where councillor/elector ratios allow.

In some instances the councillor/elector ratio has dictated locating a ward boundary that divides a locality. Where this has occurred the divide has been made in an attempt to accommodate similarities in neighbourhood characteristics. For example, a divide between urban/semi-urban neighbourhoods and hobby farms/special rural neighbourhoods, etc. However, these divides have also been guided by the necessity to meet the required councillor/elector ratios, which means Robinson and Torndirrup localities, are divided by the A/B ward boundary, using major roads.

The grouping of localities into wards means this option also reflects rural/semi-rural and urban/semi-urban communities of interest.

c. Physical and topographic features

Ward boundaries do not reflect physical or topographical features, however, parts of the A/B ward boundary partially follows major roads.

d. Demographic trends

Significant population growth areas have been identified and are expected to occur across all four proposed wards. No significant areas of population decline have been identified. The ward boundaries take into consideration these expected population trends.

e. Economic factors

The ward boundaries do not reflect areas of economic activity.

f. Number of Councillors

Option 1 – (4/8) provides for a total of 8 councillors, with 2 from the rural/semi-rural organised ward B, and 2 from each of the urban/semi-urban organised wards – A, C, and D.

This offers 2 councillors from 1 ward (1/4) rural/semi-rural representation and 6 councillors from 3 wards (3/4) urban/semi-urban representation.

The reduction of councillor numbers from the current 14 to the proposed 8 would provide for more efficient decision-making and represent a financial saving of \$65,829 per annum.

The question of adequate representation with 8 councillors for 4,800 square kilometres of land area, coupled with an average councillor/elector ratio of 1:2711 is discussed in the “Which option is the best one?” section below.

Two maps showing the Option 1 – (4/8) ward system are in Appendix 1 attached.

2. Option 2 - (5 / 10)

This option proposes a total of 10 Councillors elected from 5 wards and gives primary consideration to the ratio of councillors to electors and grouping localities as communities of interest.

a. Ratio of councillors to electors

OPTION 2 – (5 / 10) COUNCILLOR ELECTOR RATIOS				
Ward	Number of Electors	Proposed Number of Councillors	Councillor Elector Ratio	% Ratio Deviation
A	2268	1	1 2268	4.56%
B	4048	2	1 2024	-6.69%
C	4342	2	1 2171	0.09%
D	6494	3	1 2165	-0.18%
E	4539	2	1 2270	4.66%
	21691	10	1 2169	
* Based on data supplied On 26 October 2005 by the AEC, current at 18 March 2005 (cut off for May 2005 election)				

The % ratio deviation measures the % difference between the average councillor/elector ratio of 1:2169 for the whole of the City and the councillor/elector ratio for each proposed ward.

It can be seen that Option 2 - (5/10) results in ward councillor/elector ratios that are within plus or minus 10% of the average councillor/elector ratio requirement.

b. Community of interest

Option 2 – (5/10) accepts that neighbourhoods and suburbs are important units in the physical, historical and social infrastructure and generate a feeling of community and belonging. Given this, ward boundaries follow locality boundaries where councillor/elector ratios allow.

In some instances the councillor/elector ratio has dictated locating a ward boundary that divides a locality. Where this has occurred the divide has been made in an attempt to accommodate similarities in neighbourhood characteristics. For example, a divide between urban/semi-urban neighbourhoods and hobby farms/special rural neighbourhoods, etc. However, these divides have also been guided by the necessity to meet the required councillor/elector ratios, which means Robinson and Torndirrup localities are divided by the A/B ward boundary and the Lower King locality is divided by the B/C ward boundary, using major roads.

The grouping of localities into wards means this option also reflects rural/semi-rural and urban/semi-urban communities of interest.

c. Physical and topographic features

Ward boundaries do not reflect physical or topographical features, however, parts of the A/B ward boundary and parts of the B/C ward boundary partially follow major roads.

d. Demographic trends

Population growth areas have been identified in wards A, C, and D. The proposed economic activity of mining in the Wellstead locality may also increase population in ward B. No significant areas of population decline have been identified. The ward boundaries take into consideration these expected population trends.

e. Economic factors

The ward boundaries do not reflect areas of economic activity.

f. Number of Councillors

Option 2 – (5/10) provides for a total of 10 councillors, with 2 from the rural/semi-rural organised ward B, 1 councillor from urban/semi-urban ward A, 3 councillors from urban/semi-urban organised ward D, and 2 councillors from the urban/semi-urban organised wards C and E.

This offers 2 councillors from 1 ward (1/5) rural/semi-rural representation and 8 councillors from 4 wards (4/5) urban/semi-urban representation.

The reduction of councillor numbers from the current 14 to the proposed 10 would provide for more efficient decision-making and represent a financial saving of \$43,886 per annum.

The question of adequate representation with 10 councillors for 4,800 square kilometres land area, coupled with an average councillor/elector ratio of 1:2169 is discussed in the "Which option is the best one?" section below.

Two maps showing Option 2 – (5/10) ward system are in Appendix 1 attached.

3. Option 3 – (6 / 9)

This option proposes a total of 9 councillors elected from 6 wards and gives primary consideration to the ratio of councillors to electors and to grouping rural/semi-rural and urban/semi-urban communities of interest.

a. Ratio of councillors to electors

OPTION 3 - (6 / 9) COUNCILLOR ELECTOR RATIOS				
Ward	Number of Electors	Proposed Number of Councillors	Councillor Elector Ratio	% Ratio Deviation
A	2503	1	1 2503	3.86%
B	2271	1	1 2271	-5.77%
C	2220	1	1 2220	-7.88%
D	4741	2	1 2371	-1.62%
E	5230	2	1 2615	8.51%
F	4726	2	1 2363	-1.95%
	21691	9	1 2410	
* Based on data supplied On 26 October 2005 by the AEC , current at 18 March 2005 (cut off for May 2005 election)				

The % ratio deviation measures the % difference between the average councillor/elector ratio of 1:2410 for the whole of the City and the councillor/elector ratio for each proposed ward.

It can be seen that Option 3 - (6/9) results in ward councillor/elector ratios that are within plus or minus 10% of the average councillor/elector ratio requirement.

b. Community of interest

Option 3 – (6/9) accepts that rural/semi-rural and urban/semi-urban categories are important in the physical, historical and social infrastructure and generate a feeling of community and belonging. Given this, ward boundaries follow loosely organised categories of rural/semi-rural and urban/semi-urban where councillor/elector ratios allow. Although this often prevents grouping localities, where possible ward boundaries follow locality boundaries.

c. Physical and topographic features

Ward boundaries do not reflect physical or topographical features, however, parts of the A/C, A/D, B/C, B/F, D/E, and E/F ward boundaries partially follow major roads.

d. Demographic trends

The ward boundaries do not reflect demographic trends. No significant areas of population decline have been identified. Significant areas of population growth have been identified in wards A, C, E and F.

Ward E, at +8.51% C:E ratio variance, may not sustain an increase in population growth and stay within the 10% variance for councillor/elector ratios required at the October 2007 election. However, as part of the review

process this trend can be accommodated with a small adjustment to the D/E ward boundary that divides the locality of Spencer Park.

e. Economic factors

The ward boundaries do not reflect areas of economic activity

f. Number of Councillors

Option 3 – (6/9) provides for a total of 9 councillors, with 1 from each of the rural/semi-rural organised wards – A, B, and C; and 2 from each of the urban/semi-urban organised wards – D, E, and F.

This offers 3 councillors from 3 wards (1/3) rural/semi-rural representation and 6 councillors from 3 wards (2/3) urban/semi-urban representation.

The reduction of councillor numbers from the current 14 to the proposed 9 would provide for more efficient decision-making and represent a financial saving of \$54,857 per annum.

The question of adequate representation with 9 councillors for 4,800 square kilometres land area, coupled with an average councillor/elector ratio of 1.2410 is discussed in the "Which option is the best one?" section below.

Two maps showing Option 3 – (6/9) ward system is in Appendix 1 attached.

4. Option 4 – (6 / 12)

This option proposes a total of 12 councillors elected from 6 wards and gives primary consideration to the ratio of councillors to electors and to grouping rural/semi-rural and urban/semi-urban communities of interest.

a. Ratio of councillors to electors

OPTION 4 - (6 / 12) COUNCILLOR ELECTOR RATIOS				
Ward	Number of Electors	Proposed Number of Councillors	Councillor Elector Ratio	% Ratio Deviation
A	1868	1	1 1868	3.32%
B	1647	1	1 1647	-8.90%
C	1675	1	1 1675	-7.36%
D	5590	3	1 1863	3.04%
E	5561	3	1 1854	2.54%
F	5350	3	1 1783	-1.38%
	21691	12	1 1808	
* Based on data supplied On 26 October 2005 by the AEC , current at 18 March 2005 (cut off for May 2005 election)				

The % ratio deviation measures the % difference between the average councillor/elector ratio of 1:1808 for the whole of the City and the councillor/elector ratio for each proposed ward.

It can be seen that Option 4 - (6/12) results in ward councillor/elector ratios that are within plus or minus 10% of the average councillor/elector ratio requirement.

b. Community of interest

Option 4 – (6/12) accepts that rural/semi-rural and urban/semi-urban categories are important in the physical, historical and social infrastructure and generate a feeling of community and belonging. Given this, ward boundaries follow loosely organised categories of rural/semi-rural and urban/semi-urban where councillor/elector ratios allow. Although this often prevents grouping localities, where possible ward boundaries follow locality boundaries.

c. Physical and topographic features

Ward boundaries do not reflect physical or topographical features, however, parts of the A/C, A/D, B/C, B/F, D/E, and E/F ward boundaries partially follow major roads.

d. Demographic trends

Population growth areas have been identified in wards A, C, E and F. No significant areas of population decline have been identified. The ward boundaries take into consideration these expected population trends.

e. Economic factors

The ward boundaries do not reflect areas of economic activity.

f. Number of Councillors

Option 4 – (6/12) provides for a total of 12 councillors, with 1 from each of the rural/semi-rural organised wards – A, B, and C; and 3 from each of the urban/semi-urban organised wards – D, E, and F.

This offers 3 councillors from 3 wards (1/4) rural/semi-rural representation and 9 councillors from 3 wards (3/4) urban/semi-urban representation.

The reduction of councillor numbers from the current 14 to the proposed 12 would provide for more efficient decision-making and represent a financial saving of \$21,943 per annum.

The question of adequate representation with 12 councillors for 4,800 square kilometres land area, coupled with an average councillor/elector ratio of 1:1808 is discussed in the "Which option is the best one?" section below.

Two maps showing Option 4 – (6/12) ward system is in Appendix 1 attached.

5. Option 5 – (6 / 12A)

This option proposes a total of 12 councillors elected from 6 wards and gives primary consideration to the ratio of councillors to electors and a focus on least change from the current ward system.

a. Ratio of councillors to electors

OPTION 5 – (6/12A) COUNCILLOR ELECTOR RATIOS				
Ward	Number of Electors	Number of Councillors	Councillor Elector Ratio	% Ratio Deviation
A	3847	2	1 1924	6.42%
B	3689	2	1 1845	2.05%
C	3415	2	1 1708	-5.53%
E	3415	2	1 1708	-5.53%
E	3657	2	1 1829	1.16%
F	3668	2	1 1834	1.44%
	21691	12	1 1808	
* Based on data supplied On 26 October 2005 by the AEC , current at 18 March 2005 (cut off for May 2005 election)				

The % ratio deviation measures the % difference between the average councillor/elector ratio of 1:1808 for the whole of the City and the councillor/elector ratio for each proposed ward.

It can be seen that Option 5 - (6/12A) results in ward councillor/elector ratios that are within plus or minus 10% of the average councillor/elector ratio requirement

b. Community of interest

Option 5 – (6/12A) focuses on least change from the current ward system. The current ward system is roughly organised into community of interest categories of rural/semi-rural and urban/semi-urban. The current ward system boundaries have been altered to meet the councillor/elector ratio criteria, with the amalgamation of the existing Kalgan and Hassell Wards and a small number of electors in the Orana Locality moved out of the existing Vancouver Ward into the existing West Ward.

c. Physical and topographic features

Ward boundaries do not reflect physical or topographical features, however, parts of the C/E and D/E ward boundaries partially follow major roads.

d. Demographic trends

No significant areas of population decline have been identified. Significant areas of population growth have been identified in all six wards.

Ward A, at +6.42% ratio variance, will sustain an increase in population growth, staying within the 10% variance for councillor/elector ratios required at the October 2007 election. However, it maybe necessary to review the councillor to elector ratios again before the 2009 elections to ascertain if a ward and representation review will be required to accommodate the anticipated population growth.

e. Economic factors

The ward boundaries do not reflect areas of economic activity.

f. Number of councillors

Option 5 – (6/12A) provides for a total of 12 councillors, with 2 from each of the rural/semi-rural organised wards – C and E; and 2 from each of the urban/semi-urban organised wards – A, B, D, F.

This offers 4 councillors from 2 wards (1/3) rural/semi-rural representation and 8 councillors from 4 wards (3/4) urban/semi-urban representation.

The reduction of councillor numbers from the current 14 to the proposed 12 would provide for more efficient decision-making and represent a financial saving of \$21,943 per annum.

The question of adequate representation with 12 councillors for 4,800 square kilometres land area, coupled with an average councillor/elector ratio of 1:1808 is discussed in the "Which option is the best one?" section below.

Two maps showing Option 5 – (6/12A) ward system is in Appendix 1 attached.

Assessment of public submission alternatives

1. Submission Model 1 – (3/12) & Submission Model 2 – (3/9)

Of the 45 public submissions received, 2 offer alternate ward systems that have been assessed against the factors to be considered and reported below.

No	Name	Alternate Ward System Comments
1	Alan D Brown	"An option not looked at in the Ward system is a segmented one. A surveyor could go to the top of Mt Clarence and take bearings to give five "V" shaped section of about 30 degrees (from the map the land area of the City of Albany covers some 150 degrees). With two councillors to each Ward there would be 10 councillors, who would all have some urban and some rural land! This would be fairer to all as there would not be the same emphasis on urban versus rural and all councillors would have to be accountable for roads and services, both rural and urban."
20	Brenda Reardon	"If the City of Albany is open to suggestions I'd like to put forward a real challenge. A minimum of six wards, two councillors in each ward and each ward to have a section of the Albany CBD, urban area and rural areas, this way each councillor will have a greater understanding of the wide and varied issues each of these areas have to deal with as our city grows."

Public submissions numbered 1 and 20 share a similar vision of an alternate ward system that divide the district with wards that do not separate urban and rural communities but rather encourage the diversity these communities would bring to this type of ward structure.

A solid attempt at creating these particular models has been made, however, both models proved unsuccessful due to an inability to establish ward boundaries that allow the identification of elector numbers within wards.

However, we have been successful at modelling a similar ward system. Whilst this ward system offers only 3 wards and the submissions suggest a 5 ward and a 6 ward system, it does offer a model that divides the district with wards that capture urban, rural, and CBD communities. This 3 ward structure lends itself to either a total of 9 councillors or a total of 12 councillors.

a. Ratio of councillors to electors

Submission Model 1 offers 3 wards and 12 councillors:

SUBMISSION MODEL 1 – (3/12) COUNCILLOR ELECTOR RATIOS				
Ward	Number of Electors	Proposed Number of Councillors	Councillor Elector Ratio	% Ratio Deviation
A	7244	4	1 1811	0.17%
B	6997	4	1 1749	-3.26%
C	7450	4	1 1863	3.04%
	21691	12	1 1808	
* Based on data supplied On 26 October 2005 by the AEC, current at 18 March 2005 (cut off for May 2005 election)				

The % ratio deviation measures the % difference between the average councillor/elector ratio of 1:1808 for the whole of the City and the councillor/elector ratio for each proposed ward.

It can be seen this ward system results in ward councillor/elector ratios that are within plus or minus 10% of the average councillor/elector ratio requirement

Submission Model 2 offers 3 wards and 9 councillors:

SUBMISSION MODEL 2 – (3/9) COUNCILLOR ELECTOR RATIOS				
Ward	Number of Electors	Proposed Number of Councillors	Councillor Elector Ratio	% Ratio Deviation
A	7244	3	1 2415	0.21%
B	6997	3	1 2332	-3.24%
C	7450	3	1 2483	3.03%
	21691	9	1 2410	

* Based on data supplied On 26 October 2005 by the AEC , current at 18 March 2005 (cut off for May 2005 election)

The % ratio deviation measures the % difference between the average councillor/elector ratio of 1:2410 for the whole of the City and the councillor/elector ratio for each proposed ward.

It can be seen that this ward system results in ward councillor/elector ratios that are within plus or minus 10% of the average councillor/elector ratio requirement.

b. Community of interest

Submission Model 1 – (3/12) and Submission Model 2 – (3/9) boundaries do not reflect any communities of interest. Unlike the options released for consideration by council, model 1 and model 2 of the submission alternatives, do not attempt to group communities of interest either as localities or as groups of rural/semi-rural and urban/semi-urban. Rather these models divide the district with wards that include sections of urban, rural, and CBD to encourage the diversity these communities would bring to this type of ward structure.

c. Physical and topographic features

Submission Model 1 – (3/12) and Submission Model 2 – (3/9) ward boundaries do not reflect physical or topographical features, however, parts of the A/C and B/C ward boundaries partially follow major roads.

d. Demographic trends

With Submission Model 1 – (3/12) and Submission Model 2 – (3/9) no significant areas of population decline have been identified. Significant areas of population growth have been identified in all three wards. Ward boundaries reflect these trends.

e. Economic factors

The ward boundaries do not reflect areas of economic activity.

f. Number of councillors

Submission Model 1 – (3/12) provides for a total of 12 councillors, with 4 from each of the 3 wards.

The reduction of councillor numbers from the current 14 to the proposed 12 would provide for more efficient decision-making and represent a financial saving of \$21,943 per annum.

The question of adequate representation with 12 councillors for 4,800 square kilometres land area, coupled with an average councillor/elector ratio of 1:1808 is discussed in the “Which option is the best one?” section below.

Submission Model 2 – (3/9) provides for a total of 9 councillors, with 3 from each of the 3 wards.

The reduction of councillor numbers from the current 14 to the proposed 9 would provide for more efficient decision-making and represent a financial saving of \$54,857 per annum.

The question of adequate representation with 9 councillors for 4,800 square kilometres land area, coupled with an average councillor/elector ratio of 1:2410 is discussed in the “Which option is the best one?” section below.

Maps showing Submission Model 1 – (3/12) and Submission Model 2 – (3/9) ward systems are in Appendix 1 attached.

Which option is the best one?

1. Factors considered

The comparative assessment of Council options and public submission models against the 6 factors to be considered reveals:

- a. The following ward systems comprehensively consider 4 of the 6 factors:
- Option 1 – (4/8)
 - Option 2 – (5/10)
 - Option 3 – (6/9)
 - Option 4 – (6/12)
- b. The following ward systems comprehensively consider 3 of the 6 factors:
- Option 5 – (6/12A)
 - Submission Model 1 - (3/12)
 - Submission Model 2 - (3/9)

This can be seen in the comparative assessment of factors table below:

Ward System	1. C:E Ratio	2. Community of Interest	3. Physical and Topographic Features	4. Demographic Trends	5. Economic Factors	6. Councillor Numbers
Submission Model 2 – (3/9)	Yes	No	No	Yes	No	Yes
Submission Model 1 – (3/12)	Yes	No	No	Yes	No	Yes
Option 5 – (6/12A)	Yes	Yes	No	No	No	Yes
Option 4 – (6/12)	Yes	Yes	No	Yes	No	Yes
Option 3 – (6/9)	Yes	Yes	No	Yes	No	Yes
Option 2 – (5/10)	Yes	Yes	No	Yes	No	Yes
Option 1 – (4/8)	Yes	Yes	No	Yes	No	Yes

2. Primary factors considered

In assessing the Council options and public submissions, to determine which alternate ward system is the best for Albany, primary consideration has been given to the following factors:

- 1 – ratio of councillors to electors,
- 2 – community of interest, and
- 6 – councillor numbers.

Ward System	1. C:E Ratio	2. Community of Interest	6. Councillor Numbers
Submission Model 2 – (3/9)	Yes	No	Yes
Submission Model 1 – (3/12)	Yes	No	Yes
Option 5 – (6/12A)	Yes	Yes	Yes
Option 4 – (6/12)	Yes	Yes	Yes
Option 3 – (6/9)	Yes	Yes	Yes
Option 2 – (5/10)	Yes	Yes	Yes
Option 1 – (4/8)	Yes	Yes	Yes

The primary consideration factors table, above, shows that Submission Model 1 – (3/12) and Model 2 – (6/9) do not comprehensively consider factor 2 – community of interest. It is, therefore, recommended that both Submission Models be rejected.

The following ward system options comprehensively consider 3 of the 3 primary consideration factors:

- Option 1 – (4/8)
- Option 2 – (5/10)
- Option 3 – (6/9)
- Option 4 – (6/12)
- Option 5 – (6/12A)

Considering these remaining options against the primary consideration factors in more detail, allows a comparative analysis of C:E ratio, Community of interest, and Councillor numbers.

Ward System	1. C:E Ratio	2. Community of Interest	6. Councillor Numbers		
			Total	Rural	Urban
Option 5 – (6/12A)	1:1808	Rural / Urban	12	1/3	2/3
Option 4 – (6/12)	1:1808	Rural / Urban	12	1/4	3/4
Option 3 – (6/9)	1:2410	Rural / Urban	9	1/3	2/3
Option 2 – (5/10)	1:2169	Grouped Localities	10	1/5	4/5
Option 1 – (4/8)	1:2711	Grouped Localities	8	1/4	3/4

This comparative table shows that Option 5 – (6/12A) is the best option since it provides the best representation with a councillor to elector ratio of 1:1808 and groups communities of interest into rural and urban categories that provide the greatest rural representation of 1/3 in terms of councillor numbers.

In this regard, Option 5 – (6/12A) strikes a balance between efficient decision making, by reducing councillor numbers from 14 to 12, and the provision of

adequate representation for both rural and urban categorised communities of interest, with a 1/3 rural and 2/3 urban representation

This option is also overwhelmingly supported by public submissions, with 28 of the 45 submission expressing Option 5 – (6/12A) as their preference. Of these 28 submissions, 5 point out that this option has the added advantage of 2 councillors in each ward, which provides for:

- effective working partnerships between councillors,
- ward representation during councillor's leave of absence, and
- a sharing of councillor workload.

3. Ward Names

It is recommended the ward names remain the same as the current ward system, with the amalgamated wards of Kalgan and Hassell being named Kalgan Ward reflecting the significant landmark of the "Kalgan River".

Option 5 – (6/12A) - Recommended Ward System					
Wards		Number of Electors	Number of Councillors	Councillor Elector Ratio	% Ratio Deviation
A	Breaksea	3847	2	1 1924	6.42%
B	Frederickston	3689	2	1 1845	2.05%
C	Kalgan	3415	2	1 1708	-5.53%
D	Vancouver	3415	2	1 1708	-5.53%
E	West	3657	2	1 1829	1.16%
F	Yakamia	3668	2	1 1834	1.44%
		21691	12	1 1808	
* Based on data supplied on 26 October 2005 by the AEC , current at 18 March 2005 (cut off for May 2005 election)					

This options results in Vancouver and Kalgan wards being slightly under represented, whilst Frederickstown, Breaksea, West, and Yakamia wards are slightly over represented. No significant areas of population decline have been identified. However, significant areas of population growth have been identified in all wards.

Breaksea, at +6.42% ratio variance, will sustain an increase in population growth, staying within the 10% variance for councillor/elector ratios required at the October 2007 election.

4. Changes

It is recommended that changes come into effect at the October 2007 elections by way of a full spill of wards. A full spill is recommended given that one ward will be abolished and the physical size and form of 3 of the 6 remaining wards will be affected by the review.

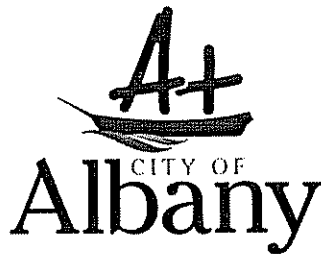
The other option available to Council is to conduct elections for 2 councillors in the 3 affected wards and normal 1 councillor elections in the unaffected wards – Frederickstown, Breaksea, and Yakamia.

Appendices

The following are appended to this report:

- Appendix 1: Copies of ward system maps
- Appendix 2: Copies of community consultation information
- Appendix 3: Copies of public submissions

NOTE: For reproduction purposes, the appendices are not included in the 18 April 2006 Ordinary Council Meeting Bulletin. A copy of any or all appendices can be obtained by contacting Trish Kirkland on direct number 08 9841 9378 or by email trishk@albany.wa.gov.au.



SANFORD ROAD COMMUNITY CENTRE STEERING COMMITTEE

MINUTES

City of Albany North Road Civic Centre, William Finlay Room
Thursday, 16 March 2006, 9:30am

-
1. **DECLARATION OF OPENING**
Meeting declared open at 9:30am

2. **CONFIRMATION OF PREVIOUS COMMITTEE MINUTES**

THAT the Minutes of the Sanford Road Community Centre Steering Committee Meeting held on 16 February 2006 be confirmed as a true and accurate record of the meeting.

**MOVED: Laurie Fraser
SECONDED: Peter Baxter
CARRIED**

3. **RECORD OF ATTENDANCE**

Members

Cr Bob Emery – City of Albany (Chair)
Laurie Fraser – Masonic Hall Company Pty Ltd
Harold Smith – Masonic Hall Company Pty Ltd
Trish Cleeve – Caledonian Society of Albany
Peter Baxter – Albany Central Probus Club
June Spouse – Albany Breaksea Ladies Probus Club
Bede Harold – Albany Probus Mens Club & Sinfonia
Margaret Williams – Albany Ladies Probus Club
Sandra Woonings – City of Albany Band

Staff

Trish Kirkland – Project Administration Officer (Minutes)

Apologies

Naomi McNamara – Albany Ladies Probus Club
Margaret Craig – Port of Albany Ladies Probus Club
Ron de Jong – City of Albany Band

4. **BUSINESS ITEMS**

- a. **The following items considered at Ordinary Council Meeting, 21 February 2006 were noted.**

**MOVED COUNCILLOR EMERY
SECONDED COUNCILLOR WELLINGTON**

That the minutes of the City of Albany Sanford Road Community Centre Steering Committee held on 19 January 2006 be received (copy of minutes are included in the Elected Members Report/Information Bulletin).

MOTION CARRIED 13-0

MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR WELLINGTON

Item 5 0 New Committee Members

THAT Council appoint the following new representative to the City of Albany Sanford Road Community Centre Steering Committee:

- Ron de Jong – City of Albany Band;
- Sandra Woonings – City of Albany Band; and
- Margaret Williams – Albany Ladies Probus Club.

MOTION CARRIED 13-0
ABSOLUTE MAJORITY

MOVED COUNCILLOR EMERY
SECONDED COUNCILLOR WELLINGTON

THAT Council agree to bring forward the minutes of the City of Albany Sanford Road Community Centre Steering Committee as urgent business.

MOTION CARRIED 11-1

MOVED COUNCILLOR EMERY
SECONDED COUNCILLOR WELLINGTON

THAT the minutes of the City of Albany Sanford Road Community Centre Steering Committee held on 16 February be received (copy of minutes are included in the Elected Members Report/Information Bulletin) and the following motion adopted:-

Item 5a – Concept Stage Funding

THAT subject to concurrence by the Manager of Finance that \$25,000 will be available through the next budgetary review, Council resolves to fund \$25,000 for architectural services and consulting services required for the concept development stage of the project from the second quarter budget surplus.

MOTION CARRIED 9-4
ABSOLUTE MAJORITY

Trish Kirkland advised the \$25,000 was technically available now, however, the exclusive use areas identified through the needs analysis survey have presented a problem that will need to be resolved before any concept design work can commence. This issue was discussed further in 4. b. "Exclusive Use Areas" below.

b. Exclusive Use Areas

Trish Kirkland advised that the Masonic Hall, City of Albany Band, and Sinfonia had requested a total exclusive use area of 738 square metres, which far exceeded the anticipated exclusive use areas. Based on \$1,500 per square metre cost of construction (not including land, car parking, landscaping, special fitout

requirements etc), the cost would far exceed the capital injection proposed by these members and the total exclusive use areas would exceed the joint use areas of the proposed building. To obtain funding, the exclusive use areas will need to be reduced and true joint use arrangement sort for a greater percentage of multipurpose area.

The following action items were agreed:

Action Items:	Who	When
Review exclusive use requirements and report back within 10 days.	Masonic Hall	26/03/06
City of Albany Band and Sinfonia will report back to their committees to explore the idea of sharing their areas with organisations that have similar needs.	Sinfonia and City of Albany Band	20/04/06
Conduct and analysis of needs survey usage and space requirements.	Trish Kirkland	20/04/06
Write a brief for, and arrange consultation with an architect to assist and facilitate the space / usage areas.	Trish Kirkland	20/04/06
Arrange a tour of PCYC and a meeting with their key user groups to discuss facilities and sharing of space and resources etc.	Trish Kirkland	20/04/06

5. ISSUES FOR COUNCIL CONSIDERATION

Nil

6. OTHER BUSINESS

a. Change of Meeting Time

THAT every second meeting be held at 5:30pm so that Ron de Jong from the City of Albany Band can attend.

**MOVED: Laurie Fraser
SECONDED: Margaret Williams
CARRIED**

7. MEETING CLOSE

10:30am

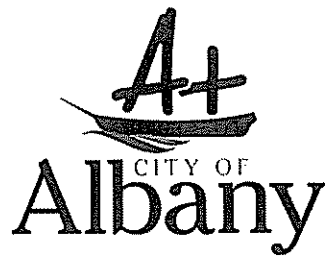
8. NEXT MEETING

Thursday, 20 April 2006 at 5:30pm

Committee Meeting Schedule 2006
William Finlay Room at North Road Civic Centre

Meeting Schedule

18 May 2006, 9:30am
15 June 2006, 5:30pm
20 July 2006, 9:30am
17 August 2006, 5:30pm
21 September 2006, 9:30am
19 October 2006, 5:30pm
16 November 2006, 9:30am
21 December 2006, 5:30pm



ALBANY ENTERTAINMENT CENTRE STEERING COMMITTEE

MINUTES

City of Albany North Road Office
Wednesday 29 March 2006

1. DECLARATION OF OPENING

The Chairman declared the meeting open at 5.30pm

2. RECORD OF ATTENDANCE

Present

Deputy Mayor Dennis Wellington (Chairman)
Cr John Walker (Deputy Chairman)
Mr David Heaver
Ms Narelle Wakefield
Cr Jan Waterman
Mr Ian Watson

Executive

Mr Jon Berry – Manager Economic Development

Observers

Mr Bruce Manning, CEO, GSDC
Mr Maynard Rye – Deputy CEO GSDC
Mr Stewart Gartland – Albany Town Hall Theatre Manager

Invited Guests

Mr Brian Smyth – Delivery Manager (Department of Housing and Works)

Apologies

Cr Paul Lionetti

3. MINUTES OF THE PREVIOUS MEETING

Moved: Cr John Walker
Seconded: Mr David Heaver

THAT the minutes of the Albany Entertainment Centre Steering Committee meeting held on 20 February 2006 be confirmed as a true and accurate record of the meeting

CARRIED 6-0

4. DISCLOSURE OF FINANCIAL INTEREST

Nil

5. BUSINESS ITEMS

- Jon Berry presented the results of the selection process for Architectural Design Expressions of Interest (EOI), provides a list of four suitable tenderers to respond to Request for Proposal (RFP) documentation.
- Mr Brian Smyth of the Department of Housing and Works (DHW) presented a proposal for the Department of Housing and Works to assist the City of Albany with the tender process indicating the Major Projects Taskforce of the State Government had requested DHW to monitor and support delivery of this project.
- It was explained that to follow the procurement methodology recommended by the Government Architect (and being followed by Council) that the RFP tender documentation issued to the tenderers needs to include:-
 - project brief and scope of works
 - the fee payable to the successful tenderer for the services (concept plan, detailed design, tender documentation).
 - Program for design and works

Capital and recurrent cost estimates (including escalation) would also need to be better defined in order to guide the prospective tenderers and identify any funding shortfalls. Previous reports and design concepts for the York Street site would be reviewed in relation to functionality of the building within the Structure Plan for the Waterfront site lodged by Landcorp.

The Committee agreed to address the matter of the proposed DHW delivery strategy first, followed by the architectural design EOI process.

5.1 Proposed Project Delivery Strategy

[Refer Attachment 1 (correspondence from DHW)]

RECOMMENDATION

***Moved: Cr Jan Waterman
Seconded: Mr David Heaver***

THAT Council appoint the Department of Housing and Works to provide the City of Albany with project technical advice including scope of works, detailed brief, project management schedule, revised budget and documentation services for the tender process; and that \$45,000 be transferred from the Concert/Cultural reserve at 3rd Quarter Budget review.

CARRIED 6-0

5.2 Expressions of Interest for Architectural Design Competition

[Refer Attachment 2 (report on EOI for Architectural Design Competition)]

RECOMMENDATION

Moved: Cr Jan Waterman

Seconded: Cr John Walker

THAT Council selects the following Expressions of Interest received for the architectural design competition, as acceptable tenderers:-

- Cox Howlett & Bailey Woodland/Roberts Gardiner Architects JV
- Hassell Ltd
- Hames Sharley (WA) Pty Ltd
- James Christou /Denton Corker Marshall JV

and invites them to submit a tender in response to Request for Proposal documentation, (including the preparation of an esquisse design), subject to the completion of a Project Definition Plan⁺

CARRIED 5-1

⁺ *A Project Definition Plan includes project objectives; functional requirements schedule, critical time plan and implications, accommodation schedule, site certification, risk assessment and updated cost plan.*

5.3 Entertainment Centre Business Plan

It was noted that the previous business plan for the York Street site was strategic in nature prepared to secure a State Government commitment to the project. A business plan will be required to assess the operational costs of the centre on the Waterfront site.

RECOMMENDATION

(not for Council consideration)

Moved: Cr John Walker

Seconded: Ms Narelle Wakefield

THAT upon the completion of the Project Definition Plan, an operational business plan for the proposed Albany Entertainment Centre on the Waterfront site be prepared and submitted to the Minister for the Great Southern

CARRIED 6-0

6. NEXT MEETING

To be advised

7. MEETING CLOSE

The Chairman closed the meeting at 6.30pm



Department of Housing and Works
Government of Western Australia

Our Ref:
Your Ref:
Enquiries: Peter Tilley
Telephone: (08) 9440 2200
Facsimile: (08) 9440 2222
Email: Peter.Tilley@dhw.wa.gov.au

CITY OF ALBANY RECORDS	
FILE:	
FILE:	MANORS
22 MAR 2006	
DOC:	2026040512
OFFICE:	REC.
ATTACH:	

Mr Jon Berry
Manager Economic Development
City of Albany
PO Box 484
ALBANY WA 6331

Dear Jon

ALBANY ENTERTAINMENT CENTRE – PROJECT TECHNICAL ADVICE

The Department of Housing and Works is pleased to be able to assist the City of Albany with project technical advice for the Albany Entertainment Centre.

Despite the size of the current capital works programme being undertaken by the State Government through this department I have been able to free up the services of Mr Brian Smyth to be able to fulfil the role required.

Brian is eminently suited to this role having provided an almost identical service for the City of Bunbury in the procurement of its new Civic Administration Building.

Brian has twenty eight years experience in the industry having worked in the private sector for eleven years before joining Government in 1989. Brian is currently the Delivery Manager of one of our five operational branches.

I have asked Brian to contact you direct to arrange a meeting to establish a preferred scope of service upon which to provide a fee proposal, either hourly rates with budget estimates or a lump sum arrangement.

Brian's contact details are:

Telephone: (08) 9440 2254
Facsimile: (08) 9440 2224
Email: Brian.Smyth@dhw.wa.gov.au

Yours sincerely

Peter Tilley
DIRECTOR CONSTRUCTION SERVICES

20 March 2006



Department of Housing and Works
Government of Western Australia

Tel: 9440 2254
Fax: 9440 2223
E-mail: Brian.Smyth@dhw.wa.gov.au

Mr Jon Berry
Manager Economical Development
City of Albany
PO Box 484
ALBANY WA 6331

ALBANY REC	MANOVS
24 MAR 2005	
FOR 604661	MSED

Dear Jon,

ALBANY ENTERTAINMENT AND CONVENTION CENTRE

This is a follow up from the letter of the 20 March from Peter Tilley, A/Director Construction Services,

As Peter mentioned in his letter, I was responsible with assisting the City of Bunbury with the engagement of consultants and a building contractor for the procurement of their new Civic Administration Building. The building is successfully complete and will be occupied by the end of this month.

I would like to propose that we use this project as a model for the procurement of the AECC because of its similarity in budget and because it has proved to be a successful model.

The following is a brief overview of DHW's procurement method proposal along with DHW fee proposal.

Procurement

Prepare tender documents, call tenders, and participate in tender evaluation, selection, and appointment of the following:

- Project Manager (optional)
- Cost Manager
- Architect
- Building Contractor

Project Manager

The appointment of a Project Manager is optional. There is no need to appoint one if the City of Albany is in a position to provide a resource to interact with the consultants and provide the necessary information and detail as required through out the procurement of the project.

The City of Bunbury opted for a Project Manager because of the pressure of thier other day to day work commitments.

Cost Manager (Quantity Surveyor)

While the EOI stage for the architect is presently underway, it is important that a very concise brief is prepared immediately and a Cost Manager is appointed to prepare an estimate of the total project cost so that we can give the short listed architects a clear instruction on the proposed scope of works, brief, program and budget.

I understand that you have a brief from recent design exercise that could be edited for the Water Front proposal. A Cost Manager could be appointed off DHW

Consultant Period Panel for an immediate up to date estimate. The Cost Manager will also be able to provide advice on a realistic program for this type of work at this early stage of the project. The Cost Manager would act as an independent adviser to the City of Albany on budget control.

Assuming this estimate is within the budget of \$16m Estimated Total Cost (ETC), I propose that we ask in the RFP stage that the architects attest in their submission that their Esquisse proposal is in accordance with the brief and has been assessed by a Cost Manager and to be within the proposed construction budget. The appointed Cost Manager will form part of the selection panel in a non-voting role. His duty will be to assess all the submissions and check the validity of their attestation. He will also provide a matrix assessment of all the submissions against each other and provide advice on what submissions may be lacking in detail, risky, potentially costly or difficult to construct etc.

The selection panel for the City of Bunbury found this advice invaluable in assisting with their deliberations.

This process helped reduce the risk of over ambitious and costly scheme submissions.

The independent Cost Manager can be appointed for the whole of the project

Architect

It is important that we provide the architects with as much information as possible to enable them to submit a realistic Esquisse submission.

As stated above, I suggest we appoint a Cost Manager immediately so that there is immediate cost control advice available to the tenderers. This project has the potential for budget blow out considering its environmental location, high profile location, difficult design solution, unknowns such as earthworks, infrastructure, design etc, The present budget also has to be tested against the proposed program. The Cost Manager will insert sufficient contingencies in the estimate to ensure cost control and a realistic construction budget.

We therefore have to provide the tenderers with a detailed scope of works, brief, program, and budget in the RFP document.

DHW Fee Proposal

All charges exclude GST and disbursements.

Project Manager (Optional) ...

Appointment through an RFP process including preparation of tender documents, calling tenders and participation in tender evaluation and selection,
Estimated DHW Charge \$9,000.

Cost Manager

Appointment from DHW Period Panel or through an RFP process including preparation of tender documents, calling tenders and participation in tender evaluation and selection,
Estimated DHW Charge \$7,000.

Architect

Appointment through an RFP process including preparation of tender documents, calling tenders and participation in tender evaluation and selection,
Estimated DHW Charge \$15,000.

Contractor

Selection through an RFT process including calling tenders and participation in tender evaluation and selection.

Estimated DHW Charge \$12,000.

Hourly Rate

The other option is to work on an hourly rate of \$140/hour

All the above processes can be tailored to meet Council's requirements.

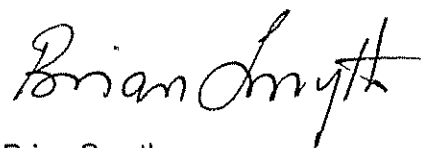
Our tender shells can be readily modified to include any particular Council contracting requirements and it is understood that Council will be Principal to all the contracts.

DHW's documentation, tendering, and evaluation processes are well established through the implementation of approximately 300 consultant contracts and 200 construction contracts annually.

All the above selection processes would be endorsed through the DHW Tenders Committee to ensure that due process has been followed.

I would be delighted to discuss the proposal further with you if you require additional information.

Yours Sincerely,



Brian Smyth
Capital Works Delivery Manager

22 March 2006

5.1 Expressions of Interest for Albany Entertainment Centre Architectural Design Competition

File/Ward	:	C06004/All Wards
Proposal/Issue	:	Short-listing of expressions of interest for architectural design competition for Albany Entertainment Centre
Subject Land/Locality	:	N/A
Proponent	:	City of Albany
Owner	:	N/AA
Reporting Officer(s)	:	Manager Economic Development (J Berry)
Disclosure of Interest	:	N/A
Previous Reference	:	OCM 18/10/05 (Item 14.4.4)
Summary Recommendation	:	THAT Council selects four Expressions of Interest for a architectural design competition as acceptable tenderers and invites them to submit a tender in response to Request for Proposal documentation, including the preparation of an esquisse design.
Locality Plan	:	N/A

BACKGROUND

- At the OCM 18th October 2005 the following Council resolution was made upon the recommendation of the Albany Entertainment Centre Advisory Committee.-

THAT Council proceed to the concept development phase of the Albany Entertainment Centre project by administering an architectural service procurement process in two stages being:-

- *Stage One – Public advertisement seeking Expressions of Interest and specifying a project fee, with short-listing of four architects (selected with relevant professional assistance); and*
 - *Stage Two – Four short-listed architects each be invited to prepare a preliminary design concept (esquisse) and development proposal for a set fee up to \$15,000 per design and selected with relevant professional assistance*
- Professional assistance on a selection panel was subsequently confirmed from the Government Architect (Professor Geoffrey London) and Urban Design consultant and Principal of Urbanizma (Mr Patric De Villiers).

STATUTORY REQUIREMENTS

3. Regulation 21 (1) of the Local Government (Functions and General) Regulations 1996 states that "if a local government thinks that there is good reason to make a preliminary selection from amongst prospective tenderers, it may seek expressions of interest with respect to the supply of the goods and service"
4. Regulation 23 (3) of the Local Government (Functions and General) Regulations 1996 states that "...Expressions of Interest are to be considered by the local government and it is to decide which, if any, of those expressions of interest are from persons who it thinks would be capable of satisfactorily supplying the goods or services.
5. Regulation 23 (4) states that "the local government is to list each of those persons as an acceptable tenderer".

POLICY IMPLICATIONS

6. There are no Policy implications relating to this matter. Regional Price Preference is not applicable.

FINANCIAL IMPLICATIONS

7. Council has previously resolved to pay up to \$15,000 to each short-listed firm for the preparation of the esquisse design and response to Request for Proposal documentation.

STRATEGIC IMPLICATIONS

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

“Community Vision:

A healthy City, Albany's Community will enjoy... Diverse and affordable cultural, recreational and sporting opportunities.

A thriving City, Albany's community will enjoy... excellent community infrastructure and services.

City of Albany Mission Statement

The City of Albany is committed to... Making a difference for Albany by ... Sustainably Managing Albany's municipal assets, Delivering excellent community services, Actively keep abreast of best practice; Respect(ing) the Communities Aspirations and resources.

Priority Projects

City Facilities Project Number 29 - Albany Convention and Entertainment Centre.

COMMENT/DISCUSSION

9. An advertisement seeking Expressions of Interest from suitably qualified architectural firms was advertised in 'The West Australian' and 'The Weekend Australian' on 25 February 2006 with submissions to be lodged at the City of Albany Tender Box by 2.00pm on 17 March 2006.

REPORT ON COMMITTEE AGENDA ITEM 5.1

10. Twelve (12) submissions were received by the specified closing date of 2.00pm Friday 17 March 2006
11. The selection panel consisting Professor Geoffrey London, Mr Patric De Villiers and Mr Jon Berry individually assessed the EOI's using an individual evaluation worksheet and then met in Perth at the Department of Housing and Works on Friday 24 March 2006, to make a group consensus score.
12. The following evaluation criteria were used in the evaluation process:-
- o Practice Competence (Capability/Resourcing) (40%)
 - o Demonstrated Design Capability and Capacity for Creative Reasoning (40%)
 - o Local WA Content (20%)
13. Submissions were assessed against the criteria utilising the weighted attribute method with the following group consensus scores recorded in the evaluation report.

Rank	Tenderer	Weighted Attribute Score
1	Cox Howlett & Bailey Woodland/Roberts Gardiner Architects JV	84
2	Hassell Ltd	82
3	Hames Sharley (WA) Pty Ltd	76
4	James Christou /Denton Corker Marshall JV	74
5 (equal)	Peter Hunt/Daryl Jackson Architects	72
5 (equal)	Syrinx Environmental/Woodhead International JV	72
6	Sasha Ivanovich and Assoc. Architects/Westbrook/STH Group JV	64
7	Architectus/ Bylund + Bylund JV	62
8	T & Z Pty Ltd / Crawford Rattigan Architects JV	60
9	Michel Greenhalgh Architect/ Grimshaw JV	56
10	Donovan Payne Architects Pty Ltd / One20 JV	46
11	Concept Building Design & Drafting/ Kirkness JV	40

RECOMMENDATION

THAT Council selects the following Expressions of Interest received for the architectural design competition, as acceptable tenderers:-

- Cox Howlett & Bailey Woodland/Roberts Gardiner Architects JV
- Hassell Ltd
- Hames Sharley (WA) Pty Ltd
- James Christou /Denton Corker Marshall JV

and invites them to submit a tender in response to Request for Proposal documentation, including the preparation of an esquisse design.

Voting Requirement Simple Majority

18. Late Item by Resolution of Council

18.1 Review of Decision – Multiple Dwellings – Lots 9 & 12 Earl Street, Albany

File/Ward	:	A140658 (Frederickstown Ward)
Proposal/Issue	:	Review of Decision on Multiple Storey Dwelling Units
Subject Land/Locality	:	Lots 9 & 12 Earl Street, Albany
Proponent	:	Greg Rowe and Associates
Owner	:	Ridgecity Holdings Pty Ltd
Reporting Officer(s)	:	Manager Planning & Ranger Services (G Bride)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 19/07/2005 – Item 11.1.4 OCM 20/09/2005 – Item 11.1.1 SCM 31/01/2006 – Item 11.1.1
Summary Recommendation	:	Council Consider Recision Motion
Bulletin Attachment	:	Nil
Locality Plan	:	



Item 18.1 continued

BACKGROUND

1. On the 6 April 2006, Councillors Williams, Emery, Wiseman, Wolfe and Jamieson requested that this matter be reconsidered as an urgent item at the discretion of the Mayor or the majority of Councillors, as part of the April Ordinary Council Meeting.
2. The proponent has requested that Council reconsider its decision not to proceed with the mediation process using the amended plans submitted by the applicant in December 2005. Council's resolution at its Special Meeting dated 31 January 2006 is as follows:

"THAT Council reject the alternative plans submitted by the proponents of the Earl Street development and refer the matter back to the State Administrative Tribunal for a decision."
3. The proponent has made further minor amendments to the plans that were initially supported by Council at its meeting dated 17 January 2006, but subsequently rejected at the special meeting of Council dated 31 January 2006. The latest plans do not modify the height of the building, the setback of the building from boundaries or the number of units (39) involved.
4. The proposed changes relate to the following:
 - The inclusion of a swimming pool in community open space area;
 - The modification of private balconies on the ground floor to accommodate access way on western side;
 - The lift towers have a frosted glass façade on the front elevation;
 - An additional lift being placed in the south-eastern section of the building;
 - The roofline above the lift towers is proposed to be flat, rather than gabled;
 - The units at the rear of the building complex are to be redesigned to cater for disabled access;
 - The modification to unit layouts and an increase in the ratio of 3-bedroom units.
 - The balconies are to be fitted with a glass balustrade, except for balconies associated with Unit Type D, which will have planter boxes and a stainless steel balustrade.
5. The proponent has requested Council reconsider its opposition to the plans, on the basis that further detail has now been provided on the building's finishes, with the net result being a more sympathetic elevation and colour scheme and improved building appearance. The light colours utilised in the colour elevation (which has been circulated to Councillors) is compatible with colour scheme of surrounding buildings. A copy of the proponent's justification (attachment 1) and the amended plans (attachment 2) are attached to the rear of this report.
6. The State Administrative Tribunal (SAT) is set to hear the case on the 13 June 2006 to the 15 June 2006, however there is no legal impediment to the two parties (the proponent and the approving agent) mediating independently of SAT prior to a hearing. SAT would need to endorse any mediation agreement undertaken by the parties (through the issuing of a consent order).

Item 18.1 continued

STATUTORY REQUIREMENTS

7. Regulation 10(1) of the Local Government (Administration) Regulations 1996 states;

“If a decision has been made at a council or a committee meeting then the motion to revoke or change the decision must be supported –
 - (a) in the case where an attempt to revoke or change the decision had been made within the previous 3 months but had failed, by an absolute majority; or*
 - (b) in any other case, by at least 1/3 of the number of offices (whether vacant or not) of members of the council or committee, inclusive of the mover.”*
8. The report of Council meeting of January 2006 forms part of the mediation process and it can be argued that it's contents cannot be entered into evidence due to Section 55 of the SAT Act. The mediation process has now been abandoned and the proponent could argue that this report is not protected by that section of the Act.
9. Councillors solicitors have reviewed this report and believe there are no statements contained within, which would weaken Council's position should the matter go to a hearing.

POLICY IMPLICATIONS

10. Council's Policy entitled 'Albany Design Guidelines (Urban Design and Streetscape Guidelines for Infill Development in Albany)', and the Residential Design Codes (2002) apply to the proposal.

FINANCIAL IMPLICATIONS

11. If Council resolves not to accept the plans, then there will be ongoing costs involved in defending its decision at a full hearing of the SAT. No additional fees are collected for considering the amended proposal.

STRATEGIC IMPLICATIONS

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

“Community Vision:

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

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

Mission Statement:

The City of Albany is committed to ...

- *providing sound governance*

Priority Projects:

Nil.”

Item 18.1 continued

COMMENT/DISCUSSION

13. The report provided by the proponent does not provide a detailed analysis of the Scheme and policy framework surrounding this Plan; instead it concentrates on the changes that have been made and whether there is similar or greater compliance with the Residential Design Codes and the Town Planning Scheme than in the past (September 2005 and January 2006). Councillors can review that policy framework by referring to the minutes of the Council Meeting of the 20 September 2005 at item 11.1.1 (attachment 3), and the planning report prepared for the 17 January 2006 Council Meeting (attachment 4).

14. Staff have reviewed the proposed changes and provide the following comments:

General

15. As there are no changes to the number of units or the total floor area of the building, car parking and plot ratio requirements under the Residential Design Codes have not been affected under this proposal.

Balconies

16. The proponent has proposed to replace the private balconies on the ground floor (primarily on western side) with a pedestrian access way to the rear of the building. As the ground floor units will retain balconies to the north and south, all units comply with the balcony requirements of the Residential Design Codes.

Roof Pitch & Lifts

17. The new plans seek to modify the roof line on the two lift towers, replacing them with a flat roof instead of a gabled roof. Staff has no objection to this design change. The previous pitched rooves on the vertical lift tower elements did not achieve any streetscape improvements or significantly improve the built form when viewed from above.

Unit Types and Ratios

18. The plan seeks to change the ratio of three-bedroom units in the following manner:

Plans considered 17 January 2006	Plans lodged 6 April 2006
8 two-bedroom apartments	5 two-bedroom apartments
29 three-bedroom apartments	32 three-bedroom apartments
2 pent-house apartments	2 pent-house apartments
39 Apartments Overall	39 Apartments Overall

19. As there are no fundamental changes brought about by the new plans, the planning analysis provided in the report to Council on 17 January 2006 remains valid. Whilst the colours and finishes applied to the building represent an improvement to it's visual appearance, the concerns expressed earlier relating to bulk and scale of the development and its compliance with the R Codes and the Albany Design Guidelines (Urban Design and Streetscapes Guidelines for infill development in Albany) still remain.

Item 18.1 continued

20. Council is reminded that it is not being asked to issue a Planning Scheme Consent or a Notice of Planning Scheme Consent Refusal. Also, this matter is being considered outside the SAT mediation process. It is essentially an informal mediation, the outcomes of which would be subject to the determination of the SAT.
21. If the rescission motion and the request (to move forward with the latest plan and information) is supported, Council would need to give staff a direction to approach the SAT to dispense with the formal hearing and support a consent order agreed between the parties using the modified application information. Based upon the advice of Council's solicitors, Staff will negotiate conditions with the proponents and present the consent orders to the SAT, seeking that the SAT uphold the appeal using an amended plan, and allowing the project to proceed. From previous experience, where the parties have approached the SAT with mutual support for a consent order that order is generally endorsed by the SAT, with appropriate amendments, if necessary, provided the consent orders can be made in accordance with section 56(2) of the SAT Act.
22. If Council decides to rescind its previous motion and then, following normal debate, decides again that it is not prepared to entertain the amended plans, then the matter will continue to be heard at the formal hearing of SAT scheduled for June.
23. Council must determine the late item request and rescission motion before further debate can commence on an alternative motion. Staff believe that the amended plan does not address the concerns previous raised in the officer's report dated 17 January 2006, and SAT is best placed to determine the planning merits of the proposal.

RECOMMENDATION

CONSIDERATION OF LATE ITEM

THAT Council consider the request from the proponent to consider this item as a 'late item' at the Ordinary Council Meeting dated 18 April 2006.

Voting Requirement Simple Majority
.....

CONSIDERATION OF RECISSION MOTION

Supported by Councillors Williams, Emery, Wiseman, Wolfe and Jamieson, THAT Council rescind the decision taken at the Special Council Meeting on the 31 January 2006, at item 11.1.1 which reads:

“THAT Council reject the alternative plans submitted by the proponents of the Earl Street development and refer the matter back to the State Administrative Tribunal for a decision.”

Voting Requirement Absolute Majority
.....

Item 18.1 continued

NOTICE OF MOTION BY COUNCILLOR WILLIAMS

THAT Council revert to it's resolution made at the Ordinary Council Meeting of 17 January 2006 which reads *“THAT Council agree to participate in a reconvened State Administrative Tribunal conference with the intention of resolving appropriate conditions for the amended proposal at Lots 9 and 12 Earl Street, Albany”*, and advise the Tribunal that it now supports the amended plans submitted on 6 April 2006 and seeks that the Tribunal agree to endorse a minute of consent order accordingly, conditionally that no order of costs be sought from either party.

Voting Requirement Simple Majority

.....

RECOMMENDATION

THAT Council advise the proponent that the amended plan and details for Lots 9 and 12 Earl Street, Albany is not supported for the reasons mentioned below, and that Council will be seeking to have the matter heard at the formal hearing of the State Administrative Tribunal already scheduled.

- i) the proposed development does not comply with the Acceptable Development requirements, or the associated Performance Criteria, of Elements 2 and 7 of the Residential Design Codes of Western Australia;
- ii) the form, scale and mass of the proposed development does not comply with the objectives of the ‘Urban Design and Streetscapes Guidelines for Infill Development in Albany’;
- iii) the proposed development does not comply with the principles of proper and orderly planning; and
- iv) the development is not compatible with its setting or the preservation of the amenity of the locality.

Voting Requirement Simple Majority

.....

FACSIMILE TRANSMISSION



GREG ROWE & associates

ATTENTION	MR GRAEME BRIDE	FAX NO	9841 4099
COMPANY	CITY OF ALBANY	DATE	7 APRIL 2006
SENT BY	GREG ROWE	NO PAGES	4
CC		OUR REF	4692

IF YOU DID NOT RECEIVE ALL PAGES OR IF YOU RECEIVED THIS IN ERROR, PLEASE TELEPHONE (08) 9221 1991.

**RE: PROPOSED RESIDENTIAL APARTMENTS
LOTS 9 & 12 EARL STREET, ALBANY
UPDATED PLAN
COMPARISON OF MODIFICATIONS**

Mr Bride,

We refer to our recent, and various, telephone discussions in regard to the above and your confirmation that you have now received further amended/updated plans prepared by L. Marchasani & Associates, our Client's designer. The plans we have received are stamped "**REVISED PLANS**" and dated 7 April 2006. It is these plans to which the following comments relate.

You have requested we identify the modifications and alterations pertaining to the latest plans as they differ from the plans last submitted to Council, being amended plans for consideration in the Mediation Conference associated with the Ridgecity Holdings Pty Ltd vs City of Albany State Administrative Tribunal (SAT) Appeal.

For convenience, we itemise the following changes on a "*floor by floor*" basis. This should assist in your comparison of the earlier amended plans (the Mediation plans) with the recently updated plans (dated 7 April 2006). We submit as follows:

1. LOWER BASEMENT PLAN

- A new and further (4th) lift has now been added to the eastern side of the proposed development. This new lift is identified on the lower basement floor plan. The advantages of this lift, in terms of additional vertical transportation and access is self evident. We make a number of comments following as to the other advantages achieved by installing this 4th and additional lift. No other changes are made to the lower basement floor plan

2. BASEMENT FLOOR PLAN

- We repeat the same comments with respect to the additional lift, identified in Item 1 above. No other changes are made to the basement floor plan.

3. FIRST FLOOR PLAN

- This floor plan has been altered in regard to the south-east corner of the development. Unit Type A is now replaced with Unit Type A1. This modification allows a pedestrian linkage

throughout the first floor plan via the south-east corner of the development, through to the outdoor community area and (new) pool area. That is to say, additional resident access has been provided at this level, connecting resident apartments to the community/recreation area. This change now facilitates resident access to the community recreation outdoor area from both sides of the development.

- On this floor plan, again it is evident that a new (4th) lift has been added.
- The incorporation of a new access way, between Unit Type A1 and Type B, allows resident access from Units Type C to the outdoor area.
- The outdoor pool is an addition to the community recreation area.
- Units Type C, adjacent to the “diagonally orientated lift and stair core” at the north-east corner of the development are now amended as being 2, 3 bedroom units. Previously this combination of units was one 2 bedroom unit and one 3 bedroom unit. This change is incorporated to provide a better overall Unit mix and a variety of accommodation Type.
- Additional planters have been provided to the Earl Street frontage of Unit Type D.
- Additional planters have been provided adjacent to the two rear lifts. The addition of planter box areas in these locations increases the “activation” of the elevation and is intended to “soften” the elevation view of the building.
- The floor plan is further modified by the inclusion of “vertical fins”, adjacent to Unit Type D and vertical fins on the two diagonally orientated lift and stair cores. (These vertical fins are more readily identified on the Earl Street elevation drawing).

4. 2ND AND 3RD FLOOR PLANS

- The Type C Unit facing east has been modified with the provision of a private balcony.
- The addition of the south-eastern lift has facilitated the removal of continuous (common) walkways/access ways along this elevation.
- Unit Type C in this location has been modified to a 3 bedroom unit.
- The new planters, adjacent to southern lift cores, are repeated on these floor levels.
- Planters adjacent to Unit Type D is repeated on these floors.
- The vertical ‘fin’ configuration, described above, is repeated adjacent to Unit Type E and the diagonally orientated lift core.
- A small protruding balcony overhang (approximately 600mm) has been provided above the Type D Unit balcony. The intention of this modification is to provide further ‘articulation’ and “apparent depth” to the Earl Street elevation.

5. 4TH AND 5TH FLOOR PLAN

- The same changes to planters adjacent to Unit Type D and the lift cores as described above is repeated.
- The same changes, incorporating vertical fins adjacent to Unit Type E and the north-western lift and stair core, are repeated.
- The balcony overhang to Unit Type D (above Unit Type D balcony) is repeated.

6. 6TH FLOOR PLAN

- The only change on this floor plan is the addition of further balcony planters adjacent to the lift/stair core.

7. NORTH ELEVATION

- The pitched roofs to the two lift and stair cores, adjacent to Earl Street, have been deleted and have been replaced with a flat roof configuration. This change allows the lowering of the overall height of these two lift cores. The earlier plans showed a pitched roof with an overall height of 20.45m, for the eastern (lower level) portion of the building. Changing the roof from pitched to flat construction lowers this overall height by 1.5m (now revised to 18.874m).
- The lift/stair well finishes to Earl Street were originally proposed as 'mass concrete' finish i.e. the east and west 'diagonally orientated' access cores. These cores are now proposed to be clad with a glass finish over concrete. The intention is to 'soften' the elevation and give the appearance of additional fenestration.
- The vertical ribs adjacent to Unit Types E, on various floors, are evident in the elevation.
- All balcony balustrades are now glass, replacing the original concrete construction. Balconies have a concrete element at each end, but are infilled with glass balustrade.

8. GENERAL

- The development proposal, as depicted on the further altered plans (7 April 2006) still complies with all plot ratio requirements. Plot ratio has not changed from the amended (Mediation) submission.

- No change is made to the on site provision of cars.

- Unit mix has altered, as follows:

Mediation plans- 39 Units configured as 8x2 bedroom and 29x3 bedroom Units with 2 penthouses.

7 April 2006 plans – 39 Units configured as 5x2 bedroom Units, 32x3 bedroom Units and 2 penthouses.

- No changes have been made to boundary setbacks from any of the property boundaries.

Mr Bride, we trust the preceding clarifies and summarises the changes from the Mediation amended plan to the recent submission of plans dated 7 April 2006. Please present this information to Council for deliberation as agreed. Should you require any further information or clarification, please contact the writer.



Regards
GREG ROWE AND ASSOCIATES

GREG ROWE

Encl.

cc. Mr Rory O'Rourke, Ridgecity Holdings Pty Ltd
cc. Mr Chris Ploughman, Ridgecity Holdings Pty Ltd

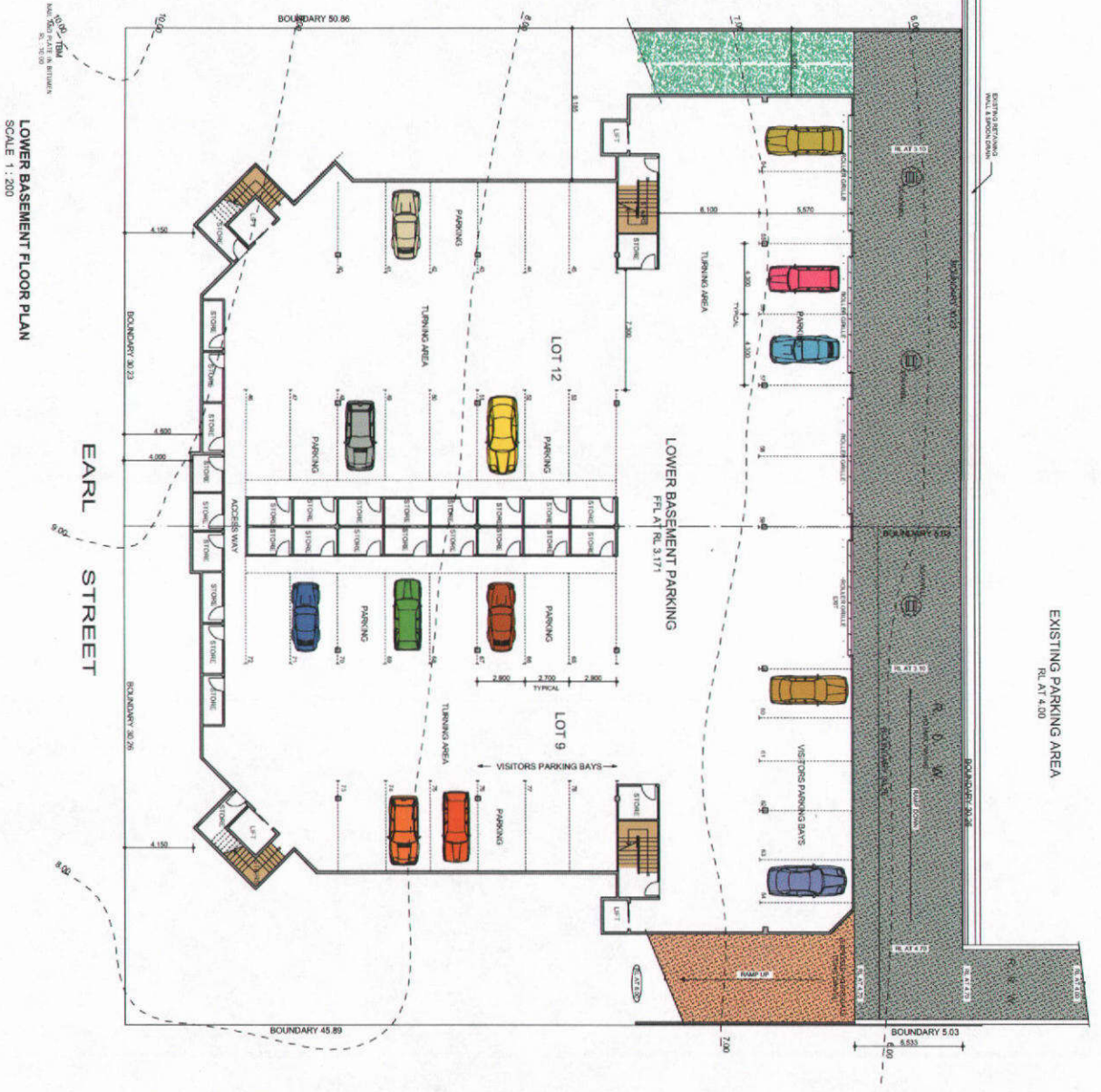
PROPOSED RESIDENTIAL
APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR
RIDGECITY HOLDING PTY LTD









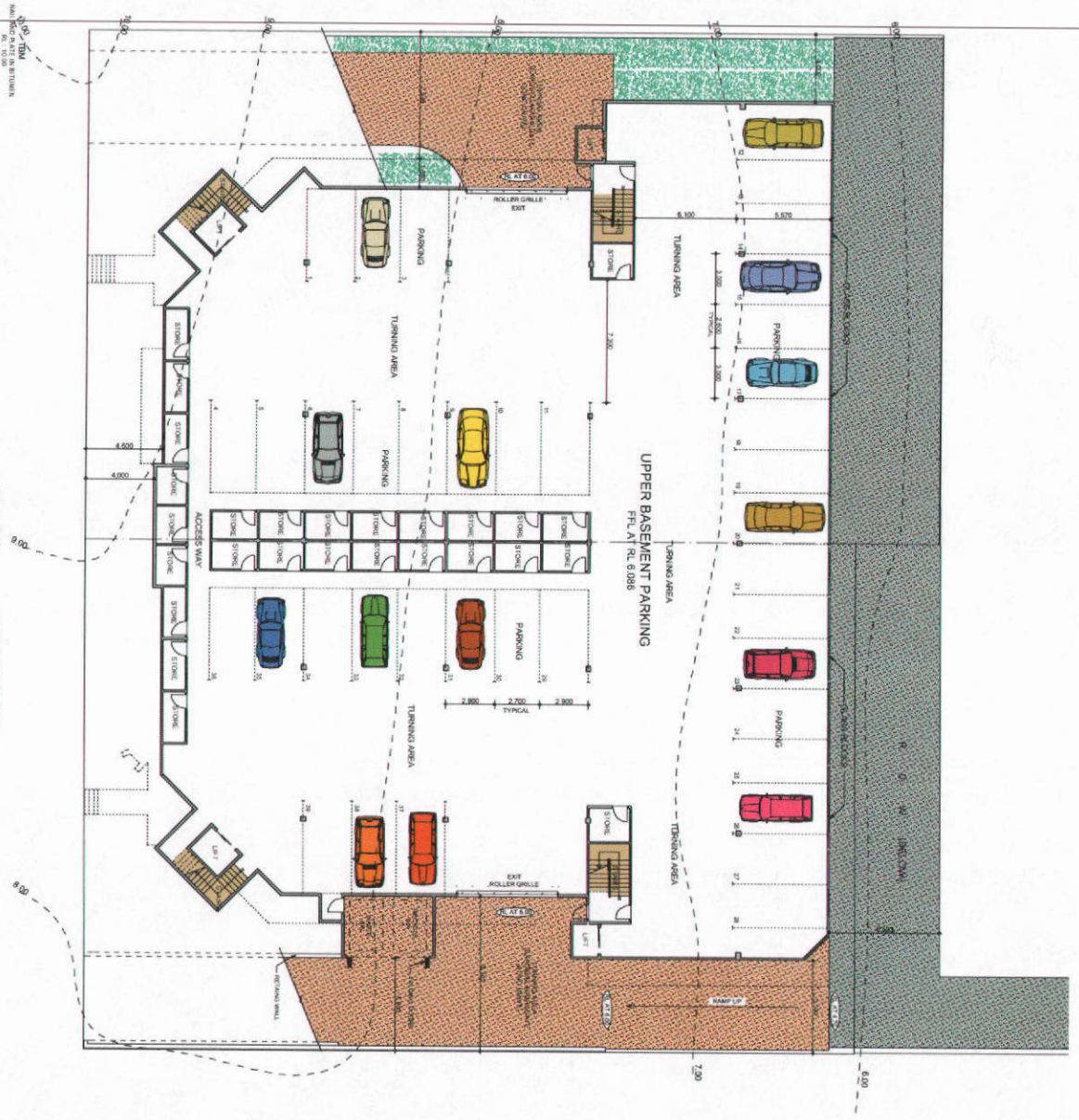


LOWER BASEMENT FLOOR PLAN
SCALE 1:200

PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P/L

L. MARCHESENI & ASSOCIATES
DESIGNERS & DRAFTERS
175 MAIN STREET
OSBORNE PARK TEL 9344 5622

REVISOR PLANS
JOB No. 4979
DATE: 09/02/06
SCALE: AS SHOWN
DRAWN: E. CAVALIARO



BASEMENT FLOOR PLAN
SCALE 1:200

EARL STREET

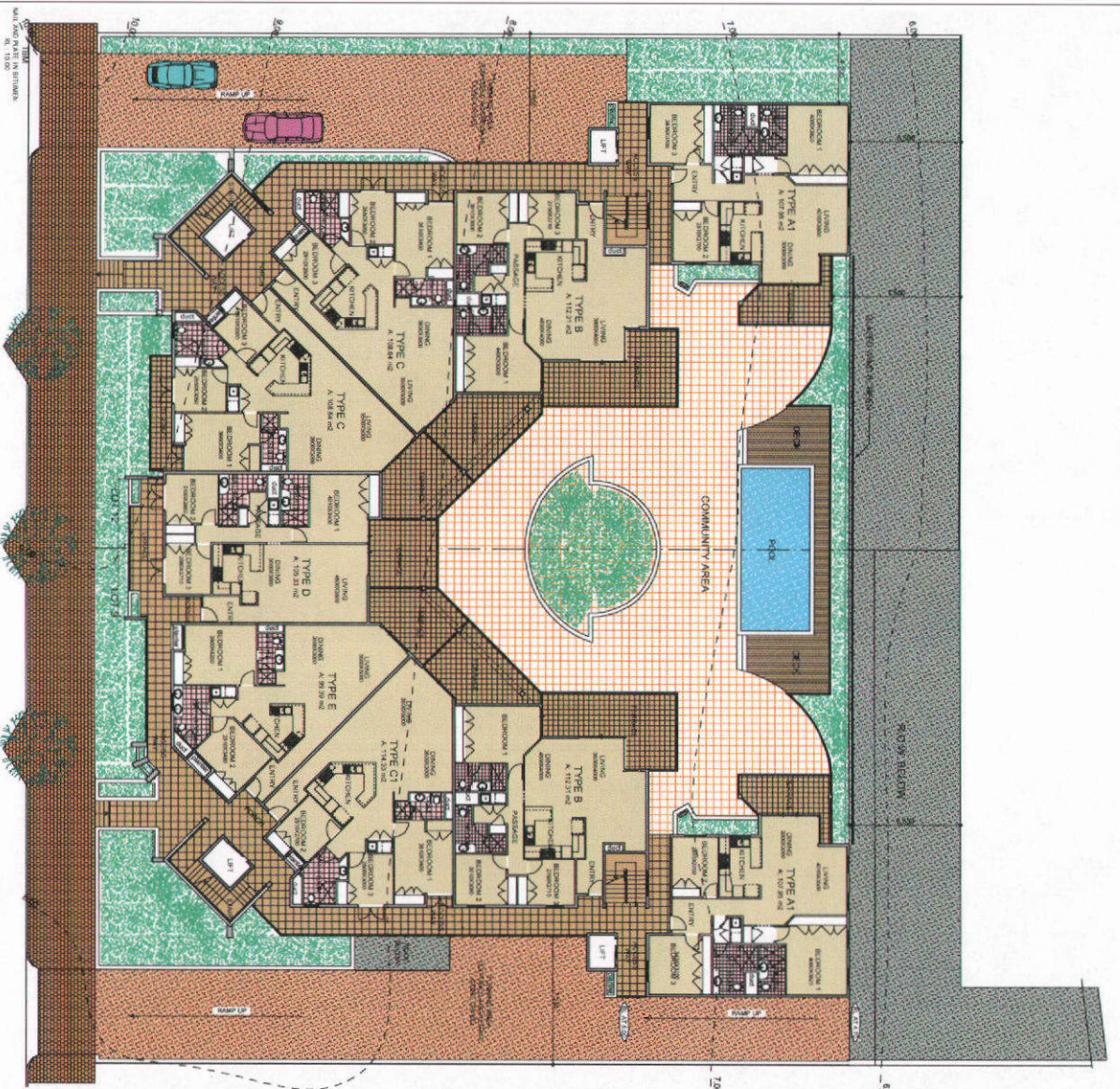


PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P/L

L MARCHESANI & ASSOCIATES
DESIGNERS & DRAFTERS
175 MAIN STREET
OSBORNE PARK TEL 9344 5622

JOB No. 4979
DATE: 6/06/2005
SCALE: AS SHOWN
DRAWN: E. CAVALLARO

REVISED PLANS



FIRST FLOOR PLAN
SCALE 1:200

EARL STREET

PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING PT

L MARCHESANI & ASSOCIATES
DESIGNERS & DRAFTERS
175 MAIN STREET
OSBORNE PARK TEL 9344 5622

JOB No. 4979
DATE: 8/20/06
SCALE: AS SHOWN
DRAWN: E. CAVALLARO

REVISED PLANS



EARL STREET

SECOND & THIRD FLOOR PLAN
SCALE 1 : 200

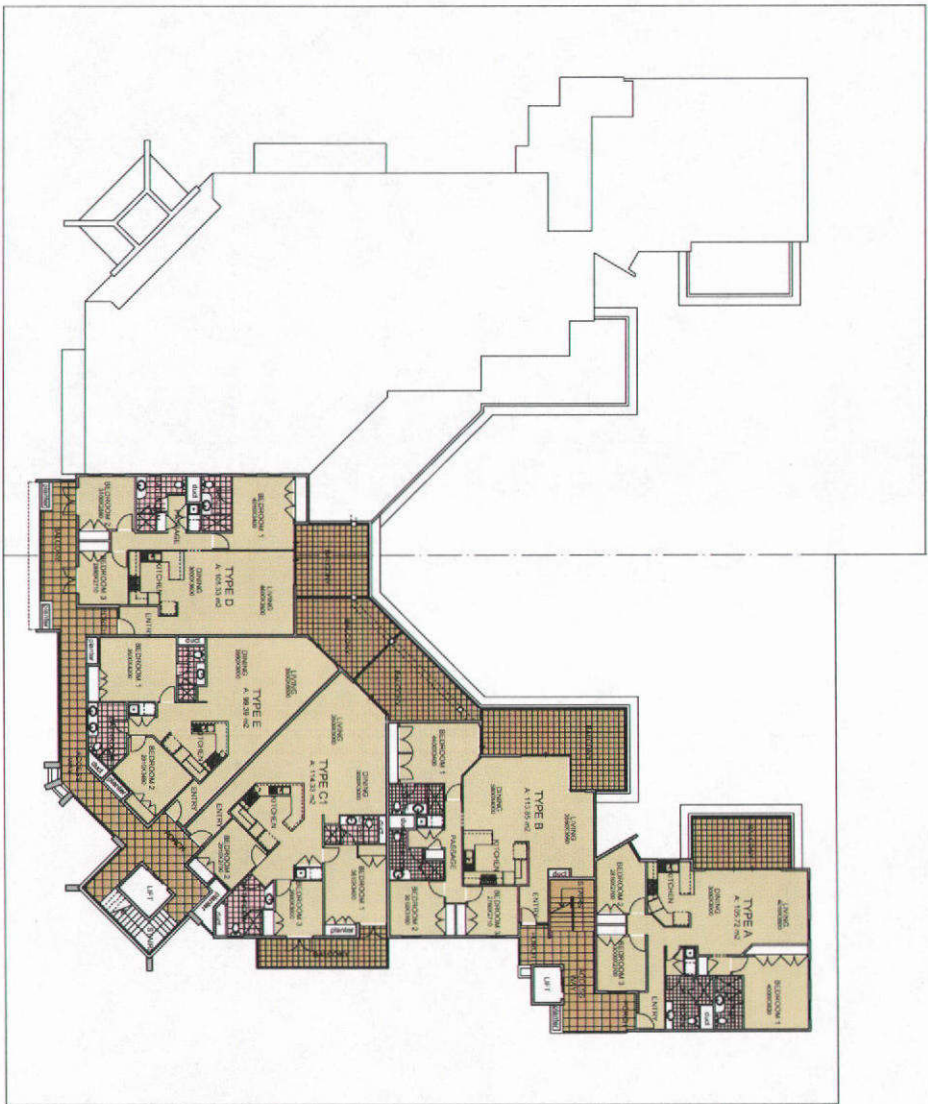
PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P/L

L MARCHESANI & ASSOCIATES
DESIGNERS & DRAFTERS
175 MAIN STREET
OSBORNE PARK TEL 9344 5622



JOB No. 4979
DATE: 6/06/2006
SCALE: AS SHOWN
DRAWN: E. CAVALLARO

REVISED PLANS



EARL STREET

FORTH & FIFTH FLOOR PLAN
SCALE 1:200

PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING PTL

L.MARCHESANI & ASSOCIATES
DESIGNERS & DRAFTERS
175 MAIN STREET
OSBORNE PARK TEL 9344 5622



JOB No. 4979
DATE: 04/2006
SCALE: AS SHOWN
DRAWN: E. CAVALLARO

REVISED PLANS



SIXTH FLOOR PLAN
SCALE 1:200

EARL STREET

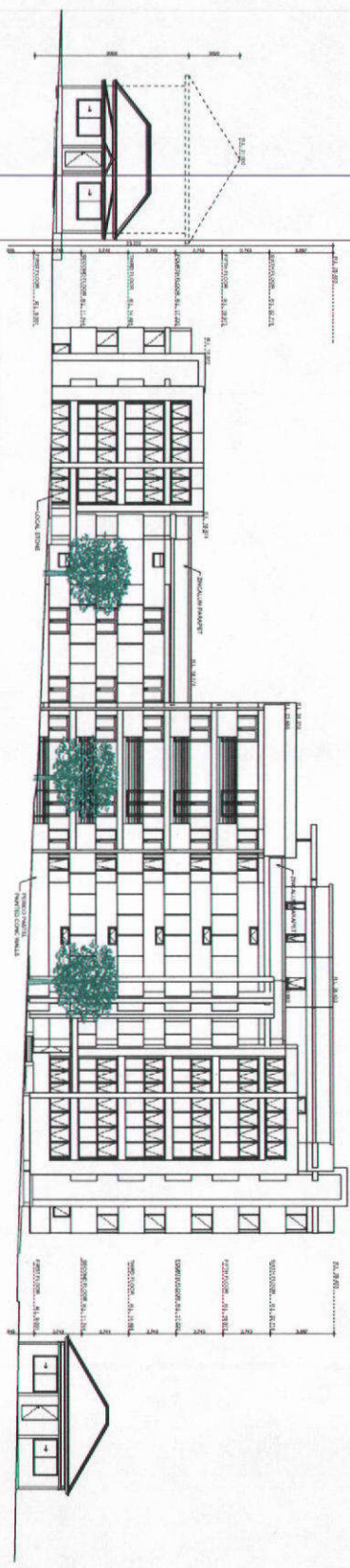
PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P/L

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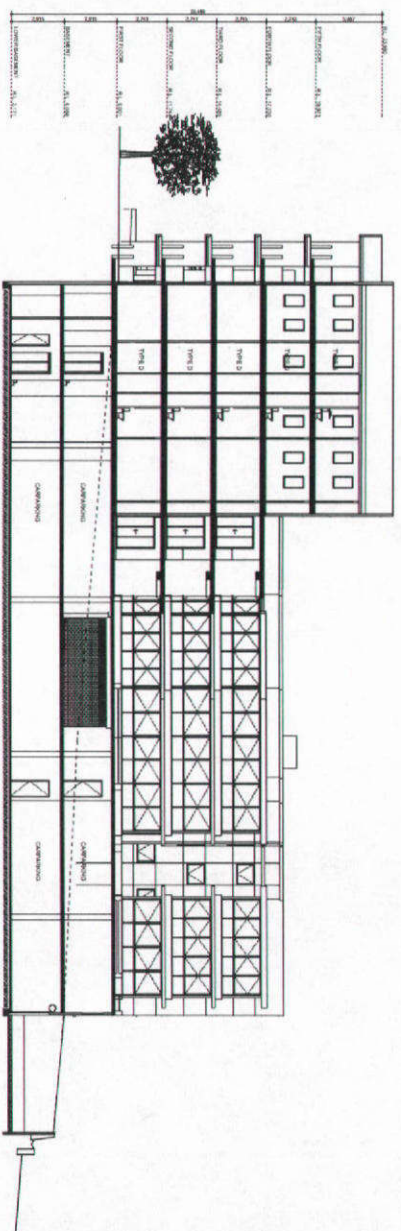


JOB No 4979
DATE: 6/04/2006
SCALE: AS SHOWN
DRAWN: E. CAVALLARO

REVISED PLANS



NORTH ELEVATION
SCALE 1 : 200



SECTION A-A
SCALE 1 : 200

PROPOSED APARTMENTS
ON LOTS 9&12
ENRI, STREET
ALBANY
FOR RIDGECITY HOLDING P/L

L. MARCHESANI & ASSOCIATES
DESIGNERS & DRAFTERS
175 MAIN STREET
OSBORNE PARK TEL 9344 5622

JOB No 4979
DATE: 6/04/2006
SCALE: AS SHOWN
DRAWN: E. CAVALIARO

REVISED PLANS

**SCHEDULE OF MATERIALS AND FINISHES
EXTERNALLY**

Walls: 1. Conc. tilt up with joints decreasing feature
and/or concrete panels. Painted in primer passes
2. Reconstituted limestone cladding to base
and part of lift & staircase walls

ROOF Zincalume flat roof generally

Window: Powder coated frames to complement wall colour

Balustrade: 1. Soule Fencing Becomes to be fully enclosed with
height
2. Access way to be conc. upstand to match walls
3. Private balconies to north, east & west walls to
glazed balustrade

have

Paving: Boral paving blocks to existing footpath.
Driveways to be exposed conc. finish.
K.O.V. to be not mixed paving.

Landscaping: Lawn to front verge, elsewhere including planters
to first floor to be landscaper's recommendation by
landscape architects or council

Land Description: Lot #9 — 1389m²
Lot #12 — 1539m²
Total land area after
amalgamation = 2928m²

Land zoned R160 & will require 62.5m²/unit

of units allowed = 2928m² / 62.5m² = 46.8 units

of units proposed = 39 units

Plot ratio used = 4292.76m² (excludes ducts, balconies, stairs & store room)

of cars required = 350 units * 0.15/m² of plot ratio

= 350 * 0.15 = 52.5 cars

= 13.05 * 64.38

= 78 cars

of cars provided = 39 (5/ 2bedroom; 32/ 3bedroom; 2 penthouse)

Area of unit	Type	Area of unit	Type
3 bed unit	A	3 bed unit	B
3 bed unit	A1	3 bed unit	B1
3 bed unit	B	3 bed unit	B2
3 bed unit	C	3 bed unit	B3
3 bed unit	C1	3 bed unit	B4
3 bed unit	D	3 bed unit	B5
2 bed 2 bath unit	E	2 bed 2 bath unit	B6
3 bed penthouse	F	3 bed penthouse	B7
3 bed penthouse	G	3 bed penthouse	B8

Area of unit	Type	Area of unit	Type
3 bed unit	A	105.72m ² each (total 6)	
3 bed unit	A1	107.89m ² each (total 2)	
3 bed unit	B	112.27m ² each (total 2)	
3 bed unit	B1	116.64m ² each (total 8)	
3 bed unit	B2	111.43m ² each (total 5)	
3 bed unit	B3	105.33m ² each (total 5)	
2 bed 2 bath unit	B4	89.39m ² each (total 5)	
3 bed penthouse	B5	182.99m ² each (total 1)	
3 bed penthouse	B6	133.80m ² each (total 1)	

REVISED PLANS

PROPOSED APARTMENTS
ON LOTS 9&12
EARL STREET
ALBANY
FOR RIDGECITY HOLDING P/L

L. MARCHESANI & ASSOCIATES
DESIGNERS & DRAFTERS
175 MAIN STREET
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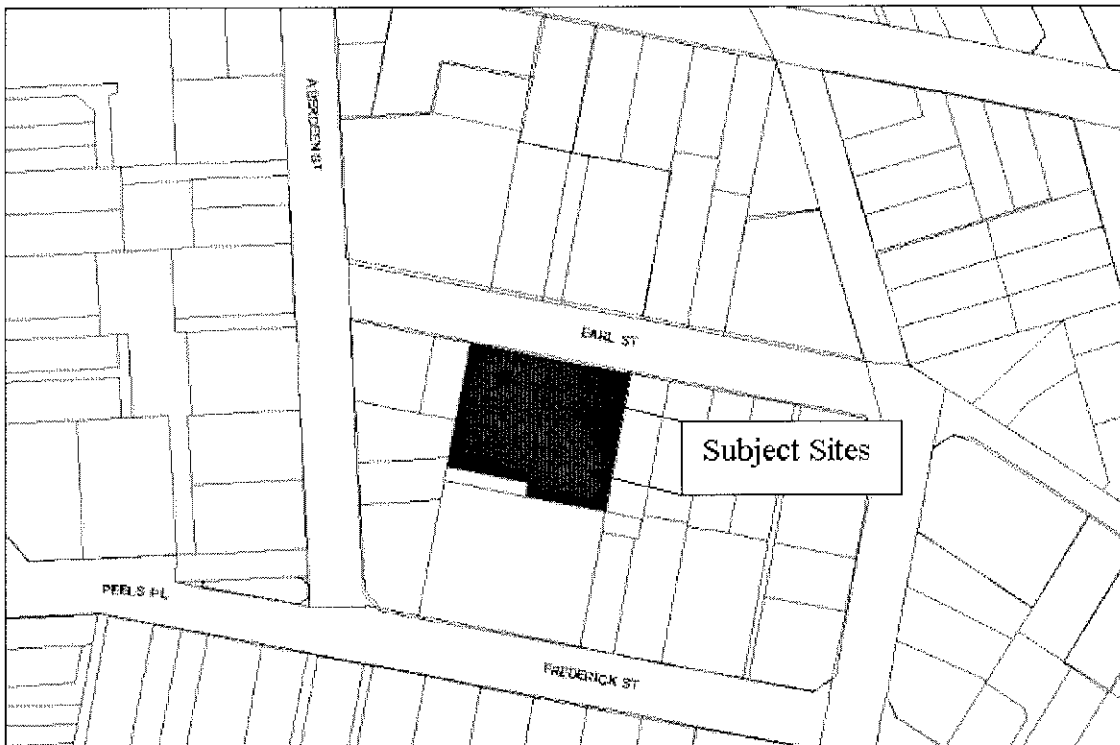
JOB No. 4979
DATE: 06/04/2006
SCALE: AS SHOWN
DRAWN: E. CAVALLARO

- R E P O R T S -

11.1 DEVELOPMENT

11.1.1 Development Application – Multiple Dwellings – Lots 9 & 12 Earl Street, Albany

File/Ward	:	A140658 (Frederickstown Ward)
Proposal/Issue	:	Development Application for Multiple Storey Apartment Block.
Subject Land/Locality	:	Lots 9 & 12 Earl Street, Albany
Proponent	:	Lou Marchesani
Owner	:	Ridgecity Holding
Reporting Officer(s)	:	Senior Planning Officer (J Devereux) Manager Planning and Ranger Services (G Bride)
Disclosure of Interest	:	Nil
Previous Reference	:	OCM 19/07/2005 – Item 11.1.4
Summary Recommendation	:	Issue Notice of Planning Scheme Consent Refusal.
Bulletin Attachment	:	Copy of the Proponents Report
Locality Plan	:	



Item 11.1.1 continued

BACKGROUND

1. At it's meeting dated 19 July 2005 Council resolved:
"THAT this item lay on the table to allow public consultation on the amended plans as presented at the Ordinary Meeting of Council held on 19th July 2005.
2. On 24 August 2005 Council received amended plans from Ridgecity Holdings for 38 multiple dwelling units on Lots 9 & 12 Earl Street, Albany; refer to the plans at the end of this report. The plans are similar to those presented, but not dealt with, at the Ordinary Council Meeting dated 19 July 2005.
3. The amended plans involve the creation of 38 multiple dwelling units, upon Lots 9 & 12 Earl Street, Albany. The development incorporates 12 two bedroom apartments (around 100m² in area), 24 three bedroom apartments (around 110m² in area) and 2 penthouse apartments (216m² in area).
4. The table below highlights the differences between the current development proposal, and the previously submitted plans:

Plans Lodged	Units	Total Floor Area	Parking Spaces	Setbacks	Building Height (wall height)
Original Plans Lodged 18/5/05	46	4809m ²	90	Front: 4m Eastern: 2 to 5.5m Western: 2 to 5.5m	Eastern: 15.5m Western: 17m
Amended Plans Lodged 6/07/05	42	4379m ²	86	Front: 4m Eastern: 2 to 5.5m Western: 2 to 5.5m	Eastern: 11.6m Western: 15.8m
Amended Plans Lodged 24/08/05	38	4252m ²	78	Front: 4m Eastern: 4 to 7.5m Western: 4 to 7.5m	Eastern: 11.1m Western: 15.3m

5. In accordance with Council's resolution of 19 July 2005, the amended plans have been distributed to those persons who have previously lodged a submission on the project, inviting further comment. The submission period closes on 16 September 2005, and a copy of each submission will be forwarded to Councillors prior to the September Council meeting.
6. The original plans submitted by the proponent are currently subject to an appeal with the State Administrative Tribunal (SAT), however the proponent has supplied confirmation from SAT that the appeal has been withdrawn.

STATUTORY REQUIREMENTS

7. The two lots are zoned 'Central Area' in the City of Albany Town Planning Scheme No.1A (the Scheme). A residential density coding of R160 is applicable to the subject land, which allows a density of one multiple dwelling unit for every 62.5m² of land area. As the land area is 2928m², the proposed 38 units meets this requirement.

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

8. The Scheme, at Clause 4.12 states, “*Unless otherwise provided for in the Scheme, the development of land for any of the residential purposes dealt with by the Residential Design Codes is to conform with the provisions of those Codes.*”
9. The proposed development is to be used exclusively for residential purposes and it is automatically required to comply with the ‘Multiple Dwelling’ provisions of the Codes.
10. ‘Multiple Dwellings’ are a discretionary land use in the Central Area zone and, in accordance with the previous Council resolution, the proposal has been advertised for public comment.
11. In determining this application, Council needs to take into account the matters listed under Clause 7.8A of the Scheme. That clause outlines the ‘Matters to be Considered’ by Council. Those ‘matters’ are not reproduced here but are highlighted and discussed in the Comments section, under the context they were raised by the public submissions. In summary, Clause 7.8A requires Council to give consideration to the:-
 - provisions of the Scheme;
 - Residential Design Codes of Western Australia;
 - public comments received;
 - policies adopted by Council under the Scheme;
 - requirements for orderly and proper planning;
 - the compatibility of a development with its setting;
 - amenity of the locality; and
 - traffic impacts and servicing availability.

POLICY IMPLICATIONS

12. The subject land is within the ‘Urban Design & Streetscape Guidelines for Infill Development’ (the Guidelines) policy area. The Guidelines set objectives for infill development and the approach that should be taken when designing a new building. The Guidelines complement the Albany Design Guidelines, which focus on the redevelopment of existing buildings within the same geographic area.

FINANCIAL IMPLICATIONS

13. The proponent has been asked to supply an accurate estimate for the cost of construction by a Quantity Surveyor. At the time of preparing this report, this estimate had not been received. The proponent has verbally advised that the cost of the structure would be in the vicinity of \$6 million, and not \$4.14 million as previously advised.
14. The proponent has advised that his clients are prepared to make up the shortfall in relation to the planning application fees, once this estimate has been finalised. This matter will be included in the memo to Councillors prior to the meeting of Council.

STRATEGIC IMPLICATIONS

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

Item 11.1.1 continued

“Community Vision:

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

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

Mission Statement:

The City of Albany is committed to ...

- providing sound governance

Priority Projects:

Nil.”

COMMENT/DISCUSSION

16. Due to the complexity and scale of the proposed development, officer comments are grouped under the various policy and legislative mechanisms. The policy framework relating to this matter is not comprehensive, and Council must rely upon broad planning principles and policy objectives to guide its decision-making.

Town Planning Scheme No.1A

17. The zoning and the density coding applied to the land, and its immediate environment, allows for a higher density of development than currently exists on the ground. Land to the west (existing cottage) and south (Frederick House) is included in the Central Area zone where the R160 Coding applies and the land to the east (cottage) and north (Albany City Holden) is in the Residential zone with an R30 Coding in place. The Scheme identifies isolated ‘local’ heritage sites in close proximity to the subject land but does not recognise the street as a heritage precinct. The Scheme also provides for residential development opportunities in close proximity to the CBD, as well as commercial and apartment living within the city centre. The benefits of inner and near city living has been advocated by Council for over a decade and the vitality that inner city living brings to the community is well documented. Staff have not provided a commentary on those benefits in this report.
18. The proponent has sought to modify the western and southern portion of the building, at the car park levels. This will allow a driveway to be constructed along the western property boundary and enable improved access to the basement floor car park. Concerns were raised with the capacity of the previous proposal to remove refuse from the site, however this issue has now been addressed in the current design. As refuse disposal vehicles have been accommodated for on the western boundary, should the development be staged there still may be difficulties in servicing one half of the development in the interim period.
19. The proponent has also provided staff with correspondence (via David Moss and Co.) that in their view a caveat will be finalised upon Lot 2 Frederick Street (‘Frederick House’) within the next 2 weeks. The caveat will allow future tenants of the apartments to access the lower basement car park from a right of way directly south of the subject land.

Item 11.1.1 continued

20. The proposal exceeds the minimum amount of car parking required by the Codes by two bays. Under the requirements of the Codes a minimum of 76 bays is to be provided for 38 units and the proposal illustrates 78 bays to be provided in the secured undercover parking. Eight of the bays are to be set aside for the exclusive use of visitors, who will need to use an intercom device to communicate with the appropriate apartment before being able to access the bays. The attraction for the visitors would be just to park on the street, to avoid the necessity of waiting to be allowed in, which may place pressure on available on-street parking in Earl Street.
21. The other scheme matters to be considered by Council, which will be discussed later in the report, include amenity, streetscape and built form.

Residential Design Codes of Western Australia

22. There are ten design elements of the Codes and the development generally complies with those elements. There are three elements that need specific attention by Council;

Building Heights

23. The current plan provided by the proponent indicates that the ground floor of the building is to be positioned approximately 1m below street level at the eastern boundary, and approximately 1m above street level at the western boundary (the floor level of the upper car park now being 1.9m below street level). The wall height, relative to the adjacent street, at the eastern boundary is approximately 11.1m and it is approximately 15.3m at the western boundary. The land falls away from the street and the height of the building, relative to the adjoining land at the southern boundary increases to approximately 14.8m.
24. The objective of 'Element 7 – Building Height' is *"to ensure the height of buildings is consistent with the desired scale in a given locality"*. Council has no scheme policy to regulate building heights and developers have the option of satisfying the "acceptable development" or the "Performance criteria" in the Codes. The acceptable development provisions, under section 3.7 of the Codes, limit building heights, from natural ground level, to not exceed:
- 6m wall height (roof above).
 - 7m wall height (concealed roof).
 - 9m to the top of the roof pitch
25. The proposed building, near the southern boundary, is around 14.8m above natural ground level, which exceeds the acceptable development standard of the Codes by twice the required value.
26. Council has the capacity to judge the application in accordance with "performance criteria", which states:-

"Building height consistent with the desired height of buildings in the locality, and to recognise the need to protect the amenities of adjoining properties, including, where appropriate:

- *adequate direct sun to buildings and appurtenant open spaces;*
- *adequate daylight to major openings to habitable rooms; and*
- *access to views of significance."*

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

27. Whilst the floor level of the building has been lowered and a storey removed from the eastern side, the height is still far in excess of the height of any other building in the immediate locality. Nonetheless, this proposal is the first of its kind in Albany and there is no predetermined policy framework against which the height of the building can be judged. To the west, the zoning provides for commercial buildings in the Central Area zone and most of the existing commercial buildings are between 5m and 10m in height. The properties to the east and north are limited to residential developments and heights are likely to remain below 10m, due primarily to the exceptional streetscape and heritage values of the existing buildings. The subject land is the boundary between the two zones and the proponent has provided limited justification for the building height being sought. The required density of development can be achieved on-site by increasing the footprint of building activity. Modifying the built form can dramatically reduce the overall height of the structure, particularly adjacent to the eastern property boundary and to the street.
28. The amenity of adjoining properties will also be compromised to varying degrees by a reduction of solar access (the residential property to the east during the afternoon, and to the commercial properties to the west and south during the morning and at midday respectively). The proponent has provided a diagram, which is included in the Elected Members Bulletin and illustrates the lesser impact on the property to the south due to the amended proposal. Access to views of significance from adjoining properties on the northern side of the development will also be modified, depending upon the location of the affected property to the subject land. The quantum of those impacts needs to be tempered with the knowledge that an “acceptable development” or a commercial building constructed on the land would also have reduced solar access and the views from adjoining properties.

Streetscape

29. Under Element 2 – Streetscape, the development is required “*to contribute towards attractive streetscapes and security for occupants and passersby, ensure adequate privacy and open space for occupants, and provide an attractive setting for buildings*”. The development’s compliance with the Guidelines and the Codes will be discussed later in the report.

Boundary Setback

30. Under ‘Element 3 – Boundary Setbacks’ the proponent is required “*to ensure adequate provision of direct sun and ventilation for buildings and to ameliorate the impacts of building bulk, interference with privacy, and overshadowing on adjoining properties.*” The amended proposal generally complies with the setback requirements as stipulated within the Codes, with the exception of the southern boundary setback, which does not comply with the acceptable development criteria.
31. The required setback on the southern boundary should be 9m. The building is setback 1.5 metres from this boundary, however as the Codes allows a reduction of the required setback by half the width of an adjoining right-of-way, the building is effectively setback 4 metres from the rear boundary. This setback represents a relaxation of 5 metres.
32. The proponent has provided the following justification for the setback relaxation and asks that Council considered this boundary setback under the performance criteria of the Codes:

Item 11.1.1 continued

“This wall overlooks the car park and turning area of a two storey office development at No. 68 Frederick Street and is setback 14.0m from the same boundary. My design is basically “U” shape in form, minimises the bulk impact and provides for adequate direct sunlight to the office building where privacy and overlooking is not as severe as a residential building.”

33. In determining the relaxation under the performance criteria of Element 3, consideration can be given by Council where the proponent has put in measures to ameliorate the impacts of building bulk on adjoining properties.
34. The Scheme prescribes a ‘nil’ side or rear boundary setbacks for the Central Area zone. It would be acceptable for a commercial development on this lot to be built up to the boundary, provided access, servicing fire rating and parking arrangements can be satisfied.
35. The opportunity to use the subject land for Residential purposes is not being disputed by officers. Under the Central Area zoning, a residential use of the land is a discretionary activity. The vacant land could have been developed for commercial purposes (shop is listed as a ‘permitted’ land use and an office is a ‘discretionary’ land use activity) and that form of development would have introduced a certain built form, not dissimilar to the existing Retravision store.
36. The property immediately to the east of the subject land has been zoned for residential purposes (a wall height of 6m and a roof height of 9m is ‘acceptable development’ on that land under the Codes) and any development upon Lots 9 and 12 will form the transition between the regional commercial centre and the oldest residential area in Albany. That transition has been achieved by the reuse of residential buildings for commercial purposes along Aberdeen Street and by the space created by the street itself. On the subject land, the space available to achieve a similar transition is substantially reduced.
37. The proponent has illustrated the potential height and bulk of a development on the property adjoining the eastern boundary if Council was to permit a development in accordance with category ‘C’ of the Codes. Category ‘C’ of the Codes allows a 9 metre wall height and a 12 metre roof pitch. Refer to the northern elevation of the supplied amended plans for this illustration.

Public Comment

Due to the amended proposal being similar in design, bulk and scale to the previous proposal it is anticipated that the comments received during the advertising period will be of a similar nature to the comments received on the original submitted plans. Indeed initial responses received from the community have indicated that the built-form is largely unchanged, and the concerns previously raised are still seen as relevant. A summary of the comments received on the new proposal will be tabled and provided to Councillors prior to meeting.

38. The original plans were advertised to the public whereby a total of 271 letters, faxes and emails were received during the 21 day advertising period. The majority of the respondents objected to the proposal on the basis of excessive height, appearance, loss of views, issues of heritage and precedence.

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

Urban Design & Streetscape Guidelines for Infill Development

39. The objectives of the policy guidelines are: -
- *To encourage development that is in harmony with the existing character and appearance of traditional and highly scenic residential precincts of Albany; and*
 - *To ensure that new infill development harmonises with and enhances the existing dwelling up on the lot where it is erected and also the locality.*
40. New buildings and infill development should not attempt to reproduce an historic style. Rather, it should be simple in design and reflect the form, shape and proportions established by the earlier surrounding buildings. The proposed structure is required under the guidelines to blend and harmonise with surrounding structures, in terms of:-
- Basic shape, scale and mass; and
 - Street presentation and alignment.
41. Despite some modifications to the previously submitted plans the proposed building is still repetitive in its vertical form and it does not appear to have addressed the objectives of the guidelines. Although side setbacks have been increased, the proposed development would dwarf the two single storey residential cottages on either side. There has been little attempt made to provide a transition of built form between the existing buildings, the street and the proposed structure.
42. The scale of the building is larger than any of the surrounding properties (both commercial and residential) and the design elements appear to maximise views from the proposed units, minimise construction costs and simplify the design, rather than address the urban design and streetscape requirements of the policy.

Conclusion

43. Council is required to assess this project against the principles of proper and orderly planning. The land is located within the Central Area zone of the Scheme and it could be developed for commercial purposes under the "Permitted" clauses of the Scheme. If that development option had been pursued, the community would be presented with a different built form to that being proposed. The open spaces that currently exist between buildings would be eroded (with resultant loss of views at street level to the harbour) and larger buildings would front the street.
44. The applicant seeks Council approval to develop Multiple Dwelling Units on the subject lots, which is a discretionary land use (cannot be developed without the approval of Council) in the zone. Paragraph 11 contains a summary of the matters to be considered by Council as part of the decision-making process.
45. There appears from the submissions previously received to be a general acceptance by the community that inner and near city living is both desirable and an acceptable land use in this locality. Conversion of some inner city floor space to "shop top housing" has also been advocated by Council in the past. The density coding allows up to 46 units to be developed on the subject land and it is the built form being promoted by the proponent that raises concerns. Whilst the shape of the building maximises views to Princess Royal Harbour for the future tenants, it is Staff's opinion it produces a built form that is inconsistent with the requirements of the 'Urban Design and Streetscape Guidelines for Infill Development' policy and the development provides an inappropriate transition from the "Central Area" zone to the adjoining "Residential" area.

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

- 46. With 4 metres of fall on the land from the north east to the south west corner, it is possible to introduce a number of buildings on the land at various heights which would be more sympathetic to the current built form, the streetscape and yet still achieve the required development yield.
- 47. Based upon the current design, being largely similar to previous submitted plans, Staff recommends a refusal be issued to the proposed development.

RECOMMENDATION

THAT Council resolve to grant a Notice of Refusal of Planning Scheme Consent, pursuant to Section 7.9 of the City of Albany Town Planning Scheme 1A, for the application lodged by Ridgcity Holding to construct 38 Multiple Dwelling Units at 9 & 12 Earl Street, Albany due to the following reasons:

- the proposed development does not comply with the Acceptable Development requirements, or the associated Performance Criteria, of Elements 2 and 7 of the Residential Design Codes of Western Australia;
- i) the form, scale and mass of the proposed development does not comply with the objectives of the 'Urban Design and Streetscapes Guidelines for Infill Development in Albany';
 - ii) the proposed development does not comply with the principles of proper and orderly planning; and
 - iii) the development is not compatible with its setting or the preservation of the amenity of the locality.

Voting Requirement Simple Majority

.....

Councillor Wellington declared an interest in this item and left the chambers at 8.17pm. The nature of his interest is that he is a part owner in adjoining property.

**MOVED COUNCILLOR PAVER
SECONDED COUNCILLOR JAMIESON**

THAT Council suspend Standing Order 6.5 – Order in Call in Debate.

MOTION CARRIED 11-3

**MOVED COUNCILLOR EVANS
SECONDED COUNCILLOR WALKER**

THAT Standing Order 6-5 be resumed.

MOTION CARRIED 14-0

Item 11.1.1 continued

**MOVED COUNCILLOR WILLIAMS
SECONDED COUNCILLOR WEST**

THAT Council resolves that the development application lodged by Ridgcity Holdings, to construct 38 Multiple Dwelling Units upon Lots 9 and 12 Earl Street, Albany meets the “performance requirements” of the Residential Design Codes in that;

- i) the building height is consistent with the desired height of buildings in the locality; and**
- ii) the building height protects the amenity of adjoining properties, including the provisions of:**
 - a) adequate direct sunlight to buildings and appurtenant open spaces;**
 - b) adequate daylight to major openings to habitable rooms; and**
 - c) access to views of significance.**

MOTION LOST 5-9

Reason

- The Proponent has undertaken several changes to the design that was originally presented to Council. The reduction in the number of dwelling units and the reduction in the overall building height has assisted in reducing the impact of the development on the locality and the streetscape. There remains a number of matters which have been inappropriately documented by the Proponents and the Executive Director is charged with the responsibility of issuing a development consent for the development, only after he is satisfied that detail is in place.

For the motion: Councillors Bojcun, Williams, Wolfe, West & Lionetti

Against the motion: Mayor Goode, Councillors Marshall, Paver, Emery, Waterman, Evans, Jamieson, Walker and Wiseman

**MOVED COUNCILLOR PAVER
SECONDED COUNCILLOR JAMIESON**

THAT Council resolve to grant a Notice of Refusal of Planning Scheme Consent, pursuant to Section 7.9 of the City of Albany Town Planning Scheme 1A, for the application lodged by Ridgcity Holding to construct 38 Multiple Dwelling Units at 9 & 12 Earl Street, Albany due to the following reasons:

the proposed development does not comply with the Acceptable Development requirements, or the associated Performance Criteria, of Elements 2 and 7 of the Residential Design Codes of Western Australia;

- i) the form, scale and mass of the proposed development does not comply with the objectives of the ‘Urban Design and Streetscapes Guidelines for Infill Development in Albany’;**
- ii) the proposed development does not comply with the principles of proper and orderly planning; and**
- iii) the development is not compatible with its setting or the preservation of the amenity of the locality.**

MOTION CARRIED 10-4

ORDINARY COUNCIL MEETING MINUTES – 20/09/05
** REFER DISCLAIMER **
DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

For the motion: Mayor Goode, Councillors Marshall, Paver, Emery, Waterman,
Evans, Jamieson, Walker, Lionetti & Wiseman.
Against the motion: Bojcun, Williams, Wolfe, West.

**MOVED COUNCILLOR WATERMAN
SECONDED COUNCILLOR EMERY**

THAT Council encourages a fresh development application from Ridecity Holdings to construct Multiple Dwellings Units upon Lots 9 and 12 Earl Street, Albany which meets the 'performance requirements' of the Residential Design Codes in that:-

- i) the building height is consistent with the desired height of buildings in the locality; and**
- ii) the building height protects the amenity of adjoining properties, including the provisions of:-**
 - a) adequate direct sunlight to buildings and appurtenant open spaces;**
 - b) adequate daylight to major openings too habitable rooms; and**
 - c) access to views of significance.**

MOTION CARRIED 13-1

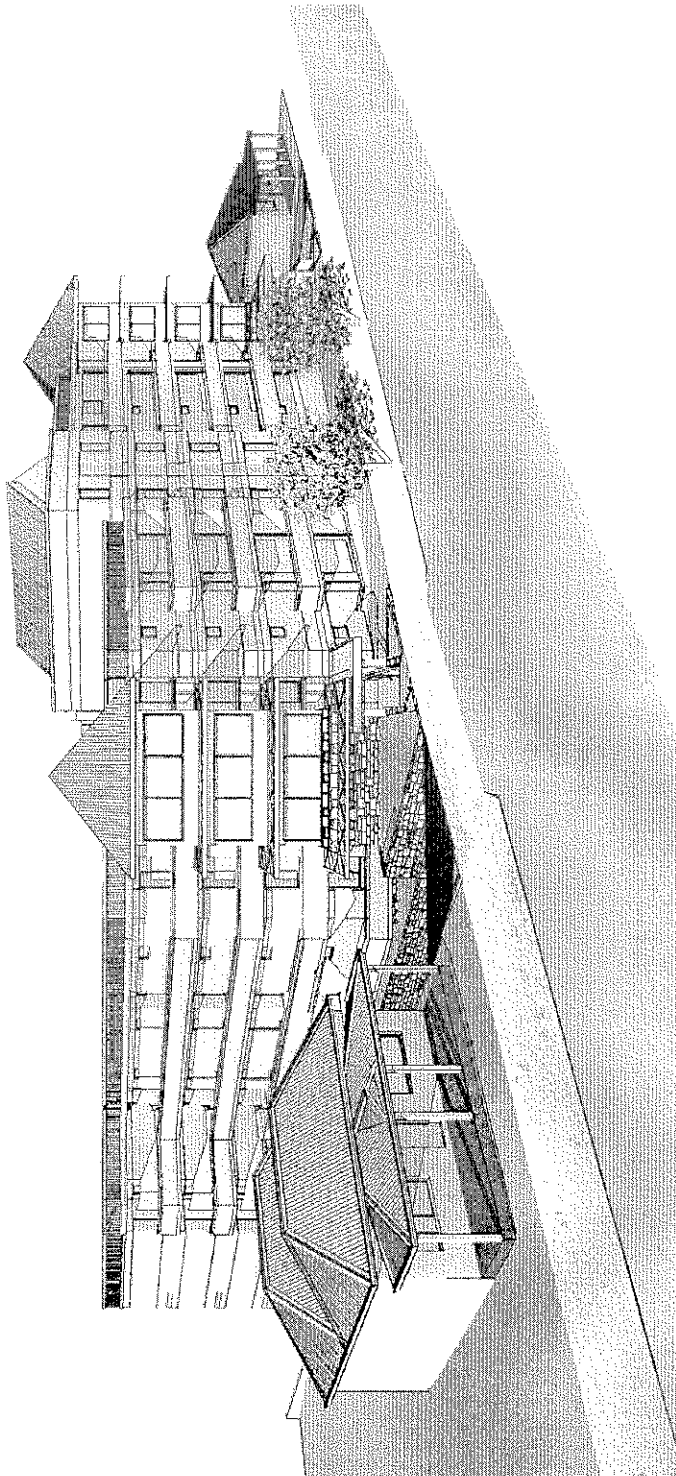
Reason:

Council wishes to see the development take place and encourages further dialogue with the developer.

Councillor Wellington returned to the Chambers at 9.10pm.

ORDINARY COUNCIL MEETING MINUTES – 20/09/05
** REFER DISCLAIMER **
DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

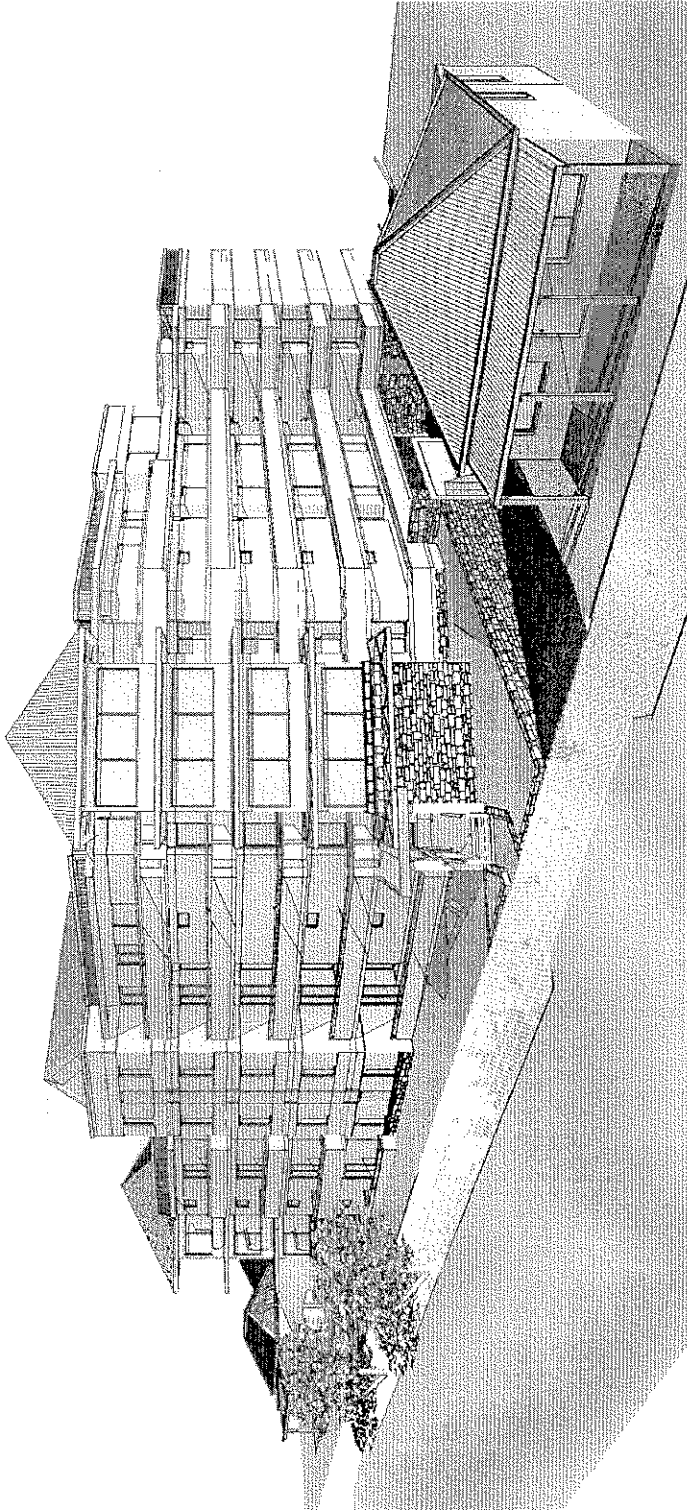


NORTH WEST PERSPECTIVE
SCALE 1 : 50

PROPOSED APARTMENTS ON LOTS 9&12 EARL STREET ALBANY FOR RIDGECITY HOLDING P/L	L.MARCHESANI & ASSOCIATES DESIGNERS & DRAFTERS 175 MAIN STREET OSBORNE PARK TEL 9344 5622	JOB No DATE: 23/08/2005 SCALE: AS SHOWN DRAWN: E.CAVALLARO
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ORDINARY COUNCIL MEETING MINUTES – 20/09/05
** REFER DISCLAIMER **
DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

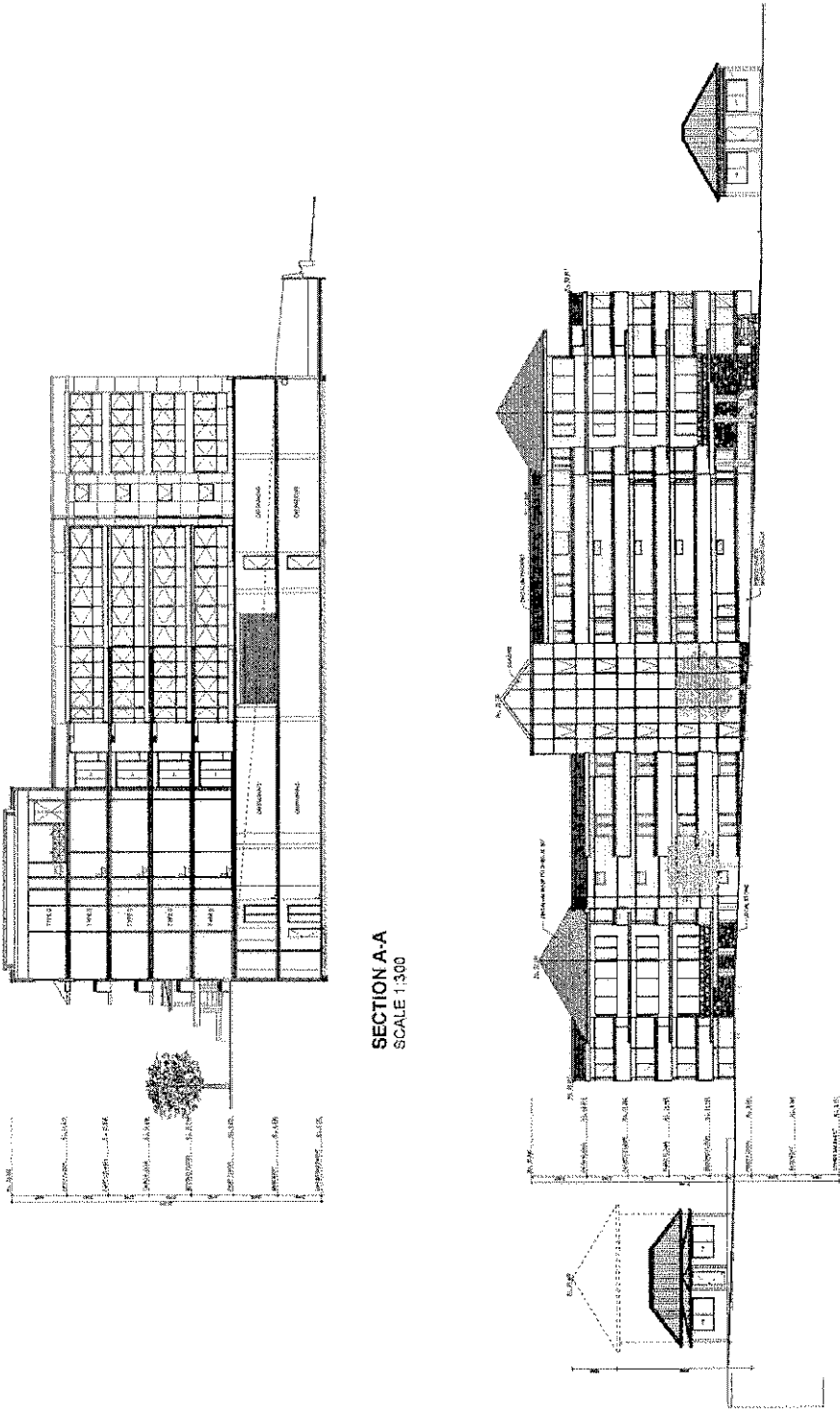


NORTH EAST PERSPECTIVE
SCALE 1:75

PROPOSED APARTMENTS ON LOTS 9&12 EARL STREET ALBANY FOR RIDGECITY HOLDING P/L	L.MARCHESANI & ASSOCIATES DESIGNERS & DRAFTERS 175 MAIN STREET OSBORNE PARK TEL 9344 5622	JOB No DATE: 23/08/2005 SCALE: AS SHOWN DRAWN: E.CAVALLARO
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ORDINARY COUNCIL MEETING MINUTES – 20/09/05
 ** REFER DISCLAIMER **
 DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued



SECTION A-A
 SCALE 1:300

NORTH ELEVATION
 SCALE 1:300

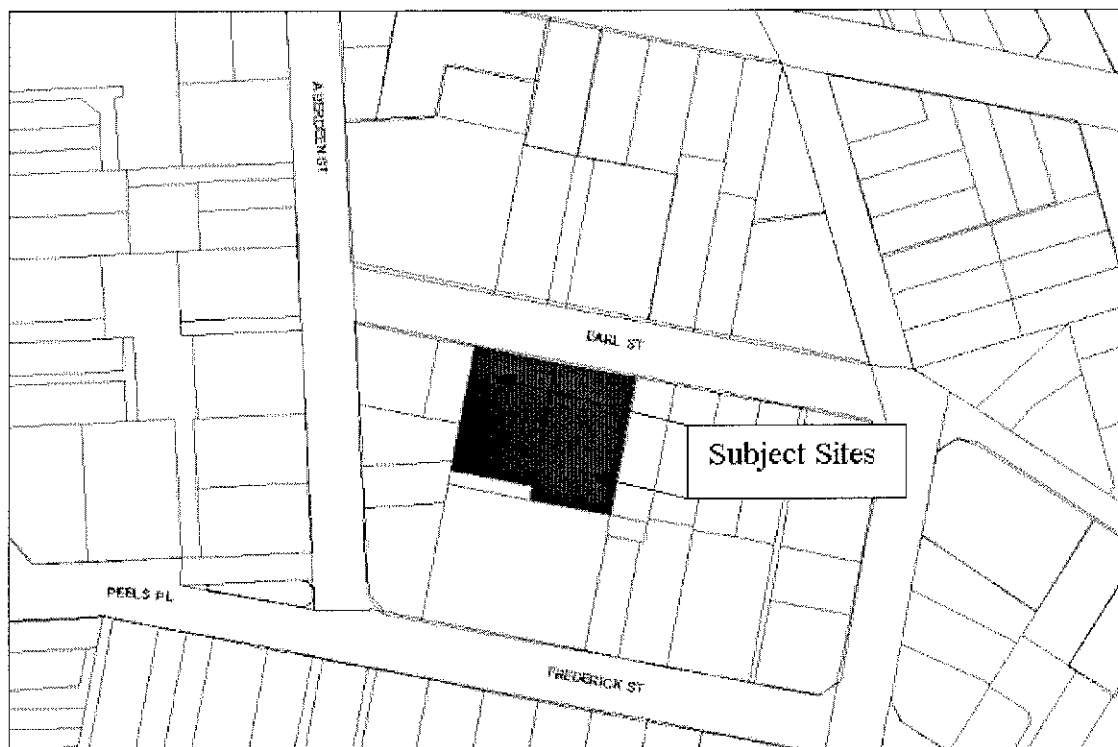
PROPOSED APARTMENTS ON LOTS 8&12 EARL STREET ALBANY FOR RIDGECITY HOLDING P/L	L MARCHESANI & ASSOCIATES DESIGNERS & DRAFTERS 175 MAIN STREET OSBORNE PARK TEL 9344 5622	JOB No DATE: 23/08/2005 SCALE: AS SHOWN DRAWING: E. CAVALLARO
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- R E P O R T S -

11.1 DEVELOPMENT

11.1.1 Review of Decision – Multiple Dwellings – Lots 9 & 12 Earl Street, Albany

File/Ward	:	A140658 (Frederickstown Ward)
Proposal/Issue	:	Review of Decision on Multiple Storey Apartment Block.
Subject Land/Locality	:	Lots 9 & 12 Earl Street, Albany
Proponent	:	Ridgecity Holdings Pty Ltd
Owner	:	Ridgecity Holdings Pty Ltd
Reporting Officer(s)	:	Senior Planning Officer (J Devereux) Executive Director Development Services (R Fenn)
Disclosure of Interest	:	Nil.
Previous Reference	:	OCM 19/07/2005 – Item 11.1.4 OCM 20/09/2005 – Item 11.1.1
Summary Recommendation	:	Council Consider Amended Design
Bulletin Attachment	:	Nil
Locality Plan	:	



Item 11.1.1 continued

BACKGROUND

1. At the meeting on the 20 September 2005, Council resolved to refuse the development application to construct 38 multiple dwelling units upon lots 9 & 12 Earl Street, Albany.
2. The proponent then sought a review of that decision through the State Administrative Tribunal (SAT).
3. The SAT required the proponent and Council to participate in a “without prejudice” conference to determine if a mediated outcome could be achieved, before the matter is required to go through a formal hearing. As a result of the mediation process, the proponent has undertaken to submit amended plans for Council’s consideration. The SAT has suspended the conference till early February and requested that Council consider the amended proposal by the end of January 2006.
4. To achieve the deadlines set by the SAT, the proponent was required to have the plans to the City of Albany by the close of business on 23 December 2005. This deadline provides for an initial review of the plans in the Christmas and New Year break, and to then submit the proposal to third parties to comment on for a limited period of 1 week.
5. This report has been prepared without sighting the amended proposal. When the plans are made available to the community, they will be also be distributed to Councillors.

STATUTORY REQUIREMENTS

6. The amended design is submitted “without prejudice” to the proponent’s appeal rights. It can be used by the SAT to negotiate an outcome and to replace the current plans if a final determination can be made at the conference stage. Both parties will need to consent to the alternate proposal for it to become the “approved plan”.

POLICY IMPLICATIONS

7. The subject land is within the ‘Urban Design & Streetscape Guidelines for Infill Development’ (the Guidelines) policy area. The Guidelines set objectives for infill development and the approach that should be taken when designing a new building. The Guidelines complement the Albany Design Guidelines, which focus on the redevelopment of existing buildings within the same geographic area.

FINANCIAL IMPLICATIONS

8. If Council resolves not to accept these plans then there will be costs involved in defending its decision at a full hearing of the SAT. No additional fees are collected for considering the amended proposal.

STRATEGIC IMPLICATIONS

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

Item 11.1.1 continued

“Community Vision:

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

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

Mission Statement:

The City of Albany is committed to ...

- *providing sound governance*

Priority Projects:

Nil.”

COMMENT/DISCUSSION

10. Council is not required to issue a Planning Scheme Consent or a Notice of Planning Scheme Consent Refusal. During the SAT conference process, Council simply needs to give staff a direction as to whether or not Council is prepared to allow SAT to make a decision to approve the development based on the submitted plans (or a slight variation to the plan). If Council decides to resume the SAT conference process supporting the amended plans, Staff will negotiate conditions with the proponents and the SAT will then uphold the appeal and the project can proceed. If Council decides that it is not prepared to entertain the amended plans, then the matter will be referred to a formal hearing of SAT (approximately three days of court time).

RECOMMENDATION

THAT Council agree to participate in a reconvened State Administrative Tribunal conference with the intention of resolving appropriate conditions for the amended proposal at Lots 9 and 12 Earl Street, Albany.

Voting Requirement Simple Majority

OR

THAT Council agree to participate in a reconvened State Administrative Tribunal conference for the amended proposal at Lots 9 and 12 Earl Street, Albany, with the intention of;

- i) resolving appropriate conditions to be placed on the Notice of Planning Scheme Consent; and
- ii) seeking minor modifications to the design to _____.

Voting Requirement Simple Majority

OR

THAT Council advise the State Administrative Tribunal that the alternate proposal for Lots 9 and 12 Earl Street, Albany still fails to meet the requirements of the City of Albany and that the conference process should be abandoned and the matter listed for a formal hearing.

Voting Requirement Simple Majority

DEVELOPMENT SERVICES REPORTS

- ADDENDUM TO OFFICERS REPORT -**11.1.1 Review of Decision – Multiple Dwellings – Lots 9 & 12 Earl Street, Albany**

11. The amended plan has been submitted to Council “without prejudice” by the proponent as part of the mediation process for the appeal. Council has the option of continuing with the mediation process using the alternate plan as the basis upon which the SAT will make its consent order (agreed determination) or it can reject the alternate plan and allow the appeal to progress to a formal hearing. Rejection of the amended plan will result in the plan considered at Council’s September 2005 meeting becoming the focus of the formal hearing process.
12. The current proposal would create 39 multiple dwelling units upon Lots 9 & 12 Earl Street, Albany, one unit more than previously considered by Council. The development incorporates 8 two bedroom apartments (around 100m² in area), 29 three bedroom apartments (around 110m² in area) and 2 penthouse apartments (around 150m² in area).
13. The table below summarises the broad characteristics of the current proposal and the plan refused by Council in September.

	Units	Total Floor Area	Parking Spaces	Setbacks	Building Height (Corner wall heights)
Plans Refused by Council 20/09/05	38	4252m ²	78	Front: 4m Eastern: 4 to 7.5m Western: 4 to 7.5m	N. East: 11.1m N. West: 15.3m S. East: 14.7m S. West: 14.7m
Amended Plans Lodged 23/12/05	39	4311m ²	78	Front: 1.9m Eastern: 4 to 7.5m Western: 4 to 7.5m	N. East: 9m N. West: 15m S. East: 13.72m S. West: 20.15m

14. This report does not provide a detailed analysis of the Scheme and policy framework surrounding this Plan; instead it concentrates on the changes that have been made and whether there is greater compliance with Council policy than in the past. Councillors can review the policy framework by referring to the minutes of the Council meeting of the 20th September 2005 at item 11.1.1.
15. How has the Plan changed since September?
- 4 units (one level) has been removed from the eastern wing of the building.
 - 3 additional units have been added to the western wing at the 5th floor (located towards the rear of the building).
 - 2 additional units have been added to the western wing as a 6th floor (also located towards the rear of the building)
 - the building has been moved slightly closer towards Earl Street to be more consistent with the existing residential building setbacks.
 - the floor plans for the units fronting Earl Street have been altered to provide private balconies to those units overlooking the street.
 - the floor plans for the units in the western wing have been altered to remove the external walkway and replace it with private balconies or feature windows facing west.
 - an additional lift has been added to the western wing of the building to service the 12 units in the south western corner.
 - the Earl Street and western façades have less walkways and greater areas of glazing.

Item 11.1.1 continued

16. What are the consequences of the change?
- the views from nearby residences to the harbour are altered in so far as the profile of the building (when viewed from the north and north east) changes. There is less height on the east side and more height on the western wings of the building.
 - the setback on the southern boundary should be increased due to the additional height and a greater setback relaxation (to Fredericks House) is being sought under the Design Codes.
17. In September 2005, Council was confronted with a decision to move to the “performance criteria” of the Design Codes with the only policy support being the “Urban Design and Streetscape Guidelines for Infill Development”. Those guidelines were primarily drafted to deal with single and double storey residential developments on Residential zoned land and not to address multiple dwelling proposals in the Central Area zone or on the CBD fringe. The recently produced draft policy prepared by Patric DeVilliers analyses the urban and commercial fabric in more detail and seeks to put in place some basic rules for new developments on the southern slopes of the City’s mounts. De Villier’s policy was not available to Council in September and it is unlikely to be given prominent consideration, should this matter proceed to a formal hearing before the SAT.
18. Both lots are zoned “Central Area” in Scheme 1A and commercial developments are Permitted (as of right) uses and group and multiple dwellings are discretionary land uses.
19. The dilemma facing Council is that there has only been one other multiple dwelling built in Albany (Vancouver Apartments) and two buildings of three stories (Forgione Building and a Homeswest unit in Spencer Park); they are not iconic buildings. Then there is the problem of trying to provide a built form solution across a number of lots where the Scheme allows a massive variation of density (R160 to R30) with no physical space dividing the two policy areas (this was a “problem” that DeVilliers alerted Councillors to in a supplementary report) and the Scheme accommodates the built form up to property boundaries.
20. In September Council resolved;
- “THAT Council encourages a fresh development application from Ridecity Holdings to construct Multiple Dwellings Units upon Lots 9 and 12 Earl Street, Albany which meets the ‘performance requirements’ of the Residential Design Codes in that:-*
- i) the building height is consistent with the desired height of buildings in the locality; and*
 - ii) the building height protects the amenity of adjoining properties, including the provisions of:-*
 - a) adequate direct sunlight to buildings and appurtenant open spaces;*
 - b) adequate daylight to major openings too habitable rooms; and*
 - c) access to views of significance.”*

DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

21. Many landowners are expecting Council to impose a built form more consistent with a group housing development (eg. East Perth - where buildings are multiple storey but each vertical layer is owned by the same person) however the planning process only allows Council to respond to proposals submitted and to assess those proposals against the legislative and policy framework in place. This application is lodged as a multiple dwelling (where an apartment is totally contained on one level and each apartment is either below or above another) and this form of development usually results in greater building bulk being generated than for a group housing development. Innovative design and building articulation can reduce the impact of that bulk.
22. Does this Plan overcome all of the planning concerns raised in the earlier report? The simple answer is no it doesn't. However, it goes some way towards addressing the fundamental principles of the Design Codes in so far as it no longer fully turns its back on Earl Street. Also, its impact on the access to views of significance from adjoining residences has been reduced. Whether it has gone far enough to justify the criteria established by Council in September is a subjective matter. Also, the position of the boundary between the Central Business Area and the Residential controls in the Central Albany Urban Design Guidelines (ie, western, central or eastern property boundary of subject lots) has a large bearing on what the "desired height of buildings in the locality". Council is yet to make a final decision on that policy and concern was raised at the various briefing sessions on the location of the current boundary.
23. Staff separately distributed a "rough outline" of the heights being promoted by DeVilliers in his draft policy, superimposed on the elevations of the current design (as they relate only to the Earl Street façade). That action was undertaken to allow Councillors to gain an understanding of the relative heights of this project against the maximum limits being set in Patric's policy. Some criticism has been levelled at staff for taking that action, notwithstanding that Councillors have continually sought direct comparisons from staff on the relationship of buildings in the Plan to the intended direction being promoted. It is reinforced that the draft policy has the subject lots and the lot to the east within the "residential" height restrictions of the policy (maximum height of 6 metres with roof gables of 9 metres) and the land to the west in the Central Business District controls (3 stories with a maximum overall height of 14 metres). The sketch introduces the CBD limits over lot 12 (contrary to the current draft policy). This is for comparative purposes only. The line highlights the indicative envelope of a development, where the existing commercial building (former Retravisation Store) is removed and it is replaced with a new commercial development with residential units above, in accordance with the draft policy guidelines. As with any such analysis, the line drawn needs to be used with extreme caution, as it does not give any consideration to the other design elements contained within the draft policy.
24. In conclusion, Staff consider the amended plan to be a slight improvement on the previous design considered by Council in September. The desired character of development in the locality is currently being defined and the impact of that policy on the subject land (in terms of the size of buildings permitted) will be very much dependent upon the final boundary determined between the CBD and Residential precincts of that policy, as well as the height controls that are ultimately agreed upon (ie. three or four stories in the CBD precinct). The discussion on the loss of views of significance (from residential developments) is also weakened by this Plan.

ORDINARY COUNCIL MEETING MINUTES – 17/01/06
** REFER DISCLAIMER **
DEVELOPMENT SERVICES REPORTS

Item 11.1.1 continued

**MOVED COUNCILLOR WILLIAMS
SECONDED COUNCILLOR EMERY**

THAT Council agree to participate in a reconvened State Administrative Tribunal conference with the intention of resolving appropriate conditions for the amended proposal at Lots 9 and 12 Earl Street, Albany.

MOTION CARRIED 8-6

For the motion: Councillors Bojcun, Emery, Williams, Jamieson, Wolfe, West, Lionetti and Wiseman.

Against the motion: Mayor Goode, Councillors Marshall, Paver, Waterman, Evans and Walker.

Councillors Waterman and Paver left the Chambers at 8.47pm.