



INFORMATION BULLETIN

ORDINARY COUNCIL MEETING

Tuesday 18th August 2009

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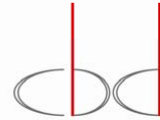
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	NCSR098732 REZONING OF GLADVILLE RD, MCKAIL. LOT 124 GLADVILLE RD, MCKAIL REF: OCM 21/08/07 11.3.5 & 16/06/09 11.2.2 PARTIES: COA AND WAPC NCSR098731 NOTIFICATION OF SECTION 70A. LOT 25 OF 3567 REF: WAPC P295009 PARTIES: COA AND DEPT HOUSING AND WORKS NCSR098862 NOTIFICATION OF SECTION 70A. LOT 201 ON DEPOSITED PLAN 63835 (13 CUTHBERT ST, ALBANY WA 6330) REF: WAPC 131947 PARTIES: COA AND WAPC	
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	Appointments: <ul style="list-style-type: none"> • Ms Carly Young - Administration Officer City Assets • Ms Tiffany Martin – Depot Administration Officer • Ms Jasmine Ferry – Administration Assistant General 	
	Resignations: <ul style="list-style-type: none"> • Ms Courtney Ward – Records Officer 	

DEVELOPMENT SERVICES

Agenda Item Attachments

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25 February 2009

Tom Wenbourne
Planning Department
City of Albany
102 North Road
Albany WA 6330

Dear Tom

**Re: P295121 - Light Reflectance Values
Lot 654 No. 34 La Perouse Court, Goode Beach**

In reference to our Development Application for the above-mentioned Proposed Residence I am writing to you regarding the Light Reflectance Values for the proposed materials to be implemented.

Listed below are the material selections and Light Reflectance Values as per your request. We have provided a 3D rendering for your reference to be viewed in conjunction with this correspondence.

Walls:

- Dulux Range
Hot Lips – LRV - .168
Astronaut - LRV - .209
Deep Night – LRV - .104
Niche – LRV - .219

Vivid White – LRV - .939

The use of Vivid White throughout the Proposed Residence is of a minimal nature and is required to accentuate specific architectural features. The finish we suggest will be of a matte nature and the areas in question will be only visible once on the property. This location is hidden from the streetscape behind a large sand dune therefore will have little to no impact on the surroundings. In reference to the walls it will be located only on the feature light tower to the front entry and central corridor and a minor band over the garage for a neat finish for the balcony balustrade.

Archistone – Stone Face Cladding Product

Through numerous conversations with suppliers of Archistone we have been unable to obtain any LRV values for their products.

We believe due to the cladding being of natural stone there will be no detrimental effect to the surrounding area in regards to light reflectance.

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F: +61 (08) 9842 5157

www.cbdd.com.au
admin@cbdd.com.au

abn: 43 921 411 431

Roof:

- Colorbond – Ultra Range
Woodland Grey
LRV - .294

The above selection will need to be supplied in the Ultra Range due to the Proposed Residences proximity to the cost. As this stands there is no LRV rating for the Ultra Range in this colour however the above-mentioned rating applies to the standard range. Due to the information being provided for this colour only relates to the standard range we do not believe that there will be a significant increase in the LRV rating as it is already at a minimal level.

Eaves:

- Dulux Range
Vivid White – LRV - .939

The use of Vivid White throughout the Proposed Residence is of a minimal nature and is required to accentuate specific architectural features. The finish we suggest will be of a matte nature and the areas in question will be only visible once on the property. This location is hidden from the streetscape behind a large sand dune therefore will have little to no impact on the surroundings. In reference to the roof it will be located on the underside of the eaves which shall receive no direct sunlight and therefore emit any light reflectance.

Deep Night – LRV - .104

As per our telephone conversation on the 25th of June 2009 we would have no issue with providing a 3D rendering to be issued to the neighbours to assist in visualizing the proposed development.

Should you require any further information in regards to the above-mentioned then please do not hesitate in contacting us at your earliest convenience.

We look forward to your response.

Yours sincerely

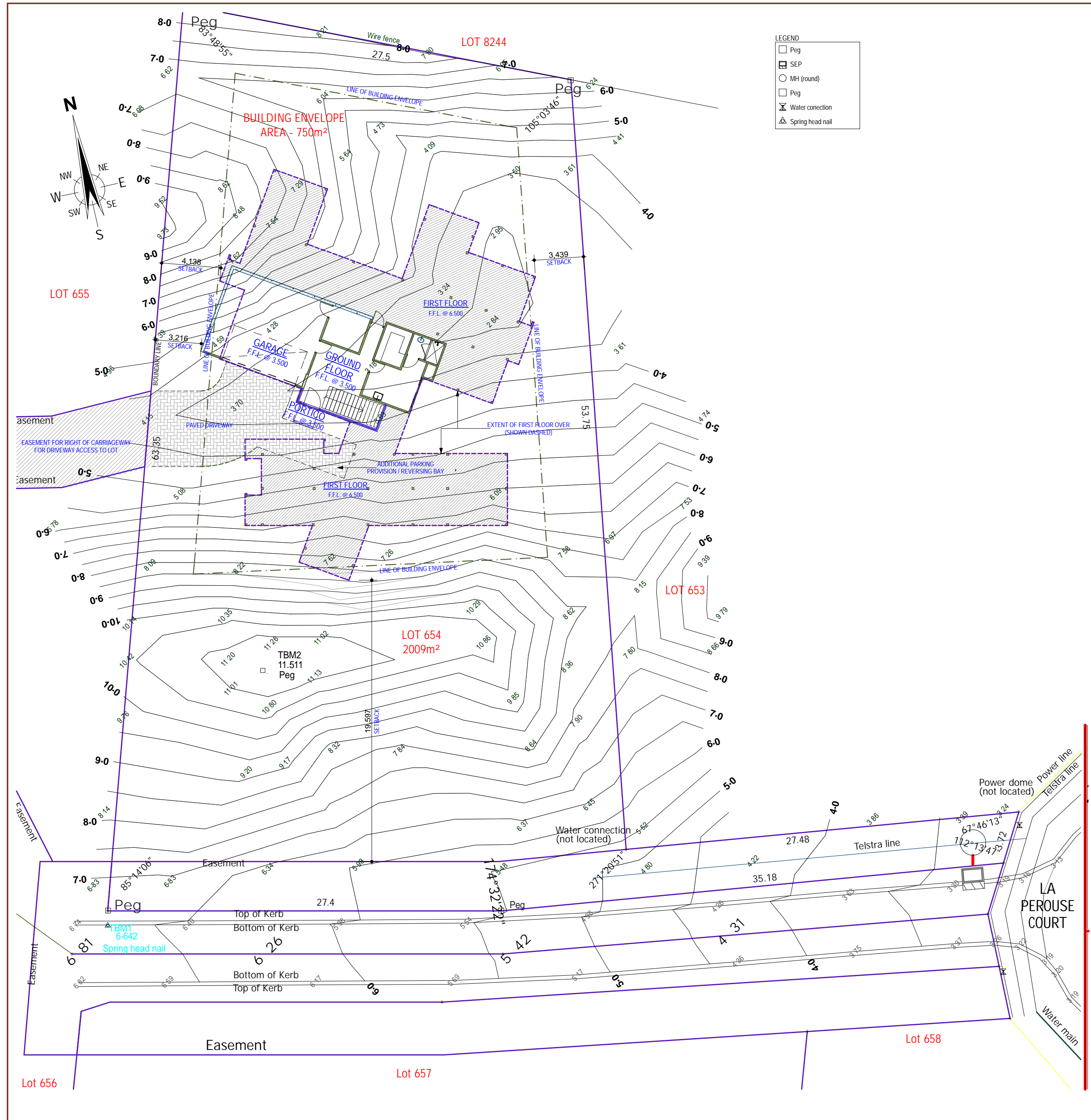
Chris McMahon

Director (Perth) - Building Designer

chris@cbsd.com.au

M: +61 448 805 330

www.greenpod.com.au



NOTES:
 This drawing is a site survey and the boundaries shown are indicative only. No re establishment survey was carried out.
 Areas and dimensions are subject to final lodged Deposited Plan.
 Services are plotted from service authority records only. Verification of services is required before construction. Areas and dimensions are subject to final lodged Deposited Plan.
 Levels shown are to the Australian Height Datum.
 Soil - Not Tested
 Vegetation - Coastal scrub
 Kerbing - Fully Mountable
 Sewer - No
 Drainage - No
 Power - Yes
 Gas - No
 Water - Yes
 Phone - Yes

Builders:
 Site survey only. Location of boundary pegs or features in relation to boundary is not guaranteed.
 Services to be confirmed with relevant authorities.
 For easements refer to Certificate of Title.
 The information shown on this drawing is current as at the date of survey. Earthworks / setout dimensions may vary on site at builders discretion. Sewer / drainage may vary from schematic presentation. check for clearance requirements. Retaining not included / in addition to contract, remains owners responsibility.

A	Original drawing	11-03-08
rev	details	date

survey	A.J.E. 04-03-08	source file	14270-01A.LCD
drawn	A.J.E. 11-03-08	checked	M.J.S. 11-03-08
horizontal datum	n.a.	level datum	AHD

Harley Survey Group Pty Ltd
 116 Serpentine Road. ALBANY WA 6330
 T: 08 9841 7333 F: 08 9841 3643
 E: hsgalb@harleygroup.com.au

scale at A2 all distances are in metres
 1 : 200

client **STEPHEN JARVIS**
 description **LOT 654 ON DP 36832 LA PEROUSE COURT**

hsg ref **14270-01A** builders ref

PYRMONT HOUSE
 ALBANY

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 admin@cbdd.com

REV	DESCRIPTION	DWN-DATE
A	DESIGN DEVELOPMENT DRAWINGS	CBM AUGUST 2008
B	DESIGN DEVELOPMENT DRAWINGS	CBM SEP 2008
C	CLIENT ALTERATIONS & DEVELOPMENT APPLICATION	SEM APR 2009

CLIENT:
STEVE & SARAH JARVIS

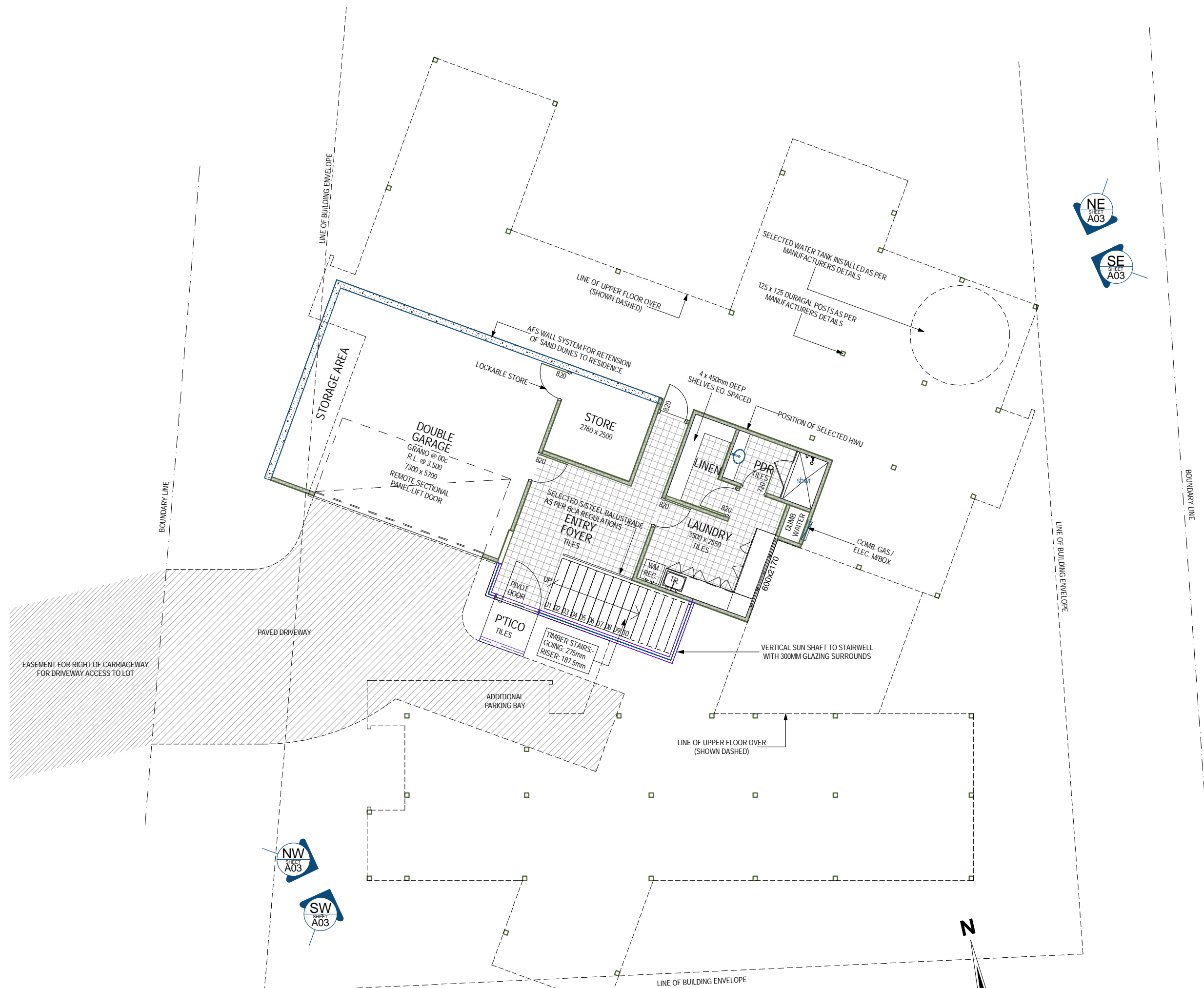
PROJECT:
LOT 654 LA PEROUSE COURT GOODE BEACH

TITLE:
PROPOSED DOUBLE STOREY RESIDENCE

DESIGNED :	Concept Building Design
DRAWN :	CBM
DATE :	23/04/2009
SCALE :	AS SHOWN
CAD REF :	C-1233-08-DD-C.pln
JOB No :	C-1233-08
SHEET No :	1 of 5

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BUILDING AREAS		
LOCATION	AREA (m ²)	PERIM (m)
Ground Floor	43.76	
Garage	44.04	
Store	6.9	
Portico	1.89	
G F Sub Total	96.59	
Upper Main Living Wing	166.03	
Upper Second Living Wing	101.37	
Shared Living	19.07	
Main Balcony	43.79	
Balcony 2	21.77	
F F Sub Total	352.03	
Total Living Area	330.23	
TOTAL AREA	448.62	



GROUND FLOOR PLAN
SCALE 1:100

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STEVE & SARAH JARVIS

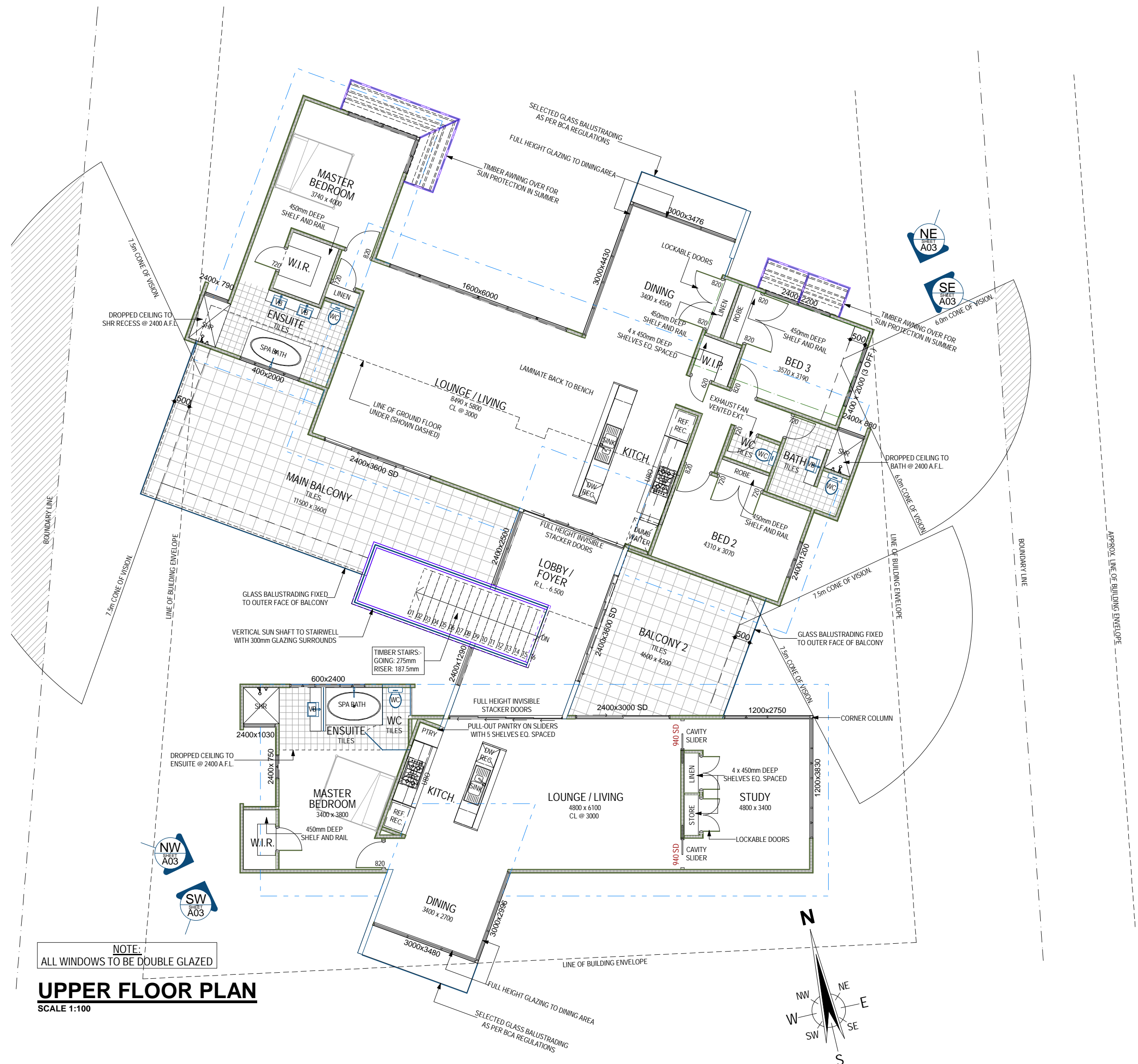
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GOODE BEACH**

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SCALE :	AS SHOWN
CAD REF :	C-1233-08-DD-C.pln
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SHEET No :	2 of 5

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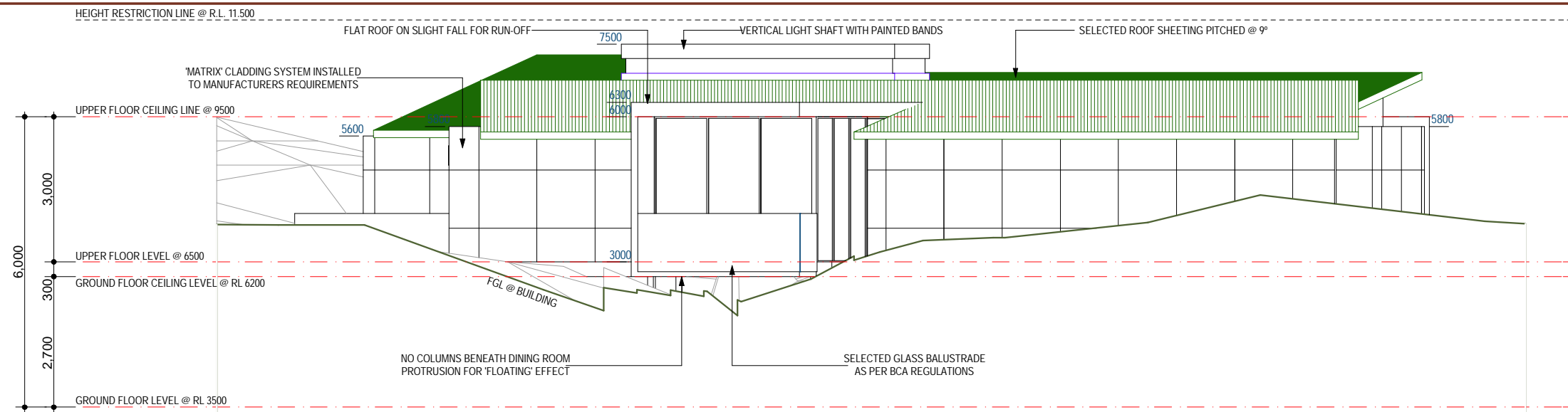
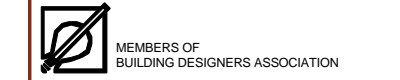
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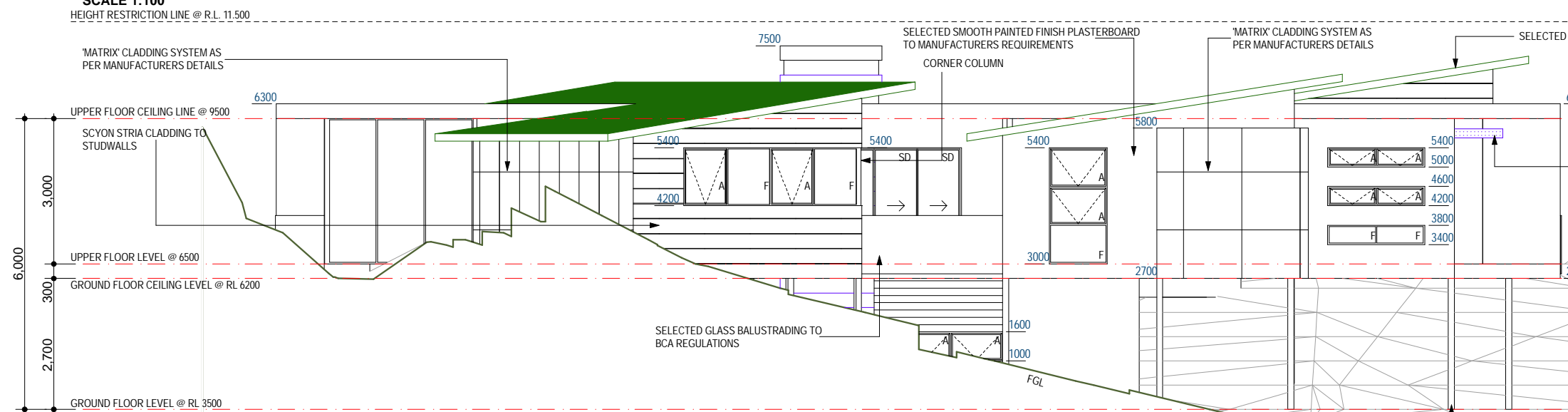
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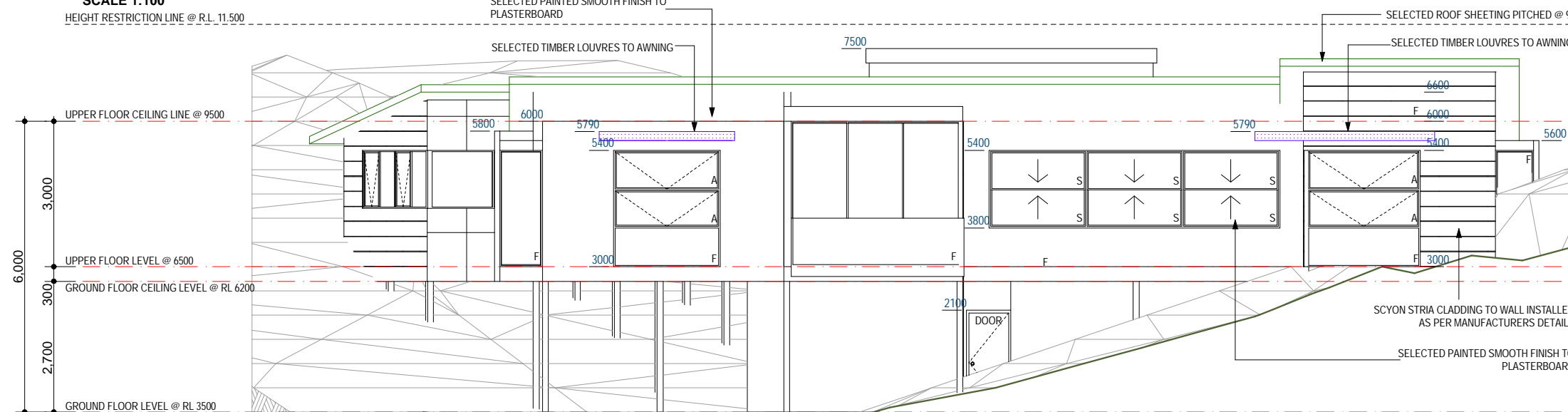
SOUTH / WEST ELEVATION

SCALE 1:100



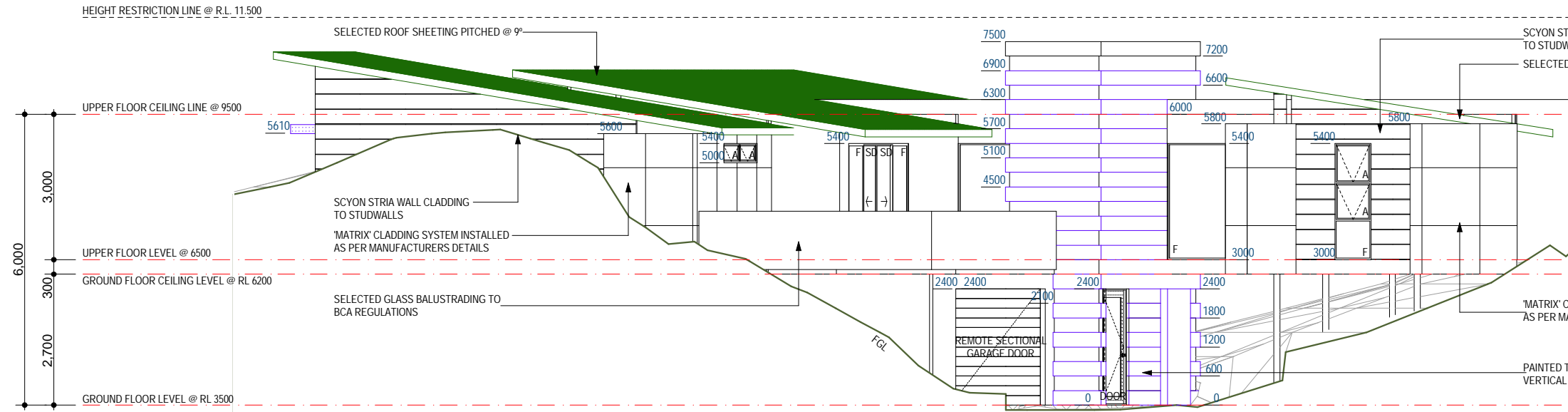
SOUTH / EAST ELEVATION

SCALE 1:100



NORTH / EAST ELEVATION

SCALE 1:100



NORTH / WEST ELEVATION

SCALE 1:100

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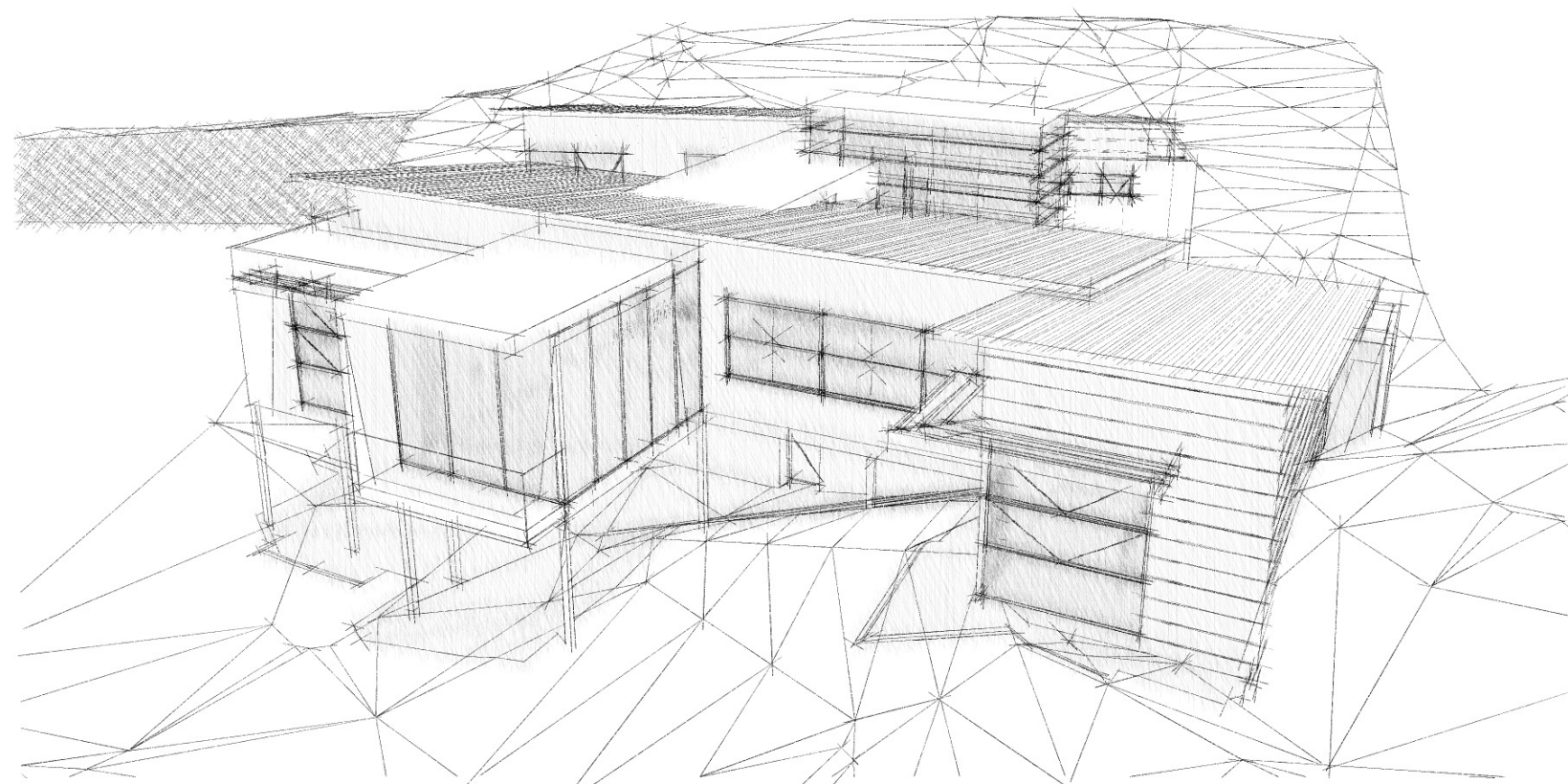
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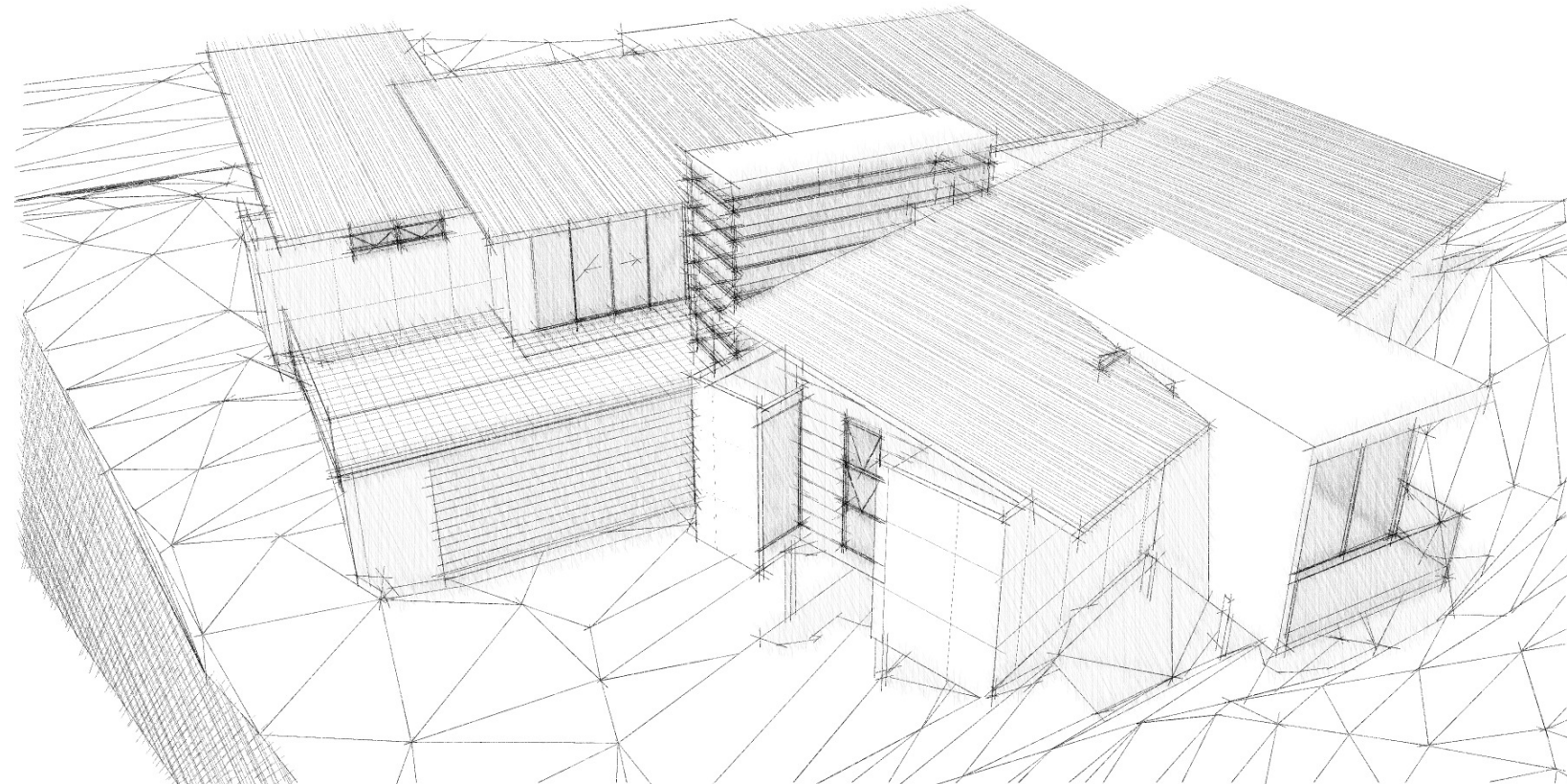
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DATE: 23/04/2009
SCALE: AS SHOWN
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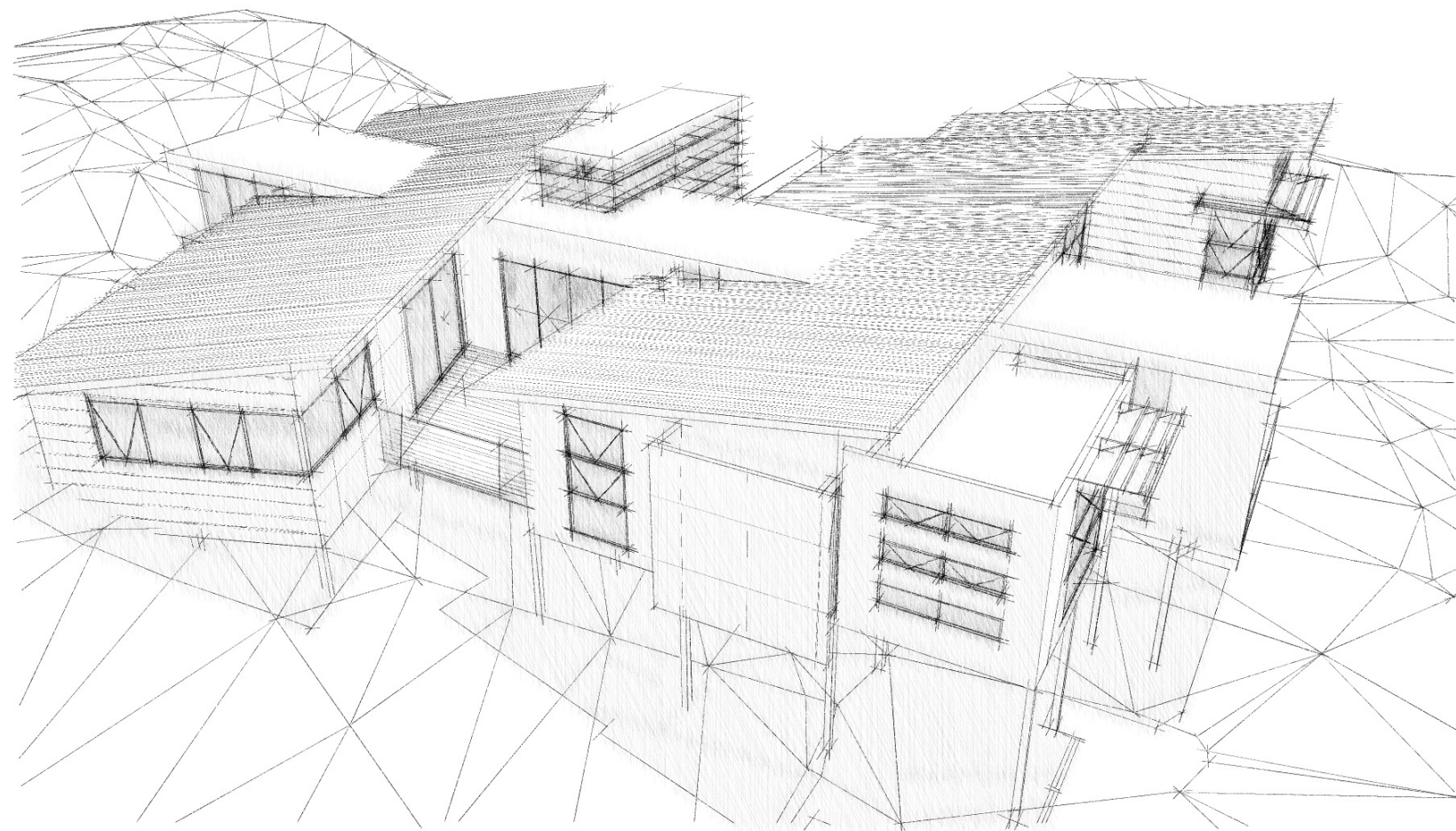
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NOT TO SCALE



EASTERN VIEW - SKETCH RENDERING
NOT TO SCALE

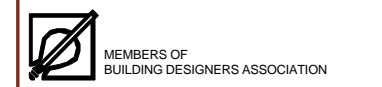


WESTERN VIEW OF ENTRANCE - SKETCH RENDERING
NOT TO SCALE



WESTERN VIEW - SKETCH RENDERING
NOT TO SCALE

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CAD REF : C-1233-08-DD-C.pln
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ORDINARY COUNCIL MEETING– 15/07/03
** REFER DISCLAIMER **
DEVELOPMENT SERVICES REPORTS

**LOCAL PLANNING POLICY
BUILDING ENVELOPES WITHIN
SPECIAL RESIDENTIAL AREA NO. 8**



PREAMBLE

The southern portion of Lot 401 La Perouse Road, Frenchman Bay is included within Special Residential Area No. 8. Due to environmental reasons, relating to the protection of a prominent ridge, the plan of subdivision approved by the Western Australian Planning Commission (WAPC 113574) differs from the Subdivision Guide Plan contained within Amendment No. 143 to Town Planning Scheme No. 3.

Due to this occurrence, there is a discrepancy between the designated building envelopes and the lot boundaries associated with the revised plan.

This policy seeks to apply new building envelopes to the revised lot layout as approved by the Western Australian Planning Commission.

OBJECTIVES

Within Special Residential Area No. 8, the purpose of the zone is to create a special residential living environment which preserves the landscape quality and visual amenity of the locality, with particular attention given to:

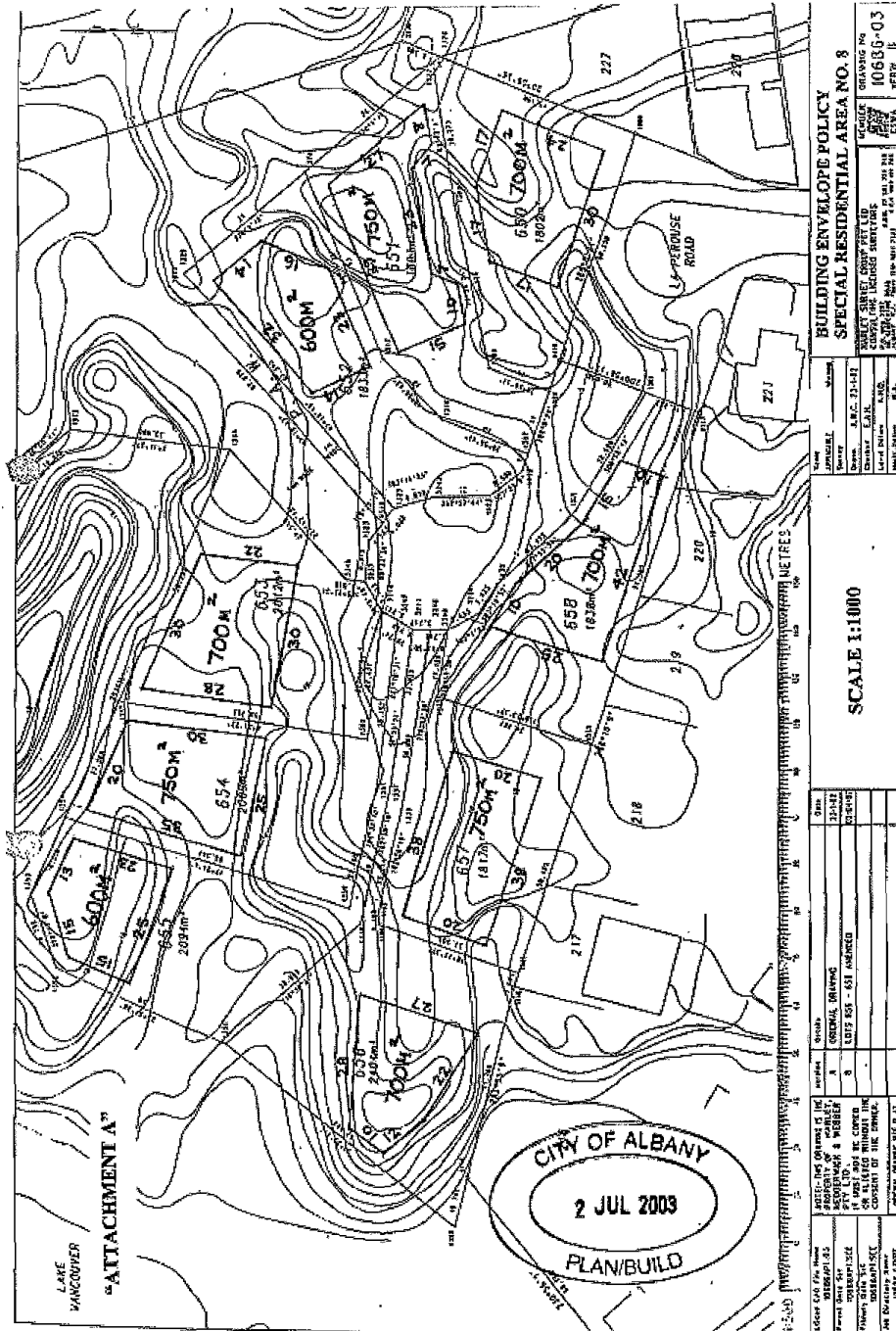
- The minimisation of erosion, soil and vegetation disturbance;
- Ensuring that building envelopes do not conflict with, or detract from, the landscape in terms of their design, location, scale, height or otherwise; and
- Minimising the impact of the development on the physical environment, particularly in terms of foreshore management, bushfire control, on-site effluent disposal and other servicing requirements.

GUIDELINES

1. All buildings are to be located wholly within the designated building envelopes as shown on the attached plan (attachment A).
2. Upon Lots 653 and 654 the following requirements are applicable:
 - (a) Cut and fill of the site shall be kept to a minimum with preference to split level development so as to minimise disturbance through earthworks.
 - (b) On application a front elevation being provided showing the proposed development in relation to the landscape on and off the site (particularly its relationship with the ridge to the North).
 - (c) A drainage strategy being submitted to control run-off from the ridges down into the gully, in order to maintain the structural integrity of the dwelling.
3. Upon Lot 653, 654 and 655 the dwelling is to be constructed to Australian Standard 3959 – Construction of dwellings in bushfire prone areas, and have installed an effective bush fire sprinkler system.

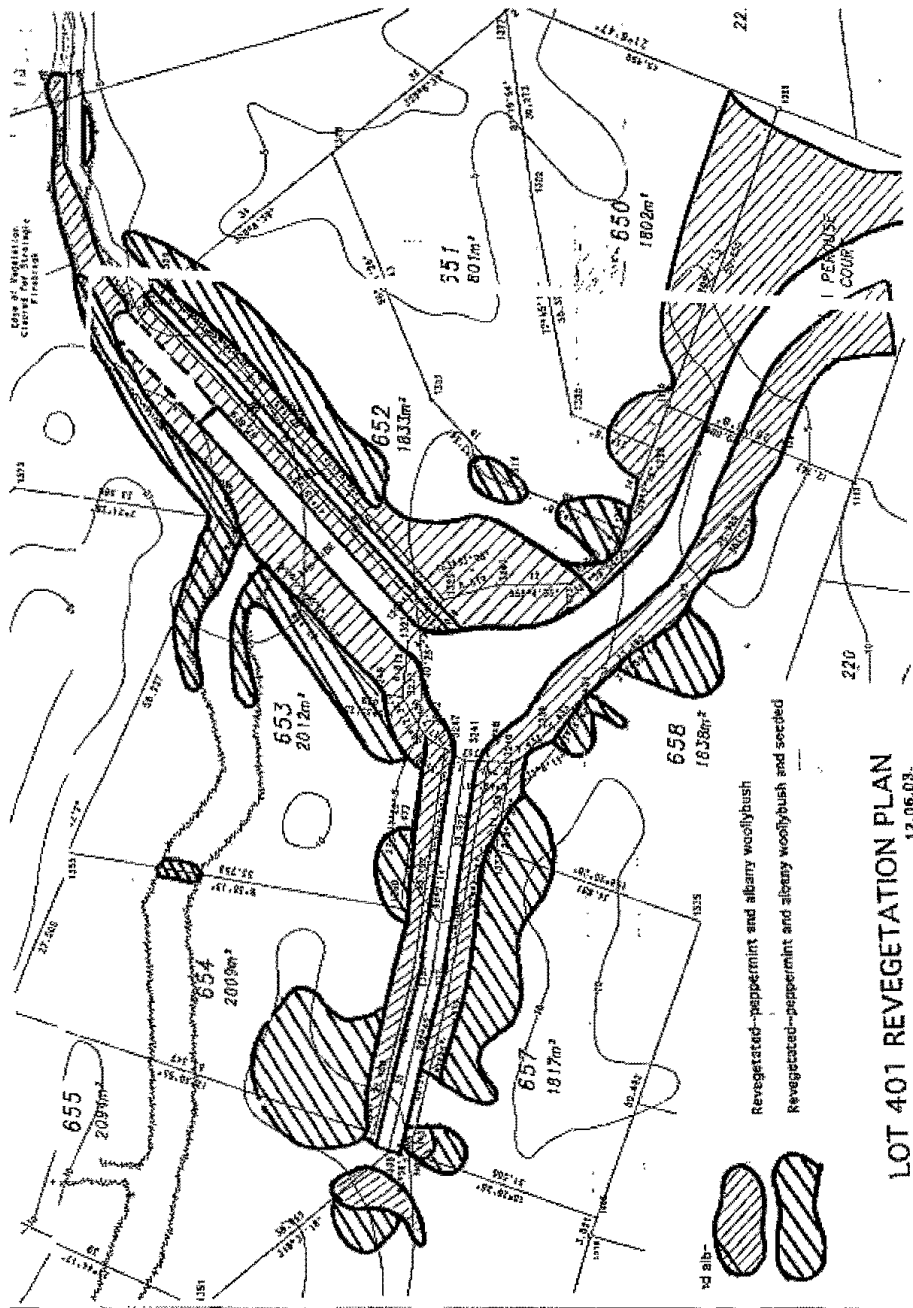
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Item 11.3.2 continued



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Item 11.3.2 continued



AYTON BAESJOU
PLANNING

ABN: 15 061 140 172

11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494



Our Ref: 01-16

18 June 2009

City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No: ICR8083427
File: AMD259
Date: 22 JUN 2009
Officer: CSTATP
Attach:

ATTENTION: GRAEME BRIDE

Dear Graeme,

TPS 3 Amendment 259 – Nullaki.

Further to the correspondence from the City dated 16 December 2008, subsequent discussions and your email of 20 March 2009, I am pleased to provide the attached report from the Coastal Engineers and Environmental Consultants in regard to the coastal setbacks.

On the strength of the recommendations contained in the reports from MP Rogers & Associates PL and Coffey Geotechnics Pty Ltd, we would support a modification to the Amendment Document which would specify a 50m development setback for the southern boundary of those lots adjoining the coastal foreshore reserve. This would be in lieu of the 20m setback set out in Amendment 259.

As you will be aware, a number of the modifications contained in the schedule attached to the WAPC correspondence dated 10 December 2008 are unacceptable; notably 1, 3, 5, 6, 7, 11, 12 and 13. Modifications 8 – 10 require clarification. Many of the required modifications are a significant departure to the advertised document and are not consistent with the expectations of the various landowners. The schedule includes modifications which were not recommended by Council.

The intent of Amendment 259 was primarily to update the special provisions and clarify the approval process for determining the location of Development Areas within existing private property. It was about bringing clarity and certainty, and making things easier for City, especially the officers dealing with DAs. There have been difficulties interpreting the existing scheme controls making it hard for landowners and the Albany City Planners alike. There have also been costly and time consuming legal appeals. The intent of Amendment 259 was to avoid the need for further Appeals and legal challenges. This will not be achieved if the stipulated modifications are carried out.



Y:\2001\16\CoA_LTR_001.coastal setback.doc

1 of 2

The Amendment document was prepared in close consultation with City staff. It is unfortunate that there has not been a similar level of liaison with the DPI and WAPC. Much of this unnecessary re-work could have thereby been avoided.

I would welcome the opportunity to meet with you, and perhaps a representative from the DPI, to review the Schedule and to establish the acceptable and practical modifications which can be recommended to the Council and the Minister.

I look forward to hearing from you once you have had time to consider the attached documents.

Yours sincerely



Delma Baesjou
AYTON BAESJOU PLANNING

m p rogers & associates pl ABN 14 062 881 252
consulting engineers specialising in coastal, port and marine projects

Form 001 12/02/07

Unit 2, 133 Main Street
Osborne Park WA 6017, Australia
e: admin@coastsandports.com.au
t: +61 8 9444 4045
f: +61 8 9444 4341

Our reference: J762:CRD/MPR:Letter 09094 Rev 0
Enquiries: Clinton Doak, direct line: 9444 4713

2 June 2009

Mr Graeme Robinson
Frenesi Pty Ltd
PO Box 140
CLAREMONT WA 6910

Dear Graeme

NULLAKI WILDERNESS ESTATE – COASTAL SETBACK REQUIREMENTS TO SPP 2.6

We refer to the DPI internal memorandum dated 26 May 2008 "*City of Albany Local Planning Scheme No.3 – Amendment No.259 – Nullaki Wilderness Estate*" (DPI coastal planning file reference: 862/5/1/3PV2 (Great Southern) ID230) which you have previously provided to us. This document outlines the position of DPI with regard to the proposed amendment. In particular, this document outlines DPI's requirements with regard to the setback from the coast for dwellings within the Nullaki Wilderness Estate.

The coastal setback requirements outlined by DPI state that any development in the area should be setback from the coast in accordance with SPP2.6 - State Coastal Planning Policy. Further, the memorandum states that this assessment should include evaluation of the S1, S2 and S3 components as outlined in Schedule One of the Policy.

From our discussions and information provided to us, it is our understanding that you are seeking to resolve the coastal setback issues for Lots 154 to 161 as part of the current amendment. Aerial photography of this area along with our site inspection completed in March 2009 indicates that this area is a rocky coastline, consisting of rock cliffs that extend in the order of 100 to 160 m above sea level, as shown in Figure 1 below.



Figure 1 – Shoreline in front of Lots 154 to 161

The classification of a rocky shoreline within SPP 2.6 is one on which *“the highest visible impact of sea action is in direct contact with lithified material”*. This classification is clearly applicable for this section of coastline; therefore a full setback assessment comprising the determination of the S1, S2 and S3 components as outlined in DPI’s memorandum is not required. Rather, the policy calls for *“the coastal processes setback to be determined following a geotechnical survey accounting for possible erosion over a 100 year period. In the absence of any survey, the minimum setback shall be 50 m from the HSD.”*

The HSD, or horizontal setback datum, is defined as the *“normalised alignment of the landward limit of sea action on the coast”*. Further, it was noted by DPI in their correspondence that the HSD should be the inner extent of cavernous undercutting. Due to the nature of the cliffs, access to the bottom to investigate any undercutting was not possible, however no visible undercutting was observed during our site visit. In any case, in the absence of a geotechnical survey, a 50 m setback from the HSD as stated within the policy would not be suitable in this instance as this would mean development could potentially be placed on the slope face of the cliffs in some locations.

Given the nature of the cliffs, specialist advice was sought with regard to their geotechnical nature. Specialist geotechnical experts Coffey Geotechnics Pty Ltd were engaged to complete a geotechnical assessment of the cliffs to provide advice with regard to the expected changes over the 100 year

planning period. The report prepared by Coffey (GEOTALBA00042AA-AB let rep) is attached to this letter.

The key finding of the investigation completed by Coffey is that over the 100 year planning timeframe the action of the ocean will not result in significant retreat of the existing shoreline. Nevertheless, Coffey proposed two methodologies to determine a safe setback to development. Both of these methodologies involved consideration of the slope of the shoreline that could be experienced should erosion occur. Subsequently, Coffey recommend that a 50 m setback from the southern lot boundary would be sufficient and would provide an appropriate setback distance for each of Lots 154 to 161. This setback is shown on Figure 1 of the Coffey report. At the closest location this setback is approximately 230 m behind the HSD.

The assessment completed by Coffey satisfies the requirement for the completion of a geotechnical survey as outlined within SPP2.6. This geotechnical survey provides a level of confidence significantly greater than simply applying the 50 m default setback from the HSD that is provided within the policy as an alternative to the geotechnical survey. As a result, it is recommended that all dwellings be setback a minimum of 50 m from the southern boundary of the lots (approximately 230 m from the HSD as a minimum) as is shown on Figure 1 of the Coffey report.

We trust the above information provides sufficient detail with regard to the determination of a setback for Lots 154 to 161 in accordance with the requirements of SPP 2.6.

Should you have any queries, or wish to discuss anything further please do not hesitate to contact the undersigned.

Yours sincerely



for and on behalf of
m p rogers & associates pl



29 May 2009

MP Rogers & Associates PL
Unit 2, 133 Main Street
OSBORNE PARK 6017 WA

Attention: Mr Clinton Doak

Dear Sir,

RE: NULLAKI PENINSULA SLOPE ASSESSMENT

1 INTRODUCTION

This letter presents the results of geotechnical assessment carried out by Coffey Geotechnics Pty Ltd (Coffey) for MP Rogers & Associates Pty Ltd regarding the stability of shoreline cliffs and appropriate development setback distances along the Southern Ocean side of the Nullaki Peninsula located approximately 13km south east of Denmark, Western Australia.

This work was commissioned by Mr Graeme Robertson of Frenesi Pty Ltd on 17 April 2009 via a completed "Authorisation to Proceed" form enclosed with the Coffey proposal dated 14 April 2009 (Ref. GEOTALBA00042AA-P-AA). This letter is prepared and is to be read subject to the terms and conditions contained in our proposal. Our advice is based on the information stated and on the assumptions expressed herein. Should that information or the assumptions be incorrect then Coffey Geotechnics Pty Ltd shall accept no liability in respect of the advice whether under law of contract, tort or otherwise.

2 PROPOSED DEVELOPMENT

The project comprises construction of residential dwellings within 34.9Ha to 62.7Ha sized lots that front onto the Southern Ocean (see Figure 1). It is understood that previously approved development areas within lots have been assessed on a lot by lot basis and that the 6 lots (Lot 154 to Lot 161) assessed as part of this study form the last remaining coastal blocks to be provided with approved development areas. The southern boundary of the lots is typically located about 200m (range ~150m to ~300m) from the current shoreline behind coastal cliffs and steep slopes in the order of 100m high. The current building development setback distance incorporates an additional 200m behind the southern boundary (ie approximately 400m from the shoreline). Application of the current development setback criteria results in building sites being located on the northern (landward) side of coastal dunes that have formed behind the cliffs. It is understood that this building setback criteria is unsatisfactory for two main reasons as follows:

- The resultant building sites are visible from the main access road to the development which contravenes one of the development approval criteria; and,
- The resultant building locations do not allow for optimal utilisation of the scenic amenity offered by these coastal lots.

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GEOTALBA00042AA-AB let rep

It is noted that the majority of the development areas within previously approved lots adjacent to the coastal cliffs are located within the 200m set back distance.

3 FIELDWORK

Fieldwork was carried out on 21 April 2009 and comprised a drive/walkover assessment of the coastal area by a Principal Engineering Geologist from Coffey in the company Mr Graeme Robertson who provided 4WD vehicle access and directions around the site.

4 SITE CONDITIONS

The coastal lots are located within an area described on the Geological Survey of Western Australia 1:250,000 Mt Barker – Albany geology sheet as *Qpl*; Limestone-cross bedded calcareous sand in calcareous matrix and *Qps*; White quartz sand on, and adjacent to, limestone. The coastline is characterised by limestone cliffs and steep sand slopes. Typical views of the coastal cliffs are shown in Figures 2 and 3. Observations at the site indicate limestone rock material within the lower parts of the slope with a talus slope at the toe associated with ocean wave attack. Overlying the limestone is a sand layer of variable thickness. Within the upper part of the slope, carbonate cemented 'caprock' layers are evident within and overlying the sand layer. Behind the cliff face, the ground surface gradually rises forming an elevated fore dune area comprised of scattered limestone caprock outcrop and shallow sand overlying limestone. Further inland, behind the coastal fore dune area, the ground level gradually falls towards the southern shoreline of Wilson Inlet located approximately 3km to the north.

Based on the topography plans provided, overall slope angles along the cliffs range from about 50° to 35° with individual slope sections ranging up to approximately 80°. The steeper sections are within the more massive, well cemented limestone material and the flatter sections were within slopes dominated by sand and weakly cemented limestone. During the site visit a recently failed section of sand slope was observed (foreground of Figure 2b). Field measurements on the failed sand slope revealed a slope face angle of 33° indicating that the flatter sections of cliff are at, or very close to, the natural angle of repose for the uncemented sand material.

5 DISCUSSION AND RECOMMENDATIONS

Observations at the site indicate that the limestone cliff areas have been eroded over geological time (ie thousands of years). There is observational evidence that the cliffs have been eroded by wave action at sea level leading to undercutting of the cliffs and collapse of limestone blocks onto an underlying wave cut platform surface. The collapsed and partly collapsed limestone blocks then provide some level of protection from further wave attack. This process of wave erosion, undercutting and collapse is judged to occur over thousands of years.

It is anticipated that over the relatively short period (in geological time) of 100 years, that is typically considered for this type of project, the process of erosion of the cliffs outlined above will not result in significant retreat of the existing shoreline.

Based on our site observations, the shoreline cliffs are considered to comprise a predominantly massive, medium strength limestone rock mass overlain by sand, variably cemented sand and limestone caprock layers.

Consideration of appropriate setback distances from the shoreline has incorporated recommendations contained in the "Guidelines on Safety Bund Walls Around Abandoned Open Pits", developed by the Mining Engineering Division of the Department of Mines Western Australia (1991). The guidelines indicate a potentially unstable edge zone (ie around abandoned open pit mines) as being defined by the distance between the existing pit edge and the point where a plane, drawn at an angle of 45° for fresh

rock and/or 25° for weathered rock from the slope toe, intersects the ground surface. For the purposes of this assessment we have adopted a 50m high section from the shoreline as fresh rock overlain by variably cemented sand (weathered rock) to the top of the slope. It should be noted that these guidelines are intended for the abandonment of man made slopes that will, in the future, become subject to naturally occurring conditions. The coastal cliffs along Nullaki Peninsula have been subject to, and formed by, natural environmental erosion conditions that will largely remain unchanged for the time frame of the project. Despite this variation in application, the resultant line provides a useful guide for the assessment.

An alternative assessment was also undertaken to model the areas of shoreline that are more dominated by a sand and variably cemented sand profile. To model the natural angle of repose for an uncemented sand slope the intersection of a line extending up at an angle of 33° from the toe of the shoreline and the ground surface was also considered.

The two resulting "theoretical slope" lines outlined above are shown on Figure 1. Also shown on Figure 1 is a 50m setback line from the southern boundary of the coastal lots. Figure 1 indicates that the two theoretical slopes are predominantly located in front of the 50m set back line. The areas where the theoretical slopes extend behind the 50m setback line (eg Lot 154 and Lot 155) are where the cliffs are steeper, indicating a greater proportion of rock in the cliff face and also providing a substantially greater separation between the lot boundary and the cliff edge. Within the middle part of Lot 154 the 50m set back line is about 90m behind the crest of the cliff slope. Towards the eastern end of the site, where the cliff slopes tend to be flatter and more dominated by sand and variably cemented sand material the 50m set back line within the middle section of Lot 160 remains at a distance of greater than 90m behind the break in slope that could be considered as defining the edge of the cliff slope.

Based on the assessment outlined above it is considered that the 50m setback line from the southern boundary of the lots, as shown in Figure 1, provides an appropriate setback distance for the remaining 6 coastal lots (Lot 154 to Lot 161) on the Nullaki Peninsula development.

It should be noted that the occurrence of limestone cliffs and steep sand slopes within the site represent a potential risk to the Developer/Local Authority/Lot Owner arising from human activity, leading to wind erosion and undermining and localised collapse of the cliffs and/or "blow outs" of the sand. An assessment of this risk is beyond the scope of this report. It is noted that the nature of the proposed development will largely restrict uncontrolled public access to the site, and therefore limit the potential impacts of human activity on the slopes.

6 CLOSURE

We trust that this letter meets your current requirements for the project. If you have any queries or require additional information, please contact the undersigned.

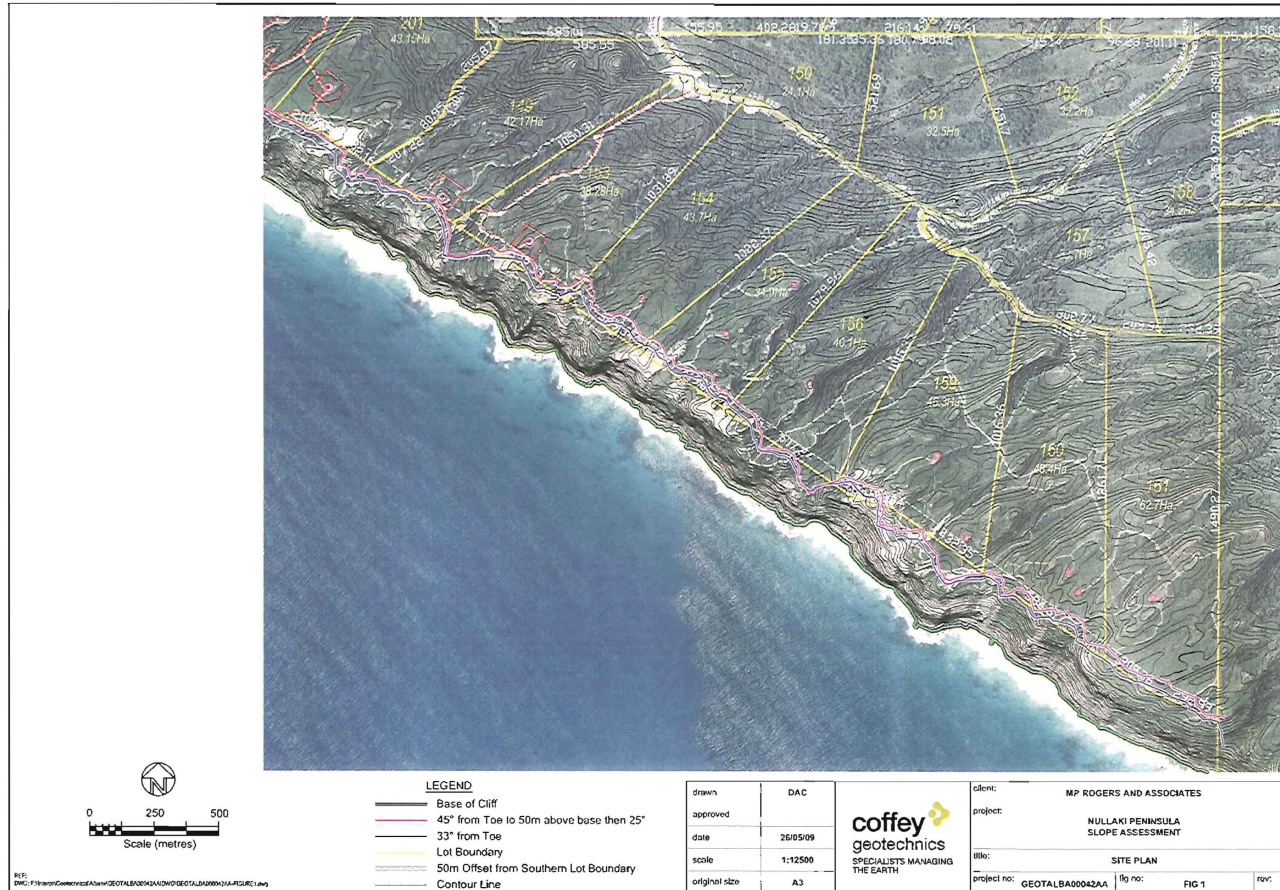
For and on behalf of Coffey Geotechnics Pty Ltd

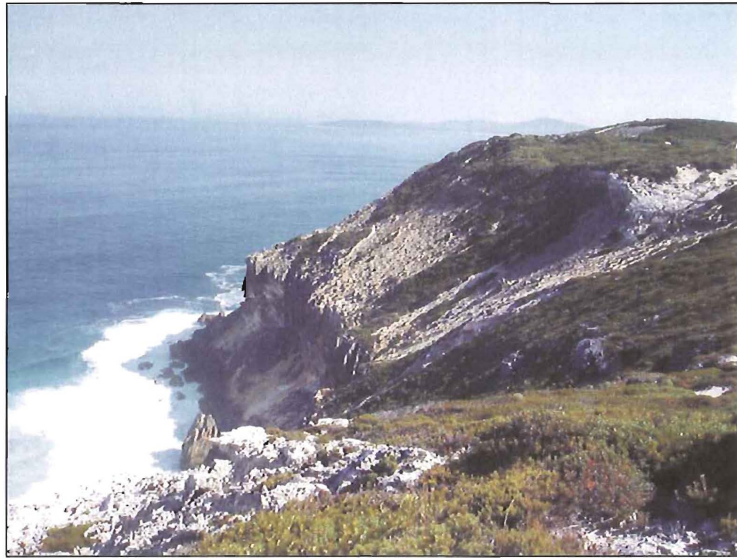


Philip Mather

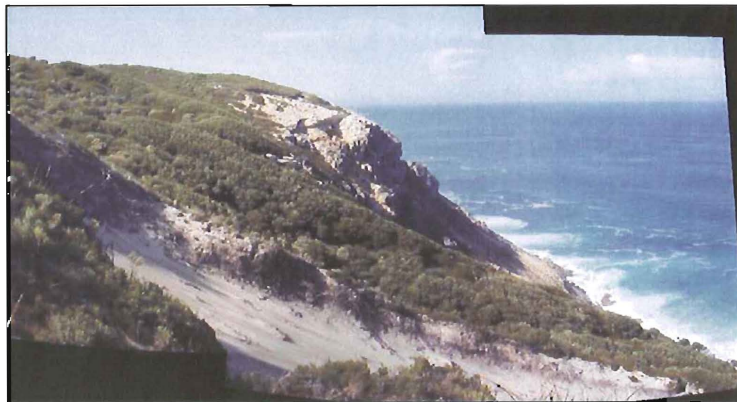
Principal Engineering Geologist

Attachments: Important Information About Your Coffey Report
Figure 1 Site Plan
Figure 2 Site Photographs – View of Coastal Cliffs
Figure 3 Site Photographs – View of Coastal Cliffs






Photograph 2A.



Photograph 2B.

REF:
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drawn	LB	 <p>coffey geotechnics SPECIALISTS MANAGING THE EARTH</p>	client:	MP ROGERS AND ASSOCIATES			
approved			project:	NULLAKI PENINSULA SLOPE ASSESSMENT			
date	28/5/09		title:	SITE PHOTOGRAPHS - VIEW OF COASTAL CLIFFS			
scale	NOT TO SCALE		project no:	GEOTALBA00042AA	fig no:	FIGURE 2	rev:
original size	A4						



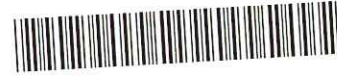
Photograph 3A.



Photograph 3B.

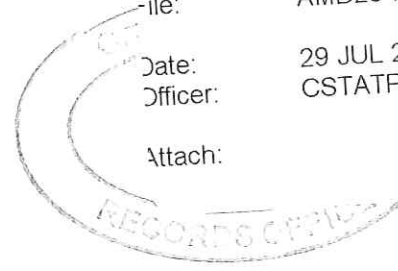
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drawn	LB		client:	MP ROGERS AND ASSOCIATES			
approved			project:	NULLAKI PENINSULA SLOPE ASSESSMENT			
date	28/5/09		title:	SITE PHOTOGRAPHS - VIEW OF COASTAL CLIFFS			
scale	NOT TO SCALE		project no:	GEOTALBA00042AA	fig no:	FIGURE 3	rev:
original size	A4						



Jan Van Der Mescht
Coordinator Statuary Planning
City of Albany
P.O.Box 484
Albany WA 6331

City of Albany Records
Doc No: ICR8085809
File: AMD284
Date: 29 JUL 2009
Officer: CSTATP
Attach:



Dear Sir,

PROPOSAL TO REZONE LOTS 1, 2 WEST, 2 EAST, 7, 20, 21, 109 & 110 FRENCHMAN BAY ROAD, BIG GROVE, FROM THE 'RURAL' ZONE TO 'RESIDENTIAL DEVELOPMENT' ZONE.

Thank you for the opportunity to comment on this proposal.

The Albany Office of the Department of Environment and Conservation (DEC) has a number of issues to raise with regard to this proposal, in particular:

- The accuracy of the description of the lots involved, including reference to other affected landowners within the scheme amendment area
- The lack of up to date information and failure to adequately recognise the biodiversity and conservation values of native vegetation within the proposed *Residential Development Zone*
- The failure to acknowledge or address advice recently provided (May 2009) by the Environmental Protection Authority (EPA) on a number of issues relating to the proposed scheme amendment, in some case where further liaison with DEC has been recommended
- The inappropriately narrow width of the parts of the proposed foreshore *Parks and Recreation Zone* and apparent failure to consider an internal *Parks and Recreation Zone* to protect a potentially significant native vegetation corridor between the foreshore and Torndirrup National Park
- Various other issues

DEC, and presumably the general public and other agencies, have been invited to comment on this important rezoning proposal on the basis of a very limited ~18 page scheme amendment proposal and, for most people, without easy access to the substantial amounts of additional information available in the Draft Big Grove Outline Development Plan (ODP), associated August 2008 ODP appendices and more recent studies, as well as the EPA advice referred to above.

Descriptive Deficiencies

The proposal and formal documentation should clearly identify that there are two separate individually owned land holdings both entitled 'Lot 2, Frenchman Bay Road', within the subject area. For clarity in the remainder of this letter we refer to these as Lot 2 (west) and Lot 2 (east).

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

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www.dec.wa.gov.au

wa.gov.au

The documentation is silent on the views of two land holders (Lot 2 west and Lot 2 east).

Biodiversity and Conservation Values

The proposal is notably deficient in its consideration of both vegetation (Section 5.2) and fauna (Section 5.4). They are allocated only 4 ½ and 5 ½ lines of text respectively.

In Section 5.2 it is stated that "*Significant portions (of remnant bushland) are considered to be in Completely Degraded, Degraded and Good condition, whilst some is of Very Good to Excellent condition (with portions on Lots 1 and 7)*". There is no map provided with the proposal indicating the distribution of these classes of vegetation, in particular the vegetation described above as '*Very Good to Excellent condition*', which in DEC's view appears to be particularly significant from a biodiversity conservation perspective.

Whereas, a small contiguous area of *Excellent* condition native vegetation fronts Frenchman Bay Road on Lots 109 and 2 (west), a contiguous broad band of *Excellent* condition native vegetation occurs on Lot 110, Lot 1 (over 95% of the lot) and Lot 2 (east). Please refer to Attachment 1. The latter grouping contains remnant karri woodlands and forms a continuous corridor linkage from the foreshore through to Frenchman Bay Road immediately opposite Torndirrup National Park. There is also a large area of *Very Good* condition native vegetation occurring on Lot 7 (~40% of the lot). DEC therefore considers that the above claim that '*...some (remnant bushland) is of Very Good to Excellent condition (with portions on Lots 1 and 7)*' is misleading – by our calculations in the order of 20-25% of the subject land, including 95% on Lot 1, falls within this category which is a significant amount and not simply 'some'. There are only two of the eight lots within the proposal that have no *Very Good* or *Excellent* condition native vegetation.

Information in the proposal is also clearly inadequate with regard to fauna (Section 5.4). The May 2009 EPA advice noted that:

- Western Ringtail possums (State and Commonwealth listed species) are now confirmed within Lots 1 and 109 following further survey
- Schedule 1 Carpet pythons are also confirmed from the Big Grove vicinity
- Main's Assassin spider is known from the vicinity and likely to occur in the karri areas

The EPA recommended complying with DEC's advice with respect to significant fauna species on the site, a further targeted fauna survey and /or modification of the Outline Development Plan, and the preparation of a management plan if required. To date there has been no subsequent liaison with DEC by the proponents regarding this recommendation.

Consideration of EPA advice

The proposal to rezone these lots at Frenchman Bay Road, Big Grove, was sent for our comment on 5 June 2009 and advertised for public comment around the same period. This followed shortly after formal advice regarding the proposed rezoning which was sent by the EPA to the City of Albany on 25 May 2009. It is assumed that this EPA advice has been brought to the attention of the scheme amendment proponents.

In addition to the comments made above regarding native fauna, the EPA advice included a number of recommendations regarding four specific environmental issues viz Coastal setback – foreshore reserve, Contamination – soil and groundwater, Acid sulphate soils and Visual amenity. Remnant vegetation and Fauna issues were 'not assessed' by the EPA, and as a consequence may be referred back to the EPA, subject to satisfactory finalization of the Big Grove ODP, and any potentially significant environmental impacts that could occur.

However, considerable EPA advice was provided including the need for further consultation with relevant agencies, including DEC, to ensure modification of the ODP so that:

- Key vegetation associations, fauna habitat and ecological linkages are retained where possible;
- The length of direct road frontage between the east boundary of Lot 2 (east) and Reserve 930 is reduced, to provide a softer interface with the adjoining bushland and reduce native fauna road kills;
- Coastal setback and foreshore reserve width is to the satisfaction of the DPI/WAPC, taking into account the ecological values and recreational needs as well as the management of physical processes;
- Visual amenity from Torndirrup National Park and the Albany township are not unduly affected

To date there has been no further consultation with DEC by the proponents or the City on these matters. DEC considers that further investigation of dot points one and three in the above list may have direct bearing on the extent and form of future development and hence should precede consideration of the current proposal.

Proposed Zoning

1. While supporting the concept of the existing *Parks and Recreation Zone* along the entire foreshore of the subject land, DEC considers that an appropriate width of this zone should be established irrespective of existing development and infrastructure in some sections. Currently in the proposal the zone as drawn on Attachment 2 narrows to approximately 20m wide in the vicinity of Lots 20 and 21 and particularly Lot 110. It is assumed that the zone is to provide for the retention of an existing ~20m setback private dwelling and associated proposed homestead lot within the current Lot 110.

However, long term planning requirements need to be considered if the population of the Big Grove area is to grow and if a viable mixture of foreshore vegetation conservation, public access ways (eg dual use pathways) and management access for vehicles are to be satisfactorily accommodated within the foreshore reserve particularly in the face of potential sea level rise.

DEC therefore considers that the foreshore *Parks and Recreation Zone* should be widened adjacent to Lots 20, 21 and 110 so as to at least be consistent with its minimum width fronting Lots 7, 109, 1, and 2 (east) or slightly wider (66-78m) as per recommended setbacks by M P Rogers in the August 2008 ODP, Appendix 1.

2. Considering the potential significance of the contiguous Excellent condition vegetation on Lots 1, the NE sector of Lot 110 and the southern portion of Lot 2 (east), DEC considers that, until demonstrated otherwise, a *Parks and Recreation Zone* should also be established extending SSW from the existing foreshore *Parks and Recreation Zone* through to the Frenchman Bay Road frontage immediately north of Torndirrup National Park.

Other issues

Section 3.1 Location

The Gap is, of course, located within Torndirrup National Park. The text infers otherwise. In the context of the proposal, Sharp Point, also within Torndirrup National Park, is highly significant due to its proximity to the subject land and in particular the potential landscape impacts of the Big Grove area when viewed from the Sharp Point tourist road.

Section 6.5 Fire Management

It is stated that the 'foreshore reserve' will result in a reduction in fuel loadings across the subject land. This implies that the foreshore area proposed to be zoned *Parks and Recreation* will be further cleared of native vegetation rather than managed in a dual purpose

for conservation of native vegetation/corridor linkages and availability for public use, for example through a cycle and walk path. DEC will expect the ODP to recognise the ecological corridor values of the foreshore, with increased, rather than reduced, levels of vegetation.

Section 7.2 Proposed Outline Development Plan

Dot Points 1 and 5: DEC has on several occasions pointed out the need for landscape sensitivity with regard to the line of sight of major roads within the subject land as viewed looking down from the Sharp Point Road in Torndirrup National Park. The EPA also commented on this visual impact issue. Any 'boulevard' style entry and road will need to be carefully orientated to avoid line of sight views from Sharp Point Road. Whilst recognising that this is part of the future development design, this critical landscape issue seems to be repeatedly ignored in on-going documentation. This is not simply a case of 'retention of a landscape buffer' along Frenchman Bay Road as per Dot Point 5 in this section but a question of road orientation/alignment and the possible incorporation of a 'dog-leg' after the proposed entry so as to avoid line of sight along the 'boulevard' to the foreshore vicinity when viewed from Frenchman Bay Road and particularly from Sharp Point Road.

Dot Point 2: Please see previous comments regarding consistency of width and vegetation retention/enhancement.

Thank you again for the opportunity to comment of this proposal.

Yours sincerely,



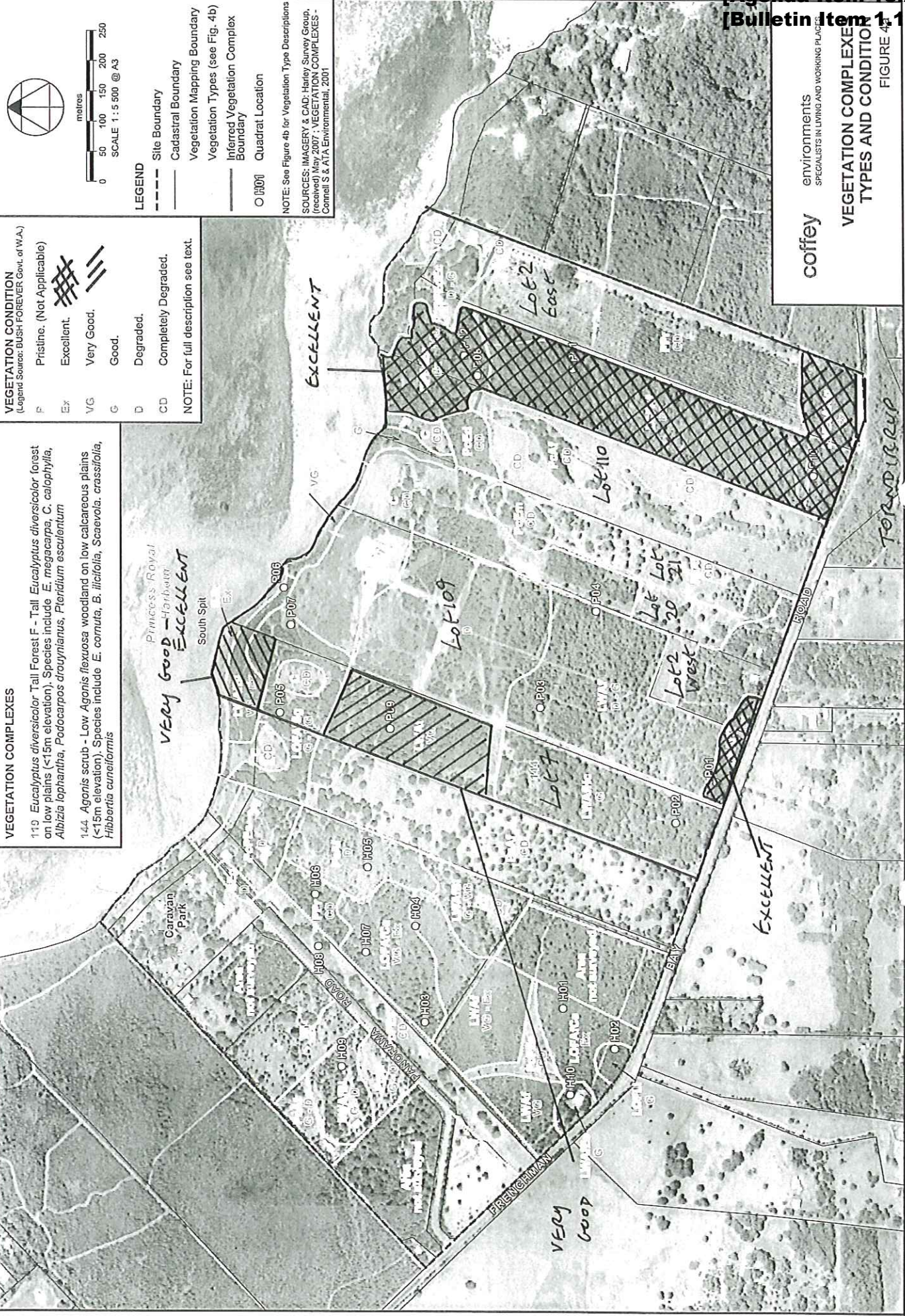
Bruce Bone
Regional Manager
Department of Environment and Conservation
South Coast Region

July 21, 2009

cc Alice O'Connor, Environmental Impact Assessment Division

[Agenda Item 13.2]
[Bulletin Item 11.1]

AMENDMENT - "284 BIG GROVE"



environments
SPECIALISTS IN LIVING AND WORKING PLACES
VEGETATION COMPLEXES
TYPES AND CONDITIONS
FIGURE 4.1

NATIONAL PARK (EXCELLENT)

(BASE FROM : BIG GROVE OUTLINE DEVELOPMENT PLAN
AUGUST 2008 RPS KOLTASZ SMITH APPENDIX 2)

VEGETATION CONDITION
(Legend Source: BUSH FOREVER Govt. of W.A.)
P Pristine. (Not Applicable)
Ex Excellent
VG Very Good.
G Good.
D Degraded.
CD Completely Degraded.
NOTE: For full description see text.

VEGETATION COMPLEXES
119 *Eucalyptus diversicolor* Tall Forest F - Tall *Eucalyptus diversicolor* forest on low plains (<15m elevation). Species include *E. megacarpa*, *C. calophylla*, *Albizia lophantha*, *Podocarpus crouyanus*, *Pteridium esculentum*
144 *Agonis* scrub - Low *Agonis flexuosa* woodland on low calcareous plains (<15m elevation). Species include *E. cornuta*, *B. illicifolia*, *Scaevola crassifolia*, *Hibbertia carneiformis*

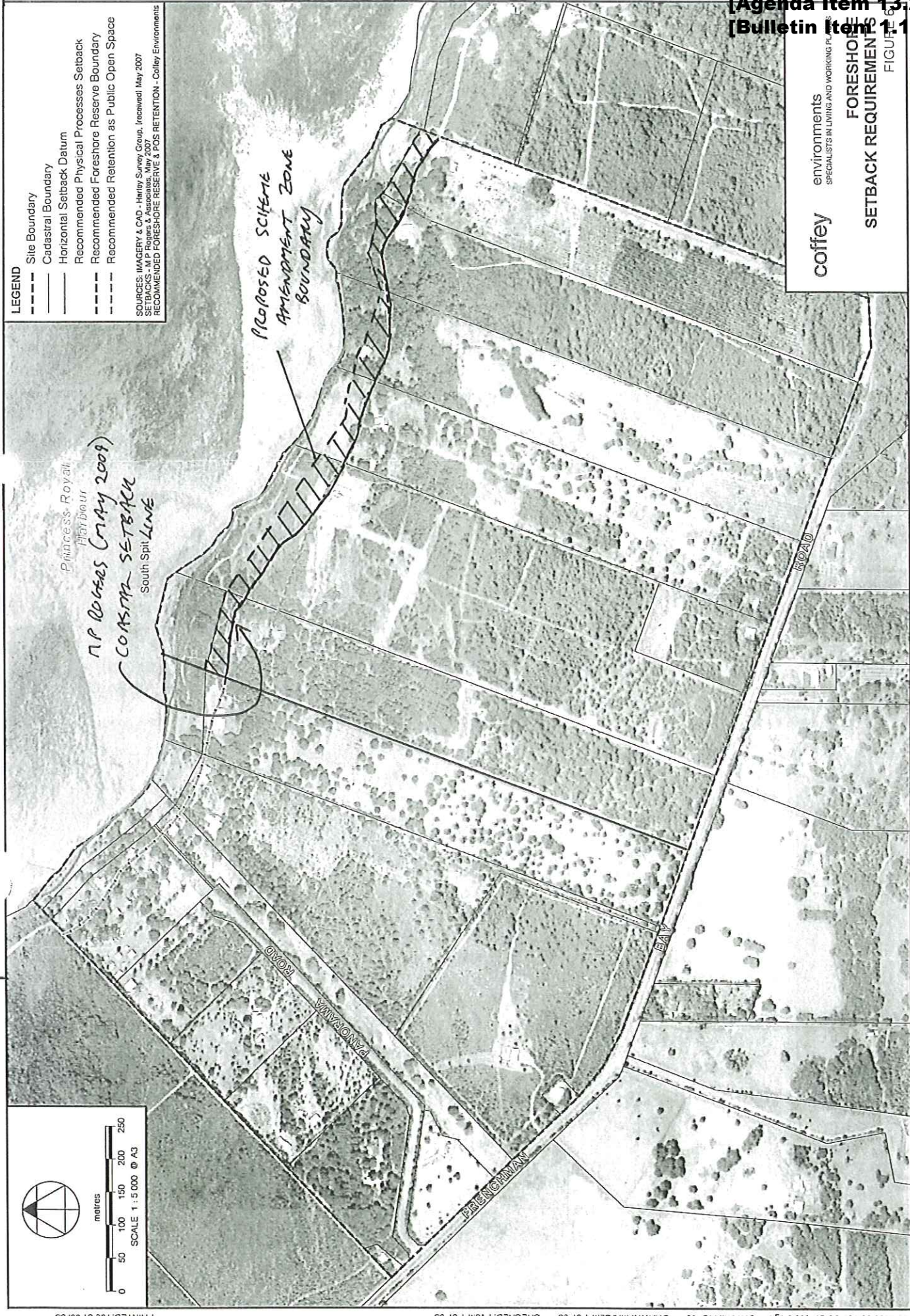
LEGEND

- Site Boundary
- Cadastral Boundary
- Vegetation Mapping Boundary
- Vegetation Types (see Fig. 4b)
- Inferred Vegetation Complex Boundary
- H01 Quadrat Location

NOTE: See Figure 4b for Vegetation Type Descriptions
SOURCES: IMAGERY & CAD: Harley Survey Group, (received) May, 2007; VEGETATION COMPLEXES - Connell S & ATA Environmental, 2001

[Agenda Item 13.2.03]
[Bulletin Item 11.03]

DISCREPANCY BETWEEN RECOMMENDED COASTAL SETBACK AND CURRENT PROPOSED ZONING LINE



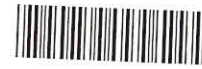
coffey environments
SPECIALISTS IN LIVING AND WORKING PLACES

FORESHORE SETBACK REQUIREMENTS
FIGURE 6

(FROM BIG GROVE OUTLINE DEVELOPMENT PLAN - BASE APPENDIX 1)
AUGUST 2008 RPS KOLTASZ SMITH



Environmental Protection Authority



[Agenda Item 13.2.3]
[Bulletin Item 1.1.3]

Doc No: City of Albany Records
ICR8082010
File: AMD284

Date: 27 MAY 2009
Officer: CSTATP

Attach:

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

Our Ref CRN221923
Enquiries Alice O'Connor

Att: Jan Van Der Mescht

Dear Sir/Madam

SCHEME AMENDMENT TITLE:	City of Albany TPS 3 Amendment 284 Rezoning from Rural to Residential Development
SCHEME AMENDMENT LOCATION:	Lots 1, 2, 7, 20, 21, 109 and 110 Frenchman Bay
LOCALITY:	Big Grove
RESPONSIBLE AUTHORITY:	City of Albany
LEVEL OF ASSESSMENT:	Scheme Amendment Not Assessed - Advice Given Under Section 48A(1)(a) (no appeals)

Thank you for your letter of 28 November 2008 referring the above proposed scheme amendment.

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

ADVICE AND RECOMMENDATIONS

1. Environmental Issues

- Coastal setback – foreshore reserve
- Contamination – Soil and groundwater
- Acid sulfate soils
- Visual amenity



2. Advice and recommendations regarding Environmental Issues

The EPA notes that, under the provisions of the City of Albany's Town Planning Scheme No. 3, no development can occur in areas zoned "Residential Development" until a Structure Plan or comprehensive Outline Development Plan (ODP) has been prepared. The EPA expects that the following advice will be implemented during the modification of the Big Grove ODP provided (report dated August 2008, but including revised Figure 9 of 3 November 2008). A summary of modifications is provided at section 4 below.

Coastal setback – foreshore reserve

The EPA expects that the coastal setback and foreshore reserve will comply with the physical and ecological requirements of the Western Australian Planning Commission's (WAPC) State Planning Policy 2.6 – State Coastal Planning Policy.

Some gazetted and proposed foreshore reserves are still zoned "Rural" rather than "Parks and Recreation". It is the EPA's preference that this zoning anomaly be rectified as soon as possible, namely through the Town Planning Scheme amendment process. The land is to be vested in the

Crown under the *Planning and Development Act 2005* and ceded free of cost and without payment of compensation by the Crown. If there is a planning impediment which prevents this occurring during the amendment process, please ensure that the anomaly is rectified at the earliest opportunity, and by the ODP stage at the latest.

Contamination – Soil and groundwater

The documentation accompanying the amendment indicates that the soil and/or groundwater may be contaminated as a result of historical land-use which has included floriculture, and poultry and dairy farming. Prior to detailed planning, a Preliminary Site Investigation (PSI) should be carried out in accordance with Department of Environment and Conservation's (DEC) Contaminated Sites Management Series. If the site is found to be contaminated, a Site Remediation and Validation Report should be prepared and implemented to the satisfaction of DEC's Contaminated Sites Branch.

Acid sulfate soils

Desktop investigation, based on broad-scale mapping, indicates that there is generally a low risk of Acid Sulfate Soils occurring within the amendment area, with some pockets of medium potential.

The EPA expects that the extent and severity of the risk will be determined in accordance with the Western Australian Planning Commission's Planning Bulletin No 64 – Acid Sulfate Soils (November 2003). If a Detailed Site Investigation and a Management Plan are required, they must be in accordance with DEC's Acid Sulfate Soils Guidelines Series (2003) and to the satisfaction of the DEC's Contaminated Sites Branch.

Visual amenity

The EPA's objective in relation to visual amenity is that the area adjacent to the proposal should not be unduly affected. The Big Grove ODP area is visually prominent from Torndirrup National Park, as well as from parts of Albany township itself. The EPA recommends that the layout of the site should not be visually obtrusive, building materials blend in with the natural environment, and existing vegetation be retained where feasible. Further advice regarding visual amenity can be sought from DEC.

3. Environmental Issues not assessed

Without limiting the EPA's discretion under section 5(e) of the EP Act to require the referral of proposals arising from the scheme amendment and your discretion, as the responsible authority, under section 481 of the EP Act to refer proposals arising from the scheme amendment, the EPA advises that the following environmental issues are not assessed:

- Remnant vegetation
- Fauna

4. Advice and recommendations regarding Environmental Issues not assessed

Sufficient information is not available at this stage regarding the nature of the impacts on the environment arising from the implementation of the scheme amendment. Accordingly, the EPA advises that the environmental issues listed in paragraph 3 above are not assessed and, if not adequately addressed in the Big Grove ODP, the subsequent subdivisions or developments may require referral to the EPA under s.38 of the *Environmental Protection Act 1986*.

Remnant vegetation

The area covered by the current Amendment No. 284 contains significantly more native vegetation in Excellent and Very Good condition than the portion of the Big Grove ODP covered by the earlier Amendment No. 279. The foreshore reserve area and Lot 1 (with Karri forest associations at each end) are of particular environmental value, both as fauna habitat and as an ecological linkage between Princess Royal Harbour and Torndirrup National Park. The presence of Karri as over-storey is significant as a representation of the southern range extent, and represents the coastal form which differs from the red-loam Karris of Pemberton. In addition, there is a potential Declared Rare Flora (*Calectasia cyanea*) (DRF) within the ODP area, and this should be the subject of a targeted DRF survey.

For your information, recent survey work suggests that the *Banksia littoralis* swamps may be regionally significant, and if this is so, it could lead to their nomination as a Threatened Ecological Community.

The EPA observes that the majority of the vegetation on Reserve 930, immediately adjacent to the Big Grove ODP area, is of excellent condition. It has the same vegetation values as the ODP area, and also currently acts as an ecological linkage. Consequently, development in the ODP area should be appropriately planned to support this function. In its correspondence of 30 April 2009, the City advised that Reserve 930 is leased to the Rotary Club (with 21 years remaining on the lease) and that the City's records will be updated to note the significance of the vegetation. Therefore, the EPA anticipates that any future development proposed on the adjacent Reserve 930 would be subject to either a clearing permit application to the DEC, or a referral to the EPA. Despite that, there is no statutory planning mechanism in place to ensure the long term protection of the native vegetation on the adjacent Reserve 930, which has led the EPA to the conclusion that sound environmental outcomes need to be achieved within the ODP area itself. This will require modifications to the ODP (see Modifications section below).

Fauna

The reconnaissance survey report for the ODP area states that no species listed under State or Commonwealth government legislation were recorded (ODP Appendix 2, pp.19-20). However, a fauna consultant undertaking separate, Commonwealth-funded, targeted work (within the ODP area, only Lots 1 and 109 were surveyed) sighted three Western Ringtail possums. The removal of the habitat for this specially protected fauna, particularly the Peppermints (*Agonis flexuosa*), should be minimised.

Furthermore, the Schedule 1 listed Carpet python (*Morelia spilota*) has been regularly observed in the Big Grove vicinity. Main's Assassin spider is known to occur in the vicinity, and, given the karri vegetation, is likely to be present.

Therefore, the Responsible Authority should comply with DEC's advice with respect to significant fauna species on the site, including undertaking a further targeted fauna survey, and/or modification of the ODP, and the preparation of a management plan if required.

Modifications to Big Grove Outline Development Plan

In order to address the environmental issues summarised above, the EPA requests that, in liaison with relevant agencies, including DEC and the Department for Planning and Infrastructure (DPI), the ODP be modified so that:

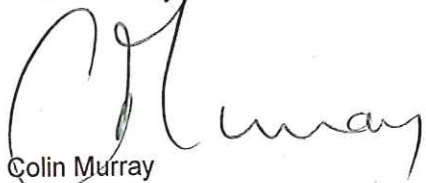
- key vegetation associations, fauna habitat and ecological linkages are retained where possible;
- the length of direct road frontage between the east boundary of Lot 2 and Reserve 930 is reduced, to provide a softer interface with the adjoining bushland and reduce native fauna road kills;
- Coastal setback and foreshore reserve width is to the satisfaction of the DPI/WAPC, taking into account the ecological values and recreational needs as well as the management of physical processes.
- Visual amenity from Torndirrup National Park and the Albany township are not unduly affected.

5. General Advice

- For the purposes of Part IV of the EP Act, the scheme amendment is defined as an assessed scheme amendment. In relation to the implementation of the scheme amendment, please note the requirements of Part IV Division 4 of the EP Act.
- There is no appeal right in respect of the EPA's decision on the level of assessment of scheme amendments.

- A copy of this advice will be sent to the relevant authorities and will be available to the public on request.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Colin Murray', written in a cursive style.

Colin Murray
Director
Environmental Impact Assessment Division

25 May 2009

cc: Department for Planning & Infrastructure



Doc No:

ICR8083649

File:

AMD284

Date:

26 JUN 2009

Officer:

CSTATP

Attach:

21st 6 09.

TONY HARRISON

34 GORDON ST

LITTLE GROVE

6330

C.E.O. City of ALBANY.

Dear Sir,

I wish to object to the proposal to re-zone the lots 1, 2, 7, 20, 21, 109 + 110 from Rural to Residential Development, as Big Grove is close to the Sonderup National Park it is Environmentally essential that that land be kept to as bigger blocks as possible. Therefore it should be rezoned to Special Rural and bigger blocks created, 2 acres or bigger, preferably 5 acres.

This will stay within the City of Albany's earlier Environmental guidelines, stating that the Ambience and the green Coastal environment should be protected from over development, D.E.C. also have the same opinion about protecting that Coastal strip. The Darwinian Ridge, the Oldest Sandstone System in the World.

The other problem is the underground water catchment areas, they need to be Replenished, that won't happen when Council and Developers wish to create 500-600 1/2 metro blocks in such an environmentally sensitive area.

Less Water run-off gets into the ground, it all goes down the storm water pipes and out

into the Harbour or Sound. This will happen at Big Grove if allowed to be rezoned or developed in its current form.

Please explain why its proposed to change from Rural to Residential Development, and not to Urban Development?

Does Residential Development mean that there could be a 5 storey height agreement allowed. If so could a 5 storey hotel be built there.

Having attended the South Coast N.R.M. workshop on Climate Change last month it was unanimous that changes are happening, be it weather changes or Ocean levels rising. You will be ignoring these Leonard and Professional Peoples predictions if you let this development go ahead.

It may be 35 metres back from the Harbours edge, but it is still only just above sea level now. Today 21ST of June a low pressure system and front is pushing up the sea level (storm surge) in K.G.S and P.R.H. With Climate Change this will get worse.

Local Residence from Big Grove & Little Grove have the same concerns as the residence from Sorbay Hill about that development in its first proposal. Big Grove needs to be protected in the same manner. Dogs and Cats will also be a problem.

Yours sincerely,

Toy Hon



Doc No: ICR808
File: AMD284
Date: 29 JUL 2009
Officer: CSTATP
Attach:

The Chief executive Officer
City of Albany
102 North Road
Albany WA 6330

29 July 2009

SCHEME AMENDMENT 284 FRENCHMAN BAY RD BIG GROVE
SUBMISSION

The first question that springs to mind is why has this gone out for public comment for a rezoning to Residential status.

The release of this land to residential development before the prioritised schedule as shown in the advertised ALPS is not orderly and proper planning. To argue that there is an unadvertised clause in the amended ALPS that allows a developer to jump the process of orderly and proper planning is to acknowledge there is no orderly and proper planning and that the objective of the planning process is not in the interest of proper and orderly planning but in an individuals interest. This being so then in the interest of a cost saving exercise all planners and forward planners and strategists and philosophers can be disbanded and all regulators be redunded.

It has been verified that all "major variations" to the consultative draft must be re-advertised and taken to public submissions with due regard to any submissions. The inclusion of the paragraph relating to private developers being able to jump the queue would amount to a major adjustment to the original ALPS advertised draft. It has not been finalized.

The purpose and intent of ALPS is also now obsolete as apart from several more scheme amendment processes within the pipeline then all aspects are complete.

However:

The policy of the City is to encourage infill development in order to provide a population density to create economy of scale for the provision of public transport and other social infrastructure.

The City of Albany is promoting a walkable City to reduce car dependency which also serves to reduce emissions and alleviate parking restrictions. We are spending \$790,000 to achieve this.

Further points in consideration

1. Albany Local Planning Scheme has this area shown as a Priority 3. There is no shortage of residential blocks within the City of Albany so it does not meet the supply and demand criteria.



2. Is there an Outline Development Plan and has Council seen this?
3. The land area contains extensive vegetation and protected fauna species (western ringtail possum in particular).
4. Has Council been advised of the EPA report findings and any conditions imposed. Has the public seen the EPA report.
5. Does the City have the capital reserves to upgrade the road capacity bearing in mind the anticipated traffic increase from the proposed Frenchman Bay development.
6. What is the development suitability and capacity of this land.
7. Lot 2 is not always mentioned on documentation.

What is the rational argument for the early release of this land that it will benefit the orderly and proper planning of a great City by allowing urban sprawl and creating local unsustainable infrastructure to service that areas populus. What is the rational argument to further erode the visual amenity of Albany (by which it attracts tourism) by allowing that tourism trade to accommodate itself on the very source of its viability and attraction.

Clr Vera Anne Torr
PO Box 1126
Albany WA 6331



PER MY E-MAIL OF ADVICE YESTERDAY, BECAUSE OF A TIME CONSTRAINT I WAS UNABLE TO COMPLETE THE ADDENDUM BEFORE THE CLOSE OFF TIME. THE REASON FOR THE ADDENDUM IS TO COVER FURTHER ISSUES ENCOUNTERED IN THE COPY VIEWED AT THE CITY COUNTER.

THANK YOU FOR THIS CONSIDERATION.

VERA ANNE TORR (COUNCILLOR AND PUBLIC MEMBER)

ADDENDUM

SCHEME AMENDMENT 284

VARIOUS LOTS BIG GROVE

RINGTAIL POSSUM HABITAT

The Federal Government Western Ringtail Possum Report records several sightings on the subject land. The Federal Government holds a register. The subject land was within the study area. The report was submitted by Ms J Gillfallun.

SUPPORT LETTER FROM EX-MINISTER FOR PLANNING and INFRASTRUCTURE.

This decision was not made in the interest of Albany and as we know Ministers can make irrational decisions based on whatever they want. This minister has been replaced and no longer holds authority. What does the new Minister for Planning, who may make the ultimate decision, have to say.

ENVIRONMENTAL ISSUES.

These issues must be assessed on today's ecological data and take into account changing climatic conditions and ensuring that vegetation is not destroyed needlessly before this land is required.

CHANGE OF RESIDENTIAL DENSITY.

The De Villiers report was given from a specific brief. It did not encompass amenity, needs (apart from the brief) and the environmental concerns. There were no studies done on land capability, desirability or needs. The sites were selected without regard and solely for the tourist industry. To include this density change within the body of text and not apply it to the details given on the website makes it difficult for the public (me) to gain information. Perhaps it is an entirely different exercise.

GUARANTEE OF NEED TO PAY FOR EXTERNAL INFRASTRUCTURE.

There is nothing in this report to guarantee, nor the ability to enforce a guarantee of developers contribution to external civil works needed to support the development. As this is a Priority 3 release this should be attended to at re-zoning level. To not attend is to allow landbanking with a guarantee.

Thank you for this opportunity to make further input to the decision making process in this matter.

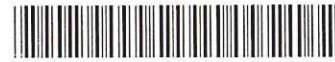
Regards Vera Torr (Councillor) 30 July 2009



Government of Western Australia
 Department of Education and Training

[Agenda Item 13.2.3]
[Bulletin Item 1.1.3]

Your ref :
 Our ref : D09/0379240
 Enquiries :



Mr Jan Van Der Mescht
 Coordinator Statutory Planning
 City of Albany
 PO Box 404
 ALBANY WA 6331

City of Albany Records
 Doc No: ICR8085276
 File: AMD295
 Date: 22 JUL 2009
 Officer: CSTATP
 Attach:

Dear Jan,

**PROPOSAL TO REZONE LOTS 1,2,7,20,21,109 &110 FRENCHMAN BAY ROAD,
 BIG GROVE FROM THE "RURAL" ZONE TO "RESIDENTIAL DEVELOPMENT"
 ZONE**

Thank you for your letter dated 5 June 2009 and the opportunity to comment on the proposal to rezone lots 1,2,7,20,21,109 & 110 Frenchman Bay Road, Big Grove from the "Rural" zone to "Residential Development" zone.

The subject land covered in Town Planning Scheme No 3 Amendment No 284 contains a proposed primary school site in two possible locations on Part Lots 7 and 109. Consultation has taken place between Chappell Lambert Everett and the Department of Education and Training on the proposed site locations.

The Department of Education and Training intends to engage a consultant to provide geo-technical, environmental and other advice as to the suitability of these site locations for the future primary school.

The Department of Education and Training has no objections to the proposal rezoning lots from rural to residential development providing a suitable primary school site location is identified that is acceptable to the Department.

Should you require further information or wish to discuss this further please contact Steve Muldoon on 9264 4183.

Yours sincerely,

RICHARD BLOOR
 PRINCIPAL CONSULTANT
 ASSET PLANNING

17 July 2009



Gayle Sargeant

From: Nuttall, Paul [Paul.Nuttall@team.telstra.com]
Sent: Thursday, 18 June 2009 3:41 PM
To: Planning (External Use ONLY)
Subject: Proposed rezoning amendment 284(3) - lots on Frenchman Bay Road, Big Grove

Attention: Jan Van Der Mescht

Proposed Amendment 284(3) - lots on Frenchman Bay Road, Big Grove - A33750/PA28473/AMD284(3)

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

regards

Paul Nuttall BA (Urb & Reg Planning)

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

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[Agenda Item 13.2.3]
[Bulletin Item 1.1.3]

City of Albany Records

Doc No: ICR8084311
File: AMD284

Date: 07 JUL 2009
Officer: CSTATP

Attach:

Your Ref: A33750/PA28473/AMDAMD284(3)
Our Ref: JT1 2009 06767 V01
Enquiries: Brett Coombes
Phone: 08 9420 3165 Facsimile 08 9420 3193

2 July 2009

Chief Executive
City of Albany
PO Box 484
ALBANY WA 6331

629 Newcastle Street
Leederville 6007
Western Australia
PO Box 100
Leederville 6902
Perth Western Australia
Tel (+61 8) 9420 2420
www.watercorporation.com.au
ABN 28 003 434 917

Attention: Jan Van Der Mescht, Coordinator Statutory Planning

Amendment No.284 - Rezoning of Lots 1, 2, 7, 20, 21, 109 & 110 Frenchman Bay Road, Big Grove from "Rural" to "Residential Development" zone

Thank you for your letter of 5 June 2009 inviting comments on the rezoning of the land described above.

Water

The subject land is currently not provided with water services. The Water Corporation has recently undertaken a review of water scheme planning for this area to address the required headworks, water distribution mains and reticulation required to serve this land and other urban growth areas in Robinson, Little Grove and Big Grove.

Services can be made available to the site by major extensions from the existing mains at the developer's cost. The developer may be required to upgrade existing infrastructure and prefund new infrastructure (e.g. major water distribution mains) to service the development envisaged. The developer should be advised to liaise with the Water Corporation regarding the staging of headworks and any system upgrading required.

Wastewater

The subject land is currently not provided with sewerage services. The Water Corporation has recently undertaken wastewater planning for this area. The future wastewater system will need to include a 225mm diameter sewer main generally following the alignment of the foreshore reserve and a major wastewater pump station located within the public open space/foreshore reserve (as shown on the attached plan). The Structure Plan/Outline Development Plan for this land must indicate a suitable location for the wastewater pump station, together with a 30m radius odour buffer that is free of any odour sensitive land uses.

Sewerage services could be made available to the site by extensions from the existing and future mains at the developer's cost. The developer may be required to upgrade existing infrastructure and prefund new infrastructure to service the development envisaged. The developer should be advised to liaise with the Water Corporation regarding the staging of headworks and any system upgrading required.



General Comments

The implementation of Water Corporation planning for the provision of the infrastructure to service the area is dependant on the timing of development within the area and may require prefunding of major works by the developer or the provision of temporary works.

Developers should be advised to liaise with the Water Corporation at the preliminary planning stage of any development to determine the Corporation's current servicing and land requirements.

Developers are expected to provide all water and sewerage reticulation. Water and Sewerage Standard Headworks Contributions will also be required for each new lot at subdivision stage. In addition, developers may be required to fund new works or the upgrading of existing works and protection of those works. Any temporary works needed are required to be fully funded by the developer. Land required for infrastructure works may also be required to be ceded free of cost to the Corporation.

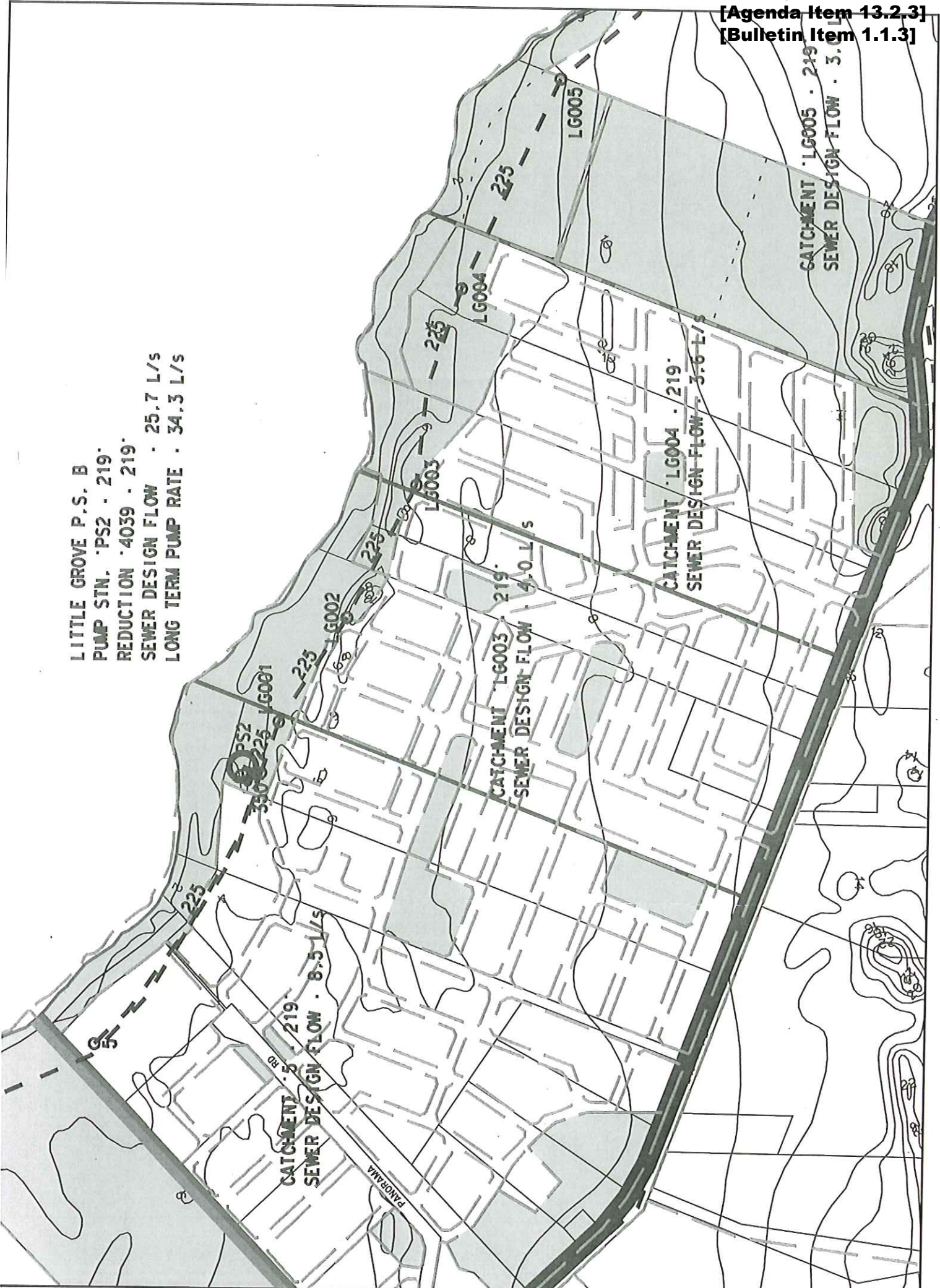
Should you have any queries or require further clarification on any of the above issues, please do not hesitate to contact the Enquiries Officer.



for

Frank Kroll
Senior Development Planner
Development Services Branch
Customer Services Division

LITTLE GROVE P.S. B
PUMP STN. 'PS2 - 219'
REDUCTION '4039 - 219'
SEWER DESIGN FLOW - 25.7 L/S
LONG TERM PUMP RATE - 34.3 L/S





[Agenda Item 13.2.3]
[Bulletin Item 1.1.3]

Doc No: City of Albany Records
ICR8084282
File: AMD284

Date: 07 JUL 2009
Officer: CSTATP

Facsimile

12-14 The Esplanade
PERTH WA 6000

Postal Address
P.O. Box 8491
Perth BC 6849

Contact Numbers
Ph (08) 6213 7000
Fx (08) 6213 7400

Attach:

To: Town of Albany
Jan van Der Mescht

Fax No: 9841 4099

From: Lee Deacon
Drawing Office

No. of pages: 1 (including this page)

Date: 7 July 2009

For any queries regarding the transmission of this facsimile please telephone: 6213 7000
Please reply on facsimile number: 6213 7400

Our Ref:13.17.3

Your Ref: A33750/PA28473/AMDAMD284(3)

Dear Sir/Madam,

RE: PROPOSED TO REZONE LOTS 1,2,7,20,21,109 & 110 FRENCHMAN BAY ROAD BIG GROVE FROM THE RURAL ZONE TO RESIDENTIAL DEVELOPMENT ZONE

Thank you for your letter of the 5 June, 2009 and the enclosed plan concerning the above area.

We wish to advise that we have no WA Gas Networks Pty Ltd in the area specified.

WestNet Energy Services has no proposed work which will require amendment to your works.

Yours Faithfully

Lee Deacon
GIS / CAD Draftsperson

843, 849, 859, 869 875



Your Ref:A33750/PA28473/AMDAMD284(3)
Our Ref: 2329-04
Contact:

Fire & Emergency Services Authority
Great Southern Region
5 Hercules Crescent
ALBANY WA 6330

City of Albany
P.O. Box 484
Albany WA 6330

Telephone: 9845 5000
Telephone: 9845 5006
Facsimile: 9841 6719
E-Mail: damian.buswell@fesa.wa.gov.au

Attention: Jan Van Der Mescht

Dear Jan,

RE: proposal to rezone lots 1,2,7,20,21,109 & 110 Frenchmans Road Big Grove from the "rural" zone to "residential development zone"

I refer to your letter dated 5th June 2009 regarding the above referral.

Please be advised that the Fire and Emergency Services Authority of Western Australia (FESA) has no comment. Local Government is the Hazard Management Agency regarding fire protection matters in this instance and would be expected to apply a condition requiring compliance with WAPC Policy DC 3.7 and the associated Planning for Bushfire Protection document.

Should you require further information please contact me on the above number.

Yours faithfully

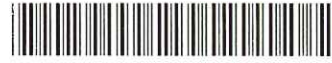
DAMIAN BUSWELL
ACTING DISTRICT MANAGER
GREAT SOUTHERN REGION

29th June 2009





Your ref: A33750/PA28473/AMDAMD284(3)
Our ref: RF1049-03 / SRS 24632
Enquiries: Karen McKeough, Ph: 9841 0128



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

City of Albany Records
Doc No: ICR8084553
File: AMD284
Date: 10 JUL 2009
Officer: CSTATP

Attach:

Attn: Jan van Der Mescht



Dear Sir

Amendment 284 - Rezone Lots 1,2,7,20,21,109 &110 Frenchman Bay Rd, Big Grove

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

Foreshore Management

As the Princess Royal Harbour foreshore has high environmental values, the DoW will recommend the ceding of land to create a suitable foreshore reserve. The actual width of the reserve will be determined through both a biophysical assessment and the impact of human activity given the final determination of the development form. However, due to the environmental and social values associated with the harbour, the reserve width can expect to be substantial, which will allow for maintenance of environmental values, coastal processes and permit access for recreation.

The DoW would require a foreshore management plan (FMP) to be developed and implemented prior to the consideration of any future subdivision. The FMP would detail areas to be ceded, areas requiring rehabilitation and weeding, a revegetation plan, future recreational management, fire management and ongoing management requirements. The FMP would need to identify how the environmental values of the foreshore reserve link with other corridors or vegetated areas on the site.

The FMP would need to have regard for access along the foreshore to the west and east. Recreational nodes would need to be identified and public open space (POS) used to address recreational needs alongside the foreshore reserve. These POS areas would alleviate pressure on the more fragile foreshore areas and should consider the location of existing cleared land.

In addition, the DoW would recommend the foreshore reserve area is separated from private lots by a hard stand surface such as pathway or road.

Local Water Management Strategy

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

It is understood that a LWMS will accompany the Outline Development Plan for the site.

The LWMS should include the following information:

- land capability assessment (including winter testing and identification of flood risk areas)
- identification and mapping of waterways and wetland areas
- conceptual storm water management plan – which considers such things as land area required to cater for stormwater infrastructure and how infiltration at source will be achieved.

Given the environmentally sensitive location of this development, it is expected that all drainage will be contained within the site, utilising water sensitive urban design techniques, such as infiltration at point of source. Discharge to the foreshore or harbour is not considered appropriate given the soil properties of the subject site.

An Urban Water Management Plan (UWMP), will be required at the subdivision stage. The UWMP should accompany the application for subdivision and cover the entire ODP area. The UWMP should be prepared in accordance with the *DoW Stormwater Management Manual for WA* and demonstrate best practice water sensitive urban design. The manual and more information is available from www.water.wa.gov.au

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

Yours sincerely



CHRIS GUNBY
ACTING REGIONAL MANAGER
SOUTH COAST REGION

fw

8 July 2009

Attention Mr. Jan Van Der Mescht
Senior Planning Officer
City of Albany
P O Box 484
ALBANY WA 6331

Penny & Barry Kirby
835 Frenchman Bay Road
LABANY WA 6330

Tel: 9844 4694
Fax: 9844 4437

Mob: 0417 186 911

Your Ref: A33750/PA28473/AMDAMD284(3) Cross Ref: ICR8064006

15th June 2009

Dear Mr. Van Der Mescht

**PROPOSAL TO REZONE LOTS 1, 2, 7, 20, 21, 109 AND 110 FRENCHMAN BAY,
BIG GROVE FROM THE 'RURAL' ZONETO RESIDENTIAL DEVELOPMENT
ZONE.**

Further to you letter of 5th June 2009 ,our subsequent telephone conversation and visit to your offices on 11th June 2009.

We have been in contact with Mr. Trent Durward of PRS Koltasz Smith regarding our raised concerns:-

Our land, lot 6, is in the middle of land owned by P & B Corporation Pty Ltd. And Peet . As such, we understand that it is proposed that all land in this area of Big Grove is being considered for rezoning to Residential Development. Plans have been drawn up and submitted for consideration by PRS Koltasz Smith.

Just over 2 years ago, we finished very extensive renovations to our property, which we had purchased for our retirement. As such this plan for huge residential development has been quite a shock. However, it does seem inevitable that the proposed rezoning will take place and we must accept the fact and make the most of our lot.

As mentioned by us in our letter to Council dated 15th October 2008, regarding the application for redevelopment submitted by P & B Corporation Pty. Ltd., your Ref. No. 279/LT 8020088, we at least would like to retain the waterfront 2 hectares of our land for as long as possible. Should we decide to sell or redevelop the remainder, we have concerns that the abutting roads proposed at the front of our house should be changed to accommodate the two hectares we wish to retain as our principal place of residence.



We also requested that either a uniform wall or at the very least a substantial uniform fence be provided and erected at the proponents cost, in order to minimise disruption and trespass to our land. As the Outline Development Plan, shows nine proposed roads are abutting our land, not to mention the amount of individual dwellings that could be abutting all with variable fencing.

When we visited your office in October 2008, we requested that when Council considered the Outline Plan, Council may also consider the full 2 hectares at the waterfront of our property, be zoned all R40. You advised that you would look at this prospect favorably.

Other than the water front 2 hectares, the balance of our land rezoning on the plan is proposed to be R20 and R10. Having had more time to consider the proposed plan, we would also respectfully request that we also be given some consideration to R30 zoning on some of the remaining land. We note that Peet's have quite a substantial amount of R30.

Again Mr. Van Der Mescht, we would like to thank you most sincerely for your very kind and prompt attention in meeting with us. Should you have any queries in regard to the preceding matters raised, please do not hesitate to telephone us.

Yours faithfully,



Penny & Barry Kirby
Lot 6 Frenchman Bay Road.



Government of
Western
Australia



[Agenda Item 13.2.3]
[Bulletin Item 1.1.3]

ABN: 50 860 676 021

Enquiries: Don Parker on 9892 0559
Our Ref: 04/13070-10 D09# 148870
Your Ref: A33750/PA28473/AMDAMD284(3)

7 July 2009



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

City of Albany Records
Doc No: ICR8084913
File: AMD284

Date: 15 JUL 2009
Officer: CSTATP

Attach:

ATTENTION: JAN VAN DER MESCHT

Dear Sir

PROPOSAL TO REZONE LOTS 1,2,7,20,21,109 &110 FRENCHMAN BAY ROAD, BIG GROVE, FROM 'RURAL' ZONE TO 'RESIDENTIAL DEVELOPMENT' ZONE.

Thank you for your letter dated 5 June 2009 seeking Main Roads comment to the proposed Scheme Amendment No 284(3).

Whilst Main Roads does not object in principle to the rezoning of this section of Big Grove to Urban Residential, I would like to make the following comment regarding this proposal.

The submitted Scheme Amendment does not reflect the full extent of land available for development adjacent to this location as shown in the Albany Local Planning Strategy (ALPS endorsed by Council) and the potential impact traffic generated from this area will have on the local and State road network.

It is therefore our belief that additional planning is required by the proponent including, a detailed District Structure Plan and an agreed access strategy for future connectivity with the Local Road Network. The District Structure Plan would need to consider the future traffic impacts of all development envisaged in the local planning strategy.

As there is insufficient detailed planning at this time, Main Roads is unable to properly assess and therefore is unable to support the rezoning of these Lots.

The Princess Royal Drive is a strategic heavy haulage route and the sole access road to the Port of Albany. Whilst this development is some distance from this State asset, the traffic generated by this development will impact the intersection of Princess Royal Drive and Frenchman Bay Road. As a result, suitable intersection treatments will be required to safely accommodate this additional traffic and all costs associated with these works will be at the proponents cost.

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

Yours sincerely


ARJ Duffield
REGIONAL MANAGER





State Land Services

Your ref: A33750/PA28473/AMDAMD284(3)
Our ref: 02098-1980-01 (Job No.091883)
Email: elizabeth.joseph@dpi.wa.gov.au
Enquiries: Elizabeth Joseph Ph: (08) 9347 5048



17 June 2009

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

City of Albany Records
Doc No: ICR8083291
File: AMD284
Date: 19 JUN 2009
Officer: CSTATP

Attach:

Dear Sir/Madam

PROPOSAL TO REZONE LOTS 1,2,7,20,21,109 & 110 FRENCHMAN BAY ROAD, FROM 'RURAL' ZONE TO 'RESIDENTIAL DEVELOPMENT ZONE'

Thank you for your correspondence of 5 June 2009 in regard to the above. As only freehold land is involved, the proposal is noted.

In the process of investigating the current tenure, from aerial photography, it is noted that past/current landowners have cleared portions of the existing foreshore Reserve 37216 as shown on the attached copy.

Reserve 37216 has a current purpose of "Public Recreation" and has a Management Order to the City of Albany. The land was originally ceded to the State as part of an earlier freehold subdivision pursuant to section 20A of the former Town Planning and Development Act.

State Land Services suggest the City of Albany should investigate the clearing/encroachments onto Reserve 37216 and perhaps consider a future management plan for the foreshore, noting further land as part of the freehold subdivisional process is likely to become available in the future.

If you have any queries, please do not hesitate to contact me at the address above.

Yours faithfully

**Elizabeth Joseph
For MANAGER
SOUTH EAST
STATE LAND SERVICES**





Photo 2001

Clearing has occurred on the trees circled on ~~Reserve~~ Reserve 37216.



MINUTES

PLANNING AND ENVIRONMENT STRATEGY AND POLICY COMMITTEE

**Held on
Thursday, 23 July 2009
1:00 pm**

Margaret Coates Boardroom

DECLARATION OF OPENING

The Chairperson declared the meeting open at 1.00pm
The Chairperson informed the committee of the arrival of Graeme Male who would be addressing the committee in relation to Item 7.7, Trading in Public Places.

1.0 ATTENDANCES

Attendances:

Councillors -

J Matla (Chairperson)
Mayor Milton Evans
K Stanton
J Walker
V Torr
D Dufty
D Price
D Wolfe

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

R Fenn
G Bride

K Barnett
A Nicoll
J Van Der Mescht
H Laurent

Observers:

G Kidman

2.0 APOLOGIES

J Bostock Councillor

3.0 DECLARATION OF INTEREST

Nil

4.0 GUESTS OF COMMITTEE

The Chairperson has agreed to provide Mr Hobley and Mr Male an opportunity to address the committee for 15 minutes on the proposed changes to arrangements for itinerant traders.

The EDDS advised that Mr Hobley was in Perth and was unable to take advantage of the Chairperson's invitation to address the committee. The Chairperson sought and received the permission of the meeting to discuss item 7.7 immediately following Mr Male's presentation.

Mr Male and his fiancé entered the meeting at 1.05pm.

Mr Male tabled advised the committee that the draft policy:

- Calls for expressions of interest in February each year for fixed location street trading locations and the traders would prefer a longer term lease (say 5 years) for their trading location, with an appropriate annual fee (say \$1,000);

Item 4.0 continued

- Would provide a disincentive for traders to purchase vans and establish businesses, thereby encouraging a lower standard of itinerant trader in the district or provide support for “out of town” operators;
- Does not provide security for the existing traders who have invested in infrastructure such as power and water at the fixed location sites;
- Fails to explore opportunities for additional fixed locations within the City or the collocation of traders at existing locations; and
- Should recognise the valuable contribution that traders provide to residents and tourists to the City and of the capacity for those traders to draw clientele from throughout the City.

The Chairperson read and tabled a letter from Mr Hobley which echoed the comments of Mr Male. Mr Male and his fiancé departed the meeting at 1.15pm.

Cllr Stanton entered the meeting at 1.17pm

7.7 TRADING IN PUBLIC PLACES POLICY

Proposal

To adopt the Trading in Public Places Policy

Previous Reference

OCM 15.07.08 – Item 11.6.2 (6.3)

OCM 16.09.08 – Item 11.6.1 (5)

Attachments

Draft Trading in Public Places Policy

Background

At its ordinary meeting held 15 July 2008, Council resolved:

“THAT Council develop a policy, pursuant to Clause 6.5 of the Activities in Thoroughfares and Public Places and Trading Local Law 2001 to provide direction to City staff in their processing of applications for itinerant vendors and the objectives of the Policy include:

- i) the designation of areas where vendors will be allowed to operate;*
- ii) verification from the vendor that their activity cannot reasonable be conducted on an approved commercial site;*
- iii) an appropriate special separation between an itinerant vendor and a similar business operating from approved commercial premises;*
- iv) resolution of equity issues; and*
- v) demands for facilities and services.”*

A policy has been prepared, which includes the above mentioned objectives, for Council consideration.

Item 7.7 continued

Statutory Requirements

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

“6.3 Traders permit

- (1) *A person shall not carry on trading unless that person is –*
 - (a) *The holder of a valid trader’s permit” and*

“6.5 Relevant considerations in determining applications for a permit

- (1) *In determining an application for a permit for the purposes of this Division, the local government is to have regard to:*
 - (a) *any relevant policies of the local government;*
 - (b) *the desirability of the proposed activity;*
 - (c) *the location of the proposed activity;*
 - (d) *the principles set out in the Competition Principles Agreement; and*
 - (e) *such other matters as the local government may consider to be relevant in the circumstances of the case.*

Comment/Discussion

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

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

This policy stipulates the operating requirements for the various categories of street trading and will provide guidance to Council officers when processing applications for street trading permits.

Committee Discussion

In general discussion several issues were raised:

- there are a limited number of available sites for fixed location street traders and the traders are seeking sites that are currently car parks, they are in highly visible locations, they have substantial passing traffic and there is possible access to services.
- The annual return from a licence is \$100, providing a substantial rental advantage to traders.
- The provision of a longer term lease to a trader could discourage investment in vans and encourage a degradation of the quality of service to the public.
- The traders are occupying public land, are competing against fixed location businesses and the operators are aware of the trading requirements before commencing their business.
- Good quality street traders become local icons and they often operate outside the normal hours of similar businesses.
- The transfer of car parking areas into street trading areas has an impact upon the adjacent facilities for which the car parks are provided.
- It would be inappropriate to develop amendments to the policy “on the run” and staff should be provided the opportunity to research appropriate responses to the issues raised.

Item 7.7 continued

MOVED: MAYOR EVANS
SECONDED: WALKER

THAT Council lay on the table the draft Trading in Public Places Policy to provide adequate time for City staff to examine the requests from the fixed location street traders and address those concerns in a draft policy.

Carried 7/0

5.0 QUESTION / BRIEFING TIME

EDDS to provide the committee with a brief on current issues or work being undertaken by the City, Staff or contractors.

Building:

End of financial year figures for the building section show that there were approximately 30 less new dwellings built in 2008/09 compared to 2007/08 and 11 less dwelling units. Also 21 new commercial projects were approved last year, down 12 on the previous 12 month period.

There has been a spike in the number of building applications lodged over the past fortnight and that can be attributed to the phasing out of the first home owner grant scheme.

City officers have recently issued a stop work order on a property in Yakamia which has had windows imported from China. Whilst the windows have been supplied from a local distributor, there is conjecture over their capacity to meet the relevant Australian Standards.

The Building Surveyors are also in discussion with the Works and Services Design team over the setting of floor levels for new dwellings in the McKail subdivisions.

Environmental Health:

The City is required by the Health Department of WA to have three (3) EHOs and has been unable to fill a vacant position for the past 12 months. A qualified EHO from South Africa will be arriving next week and will commence work on the 7th July.

The APEC Chip Mill appealed the Environmental Protection Notice imposed by the City on noise generated from machinery on the premises: Noise attenuation measures have been put in place, the measures have been subjected to further testing and the company has withdrawn its appeal.

A complaint has been received from a resident in the locality to the new Pellet Plant regarding the mulching operations on the adjoin site to provide biomass for the plant. The stockpile of damaged pine will be chipped only during day light hours and will cease within the next six weeks.

One of the five allocated training days for the motorcross track was used last weekend and the club collected some noise readings from the event for their consultant acoustic engineer. Calibrated data collectors will be deployed on a future competition day. The dates for the five (5) competition events are still to be set.

Rangers:

A dangerous dog declaration issued for two visiting dogs to Albany is the subject of a review (appeal) to the SAT.

Item 5.0 continued

Advertisements have been placed for the appointment of a Coordinator of Ranger and Emergency Management Services.

Several dog attacks have occurred over the past month (one on a landowner who previously incurred stock losses) and two dogs were surrendered and put down following the attacks.

Planning:

Several subdivision approvals have been subjected to appeals to the SAT and City of Albany staff have been called upon to assist the State Solicitor's Office defend the condition(s).

Staff are dealing with two difficult retaining wall matters at Little Grove, one adjacent to the harbour which was previously refused permission and rejected on appeal and another which will provide a wall that is considered by staff to be excessive and unjustified.

The final draft of the City's Retail Strategy has been submitted and will be forwarded to Council at its next meeting. Adoption of this strategy will facilitate the final adoption of the ALPS and the progression of LPS1.

City staff have met with EPA officers and received a favourable verbal response to the content of the LPS1. The need for the Scheme to be subjected to a formal assessment appears to have been avoided.

Solicitors for the Earl Street developer claim the project has achieved "substantial commencement".

Workshop held with caravan park proprietors and each caravan park has now been visited by Adrian. The draft Tourism Accommodation Planning Strategy has been altered to reflect outcomes of workshop and inspections; relevant sections are being referred back to proprietors for comment prior to a second workshop and report to PESP.

EDDS has been requested to sit on WALGA Committee to advise on reform of Planning Process initiated by Department of Planning and WAPC. Staff have lodged submissions on the various position papers distributed to outline proposed changes.

Emergency Management:

Ben deVries has resigned and will depart on the 7th August 2009.

Vacancy has been advertised and the position will fall under the supervision of the Coordinator of Rangers and Emergency Management.

CBFCO and EDDS registered to attend the annual Bushfire Forum in Perth in September.

EDDS will be attending briefing on the 28th July at FESA regional office to outline changes to Bush Fires Act.

6.0 CONFIRMATION OF MINUTES OF MEETING 18th June 2009

**MOVED: PRICE
SECONDED WALKER**

THAT the minutes of the Planning and Environment Strategy and Policy Committee Meeting held on 18th June 2009, as previously distributed, be confirmed as a true and accurate record of proceedings.

Carried: 7/0

7.0 ITEMS FOR DISCUSSION

7.1 LICENCED PREMISES – GUIDELINES FOR VARIOUS ISSUES

Background

City of Albany staff have received numerous requests during the year on a range of requests from the proprietors of licensed premises and from other premises wishing to incorporate liquor into the business operations. Council has provided no guidelines to staff on how to deal with the applications lodged with the Department of Racing, Gaming and Liquor (DRGL) and that directive is now being sought.

It is not uncommon for those requests to be received on short notice.

Gaming

Licensed and non-licensed premises can apply to DRGL to conduct a range of gambling activities within the premises and for period up to three (3) years. Premises that currently conduct gaming activities include St John Ambulance Hall (weekly bingo) and the Stirling Club (two up associated with the RSL). Inquiries have also been received from the secretaries of community halls and sporting clubs to provide occasional gaming evenings as part of their fund raising activities and from hoteliers wishing to expand the range of services provided to their clientele.

An application is also before the DRGL to incorporate TAB facilities within the Albany Hotel which is located in close proximity to the Albany TAB Agency. City staff can see no social or community benefit being provided if the application was to be supported. However, the Amity Tavern incorporates TAB facilities and the issues of precedent and fair competition arise.

Liquor Licenses

Recent changes to licensing arrangements has provided the opportunity for restaurants to apply for a “small bar licence” which allows the restaurant to sell alcohol to customers without them having to purchase or consume a meal with the alcohol. Recently Council considered an application from The Wheel at Elleker to use a small bar licence. Similar restaurants in the Albany CBD have converted from restaurant licenses to small bar licenses with the exceptions of the alfresco areas associated with those restaurants; the alfresco areas are part of the road reserve and Council has previously voted against allowing public land to be licensed for liquor sales.

Licensing of Accommodation Houses

Within the various accommodation houses and motels in the City, patrons are permitted to consume alcohol with the owner’s consent. The restaurants in motels are a combination of

Item 7.1 continued

licensed and unlicensed premises; patrons are also able to consume alcohol in their motel rooms by either purchasing the alcohol from the motel operator (if licensed premises) or from a local

bottle shop (if unlicensed). Recently inquiries have been received from other accommodation houses (back packers and hostels) to become licensed premises; their argument being that their clients are purchasing liquor from other businesses in the city and the licence will simply allow them to monitor the quantity of alcohol consumed by their clients.

Extended Trading

Most licensed outlets are provided the opportunity to apply for a number of occasional licenses to transfer their licence off the licensed premises for a special event (eg wedding, Albany Classic, cruise ship). Hoteliers can also apply for extended trading permits to operate beyond their standard opening hours for dedicated days.

City staff have also received a request from one of the large bottle shops in Albany to operate from 10.00am to 8.30pm on Sundays on a permanent basis. Historically, access to alcohol on Sundays has been restricted to the limited hours provided to hotels and for several of the smaller bottle shops located on the periphery of the city where no hotels are located.

Albany Liquor Accord

Prior to the City's amalgamation, a liquor accord was prepared in co-operation with local hoteliers, local government and the Police Force to encourage improved liquor consumption within the community. At that time, it was considered that there was an adequate level of liquor outlets within Albany and the available outlets undertook to serve liquor responsibly; State legislation has changed in the interim and all pubs, clubs and bottle shop staff are required to undergo "responsible service of alcohol" training.

During the past decade, the number of premises that have received licenses has increased and the community has greater access to liquor.

Reviews

Hoteliers have requested approval to have male reviews, skimpy barmaids, bikini competitions and the like. Where the activities require a cover fee and are carried out within a restricted part of the premises, those activities have previously been permitted as "one offs". Where there is no cover charge and a member of the public can walk off the street and be confronted with the activity, they are generally declined by staff.

No request has been forthcoming to conduct these events on a regular basis in a single establishment and Council has no stated position on this issue; the City of Kalgoorlie / Boulder recently withdrew its longstanding support for skimpy barmaids to operate in local hotels following on-going anti-social behaviour.

Live entertainment

Most hotels in Albany were not constructed with high quality acoustical treatments to their dining and conference facilities. When those facilities are then used to provide live entertainment for patrons, noise and other nuisances permeate into adjoining residential areas; the movement of the entertainment into beer gardens attached to the hotel or the opening up of external doors, to accommodate larger groups of patrons, further exacerbates the situation. Several hoteliers have had their liquor licence jeopardized as a result of them trying to introduce live entertainment (particularly local bands) for patrons.

Man235 (AM808924)

8

Item 7.1 continued

Unfortunately, hotels have historically been the launching grounds for many successful local bands and artists. Those artists now rely heavily upon the local nightclub to launch their careers; the competition that hotels could have provided to host live entertainment is being seriously undermined and that situation will escalate as inner city living units are encouraged and developed, unless hoteliers undertake major changes to the establishments.

Legislative Arrangements

The DRGL is continually reviewing the restrictions applying to licensing premises and the types of licenses that apply to those premises; the State Government is also encouraging the DRGL to provide licensing arrangements that reflect the contemporary social expectations of the community.

Where a licensee operates under a lease, the DRGL requires the landowner to support the application; for alfresco areas and premises on Crown land, the City is the landowner. For all other applications for new licenses, City staff are requested to provide a report detailing any public interest issues associated with the application. This report is in addition to the section 39 (Health) and 40 (Town Planning) certificate issued by City staff.

Comment/Discussion

City staff have been dealing with the above applications on a case by case basis, trying to apply the principles of equity and acknowledging societal expectations. Recent changes in licensing requirements has added a new dimension to that task and City staff seek direction from Council for future applications.

Should Councillors wish to be further briefed on licensing issues, it may be possible to arrange for a representative of the WA Police Force (licensing branch) of the DRGL to attend a future meeting of the committee or an independent briefing session.

Committee Discussion

- **The introduction of Skimpyp Barpersons in licensed premises was not acceptable to committee members.**
- **The suitability of professional reviews (eg. Manpower) was discussed**
- **Concern was raised over the inability of licensed premises not being able to serve alcohol in areas which extend onto Council land, unless a meal is included, where those premises have a Small Bar Licence**
- **The EDDS highlighted that TAB agencies operate from within the Amity Tavern and the Albany Hotel.**

MOVED	PRICE
SECONDED	WALKER

THAT Council not support occasional reviews, skimpyp barpersons or similar activities within a licensed premise :

Carried 4/3

Item 7.1 continued

**MOVED MAYOR EVANS
SECONDED DUFFY**

THAT the following guidelines be used by City of Albany staff, when dealing with proposals within or affecting licensed premises:

- i) Consider applications for gaming permits for social clubs and community associations be considered on their merits, with a preference that those applications be supported;**
- ii) Refer applications for private gaming permits for private individuals to Council for consideration;**
- iii) Support applications for restaurants to use small bar licenses provided the licence area does not extend onto or incorporate public land (eg alfresco areas), the premises are not located adjacent to locations which have a high potential to be frequented by children (beaches, public parks, etc) and the licensed premises can be adequately demarcated;**
- iv) Unless expressly approved by Council, applications to secure a liquor licence for hostels, bed and breakfast accommodation units and private hotels be opposed;**
- v) Only support occasional licenses and extended trading permit applications for a licensed premise where the permit application is to operate on a Crown reserve and the permit is required for a major community event (eg cruise ship visit, adopted City iconic activity).**
- vi) Not support occasional licenses and extended trading permit applications for a licensed premise where the permit application is to operate on a Crown reserve and the permit is required for a private celebration (eg 21st birthday party), a corporate promotion, or similar event or activity.**
- vii) Oppose any modification to Sunday trading hours for bottle shops within the CBD or suburban shopping centres.**
- viii) Unless the premises have appropriate acoustical treatments that will ensure compliance with the Environmental Protection (Noise) Regulations, the provision of live entertainment within the premises, and beer gardens associated with the premises, be opposed.**

Carried 7/0

7.2 DRAFT PARKING AND PARKING FACILITIES LOCAL LAW 2009

Proposal

To make the City of Albany Parking and Parking Facilities Local Law 2009

Item 7.2 continued

Previous Reference

OCM 17.03.09 – Item 11.6.2

Attachments

Draft Parking and Parking Facilities Local Law 2009

Background

At its 17 March 2009 meeting, Council commenced the process to make the Parking and Parking Facilities Local Law 2009.

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

Statutory requirements

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

"3.12 Procedure for Making Local Laws

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

*** Absolute Majority Required.**

Item 7.2 continued

- (5) *After making the local law, the local government is to publish it in the Gazette and give a copy of it to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.*
- (6) *After the local law has been published in the Gazette the local government is to give local public notice -*
 - a) *stating the title of the local law;*
 - b) *summarising the purpose and effect of the local law (specifying the day on which it comes into operation); and*
 - c) *advising that copies of the local law may be inspected or obtained from the local government's office.*
- (7) The Minister may give directions to local governments requiring them to provide to the Parliament copies of the local laws they have made.

Comments/Discussion

Council advertised, both locally and state wide, for public comment on the draft Parking and Parking Facilities Local Law 2009. At the closing date for submissions, 12 June 2009, no submissions had been received.

The Department of Local Government and Regional Development provided the following feedback, which has been incorporated into the draft local law:

- an amended clause for “Special Event Parking”;
- an Increase in the distance from bus stops, pedestrian, railway and children’s crossings within which a person cannot stop or park a vehicle;
- the inclusion of a clause which allows a vehicle displaying a valid ACROD sticker to parking in bay, excluding bays to which a disabled parking sign relates, for twice the period indicated on the sign;
- a change in the format for forms prescribed in the local law; and
- minor changes to the formatting.

As the amended draft local law is not significantly different from what was originally proposed, Council can continue the process of adopting the local law.

Purpose

The purpose of this local law is to establish the requirements and conditions with which any persons parking or standing a vehicle within the district must comply.

Effect

The effect of this local law is to provide for the regulation, control and management of parking and standing of vehicles generally and for the regulation, control and management of parking facilities.

Committee Discussion

- **Concern was raised over the implementation of the local law where the footbridge in Stirling Terrace impacts upon adjacent car parking spaces.**
- **The potential to designate an Invalid Parking Bay outside the Town Hall under the local law was raised.**
- **The EDDS emphasised that the Local law provides the mechanism to define car parking spaces, limit the time a vehicle can rest in the space and it establishes the mechanism to enforce parking arrangements.**

Item 7.2 continued

MOVED: MAYOR EVANS
SECONDED: PRICE

THAT Council, in accordance with Section 3.12 of the Local Government Act 1995 (as amended) agrees to MAKE the City of Albany Parking and Parking Facilities Local Law 2009

Carried 7/0

7.3 DRAFT SAND DRIFT PREVENTION AND ABATEMENT LOCAL LAW 2009

Proposal

To make the City of Albany Sand Drift Prevention and Abatement Local Law 2009

Previous Reference

OCM 17.03.09 – Item 11.6.1

Attachments

Draft City of Albany Sand Drift Prevention and Abatement Local Law 2009

Background

At its 17 March 2009 meeting, Council commenced the process to make the Sand Drift Prevention and Abatement Local Law 2009.

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

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

"3.12 Procedure for Making Local Laws

- (1) *In making a local law a local government is to follow the procedure described in this section, in the sequence in which it is described.*
- (2) *At a Council meeting the person presiding is to give notice to the meeting of the purpose and effect of the proposed local law in the prescribed manner.*
- (3) *The local government is to -*
 - a) *give Statewide public notice stating that -*
 - i) *the local government proposes to make a local law the purpose and effect of which is summarised in the notice;*
 - ii) *a copy of the proposed local law may be inspected or obtained at any place specified in the notice; and*

Item 7.3 continued

- iii) *submissions about the proposed local law may be made to the local government before a day to be specified in the notice, being a day that is not less than 6 weeks after the notice is given.*
 - b) *as soon as the notice is given, give a copy of the proposed local law and a copy of the notice to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister; and*
 - c) *provide a copy of the proposed local law, in accordance with the notice, to any person requesting it.*
- (3a) *A notice under subsection (3) is also to be published and exhibited as if it were a local public notice.*
- (4) *After the last day for submission, the local government is to consider any submissions made and may make the local law* as proposed or make a local law* that is not significantly different from what was proposed.*

Absolute Majority Required.

- (5) *After making the local law, the local government is to publish it in the Gazette and give a copy of it to the Minister and, if another Minister administers the Act under which the local law is proposed to be made, to that other Minister.*
- (6) *After the local law has been published in the Gazette the local government is to give local public notice -*
- d) *stating the title of the local law;*
 - e) *summarising the purpose and effect of the local law (specifying the day on which it comes into operation); and*
 - f) *advising that copies of the local law may be inspected or obtained from the local government's office.*
 - g) *The Minister may give directions to local governments requiring them to provide to the Parliament copies of the local laws they have made*

Comment/Discussion

Council advertised, both locally and state-wide, for public comment on the draft Sand Drift Prevention and Abatement Local Law 2009. At the closing date for submissions, 12 June 2009, no submissions had been received.

The Department of Local Government and Regional Development provided the following feedback, which has been incorporated into the draft local law:

- change of title from “*Prevention and Abatement of Sand Drift Local Law*” to “*Sand Drift Prevention and Abatement Local Law*”;
- change to the numbering format; and
- standardisation of the formatting to comply with the requirements of the Parliamentary Counsel's Office.

Purpose

The purpose of this Local Law is to provide for the regulation, control and managements of sand drift on land within the district so as to protect the amenity of the area.

Item 7.3 continued

Effect

The effect of this Local Law is to establish requirements for the prevention and abatement of sand drift.

Committee Discussion

Nil

**MOVED: PRICE
SECONDED: DUFTY**

THAT Council, in accordance with Section 3.12 of the Local Government Act 1995 (as amended) agrees to MAKE the City of Albany Sand Drift Prevention and Abatement Local Law 2009

Carried 7/0

7.4 Detailed Area Plan Policy – Lot 10 and 322 Galle Street, Yakamia, Lot 247 Cull Road, South Lockyer and Lot 2 Mason Road/Lower King Road, Lange

Proposal

Final adoption of modification to the Detailed Area Plan Policy by adding 322 Galle Street, Yakamia Lot 247 Cull Road, South Lockyer and modifying Lot 2 Mason Road/Lower King Road, Lange

Attachments

Detailed Area Plans

Purpose

To seek approval to include the subject land within Schedule 1 of Council's Detail Area Plan Policy

Locality

Refer to attached Detailed Area Plan

Background

Council received and adopted for advertising Detailed Area Plans (DAP's) associated with the subdivision of Lot 322 Galle street, Yakamia and Lot 247 Cull Road, South Lockyer for inclusion into Council's Detailed Area Plan Policy.

Council also adopted for advertising the modified DAP for Lot 2 Mason Road/Lower King Road, Lange.

Statutory Requirements

The Council Policy on Detailed Area Plans was adopted in 2007 and allows for the inclusion of Specific DAP's into Schedule 1 of the Policy.

Should Council support the proposed DAP's and agree to include them within it's existing Policy, the revised Policy would need to be advertised twice in the local newspaper and referred to surrounding landowners requesting comment within a twenty one (21) day period. After this period, Council is required to review it's proposal in light of submissions and ultimately decide whether it wishes to proceed with the policy in it's current form, or with amendments, or decide not to proceed.

Item 7.4 continued

Liveable Neighbourhoods requires the development of DAP's for small lots and special site conditions. The requirement for the DAP's was also a condition of subdivision, requested by Council and ultimately the Western Australian Planning Commission.

Comment/Discussion

The 3 detailed area plans meet the requirements specified within Liveable Neighbourhoods and addresses the main points applicable for consideration.

The Detail Area Plans were advertised for the required period with no submissions or comments received.

A minor modification will however be required to the Detailed Area Plan for Lot 247 Cull Road, South Lockyer. This modification will require the Inclusion of Lot 48 and 49 into the Detailed Area Plan with a specific requirement for the buildings on these lots to be orientated to the north and for permeable fencing between the POS and the Lots.

The DAP's will be instrumental in delivering a residential development that will satisfy and achieve a quality streetscape and neighbourhood character, protection of amenity, adequate off and on street vehicle parking, vehicle access and community safety (through the promotion of passive surveillance).

It is therefore recommended that;

- The Detailed Area plans for Lot 322 Galle Street, Yakamia; and the Modified DAP for Lot 2 Mason Road/Lower King Road, Lange are adopted without any modification.
- The Detailed Area Plan for Lot 247 Cull Road, South Lockyer be adopted subject to a minor modification to include lot 48 and 49 into the Detailed Area Plans with a specific requirement for buildings to be orientated to the north and for permeable fencing between the POS and the Lots.

Committee Discussion

- **Explanation was sought on why lots 47, 48 and 49 were omitted from the document. Mr Van Der Mescht explained that the policy requires permeable fencing to be provided to lots overlooking the POS and the policy currently does not require those lots to have permeable fences.**

MOVED: MAYOR EVANS

SECONDED: STANTON

THAT pursuant to Clause 7.21 of Town Planning Scheme No. 1A and Clause 6.9 of Town Planning Scheme No. 3, Council adopts the modified Detailed Area Plans Policy, as follows:

- i) Adding the detailed area plan for Lot 322 Galle street, Yakamia into Schedule 1 without any modification;**
- ii) Modifying the detailed area plan for Lot 2 Mason Road/Lower King Road, Lange (involving the requirement that certain lots be constructed in accordance with Australian Standard 3959); and**
- iii) Adding the detailed area plan for Lot 247 Cull Road, South Lockyer into Schedule 1 subject to a minor modification to include Lot 48 and 49 within the detailed area plan with a specific requirement for buildings to be orientated to the north and for permeable fencing between the POS and the Lots.**

Carried 7/0

7.5 Outline Development Plan (ODP004) – Lancaster Road, Morgan Road and Morgan Place, McKail

Proposal

Outline Development Plan for Lots 47, 50 and 51 Lancaster Road, Lot 8 Morgan Place and Lot 49 Morgan Road, McKail.

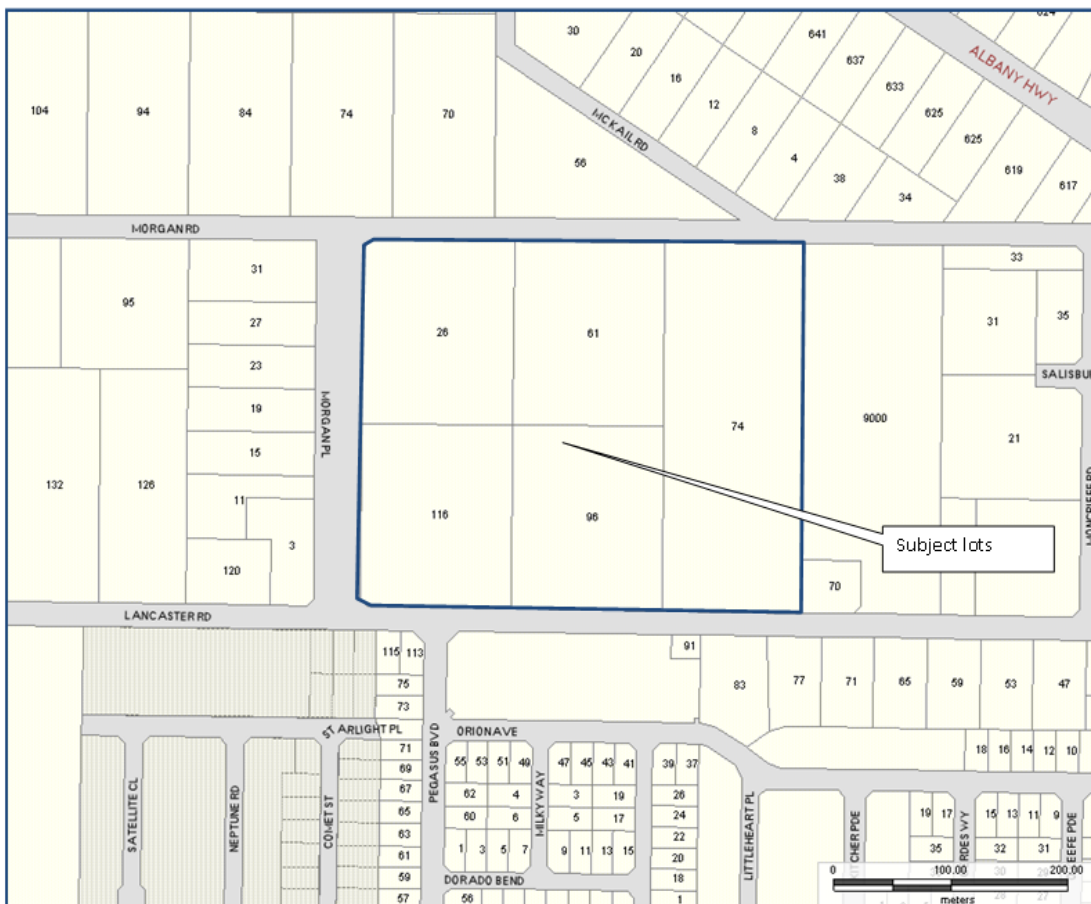
Attachments

Modified Outline Development Plan

Purpose

To seek approval to advertise the draft Outline Development Plan

Locality



Background

Council has received a proposal on behalf of some of the landowners within the subject area to prepare an Outline Development Plan (ODP) for the above lots. The lots adjoin the existing McKail Local Structure Plan (to the south of Lancaster Road) that was adopted by Council and the WAPC in 1999.

The draft ODP area contains Lots 47, 50 and 51 Lancaster Road, Lot 8 Morgan Place and Lot 49 Morgan Road, McKail.

Item 7.5 continued

The lots were recently rezoned to the 'Residential Development' zone.

The draft ODP was advertised for public comment and referred to affected and adjoining/nearby landowners and relevant government agencies for assessment and comment for a period of 42 days (in excess of the standard 28 days).

Statutory Requirements

The subject lots will be contained within the Residential Development zone under Town Planning Scheme No. 3 (TPS3). Part 5.5 'Development Zones' of TPS3 controls development within this zone as follows:

'5.5 Development Zones

5.5.1 *Before granting approval for any of the uses permitted within the Development Zones subject to Council approval under Table No. 1 or endorsing an application for subdivision the Council will require the submission to, and approval by, the WA Planning Commission of an Outline Development Plan for such areas as are the subject of an application to develop or subdivide being not less than the area shown within the outer edge of the green border on the part of the scheme amp containing the subject land, together with other areas determined by the Council having regard to:*

- (a) the major road systems under the scheme;*
- (b) topographic conditions;*
- (c) land holdings adjacent to or in the vicinity of the subject land;*
- (d) the necessity of providing civic and public facilities;*
- (e) preservation of the environment.*

5.5.2 *Outline Development Plans shall be prepared for areas as described under clause 5.2.1 by either the owners of the land involved or by the Council and shall be submitted by the Council to the WA Planning Commission.*

5.5.3 *Outline Development Plans shall show the principles under which it is proposed to develop or subdivide the land and as a minimum requirement shall show –*

- (a) the location and width of the distributor road system proposed;*
- (b) The approximate location and quantity of shopping, civic and public facilities proposed together with an analysis of the factors used in the determination of such facilities;*
- (c) the distribution of the recreation and open space areas proposed;*
- (d) the population and residential densities proposed;*
- (e) the physical condition of the land having regard to the need for deep sewerage and/or main drainage.'*

The WA Planning Commission also has the "Guidelines for the Preparation of Local Plans for Urban Release Areas" (June 1992) which sets out their procedure for the adoption of a Structure Plan. Clause 4.1 of these guidelines set out the "Procedural Requirements" and states:

"Prior to forwarding the Local Structure Plan to Department for Planning and Infrastructure (DPI), the local authority should ensure adequate community consultation. It should be satisfied that the local community has been made aware of the LSP and given the opportunity to make submissions to ensure that any community concerns are addressed at the earliest possible stage of the land development process. This will normally require the LSP to be advertised, as appropriate, for a minimum period of 28 days and any affected landowners (other than the proponent) to be notified and invited to make a submission. After considering any submissions the local authority should forward the LSP to DPI together with its comments on the submissions."

Item 7.5 continued

Comment/Discussion

The submissions received on the draft ODP are summarised and discussed in the following Table:

AGENCY	SUMMARY	STAFF RESPONSE
Department of Education and Training (DET)	No objections. Advise that they would like to consult with the City in future to identify a School Site for the area North of Lancaster Road.	Noted. Structure Planning Process for the area to the West of Morgan Place should potentially include an area for a Primary School this would need to be finalised with DET in future.
Western Power	No objections.	Nil.
Department of Water (DOW)	<p>The Department provides the following comments:</p> <ul style="list-style-type: none"> • Require the preparation implementation of an Urban Water Management Plan in accordance with Water Sensitive Urban Design principles to the satisfaction of the Department and Council.(This document will be required at subdivision the stage) • The Department does not support storm water detention basins in riparian zones and will require the relocation of these basins above the 1:100 year floodplain area. • The DOW supports the proposal to contain the unnamed water way into a 20m foreshore reserve and further recommends that the proposed living stream be established in accordance with the DOW Stormwater management manual for WA. • The Dow further supports the location of Footpaths on the edge of the proposed POS area. 	<p>Noted. The ODP should be modified to include reference to the need for ;</p> <ul style="list-style-type: none"> • The preparation and implementation of an Urban Water Management Plan that will be required at a subdivision application stage. This document should specifically deal with the relocation of drainage infrastructure as required by the DOW. • The preparation of a Foreshore Management plan and the establishment of a Living stream as a condition of subdivision.
Water Corporation	No objections. Advise that the development will be required to connect to reticulated sewer and water infrastructure networks.	Nil.

Item 7.5 continued

<ul style="list-style-type: none"> • Corina Palonis • David and Ellen Holland • Peter Boshell • Suresh and Alison Veerapan <p>Residents of 19 ,23,27 and 31 Morgan Place</p>	<p>Object to the proposed road linkages onto Morgan Place and the associated bulk of the traffic generated by the development that will be using Morgan Place.</p> <p>Further raises a concern about the upgrade of reticulated water and water pressure in the area.</p> <p>Raises the expectation that the developer will spray and water the subdivision to control dust emissions from the site.</p>	<p>Noted and agreed.</p> <p>Staff and the Planning Consultants investigated alternatives in resolving these concerns. An amended ODP was prepared to include these changes and is attached.</p> <p>It is further more agreed that the ODP should formally be modified to include the following:</p> <ul style="list-style-type: none"> • The amalgamation of the road reserve is not to be considered. • The vegetation strip (within the road reserve) is to be retained and enhanced. • The removal of the northern most roads onto Morgan Place. • Access to the development should be directly from Lancaster Road this will reduce most of the traffic demand on Morgan Place and Morgan Road. • Water Corporation will require the upgrade of infrastructure as part of the subdivision. • Developers are to ensure that subdivisional works including dust control is completed in accordance with the City of Albany Subdivision and Development Guidelines.
<p>Telstra</p>	<p>No objections.</p>	<p>Nil.</p>
<p>Department of Environment and Conservation (DEC)</p>	<p>Comment that DEC is concerned with the proposal to include the road reserve that contains an almost continuous strip of vegetation into the development.</p> <p>DEC recommends that the vegetation be retained as a visual amenity shelter belt and fauna corridor.</p> <p>DEC also recommends the relocation of at least one of the access roads proposed from Morgan Place thereby maximizing the integrity of the corridor.</p>	<p>Noted. The ODP should be modified to include reference to:</p> <ul style="list-style-type: none"> • Not consider the amalgamation of the road reserve. • The vegetation strip is to be retained and enhanced. • The relocation of at least one of the roads to maximise the integrity of the corridor is required. <p><i>An amended ODP was prepared to include these changes and is attached.</i></p>

Item 7.5 continued

Main Roads WA	No objection	Nil
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The existing Residential Development zone highlights the future intention for this land to be developed for fully service urban development including deep sewer, underground power, kerbed/sealed roads etc.

The ODP has been prepared to set an acceptable standard for the future development of this area into residential uses and includes setbacks, access/egress and open space requirements.

Staff recommends that the ODP be finalised subject to the modifications requested in the above Table.

Committee Discussion

- City staff have reviewed the broader local road network through this area and determined where intersections can be staged and developed.
- The Planning Department has agreed with all issues raised in the submissions.
- It was noted that there could be a water supply problem and this would be the jurisdiction of the Water Corporation to resolve.
-

**MOVED: PRICE
SECONDED: DUFFY**

THAT Council adopts for final approval the Outline Development Plan 004 for Lots 47, 50 and 51 Lancaster Road, Lot 8 Morgan Place and Lot 49 Morgan Road, McKail subject to the consultants completing those modifications contained within the above schedule of modifications and that on completion of the required modifications the plan be forwarded to the WA Planning Commission for endorsement.

Carried 7/0

Cllr Price requested that the Planning Staff be thanked for the manner in which they consulted with the local community during the preparation of the Structure Plan and responded to the submissions received.

7.6 McKail Local Structure Plan (STR244) – Lots 1, 2 and 3 South Coast Highway, McKail

Modified Local Structure Plan for Lots 1, 2 and 3 South Coast Highway, McKail.

Attachments

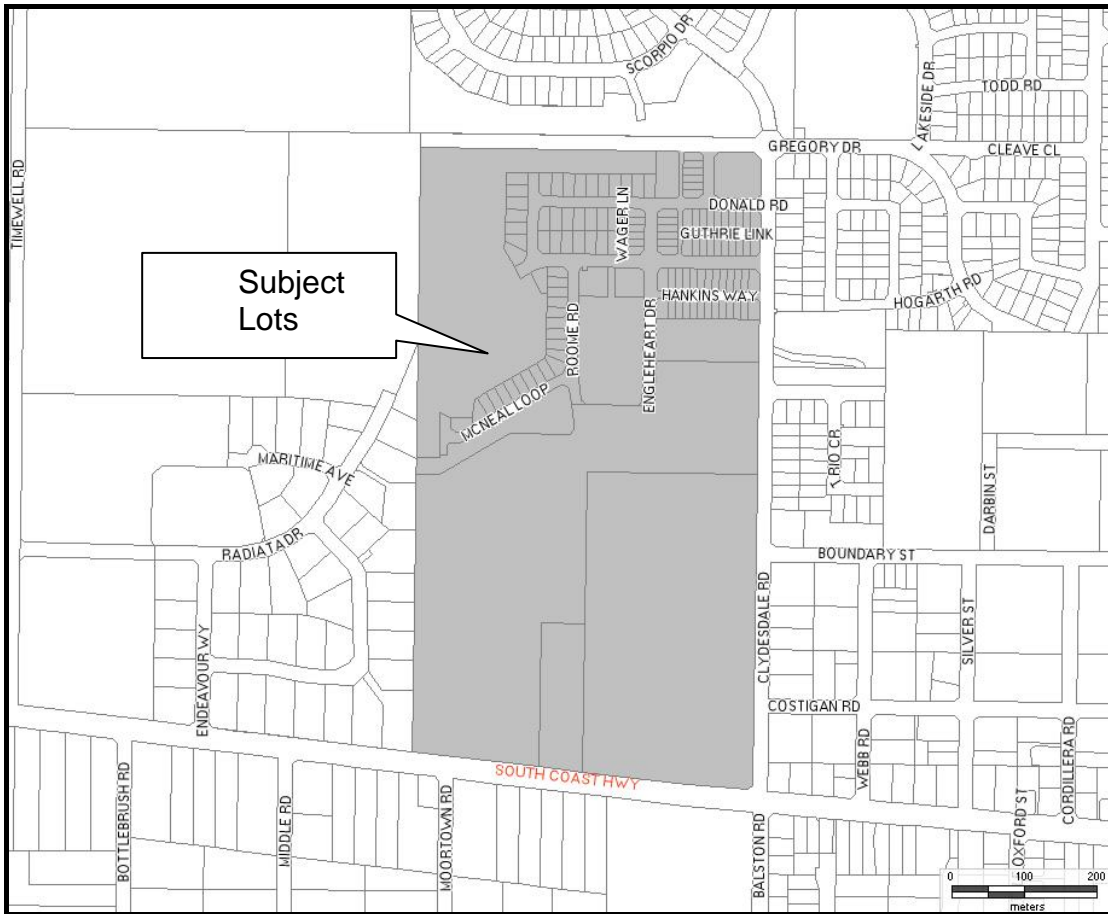
Modified Local Structure Plan

Purpose

To seek approval to advertise the modified Local Structure Plan

Item 7.6 continued

Locality



Background

Council has received a proposal to modify the existing McKail Local Structure Plan that was adopted by Council in August 2007 and endorsed by the Western Australian Planning Commission in January 2008.

The LSP area covers Lots 1, 2 and 3 South Coast Highway, McKail which are currently zoned 'Residential', with smaller areas zoned for 'Public Purposes' and 'Local Shopping'.

The land is currently undergoing subdivision, with the first residential blocks having been released for sale.

Statutory Requirements

The WA Planning Commission produced *Liveable Neighbourhoods* (October 2007), which is “an operational policy for the design and assessment of structure plans (regional, district and local) and subdivision for new urban (predominantly residential) areas in the metropolitan area and country centres, on greenfield and large urban infill sites”.

The introductory section of this document, entitled *Guide to Liveable Neighbourhoods*, states that “structure plans are to be prepared based on the framework provided under *Liveable Neighbourhoods*. Where a structure plan is a requirement of a town planning scheme, it must be prepared in accordance with scheme provisions. In the absence of scheme provisions the

Item 7.6 continued

submission of a structure plan under Liveable Neighbourhoods should be in accordance with the requirements of the Application Information Guide.

Structure plans should be developed in consultation with affected adjoining landowners, servicing authorities and the relevant local government. It is appropriate that a copy of the plan is lodged with both the WAPC and the local government prior to advertising. The local government should ensure that adequate community consultation occurs through a participatory design process or by advertisement of a structure plan for a minimum of 28 days. This process should include notification of adjoining landowners.

Prior to advertising, it may be appropriate for the Department for Planning and Infrastructure and the local government to agree that the structure plan is suitable for advertising”.

It then sets out the requirements for Local Structure Plans, which are as follows:

- walkable neighbourhoods, represented by approximate circles of 400-450 m radius around proposed neighbourhood and town centres, superimposed over the structure plan;
- density targets expressed as dwellings per site hectare;
- existing and proposed commercial centres;
- proposed natural features to be retained;
- proposed street block layout;
- proposed street network, including street types and path networks;
- proposed transportation corridors, public transport network and cycle and pedestrian networks;
- proposed land uses, including distribution of higher, medium and lower-density residential;
- proposed schools and community facilities;
- public parkland; and
- proposed urban water management measures.

It also requires that the plans are supported by text that addresses the relevant elements of *Liveable Neighbourhoods*.

Comment/Discussion

The proposal seeks to make a number of relatively minor modifications to the McKail Local Structure Plan.

The first of these is an increase in the density of the blocks immediately to the west of the land allocated for local shopping provision from R30/R40 and R30 lots to R30/R40/R50 and R30/R40 lots respectively. This is consistent with the aim of creating walkable neighbourhoods, with a variety of housing densities to suit different requirements located close to amenities, as described in *Liveable Neighbourhoods*.

It is also proposed to increase the density of blocks of R20 lots to the south and west of the primary school site to R30/R40 lots. The addition of a laneway behind the lots to the south of the primary school would provide other access options. Furthermore, a small area of R20 lots positioned on a corner further to the south of the primary school has been identified for densification from R20 to R30. Again this would provide for a greater variety of housing types close to local amenities, namely the primary school and shared public open space, whilst concentrating higher density development along main transport routes.

Other changes are limited to the realignment of roads around the primary school site. Clydesdale Road has been straightened and a roundabout provided at the south-east corner of the primary school site in order to remove any traffic conflicts that may have arisen at the intersections of

Item 7.6 continued

Clydesdale Road and Boundary Street. Similarly, the road to the west of the primary school site has been straightened to create a more traditional grid-type street pattern and remove off-set intersections and any potential traffic conflicts that they may have created.

These changes have resulted in an increase in the size of the primary school site, which helps to offset the requirement to use part of the shared public open space to north for drainage purposes. The need for additional stormwater management measures has arisen during the subdivision process.

The realignment of the road to the west of the primary school site has also led to a minor realignment of the road to the west of the adjacent public open space. This has resulted in the adjoining residential blocks and their associate laneways being slightly off-set.

These changes represent a number of improvements to the Local Structure Plan, as they increase the potential for a variety of housing types in close proximity to local amenities, consolidate primary transport routes and remove potential traffic conflicts at intersections.

The modified Local Structure Plan, if adopted, will be advertised for public comment and referred to adjoining/nearby landowners and relevant government agencies for assessment and comment for a period of 28 days.

Committee Discussion

It was suggested that the approved structure plan could be enhanced if the density of development adjacent to the local centre was allowed to be increased.

MOVED: DUFFY

SECONDED: MAYOR EVANS

THAT Council adopts for the purposes of advertising the modified McKail Local Structure Plan for Lots 1, 2 and 3 South Coast Highway, McKail.

Carried 7/0

7.8 ALBANY CENTRAL AREA MASTERPLAN

Proposal

To inform the Committee on the progress of the Albany Central Area Masterplan and to consider the recommendations associated with the minutes of the Steering Committee

Attachments

Study Area Plan

Minutes of Steering Committee 17 June 2009

Minutes of Steering Committee 01 July 2009

Locality

Refer attached Study Area Plan

Item 7.8 continued

Background

At its meeting dated 19 May 2009 Council resolved to

“THAT Council:

- i) Reallocate \$20,000 from the streetscape budget (Job No. 1452) to a new budget line item titled Albany CBD Masterplan for the balance of the 2008/09 financial year;*
- ii) Endorse the interim objectives for the Albany CBD Masterplan as follows:*
 - Reinforce the Albany CBD as the commercial and cultural hub of the Great Southern Region;*
 - Improve the attractiveness of the Albany CBD through streetscape improvements;*
 - Create a pedestrian friendly environment throughout the CBD;*
 - Promote the redevelopment and/or adaptation of buildings within the CBD through planning incentives/bonuses;*
 - Provide for efficient traffic flows in and around the CBD;*
 - Improve the legibility and efficiency of access ways and parking areas on private land;*
 - Promote an increase in residential and tourism accommodation within the CBD;*
 - Identify cultural and civic land use development options within the CBD;*
 - Ensure there is sufficient and well located parking facilities within or on the periphery of the CBD into the future to cater for residents and visitors demands; and*
 - Provide a planning framework based upon contemporary community standards which acknowledging anticipated changes in transport patterns.*
- iii) Endorse the interim steering committee group membership as follows:*
 - Councillors Matla and Price;*
 - 1 representative from Albany Chamber of Commerce and Industry;*
 - 1 representative from the Albany Urban Design Forum;*
 - 1 representative from the Frederickstown Progress Association*
 - 2 CBD landowners;*
 - 1 representative from the City of Albany Seniors Committee; and*
 - 1 representative from the Youth Advisory Committee.*
- iv) Endorse the interim technical steering committee group membership as follows:*
 - Representative from Department of Planning and Infrastructure (transport);*
 - Council's Regional Heritage Advisor;*
 - Consultant Urban Designer;*
 - Consultant Engineer;*
 - Consultant Architect;*
 - Executive Director Development Services;*
 - Executive Services Manager – Planning & Councillor Liaison (Chair);*
 - Coordinator Development Control Planning; and*
 - Nominated representative from Works and Services Department.*

Item 7.8 continued

- v) *Endorse the following terms of reference for the Albany CBD Masterplan Steering Committee:*

“To deliver a comprehensive Masterplan for the Albany CBD that incorporates previous planning studies that delivers a realistic and workable planning framework, with action plan and time frames encompassing:

- *The built form;*
- *Future land uses i.e. tourism/retail/residential/civic purpose;*
- *Traffic design;*
- *Civic Space design;*
- *Provision of public parking;*
- *Public transport services;*
- *Pedestrian Friendliness;*
- *Strategic coordination of existing fragmented private parking; and*
- *The requirements of a Central Area Policy Plan as detailed in clause 4.29 and 4.30 of Town Planning Scheme 1A.”*

Comment/Discussion

Since this time the Steering Committee has met on three (3) occasions and the Technical Committee on (2) occasions.

The major outcomes thus far include:

- A study area has been defined (refer attached);
- The Masterplan has been renamed to the ‘Albany Central Area Masterplan’;
- A vision for the Plan has been agreed to;
- The project schedule has been agreed to;
- A framework for progressing the Masterplan through the Committee has been set;
- The consultant brief has been completed and the project manager is actively seeking quotes from several consultancies; and
- The technical committee is in the process of producing recommendations on traffic, pedestrian and parking.

A copy of the confirmed minutes from the Steering Committee Meetings are attached.

Committee Discussion

Mr Bride reported that;

- A Consultant is to be secured to prepare the final report and tenders are currently open. Any submissions should be received within the next two weeks. A recommendation has been made by the Steering Committee to submit the appointment of the consultant to Council.
- A change in the name of the project has been recommended by the committee to remove potential confusion over the purpose of the study.

Item 7.8 continued

MOVED: MATLA
SECONDED: PRICE

- i) THAT the Committee receives the update on the Central Area Policy Plan.
- ii) THAT the CONFIRMED minutes of the Albany Central Area Masterplan Steering Committee held on 17 June 2009 and 1 July 2009 be RECEIVED.
- iii) THAT the revised boundaries of the study area, which recognises a core area and an area of influence (as attached), be adopted by Council.
- iv) THAT the name of the Masterplan be changed from 'Albany CBD Masterplan' to 'Albany Central Area Masterplan'.
- v) THAT Council adopts the following 'vision' for the Albany CBD Masterplan:

“Albany’s City Centre will be the most vibrant, safe, accessible, liveable and commercially successful neighbourhood in regional WA.

Albany’s City Centre will be:

- *Family and pedestrian friendly;*
- *A vibrant cultural hub stimulated by attractive inner city residential and tourism accommodation; and*
- *A unique and accessible retail experience.”*

- vi) THAT Council supports the revised terms of reference for the Albany CBD Masterplan Steering Committee adding the following point:

- *Respecting Albany’s heritage.*

Carried 7/0

7.9 FUTURE URBAN GROWTH – KALGAN.

Proposal

To review the long term strategic direction for land south of Nanarup Road, Kalgan.

Previous Reference

OCM 16/06/09 – Item 11.2.1

Background

The draft ALPS that was adopted by Council in December 2005, and advertised September 2006, illustrated the land north and south of Nanarup Road as 'Rural Residential' (refer to fig 1).

When the draft ALPS was advertised, Ayton Taylor Burrell, consultants in Urban and Regional Planning, lodged a submission requesting that the designation of land owned by Erujin Pty Ltd on the north and south side of Nanarup Road (refer to fig 2) be changed from 'Rural Residential' to 'Future Residential Development' in the ALPS.

Item 7.9 continued

The following reasons were given by the consultant for that change:

1. *The current designation for low density rural living will lead to several hundred lots being developed without a full range of urban services being provided.*
2. *It is evident that there is already pressure to increase the level of servicing to the area and the development of a self contained urban cell in the locality will help to provide a solution to this problem.*
3. *A fully serviced urban cell will provide;*
 - a. *Improved environmental management in relation to effluent disposal;*
 - b. *The development of Albany's tourism product;*
 - c. *Consolidation of Albany's unique lifestyle opportunities;*
 - d. *Extension of the sewer to the Grammar School and Kalgan Chalets and Caravan Park;*
 - e. *Upgrading of essential infrastructure to the area.*

In July 2007, Ayton Taylor Burrell, consultants in Urban and Regional Planning lodged an additional report titled 'Candyup Townsite'. This report was written to provide pre-requisite information in relation to the capacity to service the locality. That report included plans for land use, sewerage catchment, drainage layout and water supply headwork's. The report argued that; *"given the costs of providing comprehensive infrastructure, development is only likely to occur where there is a large landholding(s) and a developer with the capacity to fund the works"*. A copy of the planning report for the Candyup Townsite is attached to this report.

In response to concerns over the strategic direction of the City and of land supply problems, a Peer Review of the draft ALPS was also undertaken. In July 2007, an 'Outcomes Report' was submitted detailing findings of that peer review; the report made the following points in relation to the current and planned settlement patterns in Albany:

1. *Costs of the provision of services (rubbish collection, roads, drainage) to rural residential are effectively being cross-subsidized by urban ratepayers;*
2. *There are indications that the city already has a substantial stock of undeveloped rural living lots, which in turn constrain suburban development;*
3. *New suburbs should be developed closer to the city centre;*
4. *Development of further rural residential should only be considered at existing settlements such as Upper Kalgan, Redmond, Manypeaks, Elleker, etc.*

To ensure the City had a suitable settlement strategy in the ALPS, Councillors were briefed in August 2007 on the consultation process and the proposal to change the designation of land to the north and south of Nanarup Road from 'Rural Residential' to 'Future Urban' (refer to fig 3). In the briefing notes provided to Councillors at the time, following information was given for the change proposed; *"ALPS considers this area as a long term urban development corridor and therefore should be protected from further fragmentation at this time"*. As a means to encourage incremental development, a 'Priority Development' classification of 5 was also provided for this area (1 being first priority and 5 being lowest priority). ALPS also stated that *"this does not preclude Council/WAPC considering developer funded comprehensively planned and fully serviced urban nodes within defined future urban areas that are not consistent with their current priority classification"*

Land to South of Nanarup Road

A request has been made (23 June 2009) to change the land use classification for land south of Nanarup Road, Kalgan (as illustrated in Map 9b of the ALPS) from 'Future Urban' back to 'Rural Residential' (to reflect the designation in the advertised version of the ALPS, September 2006). A copy of the request has been attached to this report.

Item 7.9 continued

The following summarises the reasons submitted by the proponent why a change to the designation of land (map 9b) south of Nanarup Road should be supported:

1. *The identification of future urban, 15km from the urban centre is beyond the timeframe (20-30years) of any Local Planning Strategy;*
2. *Given that the land was not identified within the initial ALPS document as potential long term urban, but was only identified following a relatively brief peer review of the document following public advertising, it is quite evident that the urban prospects of this land have not been subject to thorough and careful planning research and assessment;*
3. *From the responses of DPI, DEC and DOW, physical features of the area, in particular Lot 422 are not suitable for urban development;*
4. *The physical unsuitability of that land to the south of Nanarup Road for urbanisation should not change as a result of a demand to achieve economies of scale for nearby urbanisation;*
5. *The prospect of urbanising the land on the south side of Nanarup road is made more difficult given the area is predominantly developed and utilised for special rural purposes.*

Characteristics (Kalgan)

A Land Area

The total area identified in the ALPS in Kalgan for future urban development equates to 482ha. The area south of Nanarup Road equates to 176ha (refer to fig 4). The land is held in a relatively small number of holdings and each holding is large enough to attract a future developer to undertake the land conversion. Fragmentation of lots would undermine that opportunity.

The areas north and south of Nanarup Road slope towards Nanarup Road. The area to the north has scenic views to the Kalgan River, Oyster Harbour and King George Sound.

B Topography/Wetlands/Soil

The land is principally used for animal grazing and large areas of the lots have been cleared to accommodate that land use. Sections of the area near Nanarup Road are relatively flat, with land to the south sloping gently to the north (creek prunning parallel to Nanarup Road) and west (Oyster Harbour). Land to the north of Nanarup Road rises rapidly beyond the aforementioned creek and some sections of the land exceed grades in excess of 10% (recognised maximum gradient to build a road).

Within the area are a number of small wetlands and creek systems. Land adjacent to the creek has soils which are waterlogged during winter and provide poor foundation conditions for houses and no absorption capacity for on-site effluent disposal. A previous attempt to rezone the land to the north for Special Residential purposes (2,000 m² to 1.0ha lots) was rejected following a decision of the Environmental Protection Agency that the land could not be made environmentally acceptable.

C Lot Sizes

The lot sizes within the area defined in the ALPS and south of Nanarup Rd range from 4ha – 73ha. The majority of the lots south of the area proposed for future urban purposes are 2ha in size and ALPS does not propose to change that position. This area is extensively zoned for 'Special Rural' development and (refer to figures 5 and 6) apart from the area in the immediate vicinity of Nanarup Road.

Case Against Rural Living Development

In dot point, the case against allowing the area south of Nanarup Road from being redefined as a Rural Living area is:

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29

Item 7.9 continued

- There are a limited number of options for the long term development of urban areas in Albany and this area is within the last remaining growth corridor. To allow it to be subdivided for rural living lots would create a situation similar to the Milpara area where the land cannot be adequately serviced or converted for the required urban front ;
- The proponent purchased the land on the basis that it was zoned “rural” and there was a draft designation of a future use within the ALPS. He speculated on the land’s value for that draft use. Furthermore, it is reasonable for Council to modify a draft document to reflect additional information received during a consultation process;
- The subdivision design submitted by the proponent for the land south of Nanarup Road provided an unrealistic perspective of the manner in which this land could and should have been developed for urban purposes;
- Retaining low density development will limit the capacity of Council to address off-site impacts from the development of this locality (provision of community infrastructure, local employment opportunities, provision of pedestrian access across the Kalgan river, upgrading of Nanarup Road, etc);
- The EPA found that land to the north of Nanarup Road could not be made environmentally acceptable whilst on-site effluent disposal was proposed. This land will also rely upon on-site effluent disposal;
- Adding a large number of rural living sized lots to the south of Nanarup Road will be a major impediment to the long term viability of extending reticulated water and sewer mains into the locality;
- The capacity to retain existing vegetation on existing lots in public ownership is unlikely if rural living lots are produced;
- The recommendation of the DPI on this area is inconsistent with advise given on a similar area to the south of the CBD (Big Grove);
- The ALPS has clearly identified this area as being required for longer term development and it is an expectation of the strategy that the planning and conversion of the land is not required within the life of the current strategy;
- The capacity of Council to adequately plan for the longer term needs of the City, and for the needs of current and future generations, will be seriously undermined if each land parcel is to be valued in terms of its short term development potential; and
- There is adequate areas already identified for rural living development and the urban footprint is being constantly expanded to provide for development that cannot be justified on current supply and demand information.

Case for Rural Living Development

- The identification of future urban, 15km from the urban centre will result in the land being held for several decades before demand will warrant its subdivision;
- The urban prospects of this area have not been subject to thorough and careful planning research and assessment;
- From the responses of DPI, DEC and DOW, physical features of the area, in particular Lot 422, indicate the area is not suitable for urban development;
- The physical unsuitability of the land to the south of Nanarup Road for urbanisation should not change as a result of a demand to achieve economies of scale for nearby urbanisation;
- The prospect of urbanising the land on the south side of Nanarup road is made more difficult given the area is predominantly developed and utilised for special rural purposes;

Item 7.9 continued

- There is a greater potential that the area will have increased tree cover following subdivision and development that currently exists on the land.
- Land to the south of Nanarup Road has been zoned Special Rural and it is unfair that the remaining lots cannot also be developed for that purpose;
- The major land holding on the north side of Nanarup Road (Candyup) has been allowed by the SAT to be subdivided into three (3) titles following a review of a decision by the WAPC to refuse the application; and
- The development of the land with full urban lots will increase development density with a corresponding impact on the visual amenity of the locality as seen from elsewhere in the City.

Committee Discussion

In committee discussion it was noted that;

- There may be benefit in delaying consideration of this proposal until the ALPS has been advertised and public comment is provided on using the locality for future urban purposes.
- Changes have been made to the ALPS document between the public comment period and the document provided to Councillors as the final draft.
-
- Council needs to consider this proposal as a 50 year plan and the ALPS recommends that land required for longer term planning not be fragmented.
- This land was originally purchased as a “Rural” zoned land parcel and, -any action to allow it to be subdivided for a lower density will deny future generations access to this growth corridor.
- This land will be required to fund sewer and reticulated water expansion and the upgrading of key infrastructure into the area.
- The urban development plan produced by the consultant provided a negative response from government agencies and that plan would not have been recommended for approval by City staff
- Previous experience has demonstrated that environmental issues are likely to be made worse, not better, if lower density development is permitted in the locality and on-site water management is applied.
- The locality is identified as long term urban and detailed investigations on service provision, development opportunities and cost sharing are expected to be undertaken in the future.
- It is reasonable for ALPS to identify and protect longer term development areas, in a similar manner to the way the Perth Metropolitan Plan identified current growth areas in the 1950s.

MOVED: WALKER
SECONDED: MAYOR EVANS

THAT Council;

- a) resolves to keep the designation for the land south and north of Nanarup Road, Kalgan on Map9B of the Albany Local Planning Strategy as ‘Future Urban’; and**
- b) advise the applicant that it is not prepared to support a Scheme Amendment Request to allow Lot 422 Affleck Road, Kalgan to be progressed to change the zoning of the land from “Rural” to “Special Rural” within City of Albany Town Planning Scheme 3.**

Carried 7/0

Item 7.9 continued

Fig 1 ALPS Dec 2005

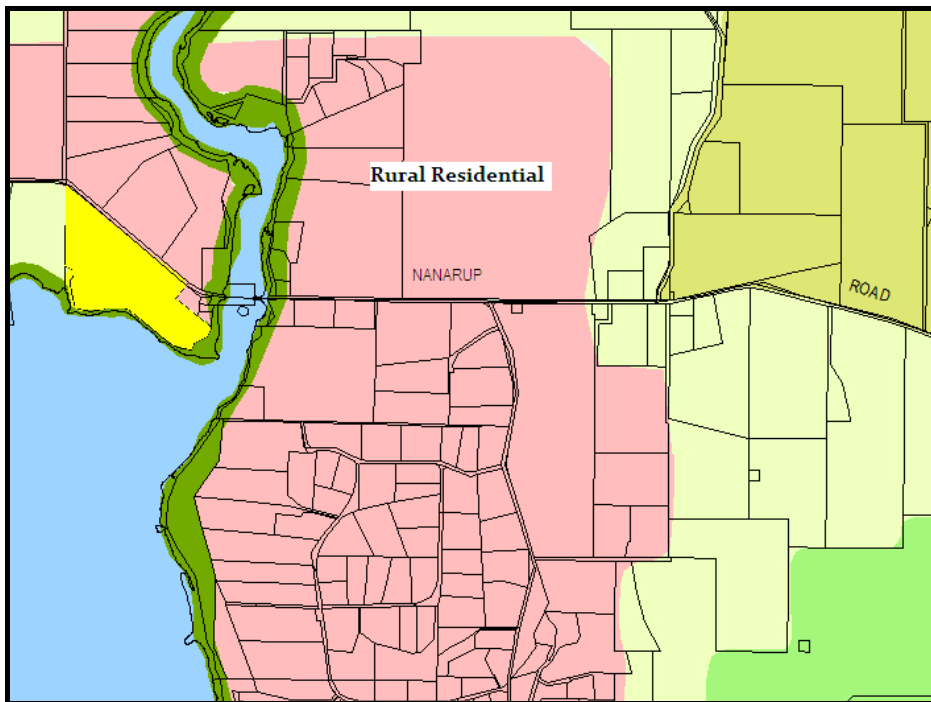
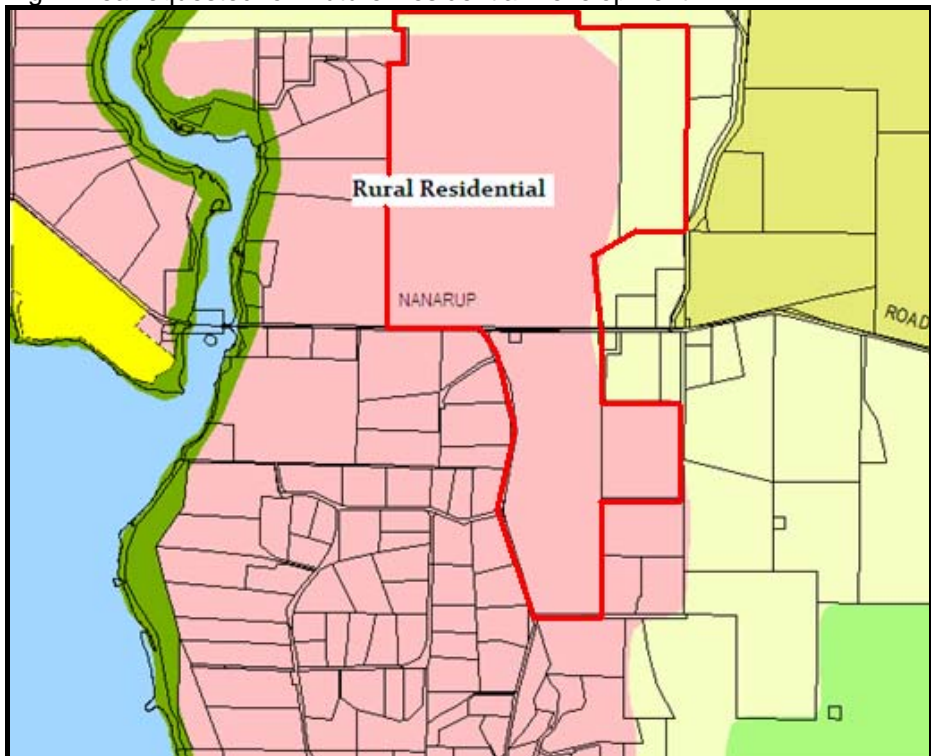


Fig 2 Area requested for 'Future Residential Development'



Item 7.9 continued

Fig 3 ALPS August 2007

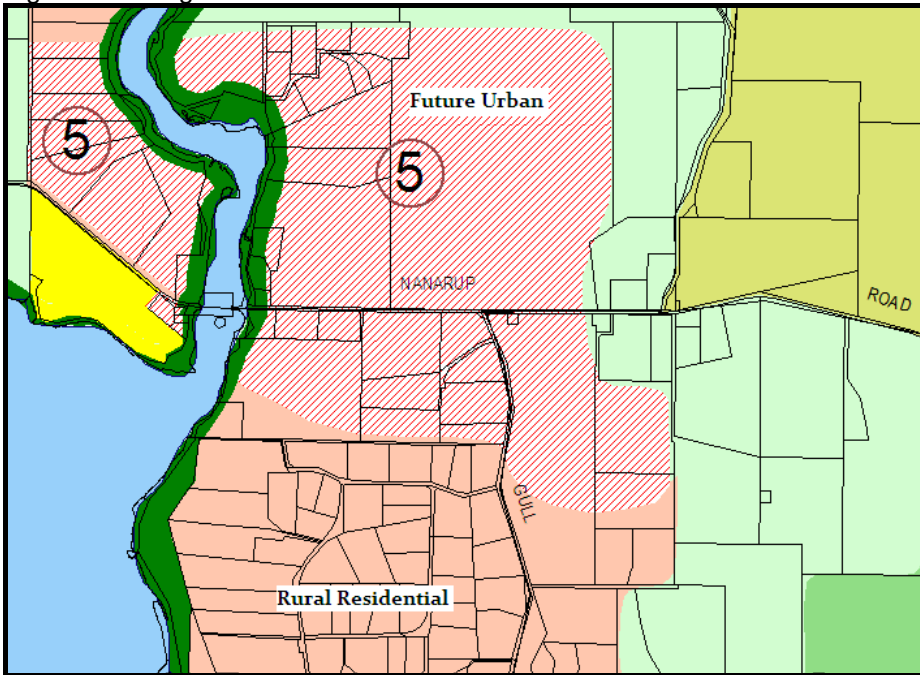
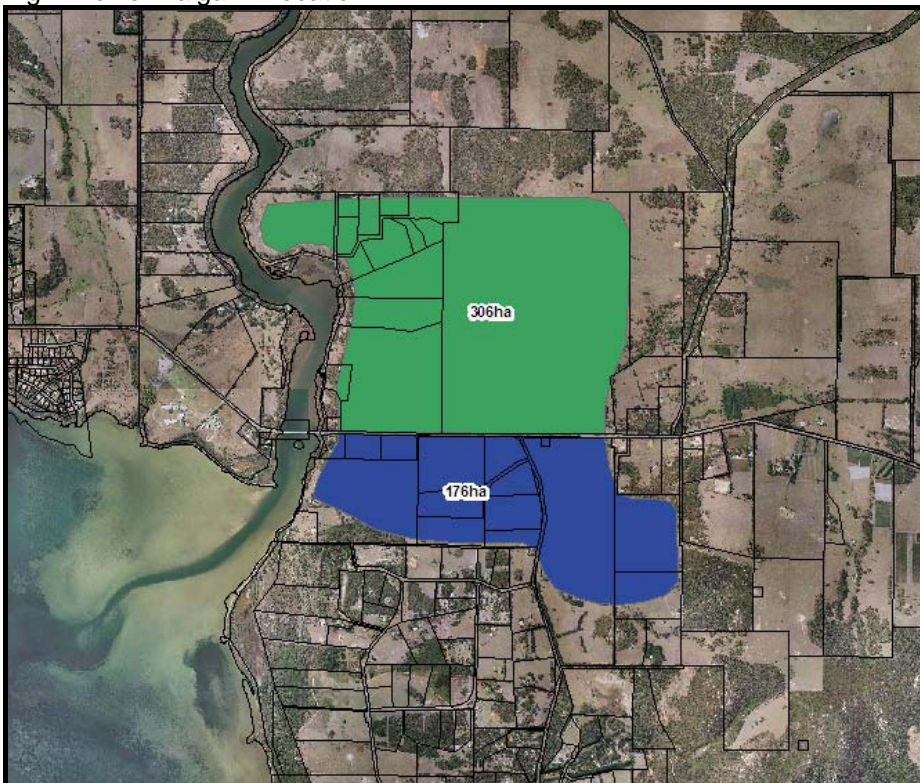


Fig 4: Lower Kalgan - Location



Item 7.9 continued

Fig 4: Lot Sizes

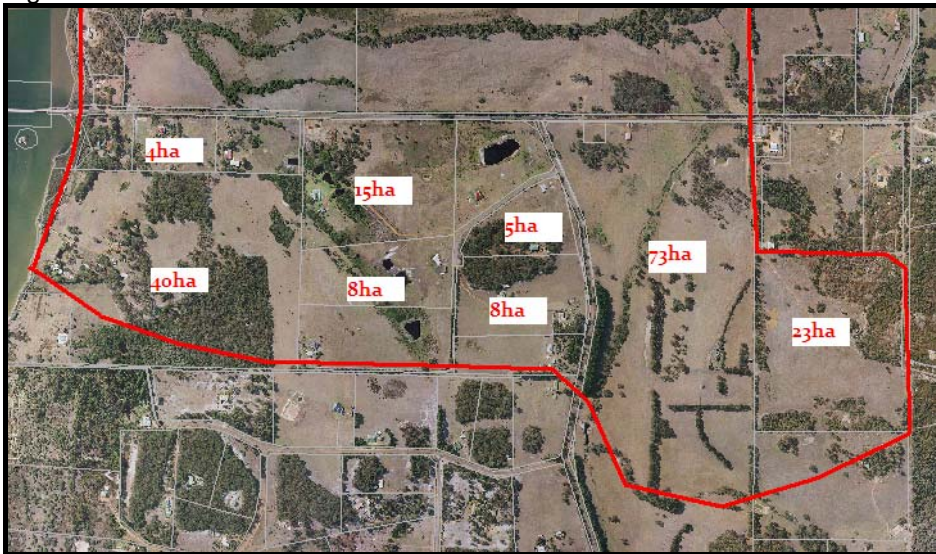
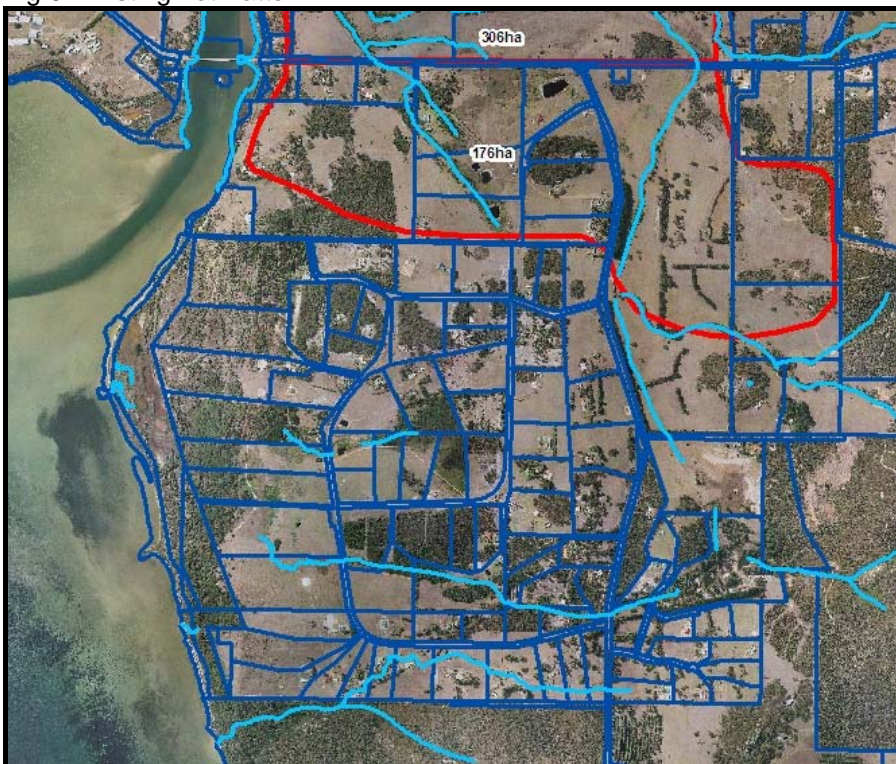


Fig 6: Existing Lot Pattern



7.10 OPERATING PROCEDURE – HANDOVER OF NUISANCE DOGS

Background

Within the City of Albany budget, there is a charge prescribed for a dog owner to surrender their dog to the City of Albany and a fee of \$75.00 has been set to cover the cost of euthanising and cremating that arrival; this cost is consistent with the fees and charges applied by local veterinary practices.

As part of normal Ranger activities, the Rangers may suggest that a dog owner surrender their animal where it has become a general nuisance or the animal has been involved in a dog attack. In those instances the dog owner is likely to have received an infringement and it is in the community interest that the dog be destroyed; owners however are reluctant to pay the additional fees to have their animal destroyed.

Comment

Where a dog is constantly barking, has habits that are disturbing to a normal person, etc that dog may be declared a nuisance and appropriate penalties applied. The process of declarations is often cumbersome and costly to Council; when made aware of the dog's behaviour most owners are willing to sign a waiver allowing the Rangers to destroy the dog.

City Rangers are of the opinion that those dog owners are unlikely to accept the prescribed fee of \$75 to have their animals destroyed and Council is requested to consider an alternate fee structure where a dog is a nuisance and the owner surrenders that dog for destruction within 24 hours of the offence. Most infringements are \$100 and a destruction fee of \$10 is proposed in that instance.

Committee Discussion

The EDDS explained that owners of nuisance dogs are unlikely to hand over their animals for euthanasia if a fee of \$75 is applied and the capacity for the Rangers to resolve nuisances quickly and effectively is reduced.

MOVED: DUFTY
SECONDED: MAYOR EVANS

THAT Council introduce an additional fee of \$10 when the owner of a dog surrenders that dog for destruction within 24 hours of an offence being created by the dog or the dog cases a nuisance.

Carried 6/1

8.0 MATTERS FOR CONSIDERATION AT NEXT COMMITTEE MEETING (20th August 2009)

- Presentation of Maps showing strategic planning to be tabled and a presentation given by planning staff.
- .
- Consideration of draft amalgamated policies
- Tabling of final Retail Strategy

9.0 NOTICE OF NEXT MEETING

Next meeting of the Planning and Environment Strategy and Policy Committee is to be held at 1.00pm on Thursday the 20th August 2009 in the Margaret Coates Boardroom.

10.0 CLOSURE OF MEETING

Meeting closed at 2.50pm.

LOCAL GOVERNMENT ACT 1995

CITY OF ALBANY

PARKING AND PARKING FACILITIES LOCAL LAW 2009

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Albany resolved on xx/xxx/2009 to make the following Local Law.

PART 1 - PRELIMINARY

1.1 Citation

This Local Law shall be cited as the *City of Albany Parking and Parking Facilities Local Law 2009*.

1.2 Repeal

The *City of Albany Parking and Parking Facilities Local Law 2001* published in the *Government Gazette* on 17 April 2002 is repealed.

1.3 Commencement

This Local Law comes into operation 14 days after the date of its publication in the *Government Gazette*.

1.4 Interpretation

(1) In this Local Law unless the context requires otherwise—

“**ACROD sticker**” has the meaning given to it by the Code;

“**Act**” means the *Local Government Act 1995*;

“**appropriate fee**” means the fee appropriate to the period for which a vehicle has been parked;

“**authorised person**” means a person authorised by the local government under section 9.10 of the Act to perform any of the functions of an authorised person under this Local Law;

“**authorised vehicle**” means a vehicle authorised by the local government or an authorised person to stand or park in an area which is designated by signs for the parking of authorised vehicles only;

“**bicycle**” has the meaning given to it by the Code;

“**bus**” has the meaning given to it by the Code;

“**caravan**” means a vehicle that is fitted or designed for human habitation and which is drawn by another vehicle, or which is capable of self-propulsion;

“**carriageway**” means a portion of a thoroughfare that is improved, designed or ordinarily used for vehicular traffic, and includes the shoulders, and areas, including embayments at the side or centre of the carriageway, used for the stopping or parking of vehicles; and where a thoroughfare has 2 or more of those portions divided by a median strip, the expression means each of those portions, separately;

“**CEO**” means the Chief Executive Officer of the local government;

“**children’s crossing**” has the meaning given to it by the Code;

“**Code**” means the *Road Traffic Code 2000*;

- “**commercial vehicle**” means a motor vehicle constructed for the conveyance of goods or merchandise, or for the conveyance of materials used in any trade, business, industry or work whatsoever, other than a motor vehicle for the conveyance of passengers, and includes any motor vehicle that is designed primarily for the carriage of persons, but which has been fitted or adapted for the conveyance of the goods, merchandise or materials referred to, and is in fact used for that purpose;
- “**Council**” means the Council of the local government;
- “**district**” means the district of the local government;
- “**driver**” means any person driving, or in control of, a vehicle;
- “**fee**” means the prescribed amount of legal tender that the local government may impose and determine from time to time for the stopping or parking of a vehicle under and in accordance with sections 6.16 to 6.19 of the Act;
- “**footpath**” has the meaning given to it by the Code;
- “**GVM**” (which stands for “gross vehicle mass”) has the meaning given to it by the Code;
- “**Loading Zone**” means a parking space which is set aside for use by commercial vehicles if there is a sign referable to that space marked “Loading Zone”;
- “**local government**” means the City of Albany;
- “**median strip**” has the meaning given to it by the Code;
- “**metered space**” means a section or part of a metered zone that is adjacent to a parking meter and that is marked or defined by painted lines or by metallic studs or similar devices for the purpose of indicating where a vehicle may be parked on payment of a fee or charge;
- “**metered zone**” means any thoroughfare or reserve or part of any thoroughfare or reserve in which parking meters regulate the parking of vehicles;
- “**motorcycle**” has the meaning given to it by the Code;
- “**motor vehicle**” means a self-propelled vehicle that is not operated on rails; and the expression includes a trailer, semi-trailer or caravan while attached to a motor vehicle, but does not include a power assisted pedal cycle;
- “**occupier**” has the meaning given to it by the Act;
- “**owner**”—
- (a) where used in relation to a vehicle licensed under the Road Traffic Act, means the person in whose name the vehicle has been registered under that Road Traffic Act;
 - (b) where used in relation to any other vehicle, means the person who owns, or is entitled to possession of that vehicle; and
 - (c) where used in relation to land, has the meaning given to it by the Act;
- “**park**”, in relation to a vehicle, means to permit a vehicle, whether attended or not by any person, to remain stationary except for the purpose of—
- (a) avoiding conflict with other traffic; or
 - (b) complying with the provisions of any law; or
 - (c) taking up or setting down persons or goods (*maximum of 2 minutes*);
- “**parking area**” has the meaning given to it by the Code;
- “**parking facilities**” includes land, buildings, shelters, ticket zones, parking spaces, parking stations, metered zones, metered spaces and other facilities open to the public generally for the parking of vehicles with or without charge and signs, notices and facilities used in connection with the parking of vehicles;
- “**parking region**” means the whole of the district with the exception of—
- (a) the approach and departure prohibition areas of all existing and future traffic control signal installations as determined by the Commissioner of Main Roads;

- (b) prohibition areas applicable to all existing and future bridges and subways as determined by the Commissioner of Main Roads; and
- (c) any road or part of a road which comes under the control of the Commissioner of Main Roads unless the control of parking and parking facilities on that road or part of a road has been delegated by the Commissioner of Main Roads to the local government;

“parking space” means a section or part of a thoroughfare, a public reserve or a parking station, which is marked, or defined by painted lines, metallic studs, pavers or by similar devices for the purpose of indicating where a vehicle may stop or be parked;

“parking station” means any land or structure constituted as a parking station under this Local Law;

“pedestrian crossing” has the meaning given to by the Code;

“property line” means the boundary between the land comprising a thoroughfare, and the land that abuts thereon;

“public place” means any place to which the public has access whether or not that place is on private property;

“public reserve” means any land—

- (a) which belongs to the local government;
- (b) of which the local government is the management body under the *Land Administration Act 1997*; or
- (c) which is an “otherwise unvested facility” within section 3.53 of the Act;

“Road Traffic Act” means the *Road Traffic Act 1974*;

“Schedule” means a Schedule to this Local Law;

“sign” means a traffic sign, mark, structure, inscription, road marking, symbol or device placed, marked or erected on or near a thoroughfare, a parking station, a parking facility or a public reserve for the purpose of prohibiting, regulating, guiding or directing the stopping or parking of vehicles;

“stop” in relation to a vehicle means to stop a vehicle and permit it to remain stationary, except for the purposes of avoiding conflict with other traffic or of complying with the provisions of any law;

“symbol” includes any symbol specified by Australian Standard 1742.1 - 1999 and any symbol specified from time by time by Standards Australia for use in the regulation of parking;

“taxi” has the meaning given to by the *Taxi Act 1994*;

“taxi zone” has the meaning given to it by the Code;

“thoroughfare” has the meaning given to it by the Act;

“ticket issuing machine” means a machine which—

- (a) is operated by the insertion of money or such other form of payment as may be permitted to be made; and
- (b) issues tickets to indicate the period during which it is lawful to remain parked in a parking space to which the machine is referable;

“traffic island” has the meaning given to it by the Code;

“trailer” means a vehicle without motive power of its own, designed for attachment to a motor vehicle for the purpose of being towed, but does not include a semi-trailer or caravan;

“vehicle” has the meaning given to it by the Code;

“verge” means that portion of a thoroughfare which lies between the boundary of a carriageway and the adjacent property line, but does not include a footpath;

- (2) In this Local Law, unless the context requires otherwise, a reference to a thoroughfare, parking station, parking facility or public reserve includes a reference to, as the case may be, any part of the thoroughfare, parking station, parking facility or public reserve.
- (3) A reference to the wording of any sign in this Local Law shall also be deemed to be a reference to the corresponding symbol.
- (4) Unless the context otherwise requires, where a term is used but not defined, in this Local Law, and that term is defined in the Road Traffic Act or in the Code, then the term shall have the meaning given to it in the Act or Code.

1.5 Application of Local Law

- (1) Subject to sub-clause (2) this Local Law applies to the parking region.
- (2) This Local Law does not apply to a parking facility which is not occupied by the local government, unless the local government and the owner or the occupier of that facility have agreed in writing that this Local Law will apply to that facility.
- (3) The agreement referred to in sub-clause (2) may be made on such terms and conditions as the parties may agree.
- (4) Where a parking facility or a parking station is identified in Schedule 1, then the facility or station shall be deemed to be a parking station to which this Local Law applies and it shall not be necessary to prove that it is the subject of an agreement referred to in sub-clause (2).
- (5) The provisions of Parts 2 to 7 do not apply to a bicycle parked at a bicycle rail or bicycle rack.

1.6 Vehicle and Driver Classification

- (1) For the purpose of this Local Law vehicles are divided into the following classes—
 - (a) buses;
 - (b) caravans;
 - (c) motor cycles and bicycles;
 - (d) taxis;
 - (e) commercial vehicles;
 - (f) tractors;
 - (g) heavy vehicles; and
 - (h) all other vehicles not otherwise classified.
- (2) For the purpose of this Local Law, drivers are divided into the following classes—
 - (a) authorised persons;
 - (b) employees of the City;
 - (c) customers or patrons of a shop, shopping centre, facility or event;
 - (d) persons who work in a shop or shopping centre; and
 - (e) all other persons not otherwise classified.

1.7 Application and Interpretation of Signs

- (1) Where the stopping or parking of vehicles in a thoroughfare is regulated by a sign, then the sign shall for the purposes of this Local Law apply to that part of the thoroughfare which—
 - (a) lies beyond the sign;
 - (b) lies between the sign and the next sign beyond that sign; and
 - (c) is on that side of the thoroughfare nearest to the sign.
- (2) For the purposes of this Local Law a sign may prohibit or regulate parking or stopping by the use of any symbol.

- (3) A sign regulating the parking or stopping of vehicles is presumed to be, in the absence of evidence to the contrary, a sign placed, marked or erected under the authority of this Local Law.
- (4) An inscription or symbol on a sign operates and has effect according to its tenor, and where the inscription or symbol relates to the stopping of vehicles, it shall be deemed for the purposes of this Local Law to operate and have effect as if it also related to the parking of vehicles.
- (5) A sign that—
 - (a) was erected by the local government or the Commissioner of Main Roads prior to the coming into operation of this Local Law; and
 - (b) relates to the parking of vehicles within the parking region, shall be deemed for the purposes of this Local Law to have been erected by the local government under the authority of this Local Law.

1.8 Powers of the local government

The local government may, by resolution, prohibit or regulate by signs or otherwise, the stopping or parking of any vehicle, any class of vehicles or any class of drivers in any part of the parking region but must do so consistently with the provisions of this Local Law.

PART 2—PARKING STATIONS

2.1 Establishment of Parking Stations

- (1) The local government may constitute any land or structure as a parking station by—
 - (a) resolution of the Council; or
 - (b) inclusion of a description of the land or structure in Schedule 1.
- (2) A parking station constituted under sub-clause (1) may be varied as to the land or structures which it comprises by—
 - (a) resolution of the Council; or
 - (b) an amendment to the description in Schedule 1.
- (3) The local government may indicate the constitution or variation of a parking station by signs.
- (4) In relation to a parking station, the local government may determine and indicate by signs the —
 - (a) location of parking spaces within a parking station;
 - (b) permitted times and conditions of parking or stopping a vehicle;
 - (c) classes of vehicles permitted to park or stop;
 - (d) classes of persons permitted to park or stop a vehicle; and
 - (e) manner of parking or stopping a vehicle.

2.2 Fees for Parking Stations

- (1) The local government may impose and determine a fee for the stopping or parking of a vehicle in a parking station under and in accordance with sections 6.16 to 6.19 of the Act.
- (2) A reference in this Part to a “fee” means a fee imposed in accordance with sub-clause (1).

2.3 Conditions of Parking in a Parking Station

- (1) A person shall not park or stop a vehicle or permit a vehicle to remain parked in any parking station during any period for which a fee is payable unless—
 - (a) in the case of a parking station having an attendant on duty, the person pays the appropriate fee when demanded; or

- (b) in the case of a parking station equipped with a ticket issuing machine, the person—
 - (i) inserts the appropriate fee in the ticket issuing machine or makes such other permitted form of payment which is indicated on the machine; and
 - (ii) obtains a parking ticket from the machine.
- (2) The local government may by resolution declare that sub-clause (1) shall not apply in a parking station during periods or on particular days specified in that resolution.

2.4 Display of Tickets

A person shall not stop or park a vehicle in a parking station equipped with a ticket issuing machine during any period for which a fee is payable unless an unexpired parking ticket applicable to that parking station is—

- (a) displayed inside the vehicle; and
- (b) displayed so that the date, expiry time and the number (if any) on the ticket are clearly visible to and able to be read by an authorised person from outside the vehicle, at all times while the vehicle remains stopped or parked in the parking station.

2.5 Lost Tickets

If provision is made in any parking station for payment of a fee on the departure of a vehicle, and the ticket issued when a vehicle entered the parking station is not produced on the departure of the vehicle, the fee payable shall be calculated from the time the parking station was opened on that day to the time of the departure of the vehicle.

2.6 Removal of Vehicles

A person shall not remove a vehicle which has been parked in a parking station until he or she pays the appropriate fee.

2.7 Parking Within a Parking Space

A person shall not stop or park a vehicle in a parking station, other than wholly within a parking space.

2.8 Prohibitions on Stopping or Parking

- (1) A person shall not stop a vehicle in any part of a parking station—
 - (a) if the stopping of a vehicle in that part is prohibited by a sign; or
 - (b) during a period in which the stopping or parking of vehicles in that part is prohibited by a sign.
- (2) A person shall not park a vehicle on any part of a parking station—
 - (a) if the parking of vehicles on that part is prohibited by a sign;
 - (b) during a period in which the parking of vehicles on that part is prohibited by a sign;
 - (c) if a sign specifies that part is for the parking of vehicles -
 - (i) of a different class;
 - (ii) or driven by a person of a different class;
 - (d) for more than the maximum time specified by a sign; or
 - (e) so as to obstruct an entrance to, or an exit from a parking station, or an access way within the parking station.

2.9 Special Event Parking

- (1) The local government may by use of signs set aside, for any period specified on the signs, any parking station, parking facility or other land owned or controlled by the local government for the parking of vehicles by persons attending a special event.

- (2) A person shall not park or stop a vehicle in a parking station, parking facility or land owned or controlled by the local government set aside under sub-clause (1) during the period for which it is set aside, unless a ticket purchased from the City with respect to the special event is displayed in the vehicle and is clearly visible to and readable by an authorised person from outside the vehicle.
- (3) A fee payable for special event parking may be determined and imposed by the local government.
- (4) For the purpose of this clause, “**special event**” means any event or occurrence considered by the local government to be special or likely to attract a substantial number of persons driving vehicles.
- (5) During the period referred to in sub-clause (1) the provisions of clauses 2.8(1)(b) and 2.8(2)(b) & (d) shall not apply to the parking station.

2.10 Behaviour in Parking Stations

A person shall not—

- (a) remain in or on a parking station after having been directed to leave that parking station by an authorised person;
- (b) permit a vehicle to park on any part of a parking station, if an authorised person directs the driver of such vehicle to move the vehicle;
- (c) drive in a parking station in a direction other than the direction indicated by arrows.

2.11 Parking Stations May be Locked

At the expiration of the hours of operation of a parking station the local government whether or not any vehicle remains parked in a parking station may lock the parking station or otherwise prevent the movement of any vehicle within, to or from it.

2.12 Selling and Hiring in Parking Stations

No person shall at or on any part of a parking station sell, hire, give away, offer or expose for sale or hire anything of any nature, unless that person has the prior written permission of the local government to do so.

2.13 Authorised Spaces in Parking Stations

- (1) The local government may by use of signs set aside any parking station or any parking space or spaces in a parking station for the parking of vehicles by persons authorised by the local government.
- (2) Where the local government authorises a person pursuant to sub-clause (1) the local government—
 - (a) shall issue a written permit to the person; and
 - (b) may revoke the permit at any time.
- (3) A person shall not park or stop a vehicle in a parking space set aside under this clause unless a permit issued with respect to the vehicle is displayed inside the vehicle and is clearly visible to and readable by any authorised person examining the permit from outside the vehicle.

2.14 Damage to Parking Stations

A person shall not remove, damage, deface, misuse or interfere with any part of a parking station or parking facility, or attempt to do so.

2.15 Operation of Ticket Issuing Machines

- (1) A person shall not operate or attempt to operate a ticket issuing machine except in accordance with the operating instructions appearing on the ticket issuing machine.

- (2) A person shall not insert or cause to be inserted or attempt to insert into a ticket issuing machine anything other than the money which is appropriate for the machine, or such other permitted form of payment which is indicated on the machine.

2.16 Damage to Ticket Issuing Machines

A person shall not remove, damage, deface, misuse or interfere with any ticket issuing machine or attempt to do any such act.

2.17 Defacing a Parking Ticket

A person shall not display in a vehicle a ticket purchased from a ticket issuing machine or from any other place authorised by the local government if the ticket has been altered, added to or defaced in any way in an attempt to avoid payment of the appropriate fee.

PART 3—PARKING ON THOROUGHFARES

3.1 Stopping or Parking Contrary to Signs

- (1) A person shall not stop or park a vehicle on a thoroughfare, or portion of a thoroughfare,—
- (a) if it is set apart by a sign for the stopping or parking of vehicles of a different class;
 - (b) if it is set apart by a sign for the stopping or parking of vehicles by persons of a different class;
 - (c) during any period when the stopping or parking of vehicles is prohibited by a sign;
 - (d) the side of which is marked with a continuous yellow edge line;
 - (e) other than wholly within a parking space if the part of the thoroughfare upon which the vehicle is standing or parked is provided with parking spaces;
 - (f) to which a “no stopping” sign applies; and
 - (g) to which a “no parking” sign applies, unless the driver is—
 - (i) dropping off, or picking up, passengers or goods;
 - (ii) does not leave the vehicle unattended; and
 - (iii) completes the dropping off, or picking up, of the passengers or goods within 2 minutes of stopping and drives on,

“unattended”, in relation to a vehicle, means that the driver has left the vehicle so that the driver is more than 3 metres from the closest point of the vehicle.

- (2) A person shall not stop or park a vehicle on any part of a thoroughfare, whether or not that part is marked as a parking space, for more than the maximum time specified by a sign.

3.2 Occupied Parking Spaces

A person shall not stop or park or attempt to stop or park a vehicle in a parking space in which another vehicle is stopped or parked.

3.3 Median Strips and Traffic Islands

Subject to any law relating intersections with traffic control signals, a person shall not stop or park a vehicle on any part of a thoroughfare so that any portion of the vehicle is—

- (a) on a median strip;
- (b) adjacent to a median strip otherwise than in a parking space; or
- (c) on, or within 10 metres of any portion of a carriageway bounded on one or both sides by a traffic island.

3.4 Parking vehicle on a carriageway

- (1) A person parking a vehicle on a carriageway other than in a parking space shall park it—
 - (a) in the case of a two-way carriageway, so that it is as near as practicable to and parallel with, the left boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;
 - (b) in the case of a one-way carriageway, so that it is as near as practicable to and parallel with either boundary of the carriageway and headed in the direction of the movement of traffic on the side of the thoroughfare on which the vehicle is parked;
 - (c) so that at least 3 metres of the width of the carriageway lies between the vehicle and the farther boundary of the carriageway, or any continuous line or median strip, or between the vehicle and a vehicle parked on the farther side of the carriageway;
 - (d) so that the front and the rear of the vehicle respectively are not less than 1 metre from any other vehicle, except a motorcycle without a trailer, or a bicycle parked in accordance with this Local Law; and
 - (e) so that it does not obstruct any vehicle on the carriageway,unless otherwise indicated on a parking regulation sign or markings on the roadway.
- (2) In this clause, "continuous dividing line" means—
 - (a) a single continuous dividing line only;
 - (b) a single continuous dividing line to the left or right of a broken dividing line; or
 - (c) 2 parallel continuous dividing lines.

3.5 When parallel and right-angled parking apply

Where a traffic sign associated with a parking area is not inscribed with the words "angle parking" (or with an equivalent symbol depicting this purpose), then unless a sign associated with the parking area indicates, or marks on the carriageway indicate, that vehicles have to park in a different position, where the parking area is—

- (a) adjacent to the boundary of a carriageway, a person parking a vehicle in the parking area shall park it as near as practicable to and parallel with that boundary; and
- (b) at or near the centre of the carriageway, a person parking a vehicle in that parking area shall park it at approximately right angles to the centre of the carriageway.

3.6 When angle parking applies

- (1) Subject to sub-clause (2), where a sign associated with a parking area is inscribed with the words "angle parking" (or with an equivalent symbol depicting this purpose), a person parking a vehicle in the area shall park the vehicle at an angle of approximately 45 degrees to the centre of the carriageway unless otherwise indicated by the inscription on the parking sign or by marks on the carriageway.
- (2) This clause does not apply to—
 - (a) a passenger vehicle or a commercial vehicle with a mass including any load, of over 3 tonnes; or
 - (b) a person parking either a motor cycle without a trailer or a bicycle.

3.7 Parking Near Fire Hydrant or Public Post Box

- (1) A person shall not stop or park a vehicle on a thoroughfare so that any portion of the vehicle is within 1 metre of a fire hydrant or fire plug, or of any sign or mark indicating the existence of a fire hydrant or fire plug.

- (2) A person shall not stop or park a vehicle on a thoroughfare so that any portion of the vehicle is within—
- (a) 3 metres of a public post box; or
 - (b) within a mail zone,
- unless the vehicle is being used for the purpose of collecting postal articles from the post box.

3.8 Traffic Obstructions

Subject to any law relating to intersections with traffic control signals, a person shall not stop or park a vehicle so that any portion of the vehicle is—

- (a) in front of a right of way, crossover, passage or private drive or so close to one as to deny vehicles reasonable access to, or egress from, the right of way, crossover, passage or private drive;
- (b) upon an intersection except adjacent to a carriageway boundary that is not broken by an intersecting carriageway;
- (c) within 10 metres of the nearest property line of any thoroughfare intersecting the thoroughfare on the side on which the vehicle is parked;
- (d) alongside any excavation, works, hoarding, scaffolding or obstruction on the carriageway, if the vehicle would obstruct traffic;
- (e) in a cul-de-sac so as to obstruct the turning of vehicles within the cul-de-sac; or
- (f) on or over a footpath or a place of refuge for pedestrians,

unless a sign or markings on the carriageway indicate otherwise.

3.9 Double Parking

- (1) A person shall not stop or park a vehicle on a thoroughfare so that any portion of the vehicle is between any other stopped or parked vehicle and the centre of that thoroughfare.
- (2) This clause does not apply to a driver stopped in traffic.

3.10 Verge Parking

- (1) A person shall not stop or park a vehicle on a verge where signs prohibit the stopping or parking of vehicles on that verge.
- (2) A person, not being the occupier of the land abutting on to a verge, shall not without consent of that occupier, drive, park or stop a vehicle upon that verge.
- (3) A person shall not park a commercial vehicle on a verge unless it is being loaded or unloaded with reasonable expedition with goods, merchandise or materials collected from or delivered to the premises adjacent to the portion of the verge on which the commercial vehicle is parked, provided no obstruction is caused to the passage of any vehicle or person using a carriageway or a path.

3.11 Bus Stops, Pedestrian, Railway and Children's Crossing

- (1) A person shall not stop or park a vehicle on a thoroughfare so that any portion of the vehicle is within 10 metres of the departure side of—
 - (a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes), unless that vehicle is an bus taking up or setting down passengers; or
 - (b) a pedestrian crossing or a children's crossing established on a thoroughfare.
- (2) A person shall not stop or park a vehicle on a thoroughfare so that any portion of the vehicle is within 20 metres of the approach side of—
 - (a) a sign inscribed with the words "Bus Stop" or "Hail Bus Here" (or with equivalent symbols depicting these purposes), unless that vehicle is an bus taking up or setting down passengers; or

(b) a pedestrian crossing or a children's crossing established on a thoroughfare.

- (3) A driver shall not stop in a bus zone unless the driver is driving a public bus, or a bus of a type that is permitted to stop at the bus zone by information on or with the "bus zone" sign applying to the bus zone.
- (4) A person shall not park a vehicle so that any portion of the vehicle is within 20 metres of either the approach side or the departure side of the nearest rail of a railway level crossing.

3.12 No Parking within One Hour

A person parks a vehicle in a thoroughfare where parking is restricted as to time, that person shall not park that vehicle again in the same thoroughfare on that day unless it has first been removed from the thoroughfare for at least 1 hour.

3.13 Direction to Move Vehicles

A driver of a vehicle shall not permit a vehicle to stop or park on any part of a thoroughfare or public reserve, if an authorised person directs the driver to move it.

3.14 Stopping in a Loading Zone

A person shall not stop a vehicle in a loading zone unless it is—

- (a) a motor vehicle used for commercial or trade purposes engaged in the picking up or setting down of goods; or
- (b) a motor vehicle taking up or setting down passengers, but, in any event, shall not remain in that loading zone—
- (i) for longer than a time indicated on the 'loading zone' sign; or
- (ii) longer than 30 minutes (if no time is indicated on the sign).

3.15 Stopping in a taxi zone

A driver shall not stop in a taxi zone, unless the driver is driving a taxi.

3.16 No parking of vehicles exposed for sale and in other circumstances

A person shall not park a vehicle on any portion of a thoroughfare—

- (a) for the purpose of exposing it for sale;
- (b) if that vehicle is not licensed under the Road Traffic Act;
- (c) if that vehicle is a trailer or a caravan unattached to a motor vehicle; or
- (d) for the purpose of effecting repairs to it, other than the minimum repairs necessary to enable the vehicle to be moved to a place other than a thoroughfare.

PART 4—STOPPING AND PARKING GENERALLY

4.1 Parking and Stopping of Bicycles

A person shall not park or stop any bicycle in a parking space, unless the parking space is marked "M/C".

4.2 Authorised Parking

A person shall not, without the permission of the local government or an authorised person, stop or park a vehicle, other than an authorised vehicle, in an area designated by signs for the parking of authorised vehicles only.

4.3 Private Property

- (1) In this clause, a reference to "land" does not include land which is—
- (a) a public reserve;
- (b) the subject of an agreement referred to in clause 5(2); or
- (c) a parking station.

- (2) A person shall not park a vehicle on land without the consent of the owner or occupier of the land on which the vehicle is parked.
- (3) The consent referred to in sub-clause (2) may be given subject to any conditions which are specified on a sign, and a person shall not park a vehicle on the land otherwise than in accordance with the consent.

4.4 Stopping heavy, commercial and other types of vehicles in built up area

- (1) A person shall not park—
 - (a) a vehicle or any combination of vehicles that, together with any projection on, or load carried by, the vehicle or combination of vehicles, is 7.5 metres or more in length or exceeds a GVM of 4.5 tonne;
 - (b) a commercial vehicle;
 - (c) a caravan;
 - (d) a bus;
 - (e) a tow truck;
 - (f) a tractor; or
 - (g) a trailer,on a carriageway or verge in a built-up area between the hours of 6.00 pm one day and 7.00 am the following day and for more than three hours consecutively between the hours of 7.00 am and 6.00 pm.
- (2) Nothing in this clause mitigates the limitations or conditions imposed by any other clause or by any Local Law or traffic sign relating to the parking or stopping of vehicles.

4.5 Marking of Tyres

- (1) An authorised person may mark the tyres of a parked vehicle with chalk or any other non-indelible substance for any purpose connected with or arising out of that authorised person's duties and powers.
- (2) A person shall not remove a mark made by an authorised person so the purpose of the affixing of such mark is defeated or likely to be defeated.

4.6 Parking on Public Reserves

A person shall not stop or park a vehicle in a public reserve, other than within a parking facility or parking station on that reserve, unless the person is an employee of the City in the course of her or his duties, or has obtained the permission of the local government or an authorised person.

4.7 No Obstruction of Public Places

- (1) A person shall not park a vehicle in a public place so as to cause an obstruction.
- (2) For the purposes of sub-clause (1)—
 - (a) a vehicle which is parked in any portion of a public place where vehicles may not lawfully be parked is deemed to be causing an obstruction;
 - (b) a vehicle that is parked in any portion of a public place where vehicles may lawfully be parked does not cause an obstruction, unless—
 - (i) the vehicle is so parked for any period exceeding 24 hours, without the consent in writing of the CEO or an authorised person; or
 - (ii) the vehicle is so parked during any period in which the parking of vehicles is prohibited or restricted by a sign.

4.8 Impounding of Vehicles

The impounding of vehicles and other goods shall be carried out in accordance with sections 3.37 to 3.48 of the Act and regulation 29 of the *Local Government (Functions and General) Regulations 1996*.

4.9 Stopping in a parking area for people with disabilities

- (1) A driver shall not stop in a parking area for people with disabilities unless—
 - (a) the driver's vehicle displays an ACROD sticker; and
 - (b) either the driver or a passenger in that vehicle is a person with disabilities.
- (2) In this clause a "parking area for people with disabilities" is a length or area—
 - (a) to which a "permissive parking" sign displaying a people with disabilities symbol applies;
 - (b) to which a "people with disabilities parking" sign applies;
 - (c) indicated by a road marking (a "people with disabilities road marking") that consists of, or includes, a people with disabilities symbol; or
 - (d) set aside within a parking region as a "parking bay for use of a disabled person" under the *Local Government (Parking for Disabled Persons) Regulations 1988*.

4.10 Restrictions on parking in particular areas

- (1) Subject to subclause (2), a person shall not park a vehicle in a thoroughfare or part of a thoroughfare, or part of a parking station –
 - (a) If by a sign it is set apart for the parking of vehicles of a different class;
 - (b) If by a sign it is set apart for the parking of vehicles by persons of a different class; or
 - (c) During any period when the parking is prohibited by a sign.
- (2) If –
 - (a) the driver's vehicle displays an ACROD sticker; and
 - (b) a disabled person to which the ACROD sticker relates is either the driver of the vehicle or a passenger in the vehicle,

the driver may park a vehicle in a thoroughfare or a part of a thoroughfare or part of a parking station, except in a thoroughfare or a part of a thoroughfare or part of a parking station to which a disabled parking sign relates, for twice the period indicated on the sign.
- (3) A person shall not park a vehicle –
 - (a) in a no parking area;
 - (b) in a parking area, except in accordance with both the signs associated with the parking area and with this Local Law;
 - (c) in a space marked "M/C" unless it is a motorcycle without a sidecar or a trailer, or it is a bicycle.

PART 5—RESIDENTIAL PARKING PERMITS

5.1 Residential Parking Permit

- (1) A maximum of 3 residential parking permits may be issued for each residential lot fronting or with vehicle access to and from the thoroughfare.
- (2) An application for parking permit shall be made in the form determined by the local government.
- (3) The local government may in respect of an application for a permit for the purpose of sub-clause (1)—
 - (a) approve it;
 - (b) approve it subject to such conditions as the local government considers appropriate; or
 - (c) refuse to approve it.
- (4) Where the local government makes a decision under sub-clause (3), it shall issue a permit in the form determined by it to the person who applied for the permit.

- (5) A permit issued for the purpose of sub-clause (1) will be issued for a period not exceeding one (1) year and expiring on 31 December in the year of issue.
- (6) Every permit issued for the purpose of sub-clause (1) is to specify—
 - (a) a permit number;
 - (b) the name of the thoroughfare to which the exemption granted by clause 5.2 applies; and
 - (c) the date on which that permit expires.

5.2 Conditions of Exemption for Residential Parking Permits

Where parking of a vehicle on any part of a thoroughfare within the district is prohibited for more than a specified time, the holder of a permit issued under clause 5.1 is exempted from such prohibitions if—

- (1) The vehicle is parked on a thoroughfare or portion of a thoroughfare specified in the permit, but not adjacent to retail premises where the parking of all vehicles is subject to a time restriction.
- (2) The permit is displayed in the vehicle in a prominent position.
- (3) The period in respect of which the permit was issued has not expired.
- (4) The holder of the permit at the time of parking the vehicle still resides at the residential lot in respect of which the permit was issued.

5.3 Removal and cancellation of residential parking permit

The holder of a permit issued under clause 5.1 who changes residence shall remove the permit from the vehicle to which it is affixed, and the permit shall be deemed to be cancelled on and from the date the holder changes residence.

PART 6—METERED ZONES

6.1 Determination of metered zones

- (1) The local government may by resolution constitute, determine and vary and also indicate by signs, metered spaces and metered zones.
- (2) In respect of metered spaces and metered zones the local government may by resolution determine, and may indicate by signs—
 - (a) permitted times and conditions of parking depending on and varying with the locality;
 - (b) classes of vehicles which are permitted to park;
 - (c) the amount payable for parking; and
 - (d) the manner of parking.

6.2 Parking fee to be paid

Subject to clause 6.5, a person shall not park a vehicle in a metered space unless the appropriate fee as indicated by a sign on the parking meter referable to the space is inserted into the parking meter.

6.3 Limitation on parking in metered space

The payment of a fee under clause 6.2 shall entitle a person to park the vehicle in a metered space for the period shown on the parking meter, but does not authorise the parking of the vehicle during any time when parking in that space may be prohibited in accordance with this Local Law.

6.4 No parking when meter is expired

Subject to clause 6.5, a person shall not leave or permit a vehicle to remain parked in a metered space during the hours when a fee is payable to park the vehicle in the space when the parking meter referable to that space exhibits the sign "Expired" or a negative time.

6.5 Suspension of requirement to pay fee

The local government may from time to time by a resolution declare that the provisions of clauses 6.2 and 6.4 shall not apply during the periods and days specified in the resolution.

6.6 Vehicles to be within metered space

Subject to subclause (2)—

- (1) A person shall not park a vehicle in a metered space in a thoroughfare otherwise than parallel to and as close to the kerb as practicable and wholly within the space, provided that where a metered space is set out otherwise than parallel to the kerb the vehicle need only park wholly within the space.
- (2) If a vehicle is too long or too wide to fit completely within a single metered space then the person parking the vehicle shall do so within the minimum number of metered spaces needed to park that vehicle.
- (3) A person shall not park a vehicle partly within and partly outside a metered zone.

6.7 Permitted insertions in parking meters

- (1) A person shall not insert into a parking meter anything other than the designations of coin or banknote or such other permitted form of payment indicated by a sign on the parking meter.
- (2) The insertion of a coin or banknote into any parking meter or the making of payment in such other form as may be permitted shall be effected only in accordance with the instructions printed on that particular meter.

6.8 Parking ticket to be clearly visible

A driver of a vehicle left parked in a metered zone which is regulated by a ticket issuing machine shall on purchasing a ticket from the machine for a period of parking, place the ticket inside the vehicle in such a position that the ticket is clearly visible to and the expiry time or time for which the ticket remains valid is able to be read by an authorised person examining the ticket from outside the vehicle.

6.9 One vehicle per metered space

A person shall not park or attempt to park a vehicle in a metered space in which another vehicle is parked.

6.10 No parking when hood on meter

Notwithstanding any other provision of this Local Law and notwithstanding any other sign or notice, a person shall not park a vehicle in a metered space if the parking meter referable to such metered space has a hood marked "No Parking", "Reserved Parking" or "Temporary Bus Stand" or equivalent symbols depicting these purposes except with the permission of the local government or an authorised person.

PART 7—MISCELLANEOUS

7.1 Affixing Signs and Notices

A person shall not without the permission of the local government—

- (a) affix any board, sign, placard, notice or other thing to or paint or write upon any part of a sign, ticket issuing machine, parking facility or parking station; or
- (b) place, mark or erect a sign purporting to be or resembling a sign placed, marked or erected by the local government under this Local Law.

7.2 No Contravention of Sign

A person shall not contravene the direction of a sign erected by the local government under this Local Law.

7.3 Removal of Notice from Vehicle

A person other than the driver of the vehicle or a person acting under the direction of the driver, shall not remove from that vehicle any notice affixed to or put on it by an authorised person under this Local Law.

7.4 Offence

Any person who contravenes or fails to comply with a provision of this Local Law commits an offence and is 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.

7.5 Prescribed Offences and Modified Penalties

- (1) An offence against a clause specified in Schedule 2 is a prescribed offence for the purposes of section 9.16(1) of the Act.
- (2) The amount of the modified penalty for a prescribed offence is that specified in Column 4 of Schedule 2 adjacent to the clause.

7.6 Forms

For the purposes of this Local Law —

- (a) The form of the notice referred to in section 9.13 of the Act is that of Form 1 in Schedule 3;
- (b) The form of the infringement notice referred to in section 9.17 of the Act is that of Form 2 in Schedule 3;
- (c) The form of the infringement notice referred to in section 9.17 of the Act which incorporates the notice referred to in section 9.13 of the Act, is that of Form 3 in Schedule 3; and
- (d) The form of the infringement withdrawal notice referred to in section 9.20 of the Act is that of Form 4 in Schedule 3.

Schedule 1

**Local Government Act 1995
PARKING AND PARKING FACILITIES LOCAL LAW 2009
DEEMED PARKING STATIONS**

Schedule 2

**Local Government Act 1995
PARKING AND PARKING FACILITIES LOCAL LAW 2009
PRESCRIBED OFFENCES**

ITEM	CLAUSE	NATURE OF OFFENCE	MODIFIED PENALTY \$
1	2.4	Failing to display unexpired parking ticket in a parking station	45
2	2.7	Parking outside a parking space in a parking station.	45
3	2.8(1)(a)	Stopping in a no stopping area in a parking station.	45
4	2.8(1)(b)	Stopping during a prohibited period in part of a parking	60
5	2.8(2)(a)	Parking in a no parking area in a parking station	60

6	2.8(2)(b)	Parking during a prohibited period on part of a parking station.	45
7	2.8(2)(c)	Parking in a parking station space set aside for a different class of vehicle or driver.	45
8	2.8(2)(d)	Parking for more than the maximum period in a parking Station	45
9	2.8(2)(e)	Parking so as to obstruct an entrance, exit or access way within a parking station	60
10	2.9(2)	Parking without a ticket in a parking space set aside for a special event	60
11	2.13(3)	Parking in an authorised space in a parking station without a permit	60
12	3.1(1)(a)	Stopping or parking on part of a thoroughfare set aside for vehicles of a different class	60
13	3.1(1)(b)	Stopping or parking on part of a thoroughfare set aside for drivers of a different class	60
14	3.1(1)(c)	Stopping or parking on part of a thoroughfare during a prohibited period	60
15	3.1(1)(d)	Stopping or parking on part of a thoroughfare marked with a yellow line	60
16	3.1(1)(e)	Parking on a thoroughfare other than wholly within a marked parking space	60
17	3.1(1)(f)	Stopping or parking on part of a thoroughfare to which a 'no stopping' sign applies	60
18	3.1(1)(g)	Stopping or parking on part of a thoroughfare to which a 'no parking' sign applies	60
19	3.1(2)	Parking on a thoroughfare for more than specified maximum time	60
20	3.2	Stopping or parking in an occupied parking space	60
21	3.3	Stopping or parking on or adjacent to a median strip	60
22	3.4(1)(a)	Failure to park as near as practicable to and parallel with the left boundary of two-way carriageway	60
23	3.4(1)(b)	Failure to park as near as practicable to and parallel with boundary of one-way carriageway	60
24	3.4(1)(a) or 3.4(1)(b)	Parking against flow of traffic on carriageway	60
25	3.4(1)(c)	Parking when distance from farther boundary less than 3 metres	45
26	3.4(1)(d)	Parking closer than 1 metre from another vehicle	45
27	3.4(1)(e)	Causing obstruction on carriageway	60
28	3.5(b)	Failure to park at approximate right angle	45
29	3.6(1)	Failure to park at an appropriate angle	45
30	3.7(1)	Stopping or parking within 1 metre of a fire hydrant	60
31	3.7(2)	Stopping or parking within 3 metres of a public post box or within a mail zone	60
32	3.8(a)	Stopping or parking in front of a driveway or right of way	60
33	3.8(b)	Parking on an intersection	60
34	3.8(c)	Parking within 10 metres of intersection	45
35	3.8(d)	Parking next to traffic obstruction	45
36	3.8(e)	Parking in a cul-de-sac so as to cause an obstruction	60
37	3.8(f)	Parking over a footpath	60
38	3.9	Double parking	60

39	3.10(1) or (2)	Stopping or parking on a verge contrary to signs or without Consent	60
40	3.10(3)	Stopping or parking a commercial vehicle on a verge	60
41	3.11(1)	Stopping or parking within 10 metres of the departure side of bus stop, pedestrian or children's crossings	60
42	3.11(2)	Stopping or parking within 20 metres of the approach side of bus stop, pedestrian or children's crossing	60
43	3.11(3)	Stopping in bus zone	60
44	3.11(4)	Parking vehicle within 20 metres of approach side or departure side of railway level crossing	60
45	3.12	Parking vehicle again within 1 hour on a thoroughfare	45
46	3.13	Failing to move vehicle after direction by authorised person	60
47	3.14	Stopping a loading zone	60
48	3.15	Stopping in a taxi zone	60
49	3.16	Parking in thoroughfare for purpose of sale	60
50	4.1	Stopping or parking a bicycle in a parking space	60
51	4.2	Parking in authorised parking area without authorisation	60
52	4.3(2)	Parking on private property without consent of owner	60
53	4.4	Parking a heavy, commercial or other type of vehicle on road or verge	120
54	4.5	Removing authorised mark from tyres of parked vehicle	60
55	4.6	Parking on a public reserve	60
56	4.7	Parking so as to cause an obstruction in public place	60
57	4.9	Stopping in disabled parking area	120
58	4.10(1)(a)	Parking wrong class of vehicle	60
59	4.10(1)(b)	Parking by persons of a different class	60
60	4.10(1)(c)	Parking during a prohibited period	60
61	4.10(3)(a)	Parking in a no parking area	60
62	4.10(3)(b)	Parking contrary to signs or limitations	60
63	4.10(3)(c)	Parking vehicles in motor cycle area only area	60
64	5.3	Failure to remove permit when residence changed	45
65	6.2	Failure to pay fee for metered space	60
66	6.4	Parking when meter has expired	60
67	6.6(1)	Failure to park wholly within metered space	45
68	6.6(3)	Parking partly outside metered zone	60
69	6.7	Non-permitted insertion in parking meter	60
70	6.8	Failure to display ticket clearly in metered zone	45
71	6.9	Parking or attempting to park a vehicle in a metered space occupied by another vehicle	60
72	6.10	Parking contrary to a meter hood	60
73	7.4	All other offences not specified	45

Schedule 3
Local Government Act 1995
Parking and Parking Facilities Local Law 2009
Form 1
NOTICE TO OWNER OF VEHICLE INVOLVED IN OFFENCE

To:⁽¹⁾

of:⁽²⁾

It is alleged that on / / at ⁽³⁾

at ⁽⁴⁾your vehicle

make: ;

model: ;

registration: ;

was involved in the commission of the following offence:

.....

.....

.....

contrary to clauseof the ***Parking and Parking Facilities Local Law 2009***.

You are required under section 9.13 of the *Local Government Act 1995* to identify the person who was the driver or person in charge of the vehicle at the time when the offence is alleged to have been committed.

If you do not prove otherwise, you will be deemed to have committed the offence unless—

(a) within 28 days after being served with this notice—

- (i) you inform the Chief Executive Officer or another authorised officer of the local government as to the identity and address of the person who was the driver or person in charge of the vehicle at the time the offence is alleged to have been committed; or
- (ii) you satisfy the Chief Executive Officer that the vehicle had been stolen, or was being unlawfully used, at the time the offence is alleged to have been committed;

or

(b) you were given an infringement notice for the alleged offence and the modified penalty specified in it is paid within 28 days after the notice was given or such further time as is allowed.

(5)

(6)

Insert—

- (1) Name of owner or “the owner”
- (2) Address of owner (not required if owner not named)
- (3) Time of alleged offence
- (4) Location of alleged offence
- (5) Signature of authorised person
- (6) Name and title of authorised person giving notice

Schedule 3
Local Government Act 1995
Parking and Parking Facilities Local Law 2009
Form 2
INFRINGEMENT NOTICE

Serial No

Date / /

To:⁽¹⁾

of:⁽²⁾

It is alleged that on / / at ⁽³⁾

at⁽⁴⁾

in respect of vehicle—

make:

model:

registration:

you committed the following offence:

.....
.....
.....

contrary to clause of the ***Parking and Parking Facilities Local Law 2009***.

The modified penalty for the offence is \$

If you do not wish to have a complaint of the alleged offence heard and determined by a court, the amount of the modified penalty may be paid to an authorised person at (5) within a period of 28 days after the giving of this notice.

If you take no action this infringement notice may be registered with the Fines Enforcement Registry after which your driver's licence or any vehicle licence held by you may be suspended. If the matter is registered with the Registry, additional costs will also be payable by you.

If the above address is not your current address or if you change your address, it is important that you advise us immediately. Failure to do so may result in your driver's licence or any vehicle licence you hold being suspended without your knowledge.

(6)

(7)

Insert—

- (1) Name of alleged offender or "the owner"
- (2) Address of alleged offender
- (3) Time of alleged offence
- (4) Location of alleged offence
- (5) Place where modified penalty may be paid
- (6) Signature of authorised person
- (7) Name and title of authorised person giving notice

Schedule 3
Local Government Act 1995
Parking and Parking Facilities Local Law 2009
Form 3
INFRINGEMENT NOTICE

Serial No.

Date / /

To: ⁽¹⁾

of: ⁽²⁾

It is alleged that on / / at ⁽³⁾

at ⁽⁴⁾

in respect of vehicle—

make:

model:

registration:

you committed the following offence -

contrary to clause of the *Parking and Parking Facilities Local Law 2009*.

The modified penalty for the offence is \$

If you do not wish to have a complaint of the alleged offence heard and determined by a court, the amount of the modified penalty may be paid to an authorised person at 102 North Road, Yakamia within a period of 28 days after the giving of this notice.

Unless within 28 days after being served with this notice—

- (a) you pay the modified penalty; or
- (b) you -
 - (i) inform the Chief Executive Officer or another authorised officer of the local government as to the identity and address of the person who was the driver or person in charge of the above vehicle at the time the offence is alleged to have been committed; or
 - (ii) satisfy the Chief Executive Officer that the above vehicle had been stolen or was being unlawfully used at the time the offence is alleged to have been committed, you will, in the absence of proof to the contrary, be deemed to have committed the above offence and court proceedings may be instituted against you.

If you take no action this infringement notice may be registered with the Fines Enforcement Registry after which your driver's licence or any vehicle licence held by you may be suspended. If the matter is registered with the Registry additional costs will also be payable.

If the above address is not your current address, or if you change your address, it is important that you advise us immediately. Failure to do so may result in your driver's licence or any vehicle licence you hold being suspended without your knowledge.

⁽⁵⁾

⁽⁶⁾

Insert—

- (1) Name of owner or "the owner"
- (2) Address of owner (not required if owner not named)
- (3) Time of alleged offence
- (4) Location of alleged offence
- (5) Signature of authorised person
- (6) Name and title of authorised person giving notice

Schedule 3
Local Government Act 1995
Parking and Parking Facilities Local Law 2009
Form 4
WITHDRAWAL OF INFRINGEMENT NOTICE

Serial No

Date / /

To: ⁽¹⁾

of: ⁽²⁾

Infringement Notice No. dated / /

in respect of vehicle—

make: ;

model: ;

registration: ,

for the alleged offence of:

.....

.....

has been withdrawn.

The modified penalty of \$

• has been paid and a refund is enclosed.

• has not been paid and should not be paid.

delete as appropriate.

⁽³⁾

⁽⁴⁾

Insert—

(1) Name of alleged offender to whom infringement notice was given or "the owner".

(2) Address of alleged offender.

(3) Signature of authorised person

(4) Name and title of authorised person giving notice

Dated: xx/xxxx/2009.

The Common seal of the City of Albany was affixed by the authority of a resolution of the Council
in the presence of -

PAUL RICHARDS
Chief Executive Officer

MILTON EVANS JP
Mayor

LOCAL GOVERNMENT ACT 1995

CITY OF ALBANY

SAND DRIFT PREVENTION AND ABATEMENT LOCAL LAW 2009

Under the powers conferred by the *Local Government Act 1995* and under all other powers enabling it, the Council of the City of Albany resolved on xx/xxxx/2009 to make the following local law.

PART 1 – PRELIMINARY

1.1 Citation

This local law may be cited as the *City of Albany Sand Drift Prevention and Abatement Local Law 2009*.

1.2 Commencement

This local law will come into operation on the fourteenth day after the day on which it is published in the *Government Gazette*.

1.3 Repeal

The *City of Albany Prevention and Abatement of Sand Drift Local Law* as published in the *Government Gazette* on 5 December 2000, amended and published in the *Government Gazette* on 16 December 2005, is repealed.

1.4 Interpretation

(1) In this local law unless the context otherwise requires:

“**Act**” means the *Local Government Act 1995*;

“**authorised person**” means a person authorised by the local government under section 9.10 of the Act to perform all or any of the functions of an authorised person under this local law;

“**district**” means the district of the City of Albany and includes any area placed under the jurisdiction of the City pursuant to any Act or Regulations;

“**land**” includes any building or other structures on the land;

“**local government**” means the City of Albany;

“**occupier**” includes any person who, at the time the notice is served, is in control of any place or part of any place or authorised by the owner, lessee, licensee or any other person empowered to exercise control in relation to a place to perform any work in relation to any place and without limiting the generality of the foregoing and for the avoidance of doubt includes a builder or contractor;

“**sand**” means any granular or particulate material consisting of small eroded fragments of rocks finer than gravel, and includes dust and organic matter.

(2) Where in this local law a duty, obligation or liability is imposed on an “owner or occupier”, the duty, obligation or liability shall be deemed to be imposed jointly and severally on each of the owner and occupier.

(3) Where, under this local law, an act is required to be done or forbidden to be done in relation to any land, the owner or occupier of the land has the duty of causing to be done the act so required to be done, or preventing from being done the act forbidden to be done.

(4) Where this local law refers to the giving of a notice, other than the giving of an infringement notice, no particular form is prescribed and it will be sufficient that the notice be in writing giving sufficient details to enable the owner or occupier to know the offence committed and the measures required to be taken or conditions to be complied with, as the case may be.

1.5 Application

This local law applies to all land in the district.

PART 2 – SAND DRIFT CONTROL

2.1 Prevention and abatement measures

An owner or occupier of land must take effective measures to:

- (a) stabilise sand on the land; and
- (b) ensure no sand is released or escapes from the land whether by means of wind, water or any other cause.

2.2 Local government notice

(1) Where the local government or an authorised person forms the opinion that:

- (a) an owner or occupier has not complied with subclause 2.1(a); or
- (b) sand is released or has escaped from land onto adjoining or nearby land to cause a nuisance, risk to health, hazard or environmental damage,

the local government or an authorised person may serve on the owner or occupier of the land a notice requiring the owner or occupier to:

- (c) comply with subclause 2.1(a) or 2.1(b); or
- (d) clean up and make good any damage resulting from the release or escape of sand ; and
- (e) take effective measures to stop any further release or escape of sand.

(2) the requirements set out in a notice issued under subclause (1) must be complied with within the time specified in the notice.

2.3 Notice specifying conditions

Where the local government or an authorised person is of the opinion that, as a result of an activity being carried on, or likely to be carried on from any land, sand may be released or escape, the local government or an authorised person may give to the owner or occupier a notice providing that the activity can only be carried on subject to conditions and specifying the conditions.

PART 3 - MISCELLANEOUS

3.1 Cancellation of notice

Where a notice is served on the owner or occupier of any land and the owner or occupier satisfies the local government or an authorised person within 14 days from the date of the giving of the notice that:

- (a) it was not responsible for the conduct in respect of which the notice was given pursuant to clause 7, or the activity in respect of which conditions were imposed pursuant to clause 8 as the case may be; and
- (b) it took all reasonable precautions to prevent the conduct or all reasonable steps to comply with, or cause the conditions to be complied with, as the case may be; and
- (c) where another person was responsible for the conduct, it identifies the person responsible for the conduct sufficiently to enable the notice to be issued to that person;

the local government or an authorised person may cancel the notice.

3.2 Authorised person

(1) a person must not prevent or impede a duly authorised officer or employee of the local government from carrying out his or her duties under this local law.

- (2) the local government may delegate any of its powers, functions and duties under this local law to an authorised person.

PART 4 – PENALTIES

4.1 Offences and penalties

- (1) A person who:
- (a) fails to comply with a notice given under clause 2.2;
 - (b) carries on an activity without complying with a notice given under clause 2.3; or
 - (c) contravenes clause 3.2.
- commits an offence, in respect of which the local government may issue an infringement notice.
- (2) A person who commits an offence under subclause (1) is liable to:
- (a) a penalty which is not more than \$5,000.00 and not less than –
 - (i) in the case of a first offence, \$500.00;
 - (ii) in the case of a second such offence, \$2,500.00; and
 - (iii) in the case of a third or subsequent such offence, \$5,000.00, and
 - (b) if the offence is of a continuing nature, a daily penalty not exceeding a fine of \$500.00 in respect of each day or part of a day for which the offence continues.

4.2 Modified penalties

- (1) An offence against any provision of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.
- (2) The amount of the modified penalty for an offence against any provision of this local law is \$200.00.

PART 5 – INFRINGEMENT NOTICES

5.1 Form of notices

- (1) 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
- (2) 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*.

Dated: xx /xxxx/2009

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

PAUL RICHARDS
Chief Executive Officer

MILTON EVANS, JP
Mayor

DETAILED AREA PLAN

CULL ROAD, ALBANY

“THE RIDGE”

INTRODUCTION

This Detailed Area Plan Schedule shall be met for development proposed for the Five precincts at The Ridge. This document includes information on site planning and recommended items for enhancing environmental performance.

STATUTORY COMPLIANCE

The City of Albany has adopted this Detailed Area Plan Schedule under Town Planning Scheme No. 1A and it should be read in conjunction with the Scheme Text and Planning Policies, South Lockyer Structure Plan and Residential Design Codes of WA (R Codes).

In determining any application for planning approval, the Council will utilise this Detailed Area Plan Schedule as the primary assessment criteria to be exercised in conjunction with the Scheme and Policies, Structure Plan and R Codes. Where this document is silent, the Scheme, Structure Plan and Residential Design Codes come into effect.

CONSULTATION

A lot owner is encouraged to consult with the City of Albany for comments and advice on a proposal prior to submitting a formal application for development.

1. COTTAGE LOTS 11 – 36 (R30 SINGLE DWELLINGS)

- Room over garage: Lots 11, 17 & 23 shall include a room over the garage with windows facing the rear lane to provide passive surveillance of this area.
- Private outdoor living area: This area shall be located at a mandatory northern location of the lot to receive winter sun.
- Nominated Nil Lot Line: The nominated nil lot line is on the southern boundary, with the exception of Lots 23 & 24 where a 1.5 metre side setback shall apply.
- Overshadowing: Notwithstanding the R Codes, development on the lot shall be designed so that its shadow cast at midday, 2 June onto the adjoining property's outdoor living area, does not exceed 50% (ie. 12m² of the R Codes minimum requirement).
- Rear laneway setback: The garage and fencing shall be setback a minimum of one metre in order to facilitate access to the garages, rubbish removal and surveillance. The residential dwelling shall have a minimum 2 metre rear setback.
- Garage doors are to be designed so that they do not protrude into the rear laneway.
- Front Fencing: Any front fencing facing the primary street including any corner truncation, and for 2 metres minimum along any secondary street for a corner lot, shall be 1.2 metres maximum height (excluding any retaining wall on which the fence is constructed). The fence shall be constricted of materials and colours to complement the dwelling and public reserve, with preference given to pillar and rail fencing (colorbond metals, corrugated fibre cement, brushwood and timber lap fences are not permitted).
- Side Fencing: For corner lots (Lots 11, 23, 24 & 36) side fencing shall be a 1.8 metre maximum height commencing from the 2 metre minimum from the corner lot's front truncation. Materials and colours of the fencing shall complement the dwelling and public reserve and corrugated fibre cement, brushwood and timber lap fencing are not permitted.
- Rear Lane Fencing: Rear lane fencing shall be 1.8 metres maximum in height with preference given to BlueScope Steel Neetascreen Plus (or similar) in Colorbond 'Sandbank'. The steel latic top section allows for opportunities for passive surveillance of the rear lane.

2. POS COTTAGE LOTS 67 – 71 (R30 SINGLE DWELLINGS)

- Lots 67 to 71 are cottage lots adjacent to Public Open Space where two-storey development is mandatory with vehicular and pedestrian access from the street.
- The front setback shall be setback 3 metres minimum from the street and the garage shall be setback 0.5 metres behind the elevation. Verandas, porches and balconies can be used to reduce the visual impact of the garages on the street.
- The rear setback shall be 4 metres.
- The elevation facing the park shall have at least one habitable room and major opening with veranda, pergola or balcony.
- The developer will provide permeable fencing, a maximum of 1.2 metres in height (excluding any retaining wall on which it is built) where it directly abuts POS. The fencing shall consist of pier and railing construction with the piers being of the same material as the retaining wall. Non permeable fencing of a compatible construction and colour shall be permitted along a portion of the side boundary as shown on the Detailed Area Plan.

3. PACK LOTS 87 TO 94 (R20 SINGLE RESIDENTIAL)

- Lots 87 to 94 are greentitle lots in a 'four-pack' layout. A centrally located access leg provides a reciprocal right-of-way vehicular access to each lot.
- Vehicular access to the garage shall be from the internal access leg. Access is not permitted from the front street.
- Permeable fencing a maximum of 1.2 metres in height (excluding any retaining wall on which it may be built) shall be provided along the street frontage and along the side boundary for the distance of the front setback (4 metres).

4. COMMUNITY PURPOSES SITE LOT 47

Lot 47 is designated as a site for a 'Community Purposes Site'.

The design for the building on the lot shall ensure:

- a built form that is in a landscaped setting;
- a built form where the elevations are consistent in design quality;
- a visible public entry and sheltering porch or veranda feature;
- openings and 'active' habitable rooms face the streets and park (any service areas, such as bin stores, shall be in the least visually obtrusive location and fully screened from public view);
- publicly accessible areas on the lot (such as entries and any car parking) shall be well lit for use after dark, and any possible 'hiding' areas shall be avoided (such as dark building recesses and dense shrubs/hedges);
- signage shall be integral to the development and simple in design.

5. LOTS 62 & 63 – DRIVEWAY ACCESS

- Driveways on lots 62 & 63 Mueller Street to be located adjacent to the western boundary to maximise sight distance

6. LOTS 82 – 84 ABUTTING POS (R20 SINGLE RESIDENTIAL)

- Lots 82 – 84 back onto POS and require co-ordinated retaining walls and permeable fencing.
- The elevation facing the POS shall have at least one habitable room and major opening with a veranda, pergola or balcony

ENHANCING BUILDING PERFORMANCE

Development should be designed to minimise heating and cooling costs; improve upon energy efficiency and reduce water consumption. Listed below are recommended items for inclusion in the design of a dwelling to ensure enhanced environmental performance.

- Living areas and the private outdoor living area should be located, where possible, to face north and receive winter sun.
- Openings should be appropriately sizes and shaded to reduce solar heat gain in summer and admit solar gain in winter.
- At least one bathroom should include an openable window to the outside.
- Openings should be located to allow breezes to cross ventilate and passively cool the dwelling and reduce reliance on mechanical cooling.
- The dwelling's living and sleeping areas should be capable of being closed from each other to allow for any localised heating and cooling.
- A gas hob should be specified.
- Water efficient fixtures (for example taps and shower heads) should achieve a minimum 3 star rating.
- Electrical appliances (such as fridges and washing machines) should achieve a high star energy rating.
- A rainwater tank should be installed to use stormwater, such as from the roof. The tank shall be designed as an integral feature of the dwelling and be screened from public view or buried.
- A solar hot water system should be installed to receive sufficient solar gain.

Where the solar panels are publicly visible, a split system is required with the storage tank located elsewhere. As far as practicable, the solar panels shall integrate with the roof, be frameless and mounted flush with the roof. All solar collectors, tanks (where permitted) and associated mounting equipment shall be colour co-ordinated with the roof to minimise adverse visual impacts.

AYTON BAESJOU
P L A N N I N G

11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

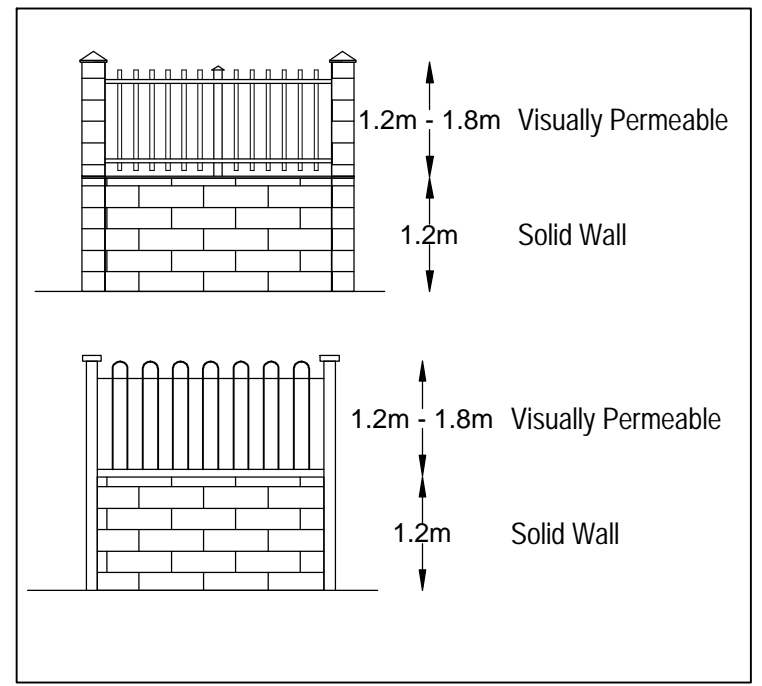
MARCH 2009

DETAILED AREA PLAN

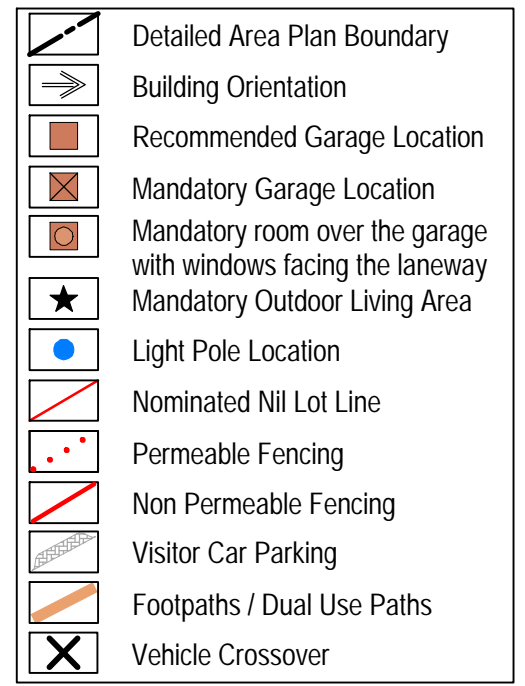
Lot 247 Cull Road, Albany "The Ridge"



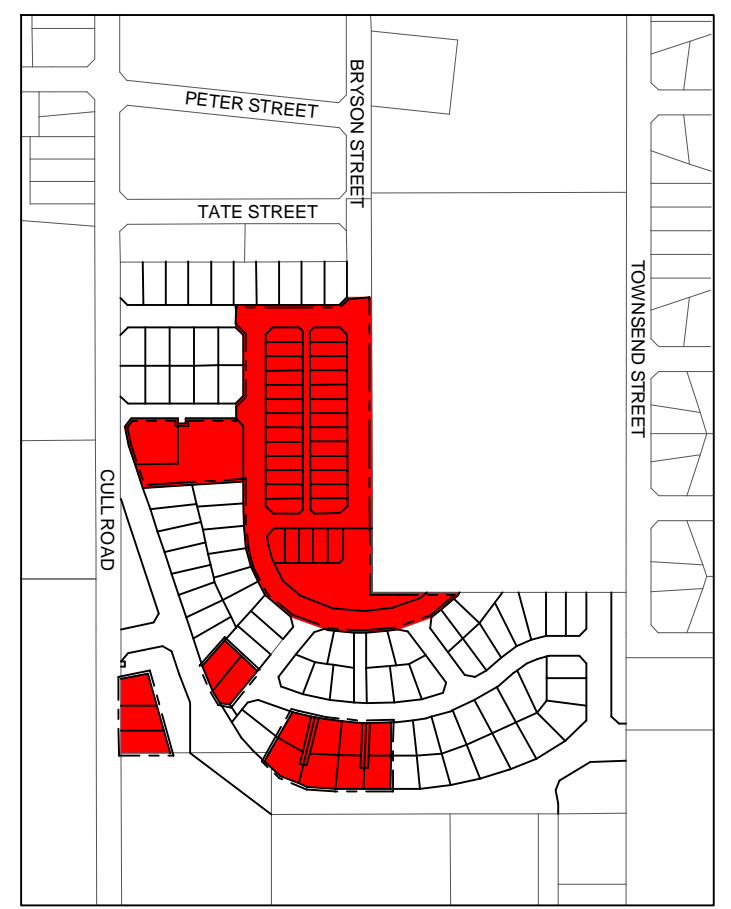
TYPICAL FENCE DETAILS



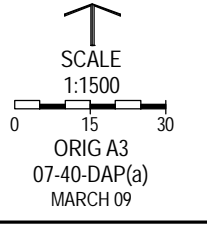
LEGEND



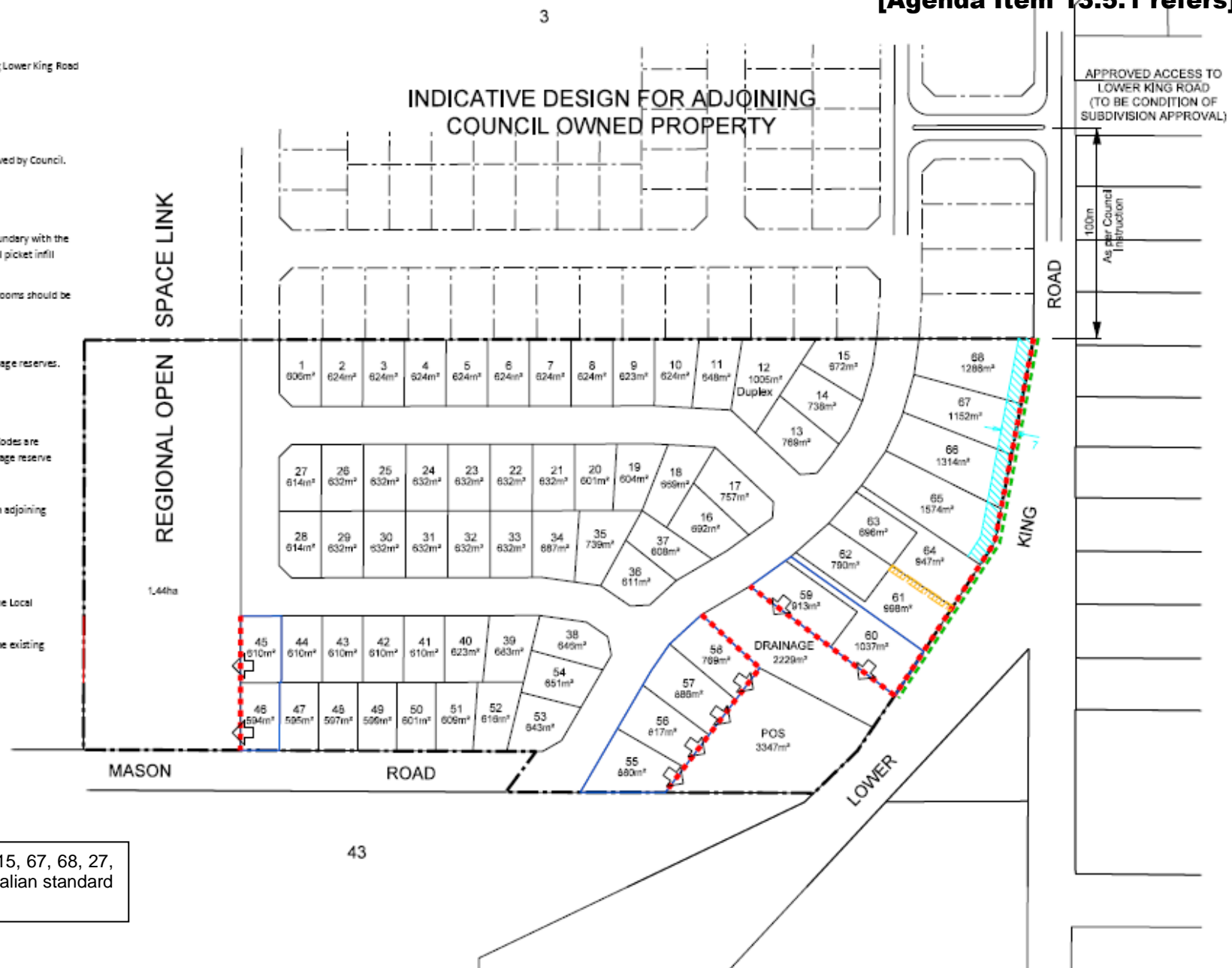
INSET



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



- Lots 65 to 68**
- A minimum 7m setback for Lower King Road
 - The outdoor living area for the dwelling closest to the 7m setback area abutting Lower King Road shall address Lower King Road.
 - All other setbacks shall be in accordance with the Residential Design Codes.
 - No direct vehicular access shall be permitted to Lower King Road.
 - No clearing of remnant vegetation outside the building envelopes unless approved by Council.
- Lots 45-46 and 55-60**
- Fencing**
- A minimum of 75% of the length of the fencing provided along the common boundary with the public open space/drainage reserve shall be of 1.8m brick piers with open metal picket infill above a 1.2m high portion of face brick clad wall.
 - The maximum height of the fence shall be 1.8m. Windows or active habitable rooms should be located in the visual permeable portion of the fence.
- Setbacks**
- A minimum 1.5m setback for all boundaries abutting public open space or drainage reserves.
 - All other setbacks to be in accordance with the requirements of the R Codes.
- Outdoor living Areas**
- The outdoor living areas required under clause 3.4.2 of the Residential Design Codes are encouraged in locations along boundaries abutting the public open space/drainage reserve
- Variations**
- Variation to the DAP can be approved by the City of Albany following consultation with adjoining owners.
- Additional Requirements – Landscaping/Landform**
- Lots 46-53 and Lots 55-68**
- Retaining walls shall not be permitted on lot boundaries unless approved by the Local Government.
 - building footprints shall be located and designed to minimize disturbance to the existing landform.
 - remnant vegetation shall be retained on site where practical for Lots 55-68.



Council shall require the houses on lots 1-15, 67, 68, 27, 28, 44-53, 55-60 to be constructed to Australian standard AS 3959.

DETAILED AREA PLAN LOT 2 MASON & LOWER KING ROADS LANGE, ALBANY

APPLICATION BOUNDARY	HABITABLE ROOMS TO ORIENTATE TOWARDS POS
PUBLIC OPEN SPACE	SETBACK AREA
PERMEABLE FENCING	DIRECT VEHICLE ACCESS PROHIBITED
BUILDING ENVELOPES	SEWER EASEMENT

119

ORIGINAL A1 SITE

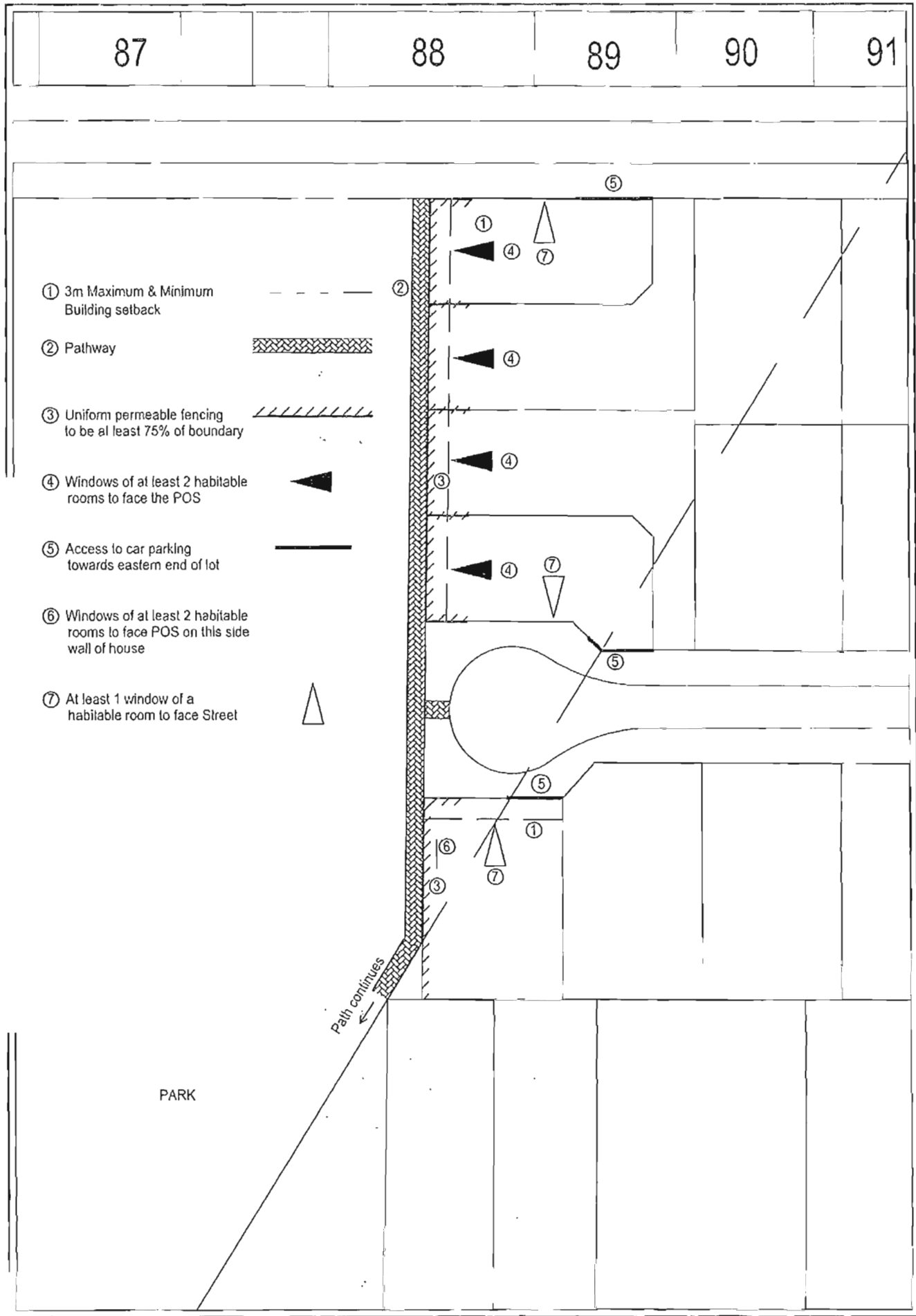
THIS PLAN HAS BEEN PREPARED FOR PLANNING PURPOSES. AREAS, CONTOURS AND DIMENSIONS SHOWN ARE SUBJECT TO SURVEY.

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PLANNER: B.W.	DRAFTER: K.S.
SCALE: 1:1000 at A1 1:2000 at A3	DATE: 24.10.2007
PLAN NO: 07070P-03	





<p>NOTES:</p> <p>25mm at scale</p>	<p>MGA TOWN PLANNERS P.O. Box 5324 Albany WA 6170 Ph: (08) 4324 1661 Fax: (08) 4324 1661</p>	<p>0 Metres 12.5 Scale 1:500</p> <p>Date: 5 February 2007 Met: 25/10/07/4628/3330 All dimensions and areas subject to survey</p>	<p>DETAILED AREA PLAN PT. LOT 10, GALLE STREET YAKAMIA, ALBANY</p>
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Directors
Rod Hedderwick
Mike Brazier
Geoffrey Colhuis



Please reply to Albany Office

Our Ref: 14117/RAW/SDP

10th June 2009

Mr Robert Fenn
Executive Director Development Services
City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
Doc No. ICR8082891
File ODP004
Date: 11 JUN 2009
Officer: CSTATP

Attach



Attention: Mr Jan van der Mescht, Senior Planning Officer

Dear Jan

MODIFICATIONS TO OUTLINE DEVELOPMENT PLAN - MORGAN ROAD AND PLACE AND LANCASTER ROAD, MCKAIL.

Please find attached a modified Outline Development Plan (ODP) for Lot 48 Morgan Place, Lot 49 Morgan Road and Lots 47, 50 and 51 Lancaster Road, McKail. We have provided this plan in response to the submissions received during the advertising period. We would like to thank you for the opportunity to provide this response and for your feedback and guidance during the development of this plan.

We believe that the attached plan addresses the following concerns:

Morgan Place residents concerns with additional traffic onto Morgan Place.

The northern-most road has been removed but retained as pedestrian access in the interests of maintaining permeability through the subdivision.

The second access point onto Morgan Place has been retained for fire management and permeability purposes. It gives the City the flexibility to allow for the future closure of Morgan Place and Lancaster Road intersection if required. Few vehicles will use this access as most residents will be orientated back toward Albany Highway as the fastest way of entering and leaving the subdivision.

The Department for Environment and Conservation (DEC) & Morgan Place residents desire to retain the full width of Morgan Place road reserve and the vegetation therein.

The closure and amalgamation of a portion of the Morgan Place road reserve within the ODP area is no longer proposed. The area of the road reserve with the good quality vegetation has been retained. Only a small pedestrian access way is proposed through this area, this can be designed with the retention of vegetation in mind.



The southern access point onto Morgan Place has been retained; however, there is no quality vegetation in this part of the Morgan Place road reserve.

Main Roads WA have declared an intention of closing the Albany Highway intersections of Gladville Road and Federal Street to the north at some time in the future. Residential traffic from the north needs to be accommodated through to Lancaster Road.

A stronger north-south connection has been proposed to allow for this road connection at some time in the future. The placement of the intersection in Lancaster Road allows for good lines of sight and adequate separation from Pegasus Boulevard. As a result one access point to Lancaster Road has been removed and a road crossing of the low lying land introduced.

Conclusion

The original principles of the ODP have been maintained whilst accommodating the needs of the surrounding landowners and government agencies. We would request that the City adopt the proposed modified ODP as attached and forward it to the WAPC for endorsement.

Please do not hesitate to contact me on 9841 7333 or 0437 702 734 should any further information be required.

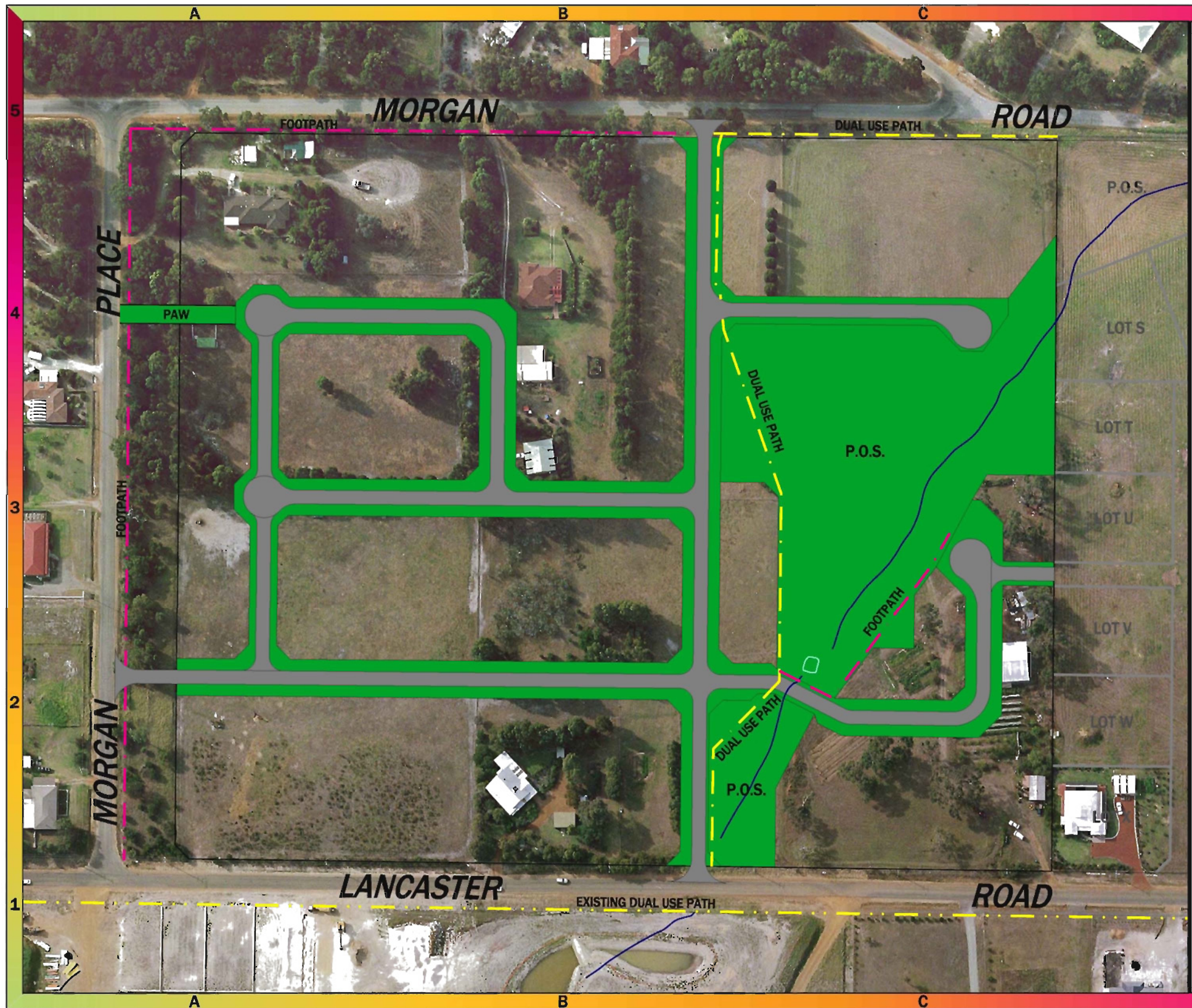
Yours sincerely



Craig Pursey
Planning Consultant
Harley Survey Group Pty Ltd

E-mail: craigp@harleygroup.com.au

Enc: Modified Outline Development Plan



Overall Aim: To provide for the coordinated development of the subject land, encompassing key planning principles and practices regarding water sensitive urban design and traffic management.

- Only one additional road crossover onto Lancaster Road.
- 10 percent Public Open Space in a central, accessible location, which is to be fully landscaped and include drainage infrastructure
- 16 metre wide road reserves and 12 metre road reserves fronting Public Open Space;
- 'R20' residential density for the subject land;
- Development to proceed only when connection to deep sewer is established;
- The majority of drainage to be retained onsite and dispersed in accordance with water sensitive urban design principles
- Simple, uncomplicated subdivision pattern that fully utilises the opportunities and constraints of the subject land.
- No driveway access to Morgan Place from ODP area.

Outline Development Plan

Lot 48 Morgan Place, Lot 49 Morgan Road,
 Lots 47, 50 and 51 Lancaster Road
 McKail



Drawn
 ABS 10-06-08
 Checked



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 notes
 This plan has been prepared for planning purposes. Fees, Duties and Stamp duties are not added to money.



Department of Environment and Conservation

[Bulletin Item 1.1.4]
[Agenda Item 13.5.1 refers]

Your ref.: ODP004/PA26783?AMIDODP004
City ref.: 27.3.1B
Inquiries: John Watson
Phone: (08) 9842 4500
Fax: (08) 9841 7105
Email: john.watson@dec.wa.gov.au



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

City of Albany Records
Doc No ICF8075209
File ODP004
Date 10 FEB 2009
Officer. PLAN16

Attach.

Dear Sir,

PROPOSED OUTLINE DEVELOPMENT PLAN FOR MORGAN ROAD, MORGAN PLACE AND
LANCASTER ROAD, MCKAIL - ODP004

Thank you for the opportunity to comment on this proposal.

The Albany Office of the Department of Environment and Conservation (DEC) has minimal comment to make
on the areas of private land within the proposal.

- In Section 4.0 it is not clear whether or to what degree the current owners of the properties within this
area support or oppose the proposal. It is clearly preferable that the landowners who have invested in
their current properties are comfortable with the proposal. The comments in Section 5.3.1 regarding
the current 'lifestyle' lots being seen as an 'underutilization of the land' may have lesser relevance
now in view of the general financial decline and subsequent reduced pressure for new housing
As identified in Section 5.4.3 there are some native species within the property which should be
retained and enhanced where possible.

DEC does, however, have concerns with the proposal to include a portion of public land viz the eastern strip
of Morgan Place road reserve, into the subdivision design as indicated on page 18 of Section 7.3.6 and in the
fold out map after page 15. This area of land contains an almost continuous strip of native vegetation with
only limited invasion by non-endemic species. Retention and enhancement with local endemic species will
provide a valuable visual/amenity shelterbelt for residences both within and facing the proposed development
along Morgan Place, as well as a local corridor for native fauna species. It is recognised that two road entries
are currently proposed to cross this road reserve. however it would appear possible for at least one of these
to be relocated from either Morgan Road or Lancaster Road, thereby maximizing the integrity of the corridor.

Yours sincerely,

[Handwritten signature]

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



3 February 2009

cc Alice O'Connor, Environmental Impact Assessment Division, Perth

Jan Van Der Mescht

From: WIJAYAKHANTHAN Sharmini [Asset& Administrative Services]
[Sharmini.Wijay@det.wa.edu.au]
Sent: Thursday, 5 February 2009 5:06 PM
To: Jan Van Der Mescht
Cc: BLOOR Richard [Asset& Administrative Services]
Subject: Proposed ODP for Lot 48 Morgan Place, 49 Morgan Road and 47,50&51 Lancaster Road, McKail

Hi Jan,

Thank you for the opportunity to comment on the proposed Outline Development Plan (ODP) for Lot 48 Morgan Place, 49 Morgan Road and 47,50&51 Lancaster Road, McKail.

The subject land lies directly to the north of the area covered by the McKail local structure plan. As you are aware a proposed primary school site is located close to Clydsdale Street in the McKail local structure plan area. The DRAFT Albany District Structure Plan estimates that McKail will have about 3750 dwellings at full development. This extent of development will require two primary school sites to be identified in McKail to serve the students from the community at full development.

We note that the area (11.8ha) covered by the proposed ODP is estimated to yield about 150 lots. While the Department does not object to the proposed ODP, we would like to consult with the City of Albany on proposed developments north of Lancaster road and the opportunity to identify a second primary school site as part of the overall planning for the area north of Lancaster Road.

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

If you require further information please do not hesitate to contact me on 9264 4183 at the Asset Planning Branch.

Regards,

Sharmini Wijay

Senior Consultant Asset Planning

Department of Education and Training

151 Royal Street

East Perth 6004

Ph 9264 4183

Fax 9264 4882



3rd February, 2009

City of Albany Records
Doc No: ICR8075012
File: ODP004
Date: 06 FEB 2009
Officer: PLAN16
Attach

RESIDENTS OF:

MORGAN PLACE

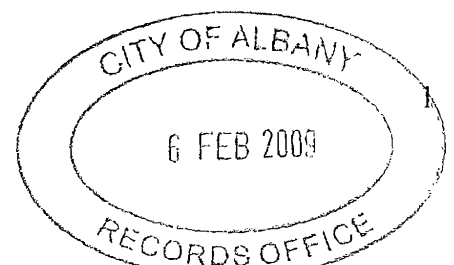
ALBANY

Attention: Chief Executive Officer:

RE: YOUR REFERENCE ODP004/PA26788/AMDODP004

Listed below are further concerns and comments:

- We have received a map from City of Albany of the proposed Outline Development Plan for Lot 48, 49 Morgan Place and Lot 47, 50 and 51 Lancaster Road, which shows the true intent of the developer to have TWO entry/exit roads coming into Morgan Place. We are completely against this part of the developers plan.
- Morgan Place will need to be upgraded to cope with extra traffic. Last time the road was upgraded damage to all houses in Morgan Place was sustained due to the heavy machinery used in the road works. Council would not acknowledge liability at this time and all homeowners in Morgan Place had to absorb cost of damages.
- We now know our rights should this ever happen again with regards to private property damage sustained through road and site works.
- Increase in traffic movement will be totally unacceptable to all residents, some of whom are shift workers. Heavy traffic movement in this area will be very dangerous for all residents of Morgan Place including children, who regularly walk and ride their bikes on the existing road.
- Proposed roads can be redirected to Lancaster Road, which is a main road and has already been upgraded to accommodate extra traffic. Morgan Road is another option that could be utilised to direct traffic via Albany Highway in the future. It makes more sense to direct traffic onto these main roads instead of through suburban back streets.
- We have estimated that approximately 112 households will be using the Morgan Place entry/exit roads in the proposed development, some with two or more vehicles per household. This will mean much more than the estimated 10 vehicle movements per household per day.
- This estimation does not include any statistics concerning car movements in the proposed medium and high-density housing and units.
- Dust has been a huge problem already in this area from the Lancaster Road development and if this proposal goes ahead it will be intolerable, especially for asthma and hay fever sufferers. Development on Lancaster Road has been ongoing for approximately 2-3 years.
- It was suggested by councillors at the site inspection an option would be to make Morgan Place into a cul-de-sac. Can this option please be seriously discussed.



- Noise from the proposed development would also add to increase stress levels of existing residents
- Why does the developer have option to amalgamate the road reserve with his land and not the residents of Morgan Place and Morgan Road be offered the same option? Or better still be left as a natural road reserve and buffer to the proposed development to assist with future dust and noise problems. Councillors have been on a site visit and seemed to agree that to keep the road reserve would be an option. Also without the buffer of the trees there will be a wind problem.
- Could the following paragraph of the proposed development plan be explained in greater detail (Morgan Place to be narrowed, in agreement with the City of Albany, to 20 metres, the available land will be amalgamated with Lots 47 and 48 and then subdivided, resulting in land consolidation).
- Does this mean if Morgan Place has been in the wrong location all these years? If that is so who owns the land in front of our houses?
- We also noticed the ODP has been resubmitted with NO changes whatsoever and would like to know why none of our concerns have been taken onboard.

SUMMARY STATEMENT:

We do not object to the rezoning of Lot 48, 49 Morgan Place and Lot 47, 50 and 51 Lancaster Road as such, however the proposed roadway into the development from Morgan Place is highly unsatisfactory.

Will water services be upgraded in Morgan Place and Morgan Road, as the water pressure is very poor?

Where will the water pressure come from for this proposed subdivision?

We would expect the developers to spray and water the subdivision to assist in the dust problem.

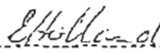
Yours faithfully,

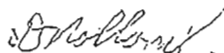
RESIDENTS OF MORGAN PLACE

Corina Palonis
49 Morgan Place
ALBANY



David Holland
Ellen Holland
23 Morgan Place
ALBANY



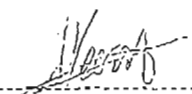


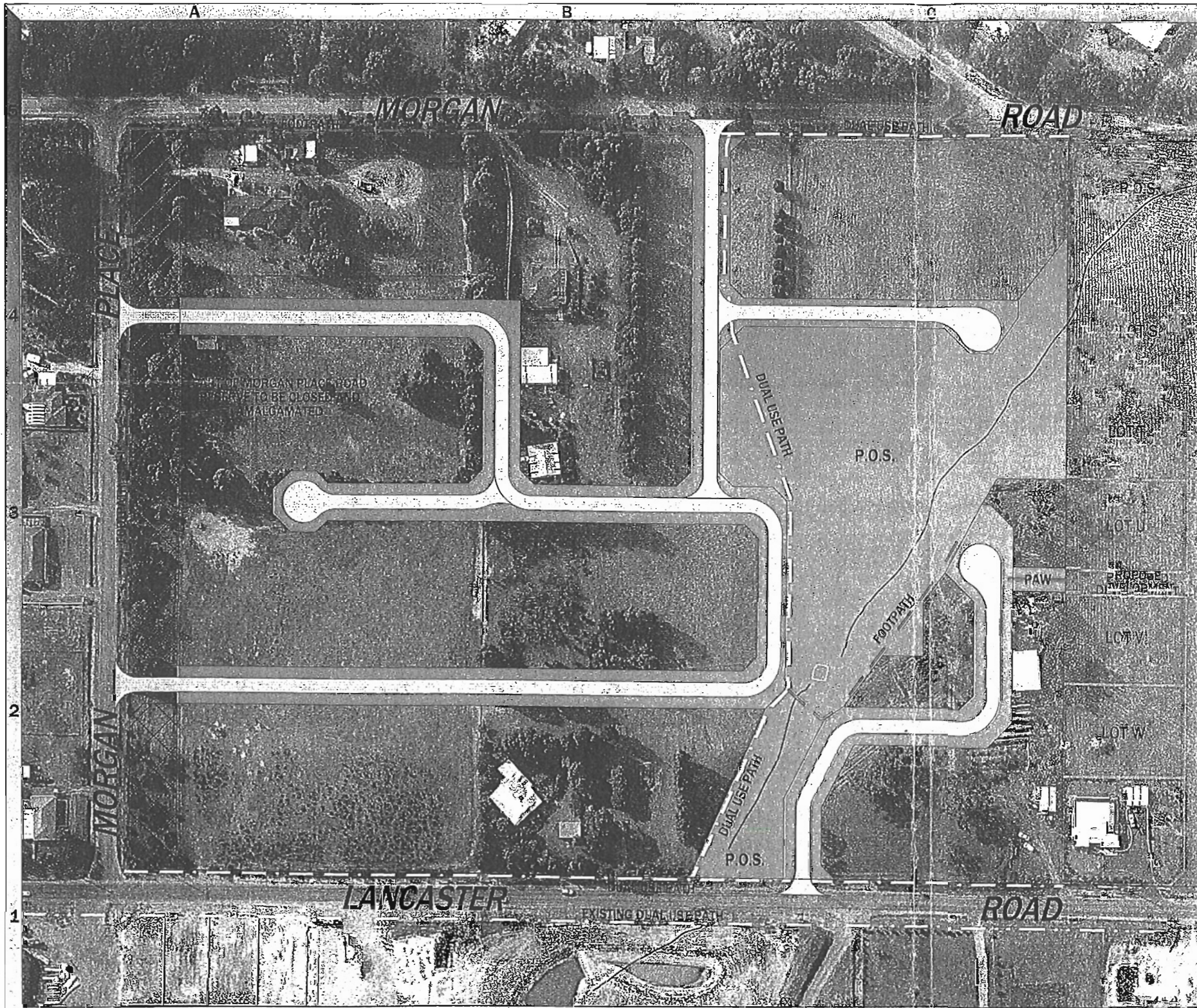
Peter Boshell
Veronica Boshell
27 Morgan Place
ALBANY





Suresh Veerappan
Alison Veerappan
31 Morgan Place





Overall Aim: To provide for the coordinated development of the subject land, encompassing key planning principles and practices regarding water sensitive urban design and traffic management.

-Only one additional road crossover onto Lancaster Road, which is not to be the main entry;

-10 percent Public Open Space in a central, accessible location, which is to be fully landscaped and include drainage infrastructure

-16 metre wide road reserves and 12 metre road reserves fronting Public Open Space;

-'R20' residential density for the subject land;

-Development to proceed only when connection to deep sewer is established;

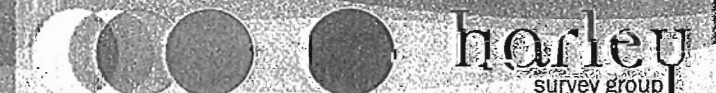
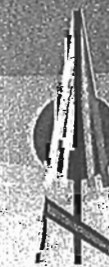
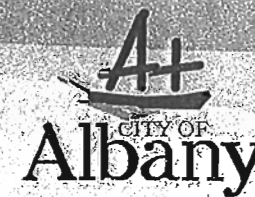
-Morgan Place to be narrowed, in agreement with the City of Albany, to 20 metres, the available land will be amalgamated with Lots 47 and 48 and then subdivided, resulting in land consolidation.

-The majority of drainage to be retained onsite and dispersed in accordance with water sensitive urban design principles

-Simple, uncomplicated subdivision pattern that fully utilises the opportunities and constraints of the subject land.

Outline Development Plan

Lot 48 Morgan Place, Lot 49 Morgan Road,
 Lots 47, 50 and 51 Lancaster Road
 McKail





Your Ref: ODP004/PA26788/AMDODP004
Our Ref: Grange 4386493
Enquiries: G Wright
Telephone: 98424230



January 12, 2009

City of Albany
PO Box 484
ALBANY WA 6331

City of Albany Records
ICR8073422
ODP004
Date: 13 JAN 2009
Officer: PLAN16
Attach:

www.watercorp.albany.wa.gov.au

Attention: Mr Jan van der Mescht

**CITY OF ALBANY
PROPOSED ODP MORGAN AND LANCASTER ROADS, MCKAIL**

Dear Jan,

I refer to your letter of December 17, 2008 regarding an outline development plan covering Lots 47 – 51 Lancaster and Morgan Roads, McKail.

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

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

The land developers will need to engage a consulting engineer to discuss with the Corporation, the servicing of the area with water and wastewater services.

A copy of a plan showing the general location of water and sewer mains in the vicinity of this land is attached for your information.

Yours sincerely

A handwritten signature in black ink, appearing to read "Graham Wright", written over a faint, illegible stamp.

Graham Wright
Senior Asset Planner
Great Southern Region
Asset Management Division

Jan Van Der Mescht

From: Nuttall, Paul [Paul.Nuttall@team.telstra.com]
Sent: Wednesday, 7 January 2009 2:22 PM
To: Jan Van Der Mescht
Subject: Proposed ODP for Morgan Road - AMDODP004

Proposed ODP for Morgan Road - AMDODP004

In regard to the above proposal

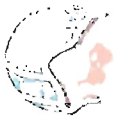
Telstra has no negative comment to make

regards

Paul Nuttall BA (Urb & Reg Planning)

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

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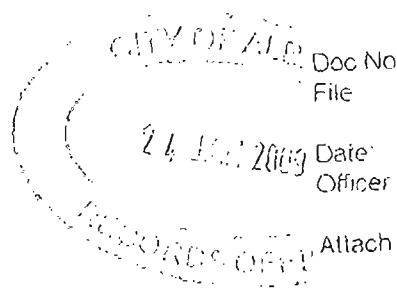


Your ref: ODP004/PA26788/AMDODP004
Our ref: SRS23651/RF1049-03

Enquiries: Karen McKeough



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



City of Albany Records
ICR8074203
ODP004
24 JAN 2009
PLAN16

Doc No
File
Date
Officer
Attach

Dear Jan,

RE: PROPOSED OUTLINE DEVELOPMENT PLAN FOR MORGAN RD AND MORGAN PLACE AND LANCASTER RD, MCKAIL – ODP004

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

Storm Water Management

The site is part of the upper Willyung Creek catchment, which flows into the King River and subsequently the regionally significant Oyster Harbour. Stormwater must be appropriately managed on the site to prevent potential pollutants from entering these important receiving waterways.

Under Better Urban Water Management, the new water planning framework to guide the implementation of SPP 2.9 Water Resources, a local water management strategy (LWMS) is required to support a scheme amendment. The LWMS should include the following information:

- land capability assessment
- identification and mapping of wetland areas
- conceptual storm water management plans.

It is acknowledged that the supporting information included in the amendment proposal largely covers this requirement. However, the location of stormwater infrastructure needs to be reconsidered. The two proposed stormwater basins appear to be located very close to the riparian zone within the POS (Appendix A Fig. 3). The DoW does not support detention basins in riparian zones. Accordingly, the conceptual drainage design drawings need to be amended to locate the detention basin outside of the riparian area buffer zone.

The specifics relating to detailed stormwater management design of individual lots is then required in an Urban Water Management Plan (UWMP), which is to be provided at subdivision stage and designed to be an extension of the LWMS.

The UWMP should be in accordance with the DoW *Stormwater Management Manual for WA* and demonstrate best practice water sensitive urban design.

Flood risk

The Department of Water has a presumption against development within the 1:100 year floodplain area, however this would likely to be contained within the POS. The proposed detention basins would need to be located above this level, and this will need to be demonstrated in the UWMP.

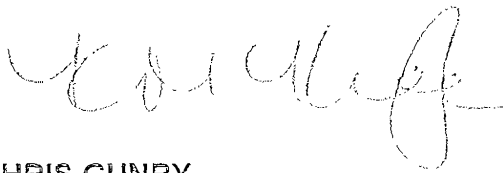
Waterways

An unnamed waterway is located within the eastern section of the subject site. Details about the POS suggest the establishment of a 20m wide foreshore reserve along this waterway and the restoration of the waterway into a living stream. The Department of Water supports this proposal, and recommends that the living stream be constructed using the guidelines in the Department's *Stormwater Management Manual for WA*

The DoW notes and supports the location of footpaths on the edge of POS to delineate the separation of public and private land.

For further assistance please contact Karen McKeough on 9841 0128 or by email karen.mckeough@water.wa.gov.au

Yours sincerely



**CHRIS GUNBY
ACTING REGIONAL MANAGER
SOUTH COAST REGION**

Thursday, 22 January 2009

Jan Van Der Mescht

From: Karen Hughes-More [karen.hughesmore@westernpower.com.au] on behalf of Customer Contact Centre [customer.contactcentre@westernpower.com.au]
Sent: Tuesday, 27 January 2009 9:31 AM
To: Jan Van Der Mescht
Subject: FYI: NCSW-09-01478 - JAN VAN DER MESCHT (CITY OF ALBANY) - PROPOSED OUTLINE DEVELOPMENT PLAN FOR MORGAN ROAD, MORGAN PLACE AND LANCASTER ROAD, MCKAIL - ODP004



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

To:	Jan Van Der Mescht	From:	Karen Hughes-More
Organisation:	City of Albany	Section:	Customer Service Centre
Email / Fax:	janv@albany.wa.gov.au	Our Ref:	NCSW-09-01478
Your Ref:	ODP004/PA23788/AMDODP004		
Date:	27/01/09	No of pages: (including this page)	1

Re: PROPOSED OUTLINE DEVELOPMENT PLAN FOR MORGAN ROAD, MORGAN PLACE AND LANCASTER ROAD, MCKAIL - ODP004

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

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

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

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

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

DAYLIGHT SAVING: Any automatically generated time reference, for example the time on this email, may be in Western Standard Time (WST) and not Western Daylight Saving Time (WDST). Western Power's computers, electricity meters, SCADA equipment and the Wholesale Electricity Market generally operate on WST. However, Western Power's office hours and staff working hours will generally be in accordance with WDST.

CHECK ALL TIMES CAREFULLY, PARTICULARLY IN RELATION TO PLANNED ELECTRICITY OUTAGE OPERATION OF ELECTRICAL EQUIPMENT.

#####

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Government of
Western
Australia



APR. 50 850 676 021

Enquiries: Don Parker on 9892 0559
Our Ref: 04/13070-09 D09# 1142
Your Ref: ODP004/PA26788/AMDODP004

20 JANUARY 2009



CITY OF ALBANY
PO Box 484
Albany WA 6331

City of Albany Records
Doc No. ICR8074021
File ODP004

ATTENTION: Senior Planning Officer
Jan van der Mescht

Date 22 JAN 2009
Officer PLAN16

Attach:

Dear Jan,

PROPOSED OUTLINE DEVELOPMENT PLAN FOR MORGAN ROAD AND MORGAN PLACE AND LANCASTER ROAD, MCKAIL - ODP004

Thank you for your letter dated 17 December 2008 regarding the above location.

Main Roads raises no objection to the proposal as this location is under the jurisdiction of the City of Albany.

If you require any further information please contact Don Parker on (08) 9892 0559. In reply please quote file reference 04/13070-09.

Yours faithfully

TP White

A/REGIONAL MANAGER

22 JAN 2009



McKail Modified Structure Plan

June 2009

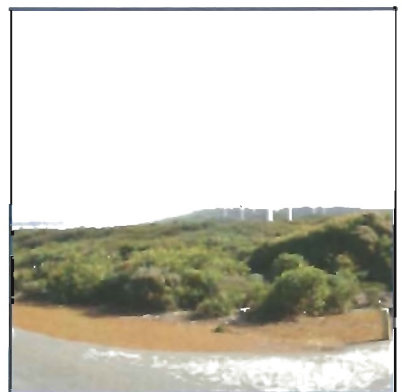
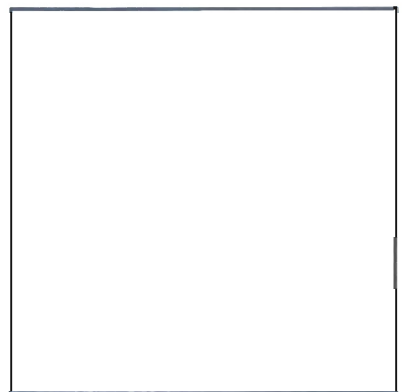
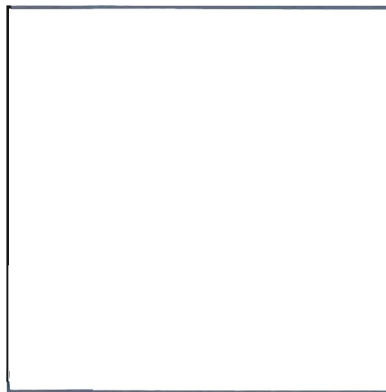


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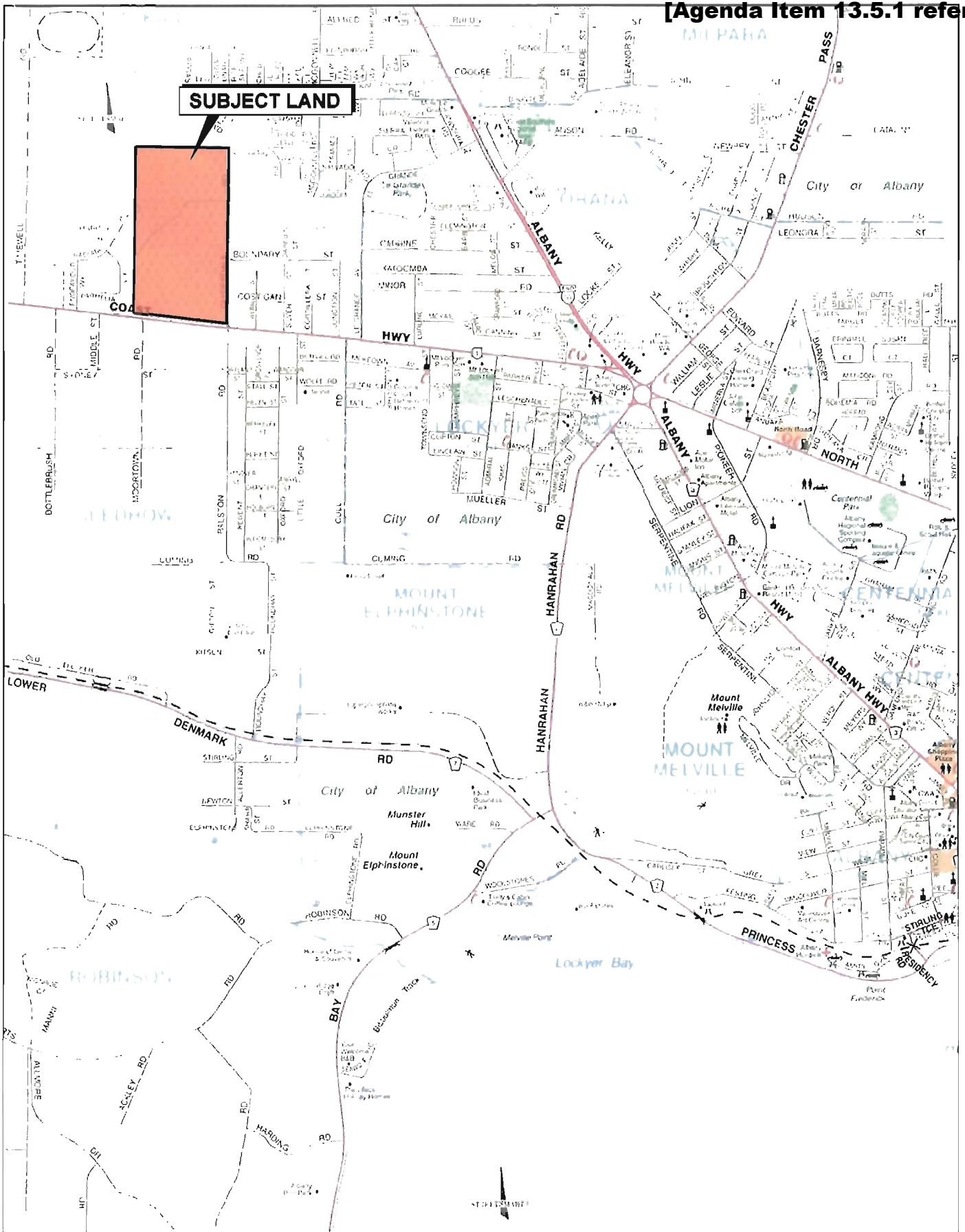
Table 1	Gross Subdivisible Area and POS Provision
Table 2	Lot Yields and Density

1.0 INTRODUCTION

The modifications to the approved and endorsed McKail Local Structure Plan (LSP) have been prepared by RPS Koltasz Smith on behalf of the Department for Housing, the owners of Lots 1 and 2 South Coast Highway, Albany. Lot 3 South Coast Highway forms part of the LSP and is under the ownership of Victor and Denise Bulman. Refer to **Figure 1 Location Plan** and **Figure 2 Aerial Photograph**.

The aim of the modifications is to address a number of unforeseen issues that have arisen since the LSP was adopted by Council 21 August 2007 and endorsed by the WAPC 10 January 2008. This has been undertaken following consideration of changing legislation and policies and consultation with community stakeholders, including Department for Education and Training (DET), City of Albany (CoA), Department for Planning and Infrastructure (DPI) and Main Roads WA (MRWA).

The purpose of this LSP is to provide for further guidance for subdivision and development of an approximate 40 hectares portion of the overall McKail area, being Lots 1, 2 and 3 South Coast Highway, McKail, (Subject Land).



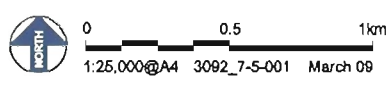
Source: Landgate - StreetExpress 2009

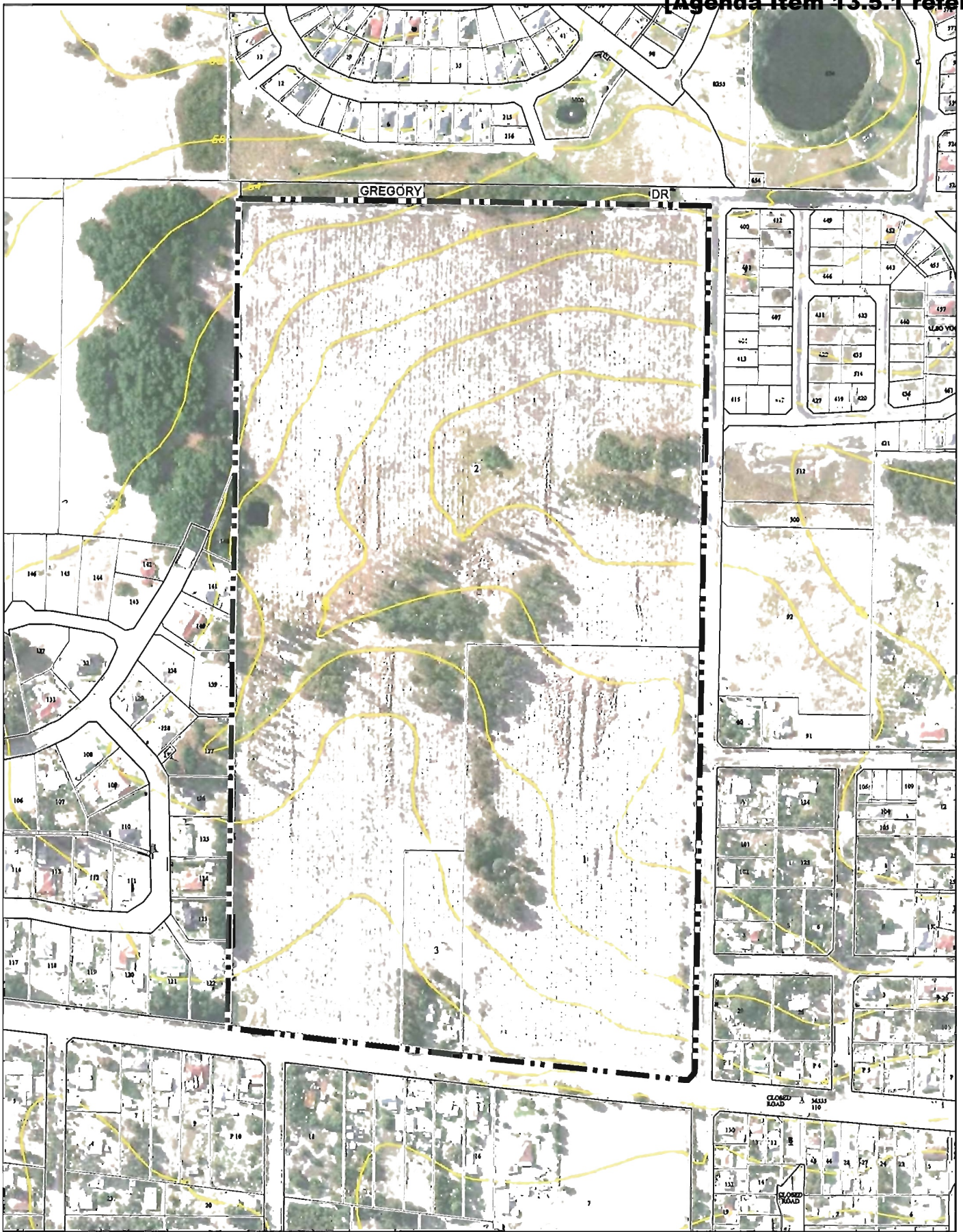
FIGURE 1

LOCATION PLAN
 Lots 1, 2 & 3 South Coast Highway,
 ALBANY

RPS koltasz smith
 TOWN PLANNING PROJECT MANAGEMENT URBAN DESIGN DEVELOPMENT CONSULTING

141 Burwood Road BURWOOD WA 8100 Tel: (08) 9488 2222 Fax: (08) 9488 2233
 PO Box 127 BURWOOD WA 8100 Email: perth@kasp.com.au





Source: Landgate - StreetExpress 2008

FIGURE 2

--- Site Boundary

AERIAL PLAN

Lots 1, 2 & 3 South Coast Highway,
 ALBANY

RPS koltasz smith
 TOWN PLANNING PROJECT MANAGEMENT URBAN DESIGN DEVELOPMENT CONSULTING

141 Burnwood Road BURSWOOD WA 6100 Tel (08) 9488 2222 Fax (08) 9480 2233
 PO Box 127 BURSWOOD WA 6100 Email:perth@kasp.com.au

0 100 200m
 1:5,000@A4 3092_7-5-002 March 08

2.0 BACKGROUND

RPS Koltasz Smith has previously undertaken work on behalf of the Department for Housing (DOH) in the McKail area. This work involved the submission of a subdivision application for Stage 1 (conditionally approved 29 May 2007) and a Local Structure Plan for the area encompassing Stages 1 and 2 (as endorsed by the WAPC). Refer to **Figure 3 - Stage 1 Subdivision, Figure 4 - Approved Local Structure Plan** and **Figure 5 - Staging Plan**.

As stated above a conditional approval was received for Lot 2 South Coast Highway, McKail (Stage 1 subdivision for McKail) on 29 May 2007. Condition 19 of the abovementioned approval states as follows:

"19. Arrangements being made to the satisfaction of the WAPC for the realignment and construction of the southern section of Clydesdale Road. (MRWA)"

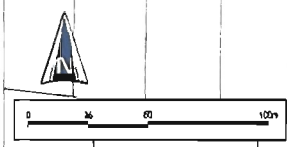
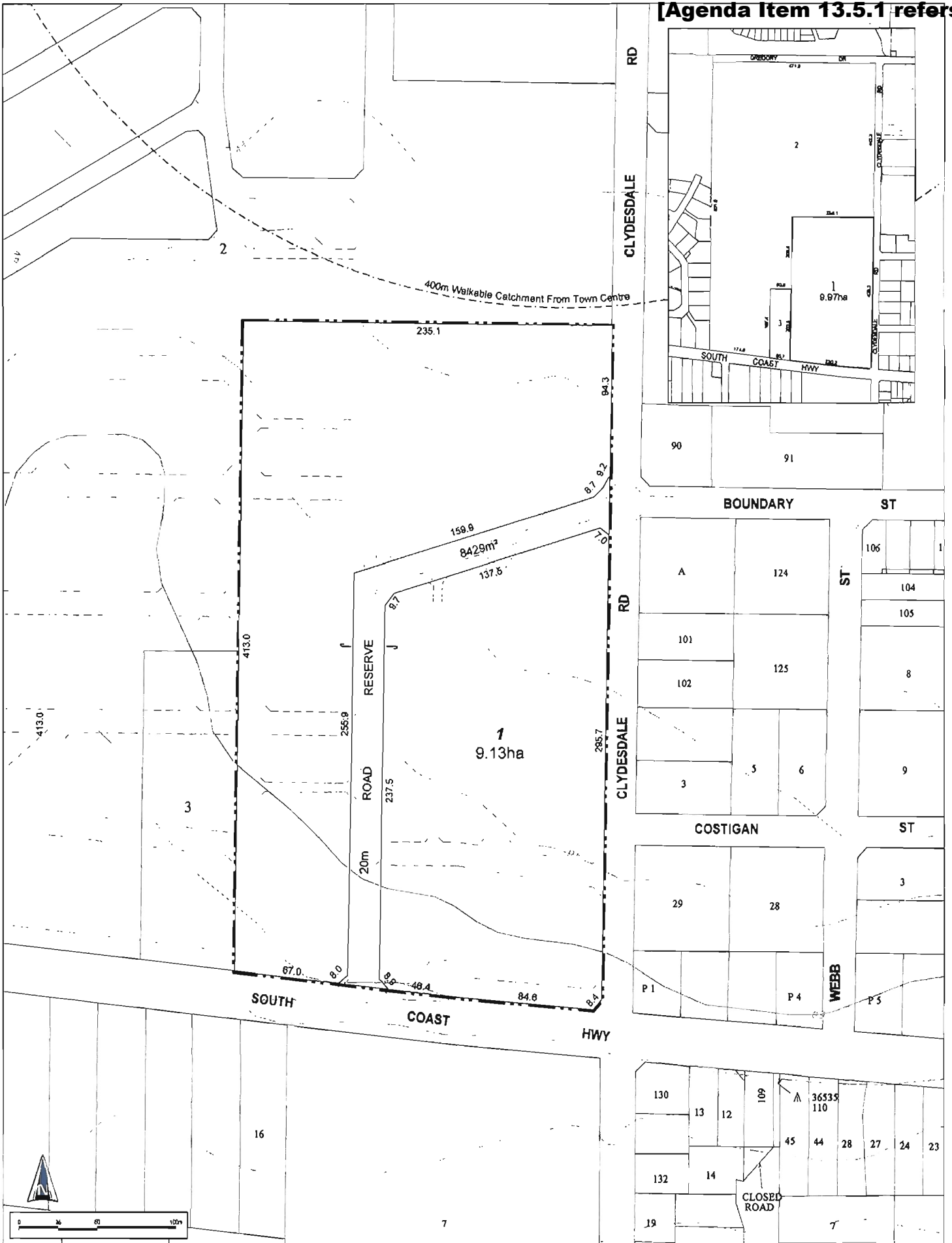
Clydesdale Road was realigned at the request of Main Roads WA and the City of Albany's engineers. The purpose of its realignment was to remove the four-way intersection with South Coast Highway. The above condition was subsequently imposed on the conditional subdivision approval to ensure it was constructed as part of the stage 1 subdivision of McKail. In light of the above a subdivision application was submitted to the WAPC in May 2008 to create the Road Reserve subject to condition 19.

Over the course of the consideration of the subdivision application to realign Clydesdale Road there were a number of unforeseen issues with both the realignment of Clydesdale Road and the location and size of the proposed school site. The subdivision application was subsequently withdrawn 11 November 2008. In light of the recent unforeseen issues pertaining to drainage and road layout of the Structure Plan area it is necessary to amend the endorsed plan to facilitate both future development and fulfil commitments made with MRWA to provide for a realigned Clydesdale Road by March 2010.

In regards to the proposed shared school site and public open space the 8,373m² of public open space located north of the primary school site is now required for drainage purposes. As a result, the school site can no longer be reduced to an area of 3.5ha under Element 8 of Liveable Neighbourhoods.

In addition to the above the City of Albany has requested the realigned Clydesdale Road be amended from that proposed by the Structure Plan. They have indicated their preference is for a more traditional grid road layout.

Therefore the structure plan is required to be amended to accommodate the above modifications and requests of the DET and City of Albany. The work has necessitated a rethink of the layout of the entire southern portion of the Structure Plan area and maintenance of 10 percent Public Open Space provision over the subject land.



--- SITE BOUNDARY

PROPOSED SUBDIVISION

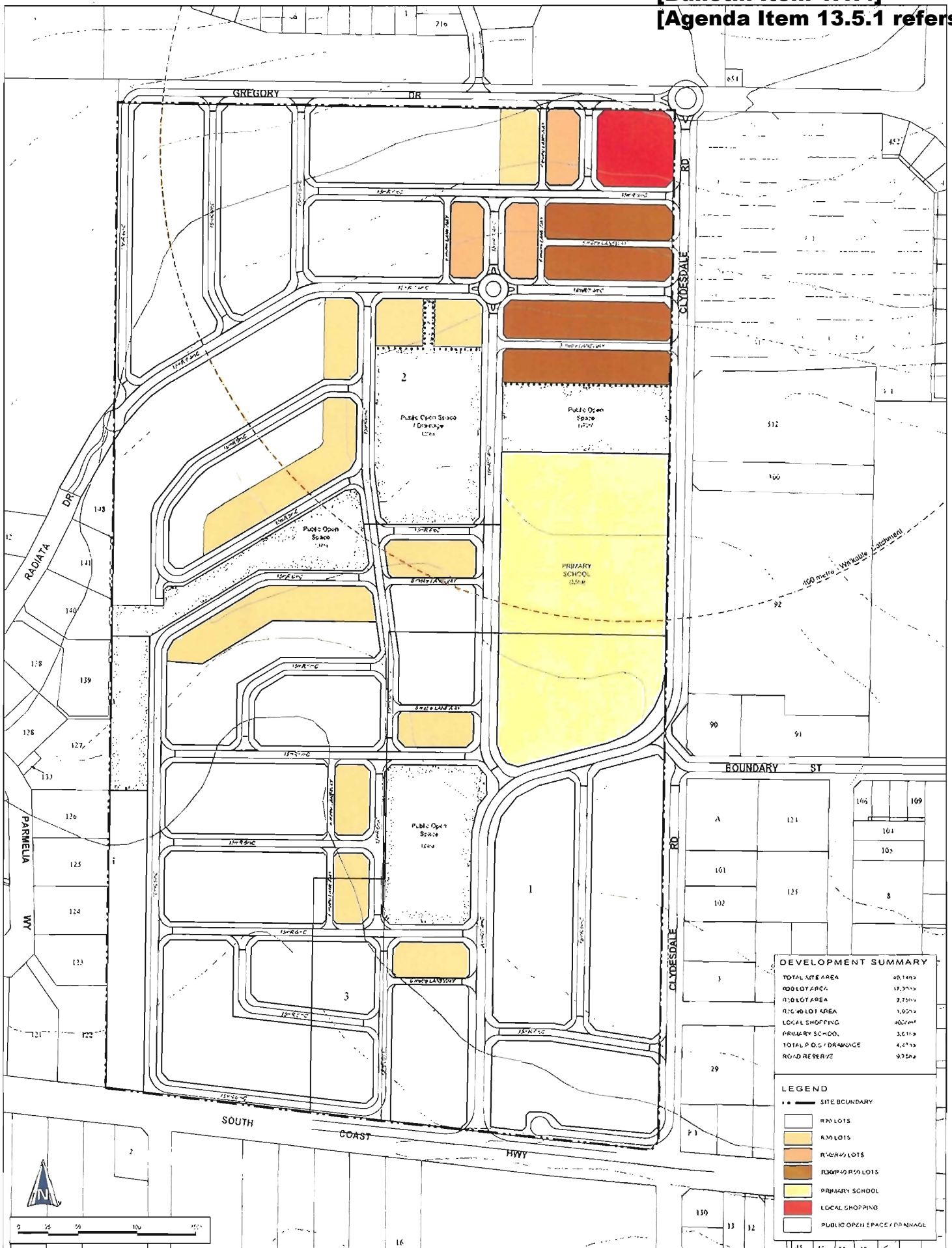
NOTES

Site data supplied by Valuer Corp
 Precinct U43/00
 Areas and dimensions shown are subject to final survey calculations.
 All boundaries are shown for illustrative purposes only and are subject to detailed engineering design.
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DHW : CLIENT
 1:1,000 @ A2/N10 @ A3 : SCALE
 © March 2000 : DATE
 3082_7-1-001 : PLAN No
 : REVISION
 T.D : PLANNER
 LW : DRAWN

Property Description
**LOT 1 SOUTH COAST HIGHWAY,
 ALBANY**
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RPS koltas smith
 TOWN PLANNING PROJECT MANAGEMENT URBAN DESIGN DEVELOPMENT CONSULTING
 141 Burwood Road BURWOOD VIC 3100 TEL (04) 9484 2222 FAX (03) 9480 2233
 PO Box 177 BURWOOD VIC 3100 Email: rps@rpsksm.com.au



DEVELOPMENT SUMMARY

TOTAL SITE AREA	48,145 ^m
ROAD LOT AREA	17,375 ^m
RESID LOT AREA	2,750 ^m
LOCAL LOT AREA	1,025 ^m
LOCAL SHOPPING	400 ^m
PRIMARY SCHOOL	3,615 ^m
TOTAL P.O.S./DRAINAGE	4,475 ^m
ROAD RESERVE	975 ^m

LEGEND

- SITE BOUNDARY
- R20 LOTS
- R30 LOTS
- R20/R30 LOTS
- R30/R20/R30 LOTS
- PRIMARY SCHOOL
- LOCAL SHOPPING
- PUBLIC OPEN SPACES / DRAINAGE

LOTS COULD BE LOTS WITH POSSIBLE BE SUBJECT TO DESIGN GUIDELINES, FOR EXAMPLE A REDUCIBLE COVERAGE RESULTING A WASTEWATER FLOW TO THE COUNCIL STORMWATER FLOW MAY BE IMPROVED ON LOTS. THE DESIGNER WILL INSTALL OPEN ASPHALT PAVEMENT TO THE ROAD TO THE LOT FOR CONNECTION TO THE...

NOTES

1. ALL LOTS SHALL BE SUBJECT TO DESIGN GUIDELINES, FOR EXAMPLE A REDUCIBLE COVERAGE RESULTING A WASTEWATER FLOW TO THE COUNCIL STORMWATER FLOW MAY BE IMPROVED ON LOTS. THE DESIGNER WILL INSTALL OPEN ASPHALT PAVEMENT TO THE ROAD TO THE LOT FOR CONNECTION TO THE...

DHW
1 2 0609/02 - N.Y. SIGNA
9 March 2010
3092_7-2-001.dwg
T.D
L.W

CLIENT
SCALE
DATE
PLAN NO
REVISION
PLANNER
DRAWN

Property Description
Lots 1, 2 & 3 South Coast Highway
ALBANY

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10/10/10

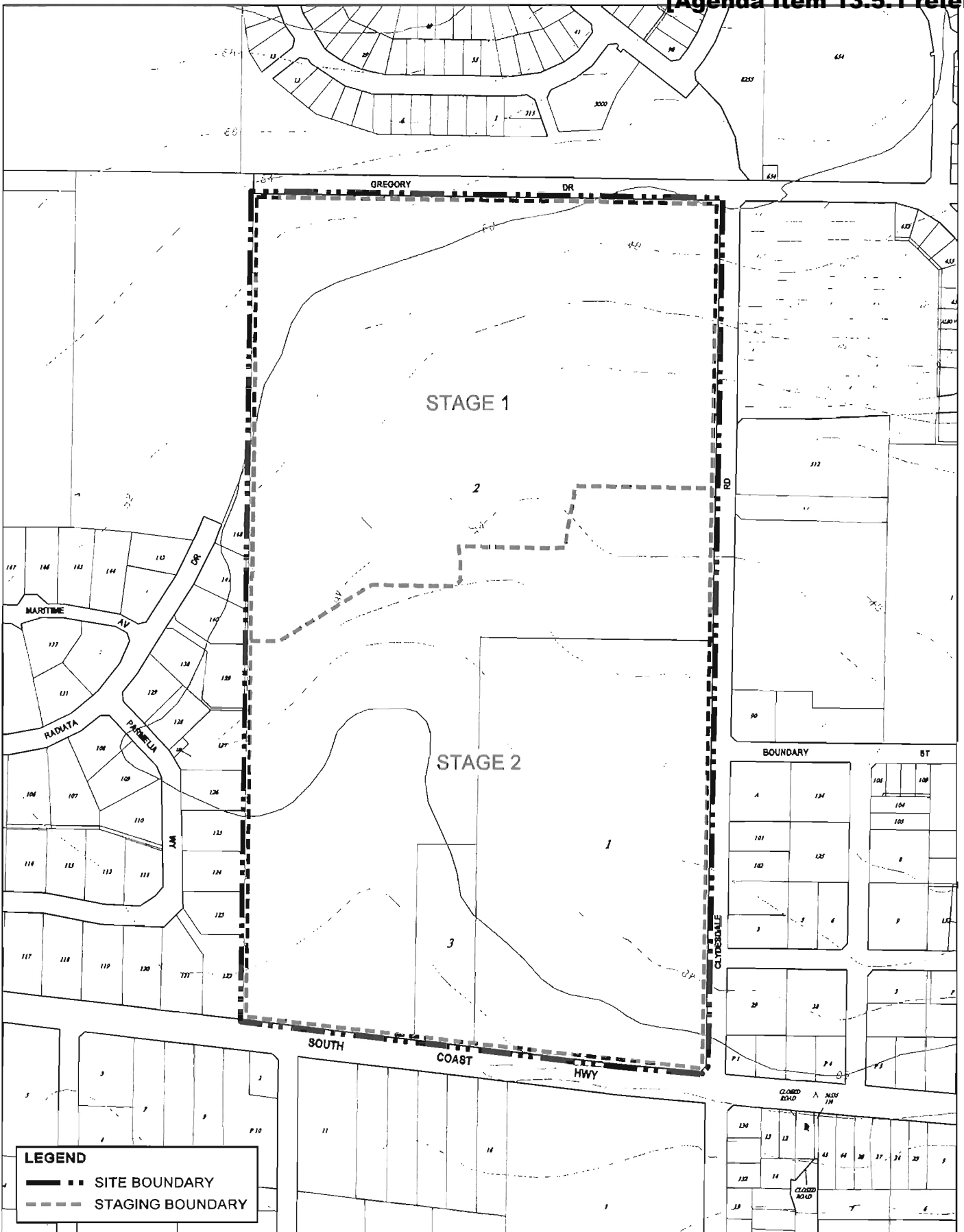
APPROVED STRUCTURE PLAN

RPS koltas smith

TOWN PLANNING PROJECT MANAGEMENT URBAN DESIGN DEVELOPMENT CONSULTING

141 BURNING TREE DRIVE, BURNING TREE, NSW 2125 Tel: (02) 4488 2222 Fax: (02) 4488 2223
PO BOX 127, BURNING TREE NSW 2125 Email: info@rpsks.com.au

FIGURE 4



Source: Landgate

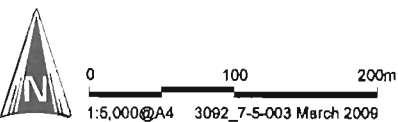
FIGURE 5

STAGING PLAN

Lots 1, 2 & 3 South Coast Highway
 ALBANY



TOWN PLANNING PROJECT MANAGEMENT URBAN DESIGN DEVELOPMENT CONSULTING
 141 Burnwood Road BURSWOOD WA 8100 Tel. (08) 9489 2222 Fax. (08) 9489 2233
 PO Box 127 BURSWOOD WA 8100 Email: perth@kasp.com.au



3.0 TOWN PLANNING FRAMEWORK

3.1 State Planning Strategy

The State Planning Strategy provides a strategic guide for land use planning through to the year 2029 and aims to develop a land use planning system to help the state achieve a number of key goals. Included in this is the regionalisation and decentralisation of urban and industrial development in Western Australia and the direction towards accelerating growth based on sustainable use of extensive natural resources available and desirability of regional areas as places to live.

3.2 Lower Great Southern Strategy

The Lower Great Southern Strategy (LGSS) was formulated to respond to the Lower Great Southern's growth potential and provide guidance for planning and management of its land use and infrastructure requirements. The LGSS designates Albany as the regional centre and major economic node of the Great Southern Region.

3.3 Draft Albany Local Planning Strategy

The draft Albany Local Planning Strategy (ALPS) provides planning direction to the City's adopted '3D Future' Vision for the next 20 years of growth and provides a framework for the new Community Planning Scheme (CPS) and structure planning. The ALPS was not in place during formulation of the earlier *McKail Local Structure Plan 1999* prepared by Ayton Taylor and Burrell and thus a number of its recommendations have been applied to the previous endorsed LSP. The following issues and recommendations contained in the ALPS are considered relevant to the study area;

- A Local Centre of an upper limit of 600 square metres of retail floorspace shall be provided in McKail to provide a local convenience function. This is also in accordance with the Retail Development Strategy 2005 prepared for the City of Albany;
- Home based businesses are recognised as legitimate services and contributors to the local economy and as such should be supported in residential areas;
- McKail, Gledhow and Yakimia are expected to cater for most of Albany's urban growth, up until at least 2021. This growth also includes changing demographics (ageing population, reduction of people per household) and the subsequent need to provide residential land to meet the changing demands of households within the Albany;
- Prepare structure plans, policies and design guidelines to increase residential density codes in selected localities in the CPS to encourage diversity of housing stock to be provided in the urban area to meet changing household needs; and
- Maximise the opportunities for a variety of lot sizes and establish appropriate zones, controls and mechanisms in the CPS to ensure the provision of sufficiently serviced urban land available to cater for the short to medium term (2010-2015).

3.4 McKail Local Structure Plan 1999

The *McKail Local Structure Plan 1999* (MLSP 99) (**Figure 6**), prepared by Ayton Taylor and Burrell, sets out the framework for the subdivision and development of land within the greater McKail area. The greater McKail area is bounded by Albany Highway in the north and South Coast Highway in the south.

The McKail Local Structure Plan 1999 was used as a guide for the preparation of the LSP endorsed in 2008, with the new plan providing more detailed guidance and consideration of contemporary planning instruments and documents not in existence at the time the original plan was formulated and endorsed.

3.5 McKail Local Structure Plan 2008

The McKail Local Structure Plan 2008 prepared by RPS Koltasz Smith sets out the framework for the subdivision and development of land within the 40 hectares of land subject to these modifications. This plan is shown in **Figure 4** above.

3.6 Town Planning Scheme No. 3

The Shire of Albany Town Planning Scheme No. 3 (TPS No. 3) was gazetted on 15 February 1980 and is the mechanism used by the City of Albany to guide land use and development within the City's boundaries. It should be noted that the Shire of Albany and Town of Albany were amalgamated in 1998 to form the City of Albany.

The TPS No. 3 zones the study area "Residential", "Local Shopping" and "Primary School", this is in accordance with the *McKail Local Structure Plan 1999* prepared by Ayton Taylor and Burrell. Please refer to **Figure 6**.

The land to the north and east is predominately zoned "Residential", forming part of the Albany urban front; land in the west is predominately "Special Residential" and land in the south "Rural". It should be noted that the Town is currently reviewing TPS No. 3.

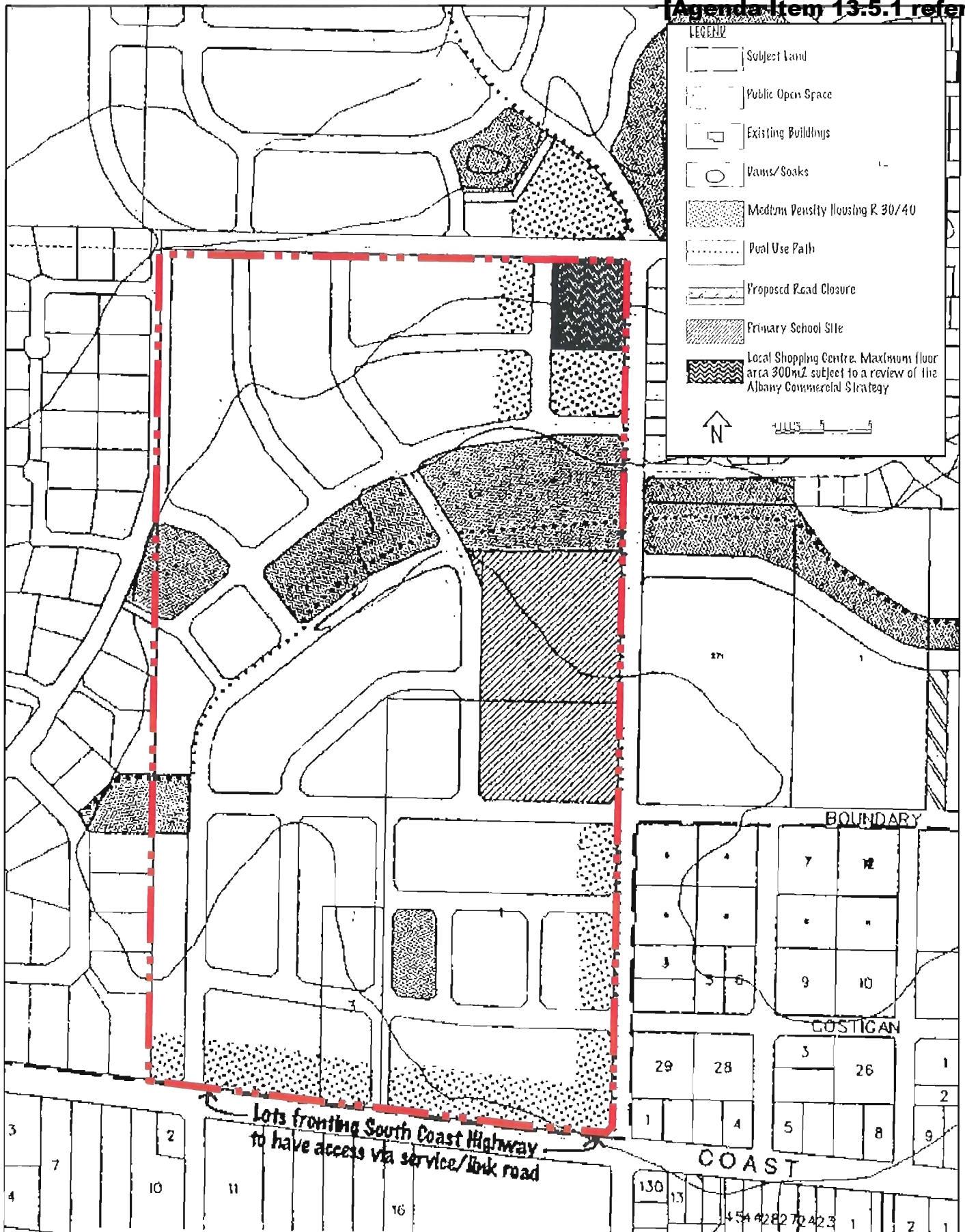
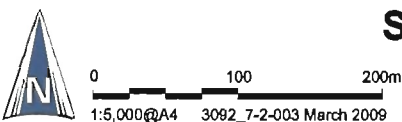


FIGURE 6

**McKAIL LOCAL
 STRUCTURE PLAN 1999**



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4.0 LOCAL SETTING AND SITE ANALYSIS

4.1 LAND USE

4.1.1 Subject Land

The subject land consists of one single residential dwelling, located on Lot 3, and until recently a Blue Gum Plantation. The harvest of the Blue Gum plantation began in November 2006 and the land is generally cleared and vacant with civil works undertaken for the early stages of the Stage 1 subdivision approval. The Blue Gum Plantation was planted by the Department for Housing approximately 20 years ago and prior to this time the land was used for rural purposes.

4.1.2 Surrounding Land

There are a number of land uses that surround the subject land, ranging from the Waste Water Treatment Plant, grazing land and smaller rural hobby farms and newer residential development.

There is a trotting ground located to the north west of the subject land and the area north of this consists of rural hobby farms and 2000 square metre special residential subdivisions. In Gledhow (south of the subject land) there are rural lots ranging in area from 4000 square metres to 4 hectares and diagonally south east are residential lots of approximately 800 square metres.

Lots to the west of the subject land consist of a special residential subdivision and the Waste Water Treatment Plant. It should be noted that since the endorsement of the McKail Local Structure Plan 1999 there has been significant residential development adjoining the northern boundary of the subject land.

4.2 ENVIRONMENTAL CHARACTERISTICS

4.2.1 Climate

The climate of Albany is generally temperate with moderate to high rainfall during winter. The average temperature in summer is approximately 25 degrees Celsius and in winter 16 degrees Celsius. The wettest months are July and August, with an average rainfall of approximately 118 millimetres.

Annual wind roses, constructed from wind speed and direction data collected at Albany Regional Airport (the nearest Bureau of Meteorology station to the project area) at 9am and 3pm indicate that:

- In the morning the winds in the area are predominately north westerlies (20 per cent of the time), westerlies (15 per cent) or calm (11 per cent); and

- In the afternoon the winds in the area are predominately south westerlies or south easterlies (approximately 18 and 17 per cent of the time respectively). Westerly and southerly breezes are experienced approximately 15 per cent of the time. It is calm for 3 per cent.

4.2.2 Topography

The site is located in the McKail catchment of Parker Brook, Albany. In general the topography of the site is flat, with slopes of 2% to 3% at the northern part of the catchment. There are a number of small water storage ponds within the plantation that provide fire-fighting water to the plantation and they do not serve as formal storm water detention ponds. They are to be filled to facilitate the structure plan.

4.2.3 Soil

The soil conditions on site are typical of a clay structure. The City's Local Rural Strategy describes the Study area as comprising Broad crests developed on siltstones and sandstones comprising gravelly yellow duplex soils.

4.2.4 Surface Water

The site is located in the McKail catchment of Parker Brook, Albany. The majority of the local rainfall-runoff from the site drains in to the creek that runs west to east through the site, The creek exits the site at Clydesdale Road where it passes through a twin 900mm diameter culvert structure. From there the creek drains eastwards. A small area of local runoff at the south east corner of the site drains to an open channel (roadside drain) that drains west to east and ultimately joins up with the creek, downstream of Clydesdale road.

Rainfall runoff from outside the site also drains in to the creek. Runoff from a small part of the developed catchment to the north of the site drains on to the site. The majority of the runoff from the development to the north drains in to the McKail detention pond. Runoff from the (mostly) undeveloped land to the west of the site also drains on to the subject land.

Previously it was expected that drainage would be piped through the northern area of Public Open Space to the north of the proposed School Site. This network has since been amended to reflect the ground conditions whereby the land area to the south of the Public Open Space will act as an open creek line and opportunities are lost to share an oval with the School Site. This therefore requires the redesign of the School Site.

4.2.5 Vegetation

The subject land has been planted with a Blue Gum Plantation, this plantation has been harvested with the exception of some trees to remain to improve amenity for the proposed subdivision of the subject land.

The subject land also has a number of pockets of remnant native vegetation, this includes Jarrah/Marri woodland and Melaleuca Stands, this are predominately to be retained where possible.

4.3 EXISTING SERVICING NETWORK

The following comments have been extracted from the *Stormwater Drainage and Investigation and Design Report* Prepared by Opus International and the *McKail Local Structure Plan 1999* prepared by Ayton Taylor and Burrell. These were both included in the original LSP adopted by Council on 21 August 2007 and endorsed by the WAPC on 10 January 2008.

4.3.1 Water

The water supply network is limited to domestic supply for the developed portions of McKail and Le Grande whilst only the portions of Gledhow with smaller lots have a reticulated service. The only 200mm supply remains within the South Coast Highway and Lancaster Road reserves and are the Water Corp has advised that there is not capacity in this supply to service the McKail area.

In light of the above the development of the project area will necessitate the duplication of the existing water main along South Coast Highway with a 250P class 12 water main. The Water Corp have advised that the main is not able to be pre-funded and as such the developer will recoup costs as other developers connect to the mains supply.

4.3.2 Sewerage

The Water Corp has advised that the sewer connection point shall be at the intersection of Clydesdale and the extension of Flemington Road. The area is to be serviced by gravity, and allow for the grading out of the existing wastewater pump station in the Pines Estate.

4.3.3 Drainage

The majority of the local stormwater runoff from the site drains into the creek that runs approximately west to east through the site. The creek exits the site at Clydesdale Road where it passes through a twin 900 mm diameter culvert structure, from there the creek runs eastwards. A small area of local runoff at the south east corner of the site joins up with the creek, downstream of Clydesdale Road.

4.3.4 Western Power Electricity Supplies

Domestic electricity is connected to the existing dwelling on Lot 3 within the Study Area. No other electricity lines cross the project area.

Main three phase feeders follow the South Coast Highway reserve and Clydesdale Road. Advice from Western Power indicates that the South Coast Highway services should have sufficient spare capacity to accommodate the project area development whilst other three phase lines can provide alternative supplies.

As is current practice, all subdivision reticulation and individual lot hook ups will need to be underground.

4.4 SUMMARY – OPPORTUNITIES AND CONSTRAINTS ANALYSIS

McKail features a number of characteristics which influence and shape the Structure Plan design in respect to Public Open Space, road layout and land use. In addition there have been some comments from DET, DPI, MRWA and CoA that have affected the potential subdivision and development of the land. The key considerations, opportunities and constraints are summarised below and illustrated in **Figure 7 - The Opportunity and Constraints Plan**.

- **School Site and Drainage**

As previously stated above the proposed School Site is to be increased from the current 3.5 hectares to 4.0 hectares. This is in accordance with the Liveable Neighbourhoods requirement for primary schools that do not share an oval with an area of Public Open Space. Discussions with the DET have indicated that they could accommodate the extra land either immediately south or have it provided to the south west of the current area.

The new area of land shown on the Structure Plan for the primary school will need to be rezoned as part of the Scheme Review process being undertaken by the City of Albany. This is consistent with the process proposed to be undertaken as part of the previously endorsed Structure Plan (2008) and is a minor amendment to the Scheme.

- **Movement Network**

The City of Albany have noted a dissatisfaction with the previously MRWA requested realignment of Clydesdale Road. MRWA require that Clydesdale Road become a cul-de-sac at its intersection with South Coast Highway and that there be a separation distance of at least 150 metres between the new intersection with South Coast Highway and the existing intersection of Clydesdale Road and South Coast Highway.

The current Structure Plan (2008) accommodates a staggered T intersection with 150m separation and a realigned Clydesdale Road that matches up with the existing Clydesdale Road through an "S" bend type layout. In the application for subdivision to create this Road Reserve the City of Albany noted their dissatisfaction with the "S" bend configuration and the need for a roundabout at the intersection with the realigned road and Clydesdale Road and Boundary Street. In order to address the City's concern RPS Koltasz Smith and DOH have undertaken to provide for an alternative layout at the northern end of the Clydesdale Road realignment. As requested by the City his layout is to be modified from the "S" bend configuration to a more traditional Grid type layout.

The modifications present opportunities to extend Boundary Street westwards but is constrained by the need to extend the primary school site to accommodate 4 hectares. As an alternative a grid type layout could be used with the extension to a north south connector road from the Clydesdale Road turnoff being accommodated. This would be similar to the "S" bend proposal but using a grid type layout to the intersections. This could accommodate both the requirements of DET and the City of Albany, whilst maintaining the integrity to the overall layout.



- Site Area
- Maximise new lots overlooking POS @ R30
- 4ha School Site required
- Retain Veg
- Potential Road Links
- No direct Lot Access

OPPORTUNITIES AND CONSTRAINTS PLAN
 Lots 1, 2 & 3 South Coast Hwy, ALBANY

Base data supplied by Water Corp
 Aerial Photography dated January 2008, accuracy +/- 4m, Projection MGA Zone 50
 Areas and dimensions shown are subject to final survey calculations.
 All cartogweys are shown for illustrative purposes only and are subject to detailed engineering design.
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DHW
 1:3,000 @ A3
 23 February 2009
 3092_7-8-001.dgn
 T.D
 R.F

CLIENT
 SCALE
 DATE
 PLAN No
 REVISION
 PLANNER
 DRAWN

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FIGURE 7

- **Public Open Space**

The area of Public Open Space in the southern section of the Structure Plan (2008) area provides for the retention of vegetation and is important to the general amenity and access to open space to residents living in the southern section of the subject land. It is therefore imperative that the accessibility and amount of Public Open Space is maintained by the proposed modifications. The provision of open space also affords opportunities for cottage R30 lots overlooking the public parkland. This ensures maximum land efficiency by ensuring larger catchment to Public Open Space whilst maintaining the general amenity of the area and maximising passive surveillance.

- **Residential Density**

The previously endorsed Structure Plan (2008) included WAPC and DoH requested modifications to the density of the land around the Public Open Space, School Site and Local Shopping area. In submitting these modifications to the McKail Structure Plan (2008) it is considered an opportune time to also advance the previous need for intergenerational housing and increased densities to maximise the catchment and viability of the Local Shopping area and the amenity afforded to areas adjacent to the School and Public Open Space.

The opportunity is therefore to increase the density of lots directly abutting the western road providing access to the local shops to "Residential R30/40/50" with provision for intergenerational housing and the grouped site immediately west of this land to "Residential R30/R40". There is also an opportunity to increase the density for land adjacent to the school site and along the main access into the subdivision to the south of the school site. This recognises the lots proximity to Public Open Space, the Primary School site and the Local Shopping area.

5 THE STRUCTURE PLAN MODIFICATIONS

5.1 Design Philosophy

The design of the modified McKail Local Structure Plan has sought to continue to follow New Urbanist principles of walkability and sustainability. Key elements of this approach in modifying the plan include the increase in residential densities in proximity to the Local Centre and areas of open space, improving the road network and maximising the efficiency of Public Open Space. In achieving appropriate drainage areas and ensuring a 4 hectare school site these are no longer co-located.

The design also responds to the changing household structure within Albany and the subsequent need for diverse housing stock to cater for the range of household types. The diversity in housing stock will also address issues of housing affordability and supply in the Albany region.

The modified McKail LSP design will continue to protect and enhance the existing natural environmental features that currently exist whilst minimising the impact on adjacent land uses and resources. This is demonstrated by the following:

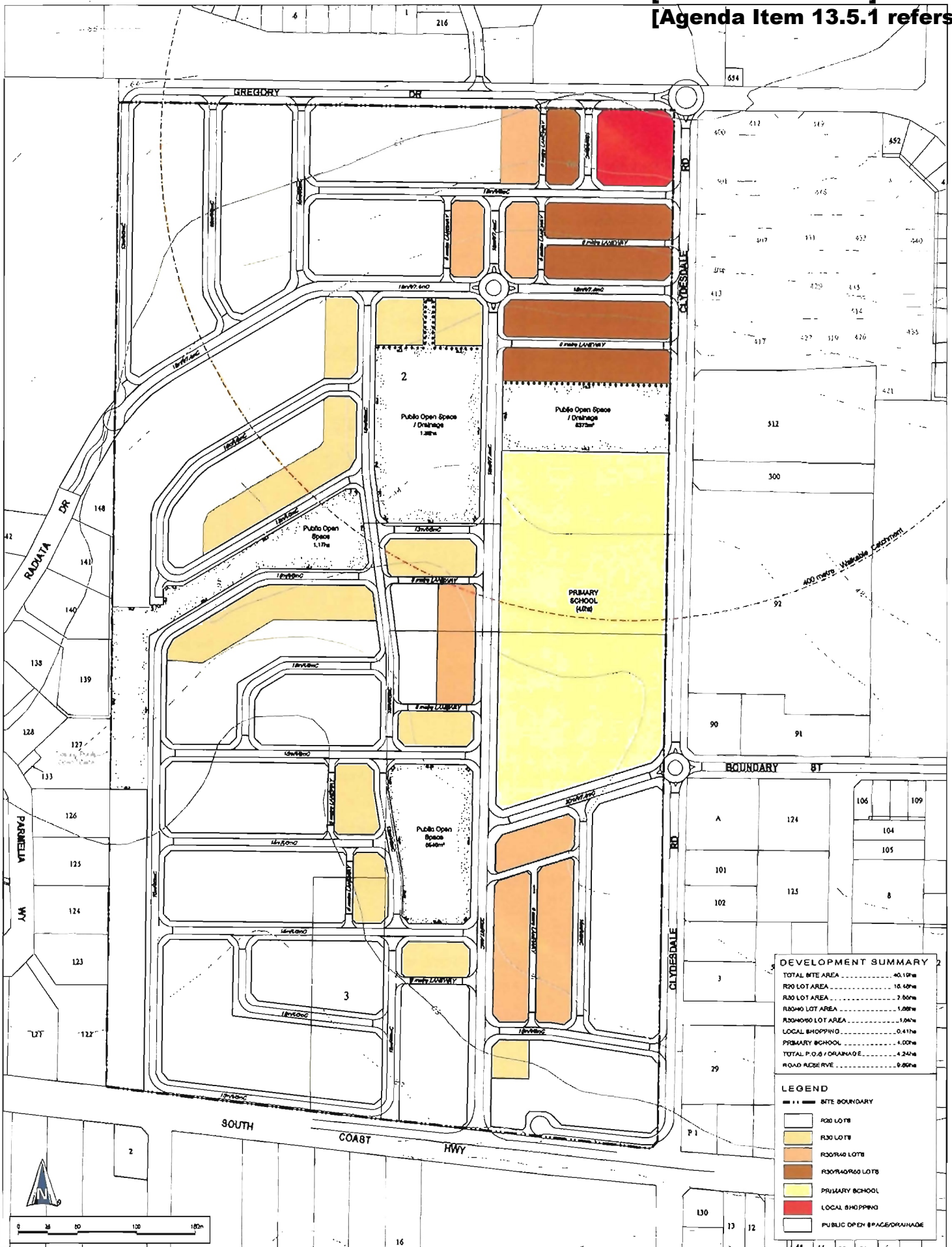
- The LSP minimises urban sprawl by increasing densities around the Local Centre and public open space;
- The LSP will establish a variety of lot sizes giving residents a range of housing options thereby providing for a diverse population and creating a greater sense of community;
- The LSP will create a range of land uses from residential, mixed use, commercial, education to open space;
- The modified McKail LSP protects the integrity of the original layout whilst also providing better linkages to Boundary Street and Le Grande Avenue, as required by the City of Albany engineers; and
- Existing areas have been utilised as open space to ensure adequate retention of vegetation and add to the amenity of the LSP area.

The main residential area of the LSP has been designed to maximise passive solar opportunities as well as internal and external view lines. It is also intended that detailed site design of dwellings be encouraged to give due consideration to solar access, local breezes, views and existing remnant vegetation. Some of this will be addressed in Detailed Area Plans for cottage lots and those that are adjacent to Public Open Space, to be included in applications for subdivision.

The modified McKail LSP addressed issues associated with residential density and lot yield, road layout and interface with South Coast Highway and Clydesdale Road, size and location of the primary school site and Public Open Space. The modifications to the endorsed McKail LSP are further detailed below.

5.2 Lot Yields and Public Open Space Provision

The Modified McKail Local Structure Plan (**Figure 8**) provides for an estimated 526 residential lots, together with local open space, a primary school site and a Local Shopping site.



DEVELOPMENT SUMMARY	
TOTAL SITE AREA	40.10ha
R10 LOT AREA	18.46ha
R30 LOT AREA	7.66ha
R200 LOT AREA	1.88ha
R300/R400 LOT AREA	1.04ha
LOCAL SHOPPING	0.41ha
PRIMARY SCHOOL	0.02ha
TOTAL P.O.S / DRAINAGE	4.24ha
ROAD RESERVE	0.86ha

LEGEND	
---	SITE BOUNDARY
□ (White)	R10 LOTS
□ (Yellow)	R30 LOTS
□ (Orange)	R200 LOTS
□ (Light Orange)	R300/R400 LOTS
□ (Yellow)	PRIMARY SCHOOL
□ (Red)	LOCAL SHOPPING
□ (Yellow)	PUBLIC OPEN SPACE/DRAINAGE

LOTS CONTIGUOUS WITH POB WILL BE SUBJECT TO DESIGN GUIDELINES, FOR EXAMPLE A RESTRICTIVE COVENANT REQUIRING A HABITABLE ROOM TO BE ORIENTED TOWARDS THE POB WILL BE IMPOSED ON TITLES. THE DEVELOPER WILL INSTALL OPEN ASPHECT POOL, FENCING ALONG THE LOT / POB CORNER BOUNDARY.

NOTES

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DHW : CLIENT
 1:2,000 @ A2 / N.T. @ A3 : @ SCALE
 12 June 2009 : @ DATE
 3002_7-2-0010.dgn : @ PLAN No
 a : @ REVISION
 T.D : @ PLANNER
 M.H : @ DRAWN

Property Description:
Lots 1, 2 & 3 South Coast Highway, ALBANY

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MODIFIED STRUCTURE PLAN

The Modified LSP is summarised in the following table:

Table 1 – Gross Subdivisible Area and POS Provision

Total Area	40.14 ha
Less Deductions (Primary School - 4 hectares, Local Shopping - 0.4 hectares)	4.4 ha
Net Developable Area	35.75 ha
POS required at 10%	3.575 ha
POS/Drainage Provided	4.2419 ha
Percentage of POS/Drainage Provided	11.86%
Estimated Lot Yield	526
Estimated Dwelling Yield	541

5.3 Residential Density

As noted in section 4.4 opportunities exist to evaluate the densities of lots in close proximity to the local shopping area in the north east of the McKail LSP area. This evaluation accords with previous requests made by DOH and WAPC to cater for the needs of differing generations and to maximise the catchment to the local shopping area.

It is therefore proposed to increase densities for the lots immediately west of the local shopping area to “Residential R30/40/50” This provides for a robust density that matches with the density immediately south of the local shopping area and advances the viability of the commercial area in the long term. In increasing the density of this area it is also appropriate to increase the density of the grouped site immediately west of the shared laneway and abovementioned land adjacent to the local shopping area. It is proposed to increase this density to “Residential R30/40” and provides for a transitional zoning between the R30/40/50 and R20 areas, whilst maintaining a viable catchment to the local shopping area.

It is also proposed to increase the density for land adjacent to the school site and along the main access into the subdivision to the south of the school site to “Residential R30/40”. This recognises the lots proximity to Public Open Space, the main thoroughfare and public transport routes and the Primary School site.

An approximate breakdown of lot yields and density is outlined in **Table 2**.

Table 2 - Lot Yields and Density

Density	Estimated Yield
R20	317
R30*	92
R30/40*	13
R30/40/50	52
Estimated Total	526

5.4 Primary School

Given the forecast lot yield for the 1999 McKail Local Structure Plan and discussion with the DET there is a need to allocate a local primary school site. As previously discussed the opportunity to provide a 3.5 hectare site shared with Public Open Space has been lost and as such the southern boundary of the school site has been extended to provide for a 4 hectare site. The DET have provided positive comments to this proposed extension of the school site and it is noted there is no net change in the shape of the site from that previously endorsed.

5.5 Public Parkland

The Structure Plan proposes a series of landscaped parkland settings to meet both passive and active recreation needs. Connected to a series of pedestrian and cycle ways, these parks are well connected and easily accessible to the whole community.

The provision of Public Open Space remains relatively unchanged by these modifications with a small area being removed to facilitate the grid style layout of the Clydesdale realignment. The area north of the school site will cater for the public and drainage only with no shared area with the Primary School.

5.6 Movement Network

The modifications to the McKail LSP have been guided by the advice of MRWA and the City of Albany. As previously stated the Council requested a more grid type layout for the Clydesdale Road realignment, with a roundabout at the intersection with Boundary Street. MRWA's aim was to maintain the staggered "T" intersection with South Coast Highway.

Both of these objectives have been achieved by locating the aligned Clydesdale Road directly west of the intersection of Boundary Street and aligning it in a south south west manner to link with the north south connector to South Coast Highway. This maintains the integrity of the previously endorsed road layout, ensures a roundabout and grid type pattern at the intersection of Boundary Street, maintains a 150 metre staggered distance between Clydesdale Road and

MODIFIED STRUCTURE PLAN

South Coast Highway and importantly allows for a 4 hectare school site without effecting the north south movement of traffic through the Structure Plan area.

The realignment is to be supported by the inclusion of a cul-de-sac at the existing intersection of Clydesdale Road and South Coast Highway. In summary, the Local Structure Plan's movement network acknowledges the existing surrounding regional/district road network and the integrity of the endorsed Structure Plan whilst addressing the comments made by the City of Albany and MRWA.

5.7 Roundabout Cost Sharing

The proposed roundabout at the intersection of Boundary Street and Clydesdale Road will require the City of Albany to implement cost sharing arrangements through this modified Structure Plan. This is a result of the demand and need for the roundabout is not solely created by the development and subdivision of the modified McKail LSP area. The roundabout will facilitate the safe and efficient movement of traffic between South Coast Highway, Le Grande Avenue and Albany Highway.

It is therefore proposed that the three surrounding landowners contribute one quarter of the cost of its construction and the City of Albany contribute the remaining quarter. Payment of contributions will be conditioned on any subdivision approval and payable prior to clearance of conditions and title issue.

6.0 CONSULTATION

The preparation of the modified McKail Structure Plan has been the subject of consultation with stakeholder agencies, this is in addition to the previous consultation with landowners and local agencies undertaken as part of consultation for the endorsed McKail LSP. This is outlined below.

6.1 City of Albany

Meetings with the City of Albany's Statutory and Strategic Planning staff have taken place at the commencement and during the preparation of both the Stage I subdivision application and the preparation of this modified Structure Plan. This included commentary on the need to review the alignment on Clydesdale Road.

6.2 Department for Planning and Infrastructure

The Department for Planning and Infrastructure, Great Southern branch representatives have been in attendance at meetings with the City of Albany and MRWA. DPI staff have been supportive of this process and are aware of the plan's progression.

6.3 Department for Education and Training

A meeting was held with the school site planning staff of the Department of Education and Training to ascertain the requirements for a new primary school in the project area.

The DET have advised that they require a 4 hectare school site due to the loss of the opportunity to co-locate with Public Open Space. They indicated support for a southwards expansion of the school site and more modular shape to its boundaries.

6.4 Main Roads WA

Discussions and meetings were held with Main Roads WA, Great Southern to ascertain the most appropriate outcome for the intersection of Clydesdale Road and South Coast Highway. The MRWA staff have been supportive of the Structure Plan's progress and the subsequent layout to create a staggered "T" intersection, providing the City of Albany is satisfied with its intersection with Boundary Street.

9.0 IMPLEMENTATION

7.1 Structure Plan Adoption

The McKail Structure Plan has been prepared for ultimate adoption by the WAPC and City of Albany under its Town Planning Scheme. It is anticipated that this plan form the basis for the submission of a subdivision application as required.

7.2 Detailed Area Plans

The Structure Plan provides for a range of land use interfaces and lot size allocations. It is intended that Detailed Area Plans be prepared to address such matters as the interaction with POS and the range of lot sizes.

7.3 Town Planning Scheme No. 3

The Town Planning Scheme will need to be amended to reflect the amended footprint for the Primary School site. The City has previously indicated that they will undertake this as part of the current Scheme review being undertaken.

10.0 CONCLUSION

This modified McKail LSP has been prepared to address comments by the City of Albany, Department for Education and Training and Main Roads WA, whilst also drawing on contemporary design philosophies and planning principles. The LSP will guide the subdivision and development of the subject area.

The LSP is therefore presented to the City of Albany and Department for Planning and Infrastructure for adoption and endorsement. The City of Albany, in accordance with the provisions of TPS no. 3, is requested to advertise and adopt this LSP before forwarding to the DPI and WAPC for their endorsement at the earliest opportunity.

L 3092-7 Modified LSP 160609



Council Policy

Trading in Public Places

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1. Objective

The purpose of this policy is to provide direction to City staff in the processing of applications for trading in public places. The objectives of the policy include:

- (a) the designation of areas where vendors will be allowed to operate;
- (b) verification from the vendor that their activity cannot reasonably be conducted on an approved commercial site;
- (c) an appropriate spatial separation between an itinerant vendor and a similar business operating from approved commercial premises;
- (d) resolution of equity issues; and
- (e) seasonal demands for facilities and services.

2. Scope

This policy applies to all public land within the City of Albany, and all businesses and individuals seeking to use public land to operate a business or for financial gain.

3. Definitions

Approved Locations	means locations from which vendors can trade with City approval.
Community Association	means an organisation which can demonstrate that its objectives are charitable, benevolent, religious, cultural, educational, recreational or sporting.
District	means the municipality of the City of Albany
Food Stalls	means a stall from which any perishable or potentially hazardous food, other than fruit or vegetables, is sold or offered for sale.
Food Van	means any vehicle, caravan, trailer or other similar mobile structure selling or offering for sale any food and or drink (excluding alcoholic beverages).
Itinerant Food Vendor	means a person who sells food from his vehicle parked temporarily on the road to customers who stop him or come to him while he is so parked.
Potentially Hazardous Food	means all prepared or cooked food which consists in whole or in part of milk or milk products, eggs, meat, poultry, fish, crustaceans, molluscs, gravy, cooked rice and pasta or ingredients capable of supporting the growth of infectious or toxigenic micro-organisms.

Public place	Includes: (a) any thoroughfare or place which the public are allowed to use whether or not the thoroughfare is on private property; and (b) local government property; but does not include premises on private property from which trading is lawfully conducted under a written law.
Stall	means a movable or temporarily fixed structure, stand or table in, on or from which goods or services are sold, hired or offered for sale or hire.
Stallholder	means a person in charge of a stall.
Street Trader	means a person or persons engaged in providing goods and/or services in a public place on a temporary basis.
Trader's permit	means a permit issued to a street trader.
Trading in public places	refers to long-term or periodic occupation of Council controlled land for the purposes of either selling or displaying goods or providing services to customers.

4. Policy Statement

This policy is designed to assist the City in the facilitation and management of businesses operating as street traders on a temporary basis and to regulate this type of activity to ensure equity and fairness to all business proprietors.

The categories of street trading for which a licence can be applied for include:

- Itinerant Food Vendors;
- Stallholder;
- Alfresco-dining;
- Fixed Location Street Trader;
 - Food van
 - Goods and/or services (other than food)
- Market operators

5. Operating Requirements

ITINERANT FOOD VENDOR

Itinerant Food Vendors are:

- a) precluded from selling "potentially hazardous foods";
- b) limited to selling pre-packed cakes; teas & coffees; confectionery; ice cream, pre-packed sandwiches/rolls and soft drinks; and
- c) required to move on when all customers at a particular location have been satisfied.

No trading is permitted within:

- i) 150 metres of any shop or other licence holder offering the same goods for sale, except when the itinerant food vendor has been invited onto a property by the property owner/occupier or is participating in a community event, such as a weekend market or sporting event; and
- ii) 300 metres of a school between the hours of 8.00am and 9.00am and 3.00pm and 4.00pm during school days.

An itinerant food vendor may only operate a food van during daylight hours unless operated in connection with a Council approved festival or event.

Advertising signs are restricted to the food van from which the business is conducted.

Itinerant food vendors are required to hold licences under the provisions of the *City of Albany Health (Eating-House and Itinerant Food Vendors) Local Law and the Activities in Thoroughfares and Public Places and Trading Local Law*.

Internal vehicle fit-out to comply with the requirements of the *Health (Food Hygiene) Regulations 1993* and the *City of Albany Health Local Law*.

No trading will be permitted in the Albany Central Business District area, as defined by the planning scheme, due to public safety concerns except where the trading is associated with a Council approved market, festival or event

STALLHOLDER

Approval for stalls, other than stalls which extend the service area of an existing business onto the adjacent footpath, will be restricted to community associations.

A stallholder proposing to operate a food stall, which will offer for sale to the public potentially hazardous food (e.g. sausage sizzles) is required to submit an application for approval to the City's Environmental Health team.

All food products that are not for immediate consumption must be labelled in accordance with the relevant health regulations.

Community associations are exempt from licence fees.

ALFRESCO-DINING

Applications may only be submitted by proprietors of existing food premises who wish to extend their serving area onto the adjacent footpath.

A proprietor granted approval to operate an alfresco dining area is required to indemnify Council in writing against any action taken against the Council by a person injured or suffering loss due to the presence of the alfresco-dining area.

The boundaries of an approved alfresco-dining area are to be marked and maintained by the registered proprietor of the adjacent business. Markers can be self-adhesive tiles, metal studs installed flush with the paved surface or other devices approved by the City.

Tactile directional tiles, removable railings or planter boxes may be required by Council, at the business proprietor's expense, to provide delineation to a dining area for the visually impaired.

Tables and chairs used in the alfresco-dining area should be designed for commercial outdoor use. Domestic furniture is not permitted, and the furniture must be located within the delineated boundaries of the alfresco-dining area at all times.

Tables and chairs used in the alfresco-dining area must be located no closer than 600 millimetres from the adjacent kerb to allow passengers to alight from vehicles.

Table service only will be permitted within an alfresco-dining area.

No advertising signs, other than the logo or name of the outlet, will be permitted in an alfresco-dining area.

FIXED LOCATION STREET TRADERS

The City receives several enquiries each year for prominent sites from which a food van can operate. Potential operators usually enquire about permanent locations either in an existing public carpark, a reserve or close to the Central Business District.

The areas identified in this policy as being suitable for fixed location street traders are existing sites. These locations have been assessed as being suitable with respect to pedestrian and vehicular traffic safety and the safety of customers of the street trader, and the reasonable needs of the street trader themselves.

Any future locations will be assessed with regard to:

- a) the desirability of the proposed activity;
- b) the location of the proposed activity with respect to pedestrian and vehicular traffic safety, and the safety of customers of the street trader and the street trader themselves;
- c) the appropriateness of the activity in the proposed area with respect to the character and function of the area;
- d) whether the goods, services, wares or merchandise proposed to be sold are currently provided by existing and permanent outlets;
- e) the competition principles set out in the National Competition Policy; and
- f) any comment from a public authority.

Street traders applying for a fixed location will be required to provide a written statement to substantiate why their activity cannot reasonably be conducted on an approved commercial site.

An application fee and all licence fees will be set by Council through its annual budgetary process.

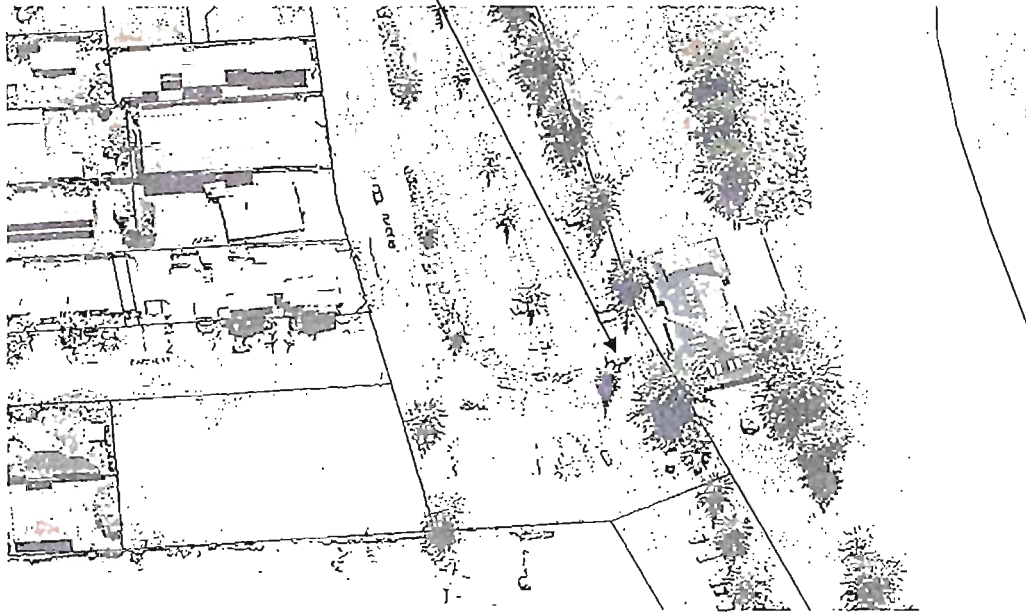
Expressions of Interest in obtaining a street trading licence for the approved locations will be called for during February each year and all applicants will be assessed using some or all of the following weighted criteria:

- i) How the business will benefit the community;
- ii) Experience of the street trader;
- iii) The appearance and quality of the food van and its equipment;
- iv) Safety management engaged by the street trader;
- v) Risk management plans provided by the street trader.

(a) Food vans

Three locations have been identified within the municipality from which a food van may operate. Street traders will only be permitted to operate from the area specified in their permit.

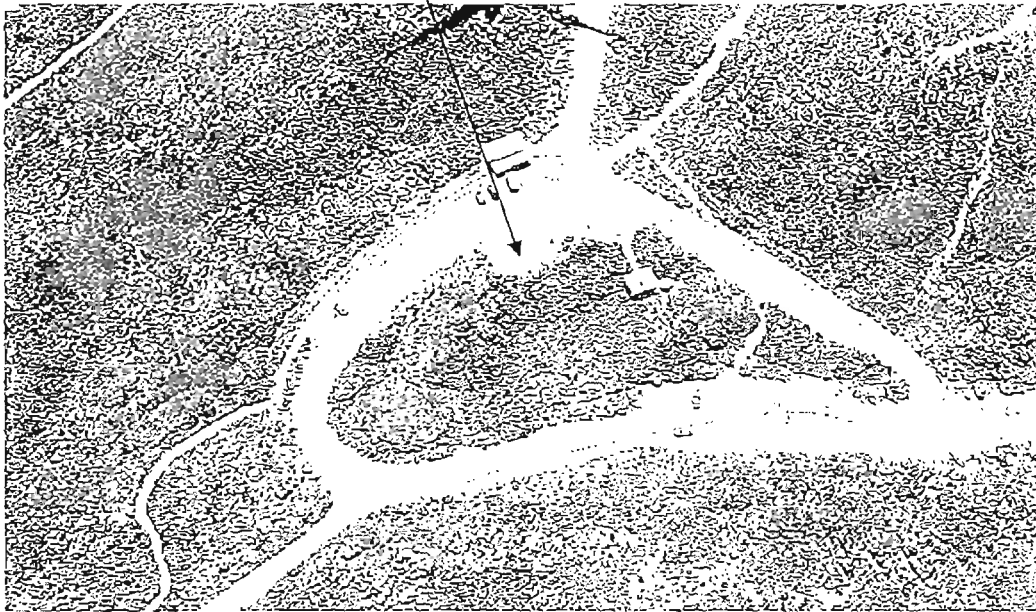
MIDDLETON BEACH
Approved food van location



CENTENNIAL PARK
Approved food van location



SANDPATCH
Approved food van location



Two sites currently have power outlets connected to the south-west electricity grid, which may be removed should the areas in which the sites are located are altered or reconstructed.

The installation of permanent power outlets will not be permitted on any land under the care and control of the City of Albany. Operators of fixed location food vans will be required to provide their own temporary power supply and operated in accordance with the *Environmental Protection (Noise) Regulations 1997*.

A food van may only operate during daylight hours, unless it is being operated in association with a Council approved market, festival or event.

Operators of food vans in a fixed location are required to hold a licence under the provisions of both the *Activities in Thoroughfares and Public Places and Trading Local Law* and the *Health (Eating-Houses and Itinerant Food Vendors) Local Law*.

(b) Goods and/or Services (other than food)

There is currently one non-food location, other than leased areas, within the Middleton Beach carpark that operates during the summer months:

MIDDLETON BEACH

Approved location for non-food street trader



MARKET OPERATORS

Operators of markets are required to hold a licence under the provisions of the *Activities in Thoroughfares and Public Places and Trading Local Law*.

Individual stalls, other than stalls selling food, are covered by the market operator's licence - individual licence fees will not be charged.

Stallholders proposing to operate a food stall, which will offer for sale to the public potentially hazardous food (e.g. sausage sizzles) are required to hold a licence under the provisions of the *Health (Eating-Houses and Itinerant Food Vendors) Local Law*.

All food products that are not for immediate consumption must be labelled in accordance with the relevant health regulations. -

6. Administration

Applications for licences to trade in public places will be reviewed each year in accordance with the City's local laws. Licences fees will set each year by Council through the budgetary process.

7. Legislative and Strategic Context

Both the City's *Health (Eating-Houses and Itinerant Food Vendor) Local Law* and *Activities in Thoroughfares and Public Places and Trading Local Law* require street traders to obtain a licence for trading and selling food.

This policy aims to provide direction and guidance for City officers assessing applications and to ensure equity for all commercial outlets.

8. Review Position and Date

Executive Director Development Services to review on or before 30/6/2014.

9. Associated Documents

- *Health (Eating-Houses and Itinerant Food Vendors) Local Law*
- *Activities in Thoroughfares and Public Places and Trading Local Law*
- *Local Government Property Local Law*
- *Environmental Protection (Noise) Regulations 1997*
- *National Competition Policy*

CEO Authorisation: _____

Date: ___/___/_____



CORPORATE & COMMUNITY SERVICES

Agenda Item Attachments

EFT	Date	Name	Description	Amount
EFT53354	02/07/2009	3 D CATERING	CATERING FOR VAC	- 274.00
EFT53355	02/07/2009	ABA SECURITY	SECURITY SERVICES	- 165.00
EFT53356	02/07/2009	AD CONTRACTORS PTY LTD	cubic metres WIN, CRUSH and STOCKPILE LIMESTONE TO 80mm MINUS	- 112,515.00
EFT53357	02/07/2009	ADVERTISER PRINT	250 business cards for Erin Williamson; 250 customer service cards	- 55.00
EFT53358	02/07/2009	AIREY TAYLOR CONSULTING	PROFESSIONAL FEES TO INVESTIGATE REPORTED RUSTING OF STAINLESS STEEL ELEMENTS OF FACILITY	- 5,855.85
EFT53359	02/07/2009	ALBANY ADVERTISER LTD	ADVERTISING	- 500.01
EFT53360	02/07/2009	ALBANY PRINTERS	PROGRAMMES	- 335.00
EFT53361	02/07/2009	ALBANY SOIL AND CONCRETE TESTING	TESTING SOIL SAMPLES	- 407.00
EFT53362	02/07/2009	ALBANY TRAVEL TOWER	Mulching prunings at Eco Park	- 1,035.00
EFT53363	02/07/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	- 3.15
EFT53364	02/07/2009	ALBANY INDOOR PLANT HIRE AND SALES	INDOOR PLANT HIRE	- 1,069.32
EFT53365	02/07/2009	ALBANY GATEWAY INCORPORATED	12 MONTHS LISTING	- 236.50
EFT53366	02/07/2009	ALBANY COMMUNITY RADIO INC.	CONTRIBUTION TO UPGRADE OF MT CLARENCE MAST FOR SUPPLY & INSTALLATION OF GUY WIRES & RIGGING	- 5,089.70
EFT53367	02/07/2009	ALBANY HISTORICAL SOCIETY	FIT AND FIFTY TRAVEL GUIDE	- 198.00
EFT53368	02/07/2009	ALBANY SCREENPRINTERS & SIGNWRITERS	SUPPLY & PRINT SHIRTS, SUPPLY & PRINT STUBBIE HOLDERS, ARTWORK AND SCREEN SET FEE FOR THE ALBANY CLASSIC	- 2,234.10
EFT53369	02/07/2009	ALBANY MOBILE WELDING	Construct gal pipe work for Sanford Rd pump shed as quoted	- 1,385.00
EFT53370	02/07/2009	HOME TIMBER & HARDWARE	HARDWARE SUPPLIES	- 87.42
EFT53371	02/07/2009	ALINTA	GAS USAGE CHARGES	- 450.50
EFT53372	02/07/2009	WA GAS NETWORKS PTY LTD	DIGITAL DATA EXTRACTS - ESRI SHAPEFILES	- 220.00
EFT53373	02/07/2009	ALL EVENTS PROSOUND HIRE	CABLE REPAIRS AND MAINTENANCE	- 1,899.20
EFT53374	02/07/2009	ALLPACK SIGNS PTY LTD	MR-SFB-1 TORBAY HALL 6	- 297.66
EFT53375	02/07/2009	AQUALAB WATER CARE SERVICES	FIT SUPPLIED UV FILTERS TO HALLS AT ELLEKER, REDMOND, MANYPEAKS, SOUTH STIRLINGS & NAPIER AS PER QUOTE	- 3,289.00
EFT53376	02/07/2009	AUSSIE DRAWCARDS PTY LTD	SOUTH WEST CAPE SERVICE FORTS, JUNE 2009	- 289.00
EFT53377	02/07/2009	AUSTRALIAN INSTITUTE OF MANAGEMENT	TRISH STANDISH, DOMINIC LE CERF, BARB HELSBY, BRENT BAILEY	- 1,917.04
EFT53378	02/07/2009	AUSTRALIAN IT SOLUTIONS	LB4NP - 2X LoadBalancer for Terminal Services/Citrix up to 4 Terminal Servers	- 1,380.50
EFT53379	02/07/2009	AUSTRALIAN PERFORMING ARTS CENTRES ASSOCIATION	ANNUAL MEMBERSHIP 01/07/09 - 30/06/10	- 495.00
EFT53380	02/07/2009	BAKERS JUNCTION ENGINEERING	ONE BUS SHELTER FRAME	- 2,793.80
EFT53381	02/07/2009	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	- 421.35
EFT53382	02/07/2009	COMFORT INN BEL EYRE PERTH	Accommodation for IPWEA Module 10 for Vicki Duncan, Kenna Sutherland & Max Casey for 2 nights 03/04 June 2009	- 401.00

EFT53383	02/07/2009	BENNETTS BATTERIES	200L drum of Rubia TIR engine oil., 200L drum of Dynatrans MPV oil.	-	1,518.00
EFT53384	02/07/2009	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-	1,094.12
EFT53385	02/07/2009	BICYCLE VICTORIA	ANACONDA RIGHT & LEFT & JOINING SLEEVE	-	1,680.80
EFT53386	02/07/2009	BLACKWOODS	Cold Galvanising Paint - aerosol Non-Adhesive barricade tape	-	346.68
EFT53387	02/07/2009	ALBANY BOBCAT SERVICES	TREE LOPPINGS PICK UP FOR THE 28/05/09 & 04/06/09	-	1,240.00
EFT53388	02/07/2009	BOC GASES AUSTRALIA LIMITED	Balloon Gas for YAC Movie night	-	88.34
EFT53389	02/07/2009	BOOEASY AUSTRALIA PTY LTD	BOOEASY BOOKING COMMISSION MAY 2009	-	2,437.74
EFT53390	02/07/2009	BOOLAH ART AND CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-	26.70
EFT53391	02/07/2009	BRAINSTORM TECHNOLOGY	VGA LEAD M-M WITH FILTER	-	75.00
EFT53392	02/07/2009	BUILDING AND CONSTRUCTION IND TRAINING	BRB LEVY COLLECTED FOR MONTH OF JUNE 2009	-	27,779.98
EFT53393	02/07/2009	BUILDERS REGISTRATION BOARD	BRB LEVY - COLLECTED FOR MONTH OF JUNE 2009	-	3,852.50
EFT53394	02/07/2009	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-	57.83
EFT53395	02/07/2009	CAMTRANS ALBANY PTY LTD	Palletts Common Bricks (for works on Grey/Parade Streets)	-	4,976.40
EFT53396	02/07/2009	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-	60.00
EFT53397	02/07/2009	CAPE BYRON IMPORTS	SPORTS EQUIPMENT	-	235.89
EFT53398	02/07/2009	SYNERGY GRAPHICS	CAT LAW BROCHURE DESIGN AND PRINT TO DISK	-	247.50
EFT53399	02/07/2009	CHADSON ENGINEERING PTY LTD	SEAL FOR PREPUMP STRAINER	-	82.50
EFT53400	02/07/2009	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-	421.96
EFT53401	02/07/2009	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-	4,545.02
EFT53402	02/07/2009	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-	360.54
EFT53403	02/07/2009	SUE CODEE	CULTURAL PLANNING CO ORDINATION	-	1,188.00
EFT53404	02/07/2009	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES FOR DAYCARE	-	642.12
EFT53405	02/07/2009	COURIER AUSTRALIA	FREIGHT FEES	-	244.92
EFT53406	02/07/2009	COUNTRYWIDE SIGNS	SIGNAGE	-	924.00
EFT53407	02/07/2009	COVENTRYS	VEHICLE PARTS	-	507.61
EFT53408	02/07/2009	CREATIVE ALBANY INC	GROSS TICKET INCOME - ELLE DESLANDES	-	2,934.28
EFT53409	02/07/2009	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-	133.58
EFT53410	02/07/2009	CYNERGIC COMMUNICATIONS	SERVICE CHARGES	-	66.00
EFT53411	02/07/2009	D & K ENGINEERING	REPAIR CRACKS IN SUB FRAME OF LEG MOUNTS, BASKET MOUNTS & REMOVE MOTOR REPAIR CRACKS IN BASE WELD IN STRENGTHENING PLATE & REFIT MOTOR ON SNORKEL LIFT	-	766.70
EFT53412	02/07/2009	DATA #3 LIMITED	VS4-ENT-C VMware vSphere 4 Enterprise for 1 processor Max 6 cores per processor for existing VI3 ENT Customers	-	22,289.74
EFT53413	02/07/2009	BJ & PF DAWSON	RUBBISH REMOVAL	-	506.00
EFT53414	02/07/2009	35 DEGREES SOUTH	Bay View Drive - house number 76 to east of existing laneway path adjacent to house 154	-	9,801.00
EFT53415	02/07/2009	DEB DELURY	RECOUP ENROLMENT FEE UNIT C760 CERT IV LOCAL GOVT PLANNING	-	140.80

EFT53416	02/07/2009	LANDGATE	EXTRACTION OF TOPOGRAPHICAL CONTOUR DATA	-	293.70
EFT53417	02/07/2009	DIGITAL MAPPING SOLUTIONS	IMPLEMENTATION AND CONFIGURATION OF INTRAMAPS DMS TECHNICAL SUPPORT	-	15,076.60
EFT53418	02/07/2009	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-	152.24
EFT53419	02/07/2009	JON & GRYTSJE DOUST	Staff training/professional development workshop - assertiveness training & dealing with difficult customers	-	2,475.00
EFT53420	02/07/2009	DOUBLE G PHOTOGRAPHY	BUSINESS PORTRAITS	-	50.00
EFT53421	02/07/2009	EATCHA HEART OUT CAFE	CATERING	-	2,913.00
EFT53422	02/07/2009	EATT GJ	Rates refund for assessment A124422	-	266.30
EFT53423	02/07/2009	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-	2,785.58
EFT53424	02/07/2009	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-	195.80
EFT53425	02/07/2009	MILTON EVANS	FUEL REIMBURSEMENT	-	574.78
EFT53426	02/07/2009	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-	1,208.90
EFT53427	02/07/2009	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-	230.49
EFT53428	02/07/2009	FIRE & SAFETY WA	POK Nozzle to fit Striker Monitor, with female BSB thread	-	503.80
EFT53429	02/07/2009	FLIPS ELECTRICS	Disconnect and reconnect, including all new start gear at Emu Pt pump house	-	4,367.00
EFT53430	02/07/2009	GOLDEN WEST NETWORK PTY LTD	AIR-TIME	-	2,750.00
EFT53431	02/07/2009	GORDON WALMSLEY PTY LTD	Complete kerbing at Eco Park	-	560.00
EFT53432	02/07/2009	GRANDE FOOD SERVICE	TIME OUT CAFE SUPPLIES	-	131.45
EFT53433	02/07/2009	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	cubic metres -100mm Gravel win, crushed and stockpiled as per quotation no: EQU044_033_2009.1 and 7 days dry hire padfoot roller	-	29,298.50
EFT53434	02/07/2009	GREAT SOUTHERN PACKAGING SUPPLIES	TOILET PAPER SUPPLIES, HAND TOWELS AND CLEANING PRODUCTS	-	2,980.37
EFT53435	02/07/2009	GREAT SOUTHERN TURF	320m2 turf	-	1,697.50
EFT53436	02/07/2009	THE GREAT SOUTHERN FACTOR INCORPORATED	BOX OFFICE INCOME	-	1,220.81
EFT53437	02/07/2009	GYM CARE	DRIVE BELT FOR T9I	-	326.54
EFT53438	02/07/2009	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-	560.45
EFT53439	02/07/2009	WORKLIFE SOLUTIONS (AUST) PTY LTD	12 MONTH SUBSCRIPTION	-	1,280.40
EFT53440	02/07/2009	HELEN LEEDER-CARLSON	SENIORS ART CLASS	-	122.50
EFT53441	02/07/2009	HIMAC INDUSTRIES	1 x SAFE FLUSH URINAL BLOCKS	-	174.90
EFT53442	02/07/2009	HISTORY COUNCIL OF WA INC	Corporate membership 2009-2010 for AHC	-	100.00
EFT53443	02/07/2009	HITCHCOCK PANEL BEATERS	EXCESS FOR INSURANCE CLAIM #633003129BMS	-	300.00
EFT53444	02/07/2009	HITACHI CONSTRUCTION MACHINERY AUSTRALIA	HITACHI HYD OIL 20L PAIL	-	131.67
EFT53445	02/07/2009	TERESA MARY HUGHES	BIG TRILL CO-ORDINATOR	-	500.00
EFT53446	02/07/2009	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR SERVICES, IBM EXPRESS MANAGED SERVICES	-	1,307.08
EFT53447	02/07/2009	INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA	Registration fee for Module 6 Stormwater drainage design 06/07 July 2009 for Vicki Duncan	-	770.00
EFT53448	02/07/2009	INTERSECTIONAL LINEMARKERS PTY LTD	Metres Thermoplastic (300mm x 1 mtr)	-	1,456.99

EFT53449	02/07/2009 KAREN MARIE IRELAND	PROFESSIONAL SERVICES COORDINATION OF THE SPRUNG WRITERS FESTIVAL	4,280.00
EFT53450	02/07/2009 JACK THE CHIPPER	Clear fire hydrant at Becker Park	1,540.00
EFT53451	02/07/2009 JOHN KINNEAR AND ASSOCIATES	Extend survey from Boundary Road through to South Coast Hwy & Volume Survey on Takenup Rd gravel pit, Volume Survey on Redmond Hay River Rd gravel pit, Volume Survey on Redmond West gravel pit, Volume Survey on Princess Avenue Limestone pit, Volume Survey on Wilcox Road gravel pit	4,056.25
EFT53452	02/07/2009 JG KELLY & YW ATTWELL	TRUNK SEWER 50%	2,525.60
EFT53453	02/07/2009 NOVA KETTLEWELL	POSTERS	50.00
EFT53454	02/07/2009 KLB SYSTEMS	COMPUTER HARDWARE SUPPLIES	20,779.00
EFT53455	02/07/2009 WESFARMERS KLEENHEAT GAS PTY LTD	LPG BULK	15.95
EFT53456	02/07/2009 KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	6,397.26
EFT53457	02/07/2009 LA FREEGARD	BON ACCORD ROAD RESERVICE EXCAVATOR HIRE & STUMP REMOVAL VARIOUS SITES	3,515.00
EFT53458	02/07/2009 LANDFILL GAS AND POWER PTY LTD	LANDFILL GAS AND POWER SUPPLY	36,009.31
EFT53459	02/07/2009 LAWRENCE AND HANSON	SAFETY EQUIPMENT & WORKWEAR	11.00
EFT53460	02/07/2009 HELEN LEIGHTON GARDEN DESIGN	To provide a concept design for Bob Thompson Gardens and the immediate surrounds - Stage 1 as per proposal	4,422.00
EFT53461	02/07/2009 STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	0.50
EFT53462	02/07/2009 LOWER KING LIQUOR & GENERAL STORE	WINE FOR CA EXHIBITS TOURING & OTHER	281.64
EFT53463	02/07/2009 ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	439.00
EFT53464	02/07/2009 MATRIX PLUS PTY LTD	PREVIEW DVD	16.50
EFT53465	02/07/2009 MENS RESOURCE CENTRE INC	TOTAL INCOME FROM BOX OFFICE	5,871.69
EFT53466	02/07/2009 METROOF ALBANY	TRIMCLAD PALE EUCALTPT, CORNER MOULD	387.73
EFT53467	02/07/2009 MICHAEL W SMITH	Gravel Royalties	7,271.00
EFT53468	02/07/2009 MIDALIA STEEL PTY LTD	STEEL SUPPLIES	382.72
EFT53469	02/07/2009 MIDWEST SOLUTIONS PTY LTD	AVIATION SECURITY IDENTIFICATION CARD	180.00
EFT53470	02/07/2009 MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	431.10
EFT53471	02/07/2009 MOTEL LE GRANDE	CATERING - SECURITY/TERRORISM COURSE	830.50
EFT53472	02/07/2009 MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	665.50
EFT53473	02/07/2009 MOUNTAIN DESIGNS	GYM EQUIPMENT	284.85
EFT53474	02/07/2009 ALBANY NEAT AND TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	160.00
EFT53475	02/07/2009 NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	423.54
EFT53476	02/07/2009 BRONWEN NEWBURY	ART TUITION & ART SUPPLIES	933.00
EFT53477	02/07/2009 ALBANY COMMUNITY PHARMACY	3 x HAND WASH	25.74
EFT53478	02/07/2009 OCS SERVICES PTY LTD	CLEANING SERVICES	19,168.60
EFT53479	02/07/2009 MICHAEL JAMES O'DOHERTY	CO-ORDINATOR FEES	1,825.00
EFT53480	02/07/2009 SANDRA O'DOHERTY	ARTY PARTY WORKSHOPS	630.00
EFT53481	02/07/2009 OKEEFE'S PAINTS	PAINT FOR FENCE	303.77

EFT53482	02/07/2009	OPUS INTERNATIONAL CONSULTANTS LTD	NORTH ROAD TRAFFIC STUDY, SUPERINTENDENTS REPRESENTATIVE FOR THE PEIR OF REMEMBERANCE, Royalties for Regions footpaths Turner & Dunn, GOODE BEACH - VARIOUS ROAD IMPROVEMENTS - STATE BLACK SPOT PROJECT, BLACKSPOT - FRENCHMAN BAY ROAD - ROBINSON ROAD - PROVIDE COMPLETED ROAD DESIGN DRAWINGS.	-	31,050.11
EFT53483	02/07/2009	PAUL ARMSTRONG PANELBEATERS	INSURANCE EXCESS FOR FORD MONDEO (BACK BUMPER)	-	300.00
EFT53484	02/07/2009	AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LIMITED	LICENCE FEE FOR FITNESS & AEROBIC CLASSES MARCH 2009 - FEBRUARY 2010	-	1,410.79
EFT53485	02/07/2009	ALBANY POLICE AND CITIZENS YOUTH CLUB	BUS USE FOR GODDESS PROGRAM, AIR RIFLES & ARCHERY	-	230.00
EFT53486	02/07/2009	PROCIFIC CORPORATION PTY LTD	FREIGHT	-	150.70
EFT53487	02/07/2009	RACHEL MORDY	EMERGING ARTIST FUND PAYMENT	-	666.00
EFT53488	02/07/2009	RACHEL HORE	TUTOR FEE WORKSHOPS	-	3,370.65
EFT53489	02/07/2009	RADIOWEST BROADCASTERS PTY LTD	ABA - 6VA A	-	41.80
EFT53490	02/07/2009	REECE PTY LTD	DWV BEND	-	7.98
EFT53491	02/07/2009	W P REID	Supply and lay limestone block retaining wall for retention basin on intersection of Bayonet Head Rd and Oyster Heights as per plan	-	3,960.00
EFT53492	02/07/2009	ROYAL LIFE SAVING SOCIETY AUSTRALIA	WATCH AROUND WATER WRISTBANDS	-	189.20
EFT53493	02/07/2009	SALES EXCHANGE	1800 x 900 mm bookcase (cherry)	-	540.00
EFT53494	02/07/2009	JAMIE SCALLY	FACE PAINTING, JAMIE THE CLOWN	-	850.00
EFT53495	02/07/2009	SCHWEPES AUSTRALIA	REFRESHMENTS	-	221.92
EFT53496	02/07/2009	SEATADVISOR AUSTRALIA	MC50 WIRELESS SCANNER	-	1,094.50
EFT53497	02/07/2009	SECUREPAY PTY LTD	SECUREPAY TRANSACTION FEES MAY 2009	-	57.22
EFT53498	02/07/2009	DIANE SHEEHAN	TEACHING FOR CROSS CULTURAL SERIES TERM 2	-	525.00
EFT53499	02/07/2009	SIGNS PLUS	Name badges for leisure centre staff.	-	140.25
EFT53500	02/07/2009	SKYWEST AIRLINES	AIRFARES FOR STAFF/COUNCILLORS/MAYOR	-	927.20
EFT53501	02/07/2009	SMITHS ALUMINIUM & 4WD CENTRE	EXTEND SEAT POLES	-	79.00
EFT53502	02/07/2009	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-	4,298.80
EFT53503	02/07/2009	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-	203.74
EFT53504	02/07/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-	3,371.20
EFT53505	02/07/2009	SOUTHERN WATER CARTS	Hours Hire of Water Truck on 18 May 2009	-	110.00
EFT53506	02/07/2009	DEPARTMENT OF PREMIER & CABINET	PUBLISH KEEPING AND WELFARE OF CATS LOCAL LAW 2008	-	925.45
EFT53507	02/07/2009	STATEWIDE BEARINGS	VEHICLE PARTS	-	68.24
EFT53508	02/07/2009	STAGECRAFT PTY LTD	10KG SHOT BAGS	-	260.70
EFT53509	02/07/2009	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	-	1,111.93
EFT53510	02/07/2009	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-	13.50
EFT53511	02/07/2009	ALBANY LOCK SERVICE	Provide an extra long padlock (shaft approx 15cm in length) keyed to same bilock key as the HR door	-	637.15
EFT53512	02/07/2009	SYNERGY	ELECTRICITY SUPPLIES	-	40,541.05
EFT53514	02/07/2009	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-	298.44

**[Bulletin Item 1.2.1]
[Agenda Item 14.1.1 refers]**

EFT53515	02/07/2009	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-	405.00
EFT53516	02/07/2009	THEODORE DAVID	STAFF MILEAGE CLAIM	-	34.10
EFT53517	02/07/2009	ALBANY TYREPOWER	Supply & fit new tyres as required on Ford Ranger Utility A57046	-	1,518.25
EFT53518	02/07/2009	VIGIL ANTISLIP	36 /1200mmx80mmx20mm industrial stair nosings	-	3,168.00
EFT53519	02/07/2009	WATERCRAFT MARINE	WIRE ROPE	-	2,445.90
EFT53520	02/07/2009	ALBANY AND GREAT SOUTHERN WEEKENDER	Double column City of Albany advert for amendments 170, 257 and 289 in the Weekender on Thursday 4 June 2009 under the heading Public Notices.	-	378.04
EFT53521	02/07/2009	THINKWATER ALBANY	Grundfoss CR32-5 x 11KW Vertical multistage pump as per quote 00028609	-	6,450.00
EFT53522	02/07/2009	WESTCARE INDUSTRIES	LB14L Date Label Long (100 per pkt)	-	18.65
EFT53523	02/07/2009	WESTERN WORK WEAR	SAFETY EQUIPMENT & WORKWEAR	-	364.80
EFT53524	02/07/2009	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	-	36.00
EFT53525	02/07/2009	YAKKA PTY LTD	UNIFORMS	-	206.03
EFT53526	02/07/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-	28.79
EFT53527	02/07/2009	AUSTRALIAN SERVICES UNION WA BRANCH	Payroll deductions	-	3,051.30
EFT53528	02/07/2009	HBF OF WA	Payroll deductions	-	1,733.25
EFT53529	09/07/2009	ABA SECURITY	Monitoring of alarm system from 1 July - 30 September 2009 (92 days)	-	287.40
EFT53530	09/07/2009	ACTIV FOUNDATION INC.	CLEANING RAGS	-	941.07
EFT53531	09/07/2009	ADVERTISER PRINT	250 business cards for Dennis Koster.	-	55.00
EFT53532	09/07/2009	EDENBORN PTY LTD	Contract Mowing for the month of June 2009	-	4,061.50
EFT53533	09/07/2009	ALBANY SPRING WORKS	SUPPLY COIL SPRING	-	38.50
EFT53534	09/07/2009	ALBANY TRAVEL TOWER	Hours Tree Removal Works on Down Road as requested by Main Roads	-	15,180.00
EFT53535	09/07/2009	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	-	908.93
EFT53536	09/07/2009	ALBANY STATIONERS	Till Roll 76 x 76 Thermal (Carton of 24)	-	261.65
EFT53537	09/07/2009	ALBANY PEST AND WEED CONTROL	Bee hive removal at Bethel School	-	130.00
EFT53538	09/07/2009	ALBANY CAR STEREO	NEW PLUG TO SUIT PHONE H/FREE KIT FITTED TO TOYOTA HILUX A60537	-	40.45
EFT53539	09/07/2009	TRICOAST CIVIL	CLAIM ONE, LOT 206 CULL ROAD GLEDHOW - WASTER WATER RETICULATION EXTENSION CONTRACT NO. 0274, CERTIFICATE NO. 1	-	81,143.15
EFT53540	09/07/2009	ALBANY CARPET CHOICE	REPAIRS TO FLOTEX DUE TO SHIFTING OF VENDING MACHINE	-	88.00
EFT53541	09/07/2009	ALBANY HISTORICAL SOCIETY	MANNING & CLEANING THE BRIG AMITY FOR JUNE 2009	-	600.00
EFT53542	09/07/2009	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-	3,750.30
EFT53543	09/07/2009	ALBANY AMATEUR SWIM CLUB	ALAC COLLECTIONS	-	9,426.50
EFT53544	09/07/2009	ALBANY MILK DISTRIBUTORS	MILK DELIVERIES	-	293.94
EFT53545	09/07/2009	ALL EVENTS PROSOUND HIRE	AV Supply for NAIDOC Week	-	2,212.50
EFT53546	09/07/2009	AUSTRALIA POST	POSTAGE/AGENCY FEES	-	3,728.81
EFT53547	09/07/2009	AUSTRALIAN INSTITUTE OF MANAGEMENT WESTERN AUSTRALIA	ASSESSMENT OF WORKPLACE PROJECT	-	1,880.00
EFT53548	09/07/2009	AUSTRAL MERCANTILE COLLECTIONS PTY LTD	DEBT COLLECTION FEES	-	703.60
EFT53549	09/07/2009	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	-	331.80
EFT53550	09/07/2009	BAIL SAND & GRAVEL SUPPLIES	Cubic metres Compaction Sand	-	1,320.00

EFT53551	09/07/2009	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	-	1,168.84
EFT53552	09/07/2009	JANINE BATCHELOR	BRONZE MEDALLION COURSE	-	140.00
EFT53553	09/07/2009	JOHN BEAMON	TRAVELLING ALLOWANCE	-	111.80
EFT53554	09/07/2009	COMFORT INN BEL EYRE PERTH	Accommodation for IPWEA Module 10 for Vicki Duncan, Kenna Sutherland & Max Casey for 2 nights 03/04 June 2009	-	304.50
EFT53555	09/07/2009	BENNETTS BATTERIES	Boxes of Super red EP2 grease cartridges.	-	788.48
EFT53556	09/07/2009	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-	2,807.11
EFT53557	09/07/2009	BLACKWOODS	SAFETY GLASSES	-	66.53
EFT53558	09/07/2009	BLUE MANNA AUDIO ENGINEERING	BIG TRILL CONCERT	-	300.00
EFT53559	09/07/2009	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-	134.68
EFT53560	09/07/2009	BORAL PLASTERBOARD	Two packs of fiber ceiling tiles 1200x600 for North Road Admin	-	121.44
EFT53561	09/07/2009	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-	207.40
EFT53562	09/07/2009	SYNERGY GRAPHICS	DESIGN OF PANELS FOR VISITORS CENTRE	-	247.50
EFT53563	09/07/2009	COFFEY PROJECTS (AUSTRALIA) PTY LTD	PROFESSIONAL SERVICES FOR CULL ROAD DEVELOPMENT	-	11,000.00
EFT53564	09/07/2009	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-	483.48
EFT53565	09/07/2009	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES DAYCARE	-	354.38
EFT53566	09/07/2009	CONTACH METAL INDUSTRIES	Fabrication cement kerb moulds as specified & safety covers for slasher	-	1,728.00
EFT53567	09/07/2009	CORRIGAN, ERIC	TRAVEL ALLOWANCE - FORTS	-	246.20
EFT53568	09/07/2009	CORNERSTONE LEGAL PTY LTD	LEGAL FEES	-	176.00
EFT53569	09/07/2009	COVENTRYS	VEHICLE PARTS	-	281.56
EFT53570	09/07/2009	CROWNE PLAZA PERTH	ACCOMMODATION FOR MAYOR MILTON EVANS OVERNIGHT 23RD JUNE 2009 STANDARD QUEEN ROOM BOOKING REFERENCE: 68540149	-	225.00
EFT53571	09/07/2009	CROKER LACEY GRAPHIC DESIGN	DESIGN POWERPOINT PRESENTATION	-	540.00
EFT53572	09/07/2009	DOWNER EDI WORKS PTY LTD	TONNES COLD MIX	-	934.49
EFT53573	09/07/2009	CEMEX AUSTRALIA PTY LTD	TONNE METAL DUST	-	393.86
EFT53574	09/07/2009	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-	14.64
EFT53575	09/07/2009	MICHELLE DAYMAN	REIMBURSEMENT FOR SUPPLIES & FUEL COST FOR NAIDOC WEEK CELEBRATION	-	106.95
EFT53576	09/07/2009	LANDGATE	TITLE SEARCHES	-	127.35
EFT53577	09/07/2009	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	ANNUAL JETTY LICENCE, PUBLIC BOAT LAUNCHING FACILITY NULLAKI DRIVE	-	62.00
EFT53578	09/07/2009	MARGARET DICKINSON	TRAVEL ALLOWANCE - FORTS	-	44.00
EFT53579	09/07/2009	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-	258.72
EFT53580	09/07/2009	EATCHA HEART OUT CAFE	SPECIAL COUNCIL MEETING - TUESDAY, 30TH JUNE 2009 SUPPER PLATTERS FRUIT PLATTER FOR 15 KITCHEN	-	132.00
EFT53581	09/07/2009	ELLEKER GENERAL STORE	FUEL PURCHASES	-	81.45
EFT53582	09/07/2009	ENERGY WEST SOCIAL CLUB INCORPORATED	Rates refund for assessment A82717	-	115.92
EFT53583	09/07/2009	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-	196.71
EFT53584	09/07/2009	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-	264.95
EFT53585	09/07/2009	JAIMI FAULKNER	MUSICAL PERFORMANCE	-	1,200.00

EFT53586	09/07/2009	FICIFOLIA CONSULTING	DIEBACK PROTECTABLE AREA MAPPING FOR SANDPATCH RESERVES	-	25,000.00
EFT53587	09/07/2009	FRANEY & THOMPSON	TIMBER SUPPLIES	-	742.23
EFT53588	09/07/2009	RAYMOND W GEORGE	COORDINATORS CLAIM FOR JUNE, DINOSAURS IN SCHOOLS	-	490.00
EFT53589	09/07/2009	BILL GIBBS EXCAVATIONS	HIRE OF TRACTOR MULCHER	-	1,210.00
EFT53590	09/07/2009	GORDON WALMSLEY PTY LTD	Metres Kerbing on Parade Street	-	9,330.00
EFT53591	09/07/2009	GRANDE FOOD SERVICE	CATERING FOR TIME OUT CAFE	-	174.16
EFT53592	09/07/2009	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-	11,032.82
EFT53593	09/07/2009	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	GRAVEL FOR APEX DRIVE - HORSE SHOW CARPARK- MT CLARENCE	-	408.00
EFT53594	09/07/2009	GREAT SOUTHERN PACKAGING SUPPLIES	CARTONS PAPER TOWEL - CENTRE PULLS	-	384.00
EFT53595	09/07/2009	CPG RESEARCH AND ADVISORY PTY LTD	ADVISORY FEE, FINANCE PROJECTS	-	3,300.00
EFT53596	09/07/2009	GT BEARING AND ENGINEERING SUPPLIES	2.5KG STAINCORD 2.5mm WELDING RODS.	-	193.00
EFT53597	09/07/2009	HAESE'S PICTURE FRAMING & GALLERY	FRAMING ALBANY CLASSIC	-	2,120.00
EFT53598	09/07/2009	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-	24.75
EFT53599	09/07/2009	HARLEY SURVEY GROUP PTY LTD	PROFESSIONAL FEES RENDERED, FRENCHMAN BAY CARAVAN PARK	-	162.25
EFT53600	09/07/2009	WILFRED HATTON	TRAVEL ALLOWANCE - FORTS	-	44.00
EFT53601	09/07/2009	HOWARD MACHINERY	VEHICLE PARTS	-	328.74
EFT53602	09/07/2009	HUDSON HENNING AND GOODMAN	LEGAL ADVICE CHEYNE BEACH LEASES	-	4,119.28
EFT53603	09/07/2009	JASON SIGNMAKERS	SIGNS	-	73.54
EFT53604	09/07/2009	JOHN KINNEAR AND ASSOCIATES	FEATURE SURVEY FOR NORTH RD BETWEEN BEAUFORT RD AND BARNESBY DR	-	8,965.00
EFT53605	09/07/2009	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	-	88.00
EFT53606	09/07/2009	KLB SYSTEMS	COMPUTER HARDWARE SUPPLIES	-	2,464.00
EFT53607	09/07/2009	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	-	15.95
EFT53608	09/07/2009	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-	3,854.83
EFT53609	09/07/2009	LAWRENCE AND HANSON	SAFETY EQUIPMENT & WORKWEAR	-	107.25
EFT53610	09/07/2009	DON LEE	TRAVELLING ALLOWANCE	-	48.00
EFT53611	09/07/2009	LGIS RISK MANAGEMENT	LGIS MEMBERS EXPERIENCE ACCOUNT APPLICATION	-	11,734.50
EFT53612	09/07/2009	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-	195.80
EFT53613	09/07/2009	LINCOLNS ACCOUNTANTS AND BUSINESS ADVISERS	PROFESSIONAL SERVICES, AUSTRALIAN TOURISM DEVELOPMENT PROGRAM (BRIG AMITY)	-	880.00
EFT53615	09/07/2009	LOWER KING LIQUOR & GENERAL STORE	ALCOHOL PURCHASE - Jaimi concert	-	52.95
EFT53616	09/07/2009	M & B SALES PTY LTD	PLY STRUCTURAL, PINE	-	148.11
EFT53617	09/07/2009	SALLY MALONE	SITTING FEE	-	99.00
EFT53618	09/07/2009	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-	222.85
EFT53619	09/07/2009	MCLEODS BARRISTERS & SOLICITORS	HOLIDAY ACCOMMODATION FRENCHMAN BAY ROAD	-	1,272.15
EFT53620	09/07/2009	MENS RESOURCE CENTRE INC	ASSISTANCE WITH RETURN OF THE SPOOKS CONCERT & WORKSHOP FOR THE BIG TRILL SINGING	-	2,000.00
EFT53621	09/07/2009	METTLER TOLEDO LTD	Loading, converting of data and configuring of the OverDrive software onto new PC's	-	3,240.05

EFT53622	09/07/2009	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-	236.38
EFT53623	09/07/2009	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	-	79.75
EFT53624	09/07/2009	JOHN MOIR	RUBBISH REMOVAL FROM CAPE RICHE - JUNE 2009	-	600.00
EFT53625	09/07/2009	MR MOO DAIRY DISTRIBUTORS	FLAVOURED MILK DELIVERIES FOR TIME OUT CAFE	-	1,120.03
EFT53626	09/07/2009	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-	204.00
EFT53627	09/07/2009	ALBANY NEAT AND TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-	160.00
EFT53628	09/07/2009	NEVILLES HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-	34.75
EFT53629	09/07/2009	NEVE CONTRACTING	SUPPLY & CONSTRUCT TWO STEEL & TIMBER STRUCTURES AT THE TOP & BOTTOM OF THE MT CLARENCE DH	-	16,707.90
EFT53630	09/07/2009	NINDETHANA SEED SERVICE	Local Provenance Native Seed Mix as per quotation EQU_036_2008.3 - 4075gms	-	2,498.10
EFT53631	09/07/2009	DAVID NORTHERN	TRAVEL ALLOWANCE - FORTS VOLUNTEER	-	140.80
EFT53632	09/07/2009	OKEEFE'S PAINTS	Road marking 20 L white bristol rapid	-	1,362.86
EFT53633	09/07/2009	OPUS INTERNATIONAL CONSULTANTS LTD	PROFESSIONAL SERVICES, CULL ROAD SUBDIVISION	-	1,589.54
EFT53634	09/07/2009	ORICA AUSTRALIA P/L	DENSE SODA ASH	-	963.60
EFT53635	09/07/2009	OTIS ELEVATOR COMPANY P/L	LIFT MAINTENANCE	-	1,362.30
EFT53636	09/07/2009	PIPER ALDERMAN MANAGEMENT PTY LTD	ADMINISTRATION OF LEHMAN BROTHERS AUSTRALIA	-	5,351.22
EFT53637	09/07/2009	PLASTICS PLUS	ASSORTED ITEMS - BROOMS, DUSTPANS, METAL BUCKET, SHOWER CADDY, SWING TOP BIN FOR TOWN HALL	-	122.20
EFT53638	09/07/2009	PLANT SUPPLY COMPANY	PLANTS FOR NURSERY	-	1,725.66
EFT53639	09/07/2009	POWELL SECURITY SERVICES	SERURITY SERVICES	-	170.64
EFT53640	09/07/2009	PRINCESS ROYAL SAILING CLUB	DONATION TO JUNIOR SAILING PROGRAM	-	220.00
EFT53641	09/07/2009	RAINBOW COAST TAXI TRUCKS	DELIVERY PONTOON FROM ALBANY CUSTOM MARINE TO CAPE RICHE CAMPGROUND	-	257.40
EFTS3642	09/07/2009	REDMOND PROGRESS ASSOCIATION	COMMUNITY FINANCIAL ASSISTANCE	-	1,424.00
EFT53643	09/07/2009	DOUGLAS REITZE	TRAVEL ALLOWANCE - FORTS	-	78.40
EFT53644	09/07/2009	REXEL AUSTRALIA	DPDT 15A SWITCH	-	9.41
EFT53645	09/07/2009	ROYAL LIFE SAVING SOCIETY AUSTRALIA	WATCH AROUND WATER WRISTBANDS	-	528.00
EFT53646	09/07/2009	RYAN HUMPHRIES	DIDGERIDOO PLAYER NAIDOC WEEK	-	350.00
EFT53647	09/07/2009	ALBANY SANDWICH BAR	MILK SUPPLIES - TOWN HALL	-	19.20
EFT53648	09/07/2009	SAXXON IT	VMWARE/CLARIION/AVAMAR INSTALLATION	-	6,028.00
EFT53649	09/07/2009	SCHWEPPE'S AUSTRALIA	SOFT DRINK SUPPLIES	-	328.18
EFTS3650	09/07/2009	SEATADVISOR AUSTRALIA	JUNE TICKET SALES	-	560.95
EFTS3651	09/07/2009	SEEK LIMITED	JOB ADVERTISEMENTS	-	462.00
EFT53652	09/07/2009	SESCO SECURITY	QRTLY MONITORING	-	408.98
EFT53653	09/07/2009	SHEILAH RYAN	14 HOURS OF WORK AT VAC	-	350.00
EFT53654	09/07/2009	GRAEME SIMPSON	DIDGERIDOO PERFORMANCE	-	400.00
EFT53655	09/07/2009	SKILL HIRE	CASUAL STAFF	-	3,979.97
EFT53656	09/07/2009	SMITHS ALUMINIUM & 4WD CENTRE	REPAIR CRACK IN FUEL TANK	-	40.00
EFT53657	09/07/2009	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-	536.80

EFT53658	09/07/2009	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-	496.39
EFT53659	09/07/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-	2,468.30
EFT53660	09/07/2009	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-	850.30
EFT53661	09/07/2009	SOURCECOM TECHNOLOGY SOLUTIONS	LEXMARK X9350 43 (COLOUR) PRINTER CARTRIDGE	-	140.25
EFT53662	09/07/2009	ALBANY VOLUNTEER STATE EMERGENCY SERVICE	ATTENDANCE OF ALBANY SES AT ANNUAL CLASSIC	-	2,200.00
EFT53663	09/07/2009	STATEWIDE BEARINGS	VEHICLE PARTS	-	63.73
EFT53664	09/07/2009	STEMAR HOLDINGS (WA) PTY LTD	FACILITATION LOCAL GOVT REFORM MEETINGS	-	4,350.00
EFT53665	09/07/2009	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	-	1,655.18
EFT53666	09/07/2009	ST JOHN AMBULANCE AUSTRALIA	Replacement of expired first aid items.	-	71.30
EFT53667	09/07/2009	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-	484.90
EFT53668	09/07/2009	MERVYN STRANGE	TRAVEL ALLOWANCE - FORTS	-	67.20
EFT53669	09/07/2009	ALBANY LOCK SERVICE	E3 PADLOCKS	-	1,796.65
EFT53670	09/07/2009	ALBANY IGA	GROCERIES- REFRESHMENT ENTERTAINMENT MAYOR'S OFFICE	-	499.00
EFT53671	09/07/2009	SYNERGY	ELECTRICITY SUPPLIES	-	1,203.70
EFT53672	09/07/2009	T & C SUPPLIES	HARDWARE SUPPLIES	-	1,596.83
EFT53673	09/07/2009	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-	560.00
EFT53674	09/07/2009	TOTAL EDEN	GARDEN SUPPLIES	-	459.55
EFT53675	09/07/2009	TOTAL PACKAGING (WA) PTY LTD	2 x CARTONS OF DOG POO BAGS	-	203.50
EFT53676	09/07/2009	TRAILBLAZERS	SAFETY WORKWEAR & UNIFORMS	-	856.68
EFT53677	09/07/2009	THE TROPHY SHOP	SILVER PLAQUE 8CMX5CM ENGRAVED TO READ: TO THE MEMORY OF GUY OWEN PRFVC	-	55.50
EFT53678	09/07/2009	TRUCKLINE	VEHICLE PARTS	-	4.28
EFT53679	09/07/2009	RICHARD TURPIN	TRAVELLING ALLOWANCE	-	128.00
EFT53680	09/07/2009	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-	190.00
EFT53681	09/07/2009	UPTOWN MUSIC	FMP RADIO HEAD RECORDING SESSIONS	-	100.00
EFT53682	09/07/2009	IT VISION AUSTRALIA PTY LTD	SynergySoft AQL Views for intramaps	-	24,325.18
EFT53683	09/07/2009	WA AQUATIC CLUB PTY LTD	SWIM SHOP SUPPLIES	-	156.82
EFT53684	09/07/2009	MICHAEL D. WALKER	TRAVEL ALLOWANCE - FORTS	-	224.00
EFT53685	09/07/2009	WATKINS CONTRACTORS	GRADING OF THE DEEP TRACK	-	1,375.00
EFT53686	09/07/2009	ALBANY AND GREAT SOUTHERN WEEKENDER	ADVERTISING	-	369.76
EFT53687	09/07/2009	WESTCARE INDUSTRIES	LOST/DAMAGED BOOK	-	38.72
EFT53688	09/07/2009	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-	136.35
EFT53689	09/07/2009	WESTERN AUSTRALIAN ELECTORAL COMMISSION	EXTRAORDINARY 28 FEBRUARY 2009	-	16,789.83
EFT53690	09/07/2009	WESTSIDE FIRE SERVICES	REPLACED FAULTY THERMAL DETECTOR	-	222.75
EFT53691	09/07/2009	WILSON MACHINERY	VEHICLE PARTS	-	281.09
EFT53692	09/07/2009	WREN OIL	WASTE DISPOSAL FILTER DRUM 205 LTR DRUM	-	121.00
EFT53693	09/07/2009	YAKKA PTY LTD	UNIFORMS	-	135.74

EFT53694	09/07/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-	45.65
EFT53695	14/07/2009	EASIFLEET MANAGEMENT	Payroll deductions	-	1,482.33
EFT53696	14/07/2009	EASIFLEET MANAGEMENT	Payroll deductions	-	1,919.10
EFT53697	16/07/2009	3 D CATERING	CATERING	-	52.00
EFT53698	16/07/2009	A1 SANDBLASTING	SANDBLAST SECURITY BARS	-	286.00
EFT53699	16/07/2009	ABA SECURITY	Fire System Maintenance and Checks for May 2009 & June 2010	-	349.00
EFT53700	16/07/2009	ABBOTTS LIQUID SALVAGE PTY LTD	PUMP PUBLIC TOILETS	-	895.00
EFT53701	16/07/2009	ABORIGINAL PRODUCTIONS AND PROMOTIONS	PROFESSIONAL FEES FOR PARTICIPATION OF NAIDOC WEEK	-	2,200.00
EFT53702	16/07/2009	AD CONTRACTORS PTY LTD	Cubic metres WIN, CRUSH AND STOCKPILE GRAVEL AND HIRING OF EARTHMOVING EQUIPMENT	-	129,270.40
EFT53703	16/07/2009	ADVERTISER PRINT	Printing for Cat Local Law Brochure x 20,000	-	1,720.00
EFT53704	16/07/2009	ALBANY INDUSTRIAL SERVICES PTY LTD	HIRE OF EARTHMOVING EQUIPMENT	-	3,248.03
EFT53705	16/07/2009	ALBANY VALUATION SERVICES	RENTAL VALUATIONS (EMU BEACH HOLIDAY PARK)	-	1,090.00
EFT53706	16/07/2009	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	-	81.23
EFT53707	16/07/2009	ALBANY SWEEP CLEAN	SWEEP CAR PARKS, DRIVEWAYS & ASSOCIATED AREAS AT FRONT OF AIRPORT TERMINAL	-	308.00
EFT53708	16/07/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	-	18.50
EFT53709	16/07/2009	ALBANY REFRIGERATION	Replace front panel for air conditioning unit in Junior section - includes labour/fitting.	-	223.80
EFT53710	16/07/2009	ALBANY CARPET CHOICE	To provide and install carpet tiles in the area bared by the removal of the cupboard	-	150.00
EFT53711	16/07/2009	ALBANY GOLF CLUB	CATERING COSTS & FACILITY HIRE	-	1,382.60
EFT53712	16/07/2009	ALBANY MARITIME FOUNDATION	FESTIVAL OF THE SEA 2009 FUNDING	-	3,300.00
EFT53713	16/07/2009	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-	448.75
EFT53714	16/07/2009	ALBANY CENTRAL CABINETS	CABINET RELOCATIONS	-	792.00
EFT53715	16/07/2009	ALEC HENRY PTY LTD	TRIM KARRI TREE ON COUNCIL LAND AT LAWLEY PARK	-	963.00
EFT53716	16/07/2009	ALL EVENTS PROSOUND HIRE	AUDIO & LIGHTING PRODUCTION	-	860.00
EFT53717	16/07/2009	ALLCOMMERCIAL FINANCE AUSTRALIA	MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER	-	471.31
EFT53718	16/07/2009	AUSTRALIAN AIR EXPRESS PTY LIMITED	FREIGHT	-	602.88
EFT53719	16/07/2009	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	-	540.00
EFT53720	16/07/2009	BT EQUIPMENT PTY LTD	VEHICLE PARTS	-	1,620.34
EFT53721	16/07/2009	BANKSIA FARM	PROVISION OF 10X TABLE FLOWER ARRANGEMENTS FOR NAIDOC DINNER	-	132.00
EFT53722	16/07/2009	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-	92.38
EFT53723	16/07/2009	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	-	98.40
EFT53724	16/07/2009	BARRETT'S MINI EARTHMOVING & CHIPPING	TRIM OLD KARRI TREE AT LAWLEY PARK	-	963.00
EFT53725	16/07/2009	BATTERY WORLD	BATTERY PURCHASES	-	40.00
EFT53726	16/07/2009	BENNETT'S BATTERIES	BATTERY PURCHASES	-	513.04
EFT53727	16/07/2009	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-	1,125.00

EFT53728	16/07/2009	ALBANY BITUMEN SPRAYING	Gravel & hotmix driveway at 22 Bluff Street	-	880.00
EFT53729	16/07/2009	BLACKWOODS	GLOVES VIBRAGUARD	-	188.28
EFT53730	16/07/2009	BLOOMIN FLOWERS	Flower arrangement to David and Juliette Schober Congratulations of the safe arrival of baby	-	55.00
EFT53731	16/07/2009	ALBANY BOBCAT SERVICES	BOBCAT HIRE	-	1,480.00
EFT53732	16/07/2009	BOOEASY AUSTRALIA PTY LTD	BOOEASY PRODUCTS FOR JUNE 2009	-	220.00
EFT53733	16/07/2009	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	-	507.27
EFT53734	16/07/2009	CAMTRANS ALBANY PTY LTD	Pack of seconds bricks	-	235.16
EFT53735	16/07/2009	CAMPBELL CONTRACTORS	Construct concrete path to tie in with bridge at Eco park	-	2,200.00
EFT53736	16/07/2009	CARROLL AND RICHARDSON FLAGS	500 Aboriginal Flag Handwavers	-	505.00
EFT53737	16/07/2009	J & S CASTLEHOW ELECTRICAL SERVICES	To install IT connections and upgrade telephone cable to Parks Office extensions. Plus electrical repairs & maintenance for various areas	-	13,945.81
EFT53738	16/07/2009	SYNERGY GRAPHICS	DESIGN 09/10 BUDGET BROCHURE	-	330.00
EFT53739	16/07/2009	CHAMBER OF COMMERCE & INDUSTRY WA	2009/2010 MEMBERSHIP SUBSCRIPTION	-	11,889.18
EFT53740	16/07/2009	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-	199,778.11
EFT53741	16/07/2009	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-	272.80
EFT53742	16/07/2009	COFFEY ENVIRONMENTS PTY LTD	CARRY OUT PRELIMINARY ENVIRONMENTAL ASSESSMENT FOR FRENCHMAN BAY RD - PRINCESS AVE	-	2,057.00
EFT53743	16/07/2009	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	-	592.18
EFT53744	16/07/2009	ADAM COOK	TOTAL INCOME FOR BOX OFFICE - ADAM COOK IN RECITAL	-	1,751.30
EFT53745	16/07/2009	COURIER AUSTRALIA	FREIGHT FEES	-	235.31
EFT53746	16/07/2009	COUNTRY CARRIERS	FREIGHT CHARGES	-	244.08
EFT53747	16/07/2009	COVENTRYS	VEHICLE PARTS	-	286.28
EFT53748	16/07/2009	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-	1,556.88
EFT53749	16/07/2009	DATA #3 LIMITED	Adobe Acrobat 9 License	-	225.83
EFT53750	16/07/2009	35 DEGREES SOUTH	FEATURE SURVEY OF PRINCESS AVENUE OVER 1600 M FROM FRENCHMAN BAY RD	-	4,554.00
EFT53751	16/07/2009	RONDO BUILDING SERVICES PTY LTD	STEEL FLEX POST	-	330.00
EFT53752	16/07/2009	LANDGATE	TITLE SEARCHES	-	1,392.11
EFT53753	16/07/2009	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-	58.52
EFT53754	16/07/2009	DOWN SOUTH CONCRETE	Concrete works on Apex Drive	-	23,382.00
EFT53756	16/07/2009	EASIFLEET MANAGEMENT	Payroll deductions	-	583.09
EFT53757	16/07/2009	EASIFLEET MANAGEMENT	Payroll deductions	-	159.95
EFT53758	16/07/2009	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-	105.60
EFT53759	16/07/2009	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-	262.46
EFT53761	16/07/2009	FRANEY & THOMPSON	TIMBER SUPPLIES	-	323.21
EFT53762	16/07/2009	FREEMAN RYAN DESIGN PTY LTD	ALBANY PEACE PARK DESIGN DISBURSEMENTS	-	2,268.27
EFT53763	16/07/2009	BILL GIBBS EXCAVATIONS	HIRE OF EARTHMOVING EQUIPMENT	-	1,690.90
EFT53764	16/07/2009	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	-	4,626.01
EFT53765	16/07/2009	GORDON WALMSLEY PTY LTD	Supply and lay hotmix footpath over lay	-	9,900.00

EFT53766	16/07/2009	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	HIRE OF EARTHMOVING EQUIPMENT	-	2,746.60
EFT53767	16/07/2009	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-	739.28
EFT53768	16/07/2009	GREAT SOUTHERN HEALTHCARE EQUIPMENT	DISABILITY EQUIPMENT	-	4,218.21
EFT53769	16/07/2009	GREAT SOUTHERN TURF	60m2 turf	-	339.50
EFT53770	16/07/2009	GROCOTT TRANSPORT	HIRE OF EARTHMOVING EQUIPMENT	-	10,294.90
EFT53771	16/07/2009	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	-	65.00
EFT53772	16/07/2009	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-	31.35
EFT53773	16/07/2009	HARVEY NORMAN ELECTRICAL ALBANY	PURCHASE OF A TRIPLE HANDPIECE CORDLESS PHONE FOR GARDENERS OFFICE	-	148.00
EFT53774	16/07/2009	HART SPORT	ALAC SPORTS STORE PURCHASES	-	556.80
EFT53775	16/07/2009	HITCHCOCK PANEL BEATERS	\$300 EXCESS FOR HYUNDAI i30 - REGO 9007A	-	300.00
EFT53776	16/07/2009	HITACHI CONSTRUCTION MACHINERY AUST	FILTERS	-	252.90
EFT53777	16/07/2009	HOFRAD PTY LTD	Rates refund for assessment A200511	-	263.87
EFT53778	16/07/2009	HUDSON SEWAGE SERVICES	QUARTERLY MAINTENANCE	-	137.00
EFT53779	16/07/2009	INFORMA AUSTRALIA PTY LTD	SUBSCRIPTION	-	203.50
EFT53780	16/07/2009	INSTITUTE OF PUBLIC WORKS ENGINEERING AUSTRALIA	Registration fees for F Wallefeld for Module 6 Stormwater Drainage Design	-	660.00
EFT53781	16/07/2009	J AND J ROBINSON	FILTER CHANGE AND SERVICE	-	65.00
EFT53782	16/07/2009	JASON SIGNMAKERS	SIGNAGE	-	934.12
EFT53783	16/07/2009	JOHN KINNEAR AND ASSOCIATES	Volume Survey on various gravel pit sites	-	7,452.00
EFT53784	16/07/2009	JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	-	924.00
EFT53785	16/07/2009	KANDOO WINDSCREENS	WINDSCREEN REPAIR	-	160.50
EFT53786	16/07/2009	KEY2DESIGN	Asset manager (history, related documents) changes and CAPTCHA integration	-	8,580.00
EFT53787	16/07/2009	KLB SYSTEMS	HP LASERJET P2035N PRINTER BUILT IN HP PRINT SERVER	-	649.00
EFT53788	16/07/2009	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-	885.51
EFT53789	16/07/2009	KOOKAS CATERING	Catering for Gala Dinner- NAIDOC Week	-	6,520.00
EFT53790	16/07/2009	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-	66.00
EFT53791	16/07/2009	LINK ENERGY PTY LTD	LTRS DIESEL FUEL	-	52,281.72
EFT53792	16/07/2009	LOCAL GOVERNMENT MANAGERS AUSTRALIA	RENEWAL OF ANNUAL LOGIS MEMBERSHIP SUBSCRIPTION APRIL 2009 - MAR 2010	-	910.00
EFT53793	16/07/2009	DAVID MAHER	SAFETY SHOES	-	134.95
EFT53794	16/07/2009	ALBANY PARTY HIRE	Equipment Hire for NAIDOC Week Gala Dinner and Opening	-	3,626.40
EFT53795	16/07/2009	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-	51.24
EFT53796	16/07/2009	MASTER BUILDERS ASSOCIATION OF WESTERN AUSTRALIA	ANNUAL MEMBERSHIP RENEWAL	-	510.00
EFT53797	16/07/2009	MATRIX PLUS PTY LTD	TRAINING AIDS	-	352.00
EFT53798	16/07/2009	MATHO'S ENGINEERING	SIGNAGE	-	165.00
EFT53799	16/07/2009	MCLEODS BARRISTERS & SOLICITORS	LEGAL FEES, HUMAN RESOURCES	-	3,751.00
EFT53800	16/07/2009	METROOF ALBANY	STEEL SUPPLIES	-	161.74
EFT53801	16/07/2009	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-	39.64

EFT53802	16/07/2009	MINORBA GRAZING CO	PLEASE SUPPLY 8 BUNDLES OF 32 TREATED SLEEPERS 2.4X.200X75	-	4,376.00
EFT53803	16/07/2009	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-	585.20
EFT53804	16/07/2009	LGIS INSURANCE BROKING	INSURANCES	-	146,678.72
EFT53805	16/07/2009	LGIS PROPERTY	INSURANCES	-	109,752.93
EFT53806	16/07/2009	LGIS LIABILITY	INSURANCES	-	98,037.50
EFT53807	16/07/2009	ALBANY NEAT AND TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-	160.00
EFT53808	16/07/2009	NEVILLES HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-	931.85
EFT53809	16/07/2009	PN & ER NEWMAN QUALITY CONCRETE	1350mm DOUGHNUT BASE	-	165.00
EFT53810	16/07/2009	ALBANY COMMUNITY PHARMACY	Wall-mountable First Aid Kit for Library staff room	-	445.00
EFT53811	16/07/2009	OCLC (UK) LTD	Library applications training at Infovision/AMLIB for Dora Adeline	-	220.00
EFT53812	16/07/2009	OCS SERVICES PTY LTD	SPECIAL CLEANING SERVICES PLUS GENERAL CLEANING	-	5,874.00
EFT53813	16/07/2009	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-	100.78
EFT53814	16/07/2009	OPUS INTERNATIONAL CONSULTANTS LTD	CULL ROAD SUBDIVISION	-	3,992.18
EFT53816	16/07/2009	PLASTICS PLUS	9 x 240LT GREEN BINS WITH RED LIDS/ ROLLS PLASTIC BAGS, COREFLUTE, ASSORTED BROOM/BRUSHES	-	1,814.01
EFT53817	16/07/2009	ALBANY POLICE AND CITIZENS YOUTH CLUB	SKATE PARK LIGHTING	-	1,521.97
EFT53818	16/07/2009	W P REID	Pave sections of Parade Street	-	7,200.00
EFT53819	16/07/2009	REPCO AUTO PARTS	LAMP REVOLVING	-	127.80
EFT53820	16/07/2009	ROYAL LIFE SAVING SOCIETY AUSTRALIA	ALAC TRAINING	-	3,821.80
EFT53821	16/07/2009	SCHWEPPE'S AUSTRALIA	SOFT DRINK SUPPLIES	-	365.74
EFT53822	16/07/2009	SERVICE FINANCE CORPORATION LIMITED	COFFEE MACHINE MONTHLY RENTAL PAYMENT	-	321.76
EFT53823	16/07/2009	SESCO SECURITY	QRTLY MONITORING	-	171.60
EFT53824	16/07/2009	SHRAPNEL URBAN PLANNING	ALBANY RETAIL STRATEGY COMPLETION FEE AS DISCUSSED WITH ROBERT FENN	-	13,512.56
EFT53825	16/07/2009	SIGNS PLUS	STAFF NAME BADGES	-	41.40
EFT53826	16/07/2009	SKILL HIRE	CASUAL STAFF	-	612.93
EFT53827	16/07/2009	SKILLED	JASMIN FERRY	-	1,007.33
EFT53828	16/07/2009	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-	380.39
EFT53829	16/07/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-	2,370.34
EFT53830	16/07/2009	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-	7,841.22
EFT53831	16/07/2009	SOUTHERN WATER CARTS	Hours Hire of Water Truck	-	385.00
EFT53832	16/07/2009	DEPARTMENT OF PREMIER & CABINET	STATE LAW PUBLISHING TANDING ORDERS LOCAL LAW 2009	-	1,157.80
EFT53833	16/07/2009	STATEWIDE BEARINGS	VEHICLE PARTS	-	5.70
EFT53834	16/07/2009	STAGECRAFT PTY LTD	FREIGHT FOR SHOT BAGS	-	104.23
EFT53835	16/07/2009	BLUESCOPE DISTRIBUTION PTY LTD	STEEL SUPPLIES	-	266.95
EFT53836	16/07/2009	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	-	764.94
EFT53837	16/07/2009	T & C SUPPLIES	HARDWARE SUPPLIES	-	1,536.50
EFT53838	16/07/2009	T & C SUPPLIES (RANGERS)	HARDWARE SUPPLIES	-	30.60
EFT53839	16/07/2009	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-	552.00
EFT53840	16/07/2009	TOLL PRIORITY	FREIGHT COSTS VISITORS CENTRE	-	259.45

EFT53841	16/07/2009	TRAILBLAZERS	SAFETY EQUIPMENT & WORKWEAR	-	225.30
EFT53842	16/07/2009	THE TROPHY SHOP	Trophy Awards for Gala Dinner	-	402.00
EFT53843	16/07/2009	TRU-BLU GROUP PTY LTD	Being the hire of a cherry picker for changing of globes in yard area	-	160.00
EFT53844	16/07/2009	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-	408.90
EFT53845	16/07/2009	ALBANY AND GREAT SOUTHERN WEEKENDER	Double column City of Albany advert for DAP policy and Amendment 284 in the Weekender on Thursday 18 June 2009 under the heading Public Comment.	-	317.16
EFT53846	16/07/2009	WESTCARE INDUSTRIES	LIBRARY LABELS: ALBANY PUBLIC LIBRARY 221 YORK STREET ALBANY 6330	-	51.92
EFT53847	16/07/2009	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-	78.57
EFT53848	16/07/2009	LANDMARK LIMITED	7 LINE RINGLOCK FENCING	-	656.24
EFT53849	16/07/2009	WESTERN WORK WEAR	SAFETY EQUIPMENT & WORKWEAR	-	156.00
EFT53850	16/07/2009	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	-	81.00
EFT53851	16/07/2009	WREN OIL	WASTE DISPOSAL , WASTE OIL	-	341.00
EFT53852	16/07/2009	WURTH AUSTRALIA PTY LTD	R-CLIP, BRAKE CLEANER, DOS BEARING RETAINER	-	201.84
EFT53853	16/07/2009	YAKKA PTY LTD	UNIFORMS	-	42.70
EFT53854	16/07/2009	ZANTECH	SP8 - AKCP Sensorprobe8 with Temp/Humidity	-	3,256.00
EFT53855	16/07/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-	56.47
EFT53856	21/07/2009	AGEST	Superannuation contributions	-	528.31
EFT53857	21/07/2009	AMP SUPERANNUATION LIMITED	Superannuation contributions	-	1,626.81
EFT53858	21/07/2009	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Superannuation contributions	-	415.60
EFT53859	21/07/2009	SKANDIA GLOBAL SUPER SOLUTION	Payroll deductions	-	1,153.83
EFT53860	21/07/2009	AUSTRALIAN ETHICAL SUPERANNUATION FUND	Superannuation contributions	-	133.77
EFT53861	21/07/2009	AXA GENERATIONS PERSONAL SUPERANNUATION PLAN	Superannuation contributions	-	446.15
EFT53862	21/07/2009	BANKWEST	Payroll deductions	-	1,566.30
EFT53863	21/07/2009	CBUS	Superannuation contributions	-	485.19
EFT53864	21/07/2009	COLONIAL FIRST STATE ROLLOVER & SUPER FUND	Superannuation contributions	-	201.99
EFT53865	21/07/2009	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	-	780.45
EFT53866	21/07/2009	DONNDI SUPER FUND	Superannuation contributions	-	249.35
EFT53867	21/07/2009	ING LIFE LIMITED	Superannuation contributions	-	132.91
EFT53868	21/07/2009	ING LIFE LIMITED	Superannuation contributions	-	636.95
EFT53869	21/07/2009	LIFETIME SUPERANNUATION FUND	Superannuation contributions	-	528.31
EFT53870	21/07/2009	MLC NOMINEES PTY LTD	Superannuation contributions	-	400.23
EFT53871	21/07/2009	REST SUPERANNUATION	Superannuation contributions	-	3,144.87
EFT53872	21/07/2009	SANDY BAYS SUPERANNUATION FUND	Superannuation contributions	-	229.91
EFT53873	21/07/2009	MARITIME SUPER	Superannuation contributions	-	430.94

EFT53874	21/07/2009	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-	415.58
EFT53875	21/07/2009	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-	58.21
EFT53876	21/07/2009	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-	1,143.24
EFT53877	21/07/2009	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-	982.92
EFT53878	21/07/2009	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-	289.79
EFT53879	21/07/2009	SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Superannuation contributions	-	444.60
EFT53880	21/07/2009	SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Payroll deductions	-	2,680.45
EFT53881	21/07/2009	TWU SUPER	Superannuation contributions	-	995.67
EFT53882	21/07/2009	WA LOCAL GOVT SUPERANNUATION	Superannuation contributions	-	153,405.98
EFT53883	21/07/2009	WAYNE JOHN STEAD PTY LTD SUPERANNUATION	Payroll deductions	-	6,338.53
EFT53885	23/07/2009	ARRB GROUP LTD	UNSEALED ROADS MANUAL	-	291.50
EFT53886	23/07/2009	AD CONTRACTORS PTY LTD	Cubic metres WIN, CRUSH AND STOCKPILE GRAVEL TO -50mm	-	58,310.55
EFT53887	23/07/2009	AGCRETE ALBANY	LIFTING ANCHORS 120MM INCLUDING TEMPORARY HIRE OF 6 RUBBER FORMERS	-	40.00
EFT53888	23/07/2009	ALBANY ADVERTISER LTD	ADVERTISING	-	3,325.61
EFT53889	23/07/2009	ALBANY INDUSTRIAL SERVICES PTY LTD	Hours Hire of Semi Tipper on 24 June 2009	-	7,084.28
EFT53890	23/07/2009	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	-	64.79
EFT53891	23/07/2009	ALBANY SWEEP CLEAN	Sweep carparks, cycleways & boardwalks as per quotation until 30 June 2009	-	3,989.00
EFT53892	23/07/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	-	140.60
EFT53893	23/07/2009	ALBANY STOCK FEEDS	Two bags Pal Meaty Bites	-	82.60
EFT53894	23/07/2009	TRICOAST CIVIL	CLAIM2 LOT 260 CULL ROAD - WASTE WATER RETICULATION EXTENTION CONTRACT	-	58,345.97
EFT53895	23/07/2009	ALBANY HISTORICAL SOCIETY	CLEANING AND MANNING OF THE BRIG AMITY FOR JULY 2009	-	600.00
EFT53896	23/07/2009	ALBANY OFFICE PRODUCTS DEPOT	BANTEX WHITE 4D 25MM INSERT FILE	-	751.65
EFT53897	23/07/2009	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-	165.00
EFT53898	23/07/2009	ALBANY LASERSCAPE	FMP LASERSCAPE TEAM DEVELOPMENT SESSION FOR 9 STUDENTS	-	240.00
EFT53899	23/07/2009	ALBANY CITY CLEANERS	WINDOW CLEANING	-	726.00
EFT53900	23/07/2009	ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE	-	96.00
EFT53901	23/07/2009	ALBANY COMBINED CABS PTY LTD	CAB CHARGES	-	105.50
EFT53902	23/07/2009	ALINTA	GAS USAGE CHARGES	-	28,324.85
EFT53903	23/07/2009	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	-	1,872.32
EFT53904	23/07/2009	ALLPACK SIGNS PTY LTD	SIGNS	-	473.00
EFT53905	23/07/2009	AMITY PAINTING AND DECORATING	PAINTING AT NORTH ROAD OFFICES	-	330.00
EFT53906	23/07/2009	ANGUS AND ROBERTSON BOOK WORLD	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-	206.20
EFT53907	23/07/2009	ARDESS NURSERY	10 X NATIVE SEEDLINGS WRAPPED IN GOLD PAPER WITH GREEN RIBBON TUESDAY, 23RD JUNE 2009	-	47.00
EFT53908	23/07/2009	ART ON THE MOVE	MEMBERSHIP	-	110.00
EFT53909	23/07/2009	ASP ALLOY AND STAINLESS PRODUCTS	40 mower blades	-	1,129.70

EFT53910	23/07/2009 AUSSIE DRAWCARDS PTY LTD	GREAT SOUTHERN SERVICE - ANNUAL WAREHOUSING FEE	-	1,658.00
EFT53911	23/07/2009 BANDICOOT NURSERY	CULL ROAD DEVELOPMENT	-	33.00
EFT53912	23/07/2009 BATTERY WORLD	Purchase of One rechargable battery for Bosch drill (TBB054)	-	239.00
EFT53913	23/07/2009 BENARA NURSERIES	PLANT NURSERY SUPPLIES	-	211.20
EFT53914	23/07/2009 BERTOLA HIRE SERVICES ALBANY PTY LTD	Day hire of mini excavator	-	257.40
EFT53915	23/07/2009 BLACKWOODS	SAFETY EQUIPMENT & WORKWEAR	-	186.45
EFT53916	23/07/2009 ALBANY BOBCAT SERVICES	Remove soil from Hatelie lake silt pond	-	440.00
EFT53917	23/07/2009 ALBANY BUSINESS TELEPHONES	JABRA GN 9330 + LIFTER, WITH TECHNICIAN TO SET UP AND TEST	-	550.00
EFT53918	23/07/2009 C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	-	131.59
EFT53919	23/07/2009 CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-	720.00
EFT53920	23/07/2009 CAPE BYRON IMPORTS	KNIFE, OCCY HOLDER, BELT LOOP & SNAP HOOT, MULTI HANGERS BLACK	-	100.17
EFT53921	23/07/2009 J & S CASTLEHOW ELECTRICAL SERVICES	ELECTRICAL REPAIRS/MAINTENANCE	-	5,519.42
EFT53922	23/07/2009 CHADSON ENGINEERING PTY LTD	POOL TABLETS	-	431.14
EFT53923	23/07/2009 CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-	1,570.50
EFT53924	23/07/2009 CLARK EQUIPMENT SALES PTY LTD	Set of rubber drum mounts to suit Ingersoll Rand vibe roller	-	2,869.02
EFT53925	23/07/2009 COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	-	60.00
EFT53926	23/07/2009 COURIER AUSTRALIA	FREIGHT FEES	-	295.52
EFT53927	23/07/2009 COUNTRY CARRIERS	FREIGHT CHARGES	-	33.53
EFT53928	23/07/2009 COVENTRYS	VEHICLE PARTS	-	38.95
EFT53929	23/07/2009 CRITICAL STAGES	TOWN HALL PERFORMANCE 10 OCTOBER 2009 (PART INVOICE)	-	4,370.19
EFT53930	23/07/2009 DOWNER EDI WORKS PTY LTD	Supply hotmix for rural patching truck	-	1,353.41
EFT53931	23/07/2009 CYNERGIC COMMUNICATIONS	MANAGER SERVER MAINTENANCE	-	493.90
EFT53932	23/07/2009 D & K ENGINEERING	VEHICLE REPAIRS & MAINTENANCE A52616	-	539.00
EFT53933	23/07/2009 DEKKO GRAPHICS	LOGO DESIGN, SIGNAGE APPLICATION & LAYOUT, DESIGN A4 LOCATION MAP	-	1,180.00
EFT53934	23/07/2009 LANDGATE	TITLE SEARCHES	-	70.00
EFT53935	23/07/2009 G AND M DETERGENTS AND HYGIENE SERVICES ALBANY	HYGIENE CONTRACT	-	1,575.86
EFT53936	23/07/2009 DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-	134.86
EFT53937	23/07/2009 ADEN EADES	PAYMENT FOR WELCOME PERFORMED AT NAIDOC OPENING AND GALA DINNER	-	400.00
EFT53938	23/07/2009 EDITH COWAN UNIVERSITY	UNIVERSITY FEES SEMESTER 2 PLANNING CADETS	-	4,083.20
EFT53939	23/07/2009 P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-	2,546.63
EFT53940	23/07/2009 ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-	272.80
EFT53941	23/07/2009 EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-	3,124.00
EFT53942	23/07/2009 FARM FRESH WHOLESALERS	CATERING SUPPLIES	-	105.80
EFT53943	23/07/2009 FARMERS CENTRE (1978) PTY LTD	1 flowjet pump	-	263.60
EFT53944	23/07/2009 FIRE & SAFETY WA	E-FLARE RED/BLUE	-	998.80
EFT53945	23/07/2009 YASMIN FLETT	CO-ORDINATION OF SENSATION MOBILE SENIORS - COMPUTER PROGRAM	-	97.00
EFT53946	23/07/2009 BILL GIBBS EXCAVATIONS	Hire of Excavator/Mulcher for works on Menang Drive as requested by Main Roads	-	6,731.17

EFT53947	23/07/2009	GLENN CRAIG VILLAGES PTY LTD	Rates refund for assessment A135223 17 BEAUFORT ROAD YAKAMIA WA 6330	-	6,053.07
EFT53948	23/07/2009	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-	11,495.47
EFT53949	23/07/2009	GREAT SOUTHERN PERSONNEL	GARDENING SERVICES LOTTERIES HOUSE JUNE 2009	-	34.10
EFT53950	23/07/2009	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	Hire of Compactor as per Contract no: C06010 for month of June 2009	-	29,322.58
EFT53951	23/07/2009	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-	430.95
EFT53952	23/07/2009	GT BEARING AND ENGINEERING SUPPLIES	Supply of mrs 1000x2 round slings	-	80.00
EFT53953	23/07/2009	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-	33.00
EFT53954	23/07/2009	HITACHI CONSTRUCTION MACHINERY AUSTRALIA	FILTER	-	127.09
EFT53955	23/07/2009	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR SERVICES, IBM EXPRESS MANAGED SERVICES	-	1,307.08
EFT53956	23/07/2009	TOLL IPEC	FREIGHT	-	66.90
EFT53957	23/07/2009	JG KELLY & YW ATTWELL	CULL ROAD - THOMPSON MCROBERT EDGELOW INV 17427 - TRUCK SEWER	-	1,936.00
EFT53958	23/07/2009	KEY2DESIGN	City of Albany Website - Stage 2 CMS update including Google Maps, Telephone Directory, Reports, Agenda Minutes and Font Size Buttons	-	16,494.50
EFT53959	23/07/2009	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-	283.70
EFT53960	23/07/2009	LAND LINE ENTERPRISES PTY LTD	Works on Port Road as discussed	-	55,377.00
EFT53961	23/07/2009	MATT GOODWIN PLUMBING & GAS	PLUMBING REPAIRS	-	382.50
EFT53962	23/07/2009	MERLE ANNE FLORIST	FLORAL ARRANGEMENTS FOR MICHAEL COHEN & MERV LAUDEHR	-	70.00
EFT53963	23/07/2009	METROOF ALBANY	STEEL SUPPLIES	-	13.85
EFT53964	23/07/2009	MINTER ELLISON LAWYERS	LEGAL COSTS	-	3,565.32
EFT53965	23/07/2009	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-	165.00
EFT53966	23/07/2009	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	-	1,649.88
EFT53967	23/07/2009	CHRISTOPHER ALAN NORTON	Gravel royalties on Wilcox Rd gravel pit	-	10,547.90
EFT53968	23/07/2009	OCLC (UK) LTD	AMLIB ANNUAL MAINTENANCE	-	10,881.98
EFT53969	23/07/2009	OCS SERVICES PTY LTD	CLEANING SERVICES	-	478.50
EFT53970	23/07/2009	OKEEFE'S PAINTS	Titan liquid sheid LS-10 one bottle	-	33.73
EFT53971	23/07/2009	OPUS INTERNATIONAL CONSULTANTS LTD	For Superintendent services 'as and when required' for The Pier of Remembrance	-	3,041.50
EFT53972	23/07/2009	ORICA AUSTRALIA P/L	CHLORINE	-	344.52
EFT53973	23/07/2009	OUTDOOR WORLD ALBANY	SUPPLY AND INSTALL ROLLER DOOR (REPLACEMENT)	-	920.00
EFT53974	23/07/2009	PLASTICS PLUS	12 x 240LT GREEN BINS WITH RED LIDS	-	1,103.99
EFT53975	23/07/2009	POWELL SECURITY SERVICES	SERCURITY SERVICES	-	85.32
EFT53976	23/07/2009	RADIOWEST BROADCASTERS PTY LTD	RADIO BROADCASTING	-	2,116.95
EFT53977	23/07/2009	REPCO AUTO PARTS	LAMP REVOLVING	-	255.60
EFT53978	23/07/2009	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	-	10,071.93
EFT53979	23/07/2009	E & MJ ROSHER PTY LTD	Full set of Flails,nuts,bolts and bushes.	-	2,332.30
EFT53980	23/07/2009	SAVAGE EVENTS	TOTAL INCOME FROM BOX OFFICE - BREAKFAST OF IDIOTS GUY PRATT	-	928.43
EFT53981	23/07/2009	SAXXON IT	SNAPVIEW KIT FOR CX4	-	12,148.77

EFT53982	23/07/2009	SCHWEPPE AUSTRALIA	SOFT DRINK SUPPLIES	-	273.44
EFT53983	23/07/2009	SEE TRADING CO PTY LTD	GYM EQUIPMENT	-	470.00
EFT53984	23/07/2009	SERENITY PARK	DISPOSAL OF DOGS	-	240.00
EFT53985	23/07/2009	SESCO SECURITY	QRTLY MONITORING	-	320.32
EFT53986	23/07/2009	SIGNS PLUS	Staff Name badges	-	74.80
EFT53987	23/07/2009	SKILL HIRE	CASUAL STAFF	-	2,849.30
EFT53988	23/07/2009	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-	1,589.06
EFT53989	23/07/2009	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-	352.80
EFT53990	23/07/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-	2,807.02
EFT53991	23/07/2009	SPEEDO AUSTRALIA PTY LTD	SPORTS STORE PURCHASES	-	1,389.30
EFT53992	23/07/2009	STATEWIDE BEARINGS	VEHICLE PARTS	-	739.33
EFT53993	23/07/2009	STABILISATION TECHNOLOGY	GEOTECHNICAL INVESTIGATION OF STAGE 2 OF MILLBROOK ROAD	-	7,653.25
EFT53994	23/07/2009	ST JOHN AMBULANCE AUSTRALIA	WAYNE TURNER - FIRST AID BASIC	-	95.00
EFT53995	23/07/2009	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-	282.70
EFT53996	23/07/2009	THE SURGERY	31 X STAFF VACCINATIONS	-	858.00
EFT53997	23/07/2009	SYNERGY	ELECTRICITY SUPPLIES	-	17.00
EFT53998	23/07/2009	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-	938.37
EFT53999	23/07/2009	T & C SUPPLIES (RANGERS)	HARDWARE SUPPLIES	-	2.61
EFT54000	23/07/2009	TICKETS.COM	DATABOX SUPPORT	-	104.10
EFT54001	23/07/2009	TRU-BLU GROUP PTY LTD	Days hire of flex drive pump	-	108.57
EFT54002	23/07/2009	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-	435.00
EFT54003	23/07/2009	VISITOR CENTRE ASSOCIATION OF WESTERN AUSTRALIA	MEMBERSHIP 2009/2010	-	780.00
EFT54005	23/07/2009	ALBANY AND GREAT SOUTHERN WEEKENDER	Full page colour ad for community information page in Weekender 25 June 2009.	-	955.60
EFT54006	23/07/2009	THINKWATER ALBANY	IRRIGATION SUPPLIES	-	4,597.30
EFT54007	23/07/2009	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-	433.51
EFT54008	23/07/2009	WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	-	1,470.70
EFT54009	23/07/2009	WESTERN POWER CORPORATION	UPGRADE OF STREET LIGHTS	-	1,701.00
EFT54010	23/07/2009	WESTERN WORK WEAR	UNIFORMS	-	44.00
EFT54011	23/07/2009	WIZID PTY LTD	TUFF BANDS	-	536.80
EFT54012	23/07/2009	WOOD AND GRIEVE ENGINEERS	Design of Millbrook Rd - design of rural road/re-construction	-	13,288.00
EFT54013	23/07/2009	YAKKA PTY LTD	UNIFORMS	-	5.39
EFT54014	23/07/2009	YOUNGS SIDING GENERAL STORE	FUEL SUPPLIES FIRE BRIGADE	-	526.72
EFT54015	23/07/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-	96.96
EFT54016	24/07/2009	THE GAT TRUST	Supply and installation of disabled twin cubicle building with disabled ramp to suit clivus multrum waterless toilet system for Cosy Corner Beach Day Park	-	22,930.00
EFT54017	28/07/2009	WHISPERS FROM BEYOND	TOTAL INCOME FROM BOX OFFICE - THE PSYCHIC & THE MEDIUM	-	16,406.40
EFT54018	30/07/2009	AAPT LIMITED	TELEPHONE CHARGES	-	126.33

EFT54019	30/07/2009	ABA SECURITY	SECURITY SERVICES	-	238.00
EFT54020	30/07/2009	ACTIV FOUNDATION INC.	CLEANING RAGS	-	51.00
EFT54021	30/07/2009	ADVERTISER PRINT	200 x The Australian & New Zealand Expeditionary Forces" book"	-	1,250.00
EFT54022	30/07/2009	ALBANY PRINTERS	300 DINOSAUR BOOKS	-	1,480.00
EFT54023	30/07/2009	ALBANY STATIONERS	STATIONERY SUPPLIES	-	42.00
EFT54024	30/07/2009	ALBANY INDOOR PLANT HIRE AND SALES	INDOOR PLANT HIRE	-	949.77
EFT54025	30/07/2009	ALBANY CAR STEREO	ANTENNA & INSTALLATION A60971	-	77.45
EFT54026	30/07/2009	ALBANY MOBILE WELDING	Construct stainless steel bore heads and elbows	-	1,705.00
EFT54027	30/07/2009	ALBANY AUTO 1	RYANS ROUGH COUNTRY RC3508	-	264.95
EFT54028	30/07/2009	ALBANY FINE MUSIC SOCIETY	COMMUNITY FINANCIAL ASSISTANCE GRANT	-	1,500.00
EFT54029	30/07/2009	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-	89.00
EFT54030	30/07/2009	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-	23.15
EFT54031	30/07/2009	ALBANY KAWASAKI	OIL FILTER	-	39.90
EFT54032	30/07/2009	ALBANY MILK DISTRIBUTORS	MILK DELIVERIES	-	119.28
EFT54033	30/07/2009	AMITY PAINTING AND DECORATING	PAINTING OF CEILINGS AT SENIOR CITIZENS LODGE	-	440.00
EFT54034	30/07/2009	APH CONTRACTORS PTY LTD	LOT 247 CULL ROAD SUBDIVISION PORTION STAGE 1A	-	466,964.44
EFT54035	30/07/2009	ARTS ON TOUR NSW	THURSDAYS CHILD PRESENTER FEE INSTALMENT 1	-	4,461.60
EFT54036	30/07/2009	ARTSOUTHWA INC	ENTRY FEE FOR INCLUSION IN SOUTHERN REGIONS ART & CRAFT MAP	-	80.00
EFT54037	30/07/2009	AUDIO-READ PTY LTD	LIBRARY SITE LICENCE & NAV CONTENT LICENCE FOR 12 MONTHS	-	2,854.50
EFT54038	30/07/2009	BANDICOOT NURSERY	PLANT SUPPLIES FOR NURSERY	-	190.00
EFT54039	30/07/2009	BENNETTS BATTERIES	200 litre drums of Rubia engine oil	-	1,540.00
EFT54040	30/07/2009	BRAINSTORM TECHNOLOGY	WIRELESS ROUTER	-	39.95
EFT54041	30/07/2009	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-	107.78
EFT54042	30/07/2009	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-	78.65
EFT54043	30/07/2009	CAMPBELL CONTRACTORS	Construct concrete footpath on Adelaide Street - John Street	-	6,972.00
EFT54044	30/07/2009	CHEYNES BEACH CARAVAN PARK	FUEL PURCHASES	-	112.05
EFT54045	30/07/2009	CHILDREN'S BOOK COUNCIL OF AUSTRALIA	CBW- POSTERS STICKERS BALLOONS	-	138.00
EFT54046	30/07/2009	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-	175.23
EFT54047	30/07/2009	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	-	1,054.81
EFT54048	30/07/2009	REBECCA COMMONS	FOOD PROVIDED FOR OPENING OF GREAT SOUTHERN NOONGAR EXHIBITION	-	200.00
EFT54049	30/07/2009	CONSTABLE CARE CHILD SAFETY FOUNDATION INC	DONATION TOWARDS ALBANY TOUR 2009	-	500.00
EFT54050	30/07/2009	CJ GILBERT AND ASSOCIATES	BORE SAMPLING & ANALYSIS HANRAHAN ROAD 8/4/2009 - 7/7/2009	-	2,806.54
EFT54051	30/07/2009	CONSTRUCTION EQUIPMENT AUSTRALIA	Stabiliser leg parts	-	1,756.94
EFT54052	30/07/2009	COURIER AUSTRALIA	FREIGHT FEES	-	134.56
EFT54053	30/07/2009	COUNTRYWIDE SIGNS	Signage for Information Bays	-	15,554.00
EFT54054	30/07/2009	COVENTRYS	VEHICLE PARTS	-	280.80
EFT54055	30/07/2009	CREATIVE ALBANY INC	GROSS TICKET INCOME - ELLE DESLANDES	-	2,520.60

EFT54056	30/07/2009 CROKER LACEY GRAPHIC DESIGN	REGIONAL STATE CABINET MEETING - MONDAY 29TH JUNE - PRESENTATION DESIGN BRIEF	-	429.00
EFT54057	30/07/2009 DOWNER EDI WORKS PTY LTD	Please supply drops hotmix	-	1,162.67
EFT54058	30/07/2009 CEMEX AUSTRALIA PTY LTD	Cubic metres Footpath Mix (20mpa)	-	604.12
EFT54059	30/07/2009 CYNERGIC COMMUNICATIONS	ART PRIZE ADVERTISING	-	66.00
EFT54060	30/07/2009 D & K ENGINEERING	Repair quick hitch and drain bucket as required	-	707.30
EFT54061	30/07/2009 MICHELLE DAYMAN	FUEL COSTS - TOURISM ROUND TABLE MEETING PEMBERTON	-	89.25
EFT54062	30/07/2009 DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-	167.34
EFT54063	30/07/2009 ARCHIBALD DONALD DUFTY	COUNCILLOR MILEAGE CLAIM	-	650.77
EFT54064	30/07/2009 P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-	3,721.31
EFT54065	30/07/2009 FARM FRESH WHOLESALERS	CATERING SUPPLIES	-	39.17
EFT54066	30/07/2009 FROM THE CAKE TIN	CUP CAKES FOR ALAC	-	21.60
EFT54067	30/07/2009 GALLERY 500	POSTER MOUNTED ON FOAM CORE BOARD FOR INFORMATION EXPO 250709	-	20.00
EFT54068	30/07/2009 VERNICE ANNE GILLIES	PROVIDE WELCOME FOR LAUNCH OF NOONGAR ART EXHIBITION	-	100.00
EFT54069	30/07/2009 GOMM PARK CROQUET CLUB INC	COMMUNITY FINANCIAL ASSISTANCE PROGRAM	-	500.00
EFT54070	30/07/2009 GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT SERVICES FOR JUNE 2009	-	47.92
EFT54071	30/07/2009 GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	GREEN WASTE COLLECTIONS	-	6,144.86
EFT54072	30/07/2009 GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING SUPPLIES	-	547.58
EFT54073	30/07/2009 GREAT SOUTHERN DISTRICT DISPLAY COMMITTEE	COMMUNITY FINANCIAL ASSISTANCE PROGRAM - DONATION TOWARDS COST OF DISPLAY AT 2009 ROYAL SHOW	-	2,000.00
EFT54074	30/07/2009 HOWARD AND HEAVER ARCHITECTS	ARCHITECTURAL SERVICES - FIRE EVACUATION PLANS	-	209.00
EFT54075	30/07/2009 ISIS CAPITAL LIMITED	GYM EQUIPMENT MONTHLY RENTAL PAYMENT	-	3,494.82
EFT54076	30/07/2009 KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-	1,067.58
EFT54077	30/07/2009 KIMBERLEY ROSS KRAKOUER	CURATION OF LOWER GREAT SOUTHERN NOONGAR ARTISTS EXHIBITION	-	800.00
EFT54078	30/07/2009 ALBANY WORLD OF CARS	15,000KM SERVICE ON VW PASSAT REG NO 5636A	-	300.00
EFT54079	30/07/2009 LANDFILL GAS AND POWER PTY LTD	LANDFILL GAS AND POWER SUPPLY	-	37,565.21
EFT54080	30/07/2009 DR JIM LEIGHTON	MEDICAL CONSULT	-	62.00
EFT54081	30/07/2009 LOCAL GOVERNMENT MANAGERS AUSTRALIA	2009-2010 LGMA COUNCIL CORPORATE MEMBERSHIP - LARGE LOCAL GOVERNMENT	-	1,540.00
EFT54082	30/07/2009 ALBANY CITY MOTORS	Fuel tank and rubber liners as required to suit Isuzu Gigamax.	-	1,361.89
EFT54083	30/07/2009 DR MERYL BROUGHTON	MEDICAL CONSULT	-	409.00
EFT54084	30/07/2009 METROOF ALBANY	STEEL SUPPLIES	-	141.13
EFT54085	30/07/2009 MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES, FLAVOURED MILK DELIVERIES & JUICE DELIVERIES FOR ALAC	-	826.65
EFT54086	30/07/2009 OCS SERVICES PTY LTD	CLEANING SERVICES	-	5,586.90
EFT54087	30/07/2009 OPUS INTERNATIONAL CONSULTANTS LTD	For Superintendent services 'as and when required' for The Pier of Remembrance	-	616.00
EFT54088	30/07/2009 LM & BE OSHANNESSY	Rates refund for assessment A129044 7 SEVILLE WAY ORANA WA 6330	-	500.00
EFT54089	30/07/2009 ANTHONY PITASSI - STEEL AUSTRALIA	Supply hot dip galvanized pipes extra light	-	2,072.00

EFT54090	30/07/2009	PULLINGER READHEAD LUCAS	PROFESSIONAL FEES	-	451.00
EFT54091	30/07/2009	R & L BITUMEN REPAIR SERVICES	CLEAN UP AREA AROUND LEACH DRAINS AND SEPTIC TANKS	-	660.00
EFT54092	30/07/2009	RAINBOW COAST LAWNMOWING SERVICE	LAWN MOWING SERVICES AT DCC	-	165.00
EFT54093	30/07/2009	W P REID	Square metres Brick Paving on Collie St & Peels Place	-	14,883.00
EFT54094	30/07/2009	ROSMECH SALES AND SERVICE PTY LTD	SCARAB MERLIN/MINOR MAIN BROOM	-	443.30
EFT54095	30/07/2009	ROYAL LIFE SAVING SOCIETY AUSTRALIA	INFANT AQUATICS CERTIFICATES	-	273.00
EFT54096	30/07/2009	SCHWEPES AUSTRALIA	SOFT DRINK SUPPLIES	-	463.86
EFT54097	30/07/2009	SECUREPAY PTY LTD	SECUREPAY TRASACTIONS	-	70.29
EFT54098	30/07/2009	SHEILAH RYAN	GARDENING MAINTENANCE AT VAC - 16 HOURS	-	400.00
EFT54099	30/07/2009	SKILL HIRE	CASUAL STAFF	-	408.62
EFT54100	30/07/2009	SKILLED	JASMIN FERRY - ADMIN WORKER - HOURS	-	2,216.12
EFT54101	30/07/2009	SOUTHERN STATIONERY	STATIONERY SUPPLIES	-	151.00
EFT54102	30/07/2009	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-	1,048.11
EFT54103	30/07/2009	SOUTHERN EDGE ARTS INC	SPRUNG WRITERS FESTIVAL CONTRIBUTION TRAVEL & ACCOMMODATION - MARY RACHEL BROWN	-	1,690.70
EFT54104	30/07/2009	SPOT-ON RADIATOR SERVICE	Radiator to suit UD truck	-	1,312.00
EFT54105	30/07/2009	SPORTSWORLD OF WA	SPORT SHOP PURCHASES	-	4,272.73
EFT54106	30/07/2009	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES	-	437.84
EFT54107	30/07/2009	ST JOHN AMBULANCE AUSTRALIA	FIRST AID KIT LOCATION STICKERS	-	179.40
EFT54108	30/07/2009	ALBANY IGA	GROCERIES	-	106.59
EFT54109	30/07/2009	SYNERGY	ELECTRICITY SUPPLIES	-	21,903.10
EFT54111	30/07/2009	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-	646.01
EFT54112	30/07/2009	THE FEDERATION OF WA POLICE & COMMUNITY YOUTH CENTRES	4 X TICKETS @ \$50.00 ANNUAL CIRCUS QUIRKUS	-	200.00
EFT54113	30/07/2009	THEODORE DAVID	FORTS MERCHANDISE	-	88.00
EFT54114	30/07/2009	THOMPSON MCROBERT EDGELOE	DESIGN VARIOUS FOOTPATHS, LA PEROUSE ROAD	-	9,080.50
EFT54115	30/07/2009	TOURISM COUNCIL WESTERN AUSTRALIA	ADVERTISING RENEWAL	-	712.00
EFT54116	30/07/2009	TRUCKLINE	VEHICLE PARTS	-	19.88
EFT54117	30/07/2009	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-	278.00
EFT54118	30/07/2009	UNITED EQUIPMENT PTY LTD	STABILZER LEG TO SUIT SNORKLELIFT CHERRY PICKER	-	895.84
EFT54119	30/07/2009	WATERCRAFT MARINE	Two(2) stainless steel turnbuckles for tensioning the cable across York Street	-	155.00
EFT54120	30/07/2009	ALBANY AND GREAT SOUTHERN WEEKENDER	Double column City of Albany advert for planning amendment 288 in the Weekender on Thursday 2 July 2009 under the heading Public Comment.	-	214.72
EFT54121	30/07/2009	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-	104.73
EFT54122	30/07/2009	WESTERN AUSTRALIAN LOCAL GOVERNMENT ASSOCIATION	Single column lineage ad with City of Albany logo for legal services tender in West Australian on Saturday 20 June in Local Government Tenders section.	-	1,174.93
EFT54123	30/07/2009	LANDMARK LIMITED	40kg turf special fertilizer	-	228.03
EFT54124	30/07/2009	WESTERN WORK WEAR	UNIFORMS	-	447.40
EFT54125	30/07/2009	WILSON MACHINERY	VEHICLE PARTS	-	483.03

EFT54126	30/07/2009	WOOD AND GRIEVE ENGINEERS	DRAINAGE WORKS BAYONET HEAD ANCHORAGE VISTA	-	13,410.38
EFT54127	30/07/2009	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-	49.62
EFT54128	30/07/2009	JILL BOSTOCK	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54129	30/07/2009	ROBERT BUEGGE	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54130	30/07/2009	CHILD SUPPORT AGENCY	Payroll deductions	-	364.50
EFT54131	30/07/2009	ARCHIBALD DONALD DUFTY	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54132	30/07/2009	MILTON EVANS	MAYORAL ALLOWANCE - FIRST QUARTER	-	7,100.00
EFT54133	30/07/2009	GORDON KIDMAN	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54134	30/07/2009	JOY MATLA	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54135	30/07/2009	ROLAND PAVER	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54136	30/07/2009	DOT PRICE	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54137	30/07/2009	KIM STANTON	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54138	30/07/2009	VERA ANNE TORR	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54139	30/07/2009	JOHN WALKER	COUNCILLOR ALLOWANCE - FIRST QUARTER	-	2,350.00
EFT54140	30/07/2009	DES WOLFE	DEPUTY MAYORAL ALLOWANCE - FIRST QUARTER	-	3,100.00
				-	3,265,619.10

Chq	Date	Name	Description	Amount
25556	02/07/2009	ALBANY SENIOR HIGH SCHOOL	BOX OFFICE INCOME	- 1,341.25
25557	02/07/2009	ALISON TEEDE	CATERING SERVICES	- 1,365.00
25558	02/07/2009	AIR BP	AVGAS	- 1,866.33
25559	02/07/2009	BULALA PLAYGROUP	JARRAH PICKET FRENCE WITH GATE	- 2,750.00
25560	02/07/2009	TANIA CARR	SUPPORT WORK	- 375.00
25561	02/07/2009	REBECCA COMMONS	CATERING	- 200.00
25562	02/07/2009	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	- 2,318.70
25563	02/07/2009	DAVID JOHN DERRIN	EMERGING ARTIST FUND PAYMENT	- 666.00
25564	02/07/2009	FROM THE CAKE TIN	CAKE SUPPLIES FOR TIME OUT CAFE	- 180.30
25565	02/07/2009	CAROL HART	SMS PROGRAM - GREAT SOUTHERN GRAMMAR SCHOOL	- 457.00
25566	02/07/2009	KAYE EMBLETON	ART CLASSES AFTER SCHOOL WORKSHOPS	- 525.00
25567	02/07/2009	SIMONE KEANE	EMERGING ARTIST FUND PAYMENT	- 666.00
25568	02/07/2009	KMART ALBANY	2 draw filing cabinet	- 100.00
25569	02/07/2009	DEPARTMENT OF SPORT AND RECREATION	LOCAL GOVERNMENT WATER AUDITS 2009, CONDUCTED BY CHALLENGER TAFE 50% CONTRIBUTION TO COSTS	- 1,650.00
25570	02/07/2009	SENSIS PTY LTD	YELLOW ONLINE BUSINESS BASICS MONTHLY FEE FOR MAY 2009	- 46.20
25571	02/07/2009	PATRICK ELMS & CO	PREPARATIONS TO TOWN HALL PIANOIST	- 260.00
25572	02/07/2009	PETTY CASH - DEPOT	CARD & REFRESHMENTS FOR RICHARD CAMERON	- 241.00
25573	02/07/2009	SALLY'S COUNSELLING SERVICES	WORKPLACE ISSUE AT ALAC	- 180.00
25574	02/07/2009	SKILLED	JASMIN FERRY	- 1,813.19
25575	02/07/2009	T4 TECHNOLOGY	160GB SATA Harddrive with SATA Cable	- 80.00
25576	02/07/2009	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES-TAY5	- 59.95
25577	02/07/2009	TRI-SERVICE MESS DINNER COMMITTEE	2 X TICKETS FOR MAYOR AND MAYORESS TO TRI-SERVICE MESS DINNER	- 90.00
25578	02/07/2009	WATER CORPORATION	WATER CONSUMPTION	- 3,230.85
25579	02/07/2009	WATKINS CONTRACTORS	supply & deliver wood chips	- 739.20
25580	02/07/2009	FRANCIS COWCHER	CROSSOVER REIMBURSEMENT	- 255.73
25581	02/07/2009	BARRY WELLS	REFUND FOR KEY BOND - BOAT PEN	- 5.00
25582	02/07/2009	NORMAN KENNEDY	REFUND FOR KEY BOND - BOAT PEN	- 5.00
25583	02/07/2009	LAWRENCE CARTER	REFUND FOR KEY BOND - BOAT PEN	- 5.00
25584	02/07/2009	KENNETH DRUMMOND	REFUND FOR OVERPAYMENT OF PEN FEES	- 494.75
25585	02/07/2009	FT & RE LOMBARDO	REFUND WILLYUNG KERBSIDE COLLECTION, PICKUP CANCELLED	- 209.00
25586	02/07/2009	ECKANKAR SOCIETY	REFUND FOR VAC, BOOKING CANCELLED	- 32.00
25587	02/07/2009	ROSS BOADEN	OVERPAYMENT OF LANDING FEES	- 5.50
25588	09/07/2009	AUST INSTITUTE OF BUILDING SURVEYORS	MAGAZINE SUBSCRIPTION JULY 2009 - JUNE 2010	- 55.00
25589	09/07/2009	MICHAEL BETTEL	REPAIR & RESURFACING CROSSOVER	- 237.00

25590	09/07/2009 CITY OF JOONDALUP	COST RECLAIM, RED LIBRARY BAGS	227.60
25591	09/07/2009 CITY OF PERTH	DAMAGED STOCK	- 36.65
25592	09/07/2009 COFFEE TO GO - BEANS ON WHEELS	COFFEE SALES	- 184.00
25593	09/07/2009 DEPARTMENT FOR COMMUNITIES	REFUND OF UNSPENT FUNDS FOR SENSATIONAL MOBILE SERVICES (IAP) GRANT PROGRAM	- 4,666.01
25594	09/07/2009 DEPARTMENT OF JUSTICE - FINES ENFORCEMENT	COST FOR FER INFRINGEMENT NOTICES RETRIEVAL	- 3,612.00
25595	09/07/2009 PENELOPE HARRIS	MATT RALPH/JAIMI FAULKNER	- 121.00
25596	09/07/2009 JOHN HOBBS	TRAVELLING ALLOWANCE	- 64.00
25597	09/07/2009 BRIAN HOPE	FORTS VOLUNTEER TRAVELLING ALLOWANCE	- 451.20
25598	09/07/2009 KAYE EMBLETON	COMMUNITY BANNER WORKSHOPS	- 420.00
25599	09/07/2009 DAWSON MOORE	TRAVELLING ALLOWANCE	- 48.00
25600	09/07/2009 PARCHEM CONSTRUCTION SUPPLIES PTY LTD	TC CUTTER, HARDENED WASHER	- 968.00
25601	09/07/2009 RAINBOW COAST TOY LIBRARY	COMMUNITY FINANCIAL ASSISTANCE PROGRAM	- 232.35
25602	09/07/2009 REGIONAL ARTS VICTORIA	FINAL PAYMENT FOR THE PERFORMANCE OF THE NEEDLE & THE DAMAGE DONE	- 2,992.00
25603	09/07/2009 JOHN SHANAHAN	REFUND FOR OVERPAYMENT OF PEN FEES	- 9.00
25604	09/07/2009 SKILLED	CASUAL EMPLOYMENT - JASMIN FERRY	- 1,025.64
25605	09/07/2009 GRAHAM WITHERS	CROSSOVER SUBSIDY	- 217.44
25606	09/07/2009 PATRICK MAHER	CROSSOVER SUBSIDY	- 170.33
25607	09/07/2009 IAN & CHRIS BROOKS	CROSSOVER SUBSIDY	- 196.83
25608	09/07/2009 SHANE & EMMA CROSSMAN	CROSSOVER SUBSIDY	- 190.94
25609	09/07/2009 WALTER CHRISTOPHER MARRIOTT	CROSSOVER SUBSIDY	- 158.55
25610	09/07/2009 GARTH MANNING	CROSSOVER SUBSIDY	- 49.10
25611	16/07/2009 ALBANY MITRE 10	GARDEN SUPPLIES	- 11.47
25612	16/07/2009 ALBANY FILTERCLEAN	FILTERS CHANGED & CLEANED	- 28.00
25613	16/07/2009 DEPARTMENT FOR PLANNING & INFRASTRUCTURE	1 X AMAZING ALBANY NUMBER PLATE SET	- 135.00
25614	16/07/2009 EAGLE BOYS PIZZA	FMP CATERING EAGLE BOYS PIZZA X 6 FINAL SESSION 2/07/09	- 47.70
25615	16/07/2009 EVIDENCE TECHNOLOGY	INSTALLATION OF TOA SYSTEM IN COUNCIL CHAMBER - STAGE 1	- 64,776.80
25616	16/07/2009 FROM THE CAKE TIN	CATERING SUPPLIES FOR ALAC	- 314.40
25617	16/07/2009 DEPARTMENT OF HEALTH	REGISTRATION FEE FOR MOSQUITO MANAGEMENT COURSE	- 913.00
25618	16/07/2009 SENSIS PTY LTD	YELLOW PAGES ONLINE LISTING	- 46.20
25619	16/07/2009 PETTY CASH - ALBANY DAY CARE CENTRE	REDDOT/BROOKS PHARMACY/BUNNINGS ETC.	- 337.40
25620	16/07/2009 TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	- 15,082.59
25621	16/07/2009 WRITING WA INC	MEMBERSHIP	- 110.00
25622	16/07/2009 WATER CORPORATION	ANNUAL RATES	- 37,159.40
25623	16/07/2009 INFRINGEMENT PAYMENT CENTRE	PAYMENT FOR OVERWEIGHT VEHICLE	- 100.00
25624	16/07/2009 MS KEELY FIELD	REIMBURSE APPLICATION OF PLANNING SCHEME CONSENT WHICH HAS BEEN CANCELLED - P295181	- 200.00

25625	21/07/2009 AMP FLEXIBLE LIFETIME SUPER PLAN	Superannuation contributions	-	552.90
25626	21/07/2009 AMP RSA	Superannuation contributions	-	437.79
25627	21/07/2009 ASGARD	Superannuation contributions	-	400.23
25628	21/07/2009 BT BUSINESS SUPER	Superannuation contributions	-	698.31
25629	21/07/2009 COMMONWEALTH BANK SUPERANNUATION SAVINGS ACCOUNT	Superannuation contributions	-	464.04
25630	21/07/2009 GENERATIONS PERSONAL SUPER FUND	Superannuation contributions	-	140.97
25631	21/07/2009 HESTA SUPER FUND	Superannuation contributions	-	728.43
25632	21/07/2009 HOSTPLUS PTY LTD	Superannuation contributions	-	663.30
25633	21/07/2009 MLC NOMINEES PTY LTD	Superannuation contributions	-	400.23
25634	21/07/2009 MLC MASTERKEY BUSINESS SUPER	Superannuation contributions	-	226.45
25635	21/07/2009 PLUM NOMINEES P/L PLUM SUPER FUND	Superannuation contributions	-	663.42
25636	21/07/2009 TOWER TRUST LIMITED	Superannuation contributions	-	380.10
25637	23/07/2009 CALTEX YORK STREET	FUEL SUPPLIES	-	216.19
25638	23/07/2009 DEPARTMENT FOR PLANNING & INFRASTRUCTURE	AMAZING ALBANY NUMBER PLATES	-	135.00
25639	23/07/2009 DOME CAFE ALBANY	26 X \$5 VOUCHERS FOR FORTS VOLUNTEERS AS THANK YOU GIFT	-	117.00
25640	23/07/2009 DEPARTMENT OF JUSTICE - FINES ENFORCEMENT	FER - FEES PAYABLE	-	129.00
25641	23/07/2009 LUSH GARDEN GALLERY	PLANTS - (ALISON HARTMAN GARDENS)	-	329.00
25643	23/07/2009 ILLUSTRATIONS PTY LTD	PHOTOGRAPHIC WORK FOR MOBILE TRAILER SUPPLY AND PRODUCTION COST FOR IMAGES	-	495.00
25644	23/07/2009 KINGS PARK MOTEL	STAFF TRAINING ACCOMODATION EXPENSES	-	511.50
25645	23/07/2009 NATIONAL CHILDCARE ACCREDITATION COUNCIL INC.	ANNUAL REGISTRATION FEE	-	172.40
25646	23/07/2009 RAC	RENEWAL BUSINESSWISE ASSIST	-	320.00
25647	23/07/2009 SAFE ROADS	Beam Guard Rail Kits ROBINSON ROAD - FRENCHMAN BAY	-	3,448.50
25648	23/07/2009 SOUTHERN REGIONAL TRANSPORT PTY LTD	FREIGHT	-	103.40
25649	23/07/2009 TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-	3,107.37
25650	23/07/2009 BASIL WORNER SPORT AND COMMUNITY GROUP SERVICES	STAFF TRAINING	-	1,392.50
25653	23/07/2009 ALBANY COMMUNITY HOSPICE	REFUND BANNER BOOKINGS - CANCELLED 13-20 JULY, 17-24 AUG, 14-21 SEP, 19-26 OCT & 16-23 NOV	-	600.00
25654	23/07/2009 JULIET ALBANY	REIMBURSE FEE FOR APPLICATION FOR PLANNING SCHEME CONSENT FOR 54 DUKE STREET WHICH IS NOT REQUIRED P295167	-	50.00
25655	23/07/2009 BEN GOLDSMITH	REIMBURSE FEE FOR APPLICATION FOR PLANNING SCHEME CONSENT FOR 36 LA PEROUSE COURT WHICH IS NOT REQUIRED P295169	-	50.00
25656	23/07/2009 MR G MANNING	PAYMENT OF HERITAGE CONSERVATION INCENTIVE GRANT CONTRIBUTION	-	1,500.00

25657	23/07/2009 MRS PATRICIA MCKAIL	PAYMENT OF HERITAGE CONSERVATION INCENTIVE GRANT CONTRIBUTION	2,000.00
25658	23/07/2009 KAREN NICOLL	REFUND FOR BIG TRILL WORKSHOP	- 90.00
25659	23/07/2009 P L WILLIAMS	CREATIVE SENIORS WORKSHOP OVERCHARGE	- 35.00
25660	23/07/2009 JANINE WILLIAMS	CROSSOVER SUBSIDY FOR LOT 14 SHORTS PLACE ALBANY	- 188.00
25661	23/07/2009 GREAT SOUTHERN TAFF	REFUND BANNER BOOKING 3-10 AUG, 10-17 AUG & 2-9 NOV	- 360.00
25662	23/07/2009 DEPARTMENT FOR PLANNING & INFRASTRUCTURE	2 X \$5 PRICE INCREASE ON AMAZING ALBANY NUMBER PLATES - ORIGINAL REQUESTS WERE \$135 PER SET NOW \$140 PER SET (REFER REQUESTS DATED 3/7 & 14/7	- 10.00
25663	30/07/2009 ALBANY PUBLIC LIBRARY	STAFF TEA MONEY	- 72.00
25664	30/07/2009 ALBANY AND REGIONAL VOLUNTEER SERVICE	OPERATIONAL COSTS	- 7,500.00
25665	30/07/2009 ALBANY CITY WIND ENSEMBLE	TOTAL INCOME FROM BOX OFFICE - A MUSICAL MAYHEM	- 1,207.14
25666	30/07/2009 ALBANY FILTERCLEAN	FILTERS CHANGED AND CLEANED	- 28.00
25667	30/07/2009 DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	- 506.40
25668	30/07/2009 GREAT SOUTHERN ZONE OF WALGA	ANNUAL SUBSCRIPTION 2009/2010	- 935.00
25669	30/07/2009 PETTY CASH - ALBANY AQUATIC AND LEISURE CENTRE	UMPIRE MONEY	- 1,400.00
25670	30/07/2009 NATIONAL HEART FOUNDATION OF AUSTRALIA	SPONSORSHIP - JUMP ROPE FOR HEART 2010	- 825.00
25671	30/07/2009 PETTY CASH - ALBANY AQUATIC AND LEISURE CENTRE	NEWSPAPER RACK, MEASURING CUP, SPRAY BOTTLE, CAFE EQUIPMENT	- 148.10
25672	30/07/2009 TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	- 59.95
			- 191,615.17

TRUST CHEQUES AND ELECTRONIC FUNDS TRANSFER PAYMENTS

Chq	Date	Name	Description	Amount
25674	31/07/2009	KR & AM BEATTY	RETURN OF DEFECTS BOND FOR PRIDEAUX ROAD WAPC 131373	-7168.98
25675	31/07/2009	WAYNE AND LOUGHTON PATTERSON	RETURN OF DEFECTS BOND FOR WOLLASTON ROAD	-11257.00
EFT	Date	Name	Description	Amount
EFT54141	30/07/2009	OPUS INTERNATIONAL CONSULTANTS LTD	RETURN OF BOND MONIES TO OPUS FROM WAPC 122777 AND WAPC 127446 - BROOKS GARDENS	-116267.00
EFT54142	31/07/2009	SR & P NEGRI	RETURN OF DEFECTS BOND FOR COPAL ROAD WAPC 132419	-6757.50
			TOTAL	- 141,450.48

MasterCard - June 2009

Date	Payee	Amount	Description
2/06/2009	Australian Institute of Directors	\$ 540.00	Annual Membership - CEO
5/06/2009	Australian Institute of Directors	\$ 5,250.00	Company Directors Course
16/06/2009	Dog Rock Motel	\$ 297.00	S Herring - re Council Chambers upgrade
20/06/2009	Hyatt Regency - Perth	-\$ 510.00	Refund of overcharge in May 09
2/07/2009	Skywest Airlines Pty Ltd	\$ 425.65	Travel to Perth re SLWA
26/06/2009	WA Hotels & Hospitality	\$ 420.00	Certificates - Responsible service of alcohol
	Sundry < \$ 200.00	\$ 469.45	
	Total Mastercard	\$ 6,892.10	

Payroll - July 2009

Date	Description	Amount
1/07/2009	Payroll	\$ 379,629.10
2/07/2009	Sundry Pays	\$ 989.00
2/07/2009	Sundry Pays	\$ 1,048.00
7/07/2009	Sundry Pays	\$ 3,222.00
15/07/2009	Payroll	\$ 407,736.61
22/07/2009	Sundry Pays	\$ 9,068.00
29/07/2009	Payroll	\$ 385,757.01
	Total	\$ 1,187,449.72

John Beamon stated that regular meetings have been agreed upon fortnightly on a Wednesday however Kim Buttfeld may not be able to continue as the SAC representative due to work committee structures.

John said that the Committee had a walk through of the CBD area so as to visually understand the area and potential requirements. John also indicated that a file of documents has been compiled and information has been summarised into a 15 page report.

Kim Buttfeld will forward summary notes on the meetings that have occurred to Tricia Martin for distribution with the SAC minutes (please find these attached following the minutes) and feels that this will be the best way to communicate progress with the SAC members in the future to which the CBD committee is happy for this process to occur.

Kim indicated the following points from the meetings held to date:

- The committee looked at the CBD boundaries and decided that this project was not entirely just about the CBD
- The committee decided on a name change to the City Centre Masterplan Steering Committee to reflect the nature of the project
- Kim indicated the new boundaries to the project
- There were 16 documents, strategies and policies that have been developed regarding this project, these documents have been distributed to committee members for reference.
- Kim felt that the project had fallen down in the past due to a lack of commitment from Council to deliver and felt that this was Councils last chance to implement as committee members would walk away from the project.
- The City will employ a consultant to deliver key findings of the 16 documents regarding the CBD / City Centre plus develop an implementation plan.
- The information raised regarding seniors focuses on parking, public transport and pedestrian access.
- The finish date for this project is proposed for December 2010 however Kim raised her concerns regarding this timeline.

Cr Don Dufty commented that he has advocated for some time to increase parking at the back of the City Library through double story ramp access.

6.2 Celebration of SAC – Civic Function

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

Ray Crocker suggested that Certificates of Appreciation for those who have been representatives on the SAC, possibly for 5 years or more, would be positive.

6.3 Seniors Wellness Expo

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

Funding through the Department of Health and Ageing has now been approved and therefore the City of Albany has employed a project administrator and a project coordinator to deliver the Seniors Wellness Expo.

The project has been broken down into portfolios to which personnel have nominated responsibility for.

Feedback from a potential booth holder indicated that due to the expo being in school holiday period that it would restrict some people from being able to supply a service or attend the expo. After discussion the SAC indicated that although we may lose some due to the holiday period we may also gain some.

Tricia Martin will confirm the date of the next Seniors Wellness Expo:
Expo working committee next meeting – Thursday 23rd 2009 at 10am

6.4 Weekender Seniors Page - Articles

At the Seniors Advisory Committee meeting held on 18th June 2009, it was proposed to approach Mr John Fisher from the Association of Independent Retirees to coordinate the submission of the Weekenders Seniors Information Page articles by community members.

Kim Buttfield has discussed this proposal with John Fisher who agreed to undertake this coordination role.

Tricia Martin met with John Fisher and Roslyn from the Weekender on 10th July 2009 to discuss parameters. Tricia Martin updated the Seniors Advisory Committee on progress.

People can submit articles, stories and photos for the senior's information page to John Fisher who can be contacted on:

9844 3008
0409 119 812
GSP6@bigpond.com

As proposed, Weekender News Articles for the next three months will consist of:

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

6.5 Safe crossing point across North Road

Tricia Martin sought an update from the City of Albany's Manager of City Assets, Peter Brown, regarding the requested item of an update on the progress of implementing safe crossing points on North Road where the shopping centre and retirement village is located as well as traffic speed mitigation points such as roundabouts.

Mr Peter Brown stated that three additional roundabouts have been planned for North Road for construction in 2011 as part of the 'black spot' project through Main Roads funding, progress on this will depend on successfully obtaining funding. The first roundabout is proposed for Sandford Road, the second on Barnesby Road and the third on Beaufort Road.

Peter stated that any request regarding pedestrian crossings will need to be requested through the State Government Main Roads department. Main Roads may be persuaded to perform a review on this area or they may have already performed a review of North Roads traffic and pedestrian systems and will be able to respond to any written queries.

Please note that we have received a copy of a letter that was sent from the Albany Breaksea Ladies Probus Club Inc to the Main Roads Department regarding this item as indicated in item 7.1 (correspondence in) of this agenda.

The SAC discussed the above information and provided suggestion to invite the Main Roads to a committee meeting to clarify situation and update on progress.

Recommendation:

That:

- 1. The Seniors Advisory Committee invite a representative from Main Roads to attend a SAC meeting to discuss North Road traffic speed mitigation and safe crossing points.**

And;

- 2. Upon discussing and clarifying the Main Roads position on the North Road traffic speed mitigation and safe crossing points issue, a letter is submitted to Main Roads and Cc'd to Peter Watson MLA regarding the Seniors Advisory Committee concerns.**

**Moved: Esme' Justins
Seconded: Ray Crocker
Carried: 8/0**

Tricia Martin indicated that it would be possibly September before a Main Roads representative could attend the meeting due to constraints on officer time.

Esme' Justins indicated that she would draft a letter regarding the SAC concerns however she would not be in attendance at the September SAC meeting. This will be discussed upon Main Roads discussion being completed.

7.0 Correspondence In:

7.1 A copy of correspondence that was sent from Albany Breaksea Ladies Probus Club Inc to the Main Roads Department regarding their concerns of traffic conditions on North Road, including their suggestions to slow traffic speed and ensure safe pedestrian crossing points. (received 03/07/09)

7.2 Correspondence submitted by Association of Independent Retirees regarding advice that Mr David Mattinson has been presented as the new representative on the COA Seniors Advisory Committee. (received 24/06/09)

Please find a copy of each correspondence at the end of the minutes.

8.0 Correspondence Out:

Nil

9.0 New Agenda Items:

9.1 Stay on Your Feet Week (14-20 September 2009)

Kim Buttfeld provided an update on a Stay on Your Feet Week 2009 program that received funding to deliver a 'Try-a-Thon' on Wednesday 16th September 2009. The program will involve a mystery bus tour that people will be encouraged to participate in activities focusing on things that seniors used to do in their childhood.

9.2 Seniors Advisory Committee Membership

As stated in the Seniors Advisory Council Terms of Reference "All members of the Committee will be appointed by Council in accordance with section 5.10 of the act."

Mr David Mattinson has been recommended to represent the Association of Independent Retirees on the Seniors Advisory Committee, replacing Janet St Jack.

Recommendation:

That the Senior Advisory Committee recommend to Council that Mr David Mattinson be appointed as the Association of Independent Retirees representative on the City of Albany Seniors Advisory Committee.

**Moved: John Beamon
Seconded: Ray Crocker
Carried: 8/0**

10.0 General Business:

10.1 SAC Agenda

All care should be given to ensure the least amount of paper used in the agenda.

10.2 Invitations from Council

It was commented that invitations to attend meetings and functions from Council directed to community groups are being delivered too late for groups to organise attendance.

Tricia Martin will follow this item up with the City's Manager of Executive Services, Stuart Jameison, and report at the next SAC meeting.

10.3 City of Albany Crime Prevention Plan

The City is now leading the development of a 'Community Safety and Crime Prevention Plan' for Albany, in conjunction with the Office of Crime Prevention.

An invitation to SAC representatives to attend a key stakeholder forum regarding the community safety and crime prevention plan on Thursday 23rd July at 9am has been extended. Cr Don Dufty and John Beamon will attend on behalf of the SAC (Tricia will submit their RSVP's).

11.0 Next meeting Thursday 20th August 2009 at 10am

12.0 Close 10.55pm

**City of Albany
Central Area Master Plan Steering Committee
Summary Notes from 1 and 14 July Meetings**

Reviewed Boundary for Report

Broadened boundary to encompass York Street down Lockyer Avenue and along Albany Highway. Also acknowledged broader sphere of influence (eg including green space, port area)

Changed Name

Changed from Albany CBD Masterplan to Albany Central Area Masterplan – recognising broader area and not just about 'business' or CBD.

Scope

Broad topics being reviewed, as such each meeting is looking at specific topic, one at a time.

Initial Key topic is Vehicle access, pedestrian movement, parking and public transport.

Review of Existing Strategies/Studies

There are 16 recognised documents/studies which have an influence on the decisions made by this steering committee. Many of them quite old, out of date, or already implemented.

Support provided by a Technical Committee – with City of Albany representatives, and other technical staff as required.

Gaps in Knowledge

Pedestrian movements around Central Area

Many questions around current parking usage, public transport usage.

Questioned also around disabled parking access and pedestrian crossings.

Key support for:

Disabled access

Public transport (Cat bus concept)

Long and short term parking

Improved cycling and pedestrian access

Consultant

Brief to be prepared for consultant to work with both committees to collate report by end of year.

Meetings

Big time commitment and will be sharing with John Beamon.

Report prepared by:

Kim Buttfield

City of Albany Seniors Advisory Committee

16 July 2009

Association of Independent Retirees (AIR) Ltd
Registered in Canberra A.C.N. 102 164 385
(Albany Branch)
P.O. Box 2042, Albany, W.A. 6331



Mr. P. Richards,
C.E.O. City of Albany,
P.O. Box 464,
ALBANY WA 6331

Doc No: City of Albany Record
File: CR2082576
MAN131
Date: 24 JUN 2009
Officer: CH-01
About: *Mark Walter*

DRUM FYI

Dear Mr Richards,

Re: SENIOR'S ADVISORY COMMITTEE.

The Committee of A.I.R. (Albany Branch) would like to advise that Mr David
Marinson will now be representing our group on the Senior's Advisory Committee,
(due to the resignation of Janet St Jack).

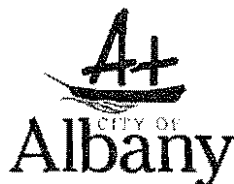
Sincerely,

Frances Crowley

Frances Crowley
Secretary

23/06/09





CITY OF ALBANY
COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGY AND POLICY
COMMITTEE
MAN 233 (AM808955)
MAN102 (AM808955)

Minutes for the meeting to be held at 1:00pm on Friday 24th July 2009
in the Council Chambers

1. DECLARATION OF OPENING

Chairperson, Councillor John Walker declared the meeting open at 1.05pm.

1. ATTENDANCES:

M Evans	Mayor	
D Price	Frederickstown Ward Councillor	Member
V Torr	Frederickstown Ward Councillor	Member
J Walker	Kalgan Ward Councillor (CHAIR)	Member
K Stanton	Vancouver Ward Councillor	Deputy Member (from 1.14pm)
D Wolfe	West Ward Councillor	Deputy Member
G Kidman	Yakamia Ward Councillor	Member
P Madigan	Executive Director Corporate and Community Services (EDCCS) (from 1.1.8pm)	
J Berry	Manager, Economic Development	
M Weller	Manager, Community Development	
P Brown	Manager, City Assets (until 1.50pm)	
R Batten	Personal Assistant to the EDCCS	

2. APOLOGIES/ RESIGNATIONS

D Dufty	West Ward Councillor	Member
D Schober	Executive Manager, Community Development	

3. CONFIRMATION OF MINUTES OF PREVIOUS MEETING

RECOMMENDATION

THAT the revised minutes of the Community and Economic Development Strategy and Policy Committee meeting held on the Friday 19th June 2009 be confirmed as true and accurate.

MOVED: Cllr D Price
SECONDED: Cllr D Wolfe
CARRIED: 6-0

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

4. DISCLOSURE OF INTEREST

Mayor M Evans – Item 6.2

Impartiality Interest

Mayor Milton Evans' wife submitted an entry into the naming of building formerly known as the Albany Entertainment Centre.

Councillor P Madigan – Item 6.2

Impartiality Interest

Submitted an entry into the naming of building formerly known as the Albany Entertainment Centre

Councillor J Walker – Item 6.2

Impartiality Interest

Submitted an entry into the naming of building formerly known as the Albany Entertainment Centre

5. ITEMS FOR DISCUSSION

5.1 Anzac Peace Park – Adoption of Interpretation Strategy

The Manager Economic Development (Jon Berry) will present an overview of the final draft Anzac Peace Park Interpretation Strategy prepared by Freeman Ryan Design.

A central element of the proposed ANZAC Peace Park is to provide an integrated interpretative experience for visitors to the park.

The objectives of the document are to:

- Develop a series of interpretive elements within ANZAC Peace Park that will help visitors to understand and appreciate the historical and cultural significance of the ANZAC's, of Peace and of Albany's waterfront precinct
- Determine key themes, storylines and content that will tell the story of the significance of the site and the town of Albany to World War I and the ANZAC tradition
- Define the interpretive role of the ANZAC Peace Park relative to other sites along the foreshore, and thus contribute to building a strong and distinctive sense of place and identity for the park, and to the overall quality of the visitor experience of the waterfront precinct
- Document the conceptual underpinnings, philosophy, research base and approach taken in developing interpretive elements within the Park so they are accessible to others, such as stakeholders, community and researchers, both now and in the future
- Provide a platform upon which a series of city-wide interpretation guidelines could be developed.

A copy of the draft strategy was distributed at the meeting.

(K Stanton -Vancouver Ward Councillor arrived 1.14pm)

(P Madigan – EDCCS arrived 1.18pm)

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

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

THAT Council:

- (a) **RECEIVE** the draft ANZAC Peace Park Interpretative Strategy produced by Freeman Ryan Design;
- (b) **STAGE** implementation of the recommended interpretive systems on the Park, including the Memory Wall, Pier of Remembrance, Lone Pine Grove, interpretive seating and lighting, subject to securing the required funding, and;
- (c) **REJECT** the recommendation to produce a 'City-wide interpretation strategy'

CARRIED 6-1

5.2 Resubmit: Naming of Building formerly known as the Albany Entertainment Centre

Submissions have been received for the naming of building formerly known as the Albany Entertainment Centre.

Entries are attached.

(P Brown - Manager, City Assets withdrew at 1.50pm)

It is proposed the Committee 'short-list' three names for the venue and submit them to Council for final determination by ballot.

**COMMITTEE RECOMMENDATION
MOVED COUNCILLOR PRICE
SECONDED COUNCILLOR STANTON**

THAT

- i) **the following names be submitted to Council for determination:**
 - 1. Princess Royal Performing Arts Centre
 - 2. Albany Princess Royal Performing Arts Centre
 - 3. Kalyenup Performing Arts Centre, and
- ii) **should Kalyenup Performing Arts Centre not be the preferred naming choice, Kalyenup become the preferred name for the studio space.**

CARRIED 7-0

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

5.3 Resubmit: Request from Albany Light Opera and Theatre Company

The Albany Light Opera and Theatre Company (ALOTC) sought to develop facilities and would like to lease Lot No 744, 81-95 Sanford Road.

The Albany Light Opera and Theatre Company (ALOTC) now advise that:

- they now realise that the block in Sanford Road, although in a perfect position, is too wet for their purposes. The cost of addressing this problem would be prohibitive.
- the use of the Town Hall Theatre is not suitable for their purposes.
- they are interested in the possibility of becoming the Resident Theatre Company of the new Entertainment Centre.
- they are requesting that Council consider other possible sites for the theatre.
- they look forward to continuing communication between ALOTC and the City of Albany.

**COMMITTEE RECOMMENDATION
MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR PRICE**

THAT the advice of the Albany Light Opera and Theatre Company be received and officers continue to work with the group to find a suitable location.

CARRIED: 7-0

5.4 Application for the Waiver of landing fees

Letter from Senior Reporting Officer, Steve Chaplin, dated the 23 June 09 regarding application received from Angel Flight Australia regarding the waiving of landing fees at the Albany Regional Airport.

Letter attached (addressed to Peter Madigan (EDCCS) from Steve Chaplin (Senior Reporting Officer, Albany Regional Airport dated 23 June 2009)

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

THAT the Committee support the application to waive the landing fees for the Angel Flight Australia.

CARRIED 7-0

6. GENERAL BUSINESS

6.1 COUNCIL POLICY – COMMUNITY FINANCIAL ASSISTANCE & EVENTS FUNDING PROGRAM

Through the July 2009 OCM, Council resolved (Inter alia) –

THAT Council REVIEW and COMBINE the Community Financial Assistance Program and the Community Events Financial Assistance Policies at the August 2009, Economic and Community Development Strategy & Policy Committee.

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

THAT the Governance Meeting Framework Policy, Terms of Reference, For the Community Financial Assistance Committee is amended:

From: "Community Financial Assistance Committee: To administer the Community Financial Assistance Program".

To: "Community Financial Assistance Committee: To administer the Community Financial Assistance Program and Community Event Grant Allocations".

A draft policy has been prepared for consideration by the Committee, and is attached to the Minutes.

This policy, when adopted by Council, would supersede the following policies:

- Community Financial Assistance Policy (19 May 2009)
- Community Events Financial Assistance Policy (19 May 2009)

<p>COMMITTEE RECOMMENDATION MOVED COUNCILLOR PRICE SECONDED MAYOR EVANS</p> <p>THAT the Community Financial Assistance & Events Funding program policy and application form, as amended by the Committee, be adopted.</p> <p style="text-align: right;">CARRIED 7-0</p>
--

6.2

<p>COMMITTEE RECOMMENDATION MOVED COUNCILLOR PRICE SECONDED COUNCILLOR WALKER</p> <p>THAT a vote of thanks <u>BE EXTENDED</u> to all staff involved in the Peace Park / Foreshore Development for their continued good work.</p> <p style="text-align: right;">CARRIED: 7-0</p>
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7. ITEMS TO BE DISCUSSED AT NEXT COMMITTEE MEETING

- 7.1 A recommendation was made that Council be asked to formally invite the ACDC to look at the issues as a group and devise a process to be used to engage the community in the decision making process.
- 7.2 A briefing was requested on the operation of the Senior Citizens, Meal on Wheels, Centre.
- 7.3 Motocross Update.

8. DATE OF NEXT MEETING

Friday 21st August 2009 at 1pm – Council Chambers

9. CLOSURE OF MEETING

2.29pm

Name the Entertainment Centre Competition

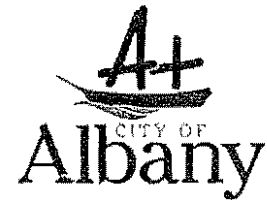
Name	Address	Phone Number	Submission
Linda Gleghorn	110 Gladville Road, Albany	9841 3282	Albany Harbour Lights Entertainment Centre
Raymond Russell	PO Box 5090, Albany		ACE - Albany Centre for Entertainment PACA - Performing Arts Centre Albany
Peter Duncan	6 Kitcher Parade, Albany	044 841 6473	Annette Knight
L. Horne	27 Norwood Road, Albany	9844 8434	Stirling Theatre of Performing Arts
Joan Bartlett	40 Earl Street, Albany	9841 6329	Albany Wandarra - Aboriginal word meaning "Meeting Place"
Jon Berry	City of Albany Employee		Kinjarling Performing Arts Theatre *Please note that the local Noongah people DO NOT support Kinjarling as the name for Albany and would view its selection quite unfavourably. A list of names garnered from the Noongah Elders is below. Princess Royal Performing Arts Centre
Terri Strong	53 Parade Street, Albany	9842 8595	Cooida - Aboriginal word meaning "Happy Place"
Rob and Marlane Ainsworth	86 Manoni Road, Albany	9845 2156	Great Southern Harbour Centre for the Arts Great Southern Great Arts Centre Southern Ocean Arts Centre Great Southern Cultural Harbour Great Southern Harbour Cultural Centre Great Southern Harbour for the Arts Southern Harbour Arts Centre Southern Harbour Cultural Centre Great Southern Centre for Great Arts
Maureen Kennedy	Nanarup, Lower King	9844 7999	Albany Harbourside Arts and Entertainment Centre The Princess Royal Centre Great Southern Harbourside Centre
Andrew Bell		9844 1115 040 738 6682	Ataturk Entertainment Centre
Matt Savich	374 Hunwick South Road Torbay		Albany Entertainment Centre

Name the Entertainment Centre Competition

Name	Address	Phone Number	Submission
Martin and Janette Holt	92 Perkins Beach Road Torbay	9841 3966 98451276	Harbour Bridge Hall
Naomi Arrowsmith	39 Melville Street, Albany		Albany Entertainment Centre
Skye Spence	27 Albatross Street, Queensland	041 656 2397	Humpback Sails Southern Right Sails
Paul Hill	6 Whidby Street, Orana	9842 6084	Razamataz Play House Showplace Theatre Manysea Theatre Gotoo Playhouse
Peter Madigan	CoA employee		The Albany Entertainment Centre.
Glenys Swarbrick	8/38 Marine Terrace Middleton Beach	9842 2295	The Waterfront Spectavista
D. Hames	2148 Pfeiffer Road, Manypeaks		The Sound
Graham McKimm	41 Alfred Street, McKail	9841 7942	Mariners Concert Hall
Elizabeth Marnham	PO Box 1356, Albany	9841 7548	The Sea Spirit Entertainment Centre
Martin Hveissel	1250 Lower Denmark Road Elleker	9844 6666	The Great Southern Arts Centre The Amity Arts Centre - Amity for the vessel but also means 'peace'
D. Schiano Di Cola	44 Blantyre Street Katanning	9821 1849	The Albicon Centre
G. Barnes	11 Yatana Road Bayonet Head	9844 1594	Albany Forshore Entertainment Vista
Sally Pemberger	PO Box 4036, Albany	9841 8860 042 438 2557	The Albany Waterfront Performing Arts and Cultural Centre
S.M Corby	55 Green Island Crescent Bayonet Head	9844 1216	Albany Light Horseman Bridge Centre
V. Pinker	12/18 Diprose Crescent Albany	9844 9535	Albany Anzac Peace Park Centre

Name the Entertainment Centre Competition

Name	Address	Phone Number	Submission
Keith Sobik	79 Green Island Crescent Bayonet Head	040 021 4376	Great Southern Entertainment Complex
Betty Scott	52 Erindale Court, Yakamia	9841 8082	New Horizons
Moya Blunsden	6 Scorpio Drive, Albany	9841 6028	Albany Illawong Theatre - Aboriginal word meaning "views of the water"
Julie Bunker	24 Kula Road, Lower King	9844 9284	Albany Princess Royal Performing Arts Centre
Carol Delaney	PO Box 790, Katanning	9823 1191	By The Sea Entertainment
L. Hinds	PO Box 870, Denmark	9848 2872	The Southern Flagship
V. Kingdon	PO Box 79, Ongerup	9828 4032	Blue Waters Theatre
Noongar Community	Albany Aboriginal Corporation	9841 7082	Wanginining Koorts Performing Arts Centre - meaning "Talking Hearts" Kalyenup Performing Arts Centre - relating to residency point in Princess Royal Harbour Mardjit Performing Arts Centre - meaning Aboriginal Water Serpent Albany Dreamtime Performing Arts Centre Dreamtime Horizon Performing Arts Centre
"Long suffering rate payer"	Albany	N/A	"The Albany White Elephant"
Muriel Evans	Albany	9844 7174	Princess Royal Opera House Albany Princess Royal Performing Arts Centre
Della Foxglove			King George Sound and Light House



Senior Reporting Officer
Albany Regional Airport
PO Box 484
Albany
W.A. 6331

Tuesday, 23 June 2009

Executive Director Corporate & Community Services
City of Albany
102 North Road
Yakamia
W.A. 6330

Attention: Mr. P. Madigan

Dear Peter,

RE: APPLICATION FOR THE WAIVER OF LANDING FEES

Further to our conversation of Thursday 18th June, 2009 regarding the waiver of landing fees for the organisation known as Angel Flight, I have provided you with some information which you may wish to present to council for their consideration;

About Angel Flight Australia – established April 2003

Angel Flight Australia is a charity that co-ordinates non-emergency flights for financially and medically needy people. All flights are free and assist patients or compassionate carers travelling to or from medical facilities anywhere in Australia.

Angel Flight pilots do not carry aeromedical staff or medical equipment so do not act as an alternative to the Flying Doctor (RFDS) or Air Ambulance in that capacity.

Angel Flight services are entirely free.

Who is transported?

- Patients of all ages needing medical treatment at destinations where other forms of transport are physically and emotionally taxing or unaffordable
- Patient carers for compassionate reasons
- Blood and blood products

- Medical drugs
- Anyone medically and financially disadvantaged

Angel Flight has now conducted over 7000 Angel Flight missions helping over 1600 patients, carers and family members.

Why aircraft ?

Patients undergoing treatment for some life threatening illnesses often travel vast distances and it is deemed more appropriate to fly them with a carer as opposed to having them sitting on a bus for some considerable time which can cause discomfort and duress to the patient.

How is the service accessed?

Registered 'Health Professionals' (i.e. medical practitioners, nurses, social workers) are the people from whom we receive 'mission requests'.

Health Professional registrations are approaching 1900.

Who does the flying?

Angel Flight pilots donate their time, their skills and the bulk of their aircraft costs* for each flight.

The volunteer pilots and aircraft owners' flight credentials exceed the requirements of the Civil Aviation Safety Authority (CASA) and the aircraft meet specified CASA and insurance minimums.

Geographically, Angel Flight serves the medically needy Australia wide with a network of pilots and aircraft in all states and territories which is growing as the word spreads.

Pilot registrations are approaching 2000.

** To help offset the pilots' operating costs, Angel Flight negotiates the waiver of landing fees at airports around the country.*

Airservices Australia reverses any air navigation charges. Angel Flight pays for fuel used by Pilots when they conduct an Angel flight. Donations received are used to fully subsidise these fuel costs.

What type of aircraft is used ?

Usually the aircraft are a non-turbine twin engine in the small to medium size range with a seating capacity of approximately 5 to 6 persons.

Landing fees usually attract a charge of \$5.50 per landing of aircraft up to 1,500 Kg and in some cases may be as high as \$14.08.

Where does Albany fit in ?

Albany does not witness a lot of these special types of missions, however the most recent occurrence was Friday 20 March 2009 with a 20 year old young lady from Albany who had been receiving chemotherapy and radiotherapy for Ewings Sarcoma (cancer) and a break in her treatment allowed her to travel home for some quality time with friends and family. Patient returned to Perth on Monday 23 March, 2009.

To this end, Angel Flight are seeking the waiver of landing fees at Albany Regional Airport for aircraft engaged in this humanitarian service and further, in support of the application I further propose that the waiver not just apply for this particular instance, but the City of Albany approve a blanket authorisation for any of the services they provide to assist the local towns people who may utilise Angel Flight.

Yours truly,

Steve Chaplin
Senior Reporting Officer



Council Policy

Community Financial Assistance & Events Funding Program

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Revision Status

Revision No	Status	Distribution	Issue Date	Comment
01	Preliminary	Examples: Council Agenda dated		Working document
02	Draft	Council minutes dated		Draft document no adopted
03	Adopted			Adopted by Council date and/or endorsed by CEO
04	Reviewed			Revision date, Council adopted reference

Objective

To facilitate financial assistance to not for profit organisations that provide social, economic or environmental benefits to the City of Albany.

Strategic Alignment

Social, Cultural and Economic Development

To attract and develop a broad range of social, cultural and economic entities.

To encourage and assist community organisations to develop services and facilities that benefit the community.

To identify and facilitate outstanding economic development opportunities for the City of Albany.

To promote Albany and facilitate the celebration of events and achievements of significance to the Albany Community.

To encourage a vibrant community where all are encouraged to participate and contribute.

To lead key tourism groups in establishing an integrated approach to visitor servicing district and area promotion and product development.

Grant Categories

Donations

- Grants up to \$200

Rate Rebates

- Donations applied up to 100% of the annual rate charge of community based and sporting/recreation properties

Minor Grants

- Grants between \$200 and \$10,000

Major Grants

- Grants between \$10,000 and \$50,000

Youth Crisis Services

- Grants up to \$10,000

Events:

- Icon Events
- Community Events
- Sporting Events
- Grants ranging to \$15,000 determined by Council following recommendation by the Financial Assistance Committee

Event Types

Icon Events

Events of State or regional significance that can demonstrate on past performance that they will generate significant tourism activity, stimulate large scale community interest and involvement and are conducted annually at the same time of the year.

Community Event

Events of local or regional significance that stimulate community involvement and interest.

Sporting Event

Significant, and preferably the major event on a sporting organisations annual program.

Grants ranging to \$15,000 determined by Council following recommendation by the Financial Assistance Committee.

Eligibility

Not for profit organisations providing economic, social, community or environmental services and benefits to the citizens of the City of Albany. Organisations qualifying for funding from the State or Federal agencies must demonstrate substantial assistance from those organisations in the funding application.

Funding will not be provided for any event project where the event has been conducted or commenced prior to funding approval, i.e. Grant will not be provided retrospectively.

Funding Round

Donations

- Ongoing throughout year subject to budget capacity

Rate Rebates

- Ongoing throughout the year, considered in conjunction with the two funding rounds

Minor Grants

- Applications close 31st of May and 30th of November

Major Grants

- Applications close 30th of November

Youth Crisis Grants

- Applications close 31st of May and 30th of November

Events Grants

- Applications close 31st May

Applications

Applications are available from the Council offices and website (www.albany.wa.gov.au) and must be completed with all required information and supporting documentation. Failure to complete documentation may disqualify application.

Funding Pool

Donations

- Annual budget allocation delegated to Chief Executive Officer

Rate Rebates

- Annual budget allocation delegated to Community Financial Assistance Committee

Minor Grants

- Annual budget allocation delegated to Financial Assistance Committee subject to following limits:
 - 66% pool allocation first round
 - 33% pool allocation second round
- Pool Disbursement Limits
 - 50% Community Facilities on Council Land
 - 30% Community Services
 - 10% Economic Development
 - 10% Emergency Services

Major Grants

- Individually determined by Council in budget process.

Youth Crisis Grants

- Annual budget allocation of \$30,000 delegated to Financial Assistance Committee
- Pool Disbursement Limits
 - 66% pool allocation first round
 - 33% pool allocation second round

Events Grants

- Annual budget allocation, individually determined by Council following recommendation by the Financial Assistance Committee.

The funding pool for Icon, Community and Sporting Events will be allocated via the annual budget process.

A limited number of events will be approved as Icon events. Council may grant up to three years funding approval for Icon events, subject to an annual proposal updating Council on the status and operation of the forthcoming event.

Funding for community event grants will be provided on a dollar for dollar matching basis, with the community organization being required to contribute the equivalent in cash or in-kind.

Grants ranging up to \$15,000.

Administration

The Financial Assistance Committee, comprising of 5 councillors shall meet at least twice a year to consider and deliberate upon applications for minor grants and rate rebates and to make recommendations to Council on major grants, event grant and heritage grant funding. The Executive Director Corporate & Community Services will provide executive support to the committee and provide advice and recommendations on applications other than for Economic Development projects upon which will be provided advice and recommendations from the Manager, Economic Development.

All funding allocations are to be expended within 12 months of notification of approval, otherwise such allocations lapse.

Delegation of Authority

Authority is delegated to the Chief Executive Officer to approve/decline donations.

Authority is delegated to the Financial Assistance Committee to approve/decline applications for minor grants, youth crisis grants and subsidies granted to sporting clubs and community organisations up to 100% of the rates levied, at the discretion of the Financial Assistance Committee.



Offices: 102 North Road
Postal Address: PO Box 484, ALBANY WA 6331
Phone: (08) 9841 9333
Fax: (08) 9841 4099
Email: staff@albany.wa.gov.au
Synergy Reference No: NF06653_4

COMMUNITY FINANCIAL ASSISTANCE & EVENTS FUNDING PROGRAM

APPLICATION FORM

Please read the Program Guidelines before completing this application form
(www.albany.wa.gov.au/your-community/financial-assistance/)

Name of Organisation: _____

Project/Event Description: _____

Type of Grant Requested (please tick one box. Separate application required for other purposes)

Minor Community Grant (\$201 to \$10,000)

Closing Dates

Round 1: 31st May each yr

Round 2: 30th Nov each yr

Categories

- Community Facility
- Community Based Emergency Services
- Community Based Economic Development
- Community Services and Other Purposes
- Youth Crisis Services

Major Forward Planning Grant (between \$10,000 and \$50,000) Closing Date: 30th Nov
(Note: Applies to next financial year and funding will not be available until August of that year)

Reimbursement of Council Property Rates

Community Donation (up to \$200)

Received anytime

Community Event Grant (up to \$15,000)

Closing Date: 31st May

Date of Event: ____/____/____

Category of Event

Icon Event

Community Event

Sporting Event

Amount requested \$ _____

Total Project/Event Cost \$ _____

Part 1 - APPLICANT'S DETAILS

Name of Organisation.			
Postal Address			
Email Address			
Contact Person/s	1.		
	2.		
Positions/s	1.		
	2.		
Telephone No.	1.	Hm	Wk
	2.	Hm	Wk
Registered for GST? (Please tick)	Yes <input type="checkbox"/>	No <input type="checkbox"/>	If registered for GST please complete the Addendum – Goods & Services Tax attached to the application form and return it with your application.
ABN:	_____		

If the organisation does not have an ABN, please complete the following:

STATEMENT BY A SUPPLIER

The whole of the payment that I (or the partnership that I represent) will receive for the supply is exempt from income tax, therefore, I am not quoting you an ABN. You should not withhold an amount from the payment you make to me for the supply. I agree to advise you in writing if circumstances change to the extent that this statement becomes invalid.

Name of authorised person: _____

Signed: _____ Date: _____

Day time telephone No.: _____

It is an offence to make a false or misleading statement

BANK ACCOUNT DETAILS

Name of Bank: _____

Branch: _____

BSB Code (6 Digits)

Account Number

Name Bank Account Is Held In: _____

Part 1 - APPLICANT'S DETAILS (CONT)

Objective/s of the organisation:

Current Membership No's

(20yrs & over)	Male _____	Female _____
Jnr (under 20 yrs)	Male _____	Female _____
Total	Male _____	Female _____

If this application is for Community Events funding, go to Part 3

Part 2 - PROJECT DETAILS

Project Description/detail?

Location of the organisation, facility or project?

How will your organisation and/or the community benefit from this project?

How will this facility or project be managed into the future?

How will this facility or project be funded into the future?

What specifically will Council's funds be used for?

Part 2 - PROJECT DETAILS CONTINUED

If the Council contribution does not meet the requested amount, how will project be financed or affected?

Part 3 EVENT DETAILS

Location of the event?

Date/s and timing of the event?

How will this event contribute to local tourism

How will this event contribute to promotion of the Albany district?

What are the future plans for this event?

Part 3 – EVENT DETAILS (CONT)

How do you plan to fund this event in the future to ensure its sustainability?

If the Council contribution does not meet the requested amount, how will the event be affected?

How will the City of Albany's contribution be acknowledged?

Part 4 – FUNDING & BUDGET

What attempts have been made to secure financial assistance from other sources?
(eg. Dept. of Sport & Recreation; Lotteries Commission; Healthways; commercial sponsorships etc.)

List any grants have you have applied for/ or will apply for in relation to this project. Identify if approval has been received.

Funding Agency	Amount	Approved
		Yes No Pending
		Yes No Pending
		Yes No Pending
		Yes No Pending

Has your organisation received funding from the City of Albany in the past 5 Years?

Yes No

If yes, please provide details

Year	Purpose	Amount

Part 5 - DECLARATION BY APPLICANT

I, the undersigned, certify that I have been authorised to submit this application and that the information contained herein or in the attachments is, to the best of my knowledge, true and correct.

Name _____

Signature _____

Position _____

Dated this _____ day of _____ 200_____

Part 6 - ADDITIONAL INFORMATION

The following is to be submitted with the application:

- Most recent Profit & Loss Statement and Balance Sheet
- Copy of incorporation certificate
- Copy of constitution

Additional information may be provided including:

- Event Management Plan
- Risk Management Plan
- Written confirmation of other financial contributions
- Copy of insurance certificate/s

Note: Please do not include the guidelines with your application

Please keep a copy of your application and all associated documentation for your records.

For further information or advice please contact the Executive Director of Corporate & Community Services on telephone (08) 98419312.

Completed applications should be forwarded to:

City of Albany
PO Box 484
Albany WA 6331
Attention: Executive Director of Corporate & Community Services

ATTACHMENT 1:

Note: Organisations registered for GST must complete and return this form with their application.

Goods and Services Tax

The Australian Taxation Office's position in relation to GST and grants for financial assistance is set out in GST Ruling 2000/11. We expect that this grant will be subject to GST under this ruling. However, as the liability for GST rests with your organisation, it is imperative that you make this determination in consultation with your professional advisers.

If funding does attract GST, the City of Albany (the City) will pay the applicable GST and will issue a Recipient Created Tax Invoice (RCTI).

Tax Invoices (where your organisation is registered for GST)

1. The City and your organisation (the 'Service Provider') agree that in lieu of the Service Provider delivering a valid Tax Invoice, the City will issue a Recipient Created Tax Invoice and pursuant to the Commissioner's requirements relating to RCTI's ('Requirements') the parties further agree that:-
 - a) The City can issue Tax Invoices in respect of the Supply;
 - b) The Service Provider will not issue Tax Invoices in respect of the Supply;
 - c) The Service Provider acknowledges that it is registered for GST when it enters into this agreement and that it will notify the City if it ceases to be registered;
 - d) The City acknowledges that it is registered for GST when it enters into this agreement and that it will notify the Service Provider if it ceases to be registered or if it ceases to satisfy any of the Requirements; and
 - e) The City indemnifies the Service Provider for any liability for GST penalty that may arise from an understanding of the GST payable on any supply for which it issues an RCTI.

Please indicate your acceptance of the terms contained in paragraph 3 above by signing, dating and returning to the City a copy of this letter.

Thank you for your co-operation.

Yours sincerely

Paul Richards
Chief Executive Officer

© City of Albany

We accept the terms contained in paragraph 1 above.

Signed for and on behalf of:

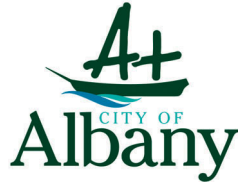
Organisation Name

Signature

Date: ____/____/____

GENERAL MANAGEMENT SERVICES

Agenda Item Attachments



CITY OF ALBANY
CORPORATE STRATEGY AND GOVERNANCE STRATEGY AND POLICY
COMMITTEE
MAN234 / AM808628
MINUTES

of the meeting held at 3.30pm on Thursday, 9th July 2009
in the Council Chambers

The Chair declared the meeting open at 3.42pm.

1.0 ATTENDANCES

Elected members:

MJ Evans, JP	Mayor	(entered at 4.03pm)
Councillor D. Price	Frederickstown Ward	Member (Chair)
Councillor D Wolfe	West Ward	Member
Councillor V Torr	Frederickstown Ward	Deputy Member
Councillor K Stanton	Vancouver Ward	Member
Councillor J Walker	Kalgan Ward	Deputy Member

Staff:

Chief Executive Officer	P. Richards
Manager Executive Services	S. Jamieson
Corporate Governance Officer	S. Smith (Minutes)

Apologies:

Councillor J. Bostock	Breaksea Ward	Member
Councillor R Buegge	Kalgan Ward	Member
Councillor J Matla	Yakamia Ward	Member
Councillor G Kidman	Yakamia Ward	Deputy Member

Councillor Stanton conveyed her apologies for the Committee meeting scheduled for 23rd July, but is able to attend 30th July 2009.

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0 – COMMITTEE RECOMMENDATION 1

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR STANTON**

THAT the minutes of the Corporate Strategy and Governance Strategy and Policy Committee Meeting held on 18th June 2009, as previously distributed, be confirmed as a true and accurate record of proceedings.

MOTION CARRIED 5-0

Mayor Evans entered the Chamber at 4.30pm.

3.0 DISCLOSURE OF INTEREST

All Councillors declared an in common financial interest within item 4.3. The nature of the interest is that the item relates to the income that Mayor and Councillor receive from Council.

4.0 ITEMS FOR DISCUSSION

4.1 CEO Update

4.1.1 – Organisation Changes/Staff Appointments

Chief Executive Officer gave an overview of recent changes to the organisational structure and staff appointments.

- Stuart Jamieson has been appointed Executive Manager of Business Governance & Councillor Liaison effective 13th July 2009.
- David Schober has been appointed Executive Manager of Community Services effective 13th July 2009.
- The CEO informed the Committee that the role of Executive Manager Corporate Services had not been filled by competitive internal selection. The selection panel did not feel any internal candidates had potential to fill the role in the near future but that the role was crucial to improving performance. The CEO informed the Committee that it was his intention to externally advertise the role and that the salary would still be within the existing budget with no requirement for additional funding.

4.1.2 – Draft Report Councillor Attendance Return

The committee received a draft report for comment detailing Councillor Attendance at Ordinary, Special and Committee meetings.

Actions required:

- The report should differentiate between sitting members, deputies, and observers.
- Review attendance sheet for accuracy.
- Document index/referencing to be refined to encapsulate:
 - Councillor Resignations from Council;
 - Councillor Resignation from Committees; and
 - Councillor Non attendance due to Council business.

4.1.3 – Reform Agenda Update

Dear Mayor, Councillors and Executive Directors

I have previously circulated a memo with indicative timelines for the City of Albany Local Government Reform which I would now like to amend. The reason for variation is that the City has literally today received our Stage 1 submission feedback as have all other Local Governments and numerous workshops are being arranged by the Department to assist all of us with our August 31 submission.

I am pleased to inform you that the City of Albany has received the highest Grade from the Department and this is a Level 1 from three possible levels - some minor development areas were highlighted but this was an excellent return from much hard work, both historically and currently. I have attached the feedback letter received from the Department to this memo for your information.

The returns for other Local Governments have not been widely circulated, but I believe that many in our zone have received Level 3's and some Level 2's - these indicate strongly that Local Governments should seek and actively proceed with amalgamations.

In regards the City's submission timeline I would now like to amend it to the following:

7 Jul 09	City of Albany Project team to attend reform workshop at Mt Barker held by the Department of Local Government
23 Jul 09	Compile draft report for presentation to the Corporate Strategy & Governance Committee (circulated to all Councillors).
30 Jul 09	Project team to receive feedback from all Councillors and incorporate as final draft, authorised as ready for community consultation by the Corporate Strategy & Governance Committee.
31 Jul 09	Final Committee authorised draft placed on web site for community feedback.
10 Aug 09	Community feedback closed
11 Aug 09	OCM Agenda briefing (submission included in the Agenda).
18 Aug 09	OCM and resolution
19 Aug 09	Pending confirmed resolution, City of Albany submission to Department of Local Government.

4.1.4 - Cull Road Report Update

The CEO provided the committee with an update on the progress of the Cull Rd Report. The committee was advised that the report is scheduled to be presented at the 23rd July 2009 committee meeting.

4.2 Elected Members seeking Legal Advice

The current Council Policy – Legal Representation – Cost Indemnification was presented to the Committee for review. A copy of the policy is detailed at appendix A.

ITEM 4.2 – COMMITTEE RECOMMENDATION 2

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR WALKER**

THAT COUNCIL prepare a DRAFT Legal Representation Policy.

THAT the Mayor, Deputy Mayor and Councillors are covered by the POLICY.

THAT the draft policy is presented to the August 2009 Corporate Strategy and Governance Strategy and Policy Committee Meeting.

MOTION CARRIED 6-0

4.3 Review of meeting fees, allowances and expenses for elected members

THE NATURE OF COUNCIL'S ROLE IN THIS MATTER: Executive Function: Council setting strategic direction and overseeing the operational functions of the City.

Reporting Officer(s)

Executive Manager Business Governance
(S Jamieson)

Consulted References

Local Government Act 1995
Local Government Operational Guidelines –
number 15, meeting fees, allowances and
expenses for elected members.

BACKGROUND

1. At the Corporate Strategy and Governance Strategy and Policy Committee meeting held on the 18th June 2009 meeting fees, allowances and expenses for elected members was discussed.
2. It was decided at the meeting that the item be laid on the table to enable greater research and consideration within the next financial years budget.
3. It is appropriate that this item is presented prior to adopting the 09/10 Annual Municipal Budget at the 21st July Ordinary Council meeting.

DISCUSSION

4. **Annual Fees.** There are a number of opinions regarding which method of fee payment is the best; being either a fee for each meeting attended or an annual fee. It is appropriate that each local government makes its own decision on the method that best suit it circumstances.
5. The Council currently pays an annual fee of \$7,000 in lieu of reimbursement to Councillors and \$14,000 for the Mayor in lieu of a per meeting sitting fee.

Item 4.3 continued.

6. It is the right of an individual member to decide whether they wish to be paid in attendance fee; however, it is the responsibility of the Council to decide:
 - a. whether fees are to be paid on the basis of meetings attended, and if applicable, the level of the fees to be paid; and
 - b. whether an annual fee will be paid in lieu of a fee per meeting, and if applicable, the level of that annual fee up to the prescribed maximum and whether paid in advance or arrears.
7. **Payments on a per meeting basis.** Elected Members are entitled to be paid on a per meeting basis at the minimum rate prescribed in the regulations unless the Council decides otherwise. If a local government proposes to pay an amount greater than the minimum, it must resolve to do so by setting the fee within the statutory minimum and maximum amounts. The minimum and maximum amounts prescribed in regulation 30(1) and (2) are:

Council meetings – minimum \$60, maximum \$140

Committee meetings – minimum \$30, maximum \$70

Regulation 30(3) provides that the total fees that can be paid on a per meeting basis to a Councillor in each year is not to exceed \$7,000.

Note: The reference to a Councillor in this instance does not include the entitlement of payment of meeting attendance fees for a mayor.

8. The minimum and maximum fees payable to a mayor or president for attending individual meetings prescribed in regulation 30(4) are:
 - a. Council meetings – minimum \$120, maximum \$280
 - b. Committee meetings – minimum \$30, maximum \$70
 - c. Regulation 30(5) provides that the total fees that can be paid to a mayor or president

for attending Council and Committee meeting in each year is not to exceed \$14,000.

Note: Mayor and councillors cannot claim fees for attending committee meetings unless he or she is appointed as a member of that Committee.

9. **Meeting attendance versus annual attendance fees.** One argument in favour of the payment of an annual fee is its simplicity compared to a claim being made for payment for each meeting attended.
10. However, the benefit of the payment per meeting method is that elected members are only paid for the number of meetings they attend. Under an annual fee system, elected members who miss a significant number of meetings will be paid the same amount as a member who attends every meeting. This could be seen as inequitable by the other members and the community.
11. **A downside** of paying fees per meeting is that the fees prescribed in the legislation may be considered as relatively low compensation. For example:

Example 1 (Councillors). In this situation were elected members attend 12 ordinary council meetings, 5 special council meetings and 24 committee meetings per year, the annual payment for a councillor paid the maximum per meeting fee is \$4,060 compared to the current maximum annual fee of \$7,000.

Example 2 (Mayor). In the situation where the Mayor attends 12 ordinary council meetings, 5 special council meetings and 24 committee meetings per year, the annual payment for a Mayor paid the maximum per meeting fee is \$6,440, compared to the current maximum annual fee of \$14,000.

Note: Agenda briefing sessions are not classified as meetings.

Item 4.3 continued.

12. **Other expenses as determined by the Council.** A council may approve the reimbursement of expenses incurred by a council member:
- a) in performing a function under the expressed authority of the local government;
 - b) for an accompanying person on council business if it is considered appropriate; and
 - c) in performing a function in his or her capacity as a council member.

These types of expenses can include such matters as conference attendances and the associated travel costs, insurance whilst on Council business or other expenses incurred on official inspections as the Council delegate on official matters.

13. It is proposed that if Council adopts that meeting fees are to be **paid on the basis of meetings attended**, in accordance with section 5.98(6) of the Local Government Act 1995, and as prescribed in clause 32 of the Local Government (Administration) Regulations 1996, Council could allocate the forecast saving for reimbursement of the following costs:-

Serial	Description
1	Clothing, apparel, dry cleaning, personal presentation and incidental costs associated with a members attendance at Council related functions and activities.
2	Spectacles or other aids.
3	An electronic diary where it is to be used in the performance of Council duties.
4	Additional professional development, such as courses and training aligned to the personal role as a member, with Western Australia.

Up to a limit in each financial year of:-

Serial	Description	Annual
1	Councillors	\$2,940
2	Mayor	\$7,560

PUBLIC CONSULTATION / ENGAGEMENT

14. A review of the City of Perth Policy Manual, Policy number 10.6 was conducted.

GOVERNMENT CONSULTATION

15. Department of Local Government, Local Government Support and Development.

STATUTORY IMPLICATIONS

16. The provisions regarding meeting fees, allowances and expenses are contained in sections 5.98 to 5.102 of the Local Government Act 1995 and regulations 30 – 34AB of the Local Government (Administration) Regulations 1996.

FINANCIAL IMPLICATIONS

17. **Council.** It is anticipated that the proposed elected members – reimbursement of expenses budget allocation would be funded from within the current budget allocated to the provision of an annual Councillor and Mayor meeting fees.
18. **Elected Members.** The matter of tax liability for elected members can be complicated. It is suggested that elected members seek individual specialist advise on the most optimum manner of dealing with their circumstances.

Item 4.3 continued.

STRATEGIC IMPLICATIONS & ALIGNMENT TO CORPORATE PLAN

19. This item directly relates to the following elements from the Albany Insight – Beyond 2020 Corporate Plan:

Priority Goals and Objectives:

Goal 4: Governance...The City of Albany will be an industry leader in good governance and service delivery.

City of Albany Mission Statement:

At the City of Albany we are results driven and accountable. We provide best value in applying Council and community resources, and we apply Council funds carefully.

POLICY IMPLICATIONS

20. Adoption of an 'Elected members – reimbursement of expenses' Policy.

ALTERNATE OPTIONS & LEGAL IMPLICATIONS

21. There are a number of alternate options that can be adopted; however the preferred option for ease of administration and working with the current draft annual budget is to retain the annual attendance fee for Council and committee meetings.
22. There are no legal implications relating to this item.

SUMMARY CONCLUSION

23. That Council retain the annual attendance fee for the Mayor and Councillors.

OFFICER RECOMMENDATION

24. That if the Committee decide to adopt additional reimbursement of expenses in lieu of receiving a full annual attendance fee, that an elected member – reimbursement of expenses policy be drafted.
25. An investigation report was prepared and presented to the Committee.

ITEM 4.3 – COMMITTEE RECOMMENDATION 3

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR STANTON**

THAT the COMMITTEE take no further action be taken in regards Meeting fees, allowances and expenses for elected members.

MOTION CARRIED 6-0

Item 4.3 continued.

4.4 Policy Review Governance & Meeting Framework

4.4.1 Committee Recommendations. The Manager Executive Services, Stuart Jamieson gave an overview of the correct wording for motions of council and committees.

The reference document being: The preparation of Agendas and Minutes, A guide for Western Australian Local Governments, Version 2 dated October 2000.

This document can be found at:

<http://www.dlgrd.wa.gov.au/Publications/Docs/AgendasMinutesGuide.pdf>

The MES, made particular reference to paragraph 5.1.1; being:

“Every effort must be made to ensure that all decisions of the council are in the form of motions that are clear in their intent and enable a person to understand what has been decided without reference to another motion or information contained in the body of a report.”

4.4.2 Adoption of Recommendations En Bloc.

The MES, provided an overview of Adoption of Recommendations En Bloc; being:

*“The term “en bloc” is used to describe the practice of adopting all of the recommendations arising from a committee meeting or an officer’s report by the use of only one resolution or, the adoption of the recommendations in groups, without a separate resolution for each recommendation.”. However, **the recommended practice** is that each item of business that is put before a council for deliberation is considered individually by the council.*

Action required:

MES, to review the committee recommendations, by attending future meetings.
MES, to draft a procedure in accordance with the Standing Orders Local Law 2009:

Before committee or officer reports are considered, the presiding member, with the assistance of the elected members present and the CEO, will compile a list of all of the issues that must be considered separately due to:

- *The requirement for absolute or special majority votes;*
- *Disclosure of financial interest; and*
- *The need to debate items about which there is some conjecture or there is disagreement with the recommendation(s).*

4.4.3 Committee Action List

Councillor Wolfe requested that staff investigate implementing a Committee actions list, to ensure that committee actions are tracked.

Action Required:

MES develop an action sheet to assist with governance of minutes.

5.0 ITEMS TO BE DISCUSSED AT NEXT MEETING

- CEO to report on Cull Road Submission;
- Cull Road Review Report; and
- Strategy & Policy Committee meeting times.

6.0 DATE OF NEXT MEETING

PLEASE NOTE: Meetings are now held within the Council Chambers.

- Thursday 23rd July 2009 at 3.30pm in the Council Chambers.
- Thursday 30th July 2009 – Special Meeting of Committee to discuss LG Reform.

ITEM 6.0 – COMMITTEE RECOMMENDATION 4

**MOVED MAYOR EVANS
SECONDED COUNCILLOR WALKER**

THAT Council AMEND the Governance and meeting framework POLICY, Corporate Strategy and Governance Strategy And Policy Committee terms of reference meeting start time to read: 3.30pm.

MOTION CARRIED 6-0

ITEM 6.0 – COMMITTEE RECOMMENDATION 5

**MOVED COUNCILLOR PRICE
SECONDED COUNCILLOR WALKER**

THAT the COMMITTEE record a note of thanks to Stuart Jamieson and Sonya Smith for the development of the Standing Orders Local Law 2009.

MOTION CARRIED 6-0

7.0 CLOSE OF MEETING

There being no further business to discuss, the meeting closed at 5:22 PM.

Appendices:

- A. Legal Representation – Cost Indemnification
- B. List of Councillor Attendance at 2009 Council and Committee meetings

Council Policy

Legal Representation - Costs Indemnification

General Principles

The City of Albany may provide financial assistance to elected members and employees in connection with the performance of their duties provided that the member or employee has acted reasonably and has not acted illegally, dishonestly, against the interests of the local government or otherwise in bad faith.

The City of Albany may provide such assistance in the following types of legal proceedings-

- proceedings brought by members and employees to enable them to carry out their local government functions (eg. where a member or employee seeks a restraining order against a person using threatening behaviour);
- proceedings brought against members or employees [this could be in relation to a decision of Council or an employee which aggrieves another person (eg. refusing a development application) or where the conduct is considered detrimental to the person (eg. defending defamation actions)]; and
- statutory or other inquiries where representation of members or employees is justified.

NB: The City of Albany will not support any defamation actions seeking the payment of damages for individual members or employees in regard to comments or criticisms levelled at their conduct in their respective roles. (Members or employees are not precluded, however, from taking their own private action.)

Council's solicitors would be used to provide the legal services, unless, this is not appropriate for practical reasons or because of a conflict of interest, then the service may be provided by other solicitors approved by Council.

Applications for Financial Assistance

Decisions as to financial assistance under this policy are to be made by the Council.

A member or employee requesting financial support for legal services is to make an application in writing, where possible in advance, to the Council providing full details of the circumstances of the matter and the legal services required. In submitting the application to Council, it is to be accompanied by an assessment of the request and with a recommendation, which has been prepared by, or on behalf of, the Chief Executive Officer.

NB: A member or employee requesting financial support for legal services, or any other person who might have a financial interest in the matter, should take care to ensure compliance with the financial interest provisions of the Local Government Act.

Repayment of Assistance

Any amount recovered by a member or employee in proceedings, whether for costs or damages, will be offset against any moneys paid or payable by the local authority.

Assistance will be withdrawn where the Council determines, upon legal advice, that a person has acted unreasonably, illegally, dishonestly, against the interests of the local government or otherwise in bad faith; or where information from the person is shown to have been false or misleading.

Where assistance is so withdrawn, the person who obtained financial support is to repay any moneys already provided. The local government may take action to recover any such moneys in a court of competent jurisdiction.

Council Reference: OCM 19.12.00, Item 12.2.6

NB: Delegation – Council has agreed to delegate to the CEO, the authority, to assess urgent financial support applications, applying the Legal Representation – Costs Indemnification policy, with any one authorisation not to exceed \$5000.00. (see Delegation Register).

Council Reference: OCM 19.12.00, Item 12.2.6

To view Delegations Register click here

[council_delegations_2002_03.doc](#)

ATTENDANCE RECORD SHEET - 2009

ORDINARY MEETINGS OF COUNCIL

	Mayor	Cllr Bostock	Cllr Buegge	Cllr Dufty	Cllr Kidman	Cllr Matla	Cllr Paver	Cllr Price	Cllr Stanton	Cllr Torr	Cllr Walker	Cllr Wolfe
Jan OCM	✓	✓	✓	n/e	✓	✓	✓	✓	✓	n/e	✓	✓
Feb OCM	✓	✓	✓	n/e	✓	✓	✓	✓	✓	n/e	✓	✓
Mar OCM	✓	A	A	✓	✓	✓	A	A	✓	✓	✓	✓
Apr OCM	✓	✓	A	✓	✓	✓	✓	✓	✓	✓	✓	✓
May OCM	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	A	✓
Jun OCM	✓	A	A	✓	✓	✓	A	✓	✓	✓	✓	✓
June, SCM												
Jul OCM												
Aug OCM												
Sept OCM												
Oct OCM												
Nov OCM												
Dec OCM												

Key
 ✓ present
 A Apology
 blank no record
 O Observer
 n/e not elected

COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGY AND POLICY COMMITTEE

	Mayor	Cllr Bostock	Cllr Buegge	Cllr Dufty	Cllr Kidman	Cllr Matla	Cllr Paver	Cllr Price	Cllr Stanton	Cllr Torr	Cllr Walker	Cllr Wolfe
Jan, 27	✓	✓					A	✓	✓		✓	✓
Mar, 3	✓	✓			A	✓	A	✓	A		✓	✓
Mar, 19	A			✓	A	✓	A	A	✓	✓	✓	
Apr, 24	A	A		✓	✓		A	✓	✓	✓	✓	
May, 22	A	A		✓	✓	✓	A	✓	✓		A	A
Jun, 19 TBA												

Members
 Mayor
 Walker
 Price
 kidman
 Paver
 Dufty

Deputy
 Matla
 stanton
 wolfe
 buegge
 bostock

CORPORATE STRATEGY AND GOVERNANCE STRATEGY AND POLICY

	Mayor	Cllr Bostock	Cllr Buegge	Cllr Dufty	Cllr Kidman	Cllr Matla	Cllr Paver	Cllr Price	Cllr Stanton	Cllr Torr	Cllr Walker	Cllr Wolfe
Jan, 21	✓	✓	✓	n/e		✓	✓	✓	✓	n/e		✓
Feb, 18	A	✓	A	n/e		✓	A	✓	✓	n/e		✓
Mar, 26	✓	A	A	✓	A	✓	A	✓	✓	✓	✓	✓
May, 28	✓	A	A	✓	A	✓		✓	✓	✓		✓
June, 18	A	A	A	✓		✓		✓	✓	✓		✓

Members
 mayor
 price
 matla
 paver
 wolfe
 buegge
 bostock

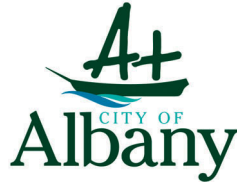
Deputy
 kidman
 stanton
 walker

PLANNING AND ENVIRONMENT STRATEGY AND POLICY COMMITTEE

	Mayor	Cllr Bostock	Cllr Buegge	Cllr Dufty	Cllr Kidman	Cllr Matla	Cllr Paver	Cllr Price	Cllr Stanton	Cllr Torr	Cllr Walker	Cllr Wolfe	Members	Deputy
Jan	✓	✓	✓	n/e		✓		✓	✓	n/e		✓	Mayor	
Feb, 4th	A	A	A	n/e		✓		✓	✓	n/e		✓	matla	price
Feb, 19	A	✓	A			✓		✓	✓			✓	stanton	kidman
Mar, 19	A	A		✓		✓			✓	✓	✓		buegge	paver
Apr, 23	A	✓		✓	O	✓		O	✓	✓	✓		bostock	wolfe
Jun, 18	✓	A		✓		✓		✓	✓	✓	✓		torr	walker
													dufty	vacant

ASSET MANAGEMENT & CITY SERVICES STRATEGY AND POLICY COMMITTEE

	Mayor	Cllr Bostock	Cllr Buegge	Cllr Dufty	Cllr Kidman	Cllr Matla	Cllr Paver	Cllr Price	Cllr Stanton	Cllr Torr	Cllr Walker	Cllr Wolfe	Members	Deputy
Jan, 6	✓	✓	✓		✓	✓		✓	✓		A	✓	Mayor	
Mar, 3	✓	✓			A	✓		✓	A		✓	✓	Torr	price
Apr, 8	✓	✓		✓	✓	✓			✓	✓	✓	✓	Dufty	matla
													kidman	paver
													stanton	buegge
													wolfe	bostock
													walker	dufty



CITY OF ALBANY
CORPORATE STRATEGY AND GOVERNANCE STRATEGY AND POLICY
COMMITTEE
MAN234 / AM809043
MINUTES

of the meeting held at 3.30pm on Thursday, 23rd July 2009
in the Council Chambers

The Chair declared the meeting open at 3.38pm.

1.0 ATTENDANCES

Elected members:

Mayor MJ Evans, JP		
Councillor D. Price	Frederickstown Ward	Member (Chair)
Councillor V Torr	Frederickstown Ward	Deputy Member
Councillor D Wolfe	West Ward	Member
Councillor J Walker	Kalgan Ward	Deputy Member
Councillor J Matla	Yakamia Ward	Member
Councillor G Kidman	Yakamia Ward	Deputy Member

Staff:

Chief Executive Officer	P. Richards
Manager Executive Services	S. Jamieson
Corporate Governance Officer (Minutes)	S. Smith

Apologies:

Councillor J. Bostock	Breaksea Ward	Member
Councillor R Buegge	Kalgan Ward	Member
Councillor K Stanton	Vancouver Ward	Member
Councillor D Dufty	West Ward	Deputy Member
Ms Sonya Smith	Corporate Governance Officer	Staff

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0 – COMMITTEE RECOMMENDATION 1

**MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR WOLFE**

THAT the minutes of the Corporate Strategy and Governance Strategy and Policy Committee Meeting held on 9th July 2009, as previously distributed, be confirmed as a true and accurate record of proceedings.

MOTION CARRIED 5-0

3.0 DISCLOSURE OF INTEREST

Nil

4.0 ITEMS FOR DISCUSSION

4.1 Executive Update.

4.1.1 Local Government Reform Submission

The CEO presented the Draft City of Albany Reform Submission Report from the City of Albany. (Copy circulated to all Councillors for information). (File Reference: MAN251/RPT1876)

Committee agreed with CEO to:

- a. Circulate the Draft Report ;
- b. Request community feedback;
- c. Place the report on the City of Albany website; and
- d. Distribute the Draft Report to Shire Presidents and CEOs in the region.

Councillor Torr queried how the proposed options would be funded, in particular the 'Parish Council' model.

CEO response: Financial modelling as not conducted at this stage, as there are many variables that will have a financial impact.

4.1.2 – Cull Rd Report (CONFIDENTIAL ITEM)

In accordance with section 5.23(2)(d) of the Local Government Act 1995, being: *legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting Committee.*

The committee received the Confidential Cull Rd report. (File Reference: RPT1857).

4.1.3 – Provision of Legal Services (CONFIDENTIAL ITEM)

In accordance with section 5.23(2)(c) of the Local Government Act 1995, being: *(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting.*

The committee were given an overview of the tendering documentation (submissions and evaluation criteria). (File Reference: LEG003).

5.0 ITEMS TO BE DISCUSSED AT NEXT MEETING

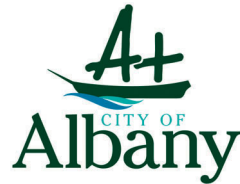
- Committee Recommendation to Council on the provision of Legal Services.
- Committee feedback on the Draft Reform Submission Report.

6.0 DATE OF NEXT MEETING

Thursday 30th July 2009 – Special Meeting of Committee, at 3.30pm.

7.0 CLOSE OF MEETING

There being no further business, the Chair closed at 4.54pm.



CITY OF ALBANY
CORPORATE STRATEGY AND GOVERNANCE STRATEGY AND POLICY
COMMITTEE
MAN234 / AM809045
MINUTES

of the meeting held at 3.30pm on Thursday, 30th July 2009
in the Council Chambers

The Chair declared the meeting open at 3.32pm.

1.0 ATTENDANCES

Elected members:

MJ Evans, JP	Mayor	
Councillor D. Price	Frederickstown Ward	Member (Chair)
Councillor J Matla	Yakamia Ward	Member
Councillor D Wolfe	West Ward	Member
Councillor V Torr	Frederickstown Ward	Deputy Member

Staff:

Chief Executive Officer	P. Richards
Executive Director Development Services	R Fenn
Executive Manager Planning Services	G Bride
Executive Directors Works & Services	K Ketterer
Executive Manager Business Governance (Minutes)	S. Jamieson

Apologies:

Councillor J. Bostock	Breaksea Ward	Member
Councillor J Walker	Kalgan Ward	Deputy Member
Councillor R Buegge	Kalgan Ward	Member
Councillor K Stanton	Vancouver Ward	Member
Councillor D Dufty	West Ward	Deputy Member
Councillor G Kidman	Yakamia Ward	Deputy Member
Executive Director Corporate & Community Services	Mr Peter Madigan	
Corporate Governance Officer	Ms Sonya Smith	

2.0 CONFIRMATION OF MINUTES OF PREVIOUS MEETING

ITEM 2.0 – COMMITTEE RECOMMENDATION 1

**MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR WOLFE**

THAT the minutes of the Corporate Strategy and Governance Strategy and Policy Committee Meeting held on 23rd July 2009, as previously distributed, be confirmed as a true and accurate record of proceedings.

MOTION CARRIED 5-0

3.0 DISCLOSURE OF INTEREST

Nil

4.0 ITEMS FOR DISCUSSION

4.1 Executive Update. The CEO provide the committee with an updated on press enquiries received on the 30 July 09. The CEO advised the committee that the Mayor had authorised the CEO to answer the press queries directly with the Weekender, Mr Ken Matts.

4.2 Local Government Reform Submission to the Department of Local Government

The committee provided feedback to the CEO on the Draft Reform Submission Report (File Reference: MAN251/ RPT1876) circulated on the 23rd July, 2009.

The Committee recognised that the Draft report will now be made a public document and the Mayor will write to each Shire President (copied to each CEO) from within the Great Southern zone introducing the draft report for their information.

The Draft Report is to be made available to the Public by no later than Monday 3rd August 2009.

The committee discussed the merits of the Ward System and the number of elected members that should be allocated to each ward.

The Committee also discussed the pro and cons of a Mayor that is elected from within Council and popularly elected Mayor.

The committee recommended a four (4) ward system, with two elected members per ward, or a 3 ward system with three (3) elected member representatives for each ward.

Item 4.2 continued.

ITEM 4.2 – COMMITTEE RECOMMENDATION 2

**MOVED COUNCILLOR WOLFE
SECONDED COUNCILLOR MATLA**

THAT COUNCIL receive the City of Albany Draft Structural Reform Report with the following committee recommended amendments (Pages 4 & 5):

City of Albany (at this time) is a sustainable Local Government , which:

- **retains its current boundaries;**
- **resolves to conduct a Ward Review with the preferred intention of introducing 4 wards with two Elected Members per ward and a popularly elected Mayor – thereby reducing its Elected Members from 12, plus a popularly elected Mayor, to 8 plus a popularly elected as of October, 2011;**
- **works with the Shire of Katanning as a Regional Grouping;**
- **further develops the ‘Regional Cities Alliance’ proposal with our partners for high profile projects across WA;**
- **scopes, introduces and develops its own bespoke business unit to assist service delivery to interested Local Governments, with relevant and required technical and business skills on a fee for service basis; and**
- **welcomes the opportunity of further discussion on Local Government Reform post this voluntary stage instigated by the Minister.**

CARRIED 5-0

4.3 Cull Rd Report (CONFIDENTIAL ITEM)

In accordance with section 5.23(2)(c)(d) of the Local Government Act 1995, being: “(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting; (d) legal advice obtained, or which may be obtained, by the local government and which relates to a matter to be discussed at the meeting.”

The committee received the Confidential Cull Rd Report (Version 2). (File Ref: STR276/RPT1871).

Note: The Version 2.0 report now includes questions raised by Councillor Torr, legal advice received from HHG solicitors and also an up to date land valuation.

Staff recommended to the committee that the finalised report be presented to full Council for receipt and forwarded to the Department of Local Government for third party review.

ITEM 4.3 - COMMITTEE RECOMMENDATION 3

**MOVED: COUNCILLOR WOLFE
SECONDED: COUNCILLOR MATLA**

THAT Council RECEIVE the Cull Road Report Versions 1 & 2.

THAT Council review and debate the reports behind closed doors in accordance with section 5.2(c)(d) of the Local Government Act 1995.

CARRIED 5-0

Item 4.3 continued.

The Chair requested an update on the actions that have been taken by the City to mitigate the water runoff and mud that has flown through Mr and Mrs Woods property (Lot 75), Cull Rd.

Cr Torr stated that she has been raising this issue since June 2009 and is frustrated that these issues have not been addressed sooner.

The Chair requested that information concerning the Mr & Mrs Woods is circulated to all Councillors.

The committee were advised by the EDDS that the City has met with the site supervisor, consulting engineer and project superintendent to mitigate the environmental disturbance to Mr and Mrs Woods.

Action Required:

Staff to update Councillors on the actions taken to mitigate water and silt run off to Mr and Mrs Woods from the Cull Rd subdivision.

4.4 CONTRACT C09011 – TENDERING: PROVISION OF LEGAL SERVICES

The report has been compiled to answer queries raised by Committee members during discussion on 23rd July 2009.

Cr Torr queried the number of contracts, leases currently being administered by the City.

Mr Jamieson advised: Approximately 60 contracts and 200 leases are currently being administered by the City.

Mr Fenn advised the committee that in addition to the legal review of contracts and leases, there is a requirement to legally review the issuing of infringements.

Background

1. In an endeavour to reduce the City's expenditure on legal fees, the City recently invited tenders to contract its own legal service in accordance with the scope detailed below:
 - A pre-eminent legal firm to provide specialist legal services and advice to the City.
 - These services are to be provided through a solicitor employed by the firm, on the basis that 80% of that person's time, together with associated administrative charges, are dedicated to the City's requirements.
 - The remaining 20% of that person's time, if required by the City, would be paid by the City at pre determined commercial rates.
 - To ensure transparency, details of all hours worked on behalf of the City, must be provided to the City on a four week basis.
2. The firm would be required to provide in-house specialist support to that person at no additional cost to the City, particularly, but not limited to, the areas of planning, planning law, administrative law, reform, local government law, property law, employment law, environmental law and commercial law.
3. In addition, the person would be required to undertake general litigation and prosecution work including drafting complaints, claims, defences, and affidavits and supporting material, and represent Council and provide advocacy in Court, Commissions and the State Administrative Tribunal.

Item 4.4 continued.

4. Generally the City has a wide variety of matters that require legal review and advice, including contracts, leases, planning, HR, etc. The last commercial review of many areas within the City was a considerable time ago and the volume of work required in the forthcoming year requires planning through a structured framework and obviously ad-hoc as issues arise.
5. The example of Cheynes Beach is a prime example of where historical leases have expired and the City needs to review them, affix realistic, modern dollar values and prepare itself for potential legal challenge from the historical leases and any misunderstandings/interpretations regarding development of the site/property and return to original condition to the cost of the lessee.
6. 2009/10 is hopefully an atypical year where many historical issues are reviewed and modernised – the higher costs will therefore realistically be on non-planning issues. This assertion is driven by the introduction of LPS 1 and the requirement for a moratorium for several months plus the identified need for wholesale reviews across all business areas. Obviously SAT appeals cannot be guaranteed as not being present but the City needs to balance what may be required against what is already known to be required.
7. In addition to these general requirements.
8. The legal issues which could arise from the W & S environment would include
 - Contractual issues, such as with the seepage waste facility.
 - Environmental matters associated with the Hanrahan Road Site, which will become more and more relevant with the new legislation e.g. the leachate seepage into the PR harbour.
 - Lease issues with the Hanrahan site.
 - Regional arrangements for the LT waste management issues.
 - Storm and drainage damage claims.
 - Possible legal arguments in allocation to funding arrangements.
 - Reserves matters, particularly with reference to flora and fauna protected species, and specifically related to mining rights for gravel extraction.
 - Long term issues relating to reinstatement and rehabilitation of mined areas, so far very little done on these sites.
 - Procurement issues.
 - Public Liability claims related to works in public areas.
9. Areas where the Development Services team may need legal input and advice include:
 - Drafting of model Enforcement Notices under the various Acts as many of the Notices currently being issued are taken from documents 2 or 3 years old and adapted for the immediate case at hand.
 - Working on cleaning up particular properties under the unsightly sites clauses of the LGA and needing legal assistance to ensure the process is correct.
 - Revamping several processes and having them scrutinised in the Ranger area to ensure full compliance with the Dog Act, Bush Fire, etc.
 - Several local laws at draft stages.
 - Training for the City's prosecution team.
10. In 2008/2009, Council spent \$270,158 in legal costs.

Item 4.4 continued.

11. In an endeavour to reduce the City's expenditure on legal fees, the City recently invited tenders to contract its own legal service in accordance with the scope detailed below:
 - A pre-eminent legal firm to provide specialist legal services and advice to the City.
 - These services are to be provided through a solicitor employed by the firm, on the basis that 80% of that person's time, together with associated administrative charges, are dedicated to the City's requirements.
 - The remaining 20% of that person's time, if required by the City, would be paid by the City at pre determined commercial rates.
 - To ensure transparency, details of all hours worked on behalf of the City, must be provided to the City on a four week basis.
12. The firm would be required to provide in-house specialist support to that person at no additional cost to the City, particularly, but not limited to, the areas of planning, planning law, administrative law, reform, local government law, property law, employment law, environmental law and commercial law.
13. In addition, the person would be required to undertake general litigation and prosecution work including drafting complaints, claims, defences, and affidavits and supporting material, and represent Council and provide advocacy in Court, Commissions and the State Administrative Tribunal.

STATUTORY REQUIREMENTS

14. Regulation 11 of the Local Government (Functions and General) Regulations 1996 requires Council to publicly tender if the contract is, or is expected to be, more, or worth more, than \$100,000.
15. Regulation 18 of the Local Government (Functions and General) Regulations 1996 outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
16. Regulation 19 requires the CEO to advise each tenderer in writing the result of Council's decision.

POLICY IMPLICATIONS

17. The City of Albany's Regional Price Preference Policy applies to this Item.

Item 4.4 continued.

FINANCIAL IMPLICATIONS

- 18. Council has allocated \$250,000 in it's 2009/10 budget for legal services.

STRATEGIC IMPLICATIONS

- 19. This item directly relates to the following elements from the Albany Insight – Beyond 2020 Corporate Plan:

“Community Vision:

Nil.

Priority Goals and Objectives:

Goal 4: Governance... The City of Albany will be an industry leader in good governance and service delivery.

Objective 4.2... The City of Albany will manage our municipal assets to ensure they are capable of supporting our growing community.

City of Albany Mission Statement:

At the City of Albany we provide best value in applying council and community resources and apply Council funds carefully.”

COMMENT/DISCUSSION

- 20. A request for tenders was published in the West Australian 20th June 2009, closing on 8th July 2009. In addition, the invitation was published on the City’s website.
- 21. Tender documents included tender evaluation criteria using the weighted attribute method. This method scores the evaluation criteria and weights their importance to determine an overall point score for each tender. The criteria used for this tender is documented below.

Criteria	% Weighting
Cost	50
Technical Compliance	20
Experience	20
Reliability	10
Total	100

- 22. Four tenders were received at the close of tenders.
- 23. The following table outlines tenderers and their final scores based on the above criteria:

Tenderer	Score
Haynes Robinson P/L	992
Hudson, Henning & Goodman	1305
Woodhouse Legal	1003
Minter Ellison Lawyers	1298

ALTERNATE OPTIONS

- 24. The City is not bound to accept any tender or part of any tender.
- 25. The City could elect to continue to utilise specific legal services on a case by case basis, depending on the expertise of the firm involved.
- 26. The City could utilise a combination of services, utilizing the WALGA Panel of Names and other service providers.

Item 4.4 continued.

SUMMARY CONCLUSION

27. The City has undergone a competitive process in line with the relevant legislation and established policies, and recommends the appointment of local firm Hudson, Henning & Goodman to provide legal services to the City on a 12-month basis, subject to conditions.

**ITEM 4.4 - OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR MATLA
SECONDED: COUNCILLOR WOLFE**

THAT Council accept the tender from Hudson, Henning & Goodman for C09011 (Provision of Legal Services) for a 12 month period at an all inclusive price (including disbursements) of \$175,000 (plus GST), recognising that the City will at times have no option other than to engage other specialist legal services.

CARRIED 4-1

Record of Vote: For the motion: Mayor Evans, Councillors: Price, Wolfe, Matla.
Against the motion: Councillor Torr.

5.0 ITEMS TO BE DISCUSSED AT NEXT MEETING

DRAFT Legal Representation Policy

6.0 DATE OF NEXT MEETING

Thursday 20th August 2009 at 3.30pm.

7.0 CLOSE OF MEETING

There being no further business, the Chair closed at 4.54pm.

Appendix:

- A. Draft City of Albany Reform Submission Report (Version 1) – File Reference: MAN251/RPT1876. (A copy of the Albany Reform Submission can be found at the City of Albany website: http://www.albany.wa.gov.au/website/uploads/Reform_sub_comm_consult-2.pdf)

DEVELOPMENT SERVICES

General Report Items

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Building
Subject : Building Activity – July 2009
Date : 3 August 2009

1. In July 2009 one hundred and eleven (111) building licences were issued for building activity worth \$10, 811,411.00. This included two (2) sign licences and three (3) demolition licences. There was one (1) licence for a new school residential boarding house for \$1,000,000.00. Building Licence 290599.
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 July 2009, the first month of activity in the City of Albany for the financial year 2009/2010.

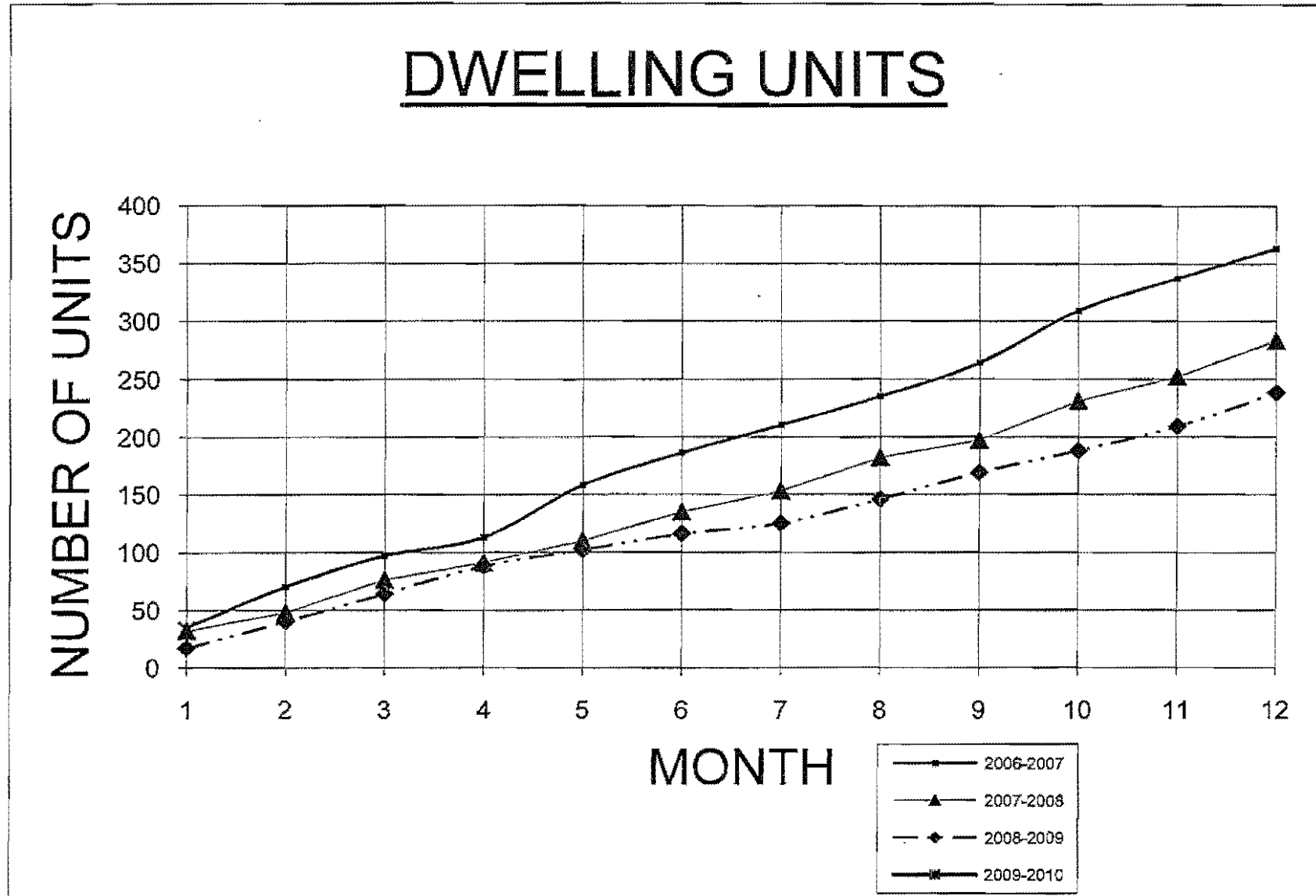


Kerry Fyffe
Administration Officer – Building

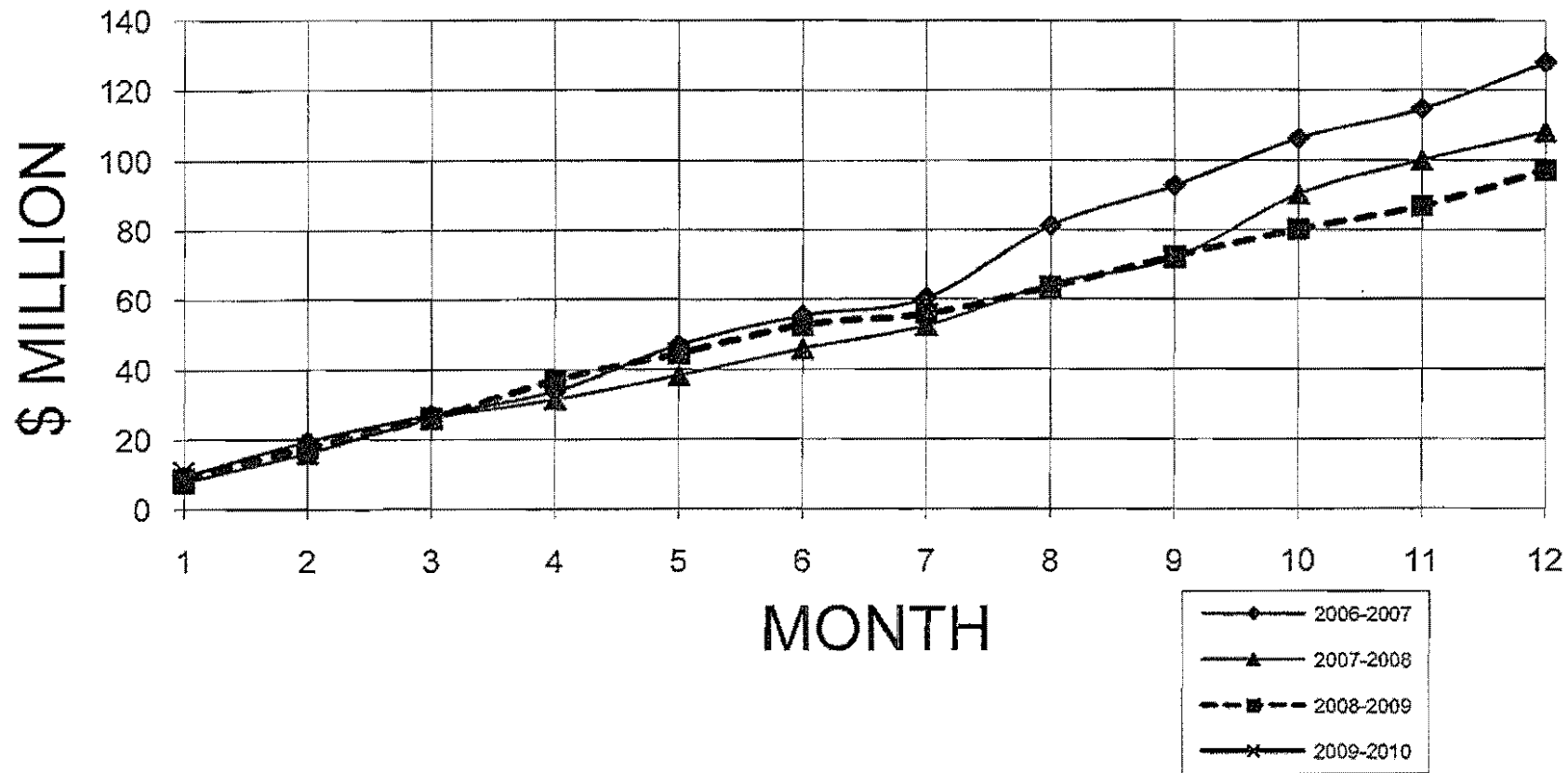
CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2009 - 2010

2009/2010	SINGLE DWELLING		GROUP DWELLING		Total	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	31	6,894,101	2	363,500	33	16	258,102	40	864,472	0	0	1	1,000,000	8	1,042,946	13	388,290	10,811,411
AUGUST					0					0	0							0
SEPTEMBER					0					0	0							0
OCTOBER					0					0	0							0
NOVEMBER					0					0	0							0
DECEMBER					0					0	0							0
2010																		
JANUARY					0					0	0							0
FEBRUARY					0					0	0							0
MARCH					0					0	0							0
APRIL					0					0	0							0
MAY					0					0	0							0
JUNE					0					0	0							0
TOTALS TO DATE	31	6,894,101	2	363,500	33	16	258,102	40	864,472	0	0	1	1,000,000	8	1,042,946	13	388,290	10,811,411



BUILDING ACTIVITY \$M Value



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for July 2009

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290297	TECTONICS CONSTRUCTIONS GROUP	FAGENTS NOMINEES PTY LTD	OFFICE FIT OUT	59	Location ATL 38 Lot 101	PEELS PLACE	ALBANY
290637	EYERITE SIGNS	H A & M M CAPARARO	WALL SIGN	51	Location SL38 Lot 1	ALBANY HIGHWAY	ALBANY
290353	AR & DA DOCKING	Owner's Name & Address not shown at their request	PATIO AND DECK	3	Location 1196 Lot 239	BELL COURT	BAYONET HEAD
290440	MACFARLANE	Owner's Name & Address not shown at their request	BOARDWALK AND SHELTER FOR OYSTER HARBOUR STAGE 2	360	Location 4790 New lot 851	LOWER KING ROAD	BAYONET HEAD
290492	AR & DA DOCKING	M D & S HANDS	TWO STOREY DWELLING & GARAGES	51	Location 1196 Lot 113	KURANNUP ROAD	BAYONET HEAD
290567	WA COUNTRY BUILDERS PTY LTD	D M EVANS	DWELLING GARAGE & ALFRESCO	4	Location 3040 Lot 471	BERLINER STREET	BAYONET HEAD
290611	K C DRYDEN & A M CARSON	K C DRYDEN & A M CARSON	SHED	68	Location 283 Lot 719	MEANANGER CRESCENT	BAYONET HEAD
290622	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	12	Location 3040 Lot 475	BERLINER STREET	BAYONET HEAD
290660	B C & D S BINGHAM	Owner's Name & Address not shown at their request	CARPORT	15	Location 3470 Lot 453	HIAM STREET	BAYONET HEAD
290664	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING CARPORT & ALFRESCO	24	Location 3040 Lot 470	PAUL TERRY DRIVE	BAYONET HEAD
290676	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING	6	Location 4790 Lot 759	LAMONT GRANGE	BAYONET HEAD
290677	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	12	Location 4790 Lot 756	LAMONT GRANGE	BAYONET HEAD

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290713	M VAN DER MEULEN	Owner's Name & Address not shown at their request	ENCLOSING OF PATIO	4	Location 3470 Lot 357	LANGE STREET	BAYONET HEAD
290476	M & J WAUTERS NOMINEES PTY LTD	ACTIV FOUNDATION INC.	INTERNAL ALTERATIONS TO FACTORY & VERANDAH	11	Location SL07 Lot 27	MINNA STREET	CENTENNIAL PARK
290556	ERCEG MANAGEMENT PTY LTD	STEAD ROAD PTY LTD	SHOP FITOUT THINGZ HOME & HOUSE	160	Location SL24 Lot 300	ALBANY HIGHWAY	CENTENNIAL PARK
290595	J N MCLEAN	Owner's Name & Address not shown at their request	DEMOLITION OF DWELLING	39	Location SL68 Lot 1	STEAD ROAD	CENTENNIAL PARK
290636	J MCCLEAN	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	39	Location SL68 Lot 1	STEAD ROAD	CENTENNIAL PARK
290631	L D & A V ADDIS	L D & A V ADDIS	SHED	58	Location S2S Lot 24	MELALUECA LANE	CUTHBERT
290610	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	84	Location 402 Lot 2	NORTH ROAD	ELLEKER
290603	CRUMPS CANVAS	CITY OF ALBANY	CANVAS AWNING OVER DECK	13-17	Location RES 22698	HUNTER STREET	EMU POINT
280948	MD PHILIP	CROWN LAND	SHED		Location RES21337	VANCOUVER ROAD	FRENCHMAN BAY
290475	TECTONICS CONTRUCTIONS GROUP PTY LTD	Owner's Name & Address not shown at their request	ART & DESIGN CENTRE & ADDITIONS & ALTERATIONS	244	Location 21 Lot 14	NANARUP ROAD	KALGAN
290539	M REEVES	Owner's Name & Address not shown at their request	ANCILLARY ACCOMMADATION.	45724	Location 4 Lot 111	SOUTH COAST HIGHWAY	KALGAN
290599	M & J WAUTERS NOMINEES PTY LTD	GREAT SOUTHERN GRAMMAR INC	SCHOOL RESIDENTIAL BOARDING HOUSE	244	Location 21 Lot 14	NANARUP ROAD	KALGAN
290621	TURPS STEEL FABRICATIONS	S J WILLIAMSON	SHED		Location 4378 Lot 205	BON ACCORD ROAD	KALGAN

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290634	OUTDOOR WORLD	Owner's Name & Address not shown at their request	SHED		Location 1331 Lot 77	SOUTH COAST HIGHWAY	KALGAN
290703	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	244	Location 21 Lot 14	NANARUP ROAD	KALGAN
290587	RYDE BUILDING COMPANY PTY LTD	Owner's Name & Address not shown at their request	SHED	830	Location 552 Lot 301	CHESTER PASS ROAD	KING RIVER
281135	M MARSDEN	M MARSDEN	CARPORT & WORKSHOP	LOT 119	Location TAA 34 Lot 119	HORTIN ROAD	KRONKUP
290645	OUTDOOR WORLD	Owner's Name & Address not shown at their request	SHED	152	Location 990	MERCER ROAD	LANGE
290683	CPT CUSTODIAN PTY LTD	Owner's Name & Address not shown at their request	PATIO	160	Location 293 Lot 1007	CHESTER PASS ROAD	LANGE
280836	R & J R COFFEY	R & J R COFFEY	PATIO & DECK	1	Location 52 Lot 21	PAULAS WAY	LITTLE GROVE
290616	OUTDOOR WORLD	Owner's Name & Address not shown at their request	CARPORT	32	Location 24 Lot 8	GROVE STREET WEST	LITTLE GROVE
290620	TURPS STEEL FABRICATIONS	M D & G S WAUGH	SHED	106	Location 24 Lot 38	O'CONNELL STREET	LITTLE GROVE
290719	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	18	Location 25 Lot 36	PAULAS WAY	LITTLE GROVE
290642	KOSTERS STEEL CONSTRUCTION PTY LTD	S M & B J GRANT	PATIO	23	Location 6277	LESCHENAULT STREET	LOCKYER
290643	B D WORSFOLD & S L BERLOTH	Owner's Name & Address not shown at their request	PATIO & GARAGE	40	Location 228 Lot 326	TOWNSEND STREET	LOCKYER
290388	WEST OF THE WATER	D R WARREN & K A AURET	CHANGE OF CLASS 10A TO 1A	53	Location 50 Lot 66	SHELL BAY ROAD	LOWER KING

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290467	P & B BELFIELD	Owner's Name & Address not shown at their request	DWELLING ADDITION	28	Location 520 Lot 292	SLATER STREET	LOWER KING
290470	GEOFFREY ST CLAIRE HOLMES	L K LAUGHTON	DECK & STAIRWAY	14	Location 7 Lot 23	FRANCIS STREET	LOWER KING
290655	KOSTERS STEEL CONSTRUCTION PTY LTD	O J A BOTHA	PATIO	22	Location 1077 Lot 89	VISCOUNT HEIGHTS	LOWER KING
290714	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	111	Location 7 Lot 32	THE ESPLANADE	LOWER KING
290617	GRANDEUR HOMES (WA) PTY LTD	Owner's Name & Address not shown at their request	DWELLING CARPORT & DECK	474	Location 5296	HOMESTEAD ROAD	MANYPEAKS
290604	R E & K A MARSHALL	Owner's Name & Address not shown at their request	RELOCATED SHED		Location 401 Lot 32	LAITHWOOD CIRCUIT	MARBELUP
290606	J C W BATCHELOR & N L GUNSON	J C W BATCHELOR & N L GUNSON	SHED	27	Location 401 Lot 38	BARFLEUR PLACE	MARBELUP
280739	S A CARR & R A GOODALL	Owner's Name & Address not shown at their request	SHED PATIOS & CARPORT	71	Location 381 Lot 103	LANCASTER ROAD	MCKAIL
290448	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING & CARPORT	New Lot 291	Location 2174 New Lot 292	RADIATA DRIVE	MCKAIL
290463	RYDE BUILDING COMPANY PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & PATIO	6	Location 492 Lot 262	DORADO BEND	MCKAIL
290502	GRANDEUR HOMES (WA) PTY LTD	J P LOMBARDO	DWELLING GARAGE PATIO & SHED	4	Location 381 Lot 764	ORION AVENUE	MCKAIL
290518	J BOCCAMAZZO	R P J SURRIDGE	DWELLING & GARAGE	171	Location 399 Lot 621	FLEMINGTON STREET	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290533	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING & CARPORT	New Lot 290	Location 2174 New Lot 290	RADIATA DRIVE	MCKAIL
290554	IRONMONGER BUILDING COMPANY	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	New Lot 291	Location 2174 New Lot 291	RADIATA DRIVE	MCKAIL
290575	C M & T L MARTAIN	C M & T L MARTAIN	PATIO		2 Location 381 Lot 696	PENTER WAY	MCKAIL
290578	M A BOCCAMAZZO	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO		48 Location 399 Lot 611	CLYDESDALE ROAD	MCKAIL
290585	KOSTERS STEEL CONSTRUCTION PTY LTD	M E & A M CLEMENTS	PATIO		36 Location 377 Lot 91	GLADVILLE ROAD	MCKAIL
290589	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING & GARAGE	New Lot 301	Location 492 New Lot 301	COMET CORNER	MCKAIL
290592	J & TW DEKKER PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE ALFRESCO PORCH		5 Location 381 Lot 768	CORDERY WAY	MCKAIL
290598	R C BAIRD	Owner's Name & Address not shown at their request	PATIO		3 Location 492 Lot 102	PLUTO RISE	MCKAIL
290601	RYDE BUILDING COMPANY PTY LTD	Owner's Name & Address not shown at their request	DWELLING & GARAGE	New Lot 326	Location 492 New Lot 326	COMET CORNER	MCKAIL
290602	PULS PATIOS	Owner's Name & Address not shown at their request	PATIO X 2		6 Location 399 Lot 9	SILVER STREET	MCKAIL
290618	IRONMONGER BUILDING COMPANY	Owner's Name & Address not shown at their request	DWELLING AND GARAGE		83 Location 399 Lot 510	GREGORY DRIVE	MCKAIL
290633	WA COUNTRY BUILDERS PTY LTD	J MEYERS	DWELLING & GARAGE	New Lot 307	Location 492 New Lot 307	COMET CORNER	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290646	OUTDOOR WORLD	Owner's Name & Address not shown at their request	SHED	55	Location 492 Lot 308	PEGASUS BOULEVARD	MCKAIL
290650	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING & GARAGE	New Lot 305	Location 492 New Lot 305	COMET CORNER	MCKAIL
290658	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING & GARAGE	74	Location 399 Lot 756	GREGORY DRIVE	MCKAIL
290625	KENT CORPORATION PTY LTD	Owner's Name & Address not shown at their request	DUPLEX PARK HOMES SITES E1 & E2	28	Location RES 36320 Lot 1340	FLINDERS PARADE	MIDDLETON BEACH
290627	KENT CORPORATION PTY LTD	Owner's Name & Address not shown at their request	DUPLEX PARK HOME SITES E5 & E6	28	Location RES 36320 Lot 1340	FLINDERS PARADE	MIDDLETON BEACH
290628	KENT CORPORATION PTY LTD	Owner's Name & Address not shown at their request	DUPLEX PARK HOME SITE E3 & E4	28	Location RES 36320 Lot 1340	FLINDERS PARADE	MIDDLETON BEACH
290293	R & DG CEKEREVAC GENERAL CONTRACTORS	J L & M & J BELFIELD	EXTENSION TO FACTORY	145	Location 384 Lot 99	CHESTER PASS ROAD	MILPARA
290333	M STEPHEN	S R SCOTT	EXTENSION TO WAREHOUSE	3	Location 384 Lot 127	CHARLES STREET	MILPARA
290586	KOSTERS STEEL CONSTRUCTION PTY LTD	S E & A L FARRELL	PATIO	19A	Location 135 Lot 102	COOGEE STREET	MILPARA
290596	M & A STEEL FABRICATION	J R RYAN	MEZZANINE FLOOR TO EXISTING WAREHOUSE	173	Location 379 Lot 1	CHESTER PASS ROAD	MILPARA
290710	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	46	Location 368 Lot 81	ADELAIDE STREET	MILPARA
290157	MEUZELAAR ENTERPRISES PTY LTD	SILVER CHAIN NURSING ASSOCIATION	SIGN	89	Location PL44 AT44	SEYMOUR STREET	MIRA MAR
290408	L YATES	P & L K YATES	BALCONY	35	Location 45 Lot 64	STEWART STREET	MIRA MAR

Application Number	Builder	Owner	Description of Application	Street#	Property Description	Street Address	Suburb
290485	P WHYATT	M S MANGAN	RETAINING WALL	43A	Location PL44 Lot 101	NELSON STREET	MIRA MAR
290522	L D MCCARTHY	Owner's Name & Address not shown at their request	RETAINING WALL	59	Location ASL 379 Lot 26	DREW STREET	MIRA MAR
290572	R PETERSON	J SLATER	PATIO	23	Location PL45 Lot 68	MCLEOD STREET	MIRA MAR
290644	OUTDOOR WORLD	Owner's Name & Address not shown at their request	SHED	31	Location ASL 375 Lot 77	DREW STREET	MIRA MAR
290652	NEWMAN'S CONCRETE	B M & F M CAMERON	RETAINING WALL	33	Location SL 375 Lot 71	DREW STREET	MIRA MAR
290715	L WEBB	J E TURNBULL	DEMOLITION OF DWELLING	1	Location 45 Lot 3	MCLEOD STREET	MIRA MAR
290708	RA POMERY & CO	R TURPIN	DEMOLITION OF DWELLING	133	Location SL145 Lot 32	HARE STREET	MT CLARENCE
290278	A LITTLE	Owner's Name & Address not shown at their request	DWELLING & DECK	15	Location SL115 Lot 18	MELROSE STREET	MT MELVILLE
290451	I M ATTWELL	Owner's Name & Address not shown at their request	RETAINING WALL	168	Location ASL 36 Lot 29	SERPENTINE ROAD	MT MELVILLE
290608	G WHITTAKER	G F & J L WHITTAKER	DECK, BEDROOM & ENSUITE	201	Location ASL 126 Lot 5	SERPENTINE ROAD	MT MELVILLE
290609	PW NORMAN	V L DUNCAN	PATIO DECK OVER NEW CARPORT	2	Location ASL 52 Lot 19	RANFORD STREET	MT MELVILLE
290454	ROBINSON R.W.E. & SONS P/L	Owner's Name & Address not shown at their request	INTERNAL ALTERATIONS	LOT 1443	Location RES34218	PRINCESS ROYAL DRIVE	PORT ALBANY
290413	K & T CASTLEHOW BUILDERS	K L STONHAM	GROUP DWELLING X 1 RETAINING WALL NEW CARPORT AND FRONT FENC	75	Location 42 Lot 37	HILLMAN STREET	SPENCER PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290443	J COOLE	J S COOLE	DWELLING ADDITIONS AND ALTERATIONS	22	Location 42 Lot 59	ANGOVE ROAD	SPENCER PARK
290452	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	32	Location 42 Lot 46	NORTH ROAD	SPENCER PARK
290583	RD DOUGLAS	J A A THOMPSON	DWELLING CARPORT & DECK	114	Location 42 Lot 4	HILLMAN STREET	SPENCER PARK
290607	A P & A MEAD	A P & A MEAD	PATIO	40	Location PL42 Lot 58	GEAKE STREET	SPENCER PARK
290615	S PIETROPAOLO	Owner's Name & Address not shown at their request	SWIMMING POOL	8	Location PL42 Lot 378	LARKINS GROVE	SPENCER PARK
290618	P L & R J JOHNSON	P L & R J JOHNSON	GARAGE EXTENSION	8	Location PL42 Lot	NIND STREET	SPENCER PARK
290638	NEWMAN'S CONCRETE	Owner's Name & Address not shown at their request	RETAINING WALL	6	Location 42 Lot 379	LARKINS GROVE	SPENCER PARK
290653	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	13-19	Location PL42 Lot 26	HARDIE ROAD	SPENCER PARK
290659	PETER WHYATT	SHORESIDE HOLDINGS PTY LTD	RETAINING WALL	48	Location 42 Lot 16	DAVID STREET	SPENCER PARK
280434	NOT APPLICABLE	S M SWAIN	UNAPPROVED GROUPED DWELLING X 1	270	Location 621 Lot 1	RUTHERFORD ROAD	TORBAY
290530	MD PHILIP	Owner's Name & Address not shown at their request	DWELLING ADDITION & SWIM POOL	65	Location 441 Lot 65	PINASTER ROAD	WILLYUNG
290590	IRONMONGER BUILDING COMPANY	Owner's Name & Address not shown at their request	DWELLING		Location 439 Lot 229	RIVERWOOD ROAD	WILLYUNG
290465	MR G A HALL	G A HALL	PATIO	22	Location 243 Lot 753	GRANDIS WAY	YAKAMIA
290597	M & A STEEL FABRICATION	THE BAPTIST UNION OF WA	SCHOOL COVERED AREA ROOF	20	Location RES 44636 Lot 381	BETHEL WAY	YAKAMIA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
290613	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING AND GARAGE	12	Location 243 Lot 630	AGONIS GARDENS	YAKAMIA
290632	KOSTERS STEEL CONSTRUCTION PTY LTD	T P WHITE	SHED	4	Location 243 Lot 626	AGONIS GARDENS	YAKAMIA
290635	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	15	Location PL474 Lot 203	ERINDALE COURT	YAKAMIA
290641	KOSTERS STEEL CONSTRUCTION PTY LTD	B B BIGGS	PATIO	6	Location 243 Lot 745	GRANDIS WAY	YAKAMIA
290647	C BRINHAM	S R & L M BROWN	RETAINING WALL	23	Location 243 Lot 673	CALLISTEMON VIEW	YAKAMIA
290656	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING AND GARAGE	8	Location 243 Lot 628	AGONIS GARDENS	YAKAMIA
290658	E B JAMES	Owner's Name & Address not shown at their request	RE-FITOUT OF EXISTING BATHROOM	17	Location PL474 Lot 82	BOHEMIA ROAD	YAKAMIA
290670	PULS PATIOS	Owner's Name & Address not shown at their request	PATIO	35	Location AT474 Lot 55	KAMPONG ROAD	YAKAMIA
290679	OUTDOOR WORLD	Owner's Name & Address not shown at their request	SHED	4	Location 356 Lot 517	JULIA LANE	YAKAMIA

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – July 2009
Date : 03 August 2009

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of July 2009.
2. Within the period there was a total of thirty four (34) decisions made on active Planning Scheme Consents ;
 - Twenty eight (28) Planning Scheme Consents approved under delegated authority;
 - One (1) Planning Scheme Consents were approved;
 - One (1) Planning Scheme Consent was refused.
 - Four (4) Planning Scheme Consents were cancelled.



Gayle Sargeant
Administration Officer (Planning)

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for July 2009

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
295137	22/05/2009	P Berente	Vancouver St	Albany	Single House (Additions) - Design Code Relaxations	Approved	8/07/2009	Tom Wenbourne
295167	22/06/2009	J Albany	Duke St	Albany		Cancelled	16/07/2009	
295185	8/07/2009	Powerhouse	Kurranup Rd	Bayonet Head	Single House (Additions) design code relaxation overlooking setback relaxations	Delegate Approved	20/07/2009	Jessica Anderson
295135	21/05/2009	Rainbow Coast Neighbourhood Centre	Sanford Rd	Centennial Park	Educational Establishment	Delegate Approved	6/07/2009	Taylor Gunn
295173	29/06/2009	I Gordon	Alexander St	Centennial Park	Single House - Additions (Patio/Carport in front setback relaxation)	Delegate Approved	31/07/2009	Jessica Anderson
295180	3/07/2009	Turps Steel Fabrications	Albert St	Centennial Park	Light Industry (Cabinet Making) Truck Cover	Delegate Approved	16/07/2009	Jessica Anderson
295142	3/06/2009	Concept Building	Birss St	Emu Point	Caravan Park (Extensions - Park Homes)	Delegate Approved	28/07/2009	Jessica Anderson
295148	8/06/2009	L Fraser	Klem Rd	Goode Beach	Tank)	Delegate Approved	1/07/2009	Tom Wenbourne
295169	23/06/2009	B Goldsmith	Perouse Crt	Goode Beach		Cancelled	16/07/2009	
295128	19/05/2009	T De Rossi	Nanarup Rd	Kaigan	Educational Establishment - School Boarding House	Delegate Approved	7/07/2009	Tom Wenbourne
295150	11/06/2009	TPG Town Planning	Henty Rd	Kaigan	Single House (Outbuilding) Oversize	Refused	21/07/2009	Ian Humphrey
295165	18/06/2009	Albany Industrial Services	Chester Pass Rd	King River	Rural Industry (processing olives to olive oil)	Delegate Approved	14/07/2009	Tom Wenbourne

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
295163	16/06/2009	P Jongen	Shelley Beach Rd	Kronkup	Educational Establishment (Additions)	Delegate Approved	1/07/2009	Jessica Anderson
295154	12/06/2009	Hobbs Smith & Holmes	Frenchman Bay Rd	Little Grove	Shop (Addition- Store Room)	Delegate Approved	16/07/2009	Jessica Anderson
295162	16/06/2009	P Jongen	Drummond St	Lockyer	Education Establishment (Additions)	Delegate Approved	14/07/2009	Jessica Anderson
295188	13/07/2009	WA Country Builders	Lower King Rd	Lower King	Single Dwelling	Delegate Approved	27/07/2009	Taylor Gunn
295174	29/06/2009	R Marshall	Laithwood Circuit	Marbelup	Development - earthworks in excess of 600mm	Delegate Approved	28/07/2009	Taylor Gunn
295144	4/06/2009	John Kinnear	Morley Pl	Middleton Beach	Holiday Accommodation	Delegate Approved	13/07/2009	Jessica Anderson
295161	16/06/2009	J Kostos	Drew St	Mira Mar	Development - earthworks in excess of 600mm (retaining wall on boundary)	Delegate Approved	23/07/2009	Jessica Anderson
295181	3/07/2009	K Field	Seymour St	Mira Mar	Holiday Accommodation	Cancelled	13/07/2009	Jessica Anderson
295166	22/06/2009	Harley Survey Group	Campbell Road	Mira Mar	Change of Use (Dental Consulting Rooms)	Delegate Approved	16/07/2009	Jessica Anderson
295127	19/05/2009	D Monterosso	Crossman St	Mt Melville	Home Occupation (Kitchen/Catering)	Delegate Approved	2/07/2009	Jessica Anderson
295190	16/07/2009	MTMJ Pty Ltd	Crossman St	Mt Melville	Development - earthworks in excess of 600mm (overheight retaining wall on boundary)	Delegate Approved	30/07/2009	Taylor Gunn
285354	13/11/2008	Concept Building	Serpentine Rd	Mt Melville	Cut and fill greater than 600mm (overheight retaining wall on north eastern boundary)	Delegate Approved	2/07/2009	Tom Wenbourne
275353	19/10/2007	WA Country Builders	McKail St	Orana	Grouped Dwelling (x3)	Cancelled	3/07/2009	Ian Humphrey
295198	20/07/2009	M Italiano	Princess Royal Dr	Port Albany	Light Industry (Gas Cylinder Storage Shed)	Delegate Approved	31/07/2009	Jessica Anderson
295204	28/07/2009	J Thompson	Redmond-Hay River	Redmond	Single House	Delegate Approved	30/07/2009	Jessica Anderson
295149	9/06/2009	J Thompson	Hillman Rd	Spencer Park	Single house - design code relaxation - side setback relaxations - overlooking	Delegate Approved	17/07/2009	Jessica Anderson

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
295171	24/06/2009	WA Country Builders	David St	Spencer Park	Grouped Dwelling (x 2) (New dwelling to be located to rear of existing dwelling)	Delegate Approved	3/07/2009	Jessica Anderson
295172	26/06/2009	J Coole	Angove Rd	Spencer Park	Single House (Additions) design code relaxation side setback relaxations overlooking	Delegate Approved	23/07/2009	Tom Wenbourne
295076	26/03/2009	K Graham	Lower Denmark Rd	Torbay	Private Recreation (Fun Park) / Country Kitchen	Delegate Approved	14/07/2009	Jessica Anderson
295196	17/07/2009	Ryde Building	Randell Cres	Warrenup	Single house -	Delegate Approved	28/07/2009	Taylor Gunn
295176	29/06/2009	Powerhouse	Beaufort Rd	Yakamia	Educational Establishment (Additions)	Delegate Approved	23/07/2009	Jessica Anderson
295177	29/06/2009	J Koster	Butts Road	Yakamia	Single House - design code relaxation overlooking & setback relaxation	Delegate Approved	30/07/2009	Craig McMurtrie

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer – Ranger
Subject : Ranger Activity – July 2008 to December 2008 plus 2009 to date
Date : 3 rd August 2009

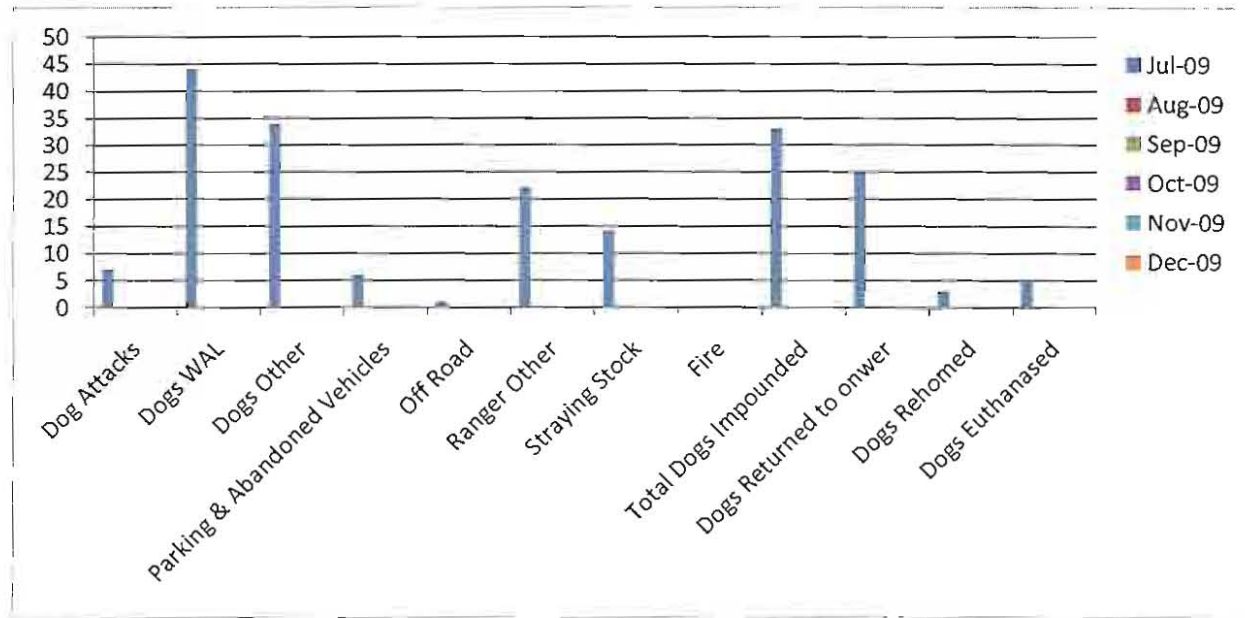
1. The attached graphs shows the Customer Service Requests and Infringements issued during the months of July 2008 to December 2008. A separate graph shows Customer Service Requests and Infringements issued to date for 2009
2. Within the month of July 2009 a total of 124 jobs were attended to and a total of 33 dogs impounded, with 25 of them returned to their owners and 3 being rehomed.
3. Also within the month of July there were a total of 15 infringements issued.



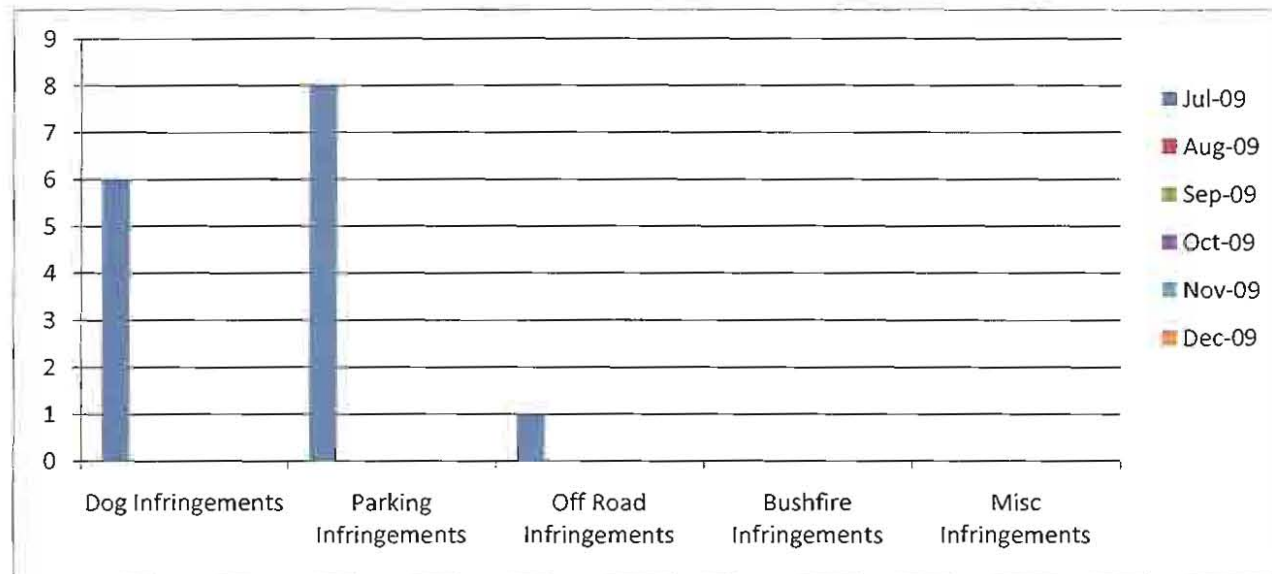
Deborah Waiker
Administration Officer - Rangers

Customer Service Requests 2009

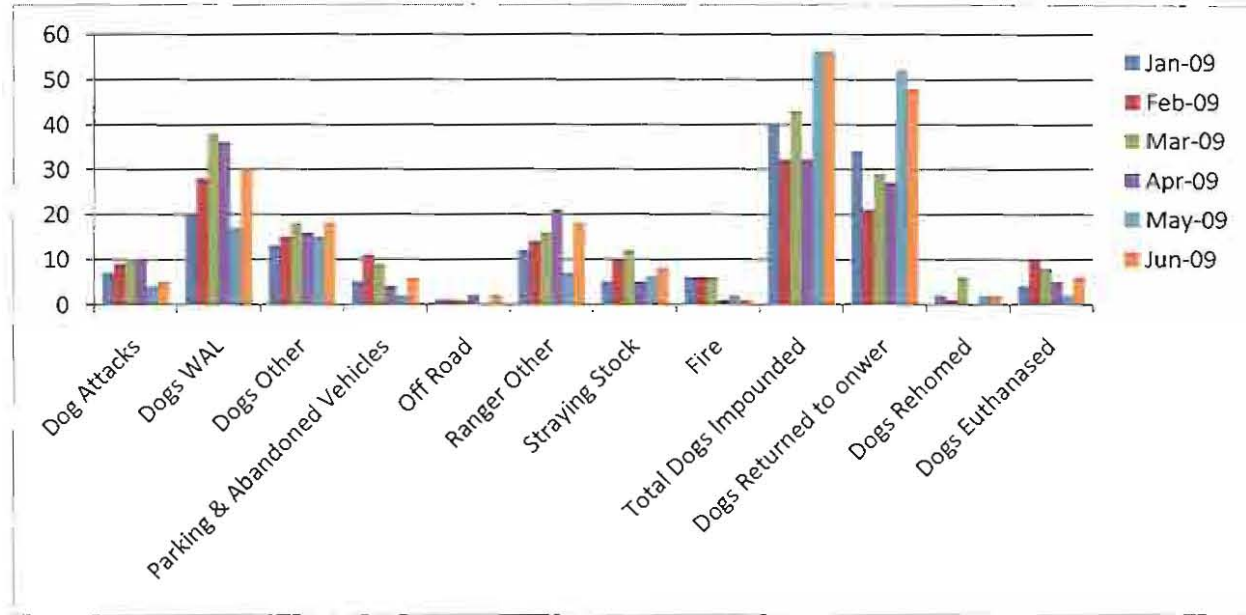
[Bulletin Item 3.1]



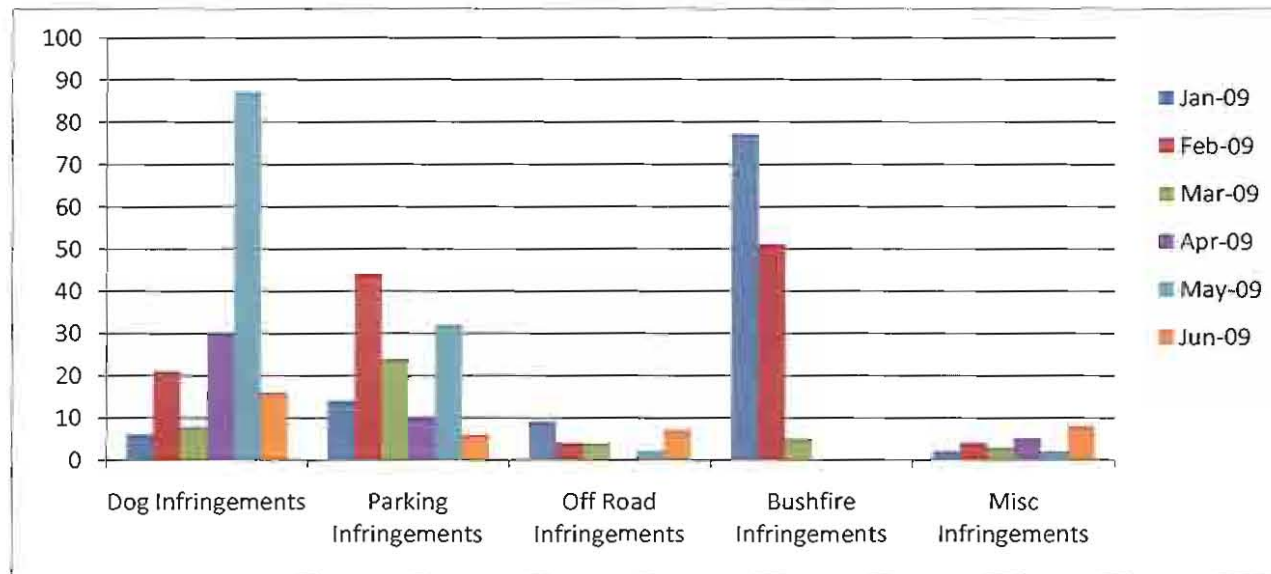
Enforcements 2009



Customer Service Requests 2009

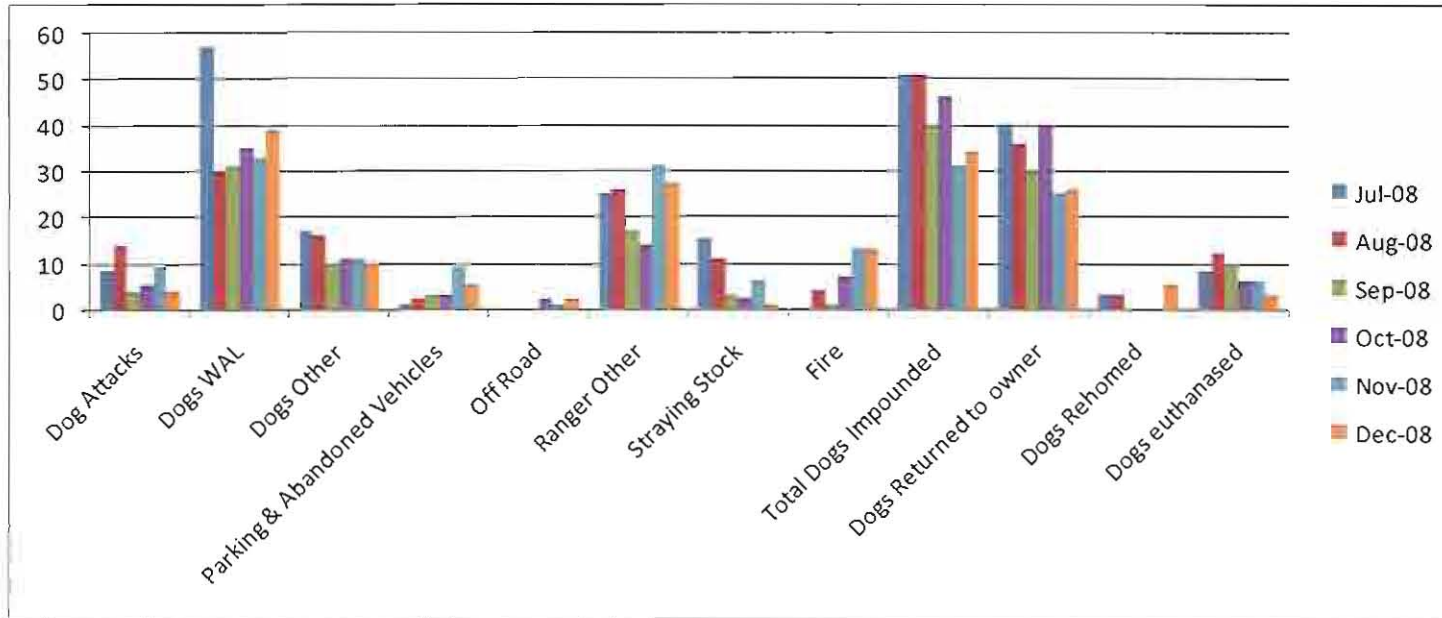


Enforcements 2009

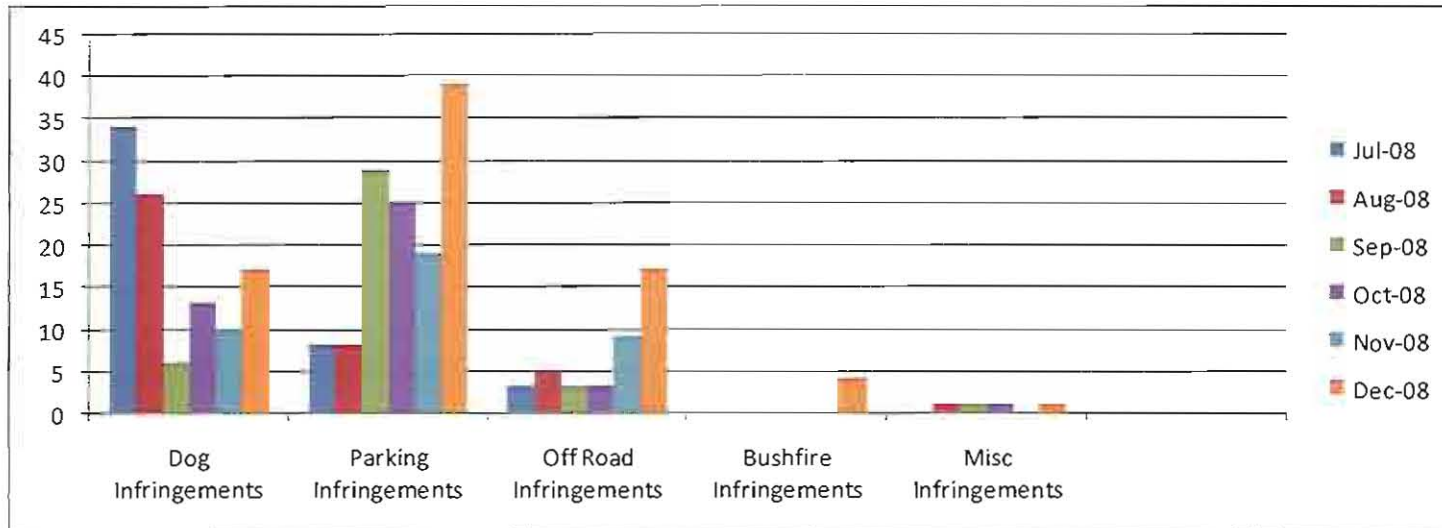


Customer Service Requests 2008

[Bulletin Item 3.1]



Enforcements 2008



**GENERAL MANAGEMENT
SERVICES**
General Report Items



Attorney General; Minister for Corrective Services

Our Ref: 35-04681



Doc No: City of Albany Records
ICR8085786
File: REL122

Date: 30 JUL 2009
Officer: MAYOR1

Attach:

Mr Milton Evans JP
Mayor of Albany
PO Box 484
ALBANY WA 6331

Miller

Dear ~~Mayor~~ Evans

Thank you for your letter dated 2 July 2009 regarding the Regional Cabinet Meeting held in Albany.

I wish to express my sincere appreciation to you, your Councillors and staff from the City of Albany, for the hospitality you provided during our stay.

It was a pleasure meeting you, your colleagues, and members of the Albany and wider Great Southern Community. Thank you for a very informative experience.

Yours sincerely

C. Christian Porter MLA
ATTORNEY GENERAL; MINISTER FOR CORRECTIVE SERVICES

27 JUL 2009





Doc No: City of Albany Records
File: ICR8085935
REL122

Premier of Western Australia

Date: 03 AUG 2009
Officer: MAYOR1

Attach:

Our ref: 24072009

Mayor Milton Evans JP
City of Albany
PO Box 484
ALBANY WA 6331

Milton
Your Worship

Regional Cabinet 29 - 30 June 2009

On behalf of the Liberal National Government thank you for the City of Albany's hospitality during the recent Regional Cabinet visit 29th - 30th June 2009.

Albany was selected for this Government's first Regional Cabinet meeting as it was the first place of British settlement in Western Australia. It has a long indigenous history, with the culture and traditions of the original inhabitants respected and preserved for future generations.

Regional Cabinets are an excellent opportunity for local people to meet Ministers and raise concerns both formally and informally. I appreciated our discussions on key issues in the City of Albany. They will continue to inform this Government's decision making.

Thank you for your hospitality, and I look forward to working together with you in the future.

Yours sincerely



Colin Barnett MLA
PREMIER

29 JUL 2009

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www.premier.wa.gov.au