



ELECTED MEMBERS' REPORT/INFORMATION BULLETIN

**ORDINARY
COUNCIL MEETING**

Tuesday 18th March 2008

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
18th March 2008

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Development Application - Holiday Accommodation x 3 & Caretakers Dwelling - Lot 31 (No. 29) Barry Court, Collingwood Park
[Agenda Item 11.1.1 refers] [Pages 7-11] 5
- 1.1.2 Development Application - Shop - Alterations/Additions (Stage 1) - 112-140 Stirling Terrace, Albany
[Agenda Item 11.1.2 refers] [Pages 12-17] 7
- 1.1.3 Scheme Amendment Request - Lot 34 (No.s 241-247) Ulster Road
[Agenda Item 11.3.1 refers] [Pages 18-28] 10
- 1.1.4 Scheme Amendment Request - Lots 6, 7, 9, 10 & 11 McBride Road, Goode Beach
[Agenda Item 11.3.2 refers] [Pages 29-36] 8
- 1.1.5 Scheme Amendment Request - Lots 200 South Coast Highway, Wellstead
[Agenda Item 11.3.3 refers] [Pages 37-55] 19
- 1.1.6 Initiate Town Planning Scheme Amendment No. 277 - Initiate Scheme Amendment 277 - Lots 1-10, 12, 13, 66, 300, 507, 526, 1918 Lancaster Road and Lot 123 Link Road, McKail
[Agenda Item 11.3.5 refers] [Pages 56-70] 15
- 1.1.7 Initiate Scheme Amendment - Rezoning of Lot 107 Francis Street and Lot 120 Hadley Road Lower King from "Rural" to "Residential" Zone
[Agenda Item 11.3.6 refers] [Pages 71-87] 17
- 1.1.8 Initiate Scheme Amendment - Lots 2, 3, 4 and 5 Shelley Beach Road, Kronkup
[Agenda Item 11.3.7 refers] [Pages 88-117] 30
- 1.1.9 Closure Of Un-constructed Pedestrian Access Way - Lot 157 Larkins Grove, Spencer Park
[Agenda Item 11.4.1 refers] [Pages 118-124] 7
- 1.1.10 Planning and Environment Strategy and Policy Committee Meeting Minutes – 26th Feb 08
[Agenda Item 11.6.1 refers] [Pages 125-128] 4 pages

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment
[Agenda Item 12.1.1 refers] [Pages 130-146] 17 pages
- 1.2.2 Council Business Plan – Vancouver Arts Centre
[Agenda Item 12.2.1 refers] [Pages 147-155] 9 pages
- 1.2.3 Albany Senior Advisory Committee meeting minutes – 21st Feb 08
[Agenda Item 12.8.1 refers] [Pages 156-159] 4 pages
- 1.2.4 Finance Strategy Advisory Committee meeting minutes – 27th Feb 08
[Agenda Item 12.8.3 refers] [Pages 160-164] 5 pages
- 1.2.5 Community and Economic Development Strategy and Policy Committee Meeting Minutes – 26th Feb 08
[Agenda Item 12.8.2 refers] [Pages 165-171] 6 pages

1.3 Works & Services

- 1.3.1 Streetscape Committee Meeting Minutes – 19 February 2008
[Agenda Item 13.8.1 refers] [Pages 172-175] 4 pages
- 1.3.2 Asset Management & City Services Strategy & Policy Committee
Minutes – 26 February 2008
[Agenda Item 13.8.2 refers] [Pages 176-180] 5 pages

1.4 General Management Services

- 1.4.1 Council Policy - Development Guidelines - Scheme 1A
[Agenda Item 14.4.2 refers] [Pages 182-188] 7 pages
- 1.4.2 Council Policy - Development Guidelines - Scheme 2
[Agenda Item 14.4.2 refers] [Pages 189-197] 9 pages
- 1.4.3 Delegations – Schedule 1, Town Planning Scheme 1A
[Agenda Item 14.4.2 refers] [Pages 198-201] 4 pages
- 1.4.4 Delegations – Schedule 2 – Town Planning Scheme 3
[Agenda Item 14.4.2 refers] [Pages 202-207] 6 pages
- 1.4.5 Corporate Strategy and Governance Strategy and Policy Committee
Meeting Minutes – 26th Feb 08
[Agenda Item 14.5.1 refers] [Pages 208-213] 6 pages
- 1.4.6 Annual Compliance Audit Return – 2007
[Agenda Item 14.4.4 refers] [Pages 214-246] 33 pages

2.0 MINUTES OF OTHER COMMITTEES OF COUNCIL

Nil

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

- 3.1.1 Building Activity Report – February 2008.
[Pages 248-259] 12 pages
- 3.1.2 Planning Scheme Consents – February 2008.
[Pages 260-262] 3 pages

3.2 Corporate & Community Services

Nil

3.3 Works & Services

Nil

3.4 General Management Services

3.4.1 Incoming correspondence to City of Albany

[Pages 264-266] 3 pages

3.4.2 Common Seal

NCSR084365 Lease Agreement Goode Beach Fire Station Lease
City of Albany and Department of Environment and Conservation
OCM 19/06/07 Item 11.5.1

NCSR084366 Legal Agreement Temporary Part Removal of Albany
Waterfront Footbridge.
City of Albany, Main Roads & Albany Port Authority
OCM 18/12/07 Item 14.4.1

NCSR084470 Remove Caveat Restricting Application to extinguish
easement on deposited plan 48567
Parties: City of Albany, P Connaughton, S O'Mahony, S & G
Westerfeld.
OCM 18/12/07 Item 14.4.1

NCSR084489 Lease Agreement PRO198 - Transer of Lease for Lot
9 Reserve 878, Cheyne Beach - Fisherman's Lease.
City of Albany and Andrew Gordon Cruikshank.
OCM 18/04/06 Item 12.2.3

NCSR084659 Lease Agreement PRO363 - New Lease - Albany
Aviation - Airport Terminal
City of Albany and Albany Aviation Pty Ltd.
OCM 18/12/2007 Item 13.4.2

NCSR084660 Amendment AMD252 - Moortown Rd /Bottlebrush Rd,
Gledhow
City of Albany
OCM 20/09/05 Item 11.3.9 & OCM 21/02/06 Item 11.3.9

3.4.3 Additional Reports

3.4.3.1 Albany Waterfront – Memorandum of Agreement 06 September
2005
[Agenda Item 16.1 refers] [Pages 267 - 280] 14 pages

3.4.3.2 Albany Waterfront – Memorandum of Agreement September 2007
[Agenda Item 16.1 refers] [Pages 281 - 294] 14 pages

4.0 STAFF MEMBERS

4.1 Disclosure to Engage in Private Works

Nil

4.2 New Appointments

STAFF MOVEMENTS (as advised by David Hughes)

Appointments	Resignations
Mr David Theodore- Curator Princess Royal Forts	Mr Les Hewer- Executive Director Works and Services
Ms Erica Toy- Records Officer	Mrs Olia Hewer- Admin Officer (Building)
	Mr Jason Wos- Parks Maintenance Worker
	Ms Nadene Proctor- Building Surveyor

Ian Humphrey

From: Tim Houweling [thouweling@cornerstonelegal.com.au]
Sent: Tuesday, 29 January 2008 10:30 PM
To: Ian Humphrey
Cc: Tim Houweling
Subject: application for development approval for 29 Barry Court.
Attachments: image001.jpg

Dear Sir,

Thank you for your letter inviting input. The opportunity to have such input is appreciated. I applaud Council Officers to ask the owners in the estate for their input on a development application.

I confirm that I act as sole director for Houweling Holdings Pty Ltd as trustee for the Houweling Family Trust the owner of Unit 9 Dillon Court and part owner of Unit 10 Dillon Court, Collingwood Park.

I am supportive of the proposed development at 29 Barry Court. I would respectfully ask that Council give consideration for rezoning all of the land within the precinct to overcome what seems to be an adhoc planning strategy where land immediately adjacent enjoys a different zoning.

The difficulties with the present restrictive zoning over part of Barry Court and Dillon close that is different from adjacent zoning is that there seems to be emerging more exceptions to the zoning then is the rule. We have purchased the units for the purpose of enjoying holidays in Albany from time to time and letting the unit, however, have no difficulties if there were permanent residents in the complex and consider that this would not detract from the holiday feeling of the location.

Clearly the owners of 29 Barry Court seek to overcome restrictive zoning by application for a caretakers dwelling, I ask that Council give consideration to rezoning the whole precinct so that the whole area enjoys homogenous zoning enabling permanent residents and three storey development.

Kind Regards,

Tim Houweling

cornerstone legal

1/300 Vahland Ave Willeton WA 6155
ph: +61 8 9259 5811
fx: +61 8 9259 5866

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Ian Humphrey

From: P & J Arnold [pjarnold@dodo.com.au]
Sent: Wednesday, 23 January 2008 11:40 AM
To: Ian Humphrey
Subject: Fw: Albany Development at Lot 31 Barry Court Albany WA

----- Original Message -----

From: P & J Arnold
To: admin@rgarchitects.com.au
Sent: Wednesday, January 23, 2008 11:38 AM
Subject: Albany Development at Lot 31 Barry Court Albany WA

Chief Executive Officer
Box 484
Albany
WA 61331

Attn. Ian Humphrey

Firstly, we want to comment on the calibre of designs planned for the development off Lot 31 Barry Court. It is to the credit of all concerned that these plans, in our opinion, have been collated to take full potential of it's location... offering a high standard of holiday accomodation without jeopardising the aesthetic look and feel of adjacent developments.

Secondly, we would like to advise Council that it is our intention to "fill" the landing adjoining Lot 31, namely Lot 30 Barry Court, concurrently. This is to ensure that it is done in a manner that is not primarily a cost effective measure but enhances the overall function and appearance of the collective lots involved.

Thankyou for your time.

Yours sincerely

Janet and Peter Arnold

2 Conroy Place
Bull Creek
WA 6149
Mob: 0434 887332



City of Albany Records
 Postal Ac Doc No: ICR8048059
 File: A185917
 Date: 24 JAN 2008
 Officer: PLAN10

1275370

ADJOINING OWNER'S COMMENT PF Attach:
VARIATION TO THE DESIGN CC

PLEASE BE AWARE THAT YOU ARE UNDER NO OBLIGATION TO SIGN THIS PROFORMA

Where a development does not meet the Acceptable Development standards prescribed under the Residential Design Codes the applicant must demonstrate to Council that the performance criteria can be met. In considering whether to support a variation to the Codes Council wishes to seek the views of adjacent neighbours, which may be affected by the development. Please take the time to view the applicant's plans in detail prior to either objecting or supporting the variation, and should you wish to provide additional comments please attach them to this form. Should you wish to discuss the variation with Council prior to signing the form please contact Council's Planning Department on 9841 9383.

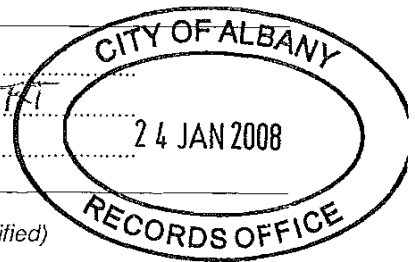
It should be advised that in determining the application for a variation under the Residential Design Codes your comments will be taken into account, however Council is not obliged to support your views. If requested by the applicant Council is required to forward a summary of your comments to them, and should they wish to respond they must do so in writing within seven (7) days.

ADJOINING PROPERTY OWNER DETAILS

Name: SM + PW ARNOLD
 Lot No: 32 Street No: 31 Street Name: BARRY COURT
 Suburb: COUNA WOOD PARK Post Code: 6330
 Residential Address (if different to above property address): 2 CONROY PLACE, BULLCREEK

LOCATION OF PROPOSED DEVELOPMENT

Name: JP SVAG
 Lot No: 31 Street No: 29 Street Name: BARRY COURT
 Suburb: COUNA WOOD PARK Post Code: 6330



DETAILS OF VARIATION TO WHICH COUNCIL DISCRETION IS REQUIRED

Plan Attached (Please attach the proposed plan with signature and date signed specified)

The following to be completed by applicant and sited by the adjoining owner:

What variation is being sought (eg. side setback relaxation, overlooking)? SIDE SETBACK RELAXATION

What is the Acceptable Development standard, for the variation being sought? 2.5m

What setback/relaxation is being proposed? 1.685m for the main wall, and 1.2m for projections over carport

ADJOINING OWNER'S COMMENTS

I do not object

I object for the following reasons:

Great design! Will be a real addition to the streetscape. Appealing. Well thought out - the three storeys to the rear will max. use potential.

Signed: [Signature] Date: 16/01/08 Phone: 93136141 Well done!



City of Albany Records

Doc No: ICR8049814

File: A185917

Date: 15 FEB 2008

Officer: PLAN10

KG & BA CROSBY

"GLENORMAN"

916 TIE LINE ROAD

WOODANILLING WA 63 Attach:

Ph. 98228047

13th February, 2008.

Chief Executive Officer
City of Albany
P O Box 484
ALBANY WA 6331

Dear Sir

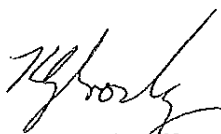
29 BARRY COURT, COLLINGWOOD PARK.

We are writing in response to your letter of 16th January, 2008 asking for community feedback on the third story component and the reduction in street setback alignment of 29 Barry Court.

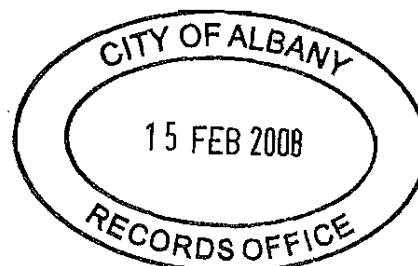
We do not have any problems with the proposed building plans for the above location, especially as the third story will be at the rear of the block and we feel that the street setback alignment of 3.5m is more than adequate.

If you require any further feedback please feel free to contact us again.

Yours truly,


K G CROSBY


B A CROSBY





Offices: 102 North Road
Postal Address: PO Box 484, ALBANY WA 6331
Phone: (08) 9841 9383
Fax: (08) 9841 4099
Email: planning@albany.wa.gov.au
Synergy Reference No: NFO6593

ADJOINING OWNER'S COMMENT PROFORMA VARIATION TO THE DESIGN CODES

PLEASE BE AWARE THAT YOU ARE UNDER NO OBLIGATION TO SIGN THIS PROFORMA

Where a development does not meet the Acceptable Development standards prescribed under the Residential Design Codes the applicant must demonstrate to Council that the performance criteria can be met. In considering whether to support a variation to the Codes Council wishes to seek the views of adjacent neighbours, which may be affected by the development. Please take the time to view the applicant's plans in detail prior to either objecting or supporting the variation, and should you wish to provide additional comments please attach them to this form. Should you wish to discuss the variation with Council prior to signing the form please contact Council's Planning Department on 9841 9383.

It should be advised that in determining the application for a variation under the Residential Design Codes your comments will be taken into account, however Council is not obliged to support your views. If requested by the applicant Council is required to forward a summary of your comments to them, and should they wish to respond they must do so in writing within seven (7) days.

ADJOINING PROPERTY OWNER DETAILS

Name: K + B CROSBY
Lot No: 30 Street No: 27 Street Name: BARRY COURT
Suburb: COLLINGWOOD PARK Post Code: 6330
Residential Address (if different to above property address): c/o POST OFFICE, WOODANILLING WA 6316

LOCATION OF PROPOSED DEVELOPMENT

Name: JP SVAG
Lot No: 31 Street No: 29 Street Name: BARRY COURT
Suburb: COLLINGWOOD PARK Post Code: 6330

DETAILS OF VARIATION TO WHICH COUNCIL DISCRETION IS REQUIRED

Plan Attached (Please attach the proposed plan with signature and date signed specified)

The following to be completed by applicant and sited by the adjoining owner:

What variation is being sought (eg. side setback relaxation, overlooking)? SIDE SETBACK RELAXATION
What is the Acceptable Development standard, for the variation being sought? 2.5m

What setback/relaxation is being proposed? 1.685m for the main wall, and 1.2m for the projections over carport.

ADJOINING OWNER'S COMMENTS

I do not object

I object for the following reasons:

We dont have any objections to sand fill going onto our block as we will be filling ours cheaply.

Signed: [Signature] Date: 13/12/07 Phone: 98228047

Signed: [Signature] Date: 13/12/07 Phone: 98228047

Your ref: A74057/PA22642/P275402
P14922/22030
Our ref: A Siew / (08) 9220 4118
Enquiries: adelyn.siew@hc.wa.gov.au



[Agenda Item 11.1.2 refers]
[Bulletin Item 1.1.2] 7 pages

Doc No: ICR8047915
File: A74057
Date: 22 JAN 2008
Officer: PLAN10



Attach:

January 18, 2008

Executive Director,
Development Services
City of Albany
Mercer Road
ALBANY 6330

Attention: Mr Ian Humphrey

Dear Ian

**STIRLING TERRACE PRECINCT, ALBANY
Alterations and Additions – Stage 1 Peels Place**

Thank you for your correspondence received on Monday, 17 December 2007 regarding the proposed alterations and additions at 112-140 Stirling Terrace, Albany.

We received the following drawings prepared by Roberts Gardiner Architects dated November 2007:

EX01	Existing Floor Plans	SK4	Stage 2 Lower Floor Plan
SK1	Stage 1 Lower Floor Plan	SK5	Stage 2 Upper Floor Plan
SK2	Stage 1 Upper Floor Plan	SK6	Stage 2 Elevations and Sections
SK3	Stage 1 Elevation and Section		

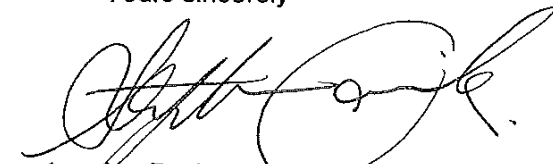
We note that the development referral is for Stage 1 only and Stage 2 drawings were provided for information only. A Conservation Officer, with Delegated Authority from the Heritage Council's Development Committee, has assessed the development referral in the context of the identified heritage significance of the place and the Conservation Plan. We confirm that we have no objections to the proposed works on Peels Place. We also support the demolition of the existing Snowballs Auctions building, which sits within the registered curtilage of the Stirling Terrace Precinct.

We would also like to encourage an expeditious progression of Stage 2 as this will address the streetscape issues related to the culturally significant Stirling Terrace Precinct.

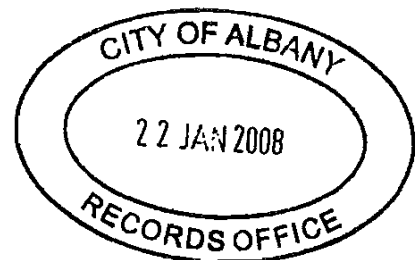
We would appreciate a copy of your Council's determination for our records.

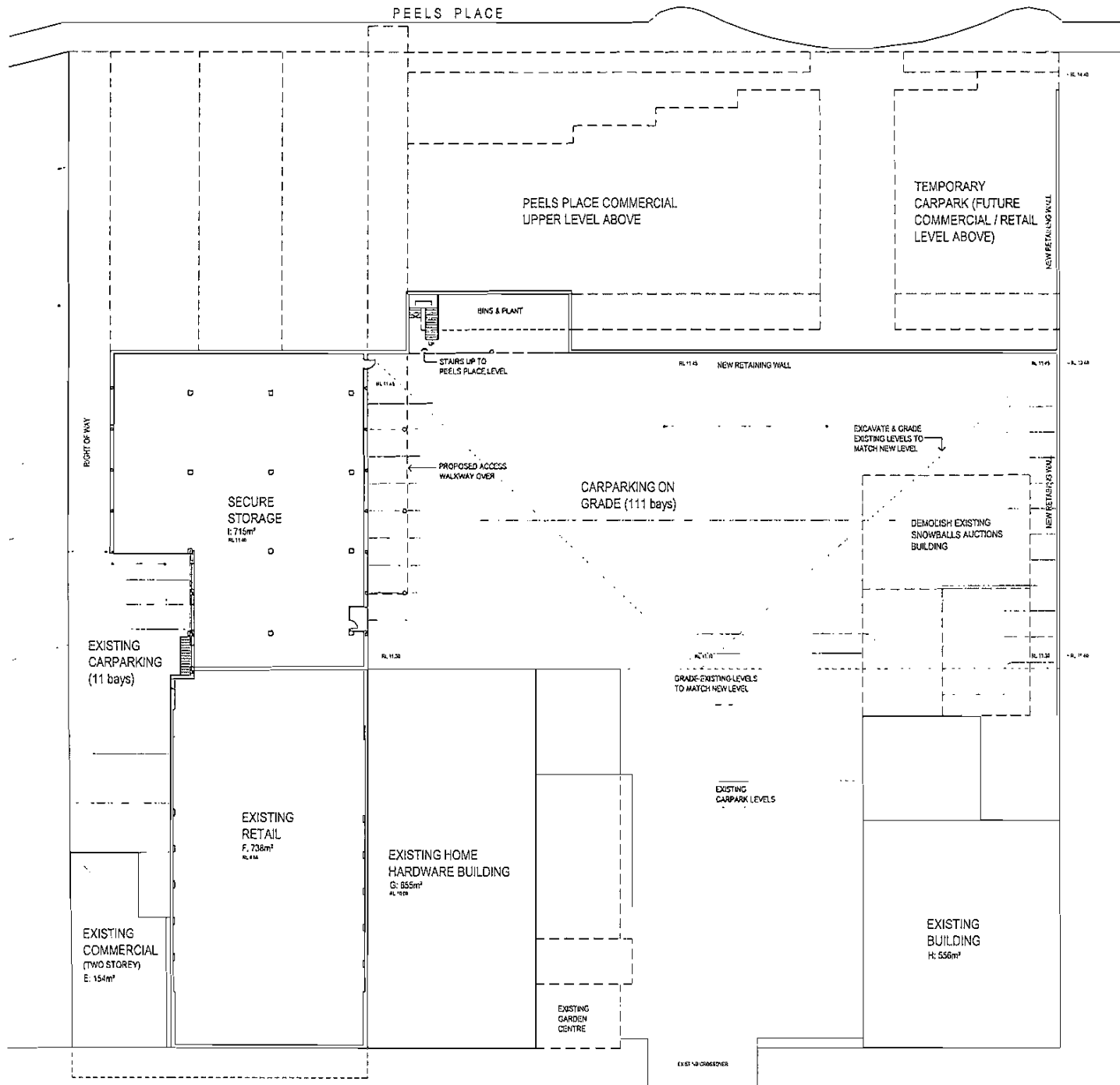
Should you have any queries regarding this advice please contact Dr Adelyn Siew at adelyn.siew@hc.wa.gov.au or on 9220 4118.

Yours sincerely


Ian Baxter
DIRECTOR

cc: Helen Burgess, Regional Heritage Adviser – Albany & Great Southern





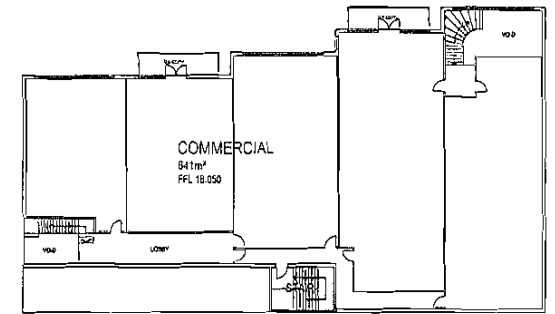
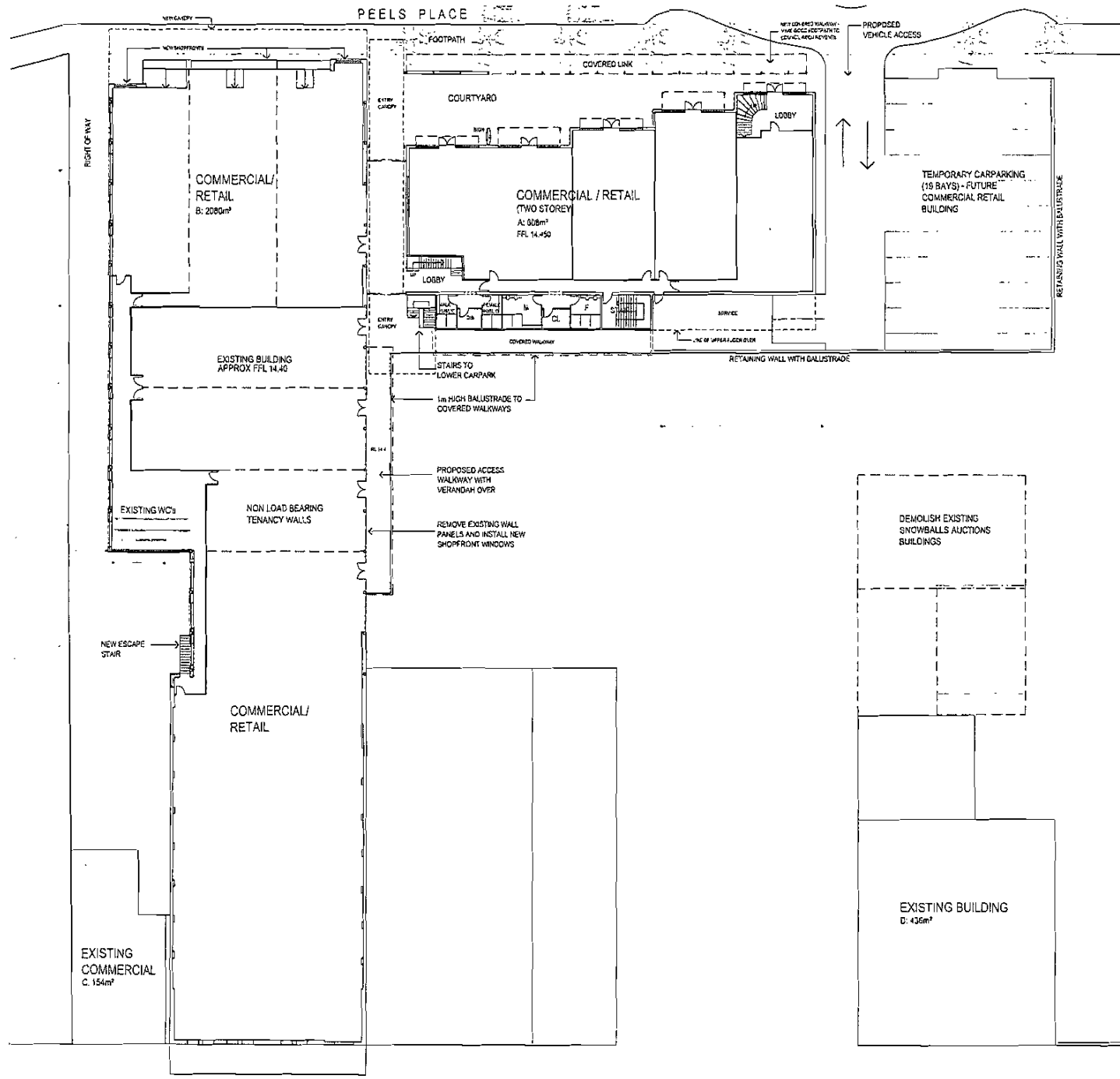
NOTIONAL PLANNING STUDY

AREA CALCULATIONS	
UPPER FLOOR: (NLA)	A: 1249m ² (TWO STOREY)
	B: 2080m ²
	C: 154m ²
	D: 436m ²
SUBTOTAL	3819m ²
LOWER FLOOR: (NLA)	E: 154m ²
	F: 738m ²
	G: 655m ²
	H: 556m ²
SUBTOTAL	2728m ²
	I: 715m ² (STORAGE)
TOTAL NET LETTABLE AREA	6082m ²
CARPARKING	
LOWER LEVEL	122 bays
UPPER LEVEL	19 bays
TOTAL	141 bays

STAGE 1

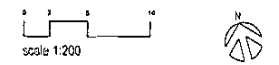


proposed commercial/
retail development
stirling terrace albaney
for primaking pl nov 07 sk 1
gardiner|architects



STAGE 1 - PEELS PLACE 2ND STOREY

STAGE 1

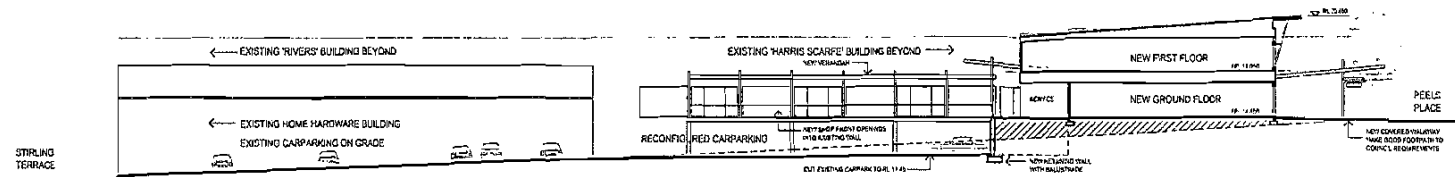


proposed commercial/
retail development
stirling terrace albany

for priming p1 nov. 07 sk 2
gardiner|architects

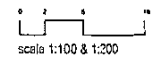


PEELS PLACE ELEVATION
SCALE 1:100



NORTH / SOUTH - CROSS SECTION
SCALE 1:200

STAGE 1

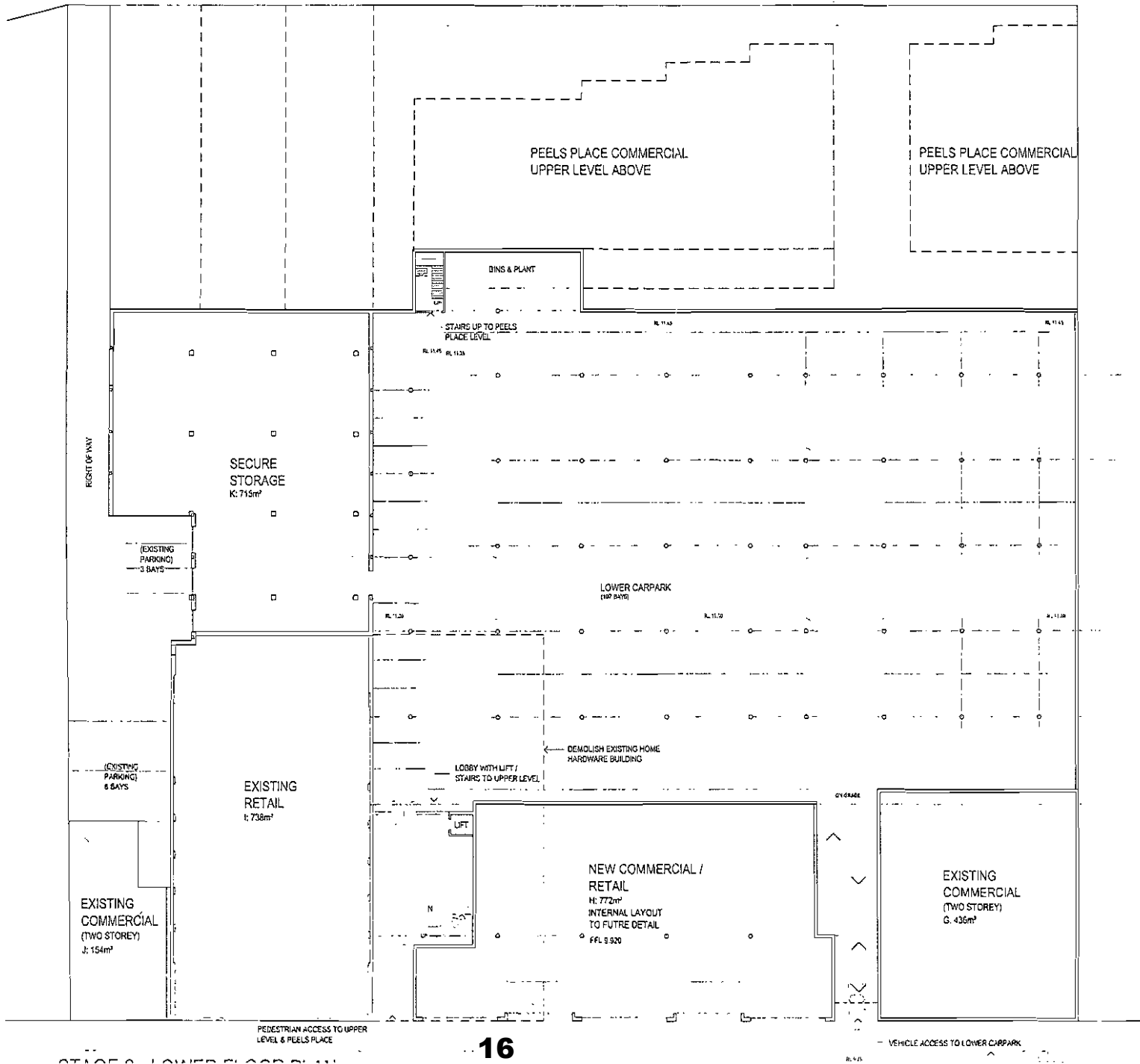


scale 1:100 & 1:200

proposed commercial/
retail development
stirling terrace albany

for premaking p1 nov 07 sk 3
gardiner|architects

NOTIONAL PLANNING STUDY



AREA CALCULATIONS

UPPER FLOOR:	A:	727m ² (TWO STOREY)
(NLA)	B:	1249m ² (TWO STOREY)
	C:	2080m ²
	D:	1456m ² (TWO STOREY)
	E:	436m ²
	F:	154m ²
TOTAL		6102m ²
LOWER FLOOR:	G:	436m ²
(NLA)	H:	772m ²
	I:	738m ²
	J:	154m ²
TOTAL		2100m ²
	K:	715m ² (STORAGE)

TOTAL NET LETTABLE AREA 8202m²

CAR PARKING REQUIREMENTS
NLA = 8202m²

@ 1 BAY PER 35m²
= 234 SPACES

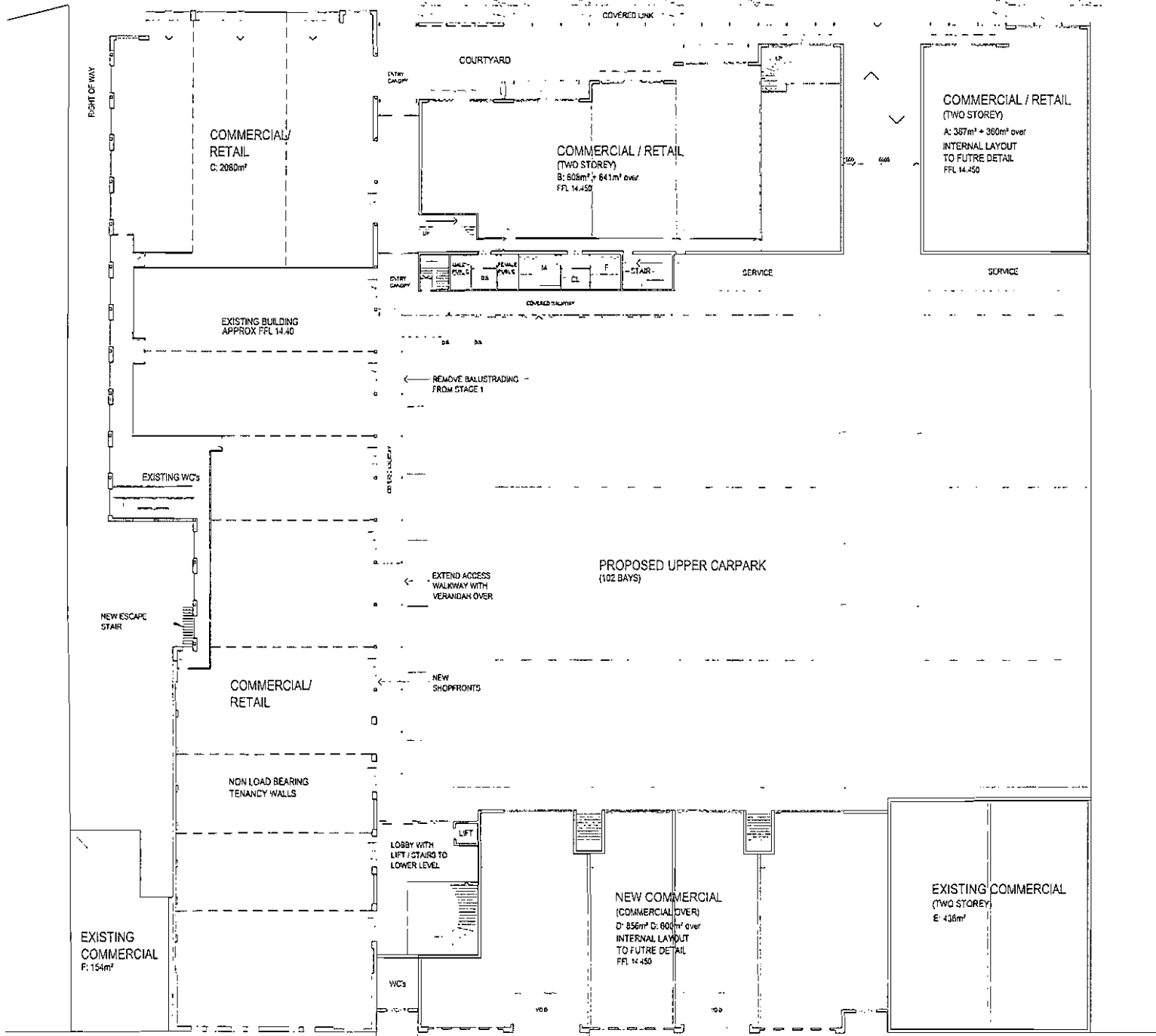
CAR BAYS PROVIDED	UPPER 102
	LOWER 118
	TOTAL 220

STAGE 2
preliminary information only

scale 1:200

proposed commercial/
retail development
stirling terrace albany

for p/m/eking p.l nov 07 sk 4
gardiner | architects



STAGE 2

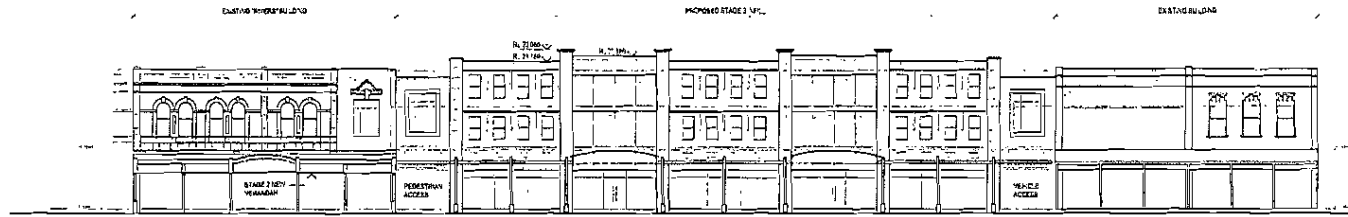
preliminary information only

scale 1:200

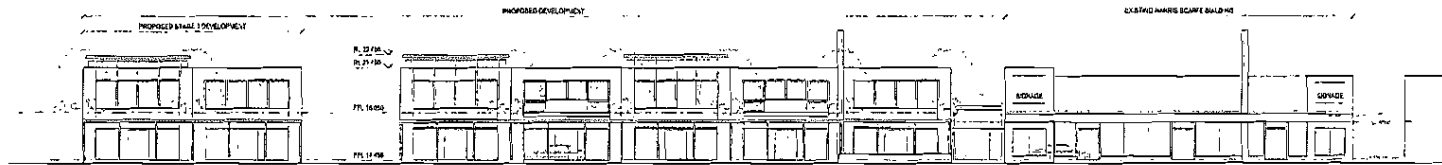


proposed commercial/
retail development
stirling terrace albany

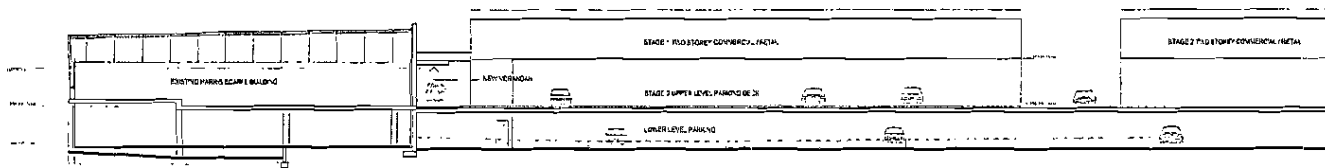
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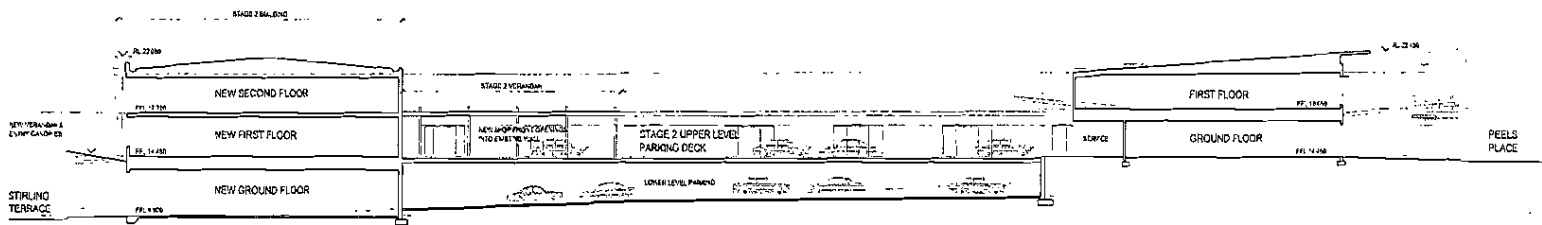
STIRLING TERRACE ELEVATION



PEEL PLACE ELEVATION



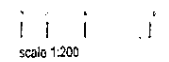
EAST / WEST - CROSS SECTION



NORTH / SOUTH - CROSS SECTION

STAGE 2 - NOTIONAL ELEVATIONS & SECTIONS

STAGE 2
preliminary information only



scale 1:200

proposed commercial/
retail development
stirling terrace albany

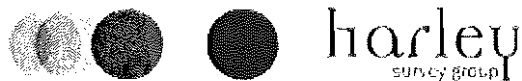
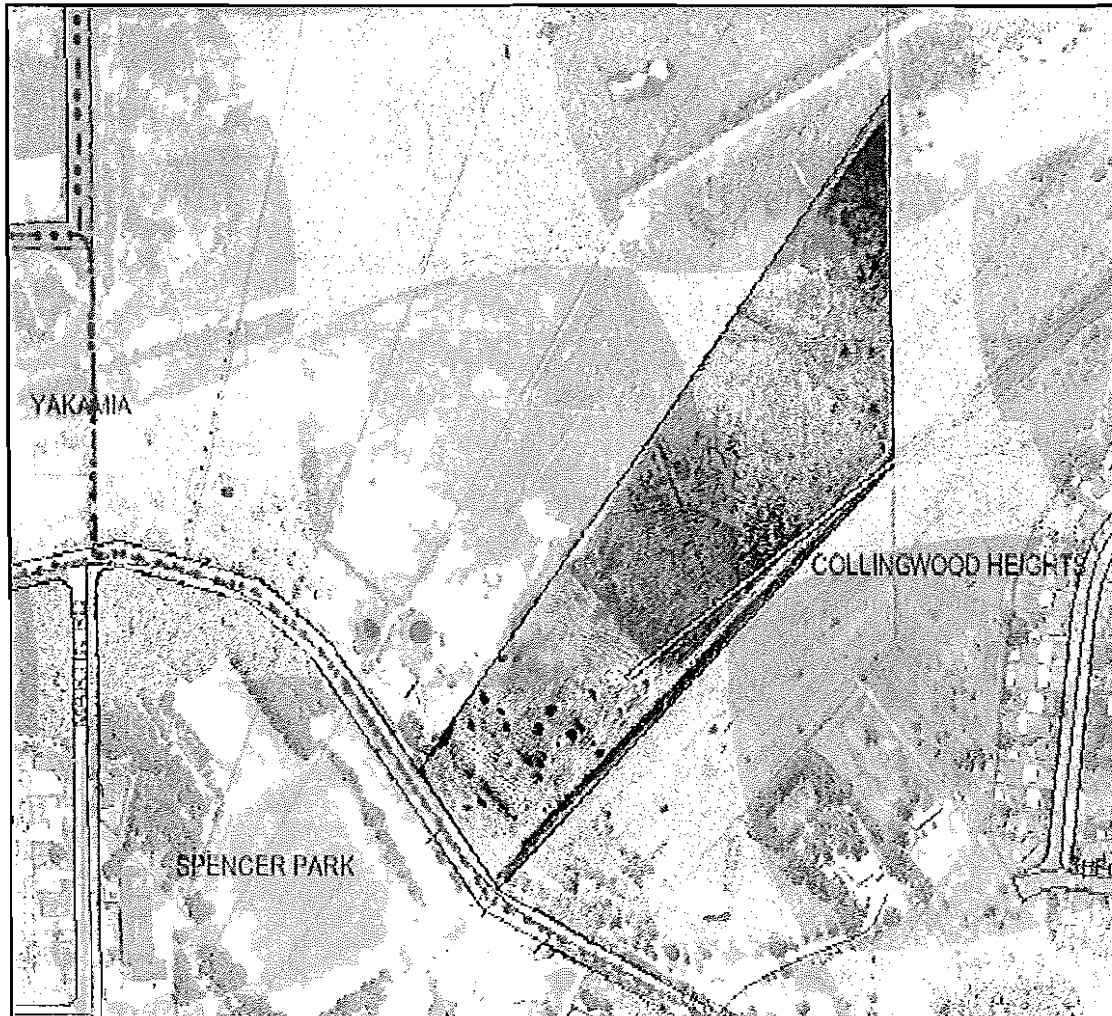
for pmeking p.l. nov 07 sk 6

gardiner | architects

CITY OF ALBANY

SCHEME AMENDMENT REQUEST

LOT 34 ULSTER ROAD, COLLINGWOOD HEIGHTS



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

Prepared January 2008

1.0 INTRODUCTION

The Scheme Amendment Request is in relation to Lot 34 Ulster Road, Collingwood Heights. It establishes the strategic suitability of rezoning this property, discussing issues that are required to be addressed in any future scheme amendment documentation.

The proposal consists of two aspects being:

- Including the 'Yakamia Creek' zone into the City of Albany Town Planning Scheme No.3, in a similar manner to that that exists in the City of Albany Town Planning Scheme No.1A;
- Rezoning Lot 34, currently zoned 'Rural', to the 'Yakamia Creek' and 'Rural' zones and 'Parks and Recreation' local reserve.

It is proposed to include the 'Yakamia Creek' zone (City of Albany Town Planning Scheme No.1A) within Scheme No.3. The purpose of the 'Yakamia Creek' zone is to allow for the subdivision of lots 3000m² and above. This utilises suitable land on lots fronting Ulster Road and backing onto Yakamia Creek. The remaining land is either ceded for a foreshore/drainage reserve, or kept within a rural land use.

The front portion of the subject land, outside of the Yakamia Creek flood plain, has proven capable of supporting unsewered residential development as shown on lots further west. The future subdivision of the subject land would allow the City of Albany to acquire a portion of the Yakamia Creek Regional Open Space. This is supported within the draft Albany Local Planning Strategy and the Lower Great Southern Strategy.

The proposal represents a logical consolidation of zoning between dual planning schemes, allowing subdivision applications fronting Ulster Road and backing onto Yakamia Creek to be assessed based on their merits.

2.0 LOCATION AND SITE DETAILS

2.1 Location

Lot 34 on Plan 3301 is located approximately 3 kilometres north east of the Albany CBD. The subject site is 8.5412 hectares in total area. However, the area concerning the rezoning relates to the more-capable front portion of the subject site outside of the Yakamia Creek flood plain. Refer to **Appendix A** for location details.

2.2 Title Details

The subject site is contained on Certificate of Title Volume 1372, Folio 577. The registered proprietor is Benjamin Charles Myers of Kebaringup via Gnowangerup. The Certificate of Title for Lot 34 is included in **Appendix B** of this report.

2.3 Topography

The subject site has a high point of approximately 9m AHD at the Ulster Road end of the subject land. This slopes down to below 5m AHD, where it levels out to form the Yakamia Creek flood plain. The proposal concerns the more capable, elevated front portion of the property. Refer to **Appendix C** for site details.

2.4 Access

Access to the subject site is provided by Ulster Road, with a gravel crossover.

2.5 Surrounding Land Uses

To the northwest, southeast and west of the subject land are similar 'Rural' zoned properties of which the front portions of the lots are excluded from the Yakamia Creek flood plain. These properties are either used as small market gardens or rural residential retreats. Directly opposite on Ulster Road is the 'Clubs and Institutions' zone (St Josephs Private School).

2.6 Description of the Site

The subject site is elevated toward Ulster Road, after which it slopes down to form a part of the Yakamia Creek flood plain. The subject site has been fully cleared of remnant vegetation.

2.7 Services

Reticulated water, power, and telecommunications are currently available to the subject site and can be utilised for development resulting from a successful amendment.

The subject site cannot be connected to deep sewer as it would be seen as economically unviable. The small number of lots able to be developed, coupled with the fact that many privately owned allotments would have to be crossed to connect this service make the connection of deep sewer impracticable.

2.8 Environmental/Remnant Vegetation

The subject site is fully cleared and contains few small trees and shrubs. The majority of the subject site is contained within the Yakamia Creek Flood Study. The Study generally prohibits development occurring within the flood plain, due to the 1 in 100 year flood risk. However, toward the front of the property, which is not included within the flood study area, the land is elevated and excluded from the predicted Yakamia Creek 1 in 100 year ARI level.

2.9 Land Capability

We believe that the subject land, based on a preliminary site assessment and surrounding/nearby land uses, is capable of supporting unsewered residential uses on the front portion of the site. This area is excluded from the Yakamia Creek flood plain and is elevated.

2.10 Character and Amenity

The rezoning of the subject land would be a similar continuation of development already allowed under the 'Yakamia Creek' zone in Town Planning Scheme No.1A to the west of the subject site. The subject site is currently not used for any particular purpose. Given the ideal location of the site close to amenities it is considered of 'highest and best' use for low density residential purposes. The use of the front portion of the subject site for the development of residential uses would enable sensible development outcomes based on land capability and environmental sensitivity.

3.0 PLANNING STRATEGIES

3.1 WAPC State Planning Policies

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

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

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

3.2 Lower Great Southern Strategy (2007)

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

The Lower Great Southern Strategy realises the importance of establishing Regional Open Space across the Lower Great Southern. It identifies Yakamia Creek as Regional Open Space and also recommends methods of acquiring Regional Open Spaces through Local Planning Schemes and Strategies.

Failing the introduction of a Regional Planning Scheme with compensatory powers, it recommends offering rezoning, subdivision and development incentives to acquire Regional Open Space.

3.3 Albany Regional Strategy (1994)

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

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

3.4 Draft Albany Local Planning Strategy (2007)

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

The current proposal is supported by the following key elements:

- *‘Restoration, and protection, of areas of high biodiversity with land, river and sea ecosystems;*
- *Innovative development complementing Albany’s unique character, natural environment and heritage; and*
- *Diverse and affordable cultural, recreational and sporting opportunities.’*



The subdivision of the subject site will enable innovative development that realises the constraints placed on current 'Rural' zoned properties adjoining Yakamia Creek. It will also provide suitable incentive to subdivide and cede Regional Open Space.

The establishment of the Yakamia Creek Regional Open Space will result in the protection of a community asset from inappropriate development and land use and enable community access to the Yakamia Creek as the entire Regional Open Space is developed.

3.5 City of Albany Housing Position Paper (2005)

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

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

The subject site falls within Precinct 5C, Collingwood Heights. Precinct 5C recommends *“Provide for densities up to R20 within sewered areas.”* However the precinct policy does note that the area is characterised by unsewered 'Residential R5'.

3.6 Draft Country Sewerage Policy (2003)

In areas that are not able to be connected to the deep sewerage system, the draft Country Sewerage Policy sets out the parameters under which on-site effluent disposal is to occur. The Policy establishes minimum lot sizes for unsewered lots and has regard for 'Public Drinking Water Source Areas'.

A minimum lot size of 3000m² applies to the subject land, in excess of the 2000m² required by the draft Country Sewerage Policy. As Lot 34 is not within a 'Public Drinking Water Source Area' effluent disposal systems are required to be set back from an open water body by at least 50m and from the ground water table by a minimum of 500mm.

4.0 SUBDIVISION CONCEPT PLAN

A Subdivision Concept Plan (SCP) has been included with this document to indicate the form of development that could eventuate should a rezoning of this land occur. Refer to **Appendix D** for SCP details.

4.1 'Yakamia Creek' Zone

As shown on the SCP, 3 lots fronting Ulster Road (Lots A, B and C) would be rezoned to the 'Yakamia Creek' zone. These lots have building envelopes with areas of 600m² and above. Housing on these lots would be developed above the 5m AHD contour, meaning that housing would be approximately 1.5m above the highest known flood level (1 in 100 year ARI).

These lots are to have lots sizes over 3000m² and effective frontages of 30m consistent with the development requirements of the 'Yakamia Creek' zone.

4.2 'Rural' Zone

Lot D is shown on the SCP as a large 'Rural' zoned lot that will have frontage to Ulster Road. This lot is to be in excess of 4ha. An appropriate building envelope has been provided for this lot, allowing it to be developed above the 5m AHD contour. The rural use of the land can continue under this zone should it be considered appropriate by future land owners.

4.3 'Parks and Recreation' Reserve

At the rear of the property, a large portion of the site (3ha) will be ceded to Public Open Space. This constitutes some 37 percent of the total site area and should be considered an adequate contribution to this regional reserve at the present time.

5.0 AMENDMENT PROPOSAL

The proposal is to include the 'Yakamia Creek' zone within the City of Albany Town Planning Scheme No.3 and to rezone the front portion of Lot 34 zoned 'Rural' to the 'Yakamia Creek' zone. The flood plain area would remain as 'Rural' zone or reclassified to 'Parks and Recreation' local reserve. It is intended to develop land fronting Ulster Road for large lot unsewered residential uses.

At this stage, this would result in future development of 3 large residential lots fronting Ulster Road, plus one additional rural-zoned house lot. The subject site is currently under-utilised as a rural property. Given the ideal location and level of servicing, the proposed rezoning of the front portion of the subject lot will enable higher efficiency residential lot production. The proposed amendment is suitable for the subject land, evidenced by the following facts:

- **Urban Consolidation**
The development of the subject land would enable large lot residential uses to be developed in a suitable location close to the Albany CBD, on land that is not currently being utilised for any particular purpose.
- **Zone Consolidation**
The area of land to the south of Yakamia Creek will in future form an isolated portion of land, wedged between the Yakamia Creek and Albany urban area. To the north of the Yakamia Creek is the Yakamia Structure Plan. This Plan will control the development of residential uses in the area.
- **Development of Capable Land**
The subject land is fully capable of supporting the proposed development, being located up to 4m AHD above the predicted 1:100 year ARI flood level. Furthermore, the soils are stable and capable of supporting on-site effluent disposal in a sustainable manner.
- **Acquisition of a Regionally Significant Reserve**
The proposed rezoning will enable the City of Albany to reserve land for the purposes of the Yakamia Creek Regional Reserve.
- **Provision of a Transitional Zone to Yakamia Creek Regional Open Space**
The proposed rezoning will create a transition between the current Albany urban area and the Yakamia Creek Regional Open Space. It will allow a buffer to this space and be in character with the existing development in the Scheme No.1A area and will be a consistent character for the duration of Ulster Road overlooking Yakamia Creek.

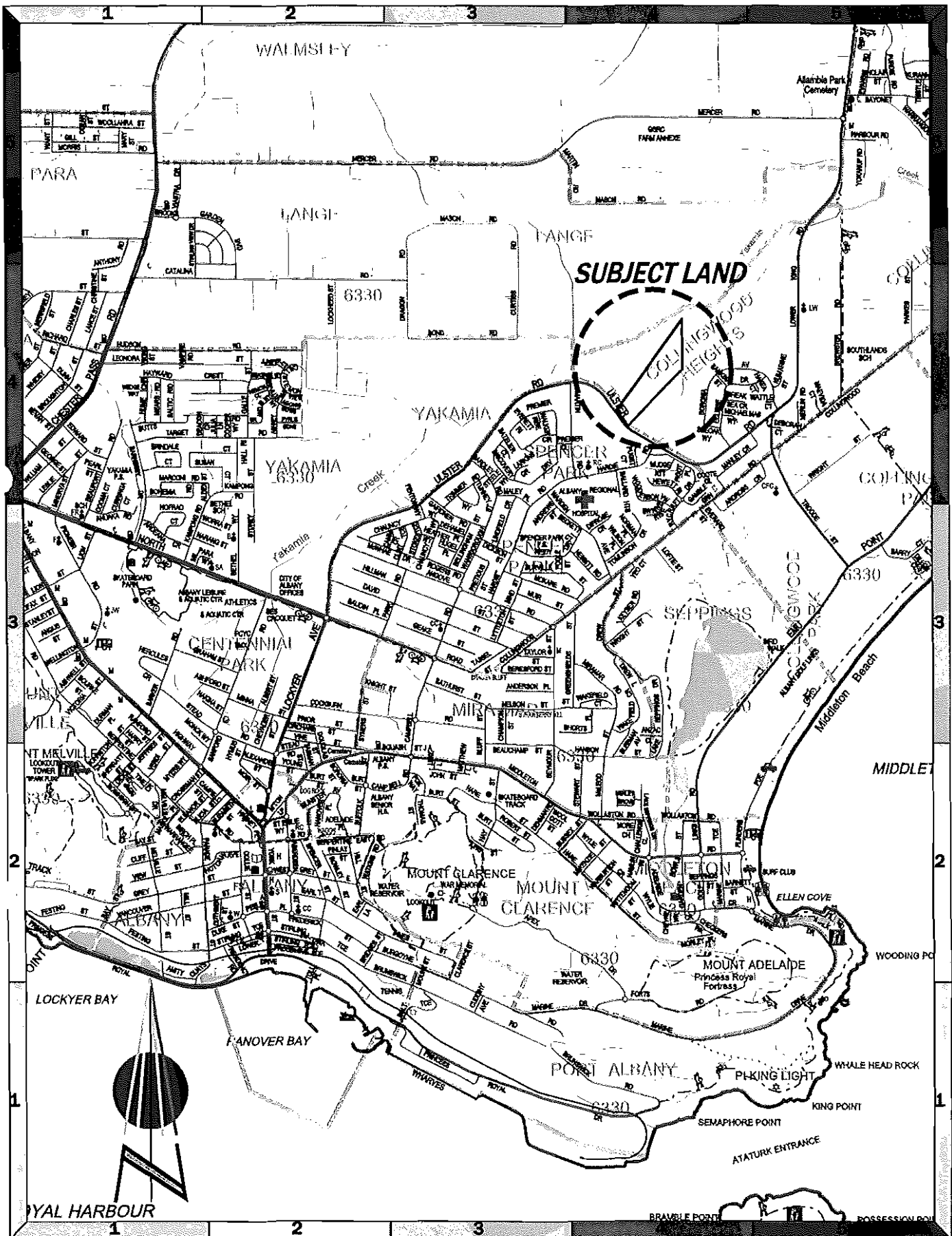
6.0 CONCLUSION

This report has demonstrated that the proposal to rezone a portion of Lot 34 Ulster Road, Collingwood Heights from 'Rural' to 'Yakamia Creek' and 'Parks and Recreation', will allow for the subdivision of suitable land utilising the location of existing services and enabling the establishment of a suitable Regional Open Space area surrounding Yakamia Creek.

The proposed amendment utilises land that is capable of supporting unsewered residential development and sets the precedent for similar properties affected by Scheme No.3 to rezone and subdivide the capable portions of their properties. The rezoning of the subject land simply forms a continuation of the principles of the 'Yakamia Creek' zone, currently found within Scheme No.1A. This zone allows owners to subdivide the capable front portion of their properties on the condition that they cede the adequate amount of Yakamia Creek Regional Open Space.

In conclusion, it is respectfully requested that Council support the preparation of a formal Amendment to City of Albany Town Planning Scheme No.3 to:

- Incorporate a 'Yakamia Creek' zone within the Scheme;
- Rezone a portion of Lot 34 from the 'Rural' zone to the 'Yakamia Creek' zone; and
- Reclassify a portion of Lot 34 from the 'Rural' zone to the 'Parks and Recreation' local reserve.



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Also at Bunbury & Busselton

Original drawing	29-11-07
rev	details
date	

survey	COMPILED	cad file	14180-04A.dgn
drawn	ABS 29-11-07	checked	SP 29-11-07
horiz datum	N/A	level datum	N/A
scale at A4	1:300000	all distances are in metres	

description	LOCATION PLAN	
	LOT 34 ULSTER ROAD	
client	COLLINGWOOD HEIGHTS	
	MYERS	
drawing no	14180-04A	

harley
survey group

PLYMOUTH HOUSE, ALBANY



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Also at Bunbury & Busselton

rev	details	date
A	Original drawing	23-11-07

survey	N/A	cad file	14180-03A.lcd
drawn	AC 23-11-07	checked	SP 23-11-07
horiz datum	ASSUMED	level datum	AHD
scale at A3 all distances are in metres			
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0 20 40 60 80 100			

description	SITE PLAN OVER LOT 34 ON PLAN 3301 ULSTER ROAD COLLINGWOOD HIGHTS	
	client	drawing no
	MYERS	14180-03A

harley
survey group

PYRMONT HOUSE, ALBANY

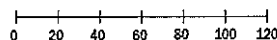


Subdivision Concept Plan

LOT 34 ON PLAN 3301
 ULSTER ROAD
 COLLINGWOOD HEIGHTS



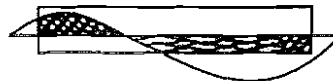
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CITY OF ALBANY

SCHEME AMENDMENT REQUEST

**LOTS 6, 7, 8, 9, 10 & 11 MCBRIDE ROAD,
GOODE BEACH**



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

NOVEMBER 2007

1.0 INTRODUCTION

The McBride Road precinct is shown on the attached plan. The precinct accommodates 12 lots of 2ha in area forming Special Rural Zone No. 5.

The lots are used for rural retreat purposes in a generally bushland setting.

In view of the servicing available to the land, the size and inefficient use of existing lots (when compared to that existing in the locality) coupled with the already fragmented nature of the local area; the proposal is to provide for the resubdivision of suitable lots.

Lots directly involved with this proposal are Lots 6, 7, 8, 9, 10 & 11 all located north (down slope of McBride Road).

2.0 BACKGROUND

Of the 12 lots in the existing Special Rural Zone, six are involved in the process and a further five, although not directly involved do not object to the proposal. As a result, of the 12 lots in the existing zone 11 owners either support or do not object to the proposal.

The landuse context is shown on the attached plan. The land abuts two Special Residential zones with lots of around 4000m² – 6500m², a Residential zone with 1000m² - 1500m² lots, two recreation reserves covering locally significant vegetation (provided as a component of the original development of the subject land), a tourist chalet resort site, a Special Rural zone and a portion of the Torndirrup National Park.

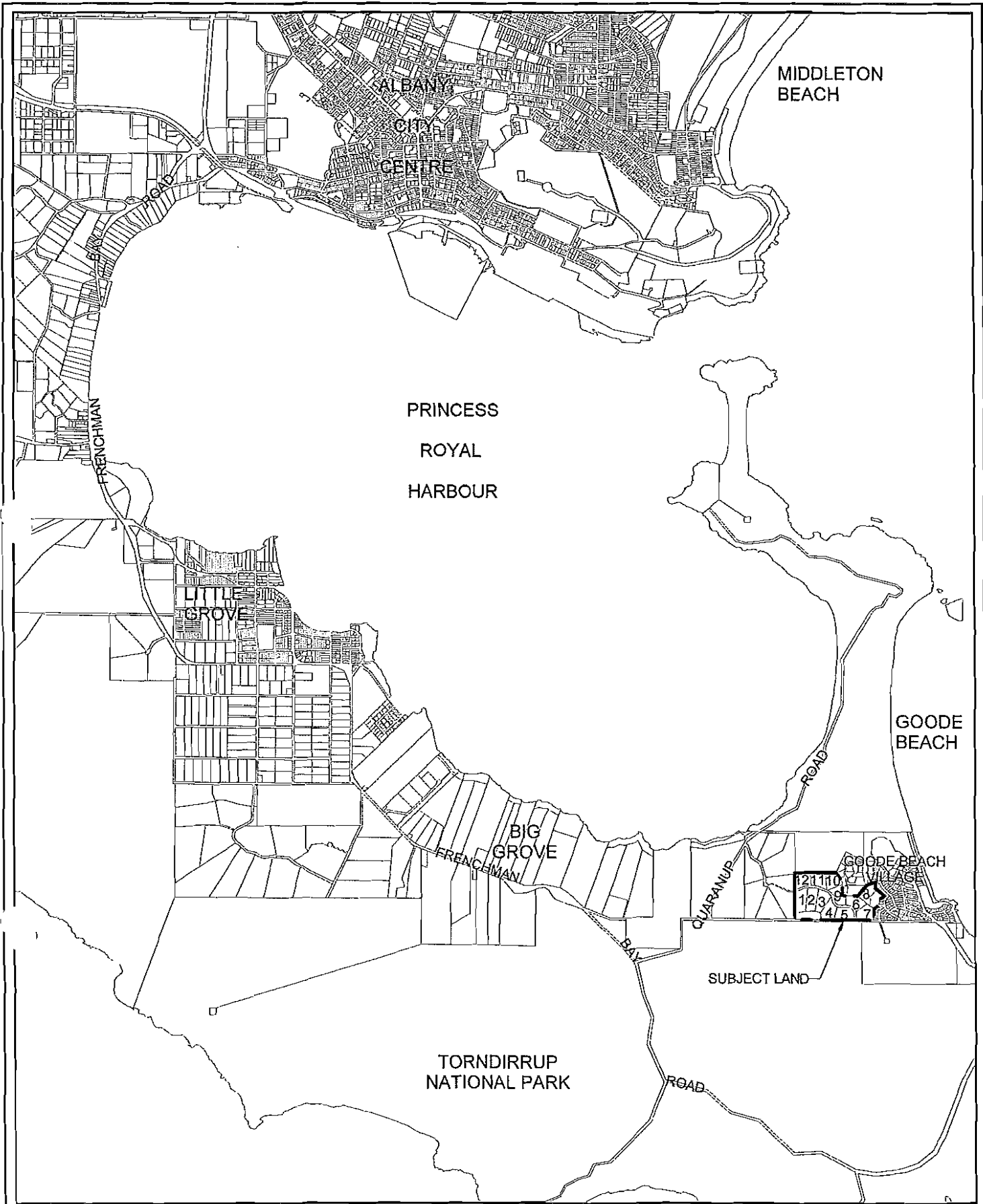
This context sets the land well for intensification on the basis the locality is dominated by lots a third to a fifth smaller than that prevailing in the zone.

As mentioned above, the land is already under a zone that provides for retreat uses. As a result, to provide for the redevelopment of the land, it will only be necessary to modify the existing Subdivision Guide Plan and associated special management provisions.

Support for the proposed intensification is shown in the Albany Local Planning Strategy continuing to identify the land for intensive development and supporting the more efficient use of existing Special Rural zones, especially those in well serviced and attractive high amenity areas.

Following preliminary discussions, a joint site inspection has confirmed the merit of the proposal. Critical considerations flowing from this background is that:


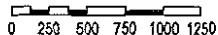
- > Visual dominance and vegetation/national park buffer issues preclude lots generally south of McBride Road.
- > Smaller lots and retreats of the style proposed south of McBride Road will match in with the even smaller residential lots existing within the Goode Beach Village.
- > Attention should be paid to the need for building colouring and toning controls as lighter colours do not assist in blending development into the landscape.
- > Given existing development in the area and the approved development yet to occur, there clearly is the scope to accommodate the proposal without changing the character of the Goode Beach Village.

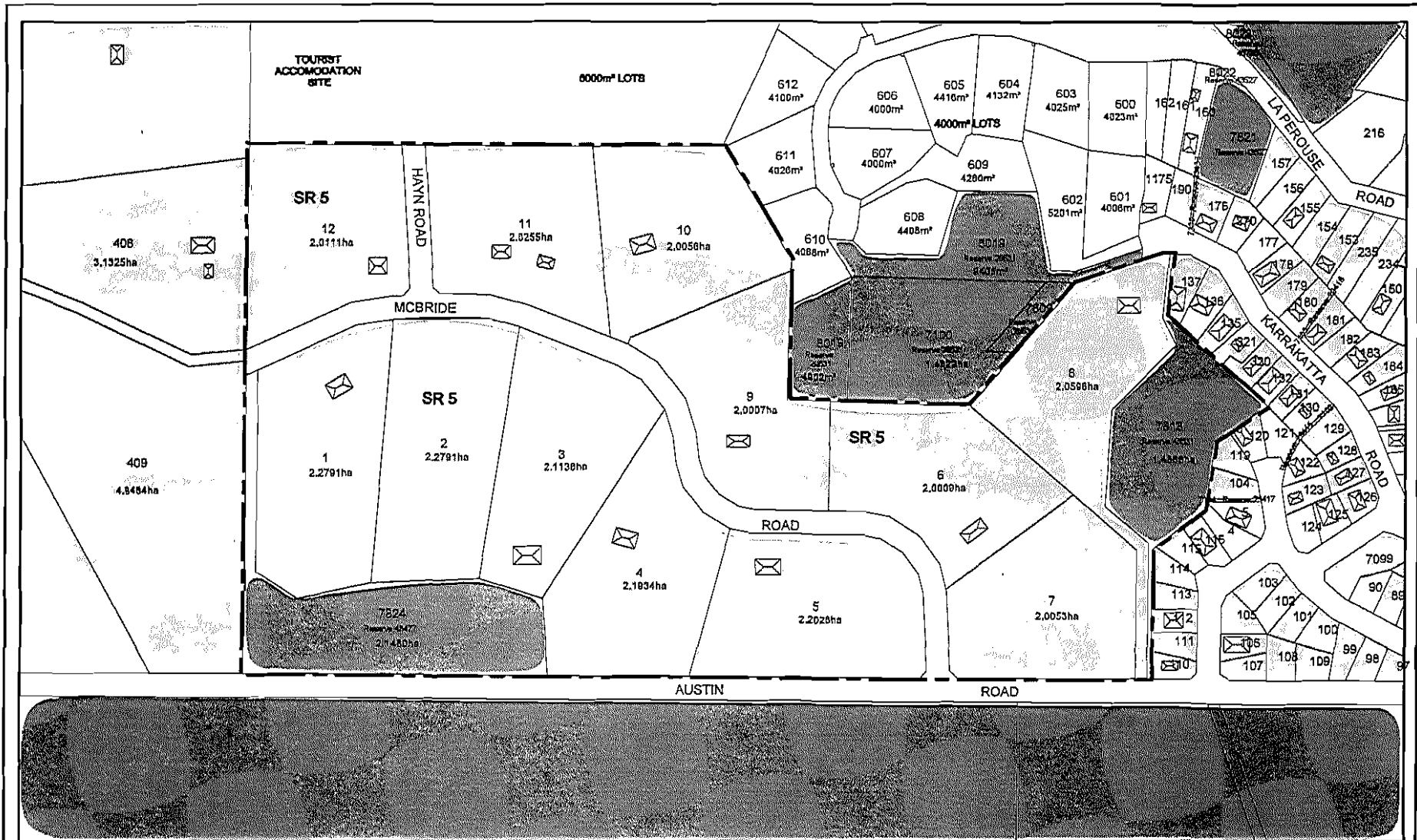


LOCATION PLAN
 Lots 1 to 11, 7818 & 7824 McBride Road
 Goode Beach, City of Albany



Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St, Albany, Western Australia 6332
 Phone: (08) 5342 2534 Fax: (08) 5342 1349


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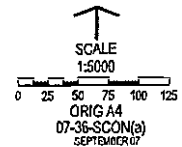


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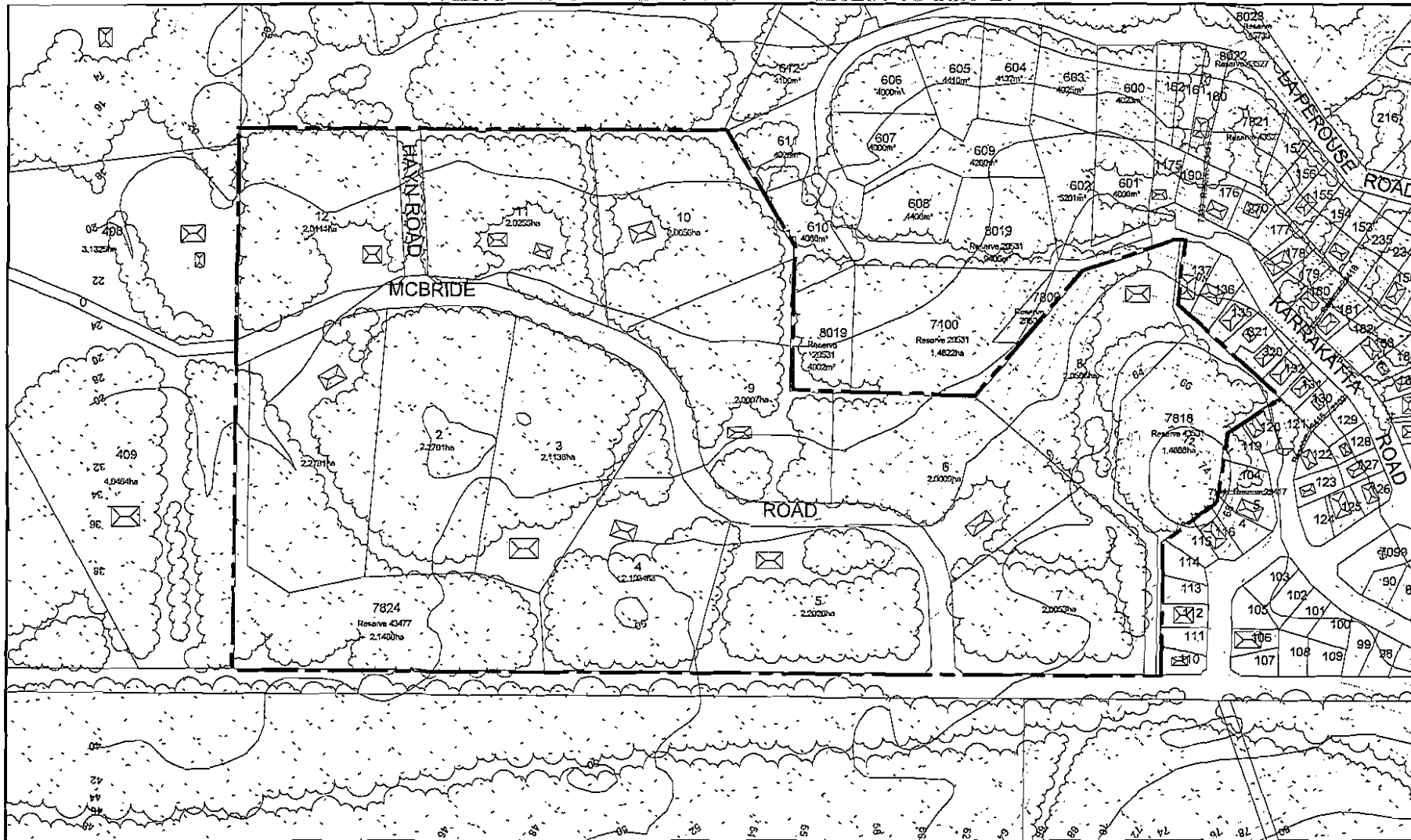
CONTEXT PLAN
 Lots 1 to 11, 7818 & 7824 McBride Road
 Goode Beach, City of Albany

LEGEND

	RESIDENTIAL		SPECIAL RURAL
	SPECIAL USE (Tourist Accommodation)		SPECIAL RESIDENTIAL
	PARKS AND RESERVES		


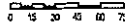


ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



SITE PLAN
Lots 1 to 11, 7818 & 7824 McBride Road
Goode Beach, City of Albany


Ayton Taylor Burrell
Consultants in Urban & Regional Planning
110 Dale St, Albany, Western Australia 6170
Phone: (08) 9042 2204 Fax: (08) 9042 1340


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AUGUST 07

3.0 SERVICING

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

4.0 PLANNING

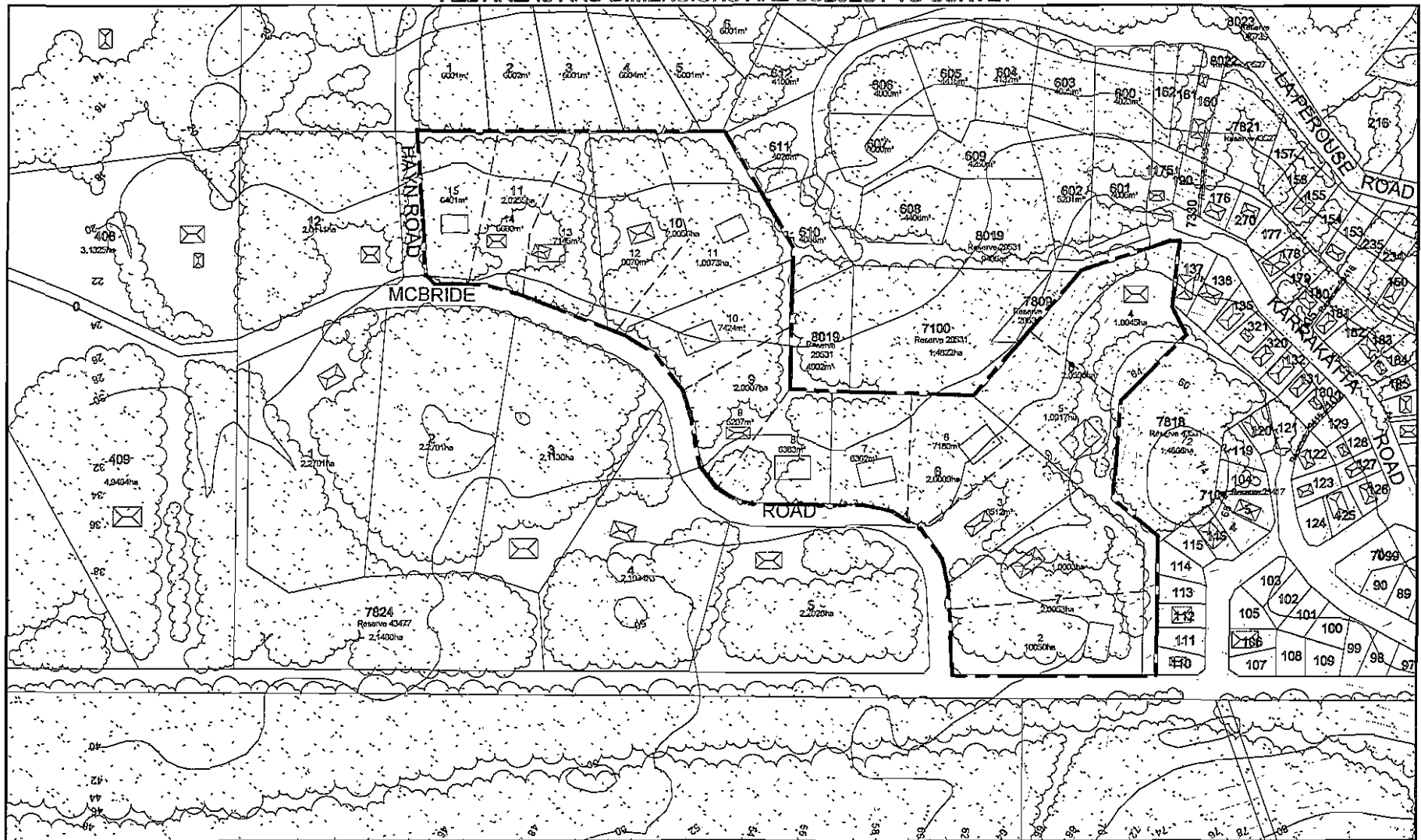
The planning issues are summarised below:

- > The land is under the Special Rural zone noted as Area 5.
- > The land is sandwiched between the Goode Beach residential lots (~1000m²) to the east and north, with special residential lots to the north (4000m² to 6700m²) and a tourist resort (Special Use) site with Special Rural (4ha) ranging further west.
- > The land is not within the South Coast Groundwater Reserve or the Lime Burner Creek Catchment Area and is therefore not compromised by priority code constraints.
- > The area is elevated with a sandy base soil type. This soil type readily supports onsite effluent disposal and house construction.
- > Vegetation on site generally consists of open mallee heath/shrubland with the common WA Peppermint as the dominant species. This vegetation is common in the region and is well represented in the local reserve system.
- > The land is identified within the Albany Local Planning Strategy for Special Rural type subdivision and development. Intensification/more efficient use of existing zoned areas is noted as a planning objective.
- > The lots, being slightly elevated and sandy are not compromised by high groundwater levels. Site constraints are the sporadic drainage line on Lot 1, localised shallow granite associated with the hill top adjacent to Lot 8 and the general vegetated nature of the area.
- > Visual issues are a consideration within the area. From within the area, impacts are limited to the lots included within the zone and as a result are manageable. From outside the area, the area is visible from town across the harbour. Balancing this is that the general area is distant and is the green backdrop already significantly developed which has effectively broken up from a visibility standpoint. As a result, providing for the re-subdivision of the subject land is not considered significant as it would not be compromising an existing significant viewscape or providing the visual break in an otherwise unbroken landscape. Zoning limitations can ensure new lot sizes end up over six times larger than the adjacent residential lots that mark the Goode Beach Village.
- > In the original subdivision of the lots two areas of reserve were ceded. In the west an area was provided to protect the hill and associated localised Karri rising above the development area. The other area was provided to protect the elevated land to the south west, its associated remnant vegetation and the start of the sporadic drainage line on Lot 1.

The issues above have guided the preparation of the attached concept plan which may form the basis of the replacement Subdivision Guide Plan.

This plan is based on providing a lot size greater than the 6000m² established by development immediately north and east. Existing lots are retained on the south and on the higher land as a buffer to the National Park.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

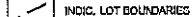
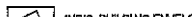



SUBDIVISION CONCEPT PLAN
 Lots 6, 7, 8, 9, 10 & 11 McBride Road
 Goode Beach, City of Albany



Ayton Taylor Burrell
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LEGEND

-  INDIC. LOT BOUNDARIES
-  INDIC. BUILDING ENVELOPES

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Building envelopes are shown. These are generally positioned in line with existing buildings so that existing low fuel areas and hazard separation areas can be also used for proposed development. As a result, no additional clearing is required to accommodate new fire safety buffers. McBride Road is still retained as a hard edge from which to protect those smaller lots. Adjacent portions of the National Park are and will continue to be maintained in a low fuel condition so as to provide necessary protection to the existing village as well as this area.

Lots will also need to have:

- > Constructed road access;
- > Reticulated water supplies;
- > Underground electrical and telecommunications connections;
- > Revised provisions for maintaining the existing parkland setting and ongoing land management.
- > Stronger controls to ensure new development uses appropriate colours and tones so as to better match the vegetated backdrop.

One of the main motivators for the Albany Local Planning Strategy restricting Special Rural development in new or isolated areas whilst promoting intensification in existing areas such as this, is the perception of inefficiency, both in land and service provision. Intensification in this area is supported by Albany Local Planning Strategy as additional lots can be accommodated and the area is already appropriately serviced by the City and other authorities. Efficiency arguments thus flow the other way, as the land can support additional lots, it is more efficient in both land and the use of existing services, to make the most of that potential. Further development will also add to local population thresholds and make it more likely private sector services could be sustained within the locality.

5.0 CONCLUSION

Given the overwhelming landowner support, the support for controlled intensification within the Albany Local Planning Strategy, the appropriate level of servicing, the already fragmented nature of the site from a visual and remnant vegetation perspective, the extensive areas of local landform and vegetation already protected in local and state conservation reserves and the very restricted nature of land available for further development in the area, there is the opportunity to provide for this limited redevelopment.

The amendment proposal is a simple one providing for subdivision and development already heavily established in the area whilst still retaining large lots on the more elevated ground buffering the National Park.



SCHEME AMENDMENT REQUEST

LOT 200 SOUTH COAST HIGHWAY

WELLSTEAD

REZONING LOT 200 SOUTH COAST HIGHWAY, WELLSTEAD
FROM "RURAL" TO "SPECIAL RESIDENTIAL"

Prepared on Behalf of

SEAN KNOX

DECEMBER 2007

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SCHEME AMENDMENT REPORT

1.0 INTRODUCTION

This report presents a proposal to initiate a Town Planning Scheme Amendment to the City of Albany District Town Planning Scheme No. 3 (Shire). The proposal seeks to rezone Lot 200 South Coast Highway, Wellstead from "Rural" to "Special Residential". The rezoning will allow development on the subject land to occur, consistent with the Special Residential provisions of the City of Albany District Town Planning Scheme No. 3 (Shire).

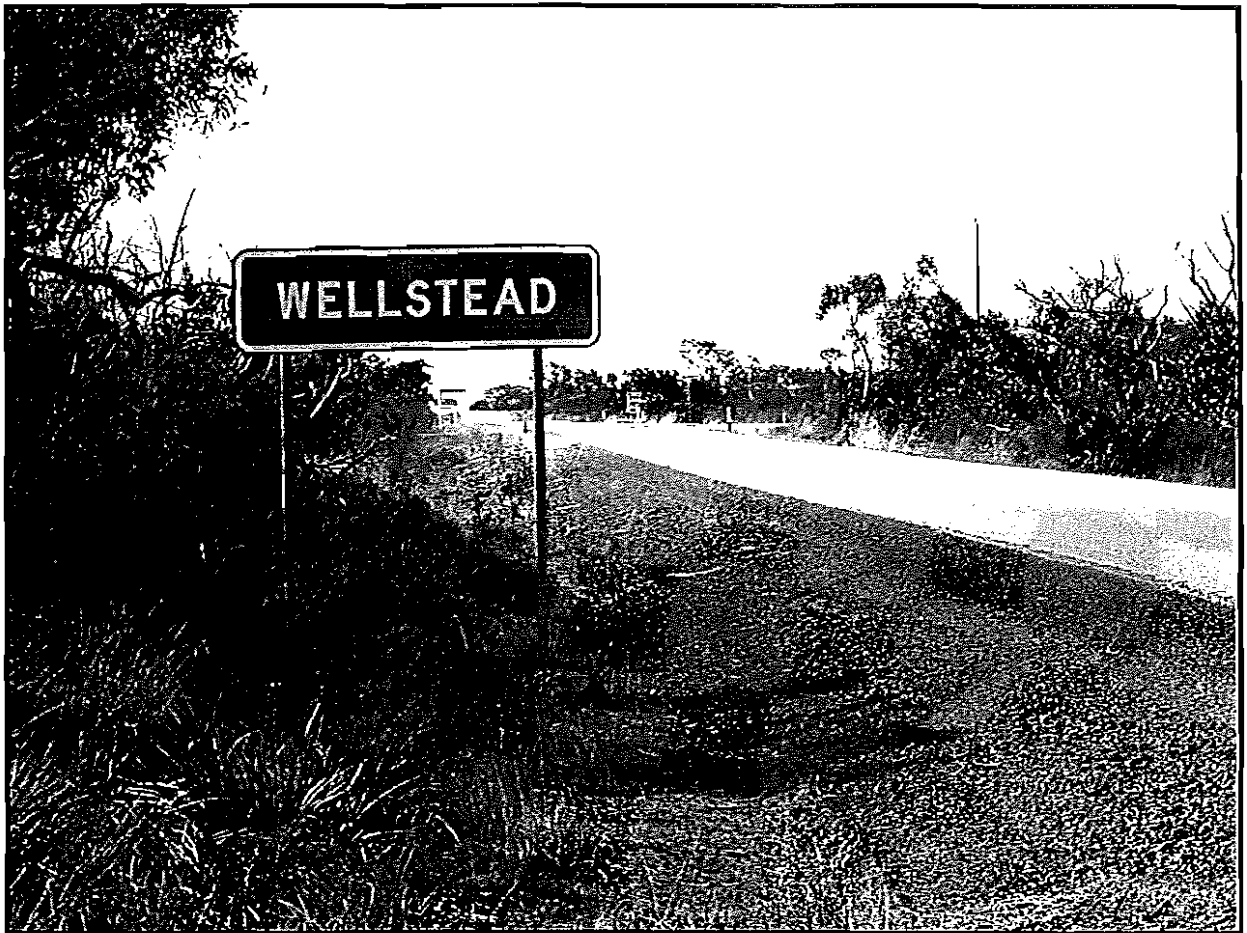


Plate 1. Easterly view of Wellstead outskirts on approach to the townsite

2.0 SITE DETAILS

The subject site comprises of Lot 200 on Deposited Plan 55168 with an area of 5.6074 hectares (56,074m²) and frontage to South Coast Highway road reserve of 270 metres. Figure 1 shows the property cadastral boundaries in relation to the surroundings. Figure 2 is an aerial image of the property.

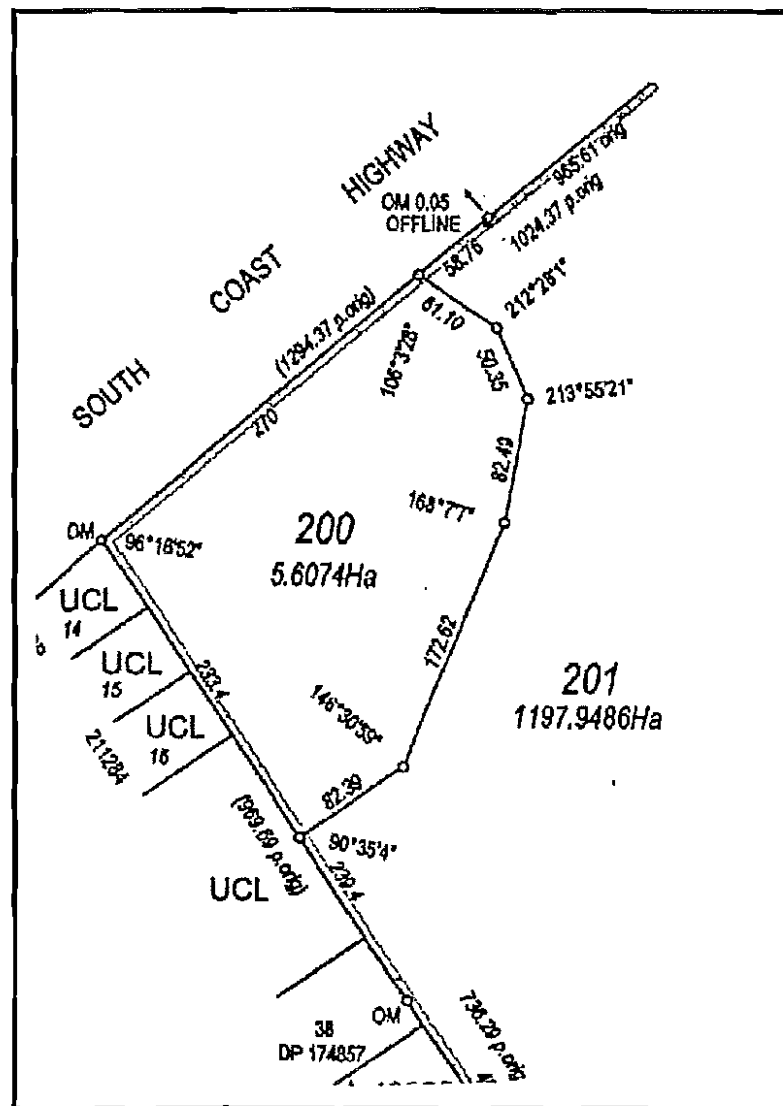


Figure 1. Cadastral Plan of Lot 200 South Coast Highway, Wellstead (Source: Deposited Plan 55168)

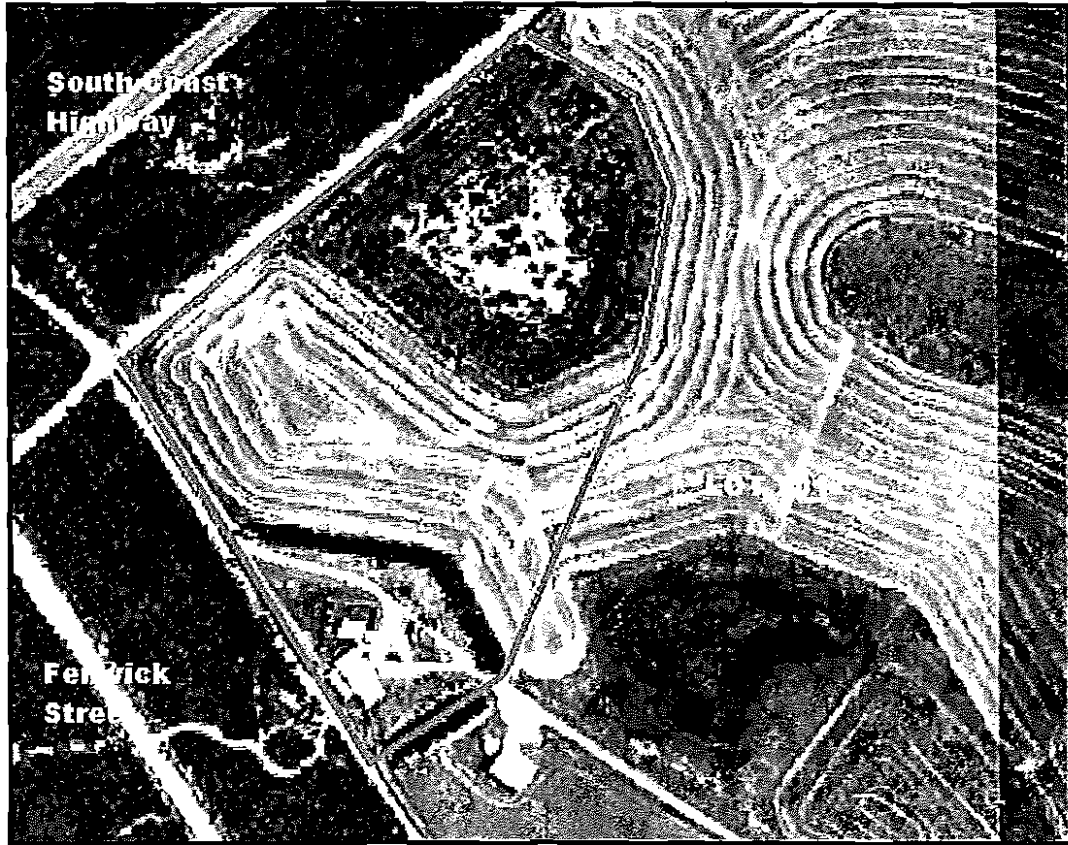


Figure 2. Aerial Photograph of Subject Site

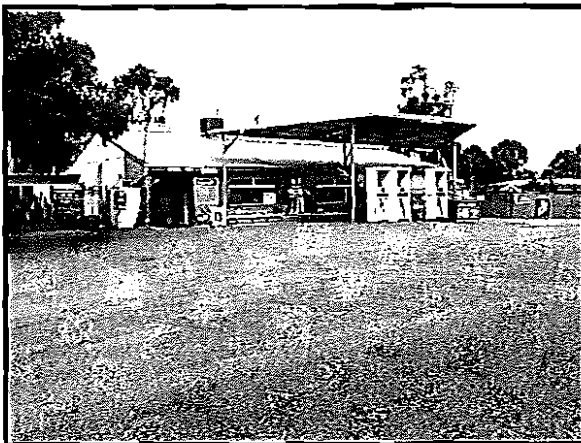


Plate 2. Wellstead General Store

3.0 LOCATION AND SURROUNDINGS

The subject land is located in the rural townsite of Wellstead in the City of Albany. Wellstead is approximately 98 kilometres north-east along South Coast Highway from Albany townsite.

The town of Wellstead is considered by the Albany Council to be a small service town, generally comprising of a fuel/general store, small school, playing field, some community/civic buildings, a rubbish tip and a handful of residential properties. Most of the land in the townsite is under the control and ownership of the Crown. Immediately surrounding the town of Wellstead are large rural properties (typically ranging 500 – 1200 hectares) on which agricultural pursuits, such as crop farming, grazing and tree farming occur.

Figure 3 shows the location of the subject site within its regional context and Figure 4 is an aerial photograph which shows the Wellstead townsite and surrounding uses.

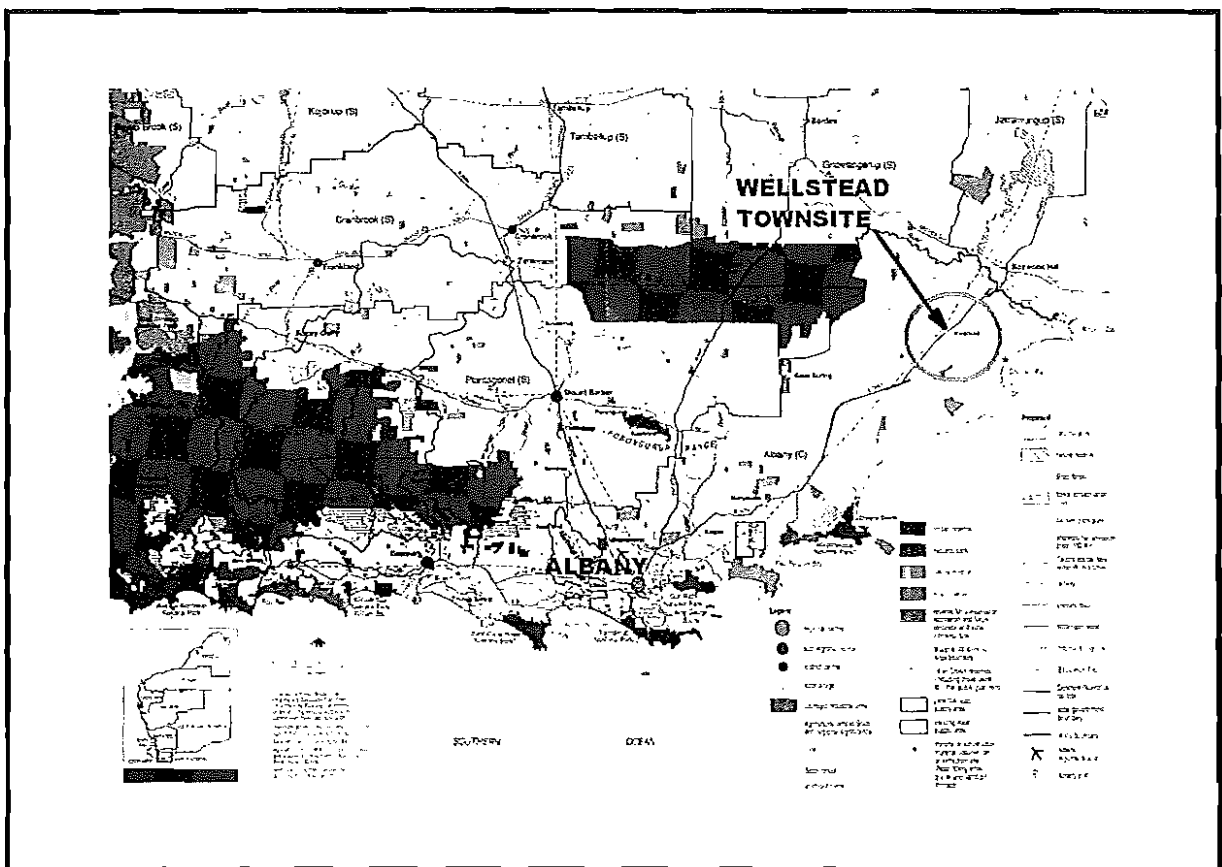


Figure 3. Location of Subject Site (Source: WA Planning Commission, 2007 - modified)

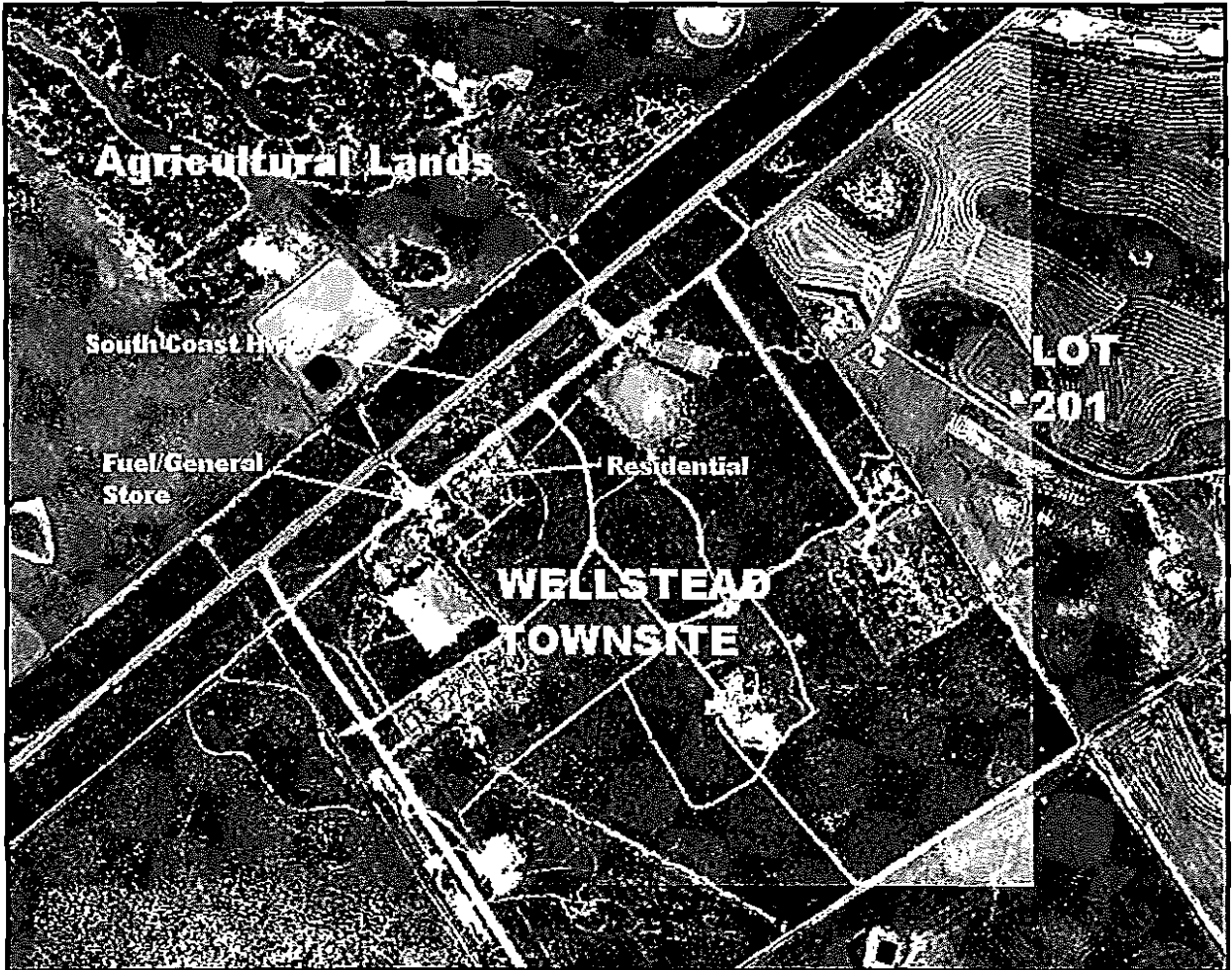


Figure 4. Aerial Photograph

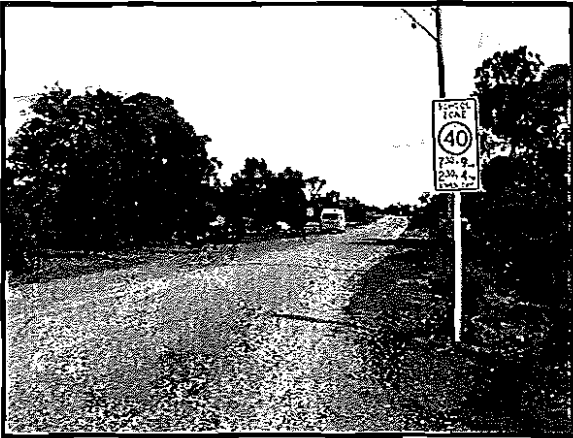


Plate 3. Wellstead School

4.0 TOWN PLANNING CONSIDERATIONS

4.1 Zoning of Land

The subject site is currently zoned *Rural* under the City of Albany District Town Planning Scheme No. 3 (TPS3). Figures 5 - 7 show the existing zoning of the Wellstead townsite and surroundings.

A review of TPS3 indicates that residential development is limited on the subject property due to its Rural zoning. For instance, generally only one dwelling is permitted, with the exception of possibly another dwelling being allowed subject to justification – (generally permitted for workers accommodation or extended family members).

The Rural zoning restricts use of the land for residential development and therefore the subject site would need to be rezoned to a more suitable zoning, for instance, "Special Residential".

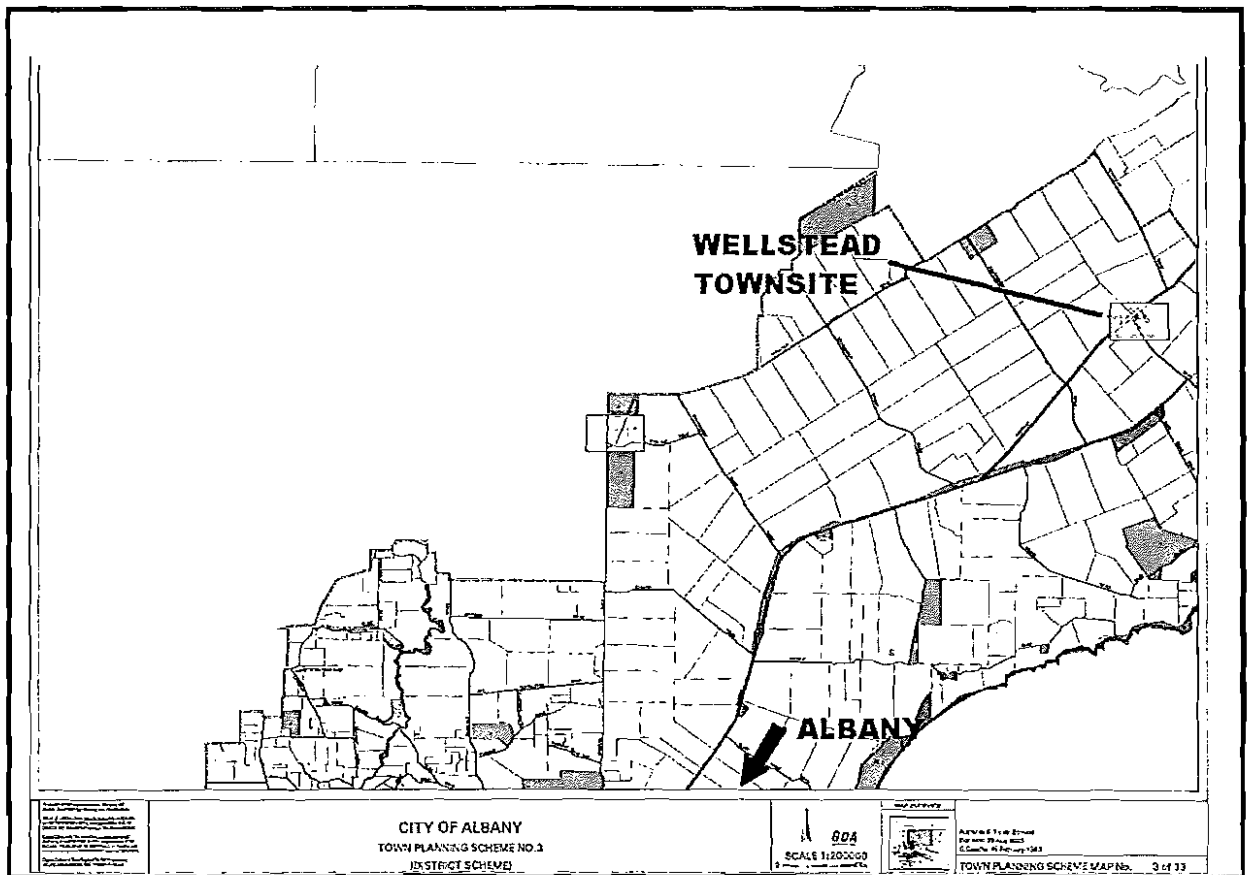


Figure 5. City of Albany District Town Planning Scheme No. 3 – Wellstead Surroundings
(Source: WA Planning Commission, 2007 - modified)

Under Clause 3.1.16 of TPS3, the general objective of the "Special Residential" zone is "to permit the creation of lots between 2,000m² and 1 hectare in suitable locations so as to provide for a range of residential opportunities and lot sizes within the Albany Shire...and to ensure that development proposals are appropriate to the physical and landscape conditions of the zone and subject to applicable standards and controls."

Provisions that generally apply to the "Special Residential" zone include:

- Preparation of a subdivision guide plan supporting the creation of a Special Residential Zone;
- Schedule IV of TPS3 sets out each of the "Special Residential" zones and specific criteria;
- Generally only one dwelling per lot is permitted;
- Reticulated water supply to the development is required;
- Boundary fencing shall be of a rural and open nature and shall not include any sheet or solid fencing;
- On-site effluent disposal shall be in accordance with the Department of Health regulations.

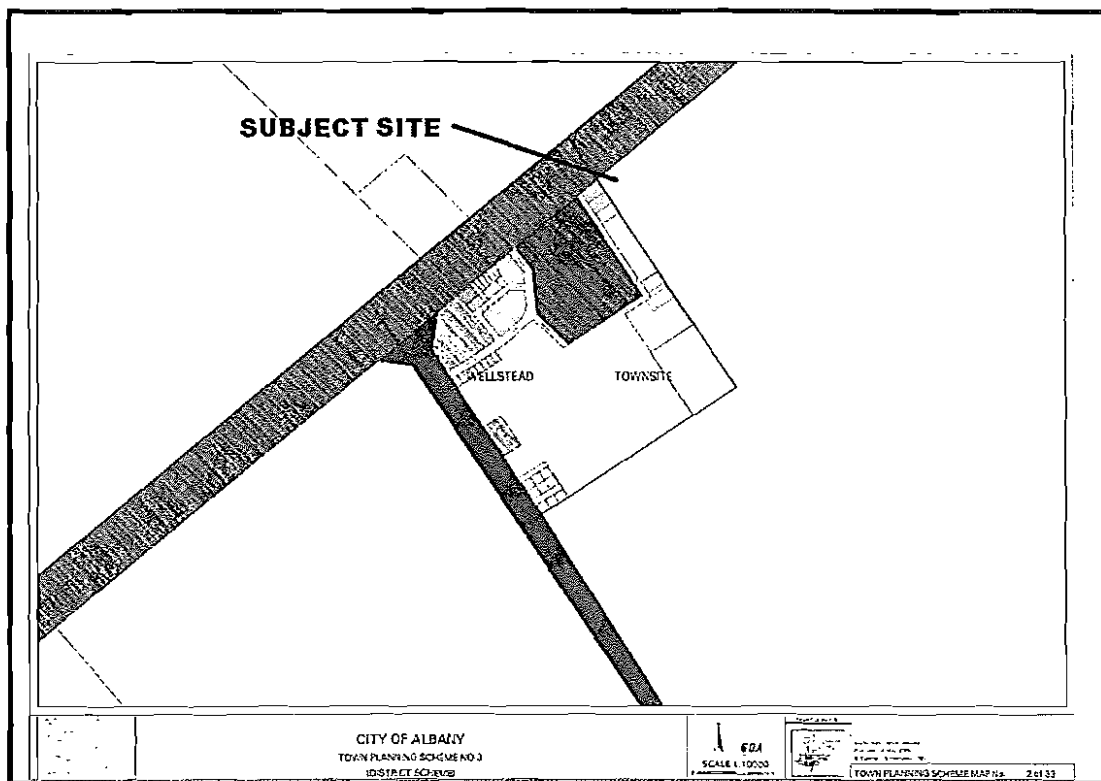


Figure 6. City of Albany District Town Planning Scheme No. 3 – Wellstead Townsite
(Source: Dept. Planning & Infrastructure, 2007 – modified)

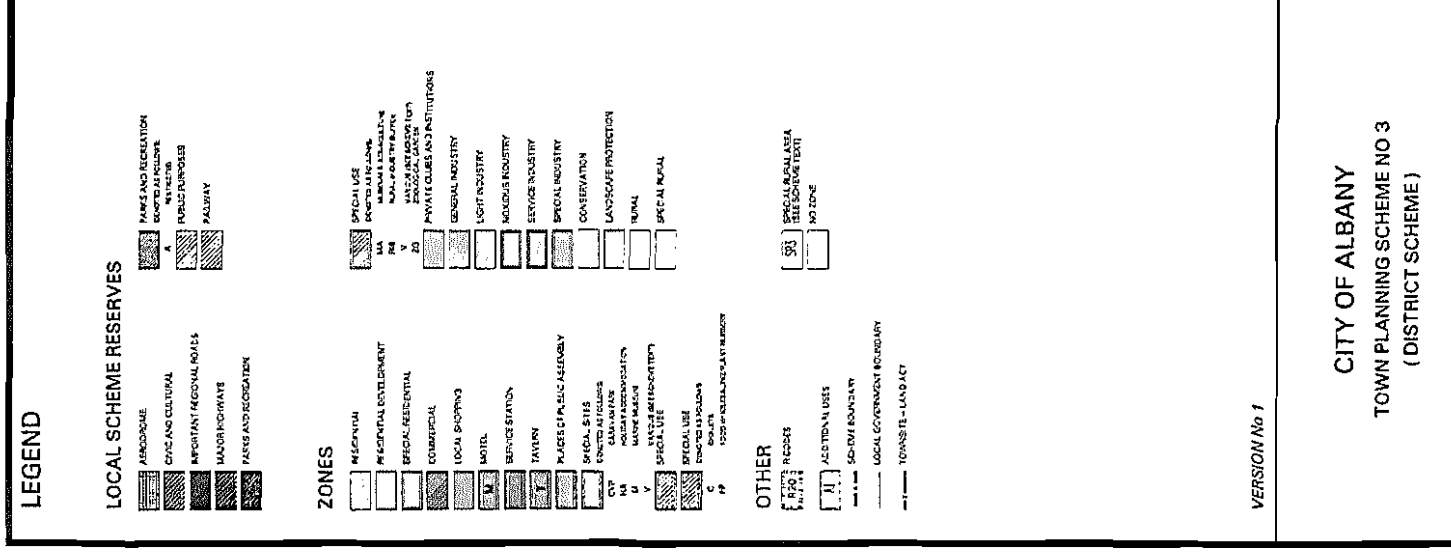


Figure 7. City of Albany District Town Planning Scheme No. 3 -- Zoning Legend
 (Source: Dept. Planning & Infrastructure, 2007)

4.2 City of Albany "Wellstead Townsite Strategy" (2001)

This document was endorsed by Council on 18 September 2001 and finalised in April 2002 as a strategic document to provide town planning direction for the future development of the townsite. It is the principle document that the Albany Council uses to assess proposals in the townsite area, particularly that of expansion proposals. The document is referred to as a guide only and proposals outside the strategy may be considered by Council on their merits. A copy of the Wellstead Townsite Strategy is contained in the Appendix.

4.3 City of Albany Draft Local Planning Strategy 2006 (ALPS)

This document has undergone public advertising with the close of submissions in December 2006 and is waiting final approval by the Western Australian Planning Commission.

The ALPS document is given serious consideration by the City of Albany in assessing rezoning proposals, however, it is acknowledged that, until finalised, it is still in draft form and subject to changes.

Under ALPS Section 6.2.5 "Rural Townsites", it is described how the growth of satellite rural townsites, such as Wellstead, is inevitable and desirable as the rural townsites provide community focus and services for the surrounding rural countryside. It is noted that some rural townsites (or also referred to as "rural villages") may expand, as a result of development projects, such as mining or tourism activities and Wellstead is identified as being one of those townsites.

4.4 WA Planning Commission "Lower Great Southern Strategy", 2007

This document prepared by the WA Planning Commission sets out the general broad brush strategic regional planning for the Lower Great Southern area, incorporating the City of Albany and Shires of Denmark, Plantagenet and Cranbrook.

The strategy addresses the major planning issues facing the area including sustainability, conservation, economic and settlement concerns and provides recommendations to be followed by at local level by the various local authorities.

Of interest is the mention in the report of Wellstead townsite and the future support to expand and develop the townsite should mining of the Southdown magnetite deposits, approximately 12 kilometres south-west of Wellstead off South Coast Highway, be undertaken (refer to Figure 8). For more information on the Southdown mining proposal, refer to the Grange Resources information sheet in the Appendix.

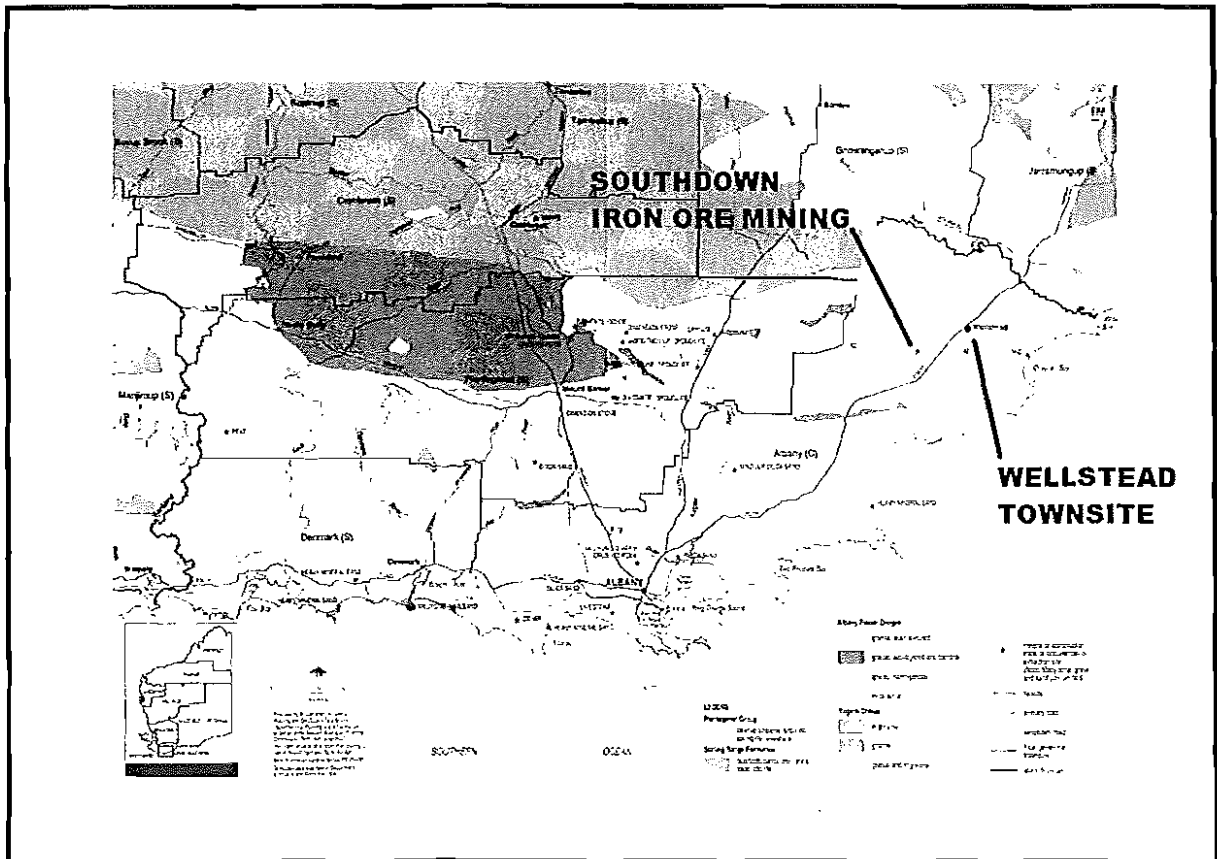


Figure 8. Location of Southdown mining and Wellstead (Source: WA Planning Commission, 2007 - modified)

4.5 Draft Country Sewerage Policy - Subdivision Design Specifications

This strategic document guides development in country areas where sewer is not available. All residential development proposed on the subject site is required to comply with the provisions of the draft Country Sewer Policy. This Policy is strictly administered by the State Department of Health and has influence at the land subdivision stage.

Generally for the Wellstead Townsite the following criteria applies:

1. The town does not have an established sewerage scheme and therefore all residential development is exempt from having to be connected to reticulated sewerage;

2. Subdivision or residential density development may be permitted, subject to a minimum lot size of 1,000m², however, only a maximum of 25 lots at this size and density will be permitted for the townsite and these are expected to be developed within the centre of the town;
3. The recommended minimum lot size for development is 2,000m², as there is no limit on the number of lots that can be created in the town at this density.



Plate 4. Existing dwellings in Wellstead



Plate 5. Wellstead Road access to site

5.0 POTENTIAL SUBDIVISION OPTIONS

5.1 Potential Lot Sizes

Based on a review of the City of Albany Town Planning Scheme No. 3, under the "Special Residential" provisions and the State Department of Health Draft Country Sewerage Policy, it is proposed that a minimum lot size of 2,000m² be applied for the development.

This will enable sufficient sized residential blocks to compliment the existing townsite residential density, maintain a low density character of the townsite, provide sufficient buffer between houses, retain a rural feel for the development and create large blocks to accommodate a modest range of lifestyles. Rural post and strand or post and rail fencing should be applied for any lot boundary fencing.

5.2 Consultation with Water Corporation

Whelans Town Planning held discussions with staff at the Water Corporation on 10 August 2007.

The Water Corporation advises that the property is not connected to sewerage mains and is not connected to reticulated water. However, it would be possible to service the site with reticulated water by extension of the existing water supply infrastructure currently serving the townsite.

The existing reticulated water supply would need to be extended from Steedman Street (where is currently terminates) to the subject site along South Coast Highway road reserve. Further investigation is required by the Water Corporation to determine supply and infrastructure needed.

5.3 Consultation with Landcorp

Whelans Town Planning held discussions on 14 August 2007 with the Landcorp Albany Regional Project Manager under whose jurisdiction includes the Wellstead Townsite. The Landcorp Project Manager advises the following:

- At present there are no properties in the Wellstead townsite in ownership of Landcorp;
- There are no plans at this stage for a land release by Landcorp in Wellstead;
- Currently most undeveloped land in the townsite is in ownership of the Crown;
- Negotiations would need to take place to transfer Crown land to Landcorp ownership from the Department of Planning & Infrastructure and this could take a minimum of 18 – 24 months;

- Landcorp has explored the possibility for future residential and industry land release in Wellstead. Any industry will be difficult to achieve at this stage due to servicing constraints (particularly power supply). Broad residential land release is subject to Native Title Claim;
- Landcorp is reviewing the situation at Wellstead and by the end of 2007 should have a strategic direction for whether Landcorp will pursue land development in Wellstead;
- The unresolved Native Title issues are of concern to any short term (within 5 years) land release.

5.4 Subdivision Design Options

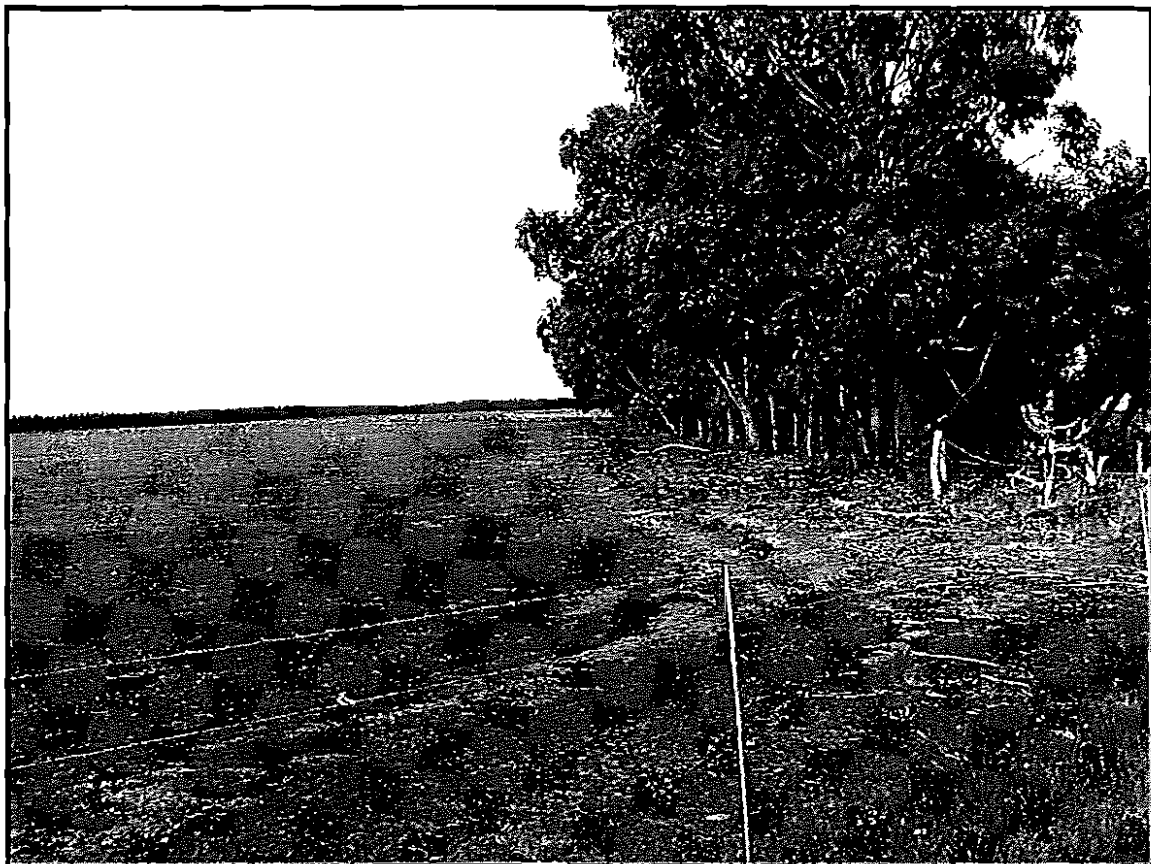
A subdivision concept design for Lot 200 with minimum 2,000m² lots has been prepared and is included in this report as Plan 1. The minimum lot size of 2,000m² is proposed due to the draft Country Sewer Policy requirements (refer to Section 4.5). This lot size is also appropriate given the character of the Wellstead townsite.

Lots either have vehicular access from the proposed internal cul-de-sac road, or from Wellstead Road (which is located within the South Coast Highway road reserve).

The existing dwelling on Lot 200 is retained along with some ancillary outbuildings and sheds. A lot yield of 18 special residential lots is proposed in the subdivision presented in Plan 1.



Plate 6. Northerly view of existing trees and farmhouse curtilage on Lot 200



Plates 7 & 8 (above). Views looking across the property of Lot 200

6.0 JUSTIFICATION FOR SPECIAL RESIDENTIAL SUBDIVISION OF LOT 200

Having reviewed the town planning framework as described in Section 4, we believe the proposal has merit on the following basis:

- Since the Wellstead Townsite Strategy was finalised in April 2002, there has been limited land release in the townsite and this is likely to be attributed to the Crown Land tenure of identified expansion areas in the townsite;
- The Wellstead Townsite Strategy suggests that it be reviewed in 5 years from the date of commencement. The Strategy was endorsed in April 2002. The anticipated next review date coincides generally with the timing of the lodgement of this Scheme Amendment Request for Lot 200;
- Development of the Crown Land parcels in the townsite to provide future land release in the short term to meet expected demand, particularly from the mining activities in the locality, is unlikely to be realised within the short term (say five years), following recent discussion with Landcorp;
- An extract from the "Wellstead Townsite Strategy" states: *"Until the Claim [Native Title over Crown Land] is resolved, the only land in the townsite which can be considered for short term development is approximately 2 ha north of Steedman Street and south of the existing residential development (which until recently was part of the Native Title Claim). For this reason it will be necessary to also consider options for private rural land surrounding the townsite.....short term development options focus on the private land surrounding the townsite."*
- From our discussions with the local real estate agency "Merrifield Real Estate", they predict that there will be a strong demand for residential land in Wellstead once mining construction and operations at Southdown commence;
- Proposed Special Residential development on Lot 200 provides additional townsite frontage along Wellstead Road (within the South Coast Highway road reserve), promoting the town as an established settlement (i.e. destination) for passing travelers and traffic;
- Lessons can be learnt from the current housing dilemma being experienced in the Pilbara Region as a result of land supply not keeping pace with land demand, during the resources boom in WA. There is opportunity here to provide short term supply land for housing accommodation to cater for mining operations in this region;
- Proposed development on Lot 200 is located away from the rubbish tip;
- There are no Native Title issues over Lot 200;
- Servicing to Special Residential development on Lot 200, such as reticulated water, is feasible;

- Lot 200 is approximately 500 metres walking distance to the "main street" area of the townsite and could be accessible by a future pathway system along Wellstead Road;
- The main future expansion area for residential development on and around the central townsite rubbish tip is subject to closure of the rubbish tip and remediation and rehabilitation of the rubbish tip site and surroundings, which is unlikely to occur in the short term;
- The Strategy specifically highlights the need to identify private rural land outside the townsite for future residential, as there are issues with developing Crown Land in the short term. The Strategy only proposes 6 rural lots (generally 2 hectares) on private rural land west of Sandalwood Road – refer to Figure 9. This should be reviewed to provide further opportunities for short term growth of the townsite;
- Following community consultation, the Wellstead Townsite Strategy states that the townsite community want to see more residential land become available in the townsite so that the community can grow. The community expectation is that residential lot sizes should be relatively large (i.e. 2,000m² – 4,000m²) and not of conventional urban size (i.e. 600m² – 750m²).

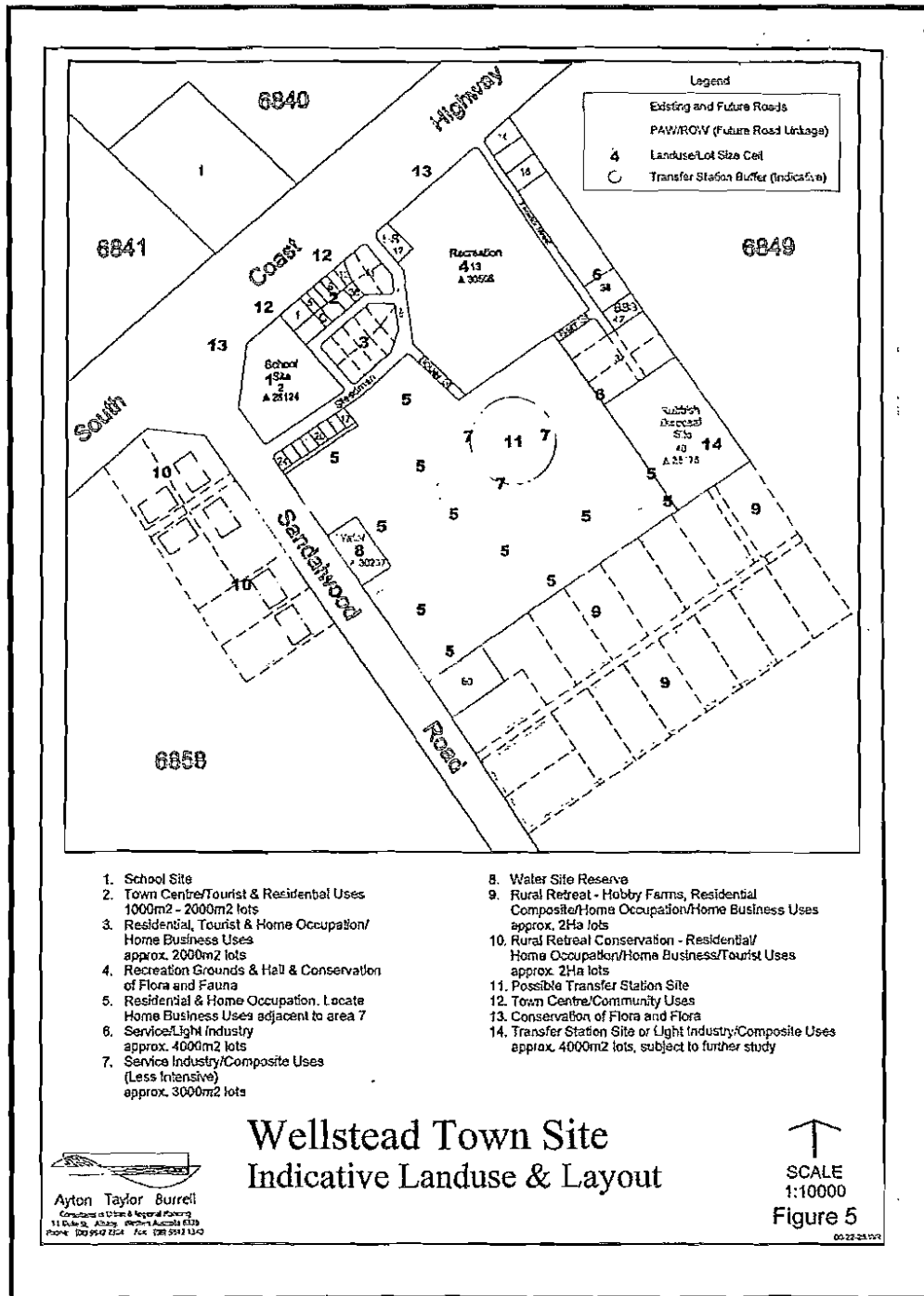


Figure 9. Wellstead Townsite Strategy Indicative Landuse & Layout (Source: City of Albany, 2007)

7.0 SUMMARY

The subject site being Lot 200 South Coast Highway, Wellstead is currently zoned *Rural* under the City of Albany District Town Planning Scheme No. 3. Preliminary investigations into the potential subdivision of the property for unsewered residential development indicate that subdivision for special residential use may be possible.

A Scheme Amendment to rezone Lot 200 from "Rural" to "Special Residential" is a necessary, as under the current Rural zoning, residential subdivision and development is not permissible. Special Residential is considered to be the most appropriate zoning. It is imagined that the development at Lot 200 would be similar to existing Special Residential precincts established under Schedule IV of the City of Albany District Town Planning Scheme No. 3.

Investigation into the possibility of providing reticulated water to the proposed development indicates it is likely that the existing water supply from Steedman Street could be extended to the development site, however, this would require further investigation and liaison with Water Corporation.

The likelihood of the Grange Resources mining operations at Southdown being undertaken, resulting in the need for future residential accommodation for workers and service providers, provides market demand justification for a rezoning application. In particular, there is limited land available in the Wellstead townsite to be subdivided in the short term, given the potential of native title issues over the Unallocated Crown Land parcels within the townsite and existing rubbish tip.

The proposed subdivision provided in this report could supplement any further land release in the townsite as the mining activity increases in the locality. The boundary of Lot 200 provides a suitable distinctive boundary for any further residential development spreading outside the established townsite area in a westerly direction.

CITY OF ALBANY

LOCAL PLANNING SCHEME No. 3

AMENDMENT No. 277

PLANNING REPORT

**NORTH MCKAIL
URBAN EXPANSION AREA**

1.0 INTRODUCTION

1.1 Location, Area & Zoning

The project area as shown in Figure 1. Lot details are shown in the following table.

Lot No	Road	Area
1	Lancaster	4062m ²
2	" "	4047m ²
3	" "	4047m ²
4	" "	4047m ²
5	" "	4047m ²
6	" "	4047m ²
7	" "	4029m ²
8	" "	4029m ²
9	" "	4047m ²
10	" "	4047m ²
12	" "	4047m ²
13	" "	8105m ²
66	" "	1655m ²
123	Link	27.212ha
300	Lancaster	5.2416ha
507	" "	38.095ha
526	" "	19.447ha
1918	" "	64.761ha
	Total	160.1795ha

The Study Area is zoned a mixture of Special Rural and Rural. The area is generally undeveloped apart from residential dwellings on each lot. Lots 1-13 are used for residential purposes while Lot 66 is vacant and is a gazetted public Right of Way (ROW). Other lots generally accommodate rural grazing uses.

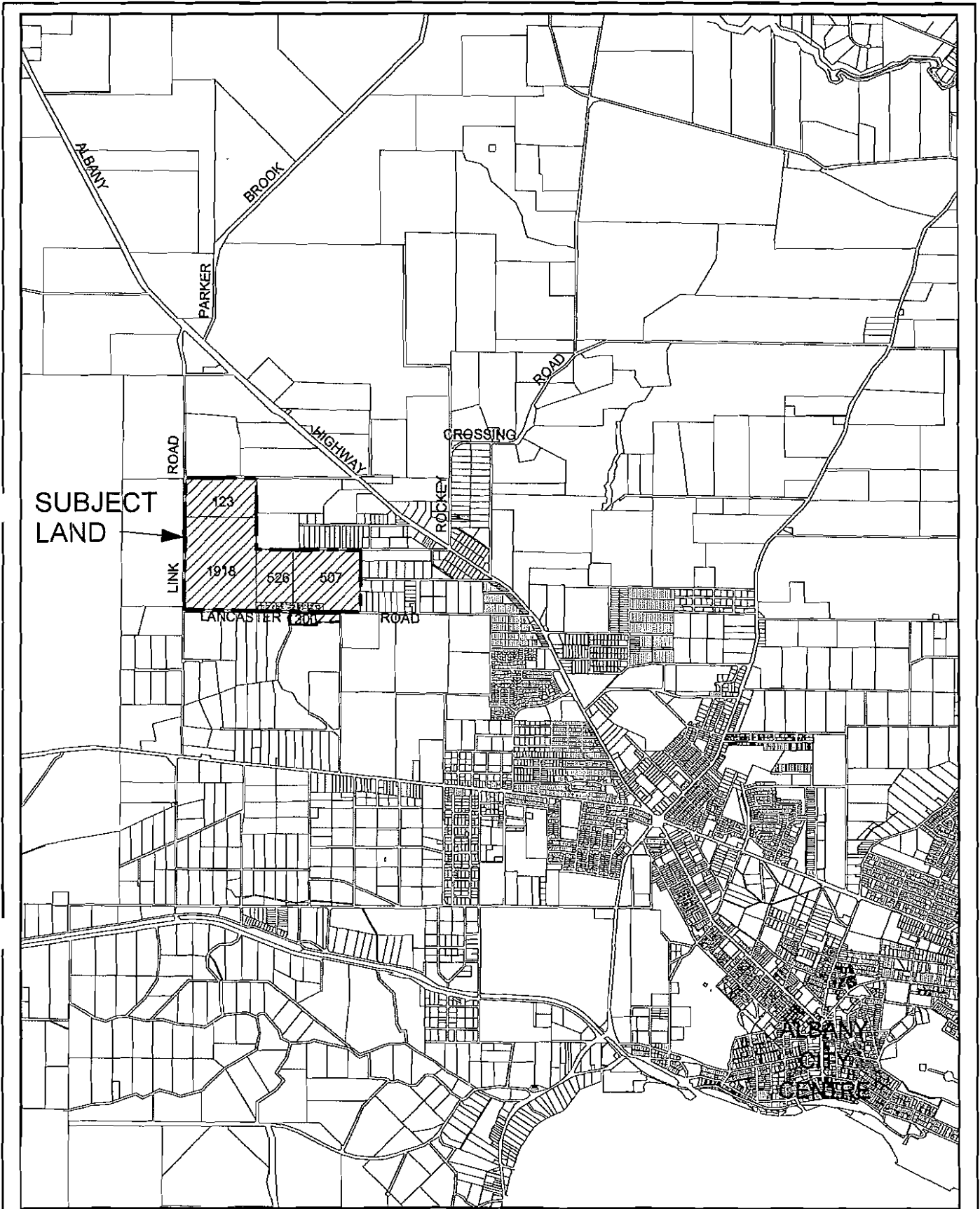
The Study Area is located on the prime active residential development front for Albany. In accord with its outer residential location, the area is surrounded by a variety of uses and activities such as newly developed residential estates, developing residential areas, well established traditional residential development, Special Residential and Special Rural larger lot type residential retreats, also in the area is the Atwell Park Speedway, Harness Racing Track, Western Power substation and the Albany Ring Road Alignment.

1.2 Purpose

The purpose of the rezoning to Residential Development is to provide a framework and mechanism for the preparation and implementation of a Local Structure Plan to guide the integrated and comprehensive urban development of the area.

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

At its meeting in November 2006 Council considered and endorsed a Scheme Amendment Request supporting the rezoning of Lots 300, 526 & 507 from the Rural and Special Rural zone to Residential Development.



**SUBJECT
LAND**

LOCATION PLAN

Lots 1 - 10, 12, 13, 66, 300, 507, 526, 1918
Lancaster Road, and Lot 123 Link Road
City of Albany

Figure 1

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0 250 500 750 1000 1250

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11 Oak St., Albany, Oregon 97310
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In this support Council also requested the inclusion of Lots 1-10, 12 & 13 together with the definition of planning and development issues to be addressed by the Structure Planning exercise.

In the mean time, as a separate process, Council has proceeded with the rezoning of Lot 124 (north of the study area) to the Residential Development Zone. This action has provided the opportunity to comprehensively plan the wider area which has also bought Lots 123 and 1918 into consideration.

Support for the wider zoning area is on the basis it brings the opportunity to comprehensively plan these contiguous landholdings using the logical planning boundaries of Lancaster Road, Link Road/Ring Road and Reddale Road.

1.3 Location

The Study area encompasses 160.1795ha, located 7km from the Albany Central Area and is best accessed via Albany Highway and Lancaster Road.

Lot sizes range from 4029m² to 64.761ha (excluding ROW Lot 66).

2.0 PLANNING CONTEXT

The key strategic planning document relating to the land is the Albany Local Planning Strategy. This strategy has been endorsed by Council and is undergoing final assessment by the Department for Planning & Infrastructure. Other planning documents that apply are the Town Planning Scheme and the Local Rural Strategy.

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

2.1 City of Albany Town Planning Scheme No. 3

The attached figure shows the current zoning arrangement with the subject land either zoned Rural or Special Rural.

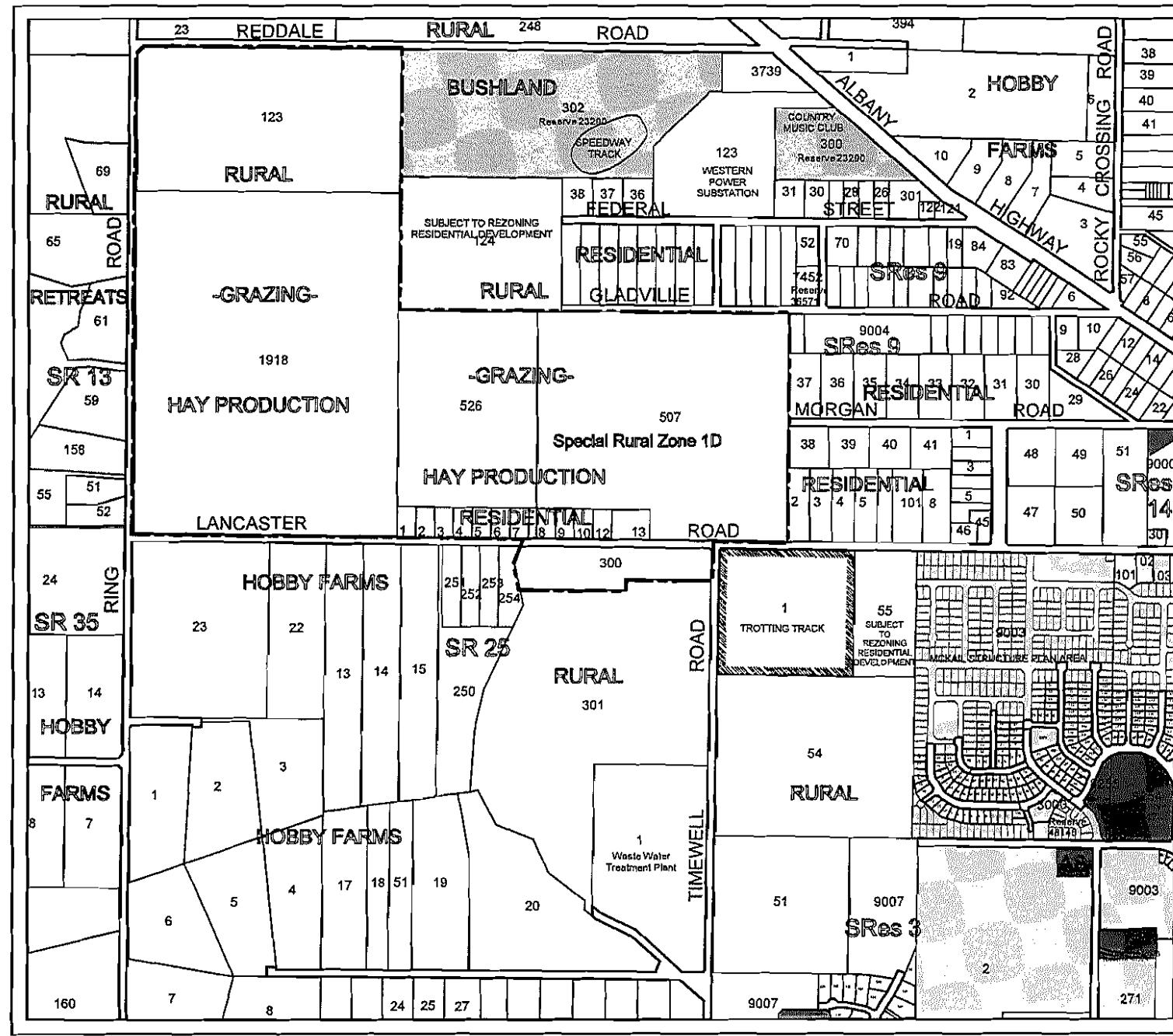
Surrounding private land is generally zoned Rural to the north with Special Rural to the west, Special Residential and Residential zones to the east. Residential zones, encompassing Albany's main residential development front, exist to the southeast.

Non residential based zonings in the area include Private Clubs and Institutions over an area of open space and the Atwell Park Speedway, an area of Public Purposes accommodates the Western Power McKail Sub Station.

A review of the scheme shows the Residential Development Zone is most suited to the land at this time as it will only enable subdivision and development where in accord with an approved Structure Plan.

2.2 City of Albany Local Planning Strategy

The structure plan area is earmarked "Future Urban" as a continuation of the north western urban development front. Areas adjacent to the Ring Road are shown as Rural Residential and adjacent to Albany Highway are shown as Rural. These notations are explained by a desire to restrict residential density close to major roads and in the instance of Albany Highway, provide a more spacious and open roadside environment. Existing Special Residential Areas are shown Residential.



LANDUSE AND ZONING

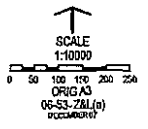
Lots 1 - 10, 12, 13, 66, 300, 507, 526, 1918
 Lancaster Road, and Lot 123 Link Road
 City of Albany

LEGEND

- Parks and Recreation
- Public Purposes
- Special Residential
- Local Centre
- Residential
- Private Clubs and Institutions
- Places of Public Assembly
- Special Rural
- Rural

Figure 2

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 11 Duke St, Albany, Western Australia 6330
 Phone (08) 9442 2204 Fax (08) 9442 1340



Within the body of the report, the strategy argues heavily for the efficient use of serviceable and developable land close to or within the existing urban area. This includes providing for the resubdivision of Special Residential areas, and the creation of fully serviced (sewered) residential development where ever possible within urban expansion areas. This is to occur in preference to inefficient lower density unserved Special Residential or similar development.

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

2.3 Local Rural Strategy

Although this strategy will be superseded by ALPS upon final endorsement, the LRS still operates to guide rural residential development and associated activities as well as provide more general guidance on rural uses and activities.

Given eastern portions of the site are under an existing Special Residential zoning, these areas are not covered by the Local Rural Strategy. Western portions of the study area currently zoned Rural are identified within a Specific Policy Area (Torbay 8).

This Policy Area identifies that proposals for rural residential zoning and development may be supported because of or subject to a number of issues including that:

- > The area generally has potentially high land capability for housing development.
- > The area is in close proximity to Albany.
- > The area has views and rural outlook.
- > Some landowners have indicated a willingness to subdivide.
- > The capability of existing roads (Link & Lancaster) to accommodate additional traffic that would result from further development needs to be investigated.
- > There is a need to consider the Albany Airport flight path.

3.0 THE STUDY AREA

3.1 Site Development

Lots 123, 300, 526 & 527 are all large cleared lots used for grazing and hay production. These lots are vacant and do not have residential dwellings or any other substantial buildings.

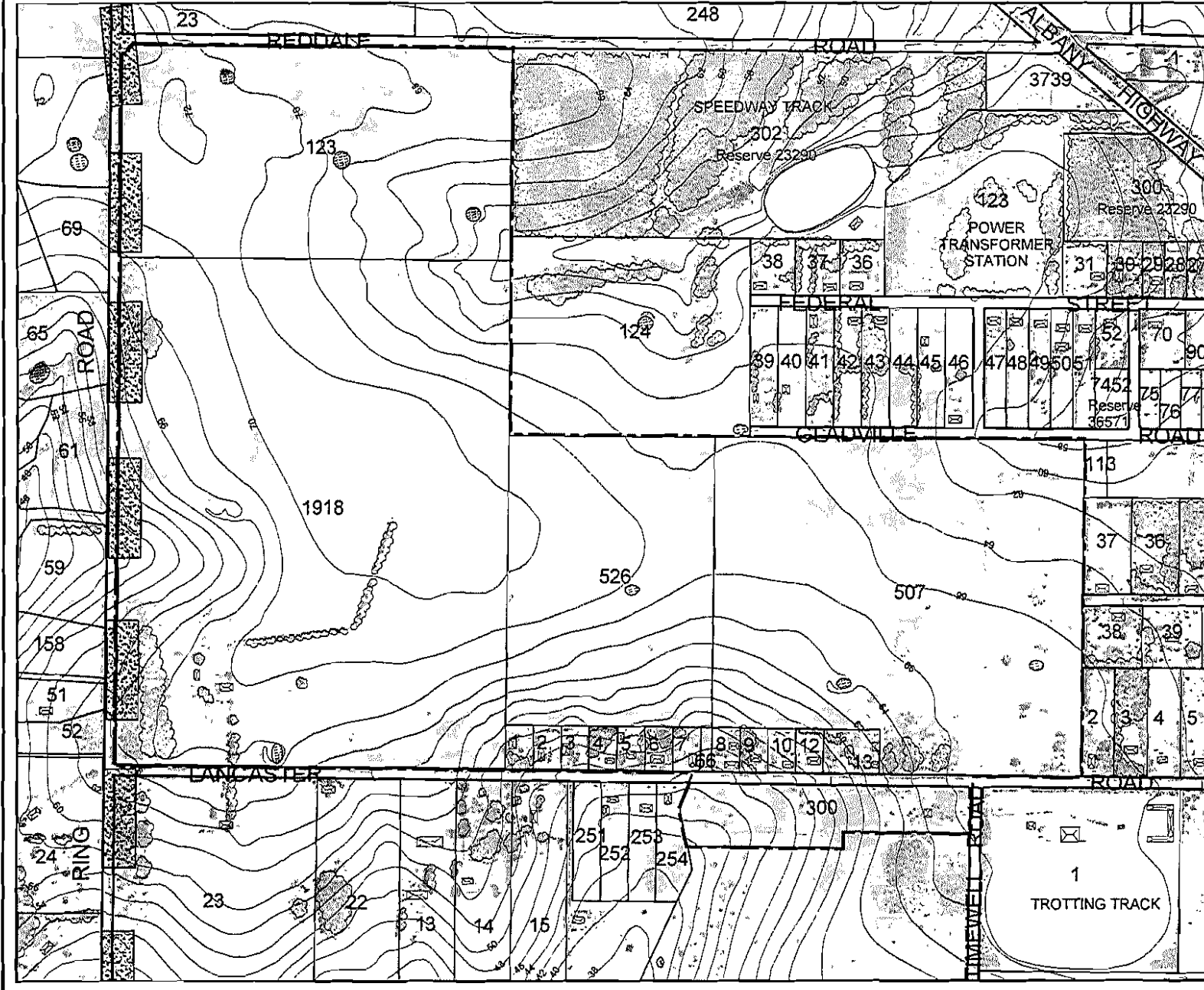
Lots 1918 and 124 are similarly cleared and used primarily for rural (grazing/hay production) activities. These lots however also accommodate substantial dwellings and associated rural outbuildings.

The run of 4000m² lots on Lancaster Road (Lots 1-10, 12 & 13) in the main accommodate single dwellings and associated sheds/garages. These lots, although zoned Rural are used for residential purposes. Lot 66 is a vacant parcel not yet formally used or developed for its gazetted ROW use.

3.2 Surrounding Landuse

Figure 2 depicts surrounding land uses which include the Atwell Park Speedway, recreation reserves, Albany Ring Road, Residential and Special Rural uses. Further afield is the Western Power substation, the Harness Racing Track and the Albany Regional Airport.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



SITE CHARACTERISTICS

Lots 1 - 10, 12, 13, 66, 300, 507, 526, 1918
Lancaster Road, and Lot 123 Link Road
City of Albany

LEGEND





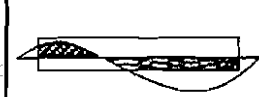
-  Proposed Ring Road
-  Dam/Soak
-  Existing Building
-  Existing Vegetation

Figure 3



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3.3 Roads, Access and Servicing

Primary road access is provided by Lancaster and Link Roads. Alternative access is available through Morgan Road, Gladville Road, Federal Street and Reddale Road. The future Albany Ring Road is accommodated in a planned alignment on the western boundary of the subject land parallel to Link Road.

By virtue of Link Road, Lancaster Road as well as Albany Highway, the area has strong Links through to existing employment areas (Milpara) as well as the Albany City Centre.

Although not on an existing or planned public transport route, linkages to the major road network as well as good connections to existing residential areas provide the opportunity for effective layout of future bus routes.

Potable water, electrical power and deep sewer are available to the project area via direct connection with or without extension/upgrade.

The necessary extension of services to and through the site will ensure logical staging and remove the potential for development leapfrogging and inefficient service use.

3.4 Site Drainage/Stormwater Management

The site occupies the crest of a low ridge generally sloping down to the north east and south west.

This slope ensures the site is broken into three minor catchments, one in the north on Lot 124, one west on Lot 1918 and the last, south on Lot 526. Utilising these existing catchments for future stormwater management will minimise the need for disruptive site works and ensure drainage regimes can be managed similar to the existing situation.

Apart from the numerous dams developed across the site for stock water purposes, there is only one defined (and natural feature) existing within the future LSP area. It is a broad seepage area on the northern boundary of Lot 124 which crosses into the adjoining recreation reserve and then becomes the creek line within the Atwell Park Speedway Grounds.

3.5 Landform, Soils and Construction Issues

With the exception of the lowest lots on the southern boundary, the site accommodates the locally common gravely yellow duplex soils. Landform is described as broad crests. This landform and soil type is the same as that existing within The Sanctuary and Lakeside North development areas immediately south east.

This soil type is generally noted as having the following features with the corresponding management factor/response noted when assessed against fully serviced residential development:

Water Erosion Risk	V Low	Managed through conventional subdivision/development process
Wind Erosion Risk	Mod	Managed through conventional subdivision/development process
Water Pollution Risk O.F	Mod	Managed through conventional subdivision/development process
Water Pollution Risk S.D	Low	Managed through conventional subdivision/development process
Ease of Excavation	Low	Where possible, reduce cut/recontouring
Flood Risk	Nil	Acceptable rating
Foundation Soundness	Fair	Acceptable rating
Slope Instability	Nil	Acceptable rating
Soil Absorption Ability	V Low	May complicate infiltration based stormwater management. Addressed through detailed drainage design.
Soil workability	Poor	See ease of excavation
Nutrient Retention Ability	M High	Acceptable rating

For the lowest lots on the southern boundary, land qualities present very much the same with the exception of a higher risk of groundwater pollution through subsoil drainage. This is not a significant management issue as all development will be connected to the deep sewer system and will not rely on septic tank based effluent disposal.

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

3.6 Constraints & Opportunities

Figure 4 identifies site based opportunities and constraints as follow:

- Central ridge providing discreet catchment areas.
- Elevated land with northern flanks ideal for solar design.
- Good connection to the existing regional road network.
- Good connection to existing residential areas.
- Good proximity to employment centres and the Central Area.
- A significant development area allowing economies of scale for service extension and provision as well as providing for comprehensive planning to permit a mix of land uses to support the base residential use of the land.
- Within speedway buffer area but located outside both the airport buffer and Timewell Road WWTP buffer. Site also has significant setbacks to the harness racing track.

4.0 ZONING PROPOSAL

4.1 Background Issues

The extent of the subject land is a significant attribute and will enable a comprehensive development front to be developed to replace the existing McKail Structure Plan Area which is rapidly being developed. While the area does not have any significant or outstanding topographic features, it is well located in terms of accessibility to services and the Central Business District, particularly when compared with other developing areas such as Oyster Harbour and Bayonet Head. It is anticipated that it will provide residential lots for the low to middle portion of the market providing other growth areas such as Yakamia, Bayonet Head and Little Grove/Big Grove are also brought on stream to provide a good supply and healthy competition. As the property has virtually no remnant vegetation, wetlands or sensitive environmental features it has the potential to be developed within a reasonable time frame.

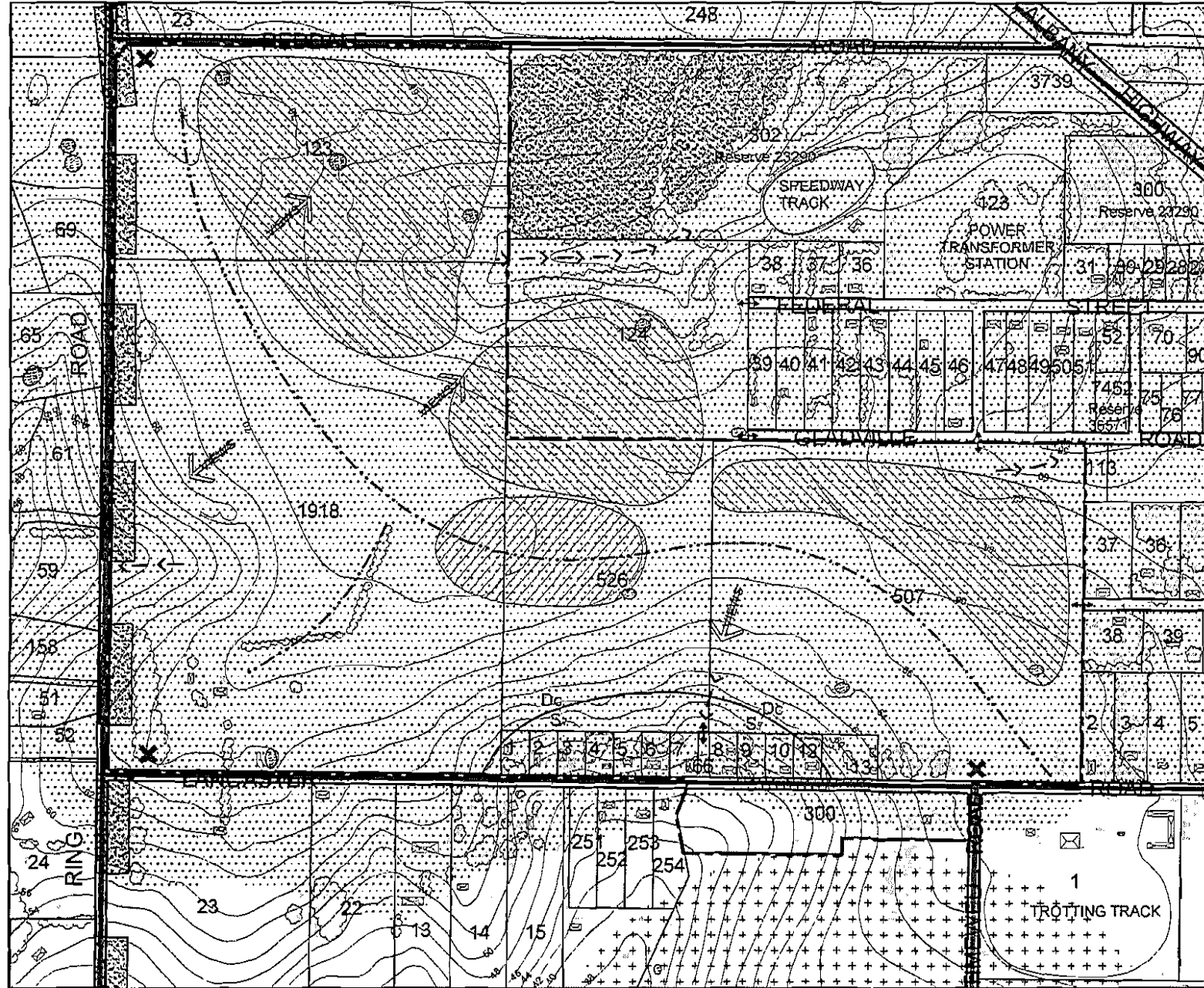
4.2 Residential Development Zone

It is proposed to move the entirety of the subject lots from the existing Special Rural and Rural zones to the Residential Development Zone.

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

- The existing Rural zone promotes ongoing long term rural landuse and by consequence rural investment, contrary to the strategic identification of the land for future urban purposes.
- The existing Special Rural zone promotes subdivision and development that would either seriously constrain or compromise efficient development for urban/residential purposes.
- Amendment No. 267 which relates to Lot 124 and its zoning to Residential Development is being prepared for public advertising.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



OPPORTUNITIES AND CONSTRAINTS

Lots 1 - 10, 12, 13, 66, 300, 507, 526, 1918
Lancaster Road, and Lot 123 Link Road
City of Albany

LEGEND


















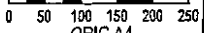
-  Proposed Ring Road
-  Dam/Soak
-  Existing Building
-  Existing Vegetation
-  Significant Vegetation in Reserve
-  Views
-  Ridge Line
-  Drainage Opportunities
-  Speedway Buffer
-  Waste Water Treatment Plant Buffer
-  Existing Major Roads / Access Opportunity
-  Flat Accessible Centrally Located Land Potentially Suitable for School/Oval
-  Northern Flank (Solar Design)
-  Potential Neighborhood Nodes (major road junctions)
-  Other Available Road Connections
-  Landform Unit
Dc Broad Crests - Gravelly Soils
Sr Slopes - Deep Sands

Figure 4



SCALE
1:10000



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- Given their size and landuse, it is a planning anomaly that Lots 1-10, 12, 13 & 66 Lancaster Road have remained under the Rural zone.
- The Residential Development zone ensures the area is comprehensively planned and that no landuse, development or subdivision is possible until a comprehensive structure plan has been prepared, assessed and approved.

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

- Council and Western Australian Planning Commission approval of an Outline Development Plan (Structure Plan) for at least the extent of the contiguous residential development zoning (in this case the subject land as well as Lot 124)
- That the Outline Development Plan (Structure Plan) define the form, structure and principals of development as well as residential landuse mix, road network, non residential land uses including open space, servicing including deep sewerage and other issues specific to the context and qualities of the subject land.

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

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

A review of the Scheme shows that it allows (if shown on an adopted Local Structure Plan/Outline Development Plan) uses such as consulting rooms, schools, home business, grouped dwellings, hospitals, motor repair, professional offices, public worship and shop.

These uses usually cater for most non residential landuse requirements and as a result, a measure of local employment. However, as the structure plan area is large and has diverse opportunities, it is likely that other non residential landuses may be supported. Examples of these could include service commercial, service industry and the like which may be suitable not only for providing for the local employment objectives of the Liveable Neighbourhoods Community Code but also buffering sensitive residential landuses from any potential offsite impacts (Ring Road and/or Speedway).

If these sorts of uses are identified and adopted within the structure plan process, a separate amendment to the scheme will be required to update the zoning within the relevant areas.

4.3 Major Issues

Major issues to be addressed by the Local Structure Plan:

- Atwell Park Speedway; Amendment No. 267 relating to Lot 124 Federal Street has been required to provide a noise impact assessment relating to the speedway therefore potential for impact, need for buffering sensitive uses, opportunity to use POS, roads, buildings, non sensitive uses to buffer and/or reduce potential impacts will all need specific consideration. Potential for long term retention/relocation and associated strategic opportunities could also be explored.
- Albany Ring Road; buffer, access control, integration, landscaping/interface, complimentary uses.
- Landuse Mix, Residential, Community, Retail, Commercial, Industrial, Local Employment opportunities.

- > Servicing, Electrical Power, Deep Sewer, telecommunications, water supply, roads and access (including upgrading), provision for public transport.
- > Sustainability, Solar Design (Subdivision and Development), storm/grey water reuse, power generation, walkable catchments and communities.
- > Integration of Technology; wired communities.

4.4 Local Structure Plan: Preliminary Concept

The following figure gives an indication of the possible form and layout of development that could eventuate through the LSP process.

The plan generally indicates major roads, residential densities, community, commercial and other non residential landuses, public open space and integrated stormwater management. The layout is based on the Liveable Neighbourhoods Community Code and aims to create a sense of place, maximise the benefit gained from amenity areas and natural nodes, provide local employment and buffer sensitive uses.

A summary of statistics based on this preliminary plan and associated calculations follows:

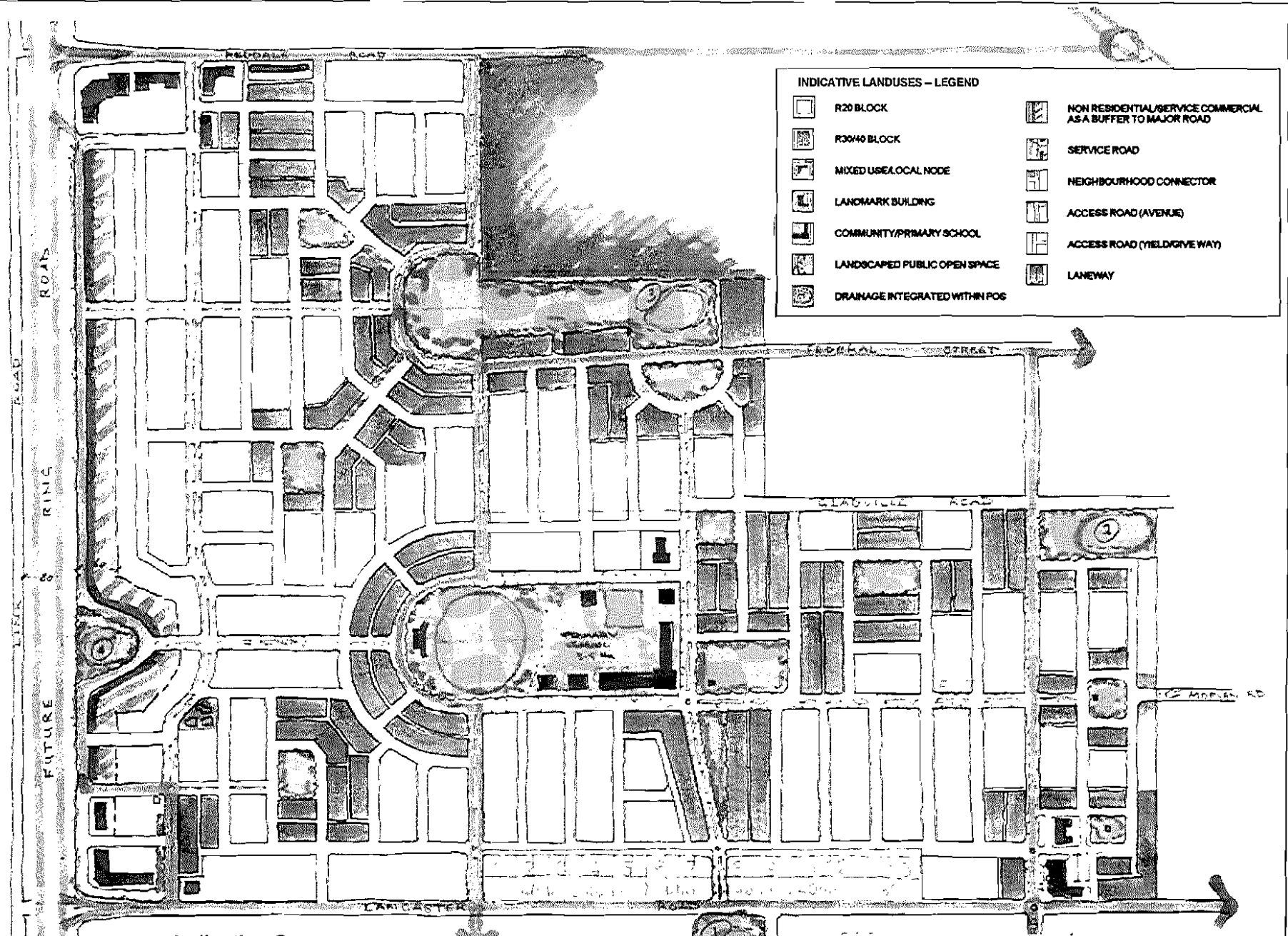
Total Area –	176.9ha
Net Subdividable Area –	130.0ha
POS Required –	13.0ha (10%)
Total POS Provided –	17.4ha (13.4%)
Drainage Allowance (integrated)	4.4ha (3.4%)
Residential Areas Total –	86.1ha
R20 –	60.6ha
R30/40 –	25.4ha
Non Residential Areas (Commercial) –	7.9ha
Community & Primary School –	3.8ha
Potential Yield (based on above)	1300
Potential Population at 2.73ppd (2006 Census Data)	3500

This plan will be further informed/modified by the results of the detailed studies to be undertaken through LSP preparation along with the requirements of the LSP approval process.

5.0 CONCLUSION

Rezoning the land for residential purposes is anticipated in Council's Local Planning Strategy and with the immanent completion of the nearby McKail Structure Plan area, this land represents the logical extension of the development front. All essential services can be provided to the site and the size of the area will enable a comprehensive subdivision to be developed. An overall structure plan will be required prior to subdivision applications being lodged and this will enable issues identified in this report to be addressed.

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



INDICATIVE LANDUSES – LEGEND

	R20 BLOCK		NON RESIDENTIAL/SERVICE COMMERCIAL AS A BUFFER TO MAJOR ROAD
	R3040 BLOCK		SERVICE ROAD
	MIXED USE LOCAL NODE		NEIGHBOURHOOD CONNECTOR
	LANDMARK BUILDING		ACCESS ROAD (AVENUE)
	COMMUNITY/PRIMARY SCHOOL		ACCESS ROAD (YIELD/GIVE WAY)
	LANDSCAPED PUBLIC OPEN SPACE		LANEWAY
	DRAINAGE INTEGRATED WITHIN POS		

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**Indicative Concept
 Local Structure Plan
 McKail North Urban Expansion Area**

This Indicative Concept Plan is provided for information purposes only. It identifies the potential form and layout of ultimate development that could come about through the structure planning process. Separate approvals are required for the Structure Plan and Sub division which will result in changes to this plan.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

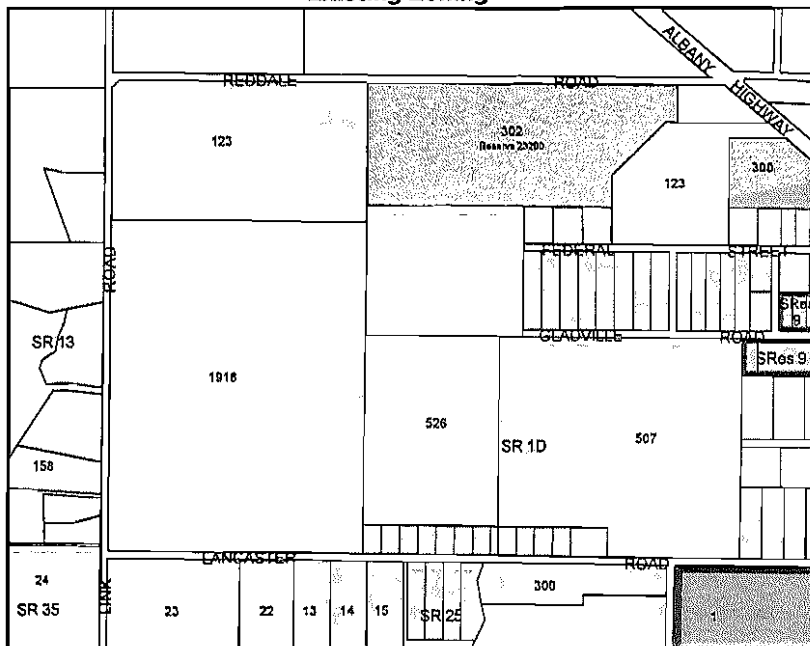
**LOCAL PLANNING SCHEME No. 3
AMENDMENT No. 277**

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

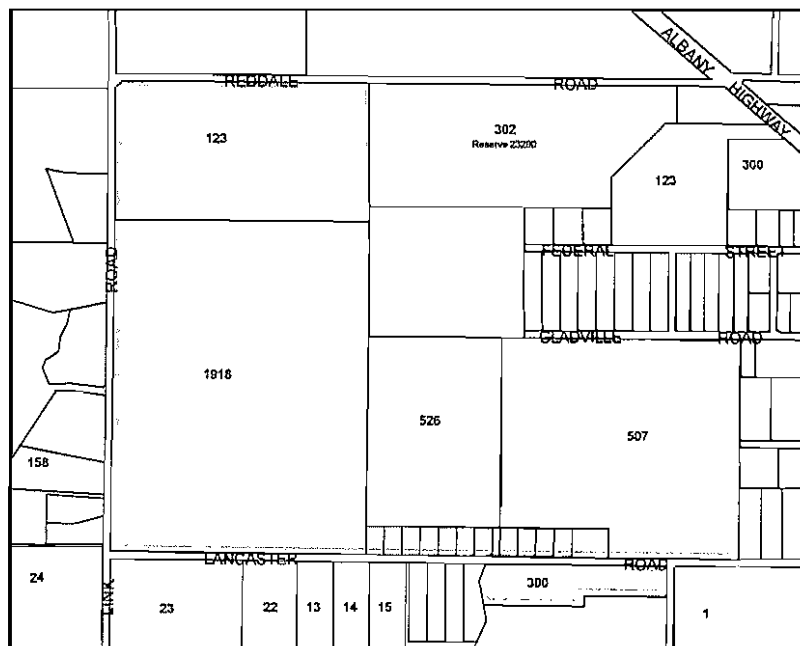
- i) Rezoning Lots 507 & 526 Lancaster Road from the Special Rural Zone to the Residential Development Zone.
- ii) Rezoning Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13 & 66, Lot 1918 & Lot 300 Lancaster Road from the Rural Zone to the Residential Development Zone.
- iii) Rezoning Lot 123 Link Road from the Rural Zone to the Residential Development Zone.
- iv) Deleting Special Rural Zone 1D from Schedule 1 to the Scheme.
- v) Amending the Scheme Maps accordingly.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3 AMENDMENT No. 277

Existing Zoning



Proposed Zoning



LOCAL SCHEME RESERVES

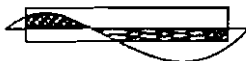
Public Purposes

ZONES

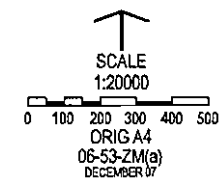
- Residential Development
- Special Residential
- Places of Public Assembly
- Private Clubs and Institutions
- Rural
- Special Rural

OTHER

Special Rural Area
(see scheme text)



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**CITY OF ALBANY
TOWN PLANNING SCHEME NO. 3
SCHEME AMENDMENT NO. 276
LOT 120 (18) HADLEY STREET AND
LOT 107 (41) FRANCIS STREET
LOWER KING**

January 2008

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
CITY OF ALBANY
LOCAL PLANNING SCHEME NO. 3
AMENDMENT NO. 276

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

1. Rezoning a portion of Lot 120 (18) Hadley Street and Lot 107 (41) Francis Street, Lower King, from 'Rural' to 'Residential' with an applicable density code of 'R20'.

Dated this day of 2008

CHIEF EXECUTIVE OFFICER

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FIGURES

Figure 1:	Regional Context
Figure 2:	Local Context
Figures 3 – 5:	Photographs of Site and Surrounds
Figure 6:	Existing and Proposed TPS No. 3 Zoning

APPENDICES

Appendix 1:	Certificates of Title
Appendix 2:	Subdivision Concept Plan

1.0 INTRODUCTION

Scheme Amendment No. 276 to the City of Albany Town Planning Scheme No. 3 proposes to rezone a portion of Lot 120 (18) Hadley Street and Lot 107 (41) Francis Street, Lower King, from 'Rural' to 'Residential' with an applicable density code of 'R20'.

Scheme Amendment No. 276 willll cater for the current and future growth of Albany. The surrounding area has been largely developed for residential purposes, and the site may be provided with utility services in accordance with current standard. Scheme Amendment No. 276 is therefore consistent with the City's objective of consolidating serviced urban areas and facilitating fully serviced urban frontal development.

With regard to the compatibility of uses, it is considered the retention of an isolated pocket of nominally 'rural' land surrounded by urban development has the potential to contribute to land use conflicts. Accordingly, it is the rezoning of the site for urban development will rationalise the zoning of the area, providing for compatible uses to be developed.

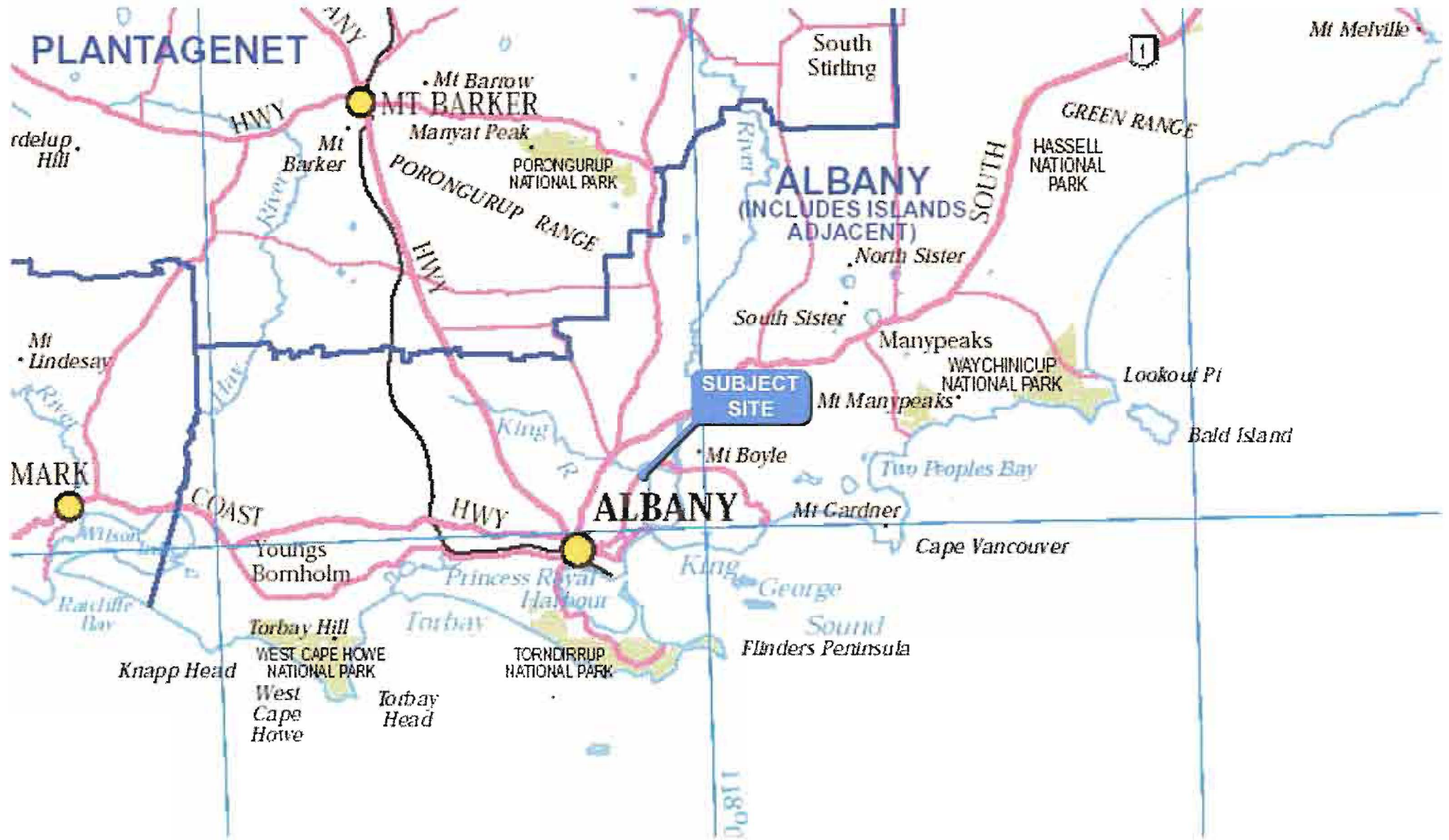


FIGURE 1: REGIONAL CONTEXT
 LOTS 120 (18) HADLEY STREET AND
 107 (41) FRANCIS STREET
 LOWER KING

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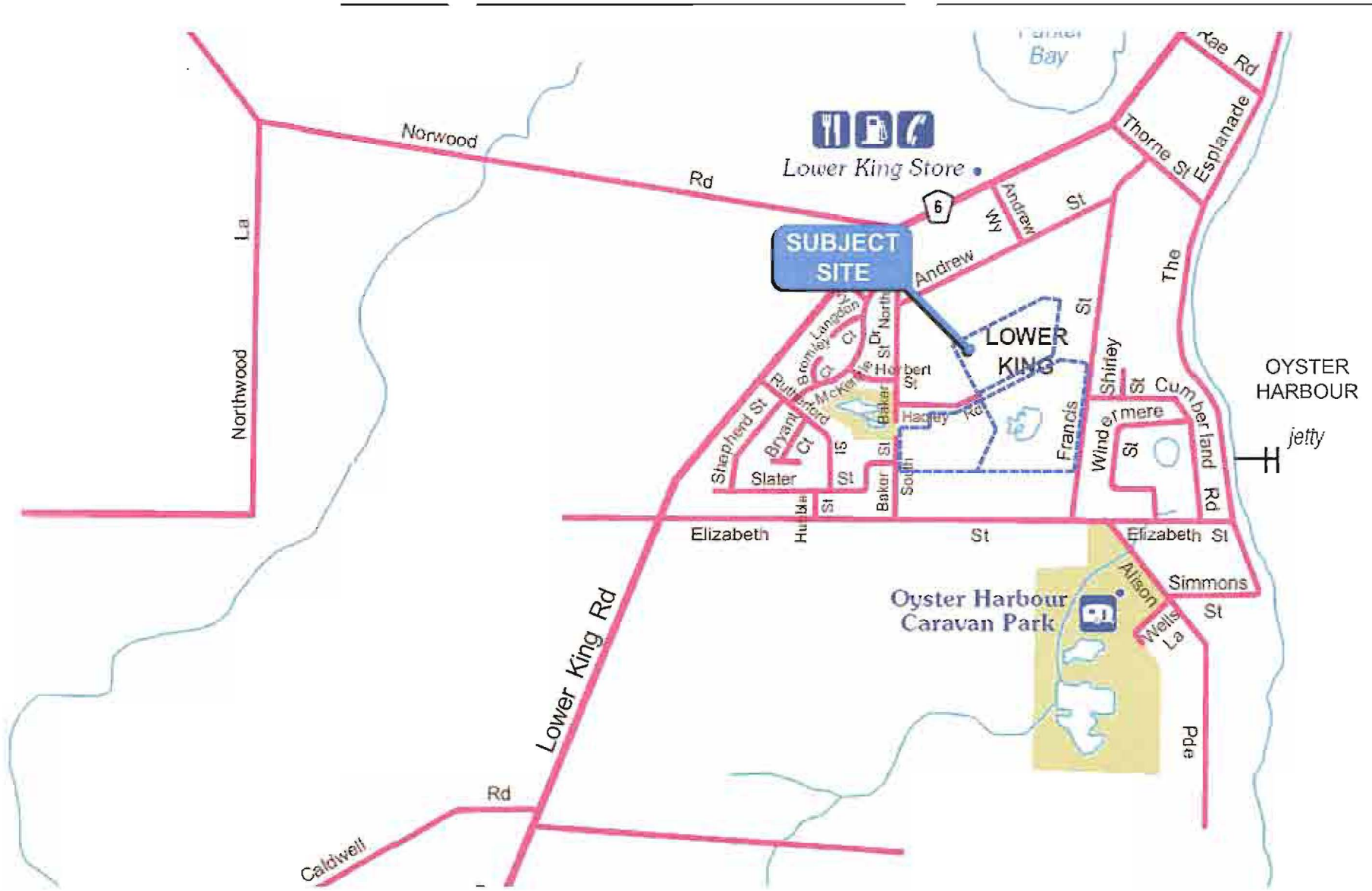


FIGURE 2: LOCAL CONTEXT
 LOTS 120 (18) HADLEY STREET AND 107 (41) FRANCIS STREET
 LOWER KING

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2.0 SITE DETAILS

2.1 Legal Description

The subject site comprises two (2) lots on separate Certificates of Title, as described in Table 1 below.

Lot No.	Diagram	Vol	Folio	Address	Area (ha)
107	32263	1543	635	41 Francis Street, Lower King	10.9265
120	62577	1649	119	18 Hadley Road, Lower King	3.7647
Total Composite Area					14.6912ha

Appendix 1 contains copies of the Certificates of Title for the subject site.

2.2 Locational Context

The subject site is situated within the municipality of the City of Albany. The following sections discuss the subject site within its regional and local context.

2.2.1 Regional Context

The subject site is located in Lower King, approximately (9) kilometres northeast of the Albany Central Business District. Access between the subject site and Albany is via local roads and Lower King Road.

Figure 1 depicts the subject site in its Regional Context.

2.2.2 Local Context

The subject site is located in the southern portion of the Lower King locality. Francis Street is accessed from Lower King Road via Elizabeth Thorne Streets. The subject site is approximately 300 metres west of Oyster Harbour, which offers substantial recreation and leisure opportunities. A boat ramp and jetty are located on The Esplanade, 150 metres north of the intersection with Elizabeth Street, approximately 750 metres from the subject site.

Hadley Street is currently constructed to a gravel standard abutting Lot 120 for approximately 240 metres from Baker Street. The road is not currently constructed through to Francis Street, however, it is anticipated the connection will be constructed in association with works to facilitate the subdivision of land comprising the portion of Lot 107 on the northern side of Hadley Street (WAPC reference 133691).

The subject site is approximately 800 metres south of the existing local shops located on Lower King Road. The site does not form part of the Bayonet Head Outline development Plan Area, however, future commercial and educational facilities will be located in close proximity and will be of benefit to future residents. Facilities planned for the locality include the provision of two primary schools, and local and neighbourhood shopping centres.

Figure 2 depicts the subject site in its Local Context.

2.3 Land Use

The subject site is predominantly cleared of vegetation and has previously been used for grazing and horse agistment purposes. Centrally located on the subject site is an artificial water body entirely contained on Lot 107. On the western side of the water body is a pocket of vegetation. The combined area of the artificial water body and vegetation is approximately 1.8ha. Further information in relation to the artificial water body is provided in Section 6.1, below.

A single house and outbuilding are located near the eastern boundary of Lot 120, accessed directly from Hadley Street. A single house and outbuildings are also located Lot 107, approximately 100 metres west of Francis Street.

The locality is predominantly characterised by single residential dwelling development. As reticulated sewerage is available to the area, many surrounding lots are capable of subdivision in accordance with the designated 'R20' density.

The portion of Lot 107 north of Hadley Street was granted conditional subdivision approval (WAPC reference 133691) on 3 July 2007, for the creation of 63 lots with an average size of 514m².

Figures 3 – 5 depict the subject site and surrounds.



Figure 3 – View of house and outbuilding on Lot 107, west from Francis Street.



Figure 4 – View of horse training area on Lot 107, north east from Hadley Street.



Figure 5 – View of Hadley Street looking east towards Baker Street.

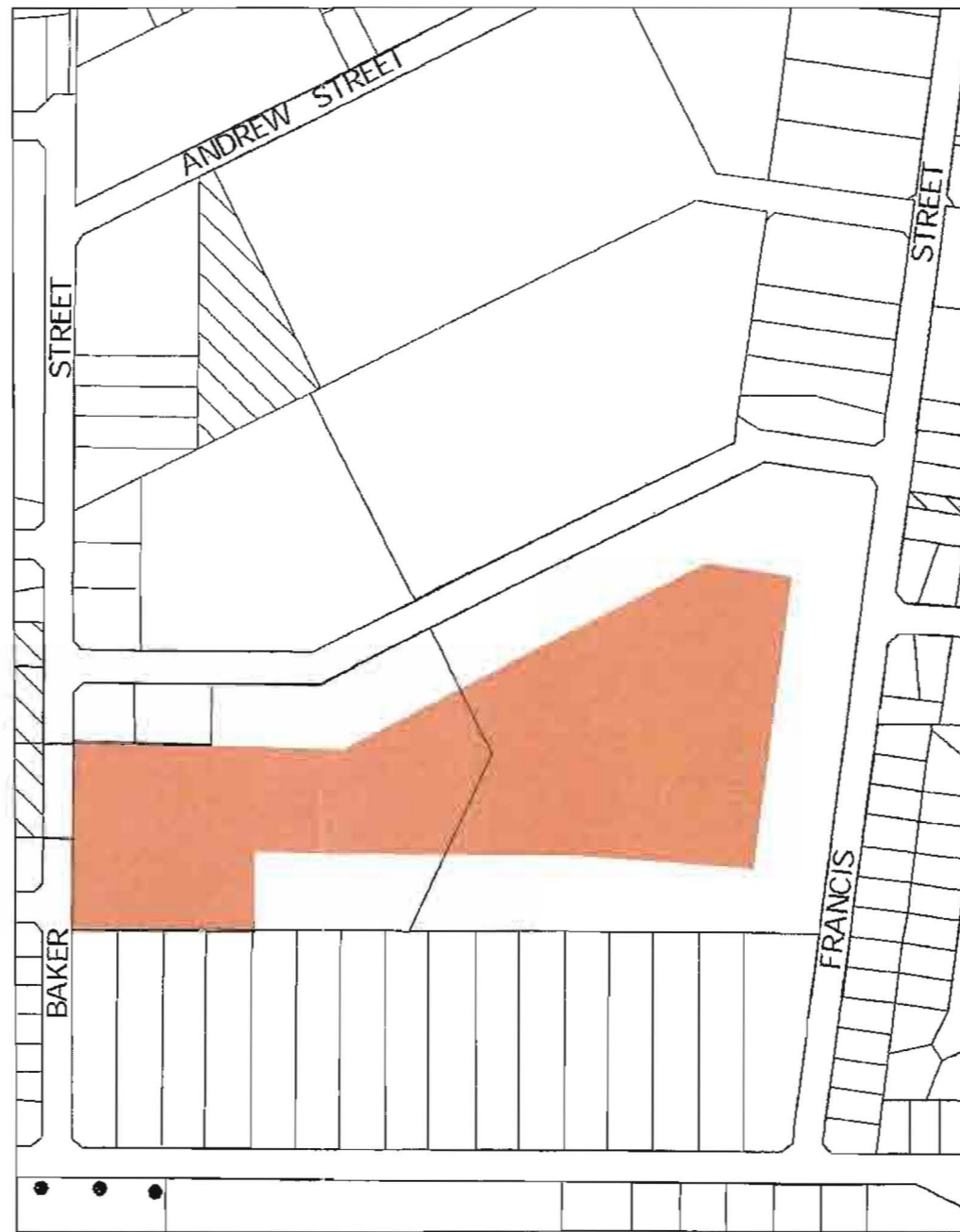
3.0 PROPOSED SCHEME AMENDMENT

The proposal seeks to amend Town Planning Scheme No. 3 (TPS No. 3) to rezone the subject site from 'Rural' to 'Residential', with an applicable density code of 'R20'.

Figure 6 depicts the existing and proposed zoning.



EXISTING ZONING



PROPOSED ZONING

LEGEND

LOCAL SCHEME RESERVES

- | | | | |
|--|--------------------------|--|----------------------------|
| | AERODROME | | PARKS AND RECREATION |
| | CIVIC AND CULTURAL | | RESTRICTED PUBLIC PURPOSES |
| | IMPORTANT REGIONAL ROADS | | RAILWAY |
| | MAJOR HIGHWAYS | | |
| | PARKS AND RECREATION | | |

ZONES

- | | | | |
|-----|------------------------------|-----|--------------------------------|
| | TOURIST RESIDENTIAL | | SPECIAL USE |
| | RESIDENTIAL | | DENOTED AS FOLLOWS: |
| | RESIDENTIAL DEVELOPMENT | MA | MUSEUM & AQUACULTURE |
| | SPECIAL RESIDENTIAL | RIB | RURAL-INDUSTRY BUFFER |
| | COMMERCIAL | V | VARIOUS (SEE SCHEME TEXT) |
| | LOCAL SHOPPING | ZG | ZOOLOGICAL GARDEN |
| | MOTEL | | PRIVATE CLUBS AND INSTITUTIONS |
| | SERVICE STATION | | GENERAL INDUSTRY |
| | TAVERN | | LIGHT INDUSTRY |
| | PLACES OF PUBLIC ASSEMBLY | | NOXIOUS INDUSTRY |
| | SPECIAL SITES | | SERVICE INDUSTRY |
| | DENOTED AS FOLLOWS: | | SPECIAL INDUSTRY |
| CVP | CARAVAN PARK | | CONSERVATION |
| HA | HOLIDAY ACCOMMODATION | | LANDSCAPE PROTECTION |
| M | MARINE MUSEUM | | RURAL |
| V | VARIOUS (SEE SCHEME TEXT) | | SPECIAL RURAL |
| | SPECIAL USE | | |
| | DENOTED AS FOLLOWS: | | |
| C | CHALET | | |
| FP | FOOD WHOLESALE/PLANT NURSERY | | |

OTHER

- | | | | |
|--|---------------------------|--|--------------------|
| | R CODES | | SPECIAL RURAL AREA |
| | ADDITIONAL USES | | (SEE SCHEME TEXT) |
| | SCHEME BOUNDARY | | NO ZONE |
| | LOCAL GOVERNMENT BOUNDARY | | |
| | TOWNSITE - LAND ACT | | |

FIGURE 6: ZONING MAP - CITY OF ALBANY TOWN PLANNING SCHEME NO. 3 (DISTRICT SCHEME)
 LOTS 120 (18) HADLEY STREET AND 107 (41) FRANCIS STREET
 LOWER KING



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4.0 JUSTIFICATION

4.1 City of Albany – Town Planning Scheme No.3

Clause 3.1.1 of TPS No. 3 details the broad objectives of the 'Residential' zone as being:

To provide a pleasant, healthy and convenient living environment incorporating the requisite facilities for all sections of the community from pre-school children to senior citizens. To take advantage of the natural features of the various areas to be developed and to preserve an open aspect with ready access to natural bushland, rural areas and places of outdoor recreation.

Table III of TPS No. 3 specifies the Residential Design Codes applicable to land within the Scheme Area. Unless otherwise specified, all lots connected to sewerage have a density coding of 'R20'. As the subject land is connected to sewerage and a higher or lower density is not specified under TPS No. 3, the 'R20' density would apply to the land when zoned 'Residential'.

It is submitted that the proposed rezoning of the subject site will not derogate from the existing character of the surrounding residential land, and will constitute a density which is in keeping with the developing character of the area as one of growing diversity and increasing population.

As detailed previously, the area is well located to services in Lower King, Bayonet Head and the Albany town centre. In addition, the subject site will take advantage of the natural features of the land, and is in close proximity to Oyster Harbour, which offers many active and passive recreational opportunities.

It is submitted the proposed rezoning will be in keeping with the Zone Objective outlined above, as it will result in a high amenity development using modern planning and design principles, and will take advantage of the surrounding natural features.

4.2 Western Australian Planning Commission State Planning Policy No. 3.1 – Residential Design Codes

The Western Australian Planning Commission's 'State Planning Policy No. 3.1 – Residential Design Codes' (herein the 'R-Codes') sets out "*a comprehensive basis for the control, through local government, of residential development throughout Western Australia*". The focus of the policy is on dealing with fundamental aspects of the design of residential development, aimed at:

- *Encouraging the widest possible range of dwelling types, to meet community desires; encouraging innovative design solutions;*
- *Ensuring that new developments incorporate adequate standards of access and amenity.*
- *Ensuring that adverse impacts on neighbouring residents are minimised;*
[and]

- *Ensuring that new developments contribute positively to the streetscape and locality of which they form a part.*

The proposed 'R20' density will facilitate subdivision of the subject land with lots having a minimum area of 440m² and an average of 500m².

Accordingly, the rezoning of the subject site from 'Rural' to 'Residential' with a density of 'R20' shall facilitate use of the site for purposes considered to in keeping with the surrounding area.

In light of the above, it is submitted the proposed rezoning will promote achievement of the objectives of the R-Codes. Specific design elements of the R-Codes shall be addressed at the subdivision and development stage, in consultation with the City of Albany.

5.0 STRATEGIC CONSIDERATIONS

5.1 Lower Great Southern Strategy

The Western Australian Planning Commission in June 2007 released the Lower Greater Southern Strategy, which encourages the application of sustainability principles when planning for settlements to ensure the quality of life of residents is maintained. It is the aim of the Strategy:

To encourage development around existing nodal settlements, and ensure policies provide a presumption in favour of consolidating settlements. Not only is this an efficient use of resources such as land, infrastructure and energy but also assists in supporting social services such as hospitals, libraries, shops and community facilities.

The aim is to build on existing communities in order to support local and regional economies to enable the improvement of services and infrastructure and to enhance the quality of life for residents.

The subject rezoning will meet the aim of the Strategy in consolidating and increasing the population of the Lower King area that forms part of the Albany Regional Centre.

5.2 Albany Local Planning Strategy

The Albany Local Planning Strategy (ALPS) was recently adopted for Final Approval by the City of Albany, and is currently being considered for endorsement by the Western Australian Planning Commission.

The Strategic Planning Objectives of the ALPS that relate to Settlement (Section 8.3) and that are applicable to the subject site include:

- *Facilitate and manage sustainable growth for the urban area in the City of Albany;*
- *Support the consolidation of serviced urban areas and facilitate staged fully serviced urban frontal development;*
- *Support urban infill development based on compatibility of land uses and infrastructure capacity; [and]*
- *Protect future fully serviced urban areas from inappropriate land uses, subdivision and development.*

The Lower King area is depicted on the ALPS as an 'Existing Residential' area, with the Bayonet Head area to the south shown as 'Future Residential' (< 20 years) and Walmsley to the west designated for 'Long Term Residential' (to be secured).

The subject site is a consolidation of a serviced urban area and needs to be protected from inappropriate land uses, subdivision and development by rezoning the 'Rural' portion of the lots to 'Residential'.

6.0 OTHER CONSIDERATIONS

6.1 Albany Wetland Mapping and Evaluation Project

The Department of Water recently evaluated and rated the artificial water body on Lot 107 as an 'M' (Multiple Use) category wetland. This is the lowest category for wetlands, with few important ecological attributes and functions remaining.

It is proposed to retain the artificial water body as it will form an important drainage and landscape function for any future subdivision. As the conservation value of the water body is not significant, the whole of the subject land should be zoned 'Residential'. It is not recommended that any portion of the subject site be Reserved for 'Parks and Recreation' as part of this rezoning proposal, as the future subdivision process will determine the land necessary for drainage and public open space.

7.0 CONCLUSION

The subject site is well located in an area of Lower King within the City of Albany that is well connected to services and is in close proximity to Oyster Harbour.

The rezoning of the subject site from 'Rural' to 'Residential' with a density coding of 'R20' will allow the City of Albany to adequately cater for the future population of the City, as well as supporting the growth of the commercial and community services within the area, to the advantage of existing residents and local businesses.

From the points raised in the preceding report it is considered that a strong case, based on sound planning principles, has been presented in support of the proposed rezoning of the subject site from 'Rural' to 'Residential', and the application of the 'R20' density code. In summary, the proposal is justified for the following reasons:

1. The subject site forms part of the Regional Centre of Albany which is experiencing strong growth and demand for additional housing lots;
2. The land is capable of being developed and fully serviced;
3. It is a consolidation of a serviced urban area and needs to be protected from inappropriate land uses, subdivision and development;
4. The site is located in close proximity to Oyster Harbour which will provide many passive and active recreation opportunities;
5. The land is in single ownership, facilitating ease of development, and will integrate with the surrounding area; and
6. Adherence of the proposal to the planning policies and strategies of the City of Albany and the Western Australian Government.

The report has addressed the statutory and strategic objectives of the City of Albany and the Western Australian State Government. Given the above, the City of Albany is respectfully requested to initiate an amendment to Town Planning Scheme No. 3 to change the 'Rural' zoning currently applicable to portion Lot 120 (18) Hadley Street and Lot 107 (41) Francis Street, Lower King to a 'Residential' zone with an applicable density code of 'R20'.

LEGEND




-  EXISTING BOUNDARY
-  INDICATIVE SUBDIVISION LAYOUT
-  PROPOSED AREA TO BE REZONED FROM 'RURAL' TO 'RESIDENTIAL' (R20)

TABLE OF LOT DETAILS

LOT DETAILS	SITE AREA	RESIDENTIAL	RURAL
LOT 107	109,265 m ²	78,540 m ²	30,725 m ²
LOT 120	37,647 m ²	12,620 m ²	25,027 m ²



**PROPOSED SCHEME AMENDMENT REQUEST/ SUBDIVISION CONCEPT PLAN
 LOTS 120 (18) HADLEY STREET AND 107 (41) FRANCIS STREET
 LOWER KING
 CITY OF ALBANY**

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18 September 2007

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CITY OF ALBANY

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO. 274

PLANNING REPORT

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1. INTRODUCTION

1.1 Scope

This report puts forward a draft structure plan for consideration by the City of Albany. A Scheme Amendment Request (SAR) was considered by the Albany City Council on 20 March 2007 and gained Council's approval in principle to the rezoning of Lots 2, 3, 4 & 5 (Kronkup) from the Rural to the Special Rural zone.

This was subject to a number of conditions which are addressed in this report and associated documents, ie:

- I. "A land capability assessment proving that the site is capable of development and unsuitable for 'high quality agriculture';*
- II. A conceptual structure plan to address the overall capability and suitability of the Torbay Hill Settlement that includes the subject land;*
- III. A Fire Management Plan;*
- IV. Justification for alternative water supplies (alternative to reticulated);*
- V. An identification of servicing needs and infrastructure requirements to accommodate future subdivision and development;*
- VI. A set of provisions and subdivision guide plan to control land use, subdivision and development – including suitable access, effluent disposal, setbacks, fire management and other; and*
- VII. Proof that sufficient demand for rural-residential lots exists in Albany and in particular in Torbay Hill".*

The following report also addresses:

- Existing and proposed zoning
- Site characteristics and site assessment
- Impacts of planning policies at state, regional and local level on site and zoning
- Surrounding land uses and integration with adjoining lots (site context)
- Services available to the lots
- Infrastructure requirements
- Specific issues affecting the site

2. BACKGROUND

2.1 Location, Area & Zoning

This report puts forward a draft structure plan for consideration by the City of Albany. The subject land parcels (Lots 2, 3, 4 and 5) are approximately 12.3, 8.9, 15.2 and 14.3 hectares in area (50.76 hectares in all) and are located around 24 km west of the Albany city centre as indicated on the Location Plan. They lie on the eastern side of Shelley Beach Road overlooking Cosy Corner and Mutton Bird Beach. Torbay Hill rises to the south west of the land forming a vegetated backdrop to the properties (Diagram 1).

The land is currently zoned Rural under the provisions of the City of Albany Town Planning Scheme No. 3. It is proposed in this request for the subject land to be zoned Special Rural (see Diagrams 2 and 3)

2.2 Site Description & Activities

The subject land has been used for grazing for many years.

This site lies high on a ridge, with red brown loam soils of the upper slopes developed on a scattered granite basement and brown sand over loam subsoils evident on the lower eastern slopes.

The majority of the site consists of the Kb landform/soil unit, which is described as 'crests and slopes with gravelly yellow-brown duplex soils'. The southern portion of the property falls within the Ks unit, which is described as 'saddles, concave slopes with humus podzols'.

The following attributes are noted:

- The more elevated portions of land (ie. Lots 2 and 5) have been predominantly cleared and further subdivision will not therefore impact on remnant vegetation or pose a threat in terms of bush fire management.
- This elevated portion of the site has spectacular views of the ocean and rural hinterland to the north and east.
- Remnant vegetation on Lot 4 in particular will require management to reduce fire hazards likely to affect new development.
- The land generally has a medium to high capability to accommodate rural residential development and tourism accommodation.
- Special Rural zoning of the land would be a logical rounding off of existing zoning in the locality and would enable the use of the land for lifestyle as opposed to agricultural purposes.
- This zoning will enable appropriate provisions to be put in place to enable appropriate use of the land.
- The site has access to local facilities such as the school, community hall and local shop.

The attached map entitled 'Opportunities and Constraints' summarises existing features; photos keyed to the map illustrate the site and its surrounds (Diagram 4).

2.3 Surrounding Land Use

The subject land lies between a rural residential development and a non-government primary school and meeting hall on the northern boundary and West Cape Howe National Park to the south. To the west are broad acre farming areas and to the east are forested lots zoned or proposed for conservation zones and foreshore recreation reserves.

Other land uses within the wider Torbay Hill settlement include rural living precincts, a motel under redevelopment (Torbay View Motel) with holiday chalets and a deli (currently closed).

2.4 Land Supply

We understand from market observers that there is an unfulfilled demand for rural living lots in the Torbay area. With the development of Albany there is increasing pressure for living opportunities in rural settlements near to the Albany regional centre.

Land supply for rural living is addressed in the Albany Local Planning Strategy (ALPS) under Section 8.3.5, where Table 7 indicates the number of Rural and Special Rural lots applied for, approved and created in 2004 - 2005 and 2005 - 2006. It records that in 2004 - 2005, provisional approval was given for 516 potential lots across the city but only 52 (10%) were finalised. In 2005 - 2006, 381 potential lots were created but only 84 (31%) were finalised. It was estimated that based on the 2005 - 2006 information there is potential for 4-5 years lot supply of rural living lots in the subdivision 'pipeline'. In addition it was suggested that only 40% of zoned land in this category has been developed, providing a reserve of another seven years supply, making around ten years supply in all.

ALPS states that it:

"does not support the continued growth of rural living areas as fragmented isolated developments within priority and general agriculture areas or ... "other areas that have future urban development potential".

Relevant strategies in ALPS on land supply arising out of the above points include:

"The development of the existing rural living areas ie. Special Residential and 'Special Rural' within City of Albany current Town Planning Schemes is the first land supply development priority (CoA, WAPC).

"Maximise the opportunities of existing rural living areas, ie. 'Special Residential' and 'Special Rural' that do not have the potential for future urban development, to achieve higher sustainable lot yields based on land capability/ sustainability, service provision and local constraints to be the second priority to meet future demands (CoA, WAPC)...."

Within the structure plan area, there are approximately 118 lots (see para 2.5 for lot sizes) and around 66 had houses constructed on them at the time of air photo coverage in February 2002. Hence there are around 44 vacant lots, around 39% of the total. This compares to 60% undeveloped lots in the special rural/ special residential zoned lots cited in the ALPS Section 8.3.5.

This does not indicate an oversupply of such lots in a market sense as we are advised by the real estate industry that the demand for additional special rural lots in this locality is strong. This is confirmed by the fact that all approved Special Rural zoned land in the structure plan area has been subdivided. Across Albany as a whole, ALPS reports in Table 7 that in 2006-06 only 31% of lots with preliminary subdivision approval had been granted final approval (ALPS July 2007). However as the data was taken over a one year period, this may reflect the time taken to organise subdivision clearances rather than lack of demand.

We also understand that many owners have secured lots as investments for the future, possibly with a view towards second homes or retirement in the locality. There is currently no policy requirement from state or local government that owners of these lots must construct a dwelling within a certain time-frame. We understand that Differential Rating would be available as a mechanism for recouping appropriate servicing costs from vacant properties if Gross Rental Value rating is being used. With an Unimproved Land Value rating system, land values will penalise owners of vacant lots.

Supply of additional lots would over time tend to reduce the price and increase affordability of this scarce commodity.

3. PLANNING CONTEXT

3.1 State Policies

Statements of Planning Policy (SPPs) adopted under the provisions of the Planning and Development Act which are relevant to the SAR include SPP 2.5 Agriculture and Rural Land Use Planning (March 2002). This policy discusses town planning scheme provisions for agricultural land (5.2) and rural settlement (5.3). Implementation of the policies is to be through State agencies such as WAPC and Agriculture WA and through local government. Also addressed in the policies are issues such as demand factors, on-site effluent disposal and likely conflicts with potential or current agricultural activities.

The subject land does not feature in the SPP as an area of state or regional significance. Hence if the protection of high quality agricultural land was an issue it would need to be considered by the City of Albany within its Local Planning Strategy.

The State Planning Framework Policy (May 2000) is derived from the State Planning Strategy (SPS) and provides the planning context at State level. It indicates the current and potential role of the Great Southern Region within the State. The SPS also promotes the consolidation and expansion of existing settlements to make regional communities sustainable in the long term.

Another important State level document with implications for settlement planning is the WA State Sustainability Strategy (September 2003).

Other policies and guidelines issued by the WA Planning Commission which relate particularly to this project include:

- Development Control Policy 3.4 Subdivision of Rural Land (revised January 2008); and
- Liveable Neighbourhoods Edition 3 – Draft Operational Policy (October 2004).

3.2 Regional Strategy

At a regional level the Lower Great Southern Strategy (LGSS) was issued as a final version in June 2007. It is a successor of the Albany Regional Strategy (1994) and indicates Torbay Hill as a 'Rural Village' in Section 3.7.2 (p 54) and in its Regional Land Use Plan. A 'Rural Village' is described on p 56 as "a small settlement where a general store and/or fuel depot serves the daily needs of the local and agricultural community. The general store is usually the focal point of the village and may include a community hall."

On the consolidation of urban development, the LGSS states that "the State Planning Strategy promotes the consolidation and expansion of existing settlements to make regional communities sustainable in the long term". It further comments that "the aim is to build on existing communities which can support local and regional economies, concentrate investment in the improvement of services and infrastructure and enhance the quality of life in these communities" (p 58).

On servicing costs, it states that "alternative infrastructure provision and innovative approaches to the supply of water and sewerage services, such as new technologies across the spectrum of centralised and diffuse systems, may be an option that could be explored by communities and government agencies in areas that are environmentally and socially appropriate and where the cost of extending services is a constraint to townsite (growth)", (p 59).

It recommends that "for rural villages identified for expansion local government need(s) to prepare and have endorsed by the WAPC a townsite strategy and/or a conceptual structure plan, (p 61).

In Appendix 6 (p119) of the LGSS, the guidelines for the preparation of conceptual structure plans for rural settlements are set out. These include the need to identify commercial areas, service trades/ light industrial areas and community purposes sites.

3.3 Local Policies and Strategies

3.3.1 Rural Living Consolidation

The City of Albany Residential Expansion Strategy (1994) classified the area north of Coombes Road (in the vicinity of the subject land) as suitable for rural residential development. (Torbay 4 Precinct, p113). Adjacent land which extends further eastward down the slope to the coastal reserve was seen as suitable for environmental protection with subdivision potential for 'retreat style' lots. (Torbay 3 Precinct, p111).

The Shire of Albany Local Rural Strategy (1994), classified the area north of Coombes Road (see Diagram 5) as suitable for rural residential development, (Torbay 4 Precinct, p 113). Adjacent land which extends further eastward down the slope to the coastal reserve was seen as suitable for environmental protection with subdivision potential for 'retreat style' lots, (Torbay 3 Precinct, p 111).

The City of Albany Local Planning Strategy (ALPS), adopted in August 2007, presents a summary of 'Strategic Objectives and Actions', which sets out (in Section 8.3 - Settlement Strategy) objectives relevant to Torbay Hill including:

*"Encourage the efficient use of existing rural living areas, based on land capability to maximise their development potential;
Ensure that future rural living areas are planned and developed in an efficient and coordinated manner as logical extensions of existing townsites along with adequate services and infrastructure;
and
Facilitate and promote the retention and sustainable expansion of existing rural settlements."*

Actions which are specified to achieve these objectives include:

*"Avoid productive agricultural land, other important natural resource areas, areas of high bushfire risk, flooding and environmental sensitivity;
Avoid future and potential long-term urban areas;
(Create)...compact extensions of existing rural townsites, based on land capability and the available services and facilities; and
Minimise potential for generating land use conflicts".*

The topic of rural living is further discussed in ALPS under Section 6.2.5 (Rural Townsites) and 8.3.6 (Rural Villages).

In 6.2.5 it is stated that:

"The planning and development of rural towns is to be based on promoting appropriate development options to maintain their function and determining the availability of infrastructure and community facilities to support their role"
and

"Existing rural villages will expand as a result of development projects, such as mining or tourism activities, ... closer rural settlement providing for lifestyle choice and more labour intensive agricultural uses increasing the townsite populations." It is also noted that "the level of existing (services) and potential to extend services and the suitability of land to expand (on) is a major determining factor in the potential expansion of existing rural towns. The City proposes to include the existing rural towns as Rural Settlement Zones within the City Planning Scheme and undertake structure planning for each of the rural townsites for the areas determined."

Actions proposed include:

"Identify the settlements of ... Torbay Hill ... as rural focal points and settlement centres with the potential for additional development within the CPS with requirement that structure planning be undertaken for each townsite". (CoA- ALPS)

"Nominated towns in rural areas are identified as Rural Villages in ALPS and Rural Settlement Zones within the CPS and structure planning be undertaken for each settlement to provide a development framework." (CoA- ALPS)

In 8.3.6, a 'Strategic Objective' is adopted to "facilitate and promote the retention and sustainable expansion of existing rural settlements". The same section observes with reference to the CoA Rural Planning Issues Review Report (Landvision, 2002) that:

"With the increase in transportation cost, the re-emergence of demand for people wishing to live in smaller, more friendly communities and changes in technology allowing home businesses to operate, the impact of isolation is greatly diminished and it is anticipated the growth of rural townsites is inevitable and desirable."

Section 8.3.6 reaffirms that:

"ALPS supports the retention of the existing rural villages of Redmond,..... Torbay, Torbay Hill ... as primary rural community focal points and settlement centres of a sufficient size (30-100 lots) to

support a local store and community/sporting and educational facilities. Some of these villages have the potential for additional residential development, tourist accommodation, retail, small business and community services to the rural communities they serve."

In Table 8 of Section 8.3.6, notes are presented on the proposed future form and character of these settlements. An extract of proposals relating to Torbay Hill follows:

"Function: rural residential; tourist accommodation";

"Growth Scenario: Permanent residential via infill only. No expansion. Prevailing lot sizes. Defined area".

Section 8.3.6 also advises that:

"Each of these settlements will be included in broader precinct plans and subject to specific structure plans to determine their development constraints and opportunities. These plans will be developed with the community and key government agencies to determine the actual growth potential. The level of servicing available and identifying suitable land to expand is a critical constraint to development of many of these settlements.

These villages are seen as becoming sustainable nodes offering a rural lifestyle based around an existing historical node.

The City Planning Scheme (CPS) will create a new zone to cover the rural villages (and) land use development principles and controls will be established, such as water supply and effluent disposal standards, lot sizes, permissibility of land uses and community infrastructure."

In Section 9.4 of ALPS (Structure Plans) the preparation of Rural Village/Rural Settlement structure plans for seven identified settlements including Torbay Hill is cited as Priority 1, 2 or 3 action.

3.3.2 Agricultural Land Protection

In Section 5.5.1, ALPS proposes that the land surrounding the Structure Plan area be designated within the 'Priority Agriculture' area (Map 5A of ALPS). This aims to protect agricultural land resources in accordance with WAPC's SPP NO 11 "Agricultural and Rural Land Use Planning".

Technical advice received from Ag WA in June 2006 on the specific Malima Road site within the Structure Plan area is that it does not oppose rezoning to Special Rural and subsequent subdivision. The rationale is that intensive horticulture would be unsuitable because of the site's slope/relief, soils and also because of its location relative to the national park and adjacent conservation lots in respect of nutrient export matters, etc. To the west of Malima Road however, the Ag WA advice was that the land should be retained in the Rural zone as it is seen as an important agricultural resource (see Diagram 3).

3.3.3 Sustainable Development and Rural Settlement

Further strategies on environmental, economic and social aspects of development are specified in the Summary to the final draft version of ALPS (July 2007).

For instance under 8.4 (Environmental Strategy), the objectives include:

*'Conserve remnant vegetation within the district landscape
'Protect important landscapes for their visual amenity values'*

Under Section 8.5 (Economic Strategy), objectives include:

'Promote economic development and encourage local opportunities', and

'Provide the necessary land and supporting infrastructure to maintain an adequate supply and range of serviced industrial land in appropriate locations'.

Economic Strategy actions include:

*'Encourage the development of sustainable tourism uses, proposals and associated uses that integrate with the City's unique natural and built landscape and heritage values'; and
'The City Planning Scheme to put in place the necessary mechanisms to accommodate contemporary tourism development processes'.*

Under Section 8.6 (Social Strategy), objectives include:

*'Establish and protect sustainable community facilities and services located within or near the Albany regional and neighbourhood centres and existing rural townsites'
'Support the improvement in road, bus and rail access, including safety and amenity and the integration of the various transport modes with appropriate land uses to service the infrastructure requirements of the City'.*

Social Strategy actions relevant to Torbay Hill include:

*'Promote the maximum use of existing and staged extension of additional infrastructure services to support the development of the Albany urban area and rural settlements through precinct and structure plans.'
'Promote sustainable, safe and integrated transport systems that in urban areas and rural settlements link residential, employment, retail, tourist and other activities and provide opportunities for the integration of various modes of transport (vehicles, public transport, cycling and walking)'*

3.3.4 Statutory Local Plans

ALPS has been advertised and the document with submissions has been reviewed by DPI. The amended version was endorsed by Council on 21 August 2007 and is under consideration by the Minister. Once it receives final approval it will form the basis of a new City Planning Scheme.

Town Planning Scheme No. 3 zones the majority of the structure plan area as Special Rural and Rural, with specific zonings for Conservation, Private Clubs and Institutions and a Motel, with a Special Use Site (S8) for Holiday Chalets (R10) and a Local Shop. Extensive reserves for Parks and Recreation as well as Rural zones border the structure plan area (see Diagram 3).

An Additional Use Site (A10) is designated in TPS No 3 for Pt Lot 57 Hortin Road (within SRZ No 31) and provides for a restaurant as well as educational establishments and cultural use (see Diagram 2). However no restaurant has been developed.

3.3.5 Draft Structure Plan

A draft Structure Plan has been prepared for the wider Torbay Hill settlement. (Ayton Taylor Burrell, December 2007). It provides a context for this rezoning proposal and is included with these Scheme Amendment documents for information and to provide an overall context. The strategies set out in ALPS are compatible with the options presented in the draft structure plan.

4. SITE ASSESSMENT

4.1 Physical Factors

A review of Geology, Soils, Hydrology and Vegetation is presented with the attached report entitled 'Land Capability, Geotechnical and Environmental Assessment – Lots 2 - 5, Shelley Beach Road, Kronkup. (Landform Research, October 2007)

4.2 Geotechnical Factors

An analysis of drainage and flood risk, foundation stability, acid sulphate soils and land slip hazards is presented with the attached report entitled 'Land Capability, Geotechnical and Environmental Assessment – Lots 2 - 5, Shelley Beach Road, Kronkup. (Landform Research, October 2007).

4.3 Environmental Issues

Environmental issues including landscape and visual impact, contamination, flora/fauna/wetlands, relationship to coast and cultural significance (Aboriginal and European) are discussed in the attached report entitled 'Land Capability, Geotechnical and Environmental Assessment – Lots 2 - 5, Shelley Beach Road, Kronkup (Landform Research, October 2007).

5. SITE CONTEXT

5.1 Compatibility with Adjoining Land Uses

The majority of Torbay Hill has already been zoned and subdivided for rural residential development (refer Diagram 3). As indicated above, down slope to the east the abutting land is zoned Conservation and to the north Special Rural and Clubs & Institutions (Woodbury Boston School). To the south is West Cape Howe National Park and to the west on the other side of Shelley Beach Road the land is zoned rural. A local shop, holiday chalets and motel are zoned around two kilometres away on Cosy Corner Road and camping is provided adjacent to the beach.

Chalet development for holiday accommodation would be an appropriate use within the proposed Special Rural Zone. Lots appearing particularly suitable because of views and other natural characteristics are indicated within the rezoning documents. These sites are able to take advantage of exceptional views as well as enjoy access to the potential village/tourism node referred to in the draft Structure Plan.

5.2 Buffers/Potential for Conflict

As indicated in Section 2.3, down slope to the east the abutting land is zoned 'Conservation' and to the north 'Special Rural' and 'Clubs & Institutions' (Woodbury Boston School and community hall). To the south is West Cape Howe National Park and to the west on the other side of Shelley Beach Road the land is zoned rural.

Key issues relate to management of the potential visual impact, buffering to the agricultural area, proximity to the National Park and bush fire management. None of these issues are considered insurmountable and rezoning will enable appropriate controls and management provisions to be incorporated into Council's Town Planning Scheme. For instance the layout accommodates significant constraints presented by remnant vegetation and wetlands. It illustrates the form of development that could be achieved on the larger parcels of land identified in the draft Structure Plan as potential rural residential infill. Revegetation is proposed in the Subdivision Guide Plan (Diagram 6) to provide screening and buffering along the Shelley Beach Road frontage that faces agricultural land. This edge has an increased 30 m building setback for the buffer as shown on the Subdivision Guide Plan.

Within the development, revegetation corridors are also stipulated to provide privacy and sustain amenity. These corridors are planned in accordance with fire hazard management criteria.

5.3 Connectivity/Linkages

There is potential for a PAW to be created to link the site to the coastal recreation reserves at Cosy Corner Beach via a footpath, when the adjoining Lot 20 (formerly Lot 43) is subdivided in accordance with its Conservation Zone status. The proposed multipurpose track (PAW) within the subject land could facilitate this linkage. Other measures to integrate development of existing Lots 2, 3, 4 and 5 with the adjacent landholdings are indicated in the site planning and subdivision guide plan documents.

6. LAND CAPABILITY

6.1 Definition

Land capability analysis is the assessment of the suitability of a site for a proposed land use. An integral part of this process is the identification of geographical opportunities and constraints and the way they can be managed to ensure that the proposed land use is sustainable and does not lead to significant environmental impacts. This aspect of the analysis has been addressed in depth within the attached report entitled 'Land Capability, Geotechnical and Environmental Assessment – Lots 2 - 5, Shelley Beach Road, Kronkup (Landform Research, October 2007).

The opportunities of the site are:

- The sloping nature of the site.
- The picturesque nature of the local area.
- Widespread views that can be obtained from the site.
- Proximity to Albany and Denmark townsites.
- Proximity to West Cape Howe National Park.
- The amount of remnant vegetation scattered across the site.
- The presence of drainage lines, wet areas and dams across the site.
- The interesting mix of wet site and ridge vegetation.
- Presence of red brown loam soils.
- Presence of large quantities of fresh water.
- Proximity to the school and meeting hall on the adjoining lot to the north.

The constraints of the site are:

- Winter wet soils in minor seepage areas.
- The fire hazard of remnant vegetation and slopes.
- The need for nutrient management to prevent pollution of watercourses.
- The presence of drainage lines that may require catchment management and appropriate setbacks.
- Presence of scattered basement granite.

6.2 Rural Living

The red brown loam soils of the upper slopes and brown sand over loam subsoils on the lower eastern slopes are well suited to rural living development and comply with all guidelines for conventional septic systems and nutrient adsorbing wastewater systems. The soils on site comply with the Government Country Sewerage Policy. Setbacks from the creek on site are required for wastewater and for the protection of the water course and adjoining vegetation.

A buffer to the West Cape Howe National Park and to the conservation zone to the east is required for fire management and to minimise the spread of weeds or dieback. This is proposed to be a minimum of 100 metres with provision for management within that buffer. Other buffers of 40 metres and 15 metres requiring low fuel areas are indicated in accordance with the guidelines for specific categories of vegetation set out in 'Planning for Bush Fire Protection' (DPI/FESA, December 2001). Strategic fire breaks are proposed to minimise vegetation impacts. A Fire Protection Plan has been prepared.

The remnant vegetation is of generally good condition and worthy of retention and protection which can be achieved in the proposed development concept.

Subject to detailed site testing being carried out to determine the most appropriate form of on-site effluent disposal, these landform/soil units have a moderate to high capability to accommodate rural residential development.

6.3 Agriculture

Development of the subject land for intensive agriculture would be severely constrained by the steep and rocky elements of the sites and the costs associated with measures to restrict nutrient export as well as drift of pesticides and the seeds of exotic plants on to adjacent conservation land. These aspects are further addressed in the attached report entitled 'Land Capability, Geotechnical and Environmental Assessment – Lots 2 - 5, Shelley Beach Road, Kronkup. (Landform Research, October 2007)

7. SERVICES & INFRASTRUCTURE

7.1 Roads

The subdivision layout is illustrated in Diagram 5 (Indicative Concept Plan) and incorporates the following initiatives:

- It provides for a loop road replacing the existing cul de sac of Malima Road reserve which enables entry and exit from Shelly Beach Road. The proposed lot pattern indicates home sites can be clustered on an east-west axis along this road, ie north-facing with extensive views north-eastwards to the ocean. The loop road will also have a linking road reserve across the centre of the site which gives fire truck access to sites earmarked in the future as a potential village node with associated public parkland and tourism development opportunities.
- The loop road (Malima Crescent) has two 'horns' leading to a multi-purpose reserve designated as a PAW which provides fire truck access to the lower slopes, acts as a stormwater drainage swale and also as a strategic fire break on the eastern boundary adjacent to remnant bush on the adjoining landholdings. The strategic fire break continues around the entire periphery of the site.

District level roads are Cosy Corner Road and Coombes Road (sealed), Torbay Beach Road, Hortins Road and Shelley Beach Road (unsealed). At a local level there are a series of 8 cul-de-sac which serve rural residential estates (see Diagram 3).

7.2 Power

Power is available to service the development and as with adjoining land, contributions can be made to upgrade Shelley Beach Road to a sealed standard, thereby improving access to the National Park. The area falls within the area serviced by the South Western electricity grid. Headworks charges are levied by the supply agency to meet demand from developments where capacity constraints exist.

7.3 Water

Roof Collection

In Torbay Hill, domestic supply of water can be obtained from roof catchments. Normally each dwelling on rural residential properties will have a garage/large shed which could be used to increase supply. A tank of 90-120 kL is usually recommended for areas such as this without scheme water. With an average rainfall of 980mm a roof area of 123m² is capable of filling the tank. Normal domestic potable use is in the order of 120 kL – 180 kL per year. The remainder of water use is on the garden.

Dam or Underground Supply

At Lots 2 - 5 Malima Road, the Landform Research report (Nov 2007) states that the surface water was fresh and potable although sterilisation would be required if it was to form a drinking water supply. The report also noted that in this geological context, groundwater is normally at shallow depth where it is forced to the surface by granite basement. There appeared to be a good source of water in a situation that could be used without impacting on the subdivision potential. The quantity was difficult to determine, but it was likely that with the relative shallow nature of the granite basement and the amount of cleared pasture perhaps 40% rainfall was likely to end up in seepages. Not all of this water would be available to all areas and so a conservative estimate was that 20% of rainfall could be accessed which could result in nearly 2000 kL of water being available per hectare.

7.4 Effluent Disposal/Sewerage

Reticulated sewerage is not available to the site. Hence the capability of the site for on-site wastewater treatment and disposal has to be reviewed. This depends on the form of treatment unit as well as a number of geotechnical factors. These include the soil type, depth and permeability of the soil, depth to impermeable layer, depth of perched or other water tables and potential for flooding or waterlogging, as set out in the Landform Research report (October 2007). Assessment should be made from field investigations because the whole soil profile and local geology can determine the likely path of the wastewater.

The ability of soils to adsorb phosphorous, reduce nitrogen and inactivate micro-organisms is important. Phosphate Retention (PRI) can be a useful indicator, but the nature of the analysis can understate or overstate the field behaviour.

Some soils theoretically can have good phosphate retention characteristics, but the behaviour of the wastewater in the field may negate these characteristics. For example particles larger than 2 mm are sieved out prior to analysis and a gravelly sand may therefore have a lower PRI than the field reality. On the other hand clay may have a very high PRI but may not be sufficiently permeable for the wastewater to penetrate.

The issue of wastewater disposal is independent of lot size. The site is either capable of wastewater disposal or can be modified to increase capability. The Government Country Sewerage Policy permits 2000m² lots in all soil types. The actual lot size on suitable soils will therefore depend on planning issues.

The Government Sewerage Policy, 1996, Government Draft Country Sewerage Policy, 2002, Department of Health Guidelines for the Reuse of Greywater in Western Australia, Department of Health Specification for Aerobic Treatment Units 1992, Health (Treatment of Sewerage and Disposal of Effluent and Liquid Waste) Regulations 1974, AS/NZS1547:2000, all provide input into the acceptable site characteristics.

7.5 Stormwater/Drainage and Nutrient Management

For this project, the developer is responsible for ensuring that stormwater disposal does not cause erosion or add to nutrients entering watercourses.

For instance drainage swales along the road reserves and multi-purpose track (PAW reserve) are proposed to manage stormwater flows down the eastern-facing slope and will contain nutrient stripping facilities. These features will be established through the normal subdivision and building application process.

This encompasses the management of nutrients from wastewater disposal and land uses. Nutrient management may need to change in order to sustain a new land use. There may also be opportunities to improve the management of nutrients from current land uses.

The types of wastewater systems all have different installation requirements and potential impacts, and can be selected to alleviate adverse site conditions. Whether a conventional septic system or nutrient or composting wastewater system is used will depend on the site conditions.

The management of nutrients is also linked to issues such as revegetation and the treatment of stormwater. Nutrient behaviour is further discussed in the Landform Research report (Section 7.7 'Nutrient Management. '), where the options available, and the mechanisms to minimise nutrient export are described.

7.6 Telecommunications

Telephone services are available within the Structure Plan area.

7.7 Fire Safety

This issue is dealt with in detail in the attached Fire Protection Plan. The site falls within the Torbay Volunteer Bush Fire brigade catchment.

7.8 Public Transport

No public buses. School buses may run along Hortin Road and Coombes Road, then to Albany via Torbay Beach Road, Cosy Corner Road and Lower Denmark Road. The area is within the extended taxi range of both Denmark and Albany services.

7.9 Community, Health, Education and Recreational Services

The settlement is within around 30 minutes range of mobile services operated from Albany (24km) or Denmark (26km). Similarly the medical facilities of both centres are accessible to residents. The nearest facilities for organized team sports and indoor recreation are also in those centres. There is a meeting hall adjacent to the Woodbury Boston School precinct which is privately-owned but available for public hire.

As well as the nearby facilities such as the independent primary school and community hall, the proposed conservation lots and foreshore recreation reserves to the east of the site and the national park to the south will add to the amenity enjoyed by the future residents of this locality.

7.10 Commercial Facilities

As well as the Torbay View Motel (currently being redeveloped) and the adjacent deli premises on Cosy Corner Road, which is closed and for sale, there is a bed and breakfast establishment known as Stoneview at the junction of Coombes and Shelley Beach Road. Elleker village has an operating general store with fuel outlet and post office located around 11km away.

Other infrastructure requirements would be considered during the process of subdivision.

8. SPECIFIC ISSUES AFFECTING THE SITE

8.1 Rationale

The following issues (defined as 'problems or opportunities') and resulting 'objectives' have been drawn from a wider analysis of the Torbay Hill settlement presented in the draft Torbay Hill Structure Plan (Ayton, Taylor Burrell, December 2007). They are reproduced here because of their relevance to the development of the Malima Road site. The three categories used (social, economic and environmental) are in line with a contemporary approach to encourage planning for a balanced or 'sustainable' approach to development.

8.2 Social Issues and Objectives

Issues

- The population projection for the wider Torbay Hill Structure Plan area is low (given the current density and pattern of subdivision) relative to the threshold needed to make desirable services viable.
- Particular services that have been identified as desirable are:

General store (closed)	Fuel outlet (closed)
Community hall (private)	Fire Brigade station (absent)
Telecentre (absent)	Primary school – government (absent)
School bus (existing)	Local playground (absent)
Sporting oval (absent)	Rubbish collection/transfer point (absent)
- Different opinions will exist on the most appropriate development form to meet the needs of the community.
- No records of community attitudes on development issues are available
- There is a lack of low-cost housing
- A scarcity has been noted of volunteers and members for voluntary organizations such as bush fire brigades, sporting clubs and community groups
- There is scope for cluster development within rural residential zones to offer more intimate and community-oriented rural living opportunities offering a diversity of lifestyle opportunities

Key Objectives:

- Explore and document community opinions and attitudes
- Achieve cluster developments with housing variety
- Enhance certainty by adopting a clear development scenario on settlement boundaries and density/ built form.
- Ensure provision of essential community services

8.3 Economic Issues and Objectives

Issues:

- Local employment is limited; access to the nearest centres of Albany and Denmark require personal transportation at a rising cost.
- Rural diversification can be encouraged through appropriate use of planning and development regulations on home occupations, employment zones, and infrastructure charging.
- Rural residential development can be directed to support the growth or consolidation of rural villages and make services more viable.
- There are opportunities for employment in rural tourism by providing sites for holiday chalets within rural living subdivisions.
- There are opportunities for commercial tourism ventures which create employment such as restaurants.
- A relatively high proportion of the dwellings (20%) were vacant on census night (8 August 2006).

- A relatively high proportion of the created lots (39%) were vacant in 2002 on air photo coverage.
- Rates need to be high enough to cover Council's servicing costs.
- Productive agricultural land requires protection from higher land values and other development influences.
- Farm forestry can supplement rural incomes.
- Minerals and basic raw materials need to be kept available.
- There is scope for cluster development within rural residential zones to offer more efficient infrastructure provision.

Key Objectives:

- Facilitate growth of local employment base
- Document economic consequences of consolidation and/or extension of rural villages
- Achieve tourism projects
- Protect high quality agricultural land and mineral resources

8.4 Environmental Issues and Objectives

Issues:

- Certain roads need construction/upgrading/sealing.
- There is no public transport service.
- The topography and soils enable on-site effluent disposal for lots down to one hectare or less.
- Adequate rainfall in this locality can be collected on a property of one hectare or less with a certain minimum roof area.
- Natural resources such as water supplies, soils, minerals, remnant vegetation and landscapes require protection.
- Farm forestry can have an impact on rural tourism.
- Adjacent conservation zones and National Park require protection and managed access from tourism and residential activities.
- Agriculture can have adverse environmental impacts on conservation assets.
- Scope for cluster development within rural residential zones to offer more environmentally appropriate infrastructure and more opportunities for conservation of remnant bush.

Key Objectives:

- Determine and address priorities for upgrading of roads, footpaths, cycleways and bus services.
- Confirm suitability of alternative waste water treatment units that would allow closer subdivision within structure plan area.
- Set appropriate standards of roof water collection for domestic use and explore confirm suitability of groundwater sources.
- Conserve areas of outstanding landscape and vegetation quality.

9. AMENDMENT PROPOSAL

9.1 Structure Plan

The draft Structure Plan for the Torbay Hill Settlement has been prepared at the instruction of Council and is included in the Amendment documentation for information and to provide an overall context.

Under the WAPC Draft Model Text Provisions for Structure Plans a process is set out for consideration and approval by the WAPC. This stage is particularly important where the Council Town Planning Scheme would need modification in order to enable implementation of a structure plan.

Structure plans are not referred to in TPS No. 3 of the City of Albany, however there are provisions in 5.2.1 - 5.2.3 that relate to 'Outline Development Plans' and specify a process of adoption by Council and referral to the WAPC.

9.2 Concept Plan and Subdivision Guide Plan

A Subdivision Guide Plan is attached and forms part of the amendment documentation to establish a new Special Rural zone (Diagram 6).

The Indicative Concept Plan provides for the possible longer-term strategy for the intensification of development on the subject land to accommodate a village node with medium density holiday accommodation, a tourist node with facilities such as a restaurant, together with an associated hilltop park. (Diagram 5).

Further initiatives featuring in the concept plan which arise from the analysis of issues set out in Sections 8.1 to 8.3 above include:

- Potential public open space encompassing an enclave of remnant vegetation on a hill top with extensive ocean views which would complement the tourism and village nodes;
- Protection of visual amenity by clustering of dwelling sites below the ridge line where visible from sites to the north;
- Revegetation of screening buffers between the site and agricultural activities to the west and between dwellings within the rural residential precinct;
- Pathways serving a public recreational function as well as fire protection and drainage functions.
- A variety of lot sizes to encourage social diversity.

9.3 Proposed Zoning

The proposed zoning for the Malima Road site is from 'Rural' and road reserve to 'Special Rural' as indicated on the attached Diagram. This amendment will be lodged and advertised for public submissions. Subject to landowner consultation and Council resolutions, subsequent amendments could facilitate the potential Malima Crescent infill and village/tourism nodes.

9.4 Special Rural Zone Text

Provisions for the new Special Rural Zone No 266 are set out in the Amendment resolution at the end of this report. These include special conditions that apply to this site. This will provide an adequate basis for regulation of the development form and associated infrastructure. These provisions are compatible with the existing Scheme and in compliance with the Model Scheme Text.

9.5 Implementation

This rezoning proposal can be viewed in the context of wider strategies for the Torbay hill settlement which are explored in the draft Torbay Hill Structure Plan.

Any action to secure adoption and implementation of the associated components of an approved structure plan within a specified time-frame would be the responsibility of the City. For implementation the City would normally involve partners from government and the private sector, such as DPI, DEC, WAWC, Torbay Hill Progress Association, developers and landowners.

Standard cost-sharing mechanisms between owners would normally apply to infrastructure requirements imposed as conditions on subdivision and development approvals. Programmes of the City and state-level agencies may also need to be enlisted to provide for the needs of an expanding population in the structure plan area.

10. CONCLUSIONS

10.1 Site Suitability

It is apparent from the above context that planning decisions on subdivision and zoning over an extended period have led towards this locality being established as a significant rural/ residential and conservation precinct. The request to initiate a rezoning of Lots 2, 3, 4 and 5 to Special Rural to provide for rural living and tourism accommodation represents a further consolidation of the particular character of the area.

10.2 Justification


Incorporation of Lots 2, 3, 4 & 5 within Council's Town Planning Scheme No. 3 as a Special Rural Zone with potential for rural residential and tourism development is considered a logical rounding off of similar zoning in the locality. The land clearly is not viable for agricultural use and offers some of the best amenity and views within the region. The value of this land suggests it should be put to its most appropriate use which is considered to be a mix of rural residential and tourist use. Rezoning will consolidate the Torbay node of development and increased population will add to the local property rate base and help to support the local school and corner shop. There is a proven demand for such development in this locality and the majority of lots have already been sold within the most recent developments.

Diagrams 1 - 6



LOCATION PLAN

Lot 2, 3, 4 & 5 Malima Road
Kronkup, City of Albany


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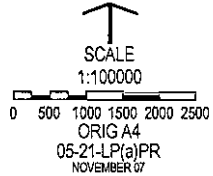
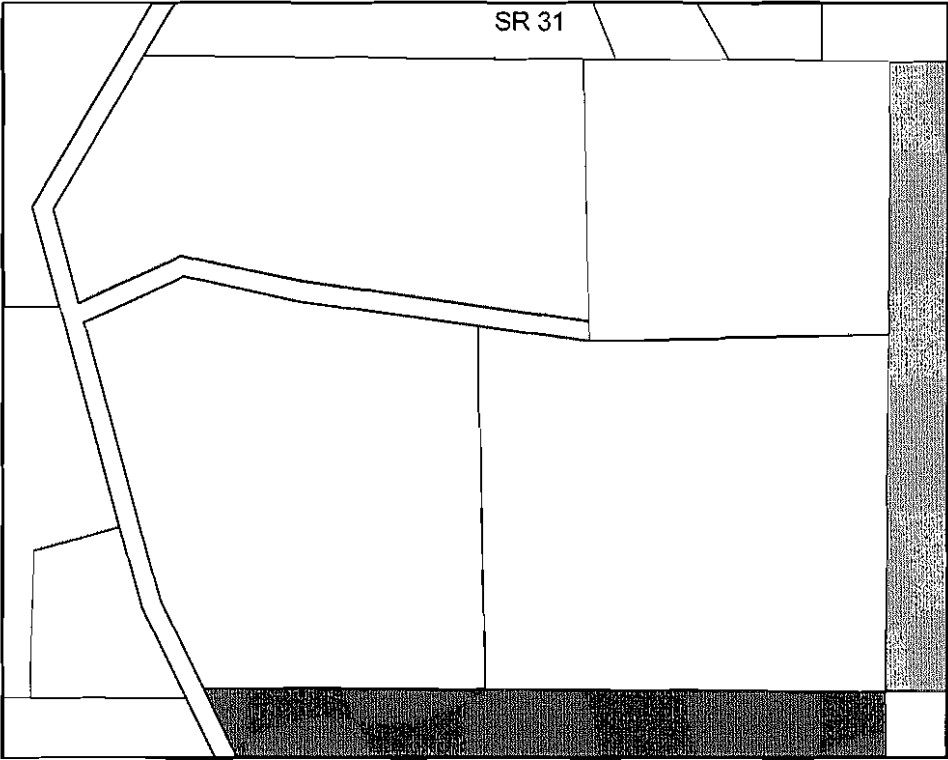


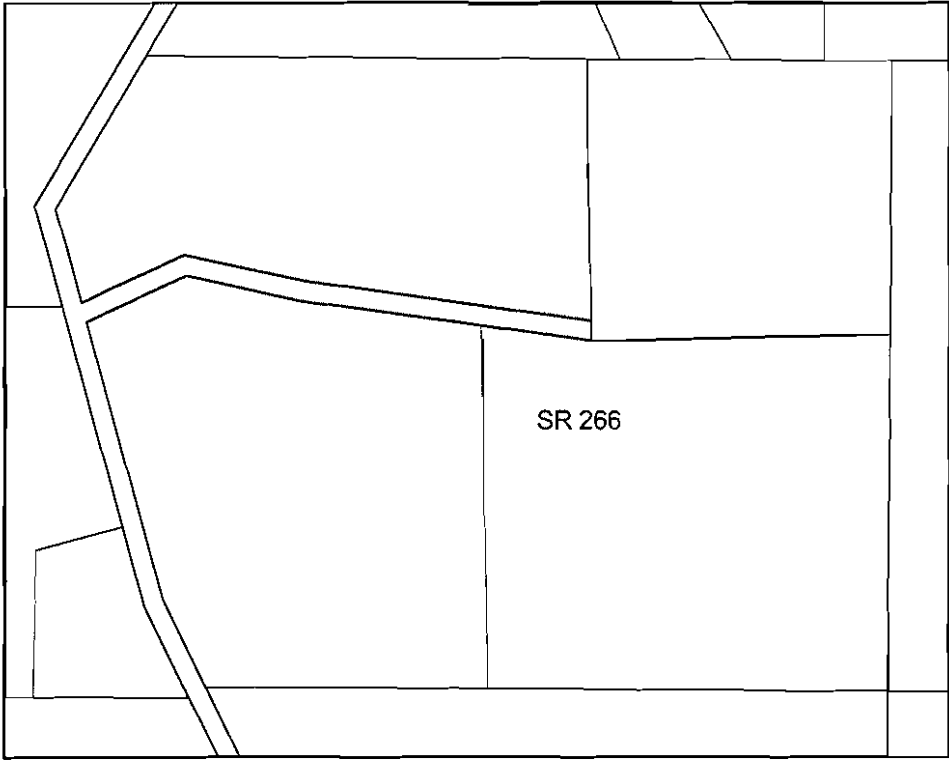
DIAGRAM 1





CITY OF ALBANY TOWN PLANNING SCHEME No. 3. AMENDMENT No. 274

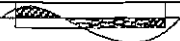
EXISTING ZONING


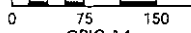


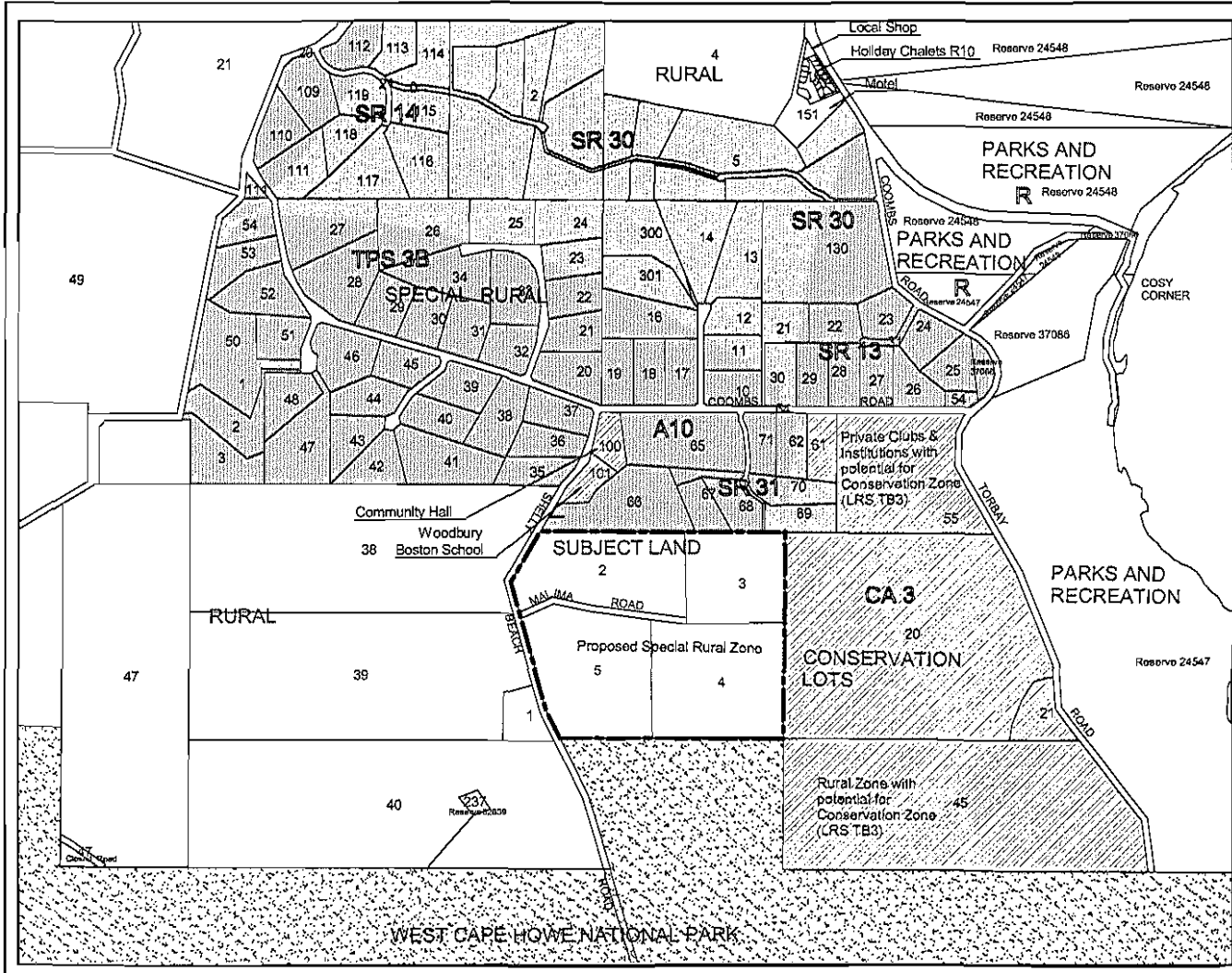
PROPOSED ZONING



- | | | | |
|---|--------------------|---|--------------|
|  | Parks & Recreation |  | Rural |
|  | Special Rural |  | Conservation |


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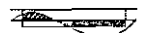

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 NOVEMBER 07
DIAGRAM 2



TORBAY HILL SETTLEMENT STRUCTURE PLAN AREA

Land Use and Zoning

DIAGRAM 3



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SCALE
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ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

SITE OPPORTUNITIES AND CONSTRAINTS

Lot 2, 3, 4 & 5 Malima Road
Kronkup, City of Albany

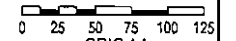
LEGEND

	Subject Land
	Boundary of Building Exclusion Area
	Existing Dam
	Existing Buildings
	Existing Vegetation
	Existing Vegetation (Parkland Cleared)
	Vegetation Outline
	Class 'A' Forest (Type 1 & 2)
	Class 'B' Woodlands (Type 3)
	Class 'B' Woodlands (Type 10)
	Class 'D' Low Shrubs (Type 18)
	Water Course
	Area unsuitable for nutrient adsorbing waste water systems
	Area unsuitable for conventional optic waste water systems
	Seepage or soil stability risk
	Winter Wet Soils
	Numbers in Reference To Photos

DIAGRAM 4



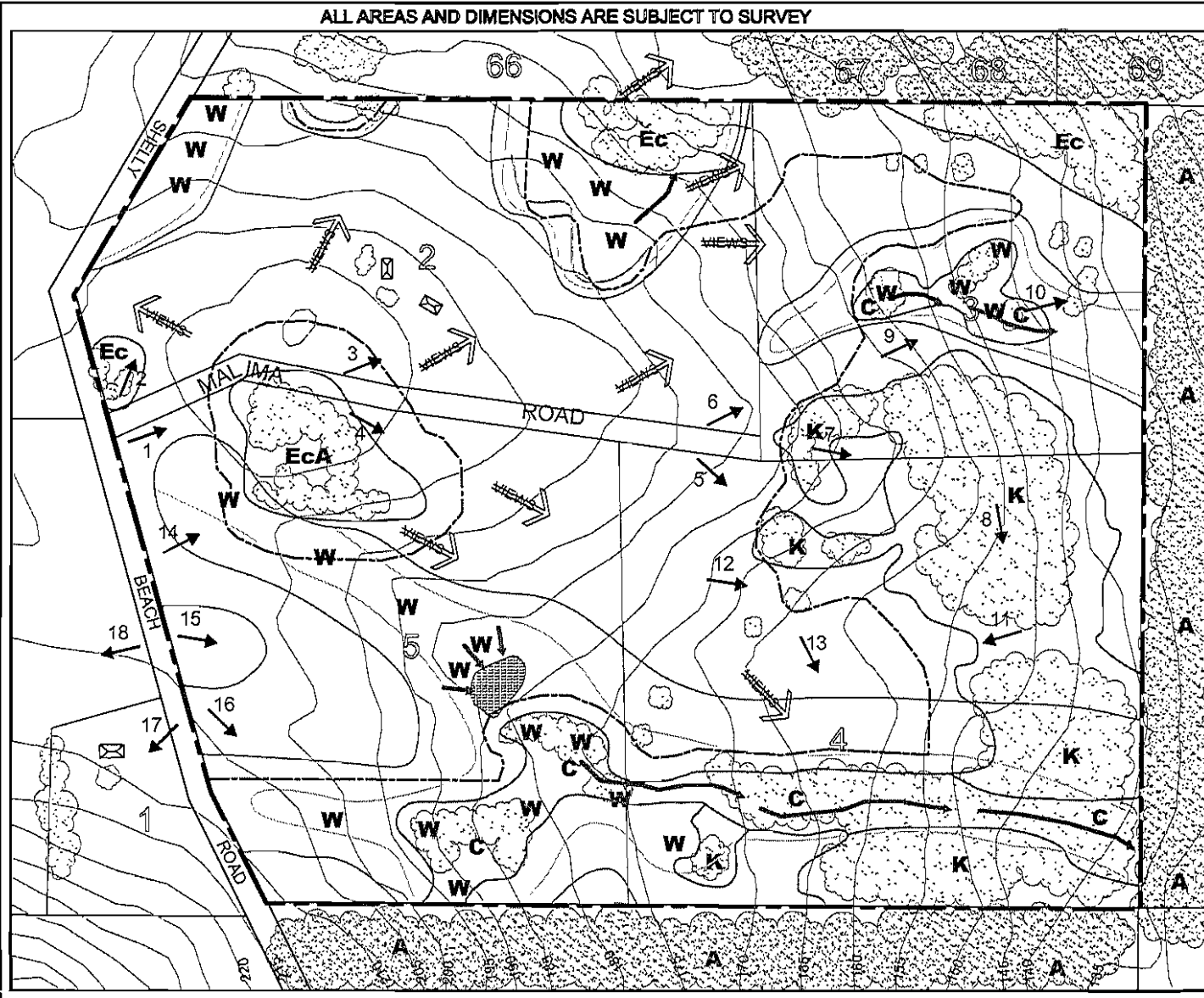
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Ayton Taylor Burrell

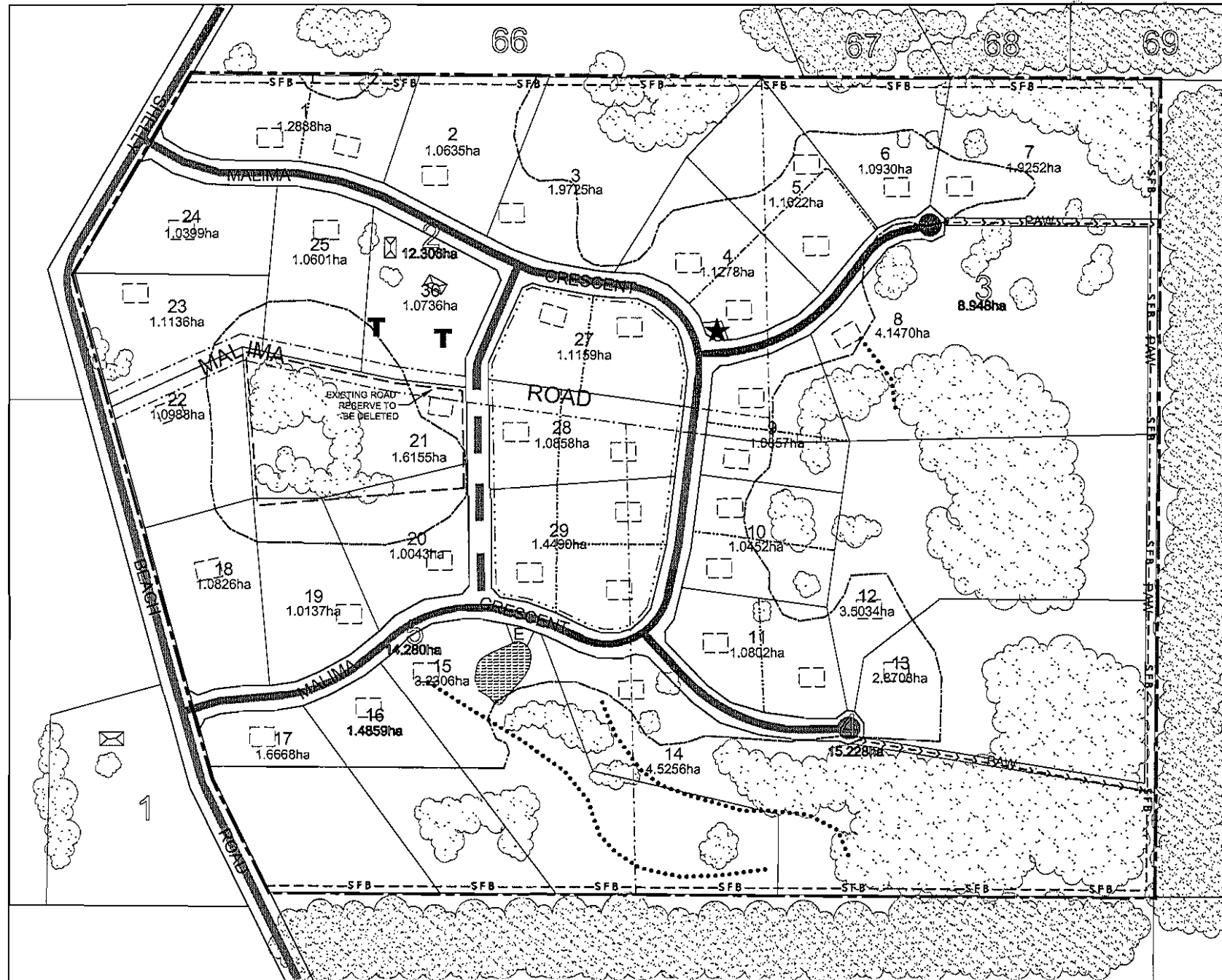
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ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

INDICATIVE CONCEPT PLAN

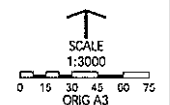
Lot 2, 3, 4 & 5 Malima Road
Kronkup, City of Albany



LEGEND

- Subject Land
- Existing Lot Boundary
- Existing Dam
- Existing Vegetation
- Existing Vegetation (Parkland Cleared)
- Existing Buildings
- Indicative House Sites
- Strategic Fire Break
- Boundary of Building Exclusion Area
- Treated Grey Water Pipeline
- Storm Water Swale and Fire Track Route
- Easement for Future Road to serve Residential Infill
- Potential Village Node for Residential Infill
- Potential Hilltop Local Park
- Potential Tourism Development
- Road Reserve for Future Construction to enable Infill Development
- Easement for Emergency Fire Fighting Water Supply
- Water Supply Tank & Reserve
- Boundary for Potential Future Subdivision of Special Rural Lots

DIAGRAM 5



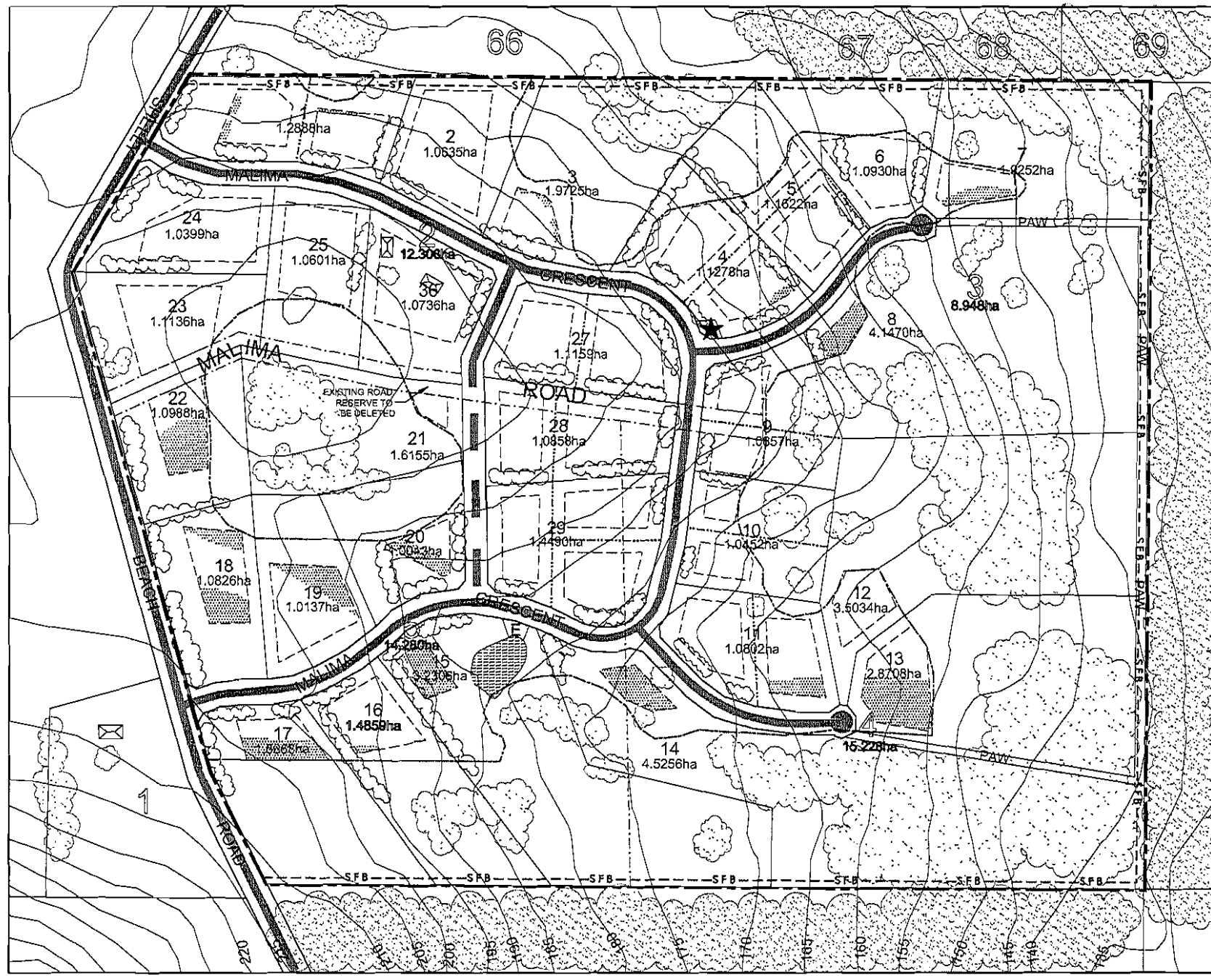
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ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

SUBDIVISION GUIDE PLAN

Lot 2, 3, 4 & 5 Malima Road
Kronkup, City of Albany



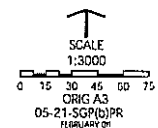
LEGEND

	Subject Land
	Existing Lot Boundary
	Existing Dam
	Existing Vegetation
	Existing Vegetation (Parkland Cleared)
	Existing Buildings
	Building Envelope
	Strategic Fire Break
	Boundary of Building Exclusion Area
	Revegetation (indicative)
	Road Reserve for Future Construction to enable Infill Development
	Easement for Emergency Fire Fighting Water Supply
	Water Supply Tank & Reserve
	Area of building envelope unsuitable for septic waste water system
	Boundary for Potential Future Subdivision of Special Rural Lots

ADOPTED BY RESOLUTION OF THE COUNCIL OF THE _____ OF _____
AT THE _____ COUNCIL MEETING
ON THE _____ DAY OF _____
CHIEF EXECUTIVE OFFICER _____

DIAGRAM 6

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PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3
AMENDMENT No. 274

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

- i) Rezoning Lots 2-5, Malima Road, Kronkup from the 'Rural' zone to 'Special Rural' zone;
- ii) Amending the Scheme Maps accordingly.
- iii) Incorporate the lots within Schedule 2 of the Scheme as Special Rural Zone No 266 with the provisions set out below.

Schedule – Special Rural Zone No. 266

(a) SPECIFIED AREA OF LOCALITY	(b) SPECIAL PROVISIONS TO REFER TO (A)
Lot 2 – 5 Malima Road, Torbay Hill, Kronkup	1.0 Plan of Subdivision
	1.1 Subdivision of Special Rural Zone Area No. 266 shall be generally in accordance with the Subdivision Guide Plan endorsed by the Chief Executive officer and the Western Australian Planning Commission.
	1.2 The minimum lot size shall be 1.0 hectares, however the Western Australian Planning Commission may approve minor variations to the Subdivision Guide Plan on the recommendation of Council.
	2.0 Objective of Zone
	2.1 To provide for rural residential subdivision and development which: <ul style="list-style-type: none"> • minimises adverse impacts on and protects the natural resources of the site including native flora and fauna, creeks and wetlands • is sympathetic to the picturesque landscape of the Torbay locality • ensures adequate protection of life and property from bush fires • avoids conflict with existing or future agricultural uses on the agricultural land to the west • capitalises on the visual and other physical characteristics the site offers for rural residential homesites and associated development • achieves improvements to the environmental qualities of the site.
	3.0 Land Uses
	3.1 Within Special Rural Zone No. 266 the following uses are permitted: <ul style="list-style-type: none"> • Rural Residential Dwelling
	3.2 The following uses may be permitted subject to the special approval of Council: <ul style="list-style-type: none"> • Home Occupation • Craft Studio • Tourist Accommodation

4.0 Applications for Development Approval

- 4.1 Within Special Rural Zone No. 266 the construction of dwellings, outbuildings and structures including associated works such as filling, excavation, construction of retaining walls, fencing, water tanks and the removal of vegetation in accordance with Special Provision 8.0 shall require Planning Scheme Consent.
- 4.2 Application for Planning Scheme Consent shall require the submission of:
- a) A completed "Application for Grant of Planning Scheme Consent" form signed by the owners of the land;
 - b) Three copies of a professional plan to a scale not less than 1:500 showing:
 - (i) The location of the site including street names, lot numbers, north point and dimensions of the site;
 - (ii) The existing and proposed ground levels;
 - (iii) The location, height and type of all existing and proposed structures;
 - (iv) The location of existing vegetation to be retained and / or removed;
 - (v) The location of existing or proposed firebreaks and fire protection measures to be adopted;
 - (vi) The parking areas and means of access for vehicles to enter and egress the site;
 - c) Three scaled elevation plans showing the elevation of the buildings proposed or alterations / additions to existing buildings including information on the materials and colours of existing and proposed development.

5.0 Keeping of Animals

- 5.1 The following provisions apply to the keeping of animals, excluding domestic animals or pets.
- (i) Planning approval is required for the keeping of hooved and/or large non-domesticated animals or pets. In considering an application for the keeping of animals the local government shall have particular regard for appropriately demonstrated land management arrangements inclusive of:
 - (a) the land capability of the property including an assessment of the management techniques proposed by the applicant;
 - (b) the amount and condition of remnant vegetation on the property;
 - (c) implications for water catchment areas and watercourses;
 - (d) implications on neighbouring properties.
 - (ii) Local government may impose conditions relating to:
 - (a) reticulation of paddock areas to maintain pasture growth and prevent soil erosion and dust pollution;
 - (b) establishment and/or maintenance of pasture varieties suitable for the proposed animals;
 - (c) the stabling and yarding of animals;
 - (d) the collection and disposal of animal manures to prevent water pollution and insect breeding;
 - (e) measures for the prevention of the degradation of watercourses;
 - (f) the maximum number of animals permitted;
 - (g) the prevention of detrimental impacts on the amenity of nearby properties;
 - (h) the protection of existing remnant vegetation on the property.
 - (iii) Where in the opinion of the local government the continued presence of animals on any portion of land is likely to cause or is causing:
 - (a) damage to natural vegetation;
 - (b) water pollution;
 - (c) dust pollution;
 - (d) soil erosion;
- notice may be served on the owner of the said portion of land requiring the immediate removal of those animals specified in the notice for a period stated in the notice.

6.0 Location of Buildings and Structures

- 6.1 Buildings, tanks and structures shall not be constructed within the "Building Exclusion Area" designated on the Subdivision Guide Plan.

6.2 All buildings and structures shall be located within the building envelope indicated on the Subdivision Guide Plan to the satisfaction of and approved by Council.

6.3 Dwellings shall be sited to allow a "low-fuel zone" or "building protection zone". The required width depends on the slope of the land between the building and the bush fire hazard. Minimum distances of a building protection zone are:

- 0 to 10 degrees 20m;
- 10 - 15 degrees 25m; and
- 15 - 20 degrees 30m.

Where houses are located on a negative slope (eg downhill from a bush fire hazard, a minimum of 20m is required. The building protection zone may extend into a hazard separation zone of between 20m and 30 metres wide as stipulated in which does not encroach on any vegetation protection area.

These zones must be maintained in a low fuel state and fulfil the following conditions:

- bush fire fuels must be maintained below 10cm in height;
- trees and branches which may fall onto a house must be removed; and
- lower branches of remaining trees must be trimmed.

6.4 Where fences cross strategic fire breaks, gates (3.6 m wide) must be constructed by landowners to allow access along the strategic fire breaks for emergency purposes only.

7.0 Building Design Materials and Colour

7.1 Dwellings and outbuildings shall be designed and constructed in colours and materials which allow them to blend into the landscape of the site in the opinion of Council. No colours or materials that are capable of being reflective or visually prominent shall be permitted. Council will be supportive of colours or materials which harmonise with the surrounding landscape including but not limited to green, brown or red tonings in keeping with the amenity of the area.

7.2 Dwelling houses and all outbuildings shall not exceed 7.5m in height which is measured vertically from the natural ground level.

7.3 No boundary fencing shall be constructed of fibre cement, metal sheeting or wooden picket. If fencing is utilized, it should be of rural-construction such as post and strand (or similar) to the satisfaction of Council.

7.4 Water tanks shall be;

- (i) Painted or coloured brown, green or an alternative colour approved by Council that blends into the landscape and compliments colours used for existing buildings on the same lot or;
- (ii) Be screened from view of the street with native vegetation to the satisfaction of Council; or
- (iii) Be located in a position not visible from any street or public place.

7.5 Buildings on Lots numbered 9-10 on the Subdivision Guide Plan are to be designed in accordance with Australian Standard 3959-1999 "Construction in Bush Fire Prone Areas" (updated as DR 05060).

8.0 Vegetation Protection and Revegetation

8.1 No clearing of vegetation shall occur except for:

- a) clearing to comply with the requirements of Bush Fires Act 1954 (as amended).
- b) clearing within the approved building envelope as may reasonably be required to construct an approved building and curtilage.
- c) trees which are dead, diseased or dangerous.
- d) clearing to gain vehicular access to an approved dwelling or any other clearing which may be approved by the Council.
- e) clearing to establish a low fuel zone.

8.2 The Council may request the Commission to impose a condition at the time of subdivision which requires the subdivider to revegetate the road verge and any other areas affected by site works.

8.3 In order to enhance the rural amenity of the land in areas the local government considers deficient in tree cover it may require as a condition of any planning approval the planting of such trees and / or groups of trees and species as specified by the local government.

8.4 Lot access roads and other earthworks shall be designed to minimise visual impact and wind erosion and where practical shall be aligned to the contour.

9.0 Water Supply

9.1 Prior to occupation, each dwelling house shall be provided with a water supply with a minimum capacity of 120,000 litres. This may be supplied from underground supplies or rainwater storage system to the satisfaction of Council and the Health Department of WA.

10.0 Effluent Disposal

10.1 On-site effluent disposal shall be responsibility of the individual landowners.

10.2 The disposal of liquid and/or solid wastes shall be carried out with an effluent disposal system approved by Council and the Health Department of WA. Systems shall be designed and located to minimise nutrient export and/or release into any waterway or groundwater. Effluent disposal areas for new dwellings shall be set back a minimum of 100m from the natural permanent watercourse and situated 2m above the highest known groundwater level

10.3 Except as provided for under 9.4 below, effluent disposal systems are to be located a minimum 50 metres from seasonal watercourses (for ATU Systems) or 100 m where a conventional septic system is used as indicated on the Subdivision Guide Plan.

10.4 On Lots 8, 14 and 15 on the Subdivision Guide Plan, Council will only allow a system which pumps treated effluent to a disposal area within the lot which satisfies the required setbacks from water courses.

10.5 Variations to the design or location of effluent disposal areas require a suitably qualified practitioner demonstrating that effluent disposal will not cause environmental or health impact to the satisfaction of Council and the Health Department of WA.

11.0 Bushfire Management and Control

11.1 The Council may request the Commission to impose a condition at the time of subdivision which requires the construction of the strategic fire breaks and fire management tracks as indicated on the Subdivision Guide Plan to the satisfaction of Council and FESA. Council may also recommend that the Commission require an easement in gross be provided to the City of Albany to be registered on the certificate of title(s) to ensure legal access over strategic breaks.

11.2 The strategic firebreaks shall be located to minimise erosion, constructed to a standard suitable for all year access by heavy duty fire appliances and maintained by slashing.

11.3 Where a lot is traversed by a strategic fire break as shown on the Subdivision Guide Plan, the owner of the lot shall maintain such firebreak by slashing to the satisfaction of Council. Access along the strategic firebreak shall remain available at all times. Fencing and/or gates across the strategic firebreak shall only be permitted at the discretion of and to the satisfaction of Council and FESA.

11.4 Low fuel zones, at least 20m wide shall be established and maintained by slashing around all buildings.

11.5 In cases where only part of the area is developed, the Council may request the Commission to impose a condition at the time of subdivision which requires an alternative fire break system or strategic fire break and fire management track system to be prepared and put in place, to the satisfaction of Council and FESA.

11.6 The Council may request the Commission to impose a condition at the time of subdivision which requires construction of fire fighting facilities. The local government may also require owners to contribute annually to a special fund to be administered by the local government and used for maintenance of fire fighting facilities.

	<p>11.7</p> <p>11.8</p> <p>11.9</p> <p>11.10</p> <p>11.11</p> <p>12.0 Electricity</p> <p>12.1</p> <p>13.0 Notification of Prospective Owners</p> <p>13.1</p> <p>14.0 Road Access</p> <p>14.1</p> <p>14.2</p> <p>14.3</p>	<p>Water for fire fighting purposes shall be available. Firstly a 50,000 litre water tank and hydrant or standpipe is required for bush fire fighting purposes. Construction and design is to be to the satisfaction of Council and a procedure must be in place to ensure the tank is maintained at full capacity at all times. Galvanised or copper pipe is to be used above ground or PVC if buried 300mm deep. A hardstand and turn around area suitable for a 3.4 appliance must be provided adjacent to the hydrant/standpipe. This facility has been designated on the Subdivision Guide Plan to be created within a Crown reserve at the SW corner of Lot 4 with Malima Crescent. The water tank and associated facilities are to be vested in Council.</p> <p>Secondly access to the farm dam across private land is to be secured by an easement to enable fire fighting equipment to draw water from the dam.</p> <p>Thirdly each owner shall ensure their house has a supplementary tank of at least 30kL available for fire fighting purposes supplied from a bore or from rainwater. Alternatively should a single rainwater tank be provided it must be located accessible to the road and of at least 150 kL in capacity with the bottom one quarter of the tank set aside for fire fighting purposes. The tanks are to be fitted with a dual tap system to Council's specification and satisfaction.</p> <p>The Council may request the Commission to impose a condition at the time of subdivision which requires a notification on the certificate of title for all new lots which specifies the requirements and responsibilities of landowners for protection of life and property from bush fires to the satisfaction of FESA and local government.</p> <p>Landowners within the subdivision must comply with the Fire Protection Plan and these provisions of Town Planning Scheme No 3 Special Rural Zone No 266. These documents overrule Council's Firebreak Order in respect of individual fire breaks along property boundaries.</p> <p>The Council may request the Commission to impose a condition at the time of subdivision for the provision of underground power.</p> <p>Council may request the Commission to impose a condition at the time of subdivision which requires a notification on the certificate of title for all new lots to advise prospective purchases that a subdivision guide plan and specific scheme provisions apply to the land.</p> <p>Council may request the Commission to impose a condition at the time of subdivision for the upgrading of Shelley Beach Road.</p> <p>Council may request the Commission to impose a condition at the time of subdivision requiring battleaxe legs to be constructed to the specifications and satisfaction of Council.</p> <p>Council may request the Commission to impose a condition at the time of subdivision enabling adjoining landowners within the subdivision rights of carriageway across any proposed battleaxe legs.</p>
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Department for Planning and Infrastructure
Government of Western Australia

Great Southern Region

Your ref: SER088/L18014714
Our ref: 402/5/21/1
Enquiries: Georgina Folvig

20 February 2008

City of Albany
PO Box 484
ALBANY WA 6331

Attention: Deb Delury

Dear Deb

**PROPOSED CLOSURE OF PEDESTRIAN ACCESS WAY - LARKINS GROVE,
SPENCER PARK**

In reply to your email dated 18 February 2008, this office provides the following comments.

Given that the Commission's approval to subdivision application number 129908 has not provided for the connection of the pedestrian access way through Lot 405 to the north east, this office does not object to the proposed closure. However, the closure can only be supported if the closed portion is simultaneously incorporated into the adjoining lot(s).

Yours sincerely

STEPHEN PETERSEN
MANAGER, REGIONAL PLANNING
GREAT SOUTHERN REGION - COUNTRY PLANNING
STATUTORY PLANNING DIVISION

15 January 2008

Your Ref: SER088/LT8014714-ICR7046415

City of Albany
Deb Delury
PO Box 484
Albany 6331
WA

Network Integrity

4th Floor Telstra Centre
80 Stirling St
PERTH WA 6000

Postal Address:
Locked Bag 2522
PERTH WA 6001

Telephone 9491 6241
Facsimile 9491 6265

Dear Madam,

Re: PROPOSAL TO CLOSE UN-CONSTRUCTED PEDESTRIAN ACCESS WAY
SITUATED AT THE END OF
LARKIN'S GROVE SPENCER PARK

Thank you for your communication dated 9th January 2008 in respect to the proposed closure of pedestrian access way at the location specified above.

Telstra's plant records indicate that there are no assets in this vicinity; and therefore have no objections to your proposal.

However, Telstra would appreciate due confirmation when this closure proceeds so as to update its cadastre records. Information regarding acquisition of the land would be of benefit to us and should be directed to:

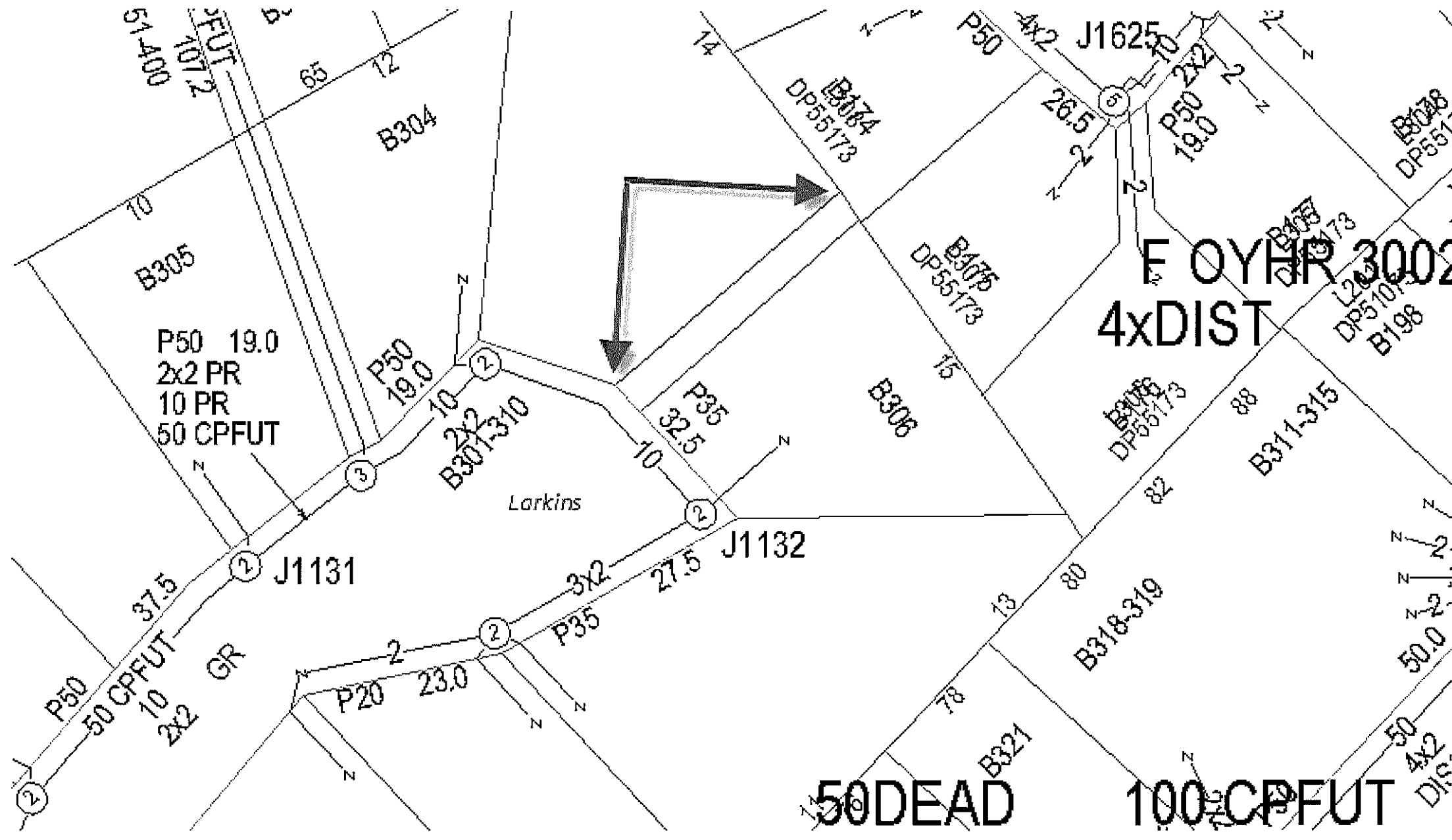
Telstra Corporation Limited
Attention: Team Leader Graphical Data
DMC
PO Box 102
Toormina
NSW 2452

Would you please pass all information contained in this communication to all parties involved in this closure? If you have any queries regarding the above, or otherwise, please do not hesitate to contact me on the above telephone number.

Yours sincerely,

Nick Harris

Damage Minimisation & Recoverable Works



**E OYHR 3002
4XDIST**

50 DEAD

100 CPFUT

51.400
1017.2
65
12
B304
B305
P50 19.0
2x2 PR
10 PR
50 CPFUT

Larkins

P50
50 CPFUT
10
2x2
GR

P20 23.0
2

P35
3x2

J1132
27.5

P35
32.5
10

B306

B307
DP55173

B308
DP55173

B311-315
88

P50
4x2

J1625
17.0

26.5
2

P50 2x2
19.0

B309
DP55173

L20
DP510
B198

50.0
2x2
Disc

Your Ref: SER088/LT8014714
Our Ref: Grange 3828574
Enquiries: G Wright
Telephone: 98424230



Doc No. City of Albany Records
File: ICR8047722
SER088

January 16, 2008

Date: 18 JAN 2008
Officer: PA

City of Albany
PO Box 484
ALBANY WA 6331

Attach:

Southern Regional Office
Water Stirling Terrace
ALBANY WA 6330
xx 915
NY WA 6331
Tel (08) 9842 4211
Fax (08) 9842 4255
www.watercorporation.com.au

Attention: Ms Deb Delury

**CITY OF ALBANY
CLOSURE OF PAW – LARKINS GROVE, SPENCER PARK**

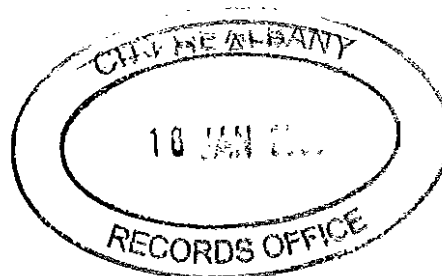
Dear Deb,

I refer to your letter of January 09, 2008 regarding the proposal to close the public access way at the end of Larkins Grove, Spencer Park.

You are advised that the Water Corporation has no objection to this proposal.

Yours sincerely

Graham Wright
Capability Planning
Great Southern Region
Asset Management Division



Deb Delury

From: karen.hughesmore@westernpower.com.au on behalf of customer.contact.centre@westernpower.com.au
Sent: Tuesday, 15 January 2008 9:33 AM
To: Deb Delury
Subject: NCSW-08-00910 - Deb Delury (City of Albany) - Proposed Closure of Unconstructed Pedestrian Access Way Situated at End of Larkins Grove, Spencer Park



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

To:	Deb Delury	From:	Karen Hughes-More
Organisation:	City of Albany	Section:	Customer Support
Email / Fax:	debd@albany.wa.gov.au	Our Ref:	NCSW-08-00910
Your Ref:	SER088 / LT8014714		
Date:	15/01/08	No of pages: (including this page)	1

Re: Proposed Closure of Unconstructed Pedestrian Access Way Situated at End of Larkins Grove, Spencer Park

Dear Deb,

Can you please amend your records and send future notifications to:

Western Power
Locked Bag 2511
Perth WA 6001

or

customer.contact.centre@westernpower.com.au

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

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

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

Yours faithfully,

Karen Hughes-More
Network Services Officer

Please consider the environment before you print this e-mail



City of Albany Records
Doc No: ICR8047745
File: SER088
Date: 21 JAN 2008
Officer: PA

Jeff & Julie Fisher
15 Larkins Grove
ALBANY WA 6330

Attach:

17th January 2008

Chief Executive Officer
City of Albany
P O Box 484
ALBANY WA 6331

Dear Sir,

**PROPOSAL TO CLOSE PEDESTRIAN ACCESS AT END OF LARKINS GROVE
YOUR REF: SER088/LT14714**

We would like to advise that we are neighbouring landholders to the pedestrian access and have no objections to its closure.

We would also like it to be known that we would like to purchase this land depending on the purchase price.

Yours sincerely,

JEFF & JULIE FISHER





City of Albany Records
Doc No: ICR7046415
File: SER088
Date: 20 DEC 2007
Officer: PA
Attach.

18th December 2007

City of Albany
P.O Box 484
ALBANY WA 6331

Attention: Deb Delury

RE: UNUSED PATHWAY ADJACENT TO 14 LARKINS GROVE, ALBANY

Further to my discussion with you today, please be advised I would be interested in acquiring the walk way reserve.


The reserve (P.O.A) is no longer usable as the land it leads to has been subdivided and the walkway is redundant.

I appreciate that a process has to be followed to advertise same and the other neighbour would be given the opportunity to purchase half.

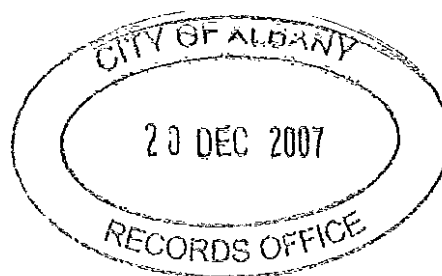
I am interested in half or all of the land in question if the neighbour is not interested.

Thankyou for your consideration. I await your further advice in this matter.

**Yours Faithfully,
First Western Realty**

 Russell Poliwka

Mobile: 0418 926 846





MINUTES

PLANNING AND ENVIRONMENT STRATEGY AND POLICY COMMITTEE

**Held on
Tuesday, 26th February 2008
6.00pm**

City of Albany Margaret Coates Boardroom

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1.0 DECLARATION OF OPENING

The Mayor, Milton Evans, declared the meeting open at 6.00pm.

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

Attendances:

Mayor -

Councillors -

MJ Evans, JP

C Morris

J Matla

K Stanton

N Williams

R Buegge

J Bostock

R Fenn

G Bride

Executive Director Development Services

Manager Planning & Ranger Services

Observers:

Councillor D Price

Apologies/Leave of Absence:

Nil

3.0 APPOINTMENT OF CHAIRPERSON

Councillor Matla was elected Chair of the Planning and Environment Strategy and Policy Committee.

Record of Vote: 7-0

4.0 DISCLOSURE OF FINANCIAL INTEREST

Nil

5.0 ITEMS FOR DISCUSSION

5.1 The establishment of a list of priority projects

The EDDS provided to the meeting a list of 12 projects that the Development Services Team currently are seeking to complete. In general discussion it was noted that it would be desirable to establish a suite of policies dealing with regional variations to the Residential Design Codes, to establish a policy document relating to adaptation for Climate Change and to provide a comprehensive policy position on the CBD to define the City's position on issues such as parking.

An index of the 95 policies (previously 163) adopted under the City's two Town Planning Schemes was also tabled

**MOVED COUNCILLOR MORRIS
SECONDED MAYOR EVANS**

THAT the Committee proceed with the development of the York Street Masterplan and the Tourism Strategy as the highest priority projects but acknowledges the importance of completing the Albany Local Planning Strategy, the Community Planning Scheme and the Yakamia Structure Plan at the earliest opportunity.

MOTION CARRIED 4-2

5.2 The determination of date, time and frequency of future meetings

THE Meeting RESOLVED

THAT the Committee meet on the third (3rd) Wednesday of each month, commencing at 12 noon. Further resolved that 30 minutes be set aside at the commencement of the meeting for staff to brief the Committee on strategic planning issues.

6.0 TIME AND DATE OF NEXT MEETING

Next meeting is scheduled for Wednesday, 19th March 2008 at 12.00pm.

7.0 CLOSURE OF MEETING

There being no further business, the meeting closed at 7.00pm.

CHEQUES	DATE	CREDITOR	PARTICULARS	AMOUNT
23854	07/02/2008	ALBANY PUBLIC LIBRARY	STAFF TEA MONEY	-72.00
23855	07/02/2008	ALBANY COMMUNITY FOOD CENTRE	COMMUNITY FINANCIAL ASSISTANCE	-2,100.00
23856	07/02/2008	DEPT FOR PLANNING & INFRASTRUCTURE	AMAZING ALBANY NUMBER PLATES	-650.00
23857	07/02/2008	PETTY CASH - DEPOT	PETTY CASH REIMBURSEMENT	-294.45
23858	07/02/2008	ROYAL LIFE SAVING SOCIETY AUSTRALIA	RLSSWA PRODUCT BOX - DUCKS	-100.00
23859	07/02/2008	SAFEMASTER	please supply roof anchors as on plan	-294.80
23860	07/02/2008	SHIRE OF MUNDARING	IRAN AWAKENING - LOST BOOK FEE	-23.70
23861	07/02/2008	SUTTON'S CARPET CLEANING	CLEAN CARPETS AT DAYCARE	-495.00
23862	07/02/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-610.24
23863	07/02/2008	WORKFORCE SOLUTIONS PTY LTD	D-SPEC - PILOT STUDY OF IMPLEMENTATION IN WA	-2,320.82
23864	07/02/2008	ZURICH AUST INSURANCE CO LTD	EXCESS FOR CLAIM #017586	-300.00
23865	07/02/2008	NEW HORIZON HOMES (WA) P/L	CROSS-OVER	-134.99
23866	07/02/2008	GARRY KNUIMAN	CROSS-OVER	-143.82
23867	07/02/2008	ANTHONY & KARINA KING	COMPENSATION FOR LAND RESUMPTION FOR THE REALIGNMENT OF FRANCIS ROAD, LOWLANDS	-7,370.00
23869	14/02/2008	AMP FLEXIBLE LIFETIME SUPER PLAN	SUPER CONTRIBUTIONS	-530.31
23870	14/02/2008	AMP RSA	SUPER CONTRIBUTIONS	-335.47
23871	14/02/2008	ASGARD	PAYROLL DEDUCTIONS	-426.92
23872	14/02/2008	CBUS	SUPER CONTRIBUTIONS	-451.00
23873	14/02/2008	COMMONWEALTH BANK RSA	SUPER CONTRIBUTIONS	-448.39
23874	14/02/2008	HOSTPLUS PTY LTD	SUPER CONTRIBUTIONS	-433.17
23875	14/02/2008	IIML ACF LIFETRACK APPLICATION TRUST	SUPER CONTRIBUTIONS	-957.88
23876	14/02/2008	PLUM NOMINEES P/L PLUM SUPER FUND	SUPER CONTRIBUTIONS	-1,964.68
23877	14/02/2008	ASSOCIATION FOR THE BLIND INC	NEMO COLOUR HANDHELD MAGNIFIER & SIMON TEXT TO SPEECH SCANNER	-5,786.00
23878	14/02/2008	CASH	GIFT VOUCHER FOR JENNI FLOTTMANN - 18 YEARS OF SERVICE (LIBRARY)	-270.00
23879	14/02/2008	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	-135.80
23880	14/02/2008	EDITH COWAN UNIVERSITY	TRAINING FEES FOR SEMESTER 1 - J ANDERSON & T GUNN	-1,451.20
23881	14/02/2008	KMART ALBANY	Wireless plug in door chime	-24.99
23882	14/02/2008	ALBANY LIQUID WASTE	CLEAR BLOCKAGE AT POUND	-125.00
23883	14/02/2008	NEWS MAGAZINES	OVERLANDER 4WD MAGAZINE SUBSCRIPTION 1 YEAR	-69.00
23884	14/02/2008	FORTS CAFE	CATERING	-30.25
23885	14/02/2008	PETTY CASH - DAY CARE CENTRE	PETTY CASH REIMBURSEMENT	-183.05
23888	14/02/2008	COMMISSIONER OF STATE REVENUE	REFUND SENIORS REBATE	-261.29
23889	14/02/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-3,046.65
23890	14/02/2008	WATER CORPORATION	WATER CONSUMPTION	-922.35
23891	14/02/2008	DARRYL MARTIN	CROSS-OVER	-183.46
23892	14/02/2008	GAYLE NORTHCOTT	REFUND	-54.00
23893	14/02/2008	MR F G & MS P PRINCE	REFUND	-250.00
23894	14/02/2008	JOHN MATHERS	REFUND	-200.00

23895	14/02/2008	RYDE BUILDING COMPANY PTY LTD	REFUND	-50.00
23896	14/02/2008	MUNGART BOODJA ART CENTRE	DONATION	-200.00
23897	14/02/2008	PETTY CASH - VANCOUVER ARTS CENTRE	PETTY CASH REIMBURSEMENT	-208.05
23898	21/02/2008	ALBANY MOVE IT	MOVE EXERCISE EQUIPMENT	-66.00
23899	21/02/2008	AUSTRALIA POST	POST OFFICE BOX SERVICES RENEWAL (PO 484)	-181.00
23900	21/02/2008	CHEEKY MONKEY ENTERTAINMENT	HIRE OF MINI GOLF COURSE	-1,010.00
23901	21/02/2008	CITY OF JOONDALUP	SUPPLY OF RED LIBRARY BAGS	-75.90
23902	21/02/2008	CIVIC VIDEO ALBANY	DVD REPAIRS	-85.00
23903	21/02/2008	DEPT OF JUSTICE - FINES ENFORCEMENT	PARKING - LEGAL FEES	-1,720.00
23904	21/02/2008	NICK STOCKWELL	KANGAROO CREEK GANG FUN SHOWS	-1,300.00
23905	21/02/2008	MOSS CONVEYANCING	Rates refund for 16 ALFRED STREET MCKAIL WA 6330	-427.65
23906	21/02/2008	FORTS CAFE	MAYORAL AFTERNOON TEA TO WELCOME THE COMMANDING OFFICER	-52.00
23907	21/02/2008	SENSIS PTY LTD	YELLOW ONLINE BUSINESS BASICS MONTHLY	-45.10
23908	21/02/2008	PETTY CASH - CITY OF ALBANY	PETTY CASH RECOUP	-417.85
23909	21/02/2008	REDMOND GENERAL STORE	FUEL FOR REDMOND BFB	-203.60
23910	21/02/2008	PREMIER HOTEL	ALCOHOL FOR TOWN HALL KIOSK	-131.97
23911	21/02/2008	DEPARTMENT OF PREMIER & CABINET	GOVERNMENT GAZETTE ADVERTISING	-157.08
23912	21/02/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-14,326.23
23913	21/02/2008	UNIVERSITY OF WESTERN AUSTRALIA	SCHOLARSHIP AND EDUCATIONAL AWARDS	-3,300.00
23914	21/02/2008	WATER CORPORATION	WATER CONSUMPTION	-1,290.05
23915	21/02/2008	WESTERN POWER	BARKER ROAD STREET LIGHTING - REF GP011914	-3,706.55
23916	21/02/2008	CPT CUSTODIAN PTY LIMITED	COMPENSATION	-1.00
23917	21/02/2008	GRAHAM BRETHERTON	REFUND	-66.00
23918	21/02/2008	RAYMOND & ALLANA WOONINGS	CROSSOVER	-195.24
23919	21/02/2008	ALBANY SWIMMING CLUB	DONATION	-200.00
23920	21/02/2008	REECE CHILD	DONATION	-200.00
23921	21/02/2008	KEVIN STANLEY	CROSSOVER	-241.00
23922	25/02/2008	CASH	FLOAT FOR WA ON SHOW	-100.00
23923	27/02/2008	CASH	REIMBURSEMENT TO CHOCOLATE FUNDRAISING MONEY	-785.00
23924	27/02/2008	INTERNATIONAL ARTIST AUSTRALIA	SUBSCRIPTION RENEWAL APRIL 08 TO FEBRUARY 09	-55.00
23925	27/02/2008	PATRICIA DABORN	Restoration and conservation work on 8 paintings as per your quote	-965.00
23926	27/02/2008	PETTY CASH - WORKS & SERVICES	PETTY CASH REIMBURSEMENT	-158.35
23927	27/02/2008	DEPARTMENT OF PREMIER & CABINET	GOVERNMENT GAZETTE ADVERTISING	-103.95
23928	27/02/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-695.22
23929	27/02/2008	TOYWORLD ALBANY	SWIMMING EQUIPMENT	-16.49
23930	27/02/2008	WATER CORPORATION	WATER CONSUMPTION	-131.30
23931	27/02/2008	MRS ANN PALFREY	SCHOLARSHIP FUNDING	-500.00
23932	27/02/2008	RICHARD MARTIN	TRAVEL REIMBURSEMENT	-168.00
23934	28/02/2008	DEPARTMENT FOR PLANNING AND	VEHICLE REGISTRATION	-135.80

TOTAL

-67,122.06

C/CARD	DATE	CREDITOR	PARTICULARS	AMOUNT
	11-Feb	AFI Branding Solutions	Event banners - Library	-1,443.20
	14-Jan	Qantas	Albany Waterfront- S Freeman	-1,052.59
	16-Jan	Skywest	V Bell - ALAC Consultant	-406.40
	16-Jan	Skywest	M Weller- Perth	-498.80
	23-Jan	Skywest	B Kamasz - Weekender Art Prize	-241.40
	25-Jan	DIMIA Temp Business	Visa - Sponsorship Application	-280.00
	29-Dec	Association & Commun	Aust Roads Summit - 4/5 Mar	-2,629.00
	23-Jan	Skywest	R Fenn (to be refunded)	-498.80
	24-Jan	Skywest	K Hughes - SAT Hearing	-498.80
	24-Jan	Skywest	G Withers - SAT Hearing	-498.80
	29-Jan	Qantas	R Fenn - PIA Conference	-1,458.60
	2-Jan	Selex System Integration	ILS System Repairs - Airport	-4,436.69
	9-Jan	DHL Express	ILS System Repairs - Airport	-515.51
	14-Jan	Skywest	Syrinx- AWF Meeting	-498.80
		Sundry items < \$ 200.00 (net of December Credit)		-90.61
			TOTAL	-15,048.00
			PAYROLL TOTAL	-687,485.00

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT42652	07/02/2008	ABA SECURITY	SECURITY SERVICES	-123.75
EFT42653	07/02/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-4,334.61
EFT42654	07/02/2008	ADVERTISER PRINT	BINDING	-1,100.00
EFT42655	07/02/2008	AEROBUNGY TRAMPOLINE	4 HOURS TRAMPOLINE HIRE	-1,050.00
EFT42656	07/02/2008	ALBANY BRAKE & CLUTCH	VEHICLE MAINTENANCE	-24.20
EFT42657	07/02/2008	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	-146.98
EFT42658	07/02/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-1,528.55
EFT42659	07/02/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-304.15
EFT42660	07/02/2008	ALBANY CCI	SPONSORSHIP ACCI 2008 BUSINESS AWARDS	-2,750.00
EFT42661	07/02/2008	ALBANY COMBINED TYRE SERVICE	TRACTION TYRE, TUBE, TRAVEL & LABOUR	-1,325.00
EFT42662	07/02/2008	TRICOAST CIVIL	REFUND OVERPAID BUILDING FEES ON BL 280037	-6,452.81
EFT42663	07/02/2008	ALBANY REFRIGERATION	SUPPLY & INSTALL DAIKAN INVERTER REVERSE CYCLE AIR CONDITIONERS INTO DE-MOUNTABLE OFFICE	-5,205.00
EFT42664	07/02/2008	ALBANY PLUMBING AND BATHROOM SUPPLIES	PLUMBING SUPPLIES	-69.98
EFT42665	07/02/2008	ALBANY CENTRAL CABINETS	MAKE SIX SQUARE TABLE TOPS	-1,452.00
EFT42666	07/02/2008	ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE	-96.00
EFT42667	07/02/2008	ALL EVENTS PROSOUND HIRE	LCD PROJECTOR	-60.00
EFT42668	07/02/2008	ALL PARK PRODUCTS PTY. LTD.	BBQ - BRICK INSERT, STAINLESS STEEL HOTPLATE, PUSH CONTROL, POWDERCOATED STAINLESS STEEL FRAME & DOOR	-3,639.90
EFT42669	07/02/2008	AMITY GLASS & TROTTY'S CARPENTRY	SUPPLY AND INSTALL SOLID TIMBER DOOR AT ALBANY INJURY PREVENTION CENTRE	-480.00
EFT42670	07/02/2008	ART ON THE MOVE	CATALOGUES - A STORY TO TELL	-345.00
EFT42671	07/02/2008	ATC WORK SMART	CASUAL STAFF FEES	-4,195.97
EFT42672	07/02/2008	AUSTRALIAN TAXATION OFFICE	Payroll deductions	-116.93
EFT42673	07/02/2008	AVIATION ID AUSTRALIA	ASIC APPLICATION FOR ANDREW HAMMOND	-182.00
EFT42674	07/02/2008	MA & ES & GA BAIL	mtrs COMPACTION SAND	-1,210.00
EFT42675	07/02/2008	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-1,164.56
EFT42676	07/02/2008	BARCINO	CATERING	-69.00
EFT42677	07/02/2008	VIVIANA BELL	CONSULTATION	-1,280.00
EFT42678	07/02/2008	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	-13,055.04
EFT42679	07/02/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-241.72
EFT42680	07/02/2008	BLACKWOODS ATKINS	SAFETY EQUIPMENT	-222.75
EFT42681	07/02/2008	ALBANY BOBCAT SERVICES	MACHINERY HIRE	-3,040.00
EFT42682	07/02/2008	BUILDING AND CONSTRUCTION IND	TRAINING LEVY - JANUARY 2008	-20,883.25
EFT42683	07/02/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-140.63
EFT42684	07/02/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-3,959.76
EFT42685	07/02/2008	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	-2,495.49
EFT42686	07/02/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-409.93

EFT42687	07/02/2008	COFFEY ENVIRONMENTS PTY LTD	PREPARE ENVIRONMENTAL REVIEW REPORT AND ASSOCIATED ENVIRONMENTAL INVESTIGATIONS YAKAMIA	-4,503.25
EFT42688	07/02/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-491.60
EFT42689	07/02/2008	COVENTRYS	VEHICLE PARTS	-284.79
EFT42690	07/02/2008	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-1,218.79
EFT42691	07/02/2008	35 DEGREES SOUTH	SURVEY SET-OUT OF REMEMBRANCE WALL AT PEACE PARK	-223.41
EFT42692	07/02/2008	DEPT FOR PLANNING & INFRASTRUCTURE	SEARCH FOR VEHICLE OWNERSHIP FOR OCT-DEC 07	-48.60
EFT42693	07/02/2008	DISCOVERY BAY TOURISM EXPERIENCE	REIMBURSEMENT OF WA ON SHOW	-40.04
EFT42694	07/02/2008	TIMOTHY CHARLES DUNN	Production of Amazing Albany DVD Payment one of three instalments	-1,306.66
EFT42695	07/02/2008	EATCHA HEART OUT CAFE	CATERING	-2,117.50
EFT42696	07/02/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-1,679.29
EFT42697	07/02/2008	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-149.60
EFT42698	07/02/2008	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-944.90
EFT42699	07/02/2008	BILL GIBBS EXCAVATIONS	MACHINERY HIRE	-14,786.39
EFT42700	07/02/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-9,113.52
EFT42701	07/02/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-99.00
EFT42702	07/02/2008	GSM AUTOMOTIVE ELECTRICAL	VEHICLE PARTS/MAINTENANCE	-247.50
EFT42703	07/02/2008	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	-263.00
EFT42704	07/02/2008	HIMAC INDUSTRIES	2 X 5 LITRES OF FLORAGEN	-109.00
EFT42705	07/02/2008	IDEAL WIRE	Clax foldable trolley	-404.80
EFT42706	07/02/2008	J & M ELECTRONICS	2 X HANDHELD UHF	-420.50
EFT42707	07/02/2008	JACK THE CHIPPER	Chipping of woody weeds	-3,850.00
EFT42708	07/02/2008	JUST SEW EMBROIDERY	POLOS & LOGOS	-53.90
EFT42709	07/02/2008	KLEENIT	Pressure cleaning public toilets and rotundas located at Eyre Park, Stirling Terrace and Middleton Beach	-1,364.00
EFT42710	07/02/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-5,896.00
EFT42711	07/02/2008	LAWRENCE & HANSON	SAFETY EQUIPMENT	-155.76
EFT42712	07/02/2008	DR JIM LEIGHTON	MEDICAL CONSULT	-59.00
EFT42713	07/02/2008	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-13.35
EFT42714	07/02/2008	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-58.30
EFT42715	07/02/2008	M2 TECHNOLOGY PTY LTD	M2 CUSTOMNET ON HOLD PROGRAM - QUARTERLY FEE	-377.00
EFT42716	07/02/2008	ALBANY PARTY HIRE & TEMPTATIONS	Equipment, pick up and delivery	-496.50
EFT42717	07/02/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-1,279.96
EFT42718	07/02/2008	METRO ON CANNING	ACCOMMODATION FOR STEPHEN DEERING	-390.00
EFT42719	07/02/2008	MICROELECTRONIC TECHNICAL SERVICES	PHONE KIT	-121.00
EFT42720	07/02/2008	MIDWEST FIREWORKS	SUPPLY & DETONATION OF FIREWORKS	-20,000.00
EFT42721	07/02/2008	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	-145.65
EFT42722	07/02/2008	MJB INDUSTRIES PTY LTD	TRAFFICABLE MANHOLE COVER C/W CAST IRON INSERT 1200D X 200H	-599.50
EFT42723	07/02/2008	THE MONTHLY	SUBSCRIPTION RENEWAL	-44.95
EFT42724	07/02/2008	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-1,911.80
EFT42725	07/02/2008	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	-120.00

EFT42726	07/02/2008	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	-295.21
EFT42727	07/02/2008	NORTH ROAD PHARMACY	TWINRIX VACCINE (HEP A & B)	-195.00
EFT42728	07/02/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-146.99
EFT42729	07/02/2008	PAUL ARMSTRONG PANELBEATERS	INSURANCE EXCESS	-300.00
EFT42730	07/02/2008	POWELL SECURITY SERVICES	SERURITY SERVICES	-121.00
EFT42731	07/02/2008	RALPH BEATTIE BOSWORTH PTY LTD	CONTRACT ADMINISTRATION NOVEMBER 2007 AND DECEMBER 2007	-4,400.00
EFT42732	07/02/2008	RAVENHILL DAIRY	MILK SUPPLIES	-215.60
EFT42733	07/02/2008	REGAL PANELBEATERS & PAINT SPRAYERS	EXCESS ON INSURANCE CLAIM #632898636	-300.00
EFT42734	07/02/2008	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	-465.76
EFT42735	07/02/2008	RESOURCE UNIT FOR CHILDREN WITH SPECIAL NEEDS	CCMS BRIFING SESSION TO BE ATTENDED BY LETITIA STONE AND SANDRA LIRON	-66.00
EFT42736	07/02/2008	SEATADVISOR AUSTRALIA	VENUE SEATMAP SETUP	-544.50
EFT42737	07/02/2008	G & L SHEETMETAL	SIGNWHITE FLAT SHEET	-70.40
EFT42738	07/02/2008	SKILL HIRE	CASUAL STAFF FEES	-3,885.18
EFT42739	07/02/2008	SKYWEST AIRLINES PTY LTD	AIRFARES FOR MAYOR	-918.40
EFT42740	07/02/2008	SMITHS ALUMINIUM & 4WD CENTRE	VEHICLE PARTS/REPAIRS	-38.80
EFT42741	07/02/2008	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-5,215.10
EFT42742	07/02/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-956.42
EFT42743	07/02/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING/BULK GOODS	-59.65
EFT42744	07/02/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-3,060.00
EFT42745	07/02/2008	STATEWIDE BEARINGS	VEHICLE PARTS	-61.59
EFT42746	07/02/2008	STADIA INSTRUMENTS PTY LTD	Repairs & replacement parts to Topcon GPS	-6,742.07
EFT42747	07/02/2008	STIRLING CONFECTIONERY PLUS	BULK CONFECTIONERY	-73.57
EFT42748	07/02/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-380.33
EFT42749	07/02/2008	SUNNY SIGN COMPANY	SIGN PURCHASES	-1,189.10
EFT42750	07/02/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-874.15
EFT42751	07/02/2008	ALBANY IGA	GROCERIES	-20.07
EFT42752	07/02/2008	SYNERGY	ELECTRICITY SUPPLIES	-1,046.90
EFT42753	07/02/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-1,153.19
EFT42754	07/02/2008	ARTSOURCE, THE ARTISTS FOUNDATION OF WA	SUMMER 2007 ISSUE - NEWSLETTER ADVERTISING	-500.00
EFT42755	07/02/2008	THE FLAG MAKERS	1000 Amazing Albany hand flags	-1,600.00
EFT42756	07/02/2008	TOPCON POSITIONING SYSTEMS (AUSTRALIA) PTY LTD	MAINTENANCE PLAN	-1,144.00
EFT42757	07/02/2008	TORBAY GLASS STUDIO AND GALLERY	PERCENTAGE PAYMENT FOR ALAC PUBLIC ART WORK	-29,700.00
EFT42758	07/02/2008	TRAILBLAZERS	STAFF UNIFORM/SAFETY EQUIPMENT	-142.55
EFT42759	07/02/2008	TRANSOFT SOLUTIONS (AUSTRALIA)	1 x AUTOTURN (VEHICLES ONLY) PLUS MAP	-3,102.00
EFT42760	07/02/2008	TRU-BLU GROUP PTY LTD	MACHINERY HIRE	-739.97
EFT42761	07/02/2008	TURPS STEEL FABRICATIONS	Supply and erect Timber Storage Shed 24 x 9 x 3.3 metres,	-16,698.00
EFT42762	07/02/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-1,698.00
EFT42763	07/02/2008	UPTOWN MUSIC	GIFT VOUCHER	-500.00

EFT42764	07/02/2008	WELLSTEAD AUTOMOTIVE SERVICES	AUTOMOTIVE SERVICES	-583.88
EFT42765	07/02/2008	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-55.70
EFT42766	07/02/2008	LANDMARK LIMITED	CHEMICAL SUPPLIES	-1,431.70
EFT42767	07/02/2008	WESTERN WORK WEAR	STAFF UNIFORMS	-105.38
EFT42768	07/02/2008	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	-42.50
EFT42769	07/02/2008	WURTH AUSTRALIA PTY LTD	HOSE CLAMP, BRAKE CLEANER, LYNCH PIN	-169.25
EFT42770	07/02/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-34.53
EFT42772	14/02/2008	ALBANY COMMUNITY HOSPICE	EMPLOYEE DEDUCTIONS	-48.00
EFT42773	14/02/2008	AMP SUPERLEADER	Superannuation contributions	-527.57
EFT42774	14/02/2008	AUSTRALIAN SERVICES UNION WA BRANCH	EMPLOYEE DEDUCTIONS	-3,112.20
EFT42775	14/02/2008	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Superannuation contributions	-731.06
EFT42776	14/02/2008	AUSTRALIAN SUPER	Superannuation contributions	-477.34
EFT42777	14/02/2008	SKANDIA GLOBAL SUPER SOLUTION	Payroll deductions	-1,153.86
EFT42778	14/02/2008	AXA GENERATIONS PERSONAL	Superannuation contributions	-270.14
EFT42779	14/02/2008	BEACON INVESTMENT MANAGEMENT SERVICES	Superannuation contributions	-636.87
EFT42780	14/02/2008	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	-450.24
EFT42781	14/02/2008	COLONIAL FIRST STATE ROLLOVER & SUPER FUND	Superannuation contributions	-197.72
EFT42782	14/02/2008	COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER	Superannuation contributions	-604.30
EFT42783	14/02/2008	HBF OF WA	EMPLOYEE DEDUCTIONS	-1,580.10
EFT42784	14/02/2008	ING LIFE LIMITED	Superannuation contributions	-169.43
EFT42785	14/02/2008	ING LIFE LIMITED	Superannuation contributions	-197.20
EFT42786	14/02/2008	ING LIFE LIMITED	Superannuation contributions	-535.59
EFT42787	14/02/2008	LIFETIME SUPERANNUATION FUND	Superannuation contributions	-511.68
EFT42788	14/02/2008	MLC NOMINEES PTY LTD	Superannuation contributions	-434.59
EFT42789	14/02/2008	REST SUPERANNUATION	Superannuation contributions	-1,454.12
EFT42790	14/02/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-447.53
EFT42791	14/02/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-876.93
EFT42792	14/02/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-534.15
EFT42793	14/02/2008	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	-257.19
EFT42794	14/02/2008	SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Superannuation contributions	-240.27
EFT42795	14/02/2008	SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN	Superannuation contributions	-10.59
EFT42796	14/02/2008	TWU SUPER	Superannuation contributions	-556.20
EFT42797	14/02/2008	WA LOCAL GOVT SUPERANNUATION	SUPERANNUATION CONTRIBUTIONS	-130,945.12
EFT42798	14/02/2008	WESTSCHEME	Superannuation contributions	-2,706.42
EFT42799	14/02/2008	8M MEDIA & COMMUNICATIONS	ONE ON ONE COACHING SESSION WITH MAYOR	-1,980.00

EFT42800	14/02/2008	ABA SECURITY	SECURITY SERVICES	-101.86
EFT42801	14/02/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-615.00
EFT42802	14/02/2008	ACTIV FOUNDATION INC	CLEANING RAGS	-17.60
EFT42803	14/02/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-34,769.09
EFT42804	14/02/2008	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	-2,750.00
EFT42805	14/02/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-540.27
EFT42806	14/02/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-1,000.60
EFT42807	14/02/2008	ALBANY AGRICULTURAL SOCIETY INC	centennial oval, woolshed and stable hire	-590.00
EFT42808	14/02/2008	ALBANY REFRIGERATION	QUARTERLY MAINTENANCE - NORTH ROAD	-1,232.00
EFT42809	14/02/2008	ALBANY HISTORICAL SOCIETY	MANNING AND CLEANING OF THE BRIG AMITY FOR JANUARY 2008	-600.00
EFT42810	14/02/2008	ALBANY LANDSCAPE SUPPLIES	Bucket of Potting Mix	-35.00
EFT42811	14/02/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-112.35
EFT42812	14/02/2008	ALBANY ABORIGINAL CORPORATION	HALL HIRE FEE	-220.00
EFT42813	14/02/2008	ALBANY INSULATION	FIBREGLASS BATTS	-13.20
EFT42814	14/02/2008	ALINTA	GAS USAGE CHARGES	-54.85
EFT42815	14/02/2008	ALLFLOW INDUSTRIAL	ISS 1000L OIL/WATER SEPARATOR AT MERCER RD	-250.25
EFT42816	14/02/2008	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	-1,872.32
EFT42817	14/02/2008	ALLCOMMERCIAL FINANCE AUSTRALIA PTY LTD	MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER	-471.31
EFT42818	14/02/2008	AMITY CRAFTS	SUPERVISE OPENING OF FUNCTION & PACKAGING OF ARTWORK	-836.00
EFT42819	14/02/2008	AMITY PAINTING & DECORATING	Complete internal and external painting of Harry Riggs Regional Airport	-42,988.00
EFT42820	14/02/2008	KEN AMSON	TRAVEL ALLOWANCE - FORTS	-524.80
EFT42821	14/02/2008	ATC WORK SMART	CASUAL STAFF FEES	-2,567.92
EFT42822	14/02/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-2,870.21
EFT42823	14/02/2008	AUSTRALIAN TAXATION OFFICE	Payroll deductions	-93,443.20
EFT42824	14/02/2008	MA & ES & GA BAIL	COMPACTION SAND DELIVERED	-786.50
EFT42825	14/02/2008	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	-14,272.10
EFT42826	14/02/2008	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-74.35
EFT42827	14/02/2008	BARCINO	CATERING	-129.00
EFT42828	14/02/2008	BENARA NURSERIES	GARDEN SUPPLIES	-15,529.80
EFT42829	14/02/2008	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	-7,032.12
EFT42830	14/02/2008	BERTOLA HIRE SERVICES ALBANY	EQUIPMENT HIRE	-366.96
EFT42831	14/02/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-3,519.69
EFT42832	14/02/2008	ALBANY BOBCAT SERVICES	MACHINERY HIRE	-1,080.00
EFT42833	14/02/2008	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	-165.65
EFT42834	14/02/2008	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-243.14
EFT42835	14/02/2008	BORNHOLM VOLUNTEER BUSHFIRE BRIGADE	REIMBURSEMENT OF EXPENSES FOR YOUTH FIRE FORUM	-1,694.00
EFT42836	14/02/2008	BREMER BAY COMMUNITY RESOURCE CENTRE	LIBRARY BOOKS	-18.00
EFT42837	14/02/2008	BUILDERS REGISTRATION BOARD	BRB LEVY - JANUARY 2008	-2,835.00

EFT42838	14/02/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-239.89
EFT42839	14/02/2008	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	-408.19
EFT42840	14/02/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-71.50
EFT42841	14/02/2008	CAMPBELL CONTRACTORS	Construction of concrete footpath on Warlock Rd (Sibbald Rd to Lieshman Crt)	-24,800.00
EFT42842	14/02/2008	CAPE AGENCIES	FUEL SUPPLIES WELLSTEAD B/BRIG	-216.00
EFT42843	14/02/2008	SYNERGY GRAPHICS	NEWSPAPER ADVERTS	-148.50
EFT42844	14/02/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-32,817.12
EFT42845	14/02/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-238,128.12
EFT42846	14/02/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-1,155.94
EFT42847	14/02/2008	COVENTRYS	VEHICLE PARTS	-108.35
EFT42848	14/02/2008	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-2,469.76
EFT42849	14/02/2008	ESPIRITIVA	CULTURAL PLANNING SERVICES - JULY TO DECEMBER 2007	-5,500.00
EFT42850	14/02/2008	CYNERGIC COMMUNICATIONS	RU RACKSPACE RENTAL MANAGED SERVER - FEBRUARY 08	-493.90
EFT42851	14/02/2008	DATATRAX PTY.LTD	QUARTERLY ADVERTISING	-770.00
EFT42852	14/02/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-1,464.95
EFT42853	14/02/2008	35 DEGREES SOUTH	COMPLETE A DETAILED FEATURE SURVEY OF SANFORD ROAD, MINNA STREET TO STEAD ROAD.	-4,709.05
EFT42854	14/02/2008	THE DISCOVERY INN ALBANY	Accommodation for Australia Day Perth entertainers	-150.00
EFT42855	14/02/2008	TIMOTHY CHARLES DUNN	Production of Amazing Albany DVD (as per quote 0102) Payment two of three	-1,306.66
EFT42856	14/02/2008	ELLEKER GENERAL STORE	FUEL PURCHASES	-95.36
EFT42857	14/02/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-5,824.50
EFT42858	14/02/2008	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-364.10
EFT42859	14/02/2008	JENNIFER FLOTTMANN	STAFF TRAVEL REIMBURSEMENT - FOR STATE LIBRARY VISIT	-150.00
EFT42860	14/02/2008	FOCUS CAPITAL GROUP	RICOH PHOTOCOPIERS	-2,211.37
EFT42861	14/02/2008	FORPARK AUSTRALIA	6mm S hooks	-37.40
EFT42862	14/02/2008	FRANEY & THOMPSON	TIMBER SUPPLIES	-343.66
EFT42863	14/02/2008	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	-829.50
EFT42864	14/02/2008	GREAT SOUTHERN PERSONNEL	GARDENING/GROUND SERVICES	-55.92
EFT42865	14/02/2008	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	GREEN WASTE COLLECTIONS	-1,624.50
EFT42866	14/02/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-909.54
EFT42867	14/02/2008	GSG CATERING	CATERING	-1,628.00
EFT42868	14/02/2008	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	-1,554.15
EFT42869	14/02/2008	HEAVY AUTOMATICS P/L	FILTER KIT	-86.90
EFT42870	14/02/2008	JJJ ROBINSON	SERVICE FILTER - ALAC	-110.00
EFT42871	14/02/2008	RAY JONSSON	TRAVEL ALLOWANCE - FORTS	-120.00
EFT42872	14/02/2008	GILLIAN JONSSON	TRAVEL ALLOWANCE - FORTS	-180.00
EFT42873	14/02/2008	JUST SEW EMBROIDERY	LOGO EMBROIDERY	-26.95
EFT42874	14/02/2008	KALGAN BUSHFIRE BRIGADE	FUEL FOR KALGAN BFB	-149.00
EFT42875	14/02/2008	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	-70.00
EFT42876	14/02/2008	KIM SOUNNESS & CO	FUEL PURCHASE FOR GNOWELLEN BFB	-694.94

EFT42877	14/02/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-1,001.28
EFT42878	14/02/2008	LA FREEGARD	Clearing of weeds at Princess Royal Fortress as discussed with Joe Gimondo	-800.00
EFT42879	14/02/2008	LAWRENCE & HANSON	SAFETY EQUIPMENT	-517.50
EFT42880	14/02/2008	DR TOBY LEACH	SECOND VACCINATION	-29.50
EFT42881	14/02/2008	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-247.50
EFT42882	14/02/2008	LINK ENERGY PTY LTD	FUEL PURCHASES	-75,557.14
EFT42883	14/02/2008	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-300.50
EFT42884	14/02/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-10,524.27
EFT42885	14/02/2008	MANYPEAKS GENERAL STORE	MANYPEAKS BUSHFIRE BRIG - FUEL	-207.46
EFT42886	14/02/2008	MARSHALL MOWERS	REPAIR RIDE ON MOWER	-184.92
EFT42887	14/02/2008	MICROELECTRONIC TECHNICAL SERVICES	REPAIRS TO RADIO	-946.00
EFT42888	14/02/2008	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	-163.40
EFT42889	14/02/2008	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-154.00
EFT42890	14/02/2008	LGIS PROPERTY	INSURANCES	-724.83
EFT42891	14/02/2008	NORTH ROAD PHARMACY	FIRST AID SUPPLIES	-20.85
EFT42892	14/02/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-403.59
EFT42893	14/02/2008	OPUS INTERNATIONAL CONSULTANTS LTD	Provide design drawings for construction of the extension of Wellington Street	-7,104.35
EFT42894	14/02/2008	PEARSON SPRAYPAINTERS	Repairs to rear bumpers of Holden Viva Vehicle.	-120.00
EFT42895	14/02/2008	PIONEER MICRO SERVICES	REFURBISHED TONER CARTRIDGES	-555.50
EFT42896	14/02/2008	PLASTICS PLUS	PURCHASE OF TWO NEW GREEN PLASTIC WHEELIE BINS	-303.74
EFT42897	14/02/2008	PLAYGROUND SOLUTIONS	s hooks	-82.50
EFT42898	14/02/2008	RICHARD & RACHEL POWER	Rates refund for assessment A176110	-288.78
EFT42899	14/02/2008	R & L BITUMEN REPAIR SERVICES	Hire of Profiler, Kanga broom, Truck & Labourer on 4th January 2008	-5,434.00
EFT42900	14/02/2008	WP REID	BRICK PAVING CONTRACTING	-2,120.00
EFT42901	14/02/2008	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	-465.76
EFT42902	14/02/2008	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	-2,884.62
EFT42903	14/02/2008	ROBINSON BUILDTECH	CARPENTRY AND JOINERY AT AIRPORT	-8,295.34
EFT42904	14/02/2008	MG & CM ROWE	Rates refund for assessment A70798	-201.57
EFT42905	14/02/2008	UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	-1,350.00
EFT42906	14/02/2008	JE BARKOVIC & JS SCHUH	REVIEW PAPER SURVEYS	-440.00
EFT42907	14/02/2008	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	-176.00
EFT42908	14/02/2008	THE SINGING TREE ALBANY	BOOK	-11.66
EFT42909	14/02/2008	SKILL HIRE	CASUAL STAFF FEES	-6,049.74
EFT42910	14/02/2008	SKYWEST AIRLINES PTY LTD	STAFF AIRFARES	-1,375.40
EFT42911	14/02/2008	SMITHS ALUMINIUM & 4WD CENTRE	ALUMINIUM REPAIRS & MAINTENANCE	-160.00
EFT42912	14/02/2008	ALBANY CARPET COURT	PURCHASE OF OFFCUT OF CARPET FOR FORTS CURATORS OFFICE	-40.00
EFT42913	14/02/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-93.66
EFT42914	14/02/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING/BULK GOODS	-16.90
EFT42915	14/02/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-6,825.51
EFT42916	14/02/2008	SOUTHERN WATER CARTS	Hire of Water Cart	-2,010.25
EFT42917	14/02/2008	STATEWIDE BEARINGS	VEHICLE PARTS	-41.75

EFT42918	14/02/2008	STADIA INSTRUMENTS PTY LTD	HIRE OF EQUIPMENT	-385.00
EFT42919	14/02/2008	STIRLING CONFECTIONERY PLUS	BULK CONFECTIONERY	-38.01
EFT42920	14/02/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-19.48
EFT42921	14/02/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-24.80
EFT42922	14/02/2008	SYNERGY	ELECTRICITY SUPPLIES	-25,676.10
EFT42923	14/02/2008	SYRINX ENVIRONMENTAL PTY LTD	ANZAC PEACE PARK PROJECT MANAGEMENT AND DESIGN SERVICES - DESIGN PHASE	-16,182.32
EFT42924	14/02/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-613.11
EFT42925	14/02/2008	TRAILBLAZERS	SAND SPIKE	-16.50
EFT42926	14/02/2008	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	-136.16
EFT42927	14/02/2008	TRUCKLINE	VEHICLE PARTS	-19.31
EFT42928	14/02/2008	TRU-BLU GROUP PTY LTD	Hire of Kanga Loader	-749.96
EFT42929	14/02/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-2,770.00
EFT42930	14/02/2008	WESTERBERG PANEL BEATERS	VEHICLE REMOVAL	-66.60
EFT42931	14/02/2008	WESTERN WORK WEAR	STAFF UNIFORMS	-158.18
EFT42932	14/02/2008	WEST AUSTRALIAN OUTDOOR CINEMA	HIRE OF OUTDOOR CINEMA EQUIPMENT AND MOVIE FOR 1/03/08	-1,178.00
EFT42933	14/02/2008	YAKKA PTY LTD	UNIFORMS	-534.76
EFT42934	14/02/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-61.45
EFT42935	18/02/2008	EXIBIT EXHIBITIONS & PUBLISHING	WA ON SHOW STALL FEE	-3,110.00
EFT42936	21/02/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-440.00
EFT42937	21/02/2008	ACTIV FOUNDATION INC	CLEANING RAGS	-29.00
EFT42938	21/02/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-19,789.10
EFT42939	21/02/2008	ADVERTISER PRINT	250 business cards for Maressa Ireland	-55.00
EFT42940	21/02/2008	EDENBORN PTY LTD	Contract Mowing of Verges for November 2007	-15,182.40
EFT42941	21/02/2008	AIR LIQUIDE WA PTY LTD	OXYGEN/ACETYLENE SUPPLIES	-133.88
EFT42942	21/02/2008	ALBANY ADVERTISER LTD	ADVERTISING	-2,388.89
EFT42943	21/02/2008	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	-275.00
EFT42944	21/02/2008	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	-440.00
EFT42945	21/02/2008	ALBANY SIGNS	SIGN PURCHASES	-1,241.10
EFT42946	21/02/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-421.88
EFT42947	21/02/2008	ALBANY SWEEP CLEAN	Sweep Frenchmans Bay Road cycleway on 7th January 2008	-707.00
EFT42948	21/02/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-877.50
EFT42949	21/02/2008	ALBANY STOCK FEEDS	DOG FOOD	-76.40
EFT42950	21/02/2008	ALBANY AGRICULTURAL SOCIETY INC	POWER USAGE FOR AUSTRALIA DAY 08	-42.63
EFT42951	21/02/2008	ALBANY ENTERPRISE GROUP	AUSSIEHOST PARTICIPANTS	-351.00
EFT42952	21/02/2008	ALBANY REFRIGERATION	REPAIRS TO AIR CONDITIONER AT LOTTERIES HOUSE	-286.00
EFT42953	21/02/2008	HOME TIMBER & HARDWARE	HARDWARE SUPPLIES	-13.00
EFT42954	21/02/2008	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-567.00
EFT42955	21/02/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-16.40
EFT42956	21/02/2008	ALBANY DINGO EARTHWORKS	PARKLAND CLEARING	-1,520.00
EFT42957	21/02/2008	ALBANY HARNESS RACING CLUB	RACE SPONSORSHIP	-550.00

EFT42958	21/02/2008	ALINTA	GAS USAGE CHARGES	-1,204.60
EFT42959	21/02/2008	ALL EVENTS PROSOUND HIRE	SERVICES FOR OPENING EXHIBITION ON 01/02/08	-65.46
EFT42960	21/02/2008	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-572.07
EFT42961	21/02/2008	ANNETTE DAVIS	COA ART PRIZE, JANURARY	-2,000.00
EFT42962	21/02/2008	ATC WORK SMART	CASUAL STAFF FEES	-3,078.92
EFT42963	21/02/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-4,741.91
EFT42964	21/02/2008	AUSTRALIAN TAXATION OFFICE	Payroll deductions	-1,275.01
EFT42965	21/02/2008	AUSTRAL MERCANTILE COLLECTIONS	DEBT COLLECTION FEES FOR DIG1	-73.63
EFT42966	21/02/2008	MA & ES & GA BAIL	Compaction Sand (m3)	-411.40
EFT42967	21/02/2008	BT EQUIPMENT PTY LTD	VEHICLE PARTS	-273.99
EFT42968	21/02/2008	BARCINO	CATERING	-30.00
EFT42969	21/02/2008	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	-12,368.09
EFT42970	21/02/2008	BERTOLA HIRE SERVICES ALBANY	EQUIPMENT HIRE	-712.80
EFT42971	21/02/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-593.76
EFT42972	21/02/2008	BLACKWOODS ATKINS	SAFETY EQUIPMENT	-89.10
EFT42973	21/02/2008	BLOKTEK PTY LTD	reconstituted gravel blocks (bevelled edge)	-3,300.00
EFT42974	21/02/2008	ALBANY BOBCAT SERVICES	MACHINERY HIRE	-1,080.00
EFT42975	21/02/2008	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-25.00
EFT42976	21/02/2008	BRAINSTORM TECHNOLOGY	IT EQUIPMENT	-83.50
EFT42977	21/02/2008	BROCKS	mosaic tiles as selected	-119.70
EFT42978	21/02/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-454.34
EFT42979	21/02/2008	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	-156.20
EFT42980	21/02/2008	CADBURY SCHWEPES PTY LTD	CHOCOLATES FOR TOWN HALL KIOSK	-393.38
EFT42981	21/02/2008	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-891.00
EFT42982	21/02/2008	CAMPBELL CONTRACTORS	Construction of Concrete footpath on Sanford Road	-16,380.00
EFT42983	21/02/2008	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-506.00
EFT42984	21/02/2008	SYNERGY GRAPHICS	Albany Airport E-Light Graphic Design	-847.00
EFT42985	21/02/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-136,682.35
EFT42986	21/02/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-2,239.73
EFT42987	21/02/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-519.40
EFT42988	21/02/2008	CJ GILBERT & ASSOCIATES	MONTHLY SAMPLE COLLECTION	-3,838.78
EFT42989	21/02/2008	COUNTRYWIDE SIGNS	NO FIRE SIGNS	-374.00
EFT42990	21/02/2008	COVENTRYS	VEHICLE PARTS	-23.94
EFT42991	21/02/2008	CREATIVE ALBANY INC	PORTION OF COST FOR THE HOUNDS - JAZZ BAND PERFORMANCE	-700.00
EFT42992	21/02/2008	CROKER LACEY GRAPHIC DESIGN	CONCEPT DEVELOPMENT, DESIGN DEVELOPMENT	-720.00
EFT42993	21/02/2008	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-8,363.21
EFT42994	21/02/2008	CURTIN UNIVERSITY OF TECHNOLOGY	COMMUNITY DEVELOPMENT HANDBOOK	-24.95
EFT42995	21/02/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-385.00
EFT42996	21/02/2008	35 DEGREES SOUTH	COMPLETE A DETAILED FEATURE SURVEY OF THE FULL LENGTH OF PARADE STREET ROAD RESERVE	-8,008.82
EFT42997	21/02/2008	LANDGATE	TITLE SEARCHES	-3,100.38

EFT42998	21/02/2008	G & M DETERGENTS & HYGIENE SERVICES ALBANY	HYGIENE CONTRACT	-1,463.86
EFT42999	21/02/2008	DIRECT LIGHTING	PURCHASE OF DESK LAMP FOR FORTS CURATOR POSITION	-59.00
EFT43000	21/02/2008	ALBANY DISCOUNT PHOTOS	PASSPORT PHOTO'S	-50.00
EFT43001	21/02/2008	EATCHA HEART OUT CAFE	CATERING	-2,427.70
EFT43002	21/02/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-3,023.08
EFT43003	21/02/2008	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	-283.65
EFT43004	21/02/2008	ALBANY CAMERA HOUSE	VOUCHER FOR WEDDING GIFT FOR LUCY SADLER	-50.00
EFT43005	21/02/2008	FLIPS ELECTRICS	repair flow switch, disconnect old controller and install new power point	-445.50
EFT43006	21/02/2008	FRENCH AV/M	Rates refund for assessment A198744	-190.75
EFT43007	21/02/2008	GIARDINIS DELI	CATERING SUPPLIES	-32.20
EFT43008	21/02/2008	BILL GIBBS EXCAVATIONS	MACHINERY HIRE	-12,785.72
EFT43009	21/02/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-8,812.01
EFT43010	21/02/2008	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	GREEN WASTE COLLECTIONS	-24,468.00
EFT43011	21/02/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-1,827.65
EFT43012	21/02/2008	GSM AUTOMOTIVE ELECTRICAL	VEHICLE PARTS/MAINTENANCE	-247.50
EFT43013	21/02/2008	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	-32.00
EFT43014	21/02/2008	HARVEY WORLD TRAVEL (ALBANY)	AIR FARES FOR L STONE AND S LIRON FOR FLIGHT ON 5/03/08	-786.00
EFT43015	21/02/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-6,954.15
EFT43016	21/02/2008	HARLEY SURVEY GROUP PTY LTD	Replace missing pegs- Orana properties	-917.40
EFT43017	21/02/2008	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-1,650.00
EFT43018	21/02/2008	HAYNES ROBINSON	LEGAL FEES	-809.00
EFT43019	21/02/2008	HELEN LEEDER-CARLSON	FEE FOR ART CLASS	-227.50
EFT43020	21/02/2008	GRAEME HOEY	TRAVEL EXPENSES REIMBURSEMENT - WALGA TENDER SELECTION	-88.90
EFT43021	21/02/2008	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR SERVICES FOR IBM EXPRESS MANAGED SERVICES 7/02/08 TO 06/03/08	-1,120.35
EFT43022	21/02/2008	INTERNATIONAL MOWERS PTY LTD	MOWER PARTS	-5,378.51
EFT43023	21/02/2008	J & M ELECTRONICS	ELECTRONIC EQUIPMENT	-13.85
EFT43024	21/02/2008	JACK THE CHIPPER	mower mulcher vegetation 116/119 minor rd CS8047887	-660.00
EFT43025	21/02/2008	JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	-947.10
EFT43026	21/02/2008	KANDOO WINDSCREENS	W/S GRADER	-123.20
EFT43027	21/02/2008	KEY2DESIGN	ART PRIZE WEB UPDATE	-132.00
EFT43028	21/02/2008	KIM SOUNNESS & CO	FUEL FOR GNOWELLEN BFB	-146.69
EFT43029	21/02/2008	EA & KM KINNEAR	Rates refund for assessment A53245	-521.81
EFT43030	21/02/2008	KLB SYSTEMS	COMPUTER EQUIPMENT	-1,331.00
EFT43031	21/02/2008	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	-15.95
EFT43032	21/02/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-2,838.23
EFT43033	21/02/2008	LAWRENCE & HANSON	SAFETY EQUIPMENT	-319.22
EFT43034	21/02/2008	ALBANY LIGHT OPERA & THEATRE COMPANY	COMMUNITY FINANCIAL ASSISTANCE	-3,000.00

EFT43035	21/02/2008	BELLS LIQUOR MERCHANTS	wine 18 bottles mixed red/white	-170.14
EFT43036	21/02/2008	LOADTEK AUST	FILTER	-210.10
EFT43037	21/02/2008	M2 TECHNOLOGY PTY LTD	ON HOLD MESSAGES - QUARTERLY INVOICE	-377.01
EFT43038	21/02/2008	MACDONALD JOHNSTON ENGINEERING CO	VEHICLE PARTS	-782.10
EFT43039	21/02/2008	MAIN ROADS	Mobilisation Zone 1 Middleton Beach Road/Campbell Rd	-3,479.60
EFT43040	21/02/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-603.17
EFT43041	21/02/2008	MC LEVITZKE	Relocation of Electric Fence at Hortons, Lower Denmark Road	-595.00
EFT43042	21/02/2008	METROOF ALBANY	EAVES FILLER STRIP	-242.40
EFT43043	21/02/2008	MICROELECTRONIC TECHNICAL SERVICES	REPAIR SPOTLIGHTS	-44.00
EFT43044	21/02/2008	MINTER ELLISON LAWYERS	LEGAL COSTS	-2,725.47
EFT43045	21/02/2008	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-24.05
EFT43046	21/02/2008	PN & ER NEWMAN	CONCRETE SUPPLIES	-313.50
EFT43047	21/02/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-288.27
EFT43048	21/02/2008	ORICA AUSTRALIA P/L	70KG CHLORINE CYLINDER	-116.62
EFT43049	21/02/2008	PEVAMIKI PTY LTD	BATTERY PURCHASES	-300.00
EFT43050	21/02/2008	PHOTORAMA KODAK EXPRESS	FILMS D & P/PURCHASES	-16.00
EFT43051	21/02/2008	PLASTICS PLUS	WHEELIE BINS	-39.89
EFT43052	21/02/2008	PLANT SUPPLY COMPANY	GARDEN SUPPLIES	-1,152.92
EFT43053	21/02/2008	POWELL SECURITY SERVICES	SERURITY SERVICES	-1,778.83
EFT43054	21/02/2008	RECHARGE-IT	CARTRIDGE REFILL	-89.00
EFT43055	21/02/2008	REGAL PANELBEATERS & PAINT SPRAYERS	EXCESS ON INSURANCE REPAIRS	-300.00
EFT43056	21/02/2008	JAMIE THE CLOWN	AUSTRALIA DAY SCOUTS TATTOOS	-480.00
EFT43057	21/02/2008	SERENITY PARK	DISPOSAL OF DOGS	-420.00
EFT43058	21/02/2008	G & L SHEETMETAL	METAL SUPPLIES	-205.70
EFT43059	21/02/2008	SIGNS PLUS	NAME BADGES	-103.40
EFT43060	21/02/2008	SKATEBOARD AUSTRALIA	REGISTRATION FEES	-2,992.00
EFT43061	21/02/2008	SKILL HIRE	CASUAL STAFF FEES	-14,051.88
EFT43062	21/02/2008	SKYWEST AIRLINES PTY LTD	FLIGHT FOR ANDREW HAMMOND	-461.40
EFT43063	21/02/2008	SMITHS ALUMINIUM & 4WD CENTRE	construct cover for standpipe as discussed	-148.00
EFT43064	21/02/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-2,588.93
EFT43065	21/02/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING/BULK GOODS	-89.03
EFT43066	21/02/2008	SOUTHERN SKIRMISH	CONDUCT GAMES FOR AUSTRALIA DAY CELEBRATIONS	-700.00
EFT43067	21/02/2008	SAI GLOBAL LTD	INTERNET DOWNLOAD	-28.30
EFT43068	21/02/2008	STIRLING CONFECTIONERY PLUS	CONFECTIONERY FOR TOWN HALL KIOSK	-484.99
EFT43069	21/02/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-44.74
EFT43070	21/02/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-217.60
EFT43071	21/02/2008	ALBANY IGA	GROCERIES	-39.00
EFT43072	21/02/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-639.02
EFT43073	21/02/2008	TEMCO DISTRIBUTORS	GRACO EQUIPMENT	-707.48
EFT43074	21/02/2008	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	-12,167.59
EFT43075	21/02/2008	THEODORE DAVID	STAFF TRAVEL EXPENSES REIMBURSMENT	-102.90

EFT43076	21/02/2008	TOTAL EDEN	GARDEN SUPPLIES	-2,440.65
EFT43077	21/02/2008	TRAILBLAZERS	SAFETY CLOTHING	-475.35
EFT43078	21/02/2008	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	-1,227.60
EFT43079	21/02/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-1,030.00
EFT43080	21/02/2008	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	-13,483.57
EFT43081	21/02/2008	WAUTERS ENTERPRISES	PROGRESS CLAIM 12 FOR ALAC REDEVELOPMENT	-801,510.00
EFT43082	21/02/2008	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	-2,306.40
EFT43083	21/02/2008	WELLSTEAD AUTOMOTIVE SERVICES	MAINTENANCE ON WELLSTEAD FIRE TRUCK	-561.00
EFT43084	21/02/2008	MARK WELLER	STAFF TRAVEL EXPENSES - LOTTERYWEST ADVERT CAMPAIGN.	-84.57
EFT43085	21/02/2008	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	-781.18
EFT43086	21/02/2008	WA LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	-6,083.71
EFT43087	21/02/2008	LANDMARK LIMITED	CHEMICAL SUPPLIES	-633.25
EFT43088	21/02/2008	WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	-639.10
EFT43089	21/02/2008	WESTERN WORK WEAR	STAFF UNIFORMS	-262.90
EFT43090	21/02/2008	WILSON MACHINERY	VEHICLE PARTS	-524.57
EFT43091	21/02/2008	GRAHAM WITHERS	STAFF TRAVEL EXPENSES REIMBURSEMENT - ANZAC PEACE PARK	-136.80
EFT43092	21/02/2008	YOUNGS SIDING GENERAL STORE	FUEL SUPPLIES FIRE BRIGADE	-1,060.37
EFT43093	21/02/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-38.30
EFT43094	21/02/2008	ZETTA FLORENCE AUST PTY LTD	STATIONERY AS PER ATTACHED SHEET	-648.91
EFT43096	28/02/2008	ABA SECURITY	SECURITY SERVICES	-614.96
EFT43097	28/02/2008	ALBANY ADVERTISER LTD	ADVERTISING	-280.01
EFT43098	28/02/2008	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	-385.00
EFT43099	28/02/2008	ALBANY PRINTERS	PRINTING OF MAYOR'S AUSTRALIA DAY BIRTHDAY CARDS	-500.00
EFT43100	28/02/2008	ALBANY SIGNS	SIGN PURCHASES	-57.46
EFT43101	28/02/2008	ALBANY SWEEP CLEAN	SWEEPING OF TRAFFIC AREAS. AIRPORT	-308.00
EFT43102	28/02/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-74.85
EFT43103	28/02/2008	ALBANY INDOOR PLANT HIRE & SALES	INDOOR PLANT HIRE	-721.70
EFT43104	28/02/2008	ALBANY GAS CENTRE PTY LTD	FORKLIFT GAS CYLINDER REFILL	-18.00
EFT43105	28/02/2008	ALBANY INJURY PREVENTION ASSOCIATION	ROADWISE SECRETARIAL SUPPORT	-500.00
EFT43106	28/02/2008	ALBANY KAWASAKI	OIL FILTER	-107.60
EFT43107	28/02/2008	ALL PARK PRODUCTS PTY. LTD.	4 x BI-G-02 BBQ BRICK INSERT, STAINLESS STEEL HOTPLATE, PUSH BUTON CONTROL, POWDERCOATED STEEL FRAME & DOOR	-11,330.00
EFT43108	28/02/2008	ARDESS NURSERY	mancurian pear tees 46 Melville St	-117.90
EFT43109	28/02/2008	ARRB GROUP	TRAINING STUDIO WORKSHOP - ATTENDED BY GRAEME HOEY	-1,155.00
EFT43110	28/02/2008	ART IN PROCESS	ARTIST FEES - RICHARD DAVY AND BELLO BENISCHAUER	-2,000.00
EFT43111	28/02/2008	ATC WORK SMART	CASUAL STAFF FEES	-2,689.12
EFT43112	28/02/2008	AUSTRAL MERCANTILE COLLECTIONS	DEBT COLLECTION - RATES	-235.99
EFT43113	28/02/2008	AUSTRALIAN AIR EXPRESS PTY LIMITED	FREIGHT CHARGES	-431.83
EFT43114	28/02/2008	MA & ES & GA BAIL	mtrs COMPACTION SAND - delivered to Mercer Road Depot	-1,452.00
EFT43115	28/02/2008	BAREFOOT CLOTHING MANUFACTURERS	POLOS FOR VOLUNTEERS	-337.70
EFT43116	28/02/2008	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	-7,923.81

EFT43117	28/02/2008	BERTOLA HIRE SERVICES ALBANY	EQUIPMENT HIRE	-1,345.00
EFT43118	28/02/2008	ALBANY BOBCAT SERVICES	Hire of Bobcat and Truck	-500.00
EFT43119	28/02/2008	BROCKS	SUPPLY AND FIT BLINDS	-471.00
EFT43120	28/02/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-95.15
EFT43121	28/02/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-3,630.81
EFT43122	28/02/2008	CAMPBELL CONTRACTORS	Construction of concrete footpaths on Bayonet Head Road.	-32,976.00
EFT43123	28/02/2008	SYNERGY GRAPHICS	DESIGN AIRPORT IPODS	-393.25
EFT43124	28/02/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-249.94
EFT43125	28/02/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-331.20
EFT43126	28/02/2008	COFFEY PROJECTS (AUSTRALIA) PTY LTD	PROFESSIONAL SERVICES FOR CULL ROAD - 26/12/07 TO 25/01/08	-8,800.00
EFT43127	28/02/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-476.97
EFT43128	28/02/2008	COURIER AUSTRALIA	FREIGHT FEES	-160.14
EFT43129	28/02/2008	COVENTRYS	VEHICLE PARTS	-80.03
EFT43130	28/02/2008	CROWNE PLAZA PERTH	ACCOMODATION FOR CHRIS GROGAN (AIM CONFERENCE12.02.08)	-611.00
EFT43131	28/02/2008	CRUMPS CANVAS	REPAIR AMAZING ALBANY" BANNERS"	-1,050.50
EFT43132	28/02/2008	VERONICA DAYMAN	CD'S FOR BACKGROUND MUSIC FOR CIVIC RECEPTIONS	-94.80
EFT43133	28/02/2008	EARLYBIRD LANDSCAPING	To build retaining wall at ALAC	-4,928.00
EFT43134	28/02/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-2,558.70
EFT43135	28/02/2008	MILTON EVANS	COUNCILLOR ALLOWANCE - FUEL	-483.01
EFT43136	28/02/2008	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	-2,703.80
EFT43137	28/02/2008	FESA	ESL PAYMENT QUARTER 3	-566,205.63
EFT43138	28/02/2008	GEOTEK SERVICES	IT SUPPORT - INTEGRATE RATES DATA WITH CADASTRAL DATA AND PRODUCE VARIOUS GIS THEMES AND REPORTS	-259.55
EFT43139	28/02/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-464.97
EFT43140	28/02/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-32.45
EFT43141	28/02/2008	HAYNES ROBINSON	LEGAL FEES	-770.00
EFT43142	28/02/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-597.43
EFT43143	28/02/2008	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	-307.60
EFT43144	28/02/2008	LAWRENCE & HANSON	SAFETY EQUIPMENT	-194.70
EFT43145	28/02/2008	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	-64.80
EFT43146	28/02/2008	LYONS AIRCONDITIONING SERVICES WA	REPAIRS/MAINTENANCE AIR CONDITIONER	-160.00
EFT43147	28/02/2008	M & A STEEL FABRICATION	supply and install amco railing on top of marine drive between lookout & gate	-17,083.00
EFT43148	28/02/2008	MACDONALD JOHNSTON ENGINEERING CO	VEHICLE PARTS	-107.80
EFT43149	28/02/2008	SALLY MALONE	PROJECT MEETING FOR AMITY PRECINCT	-99.00
EFT43150	28/02/2008	MANSELL PTY LTD	2007/08 COMPARISON REPORT	-126.50
EFT43151	28/02/2008	MOTEL LE GRANDE	CATERING	-634.50
EFT43152	28/02/2008	LGIS WORKCARE	INSURANCES	-23,672.00
EFT43153	28/02/2008	MURRAY ST LODGE	Accommodation for Joshua Pearson 30 January to 2nd February 2008	-327.00
EFT43154	28/02/2008	N & S ELECTRONICS	STRIPPED, CLEANED AND TESTED ENCODERS AT TOWN HALL	-44.00
EFT43155	28/02/2008	PENNANT HOUSE	Supply two flags on knitted polyester with full colour City of Albany Crest.	-961.40
EFT43156	28/02/2008	R & L BITUMEN REPAIR SERVICES	Repairs to driveway on Albany Highway	-18,337.00

EFT43157	28/02/2008	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	-59.78
EFT43158	28/02/2008	REGAL PANELBEATERS & PAINT SPRAYERS	EXCESS ON INSURANCE REPAIRS	-300.00
EFT43159	28/02/2008	WP REID	BRICK PAVING CONTRACTING	-9,265.00
EFT43160	28/02/2008	INGAL EPS	supply 2 x 12m Light Poles and fitting	-3,279.89
EFT43161	28/02/2008	3RD ALBANY SCOUT GROUP	SPONSORSHIP FOR AUSTRALIA DAY	-1,000.00
EFT43162	28/02/2008	SEATADVISOR AUSTRALIA	MAP SETUP	-544.50
EFT43163	28/02/2008	SIGNS PLUS	Name badge	-17.60
EFT43164	28/02/2008	SMITHS ALUMINIUM & 4WD CENTRE	REWELD HANDLE ON RAKE	-20.00
EFT43165	28/02/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-253.58
EFT43166	28/02/2008	SOUTHERN FENCING	Replace 2 gates and gate post and repair damage to fencing at Council's limestone pit on Princess Avenue as per quote	-1,760.00
EFT43167	28/02/2008	SOUTHERN WATER CARTS	Hire of Water Cart	-6,138.00
EFT43168	28/02/2008	SOUNDPACK SOLUTIONS	MULTI DISC FOLDER AND CD POCKETS	-437.25
EFT43169	28/02/2008	STATEWIDE BEARINGS	VEHICLE PARTS	-50.87
EFT43170	28/02/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-179.20
EFT43171	28/02/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	-91.80
EFT43172	28/02/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-337.72
EFT43173	28/02/2008	TELSTRA PLANT DAMAGES	REPAIR TO TELSTRA PLANT CNR MCKAIL ST/GRANDE AVE.	-512.12
EFT43174	28/02/2008	TELSTRA LICENSED SHOP ALBANY	BATTERY FOR LG TU500 MOBILE TELEPHONE	-39.95
EFT43175	28/02/2008	TICKETS.COM	DATABOX SUPPORT	-97.46
EFT43176	28/02/2008	TUTORING AUSTRALASIA	LIBRARY ONLINE TUTORING PROGRAMME	-8,305.00
EFT43177	28/02/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-160.00
EFT43178	28/02/2008	BERNIE WALSH ART AND DESIGN PTY LTD	DESIGN AND ILLUSTRATE COLOUR 2008 ALBANY WEEKENDER POSTER	-1,320.00
EFT43179	28/02/2008	WATERCRAFT MARINE	52 Metres s/s wire rope 7x7 316G4mm 6 Swage nickel copper 4mm	-107.20
EFT43180	28/02/2008	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	-7,869.50
EFT43181	28/02/2008	LANDMARK LIMITED	CHEMICAL SUPPLIES	-836.54
EFT43182	28/02/2008	WILSON MACHINERY	VEHICLE PARTS	-3,654.45
EFT43183	28/02/2008	YAKKA PTY LTD	UNIFORMS	-617.93
EFT43184	28/02/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-16.06
			TOTAL	-3,160,887.29



Council Business Plan

Vancouver Arts Centre

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Adoption Date:
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1. Executive Summary

The Vancouver Arts Centre (VAC) provides a venue and supporting services so that the community of Albany can experience art. The facility provides equitable access and serves as a focal point for artistic experience, offering opportunities for full participation and cultural expression for all.

The centre is operated by the City of Albany and is dependant on the local authority and other funding bodies from a revenue perspective.

Although operated by the City of Albany, operational guidance is provided by a community focus group; The Vancouver Arts Centre Focus Group. The focus group consists of the Executive Director Corporate and Community Services, the Artistic Director, clients of the centre and the wider community.

This business plan has been developed to ensure that the VAC maintains its sense of place within the community, its market position and ongoing financial viability. The operation of the VAC is aligned to the City's Mission Statement by delivering excellent community services and respecting the community's aspirations and resources.

2. Historical Context

The VAC is housed in the former Albany Cottage Hospital, built in 1887 to a design of the Colonial Architect, George Temple Poole. The building remained a hospital until 1962 when it became too small to meet the demands of the growing district. For the next ten years it served as a school hostel and holiday accommodation and then fell into disuse. For eight years the centre lay neglected and prey to vandals.

In 1980, the State Government leased the buildings and surrounds to the then Town of Albany. The buildings were subleased to the Albany Arts Council Inc for a term expiring on 30th November 2000 for the specific purpose of Arts and Crafts.

Due to operational difficulties, the Albany Arts Council surrendered its lease on 31st December 1999. Given the value of this essential service, the City of Albany undertook the operation of the centre and established the community based Arts Advisory Committee. This committee was an official committee of Council created under section 5.8 of the Local Government Act 1995.

In late 2007 the name and nature of the committee changed to *The Vancouver Arts Centre Focus Group*. The focus group is now a working group rather than an official committee of Council.

3. Products and Services Provided

The VAC is a service based business unit that provides a venue and supporting services to achieve a quality, diverse community and public arts program of general appeal that is easily accessible. The provision of this objective is achieved by offering the community of Albany and surrounding areas a multi events program, administration services and a facility in which to execute various programs.

Multi Events Program

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The Multi Events Program contains a comprehensive blend of core elements, signature projects, new projects and revived projects designed to engage a diverse audience, providing opportunities for identification, celebration and expression of community culture and diversity in the region. The program aims to provide:

- Recreation.
- Education, skill development & life-long learning.
- Professional development.
- Opportunities for unique collaboration.
- A vehicle for increased understanding of the arts and a broadening of the perception of what art is.
- Experiences which attract regional visitors.
- Cultural tourism experiences.
- Affordable cultural experiences.

Administration Services

The City of Albany provides administrative services to the VAC in the form of an Artistic Director and two part time administration officers. The supporting services provided by these officers aim to develop and manage the City's artistic program that includes a variety of projects, programs and workshops over the calendar year.

Rooms for Hire

The VAC provides rentable space and studios for artistic and craft related groups. These rooms are occupied by regular and occasional users for specific programs.

Service Cost

Although the cost to participate in the VAC's programs is calculated to achieve a cost neutral outcome, the City heavily subsidises the operation of the centre each financial year. Although revenue is received from program fees and grant funding, significant costs are incurred due to staff wages and building maintenance.

4. Marketing Analysis

The VAC holds a strong market position as it is the only community based facility within the region catering for many diverse needs, ages, interests, levels of ability and audiences.

Target market

The services delivered by the VAC are targeted towards a niche market that exists within the Albany community. This market requires a venue that offers people opportunities for identification, celebration and expression of community culture and diversity in the region.

The VAC's programs are targeted towards members of the Albany community with an interest in self expression through artistic inclination. The artistic community of Albany has been further segmented and as such, the VAC provides programs for seniors, disabled, indigenous and youth groups.

Wider Community Perception

The City of Albany conducts a community scorecard survey each financial year that assesses the perceived importance and performance of the services that the City provides.

Importance

Recent survey results for the VAC indicate that only 10% of respondents view the centre as being highly important. 26% of respondents indicated that the centre was important with 10% indicating that the centre was not important. 21% of respondents had no opinion.

Survey trends indicate that the perceived importance of the service is declining.

Performance

53% of respondents indicated that they had no opinion in relation to the performance of the centre. However, when respondents did have an opinion, therefore indicating contact with the centre, 'good' was overwhelming selected.

Demand for Service

The research conducted to date indicates that centre attendance is steady. Of concern is the declining overall community perception of the centre from an 'importance' perspective.

5. Competition Analysis

The VAC has no direct competition. Other institutions within Albany such as Great Southern TAFE do offer artistic programs, however these are complimentary to the VAC's offerings.

Strengths

- Human resource management (hiring, conditions, training and development)
- Firm infrastructure (financial, procurement and service delivery expertise)
- Strategic integration and policy structure (customer service, complaints)
- Demonstrated elected member support for the arts
- Multipurpose building operating in prime location, although somewhat separated from the central business district and passing traffic
- Enterprise/links with other industries
- Partnerships and exchange programs
- Artists in Residence programs and accommodation
- Strong environmental stimulus

Weaknesses

- Possibility of political control and/or censorship of program
- Building Maintenance costs
- Funding dependency
- Visits only for specific purpose – no 'walk by' traffic
- Lack of definitive process for program selection and development, including no gap analysis is undertaken
- Distance from central business district
- Heritage listing of building
- Location within a residential area

Opportunities

- To embed Community cultural development into the fabric of local government and community life
- Consumers are becoming increasingly health conscious (mind and body).
- Potential public art project involving community and partnerships with other organisations
- Promotion / website / comprehensive marketing strategy

Threats

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- Attracting and retaining experienced staff.
- Change of government and possible decline in government support and funding.
- Competition for funding at both state and national level
- Increasing operating costs as a result of the City's Union Collective Agreement.
- Increasing pressure on patrons from a financial perspective (increasing interest rates) could have a negative impact on consumer spending.
- Lack of community awareness of the value of arts
- Home based entertainment

6. Marketing Plan

Product

The programs delivered at the VAC contain a comprehensive blend of core elements, signature projects, new projects and revived projects designed to engage a diverse audience, providing opportunities for identification, celebration and expression of community culture and diversity in the region.

Core Program Elements

- Exhibition Program
- Concert Series
- Youth & Children's Programs
- Professional Development Workshops
- Professional Development Mentoring Program
- Artist in Residence Program
- Adult workshops
- Harmony Week Project
- Annual Mother's Day Market
- Lower Great Southern Noongar Exhibition
- Banners in the Terrace

Signature Projects

- The Centennial Art Prize (formally known as the Albany Art Prize)
- The Sprung Festival
- Recipe for Jam
- Inhouse – Artists Supporting Artists
- Busking

New Projects

- Dinosaurs in Mixed Media (2008)
- The Inaugural City of Albany (\$25,000) Art Prize (2008)
- Art Auction (2008)
- Resurrect (2008)

Revived Projects

- The Big Trill Singing Weekend (2008)
- Unhiding Creativity (2008)

Price

The cost of participation in the VAC's programs is calculated on an event-by-event basis. The cost of attendance is calculated to achieve a cost neutral outcome with course fees calculated to cover labour, materials and tuition.

Promotion

The VAC currently undertakes a number of promotional activities including;

Email

Email advertising is circulated from a subscription list outlining forthcoming programs and the cost of attendance.

Notice boards

Posters and fliers advertising significant programs/events are placed on notice boards within centre and in the "Off the Wall Gallery" on Albany Highway.

Newsletter

A monthly hardcopy newsletter is distributed to 300 paid members advertising forthcoming programs. Email members receive an email version of the newsletter.

Media advertising

Forthcoming programs/events are advertised on the City of Albany's website. Monthly advertisements are placed within the Weekender and Albany Advertiser newspapers.

Press releases are circulated to the Weekender and Albany Advertiser newspaper and local radio networks.

Posters

Posters and fliers are distributed advertising forthcoming programs to 20 locations in Albany and Denmark. Locations include shop windows, café windows and City of Albany business unit locations.

Place

The VAC is located within an iconic building located on Vancouver Street in Albany. The building is situated within close proximity to the central business district and overlooks Princess Royal Harbour. The character of the building and immediate surrounds have been complemented as a stimulus for artistic expression.

The facility contains;

- Three workshop rooms - hired in accordance with the guidelines for hire, with priority being given to arts programs. Main workshop room contains stage and lighting enabling it to be used as a concert room
- Three studios – for emerging artists on a 1-3 year lease
- One main gallery
- Two Minor Display areas
- The VAC Annex – dual purpose workshop space and display space
- Mary Thomson House, located next to the Vancouver Arts Centre – providing accommodation for VAC related purposes
- Self Contained Artist in Residence Studio Units
- The Resource Centre – located in the main building
- The Off the Wall Gallery – located at the entrance to the Albany Plaza Shopping Centre on Albany Highway

People

The people appointed work at the VAC are employed under the City's Union Collective Agreement. All service staff are recruited using criteria focussed upon the provision of

customer service excellence. Staff participate in the City's annual performance appraisal process and are subject to the City's development programs and training opportunities.

7. Operations and Staffing

The VAC is a service unit of the City of Albany and currently has three paid staff, consisting of a full-time Artistic Director and two permanent part-time Administration Officers. All three staff members are permanent employees of the City. Additional to this, the artistic Director contracts suitable Project Coordinators and Arts Workers as required.

The Artistic Director manages the Administration Officers, Project Coordinators and Arts Workers, and reports to the City of Albany's Executive Director of Corporate and Community Services.

Artistic Director – Key Responsibilities

- Develop and manage the City's artistic program that includes a variety of projects, programs and workshops over the calendar year.
- Develop the cultural identity of the City of Albany through the management of cultural projects, the community arts program, the Vancouver Arts Centre and services, in accordance with the Vancouver Arts Centre Business plan and Council Policy.
- Provide effective management and leadership in the development of the Vancouver Arts Centre as a vibrant centre for culture, the arts, history and heritage attracting attention from local, interstate and international visitors.
- Strive for continuous improvement in the workplace and excellence in customer service.
- Strive for achievement of the City's vision in line with the mission and values of the strategic plan.

Administration Officers – Key Responsibilities

- Generate a positive and continuing interest in cultural development through the arts medium.
- Assist the Artistic Director with development/planning and management of centre activities as required.
- Assist in maintenance of day to day centre functions and operations.
- Strive for continuous improvement in the workplace and excellence in customer service.
- Strive for achievement of the City's vision in line with the mission and values of the strategic plan.

8. 5-Year Financial Projections

Community Arts – Recurrent Costs

Operating Cost	05/06	06/07	07/08	08/09	09/10
Salaries / On Costs (Inc training)	83,925	83,500	84,000	84,500	85,000
Building Maintenance	40,000	30,000	30,000	30,000	30,000
VAC Utilities	12,100	12,100	12,100	12,100	12,100
VAC Cleaning / Garden Maint 10,500	10,500	10,500	10,500	10,500	
VAC Office Expenses	9,500	9,500	9,500	9,500	9,500
VAC Advertising	5,000	5,000	5,000	5,000	5,000
Painting Restoration	8,000	8,000	8,000	8,000	8,000
Other Operating	15,500	15,500	15,500	15,500	15,500

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Operating Revenue	05/06	06/07	07/08	08/09	09/10
Country Arts Grant	(35,000)	(35,000)	(35,000)	(35,000)	(35,000)
Studio Hire	(5,000)	(5,000)	(5,000)	(5,000)	(5,000)
Workshops / Concerts	(25,000)	(25,000)	(25,000)	(25,000)	(25,000)
Room Charges	(15,000)	(15,000)	(15,000)	(15,000)	(15,000)
Rental - Mary Thompson	(3,000)	(5,000)	(5,000)	(5,000)	(5,000)
Other Income	(600)	(1,000)	(1,000)	(1,000)	(1,000)
Reserve Transfer - Building Maint c/o	(10,000)				
Reserve Transfer - Art Collection Maint	(1,000)	(1,000)	(200)		
	89,925	87,100	88,400	89,100	89,600

Community Arts - Project Costs

	05/06	06/07	07/08	08/09	09/10
Community Arts Projects	129,500	130,000	130,000	130,000	130,000
Project Grants/ Contributions	(47,000)	(47,000)	(47,000)	(47,000)	(47,000)
Community Arts Proj.-Carryovers	42,000				
Reserve Transfers - Carryovers	(42,000)				
VAC Interpretation Plan	14,804				
Grant - VAC Interpretation Plan	(14,804)				
VAC Promotion		10,000			
Reserve Transfers - VAC Promotion		(10,000)			
	82,500	83,000	83,000	83,000	83,000

Centennial Art Prize

Operating Cost	05/06	06/07	07/08	08/09	09/10
Art Prize - Management	8,000	8,000	8,000	8,000	8,000
Art Prize- Prizes	20,500	20,500	20,500	20,500	20,500
Art Prize- Other expense	13,850	13,850	13,850	13,850	13,850

Art Prize Revenue

Art Prize Sponsors	(500)	(500)	(500)	(500)	(500)
Art Prize Doortakings	(2,800)	(3,000)	(3,000)	(3,000)	(3,000)
Art Prize Sales	(9,500)	(9,500)	(9,500)	(9,500)	(9,500)
Art Prize Grants	(3,000)	(3,000)	(3,000)	(3,000)	(3,000)
Art Prize Entry Fees	(4,500)	(4,500)	(4,500)	(4,500)	(4,500)
	22,050	21,850	21,850	21,850	21,850

Total Community Arts Costs	194,475	191,950	193,250	193,950	194,450
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9. City Finance Strategy Impact Statement

This Business Plan has no impact on the City's Finance Strategy, being included in:

- 5 year Financial Plan; and
- Fifteen Year Economic Sustainability Plan.

Total net recurrent costs are approximately \$190,000-\$195,000.

10. Review Position and Date

Adoption Date:
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Executive Director Corporate and Community Services to review on or before 30/6/2010

11. Associated Documents

- Access and Equity Statement for the Vancouver Arts Centre Community Arts Program
- Vancouver Arts Operating Procedures and Guidelines

CEO Authorisation: _____

Date: ___/___/_____

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**Minutes Seniors Advisory Committee
Margaret Coates Boardroom, 102 North Road, Albany
Thursday February 21st, 2008 10am – 12noon**

1.0 Meeting commenced at 10:05am.

Attendance:

Robert Buegge	COA Councillor Kalgan Ward
Guy Martin	COA Community Development Officer
Nancy Millard	Meals on Wheels/Senior Citizens Assn.
Maggie Whittle	Seniors Community Rep.
John Beamon	Albany Sub Branch RSL
Middy Dumper	Seniors Community Rep.
Ray Crocker	Over 50's Recreation Assn.
Kim Buttfild	WA Country Health Service (Injury Prevention)
Michael Calton	National Seniors Australia
Janet St Jack	Assn. Independent Retirees

2.0 Apologies:

Colleen Tombleson	Albany Lions Community Care Centre
Heather Gilmore	Breaksea Ladies Probus

3.0 Guest:

Deb Walker	COA Ranger
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4.0 Disclosure of Interest:

Nil

5.0 Confirmation of Minutes:

Motion:

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

Moved: John Beamon

Seconded: Ray Crocker

Carried

6.0 Business Arising from Previous Minutes:

6.1 Disability Parking: (Deb Walker)

- Explanation that commercial private property cannot be patrolled by COA but the commercial owners/managers can be approached to ask their security officers to patrol these bays.
- Australian Building Standards allocate 1% to ACROD parking while population numbers require 3%. Currently a recommendation to Aust. Building Standards to increase ACROD allocation to 2%.
- COA enforcement has increased infringement from \$35 to \$120 to act as a deterrent.
- No study has been conducted to show any improvement in compliance
- ACROD card holders entitled to double time in time limited bays when ACROD bays are full.

Motion: Guy to invite Planning Services and Senior Rangers to work with Senior Advisory Committee to identify additional numbers and locations of ACROD bays in the COA.

Moved: Middy Dumper

Seconded: Nancy Millard

Carried

Motion : Guy to draft letter to Commercial business's to monitor users of ACROD bays

Moved: Robert Buegge

Seconded: Kim Buttfield

Carried

Recommendation:

- a) Discuss at next meeting a media release via COA Public Relations Officer informing ACROD card holders of double time entitlement in timed limited bays when ACROD bays are full.
- b) Check with Senior Rangers about "Dob in a Donkey" concept.

6.2 Report from Nancy Millard:

a) Meals on Wheels Minutes

- Difficulty in obtaining minutes as office bearers were busy but a need for ceiling lights in hall require attention.

b) Senior Citizens Parking Bays feedback

- Works request has been addressed by Guy

Report by John Beamon:

a) Communication with Justice Assn.

- Meeting with Assn. tonight and will inform Guy of outcome as John may not be available at next SAC meeting to report.

6.3 Gopher Use:

a) Report on Gopher use in the Great Southern prepared by Kim Buttfield (Injury Prevention Officer) tabled.

b) Users Guide on Motorised Wheelchairs tabled

c) Kim explained that ongoing workshops with Roadwise are current with a further grant application being prepared.

d) Recommendations:

- Ask sellers of Gophers to handout Gopher use information to buyers.
- Push for driver awareness education
- Ask COA to set a policy on road crossings with input from Planning and Ranger services
- Clarence House to Hardy Rd requires footpath and crossover.

6.4 Club Development:

- Senior Advisory Committee members were asked to bring to Guy's attention any reasonable requests from their networking with clubs that would help to sustain or enhance Club development.

Motion: Guy to provide information on funding opportunities for Club Development .

Moved: Maggie Whittle

Seconded: Middy Dumper

Carried

Motion: Guy to draft letter to COA investigating opportunities for insurance cover for :

- general insurance,
- events cover
- public liability

Moved: Michael Calton

Seconded: Kim Buttfeld

Recommendation:

Invite guest from broker to address meeting on insurance cover options.

6.5 Public Transport in Albany

- Inadequate and beyond scope of the COA

Recommendation:

Investigate operation of Lions Bus service, Colleen Tombleson might be able to offer insight at next meeting.

6.6 Letter of response from Hospital

- Pleasing Outcome

Motion:

Return letter of thanks and invite Garry Adams to attend Senior Advisory Committee meeting.

Moved: John Beamon

Seconded: Maggie Whittle

7.0 General Business

7.1 Department of Housing and Works

Albany has been chosen to be part of a research project by the DHW to identify models for the establishment of a housing advisory, repair and maintenance and adaptation service to assist older people to remain in their homes longer, if that is their choice.

Terry Simpson(researcher) will meet with the Senior Advisory Committee at 9:30am Tuesday 4th March at the COA training room to seek views of committee members.

Brainstorming session identified service needs of:

<ul style="list-style-type: none">• Gardening• Maintenance checks• Safety awareness• Railings• Shopping help• Awareness of services	<ul style="list-style-type: none">• Cleaning• Human resources• Social visits• Shorten waiting list• Bus service
--	---

7.2 Information of Senior Services

Need to broaden delivery of information on Senior Services in Albany

Recommendation:

A Senior services column in local newspapers and a session on the local radio.

7.3 Seniors Advisory Committee Project

Allocation of \$3950 available for a project for this financial year

Recommendation:

Conduct an information day highlighting

- **Housing design for aged**
- **Senior Services**
- **Entertainment**
- **Other**

Display boards to be kept and sponsorship to be sort.

7.4 Sportsfun

The School Volunteer Program is seeking volunteers to participate in their sportsfun mentoring program.

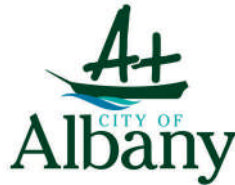
Recommendation:

- a) **Seek advise on who pays for Police Clearance**
- b) **Send photocopy of flyer to Committee members**

7.5 Apologies for next meeting

- Ray Crocker
- John Beamon (tentative) also apologies for April

8.0 Meeting Closed at 12 noon



FINANCE STRATEGY ADVISORY COMMITTEE

Minutes of a meeting held in the Margaret Coates Boardroom, City of Albany
Administration Building on Wednesday 27th February 2008

1.0 MEETING COMMENCEMENT 0900

Committee:

Clr Des Wolfe Chairperson
Mayor Milton Evans
Clr Joy Matla
Clr Jill Bostock
Clr Dot Price

Council Staff:

Mr Peter Madigan
Mr Stan Goodman

2.0 APOLOGIES

Clr Robert Buegge - Deputy Chairperson

3.0 DISCLOSURES OF INTEREST

Nil.

4.0 MINUTES OF THE PREVIOUS MEETING

RECOMMENDATION

That the minutes of the meeting held on the 29th November 2007 be accepted as a true and correct record of that meeting.

**Moved: Clr Matla
Seconded : Clr Price
CARRIED**

5.0 RATING OF NOT-FOR-PROFIT RETIREMENT VILLAGES

A Local Government Advisory Board conducted an inquiry into the issue of the rating exemption of not-for-profit retirement villages, and reported to the Minister in 2006. Their recommendations included suggestions that rate exemptions not be granted unless the occupants are provided with a level of subsidy, proposals for dealing with vacant land intended for future use as a retirement village, and a “grandfathering” provision regarding the transition to the new system.

The City provided input on the recommendations, and was generally supportive. On 21st January, the Minister responded to the recommendations of the Board of Inquiry, and has determined that no changes should be made to the existing system. She has suggested that local governments consider negotiating with not-for-profit retirement villages to elicit financial contributions in recognition of the services which they provide.

The Committee considered options including:

- a. Seeking an ex gratia annual financial contributions from not-for-profit retirement villages
- b. Consideration of the legal and administrative issues involved in the establishment of a service charge on occupants of retirement villages which claim rates exemptions.
- c. Acceptance of the current situation – no further action
- d. Communication with the Minister and WALGA seeking consideration for Council’s loss of rates revenue.

RECOMMENDATION

That the City note the Minister’s response to the Local Government Advisory Board Report into the rating of Land used for Charitable Purposes and write to the Minister and WALGA (Southern Zone) requesting financial consideration for Council’s loss of revenue due to the rates exemption.

**Moved: Clr Price
Seconded : Clr Bostock
CARRIED**

6.0 CITY INVESTMENT UPDATE

Mr Goodman gave a presentation on the current state of the City’s investment portfolio (copy attached).

He reported that if the Commercial Securities and Sub Prime components of the portfolio were liquidated at 31st January 2008 prices, the City would experience a loss of \$ 1.79 million. A major drop in value occurred from 31st December 2007 to 31st January 2008, with a reduction of \$ 434,000 for the month.

The Committee were requested to consider strategies related to:

- Mitigation of City losses
- Scenario planning relating to a range of possible losses and how the City will deal with those losses
- A proposal to convene a WA based group of affected Councils to create a collective defence and actions relating to Lehman Brothers

Mitigation of City losses

The Committee were briefed on confidential advice from an independent advisor retained by the City. The advisor has reviewed each of the securities in the portfolio, and whilst expressing concern, has advised that the best course of action is to refrain from liquidating any in this environment. They believe that in the case of the Consolidated Debt Obligations (CDOs), the up side opportunity is greater than the downside. With regard to the Sub Prime security, the current price reflects the annuity value of the security and should be retained.

Other methods of loss mitigation were discussed including joint action by affected councils, possibly leading to legal action. A leading litigation funding company has contacted the City offering its services in an action against Lehman Brothers.

Lehman has also approached the City with regard to a scheme to invest significant additional funds (125% - 285% of the original \$ 500,000 sub prime investment) at a rate of 3% for a period of 5-10 years in return for a guarantee that no loss would be incurred on the Federation sub prime security. Investment of further funds was not recommended.

Scenario planning – range of future losses

Mr Goodman noted that all funds in the Lehman (formerly Grange) portfolio were part of the cash backed reserve accounts. There is no immediate impact as the funds were not required for use in 2007/08.

Consideration was given to the possible impact of a large loss on future operations. It was pointed out that all securities were continuing to pay interest at high rates, and the first \$ 600,000 - \$ 650,000 per year of any loss would be offset by interest earned. The loss of the equivalent of two years interest would mean lower funds for future projects, but would not materially affect planned projects.

Any loss in excess of \$ 1.2 million would require additional measures such as a change of purpose for certain reserves, and/or a loan to cover necessary project funds. Based on a rate of interest of 7.6%, a ten year \$ 1,000,000 loan for example, would cost the City \$ 146,000 per year. This would result in some reduction of services.

Joint approach of affected Councils

It is proposed that the City lead the way in convening a group of affected Councils to adopt a joint action against Lehman Brothers, as suggested at the meeting with the Department of Local Government.

Policy on investment of surplus funds

The current Policy on the Investment of Surplus Funds which was adopted in 2006 is very broad in its scope of allowable investments. A Council motion in response to the initial losses subsequently reduced the list of acceptable investments to very conservative levels. Recommended new guidelines for Council policies have been recently issued by the Department of Local Government and Regional Development.

The proposed new Policy on Investment of Surplus Funds seeks to formalise and continue the current conservative investment practices and includes content as suggested by the Department.

RECOMMENDATION

THAT:

- a. Council adopt the attached Policy on Investment of Surplus Funds**
- b. Current “Grange” investments be held as per the recommendation by the independent advisor, and liquidated when indicated by the independent advisor.**
- c. Council initiate a meeting with other affected Councils and investigate action with regard to Lehman Brothers.**

**Moved: Clr Price
Seconded: Clr Bostock
CARRIED**

7.0 POLICY ON LAND ACQUISITION - OBJECTIVES

Mr Goodman noted that the current fifteen year plan includes significant benefits from the sale and development of surplus land purchased by the Town and Shire of Albany in previous years. It was proposed that the City make a provision for its long term requirements (beyond the 15 year plan) by adopting a policy on future land acquisition.

The Committee was requested to determine the objectives of a policy on future land acquisition

The Committee noted the future need for recreational land within the City together with the need for the provision of a variety of types of land use. It was suggested that there is a need to review the Policy on Disposal of Land as well as making provision for the future.

RECOMMENDATION

THAT Council establish a Policy on Land Acquisition with the following objectives:

Provide a source for the long term funding of major infrastructure by the acquisition and long term holding of land

Create residential housing blocks within population corridors identified in the Town Planning Scheme

THAT Council review the Policy on Disposal of Land when establishing a Policy of Land Acquisition.

**Moved: Clr Price
Seconded: Clr Matla
CARRIED**

8.0 BUDGET / BUSINESS PLAN PROCESSES

Mr Goodman provided an update on the processes involved in developing the next Five year Business Plan , and the 2008/09 Budget. He noted that the Strategic Planning processes would be incomplete when it will be necessary to finalise the 2007/08 Operating Budget. He noted that it will be possible to convene a Finance Strategy Advisory Committee Meeting late in April to discuss 08/09 budget issues arising from the strategic planning processes.

The Five year Business Plan will be finalised in early 2008/09.

RECOMMENDATION

THAT the Committee note the proposed planning processes.

**Moved: Clr Price
Seconded: Clr Matla
CARRIED**

9.0 ITEMS FOR FUTURE DISCUSSION

Members were requested to identify key areas for discussion at future Strategic Finance Advisory Committee meetings.

RECOMMENDATION

THAT the Committee requests that the following key topics be discussed at future meetings

**Disposal of Land / Policy on Acquisition of Land
Funding for major recreational facilities**

**Moved: Clr Wolfe
Seconded: Mayor Evans
CARRIED**

10.0 GENERAL BUSINESS

Councillor Price moved a vote of thanks to the Council Officers for the clear and simple presentation of the investment issues.

RECOMMENDATION

THAT the Committee thank the Council Officers for the clear and simple presentation of the investment issues.

**Moved: Clr Price
Seconded: Clr Bostock
CARRIED**

11.0 NEXT MEETING

The next meeting will be held in the Margaret Coates Boardroom at 0900 on Wednesday 30th April 2008.



MINUTES

COMMUNITY AND ECONOMIC DEVELOPMENT STRATEGY AND POLICY COMMITTEE

**Held on
Tuesday, 26th February 2008
4.00pm**

City of Albany Council Chambers

City of Albany

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Signed



Andrew Hammond
Chief Executive Officer

Date: 27st February 2008

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1.0 DECLARATION OF OPENING

Executive Director Corporate and Community Services (EDCCS), Mr Peter Madigan, declared the meeting open at 4.00pm.

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

Attendances:

Mayor -

Councillors -

MJ Evans, JP

D Price

G Kidman

R Paver

N Williams

J Walker

J Bostock

Executive Director Corporate and Community Services
Manager Customer Services - Minutes

P Madigan

B Parker

Observers:

Councillor

EK Stanton

J Matla

Apologies/Leave of Absence:

Councillor

D Wiseman

3.0 APPOINTMENT OF CHAIRPERSON

EDCCS requested nominations for Chair.

Only one nomination for Chair was received, namely Councillor Walker.

There being no further nominations, Councillor Walker was declared elected.

4.0 DISCLOSURE OF FINANCIAL INTEREST

Nil

5.0 ITEMS FOR DISCUSSION

The Executive Director Corporate and Community Services, through the Chair, presented a list of identified priorities from City Officers.

5.1 Future Use of the Town Hall Theatre

The committee discussed the future use of the Town Hall Theatre and specifically the report currently being prepared by Professor DeVillers and the Town Hall Conservation Plan. The committee requested a copy of the conservation plan prior to further discussion on this matter.

5.2 Welcome Wall Proposal

Councillor Paver raised the Welcome Wall Project as a potential discussion point for the committee. Mr Madigan outlined that any item could be presented to the committee as long as it had strategic substance and was not an operational issue.

The committee requested that this project is added to the list of priority projects.

5.3 Finance Strategy Advisory Committee

Councillor Price indicated that the Finance Strategy Advisory Committee must be closely aligned to the actions of all new committees, as topics discussed at a finance level had implications for all projects that the relevant committees discuss.

Mr Madigan indicated that the Finance Strategy Advisory Committee would work closely with all new committees

5.4 Community Safety Strategy

The committee discussed the installation of CCTV cameras in the CBD as a deterrent for illegal and antisocial behaviour. Recent meetings with the Chamber of Commerce, Police and local residents indicated that antisocial behaviour is increasing in the CBD and that the Chamber had been awarded \$150k to install a series of cameras.

Mayor Evans indicated that the committee would not discuss the installation of cameras specifically, but rather the City's involvement in crime prevention, of which CCTV installation may be an outcome.

The committee requested that this project is added to the list of priority projects and that Graham Harvey (Chamber of Commerce) and David Hornsby (Albany Police) are invited to the next meeting. Other items suggest:

- Amity Heritage Precinct
- Dredging of 20m channel – Grange Reserves
- Youth Policy
- Public Open Space – Cash in Lieu Policies
- Non Smoking Policy (Council Complex)
- ALAC Business Plan
- Community Development Strategy

It was agreed by the Committee that:

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR PRICE**

- i) the committee review the following strategies and policies in the following priority order:
 - a) Crime Prevention Strategy
 - b) Community Development Strategy
 - c) Migrant Wall Project
 - d) City Events Policy & Program
- ii) a copy of the Town Hall Conservation Plan is circulated to the Committee.
- iii) Graham Harvey (Chamber of Commerce) and David Hornsby (Albany Police) are invited to the next meeting.

CARRIED 6.1

5.5 The determination of date, time and frequency of future meetings.

**MOVED COUNCILLOR WALKER
SECONDED COUNCILLOR PRICE**

That the committee meet on the third (3rd) Wednesday of the month, at 3.00pm.

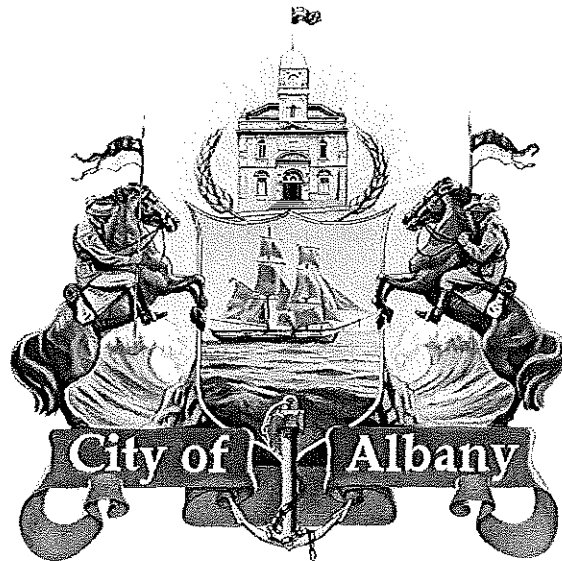
CARRIED 7-0

6.0 TIME AND DATE OF NEXT MEETING

Next meeting is scheduled for Wednesday, 19th March 2008 at 3.00pm.

7.0 CLOSURE OF MEETING

The meeting closed at 4.55pm.



MINUTES

STREETSCAPE COMMITTEE

**Held on
Tuesday, 19th February 2008
5.30pm**

City of Albany Margaret Coates Boardroom

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1.0 DECLARATION OF OPENING

Executive Director of Works & Services, Les Hewer, declared the meeting open at 5.30pm.

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

Attendances:

Councillors -

J. Walker
C. Morris
G Kidman

Executive Director of Works & Services

L. Hewer

Apologies/Leave of Absence:

Councillor -

R. Buegge

3.0 APPOINTMENT OF CHAIRPERSON

Executive Director of Works & Services requested nominations for Chair.

MOTION:

- (i) THAT Councillor Walker be elected as the new Chairperson of the Streetscape Committee Committee.

**MOVED COUNCILLOR MORRIS
SECONDED COUNCILLOR KIDMAN**

MOTION CARRIED 3-0

4.0 DISCLOSURE OF FINANCIAL INTEREST

Nil

5.0 ITEMS FOR DISCUSSION

- 5.1 The Executive Director of Works & Services reported that under the Terms of Reference a quorum of 5 was required. As the Committee only consisted of 4 members then the quorum should be changed to 3 people.

MOTION:

- (i) THAT the Committee change the quorum of a meeting to 3 people..

**MOVED COUNCILLOR KIDMAN
SECONDED COUNCILLOR MORRIS**

MOTION CARRIED 3-0

- 5.2 The OCM of November 2007 recommended that a member of the Arts Committee be invited to sit on this Committee. A recommendation since then is that a member of this Committee sits on the Albany Cultural Development Committee.

MOTION:

- (i) **THAT the Committee agree to nominate that Councillor Morris sit on the Albany Cultural Development Committee.**

**MOVED COUNCILLOR KIDMAN
SECONDED COUNCILLOR WALKER**

MOTION CARRIED 3-0

6.0. CONFIRMATION OF PREVIOUS MINUTES

Nil.

7.0 CORRESPONDENCE

Nil.

8.0 BUSINESS ARISING FROM PREVIOUS MINUTES

Nil.

9.0 NEW BUSINESS

- 9.1 Committee viewed the public art for Brookes Garden Shopping Centre complex. The art is to be incorporated in the verge landscaping along Chesterpass Road. General comment was that the art will help raise the profile of the area. Council will need to approve the structural footings before construction.

- 9.2 Program for coming months;

- a) Complete streetscape manual
- b) Complete Albany Hwy landscaping
- c) Commence York Street roundabout planting schedule
- d) Planter boxes and hanging baskets for York Street

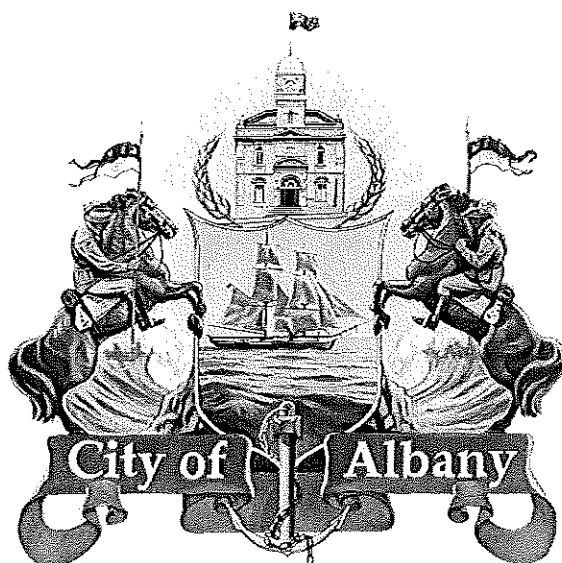
10. TIME AND DATE OF NEXT MEETINGS

Monday March 17th commencing at 5pm and then

Tuesday April 15th commencing at 5pm.

11. CLOSURE OF MEETING

There being no further business, the meeting closed at 6.00 PM.



MINUTES

ASSET MANAGEMENT AND CITY SERVICES STRATEGY AND POLICY COMMITTEE

**Held on
Tuesday, 26th February 2008
7.00pm**

City of Albany Margaret Coates Boardroom

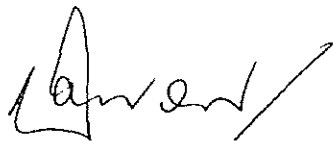
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Signed



Andrew Hammond
Chief Executive Officer

Date: 27st February 2008

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1.0 DECLARATION OF OPENING

Executive Director of Works & Services, Les Hewer, declared the meeting open at 7.00pm.

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

Attendances:

Mayor -

MJ Evans, JP

Councillors -

C. Morris (Left at 7.50pm)

G. Kidman

K. Stanton

J. Walker

D. Wolfe

D. Wiseman

Executive Director of Works & Services

L. Hewer

Observers:

Councillors

J. Bostock

J. Matla

Apologies/Leave of Absence:

Chief Executive Officer -

A Hammond

Executive Director Les Hewer requested nominations for Chair.

Only one nomination for Chair was received, namely Councillor Wolfe; therefore the ballot process was not required.

3.0 APPOINTMENT OF CHAIRPERSON

Councillor Wolfe was elected Chair of the Asset Management and City Service Strategy and Policy Committee unopposed.

Record of Vote: 6-0

4.0 DISCLOSURE OF FINANCIAL INTEREST

Nil

5.0 ITEMS FOR DISCUSSION

5.1 The Executive Director of Works & Services, through the Chair, presented a list of priority projects from Council Officers.

- a. Roads Masterplan
- b. Pathways Masterplan
- c. Reserves Masterplan
- d. Drainage Master Plan
- e. Building Master Plan
- f. Airport Business Plan
- g. Waste Minimisation Strategy
- h. Construction Material Supply Strategy
- i. Property Management
- j. Purchasing Policy

The committee agreed to be to the next meeting for discussion in the following priority order - the Waste Minimisation Strategy, Property Management policy, Purchasing Policy and the Building Masterplan. Copies of these documents are to be sent to all Councillors in the next week.

5.2 The determination of date, time and frequency of future meetings.

**MOVED WALKER
SECONDED KIDMAN**

That the committee meet on the third (3rd) Thursday of the month, at 2.30pm.

MOTION CARRIED 5-0

6.0 TIME AND DATE OF NEXT MEETING

Next meeting is scheduled for Thursday, 20th March 2008 at 2.30pm.

7.0 CLOSURE OF MEETING

There being no further business, the meeting closed at ???.



Council Policy

Development Guidelines Scheme 1A

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Guideline 1: Authority To Issue Planning Consents

- 1.1 For the purposes of Schedule 1 to Council's Delegated Authority notice, authority to issue planning consents or refusals, with or without conditions shall be restricted to those uses nominated in Appendix 1 - Zoning Table in the Town of Albany Town Planning Scheme, but excluding:
- (a) Aged Persons Village
 - (b) Club Premises
 - (c) Educational Establishments except where incidental uses
 - (d) Fuel Depot
 - (e) Hazardous Industry
 - (f) Hospital
 - (g) Licensed Premises (only where the serving of alcohol would be the predominant use)
 - (h) House of Worship
 - (i) Institutional Building/Home
 - (j) Night Club
 - (k) Noxious Industry
 - (l) Port Facilities
 - (m) Restricted Premises
 - (n) Stockyards
 - (o) Projects exceeding \$1.5 million in value other than those involving the subdivision of land.
 - (p) where more than 5 amusement machines are to be installed within a building.
 - (q) Reapplication for Planning Scheme Consents which have already been granted approval via Council resolution be delegated to staff where no major variations (more than 10% departure) are experienced and the Scheme provisions relating to that land parcel have not been amended.
- 1.2 The provisions of 1.1 shall not apply to development applications for minor works associated with existing lawful land uses.
- 1.3 Notwithstanding that an officer has received an appropriate delegation of authority from Council, the officer may refer a matter to Council where in his/her opinion it is considered appropriate, it is contrary to Council's Policy or it is contrary to the proper and orderly planning of the municipality.
- 1.4 All uses listed as "AA" uses in the Zoning Table may be approved by the delegated officer, unless in the opinion of that officer approval of the use would detrimentally impact upon the amenity and proper planning of the locality (wherein the application can be refused).
- 1.5 All uses listed as "SA" uses in the Zoning Table shall be advertised prior to a determination. Delegated officers may advertise in accordance with the provisions of the Scheme, unless in their opinion the proposed development would detrimentally impact upon the amenity and proper planning of the locality, in which case the application can be refused prior to advertising.

- 1.6 All uses listed as “X” uses in the Zoning Table shall be refused.
- 1.7 Where an application is advertised pursuant to Town Planning Scheme 1A and
- (a) no submissions were received, the delegated officer may assess the application on its merits.
 - (b) submissions objecting to the proposal were lodged, but with non-substantive arguments against the proposal, then the delegated officer shall liaise with the person who lodged the submission prior to determining the application. If the person lodging the submission requires that the matter be determined by Council, then the matter shall be referred to the **Executive Director – Development Services** to determine if it warrants Council's consideration.
 - (c) submissions were lodged with substantive arguments against the proposal then the delegated officer shall refer the application for Council for determination.

Guideline 2: Residential Development

2.1 Residential Design Codes

For the purposes of the Residential Design Codes, delegated authority extends to permit the relaxation the Acceptable Criteria and approve developments that utilise the Performance Criteria.

2.2 Turning Requirements for Residential Carparking

- 2.2.1 Where an access point to a street from a residential development serves more than six carparking spaces, adequate provision shall be made on site for all cars to be able to enter and exit the site without reversing onto the street.
- 2.2.2 On sites abutting a local distributor or arterial road or a state highway, all residential development shall be encouraged to provide turning areas for vehicles.

2.3 Driveway Standards for Dwelling Units

- 2.3.1 Where land is subdivided or developed to create more than one dwelling a sealed and drained vehicular accessway is to be provided to the property to Council's specification and satisfaction. Road and drain construction requirements will be determined on the individual merits of each situation.
- 2.3.2 For developments upon properties with frontage to primary district or local `distribution roads, the vehicle crossover and internal property access road shall be constructed with a stable impervious surface with stormwater runoff being controlled to eliminate the deposit of sand, silt or gravel on the road carriage-way.

2.4 Residential Developments - Special Provisions

- 2.4.1 John Street - developments upon lots fronting John Street shall be restricted to single dwellings until appropriate traffic management and/or calming is initiated to accommodate anticipated traffic volumes.
- 2.4.2 Burt/Hare/Roberts Street – within an area defined by Hare Street, Burt Street, Reserve A2682 and King Street, dwelling units shall have low pitch, non reflective roofs, be no higher than 7.5 metres from natural ground level to the apex of the roof and incorporate generous front setback landscaping to preserve and enhance the amenity of the locality.

2.5 Ancillary Accommodation

Ancillary Accommodation means self contained living accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot and will only be approved on a lot where:-

- (a) the applicant agrees to enter into a legal agreement, which shall bind the owner, his heirs and successors in title, requiring that the occupier of the ancillary accommodation shall be a family member of the occupier of the main dwelling.
- (b) the unit does not exceed 75m² internal floor area and contains only one purpose designed bedroom (in order to avoid exploitation of Council's concession; but a dual function of lounge/bed-sitting room, given to another room, would not be precluded by this requirement).
- (c) the principal dwelling and the additional unit exhibit architectural sympathy and consistency in terms of design, textures and colours or the proposed dwelling unit is of a transportable nature and does not adversely affect the amenity of the area in terms of building material, effluent disposal, access, and vegetation.
- (d) the land is zoned Rural or Residential
- (e) the relevant provisions of a Special Rural, Special Residential or Conservation zone accommodate Ancillary Accommodation.

Guideline 3: Outbuildings – Town Planning Scheme 1a

Refer to City of Albany – Outbuildings Policy (Adopted as a Local Planning Policy)

Guideline 4: Industrial Sites

4.1 Building Facades

The front facades of any new building or a refurbished building of a showroom/warehouse or industrial nature, plus the side returns for a distance of three metres should be constructed in brick or other approved materials which enhance the visual appearance of the structure and the streetscape.

4.2 Restricted Premises

Restricted Premises shall be restricted to "Industrial" zoned land except those lots which front Lockyer Avenue or Barker Street.

4.3 Landscaping Provisions

The landscaping requirement set out in Appendix III and IV of the Scheme may be reduced by up to 50% of the area required where a developer can demonstrate that the reduced landscaping will not reduce the visual or general amenity of the locality. Where relaxation of the landscaping provision is made, the area shall predominantly be developed and/or retained with vegetation, with paving being restricted to the minimum requirements to provide for pedestrian access through the landscaped area.

4.4 Driveway Construction

For developments upon properties with frontage to primary district or local distribution roads, the vehicle crossover and internal property access road shall be constructed with a stable impervious surface with stormwater runoff being controlled to eliminate the deposit of sand, silt or gravel on the road carriage - way.

Guideline 5: Places Of Heritage Value

5.1 Public Advertising

All developments that have the potential to affect a Place of Heritage Value shall be advertised in accordance with Clause 7.5 of Town Planning Scheme 1A. Minor alterations that are considered by the delegated officer to have minimal impact may be exempted from this requirement.

Guideline 6: Central Area

6.1 Traffic Impact

Traffic management and impact studies are required as a condition of any large retail development in the Central Area zone.

6.2 Carparking Standards

- (a) Upon lots zoned “Central Area” carparking shall be provided at the following rates:

USE	MINIMUM CAR PARKING SPACES FOR PUBLIC	MINIMUM CAR PARKING SPACES FOR PRIVATE PARKING
Supermarkets	1 per 16.7 sqm gross floor area	1 per 16.7 sqm gross floor area
Other Retail	1 per 35 sqm gross floor area	1 per 25 sqm gross floor area
Offices	1 per 30 sqm gross floor area	1 per 25 sqm gross floor area
Public Uses	1 per 50 sqm gross floor area	1 per 50 sqm gross floor area
Hotels/Motels (excluding bedrooms), Restaurants etc.	1 per 35 sqm gross floor area	1 per 35 sqm gross floor area
Hotel/Motel Bedrooms	1 per bedroom	1 per bedroom
Other Residential	as per “R” Codes	as per “R” Codes
Other Commercial	1 per 100 sqm gross floor area	1 per 100 sqm gross floor area

- (b) If, at the discretion of the assessing officer, a proposed use does not match a use stipulated in the Central Area Parking Requirement Table, the parking requirements of Appendix IV of Town Planning Scheme 1A shall prevail.

6.3 Landscaping Provisions

The landscaping requirements set out in Appendix III and IV of the Scheme may be reduced by 50% of the area required where a developer can demonstrate that he/she is incorporating building features that contribute to the overall well being of the Central Area Zone (eg high quality pedestrian access) and the vegetation is provided in a single mass adjacent to pedestrian traffic areas. Landscaping may be provided in the form of courtyards, plazas or landscaped areas.

6.4 Weather Protection

Wherever possible developments within the Central Area Zone abutting a road frontage or Right of Way shall incorporate a verandah, awning or colonnade to provide weather protection for pedestrian movements. Where a development includes an arcade providing strategic connection between rear of lot public carparking and a public street, a development or density bonus may be provided.

6.5 Parking

Each development in the Central Area zone shall provide the required number of car parking bays, consistent with the proposed use as part of the development. Where it is not practical to provide the additional carparking, Council may accept a cash payment or the transfer of land (free of cost) for carparking to be provided on the site provided:

- (a) cash in lieu rates are calculated on the basis of 26 sq.m. per parking bay and include the cost of land within the development site, asphalt paving on a suitable basecourse, drainage, linemaking, landscaping and, where applicable, lighting; and
- (b) the additional site coverage will not preclude the integration of access and car parking across lot boundaries.

6.6 Building Materials

No building development should proceed in the Central Area Zone unless it's external walls are constructed of brick, stone, concrete, masonry or other similar material.

6.7 Advertising Displays

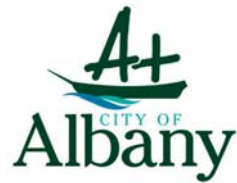
Upon those lots with frontage to Stirling Terrace, Duke Street, Peels Place and York Street (Peels Place to Princess Royal Drive) which are zoned "Central Area", advertising displays should be; integrated into the building's facade; traditional materials (wood, etc) should be used in the fabric of the advertising display; heritage colour schemes and fonts should be used; roof, internally illuminated and pylon signs should not be utilised; and chasing lights should not be attached to the facades of buildings or to signs.

Guideline 7: Special Sites

7.1 Carparking Standards

Upon lots where a "Special Site" classification has been applied, carparking shall be provided at the following rates:

USE	NO. OF BAYS
Professional Office	3 bays per professional for the first 2 professionals and 2 bays per 20 sqm GFA thereafter
Medical Clinic	6 bays per consultant for the first 2 consultants plus 2 bays for each additional consultant
Massage Clinics	3 car bays for one practitioner and 2 car bays for each additional practitioner



Council Policy

Development Guidelines Scheme No. 3

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Guideline 1 – Authority To Issue Planning Consent

- 1.1 For the purposes of Schedule 1 to Council's Delegated Authority notice, authority to issue planning consents or refusals, with or without conditions shall be restricted to those uses nominated in Table 1 of Clause 3.3 – Zoning Table in the City of Albany Town Planning Scheme No. 3 but excluding:-
- (a) Cemetery/Crematoria
 - (b) Hospital
 - (c) Licensed Premises (only where the serving of alcohol would be the predominant use)
 - (d) Institutional Building
 - (e) Institutional Home
 - (f) Noxious Industry
 - (g) Junk Yard
 - (h) Piggery
 - (i) Public Worship
 - (j) Reformative Institution
 - (k) Tannery
 - (l) Stock Feed Lots
 - (m) Stock Yards/Stock Saleyards
 - (n) Zoological Gardens
 - (o) Projects exceeding \$1.5 million in value other than those involving the subdivision of land.
 - (p) Where more than five amusement machines are to be installed within a building.
 - (q) Reapplications for Planning Scheme Consents which have already been granted approval via Council resolution be delegated to staff where no major variations (more than 10% departure) are experienced and the Scheme provisions relating to that land parcel have not been amended.
- 1.2 The provisions of Clause 1.1 shall not apply to development applications for minor works, extensions and/or expansions associated with existing lawful land uses.
- 1.3 Notwithstanding that an officer has received an appropriate delegation of authority from Council, the officer may refer a matter to Council where in his/her opinion it is considered appropriate, it is contrary to Council's policy or it is contrary to the proper and orderly planning of the municipality.
- 1.4 All uses listed as "A", "IP" and "P" in the Zoning Table may be approved by the delegated officer, unless in the opinion of that officer approval of the use would detrimentally impact upon the amenity and proper planning of the locality (wherein the application can be refused).
- 1.5 All uses listed as "AA" in the Zoning Table shall be advertised prior to determination. Delegated Officers may advertise in accordance with the provisions of the Scheme, unless in their opinion, the proposed development would detrimentally impact upon the amenity and proper planning of the locality in which case the application can be refused prior to advertising.

- 1.6 All uses listed as “X” in the Zoning Table must be refused.
- 1.7 Where an application is advertised pursuant to Town Planning Scheme No. 3 and:-
- (a) no submissions were received, the delegated Officer may assess the application on its merits.
 - (b) submissions objecting to the proposal were lodged, but with non-substantive arguments against the proposal, then the Delegated Officer shall liaise with the person(s) who lodged the submission prior to determining the application. If the person(s) lodging the submission requires the matter to be determined by Council, then the matter shall be referred to the Executive Director Development Services and/or Council.
 - (c) submissions were lodged with substantive arguments against the proposal, then the Delegated Officer shall refer the application to Council for determination.

Guideline 2 – Residential Development

2.1 Residential Design Codes

For the purpose of the Residential Design Codes, delegated authority extends to permit the relaxation of the Acceptable Criteria and approve developments that utilise the Performance Criteria

For the purposes of Town Planning Scheme No. 3, Delegated Authority extends to relax the provisions of section 5.7 where:-

- (a) the relaxation would comply with Clause 5.16 of the Scheme.
- (b) the proposal has been referred to the adjoining landowner(s) for comment and the adjoining landowner(s) have endorsed the Plan accompanying the application.
- (c) the variation complies with the Residential Planning Codes (as amended) for the R20 code standard.

2.2. Relocated Dwelling

A relocated dwelling means a residential dwelling which has been previously constructed on a building site whether occupied or not and does not include a new house which has been specifically designed as a transportable dwelling. These will only be approved on a lot where:-

- (a) the land is zoned Residential, Residential Development or Rural.
- (b) the relevant provisions of a Special Rural Zone accommodate relocated homes.

- (c) it is a caretakers' cottage in an Industrial Zone.
- (d) the proposal complies with clauses 5.20 (b) and (c) of the scheme and a \$5,000 bond will be applied to the Rural, Residential and Town Site areas to be deposited with Council to ensure satisfactory refurbishment of the dwelling within 4 months of its relocation to the lot.

2.3 Grouped Dwellings On Rural Zoned Land

- (a) Definition -: Grouped Dwelling means one of two or more dwellings on the same lot.
- (b) A group dwelling comprising a maximum of two dwelling units will only be approved on a Rural zoned lot where:
 - (i) the lot size is greater than 20 hectares.
 - (ii) the dwellings are to be used for farm management or private residential purposes.
 - (iii) the development does not adversely affect rural character, landscape, agriculture, groundwater resources or future urban development.
 - (iv) the proposal complies with part (d).
- (c) A group dwelling comprising more than 2 dwelling units will only be approved on a Rural zoned lot where the applicant can-:
 - (i) provide justification that the dwellings are needed for farm management purposes.
 - (ii) demonstrate the suitability of the site for the intended development in respect to residential and rural land capability.
 - (iii) ensure that the land will be included in an appropriate zone or special site with all relevant standards and controls, prior to the completion of building construction.
 - (iv) ensure the development does not adversely impact on the rural amenity of the area.
- (d) The development of grouped dwellings will not be permitted in:
 - (i) an area which is undesirably low lying or wet.
 - (ii) an area designated as future urban in the Residential Expansion Strategy where no comprehensive detailed Structure Plan has been proposed.

- (iii) areas within the Priority 1 Groundwater Zone identified by the Local Rural Strategy.
- (iv) positions upon properties which encourage the fragmentation of rural lots or the future subdivision of the land.
- (v) positions closer than 100 metres from any existing commercial tree plantation.

2.4 Ancillary Accommodation

Ancillary Accommodation means self contained living accommodation on the same site as a single house and may be attached or detached from the single house existing on the lot and will only be approved on a lot where:-

- (a) the minimum lot size is 680m² in sewerred areas.
- (b) The applicant agrees to enter into a legal agreement, which shall bind the owner, his heirs and successors in title, requiring that the occupier of the ancillary accommodation shall be a family member of the occupier of the main dwelling.
- (c) the unit does not exceed 75m² internal floor area and contains only one purpose designed bedroom (in order to avoid exploitation of Council's concession; but a dual function of lounge/bed-sitting room, given to another room, would not be precluded by this requirement).
- (d) the principal dwelling and the additional unit exhibit architectural sympathy and consistency in terms of design, textures and colours or the proposed dwelling unit is of a transportable nature and does not adversely affect the amenity of the area in terms of building material, effluent disposal, access, and vegetation.
- (e) the land is zoned Rural or Residential.
- (f) the relevant provisions of a Special Rural, Special Residential or Conservation zone accommodate Ancillary Accommodation.
- (g) the proposal does not require the installation of a second complete effluent disposal system.

2.5 Special Residential – Location 488 South Coast Highway (Area No. 3)

The following setbacks shall apply to all dwellings and outbuildings in “Special Residential Area No. 3”:-

Particulars	Setback - metres
From South Coast Highway	Minimum 30 (lot 100 –20)
Eastern boundary	Minimum 15
Front	Average 12
Second Street	Minimum 5
Side	Minimum 1.5 on one side or in accordance with the R Codes (whichever is the greater) And 5m on the other
Rear	Minimum 5

The setback standards for the R5 Density Code of the R-Codes shall apply unless otherwise specified above or in the outbuilding’s guideline. In the case of any inconsistency the greater setback requirements shall apply.

2.6 Turning Requirements For Residential Carparking

2.6.1 Where an access point to a street from a residential development serves more than six carparking spaces, adequate provision shall be made on site for all cars to be able to enter and exit the site without reversing onto the street.

2.6.2 On sites abutting a local distributor road, arterial road or a state highway, all residential development shall be encouraged to provide turning areas for vehicles.

2.7 Residential Standards For Dwelling Units

2.7.1 Where land is subdivided or developed to create more than one dwelling a sealed and drained vehicular accessway is to be provided to the property to Council’s specification and satisfaction. Road and drain construction requirements will be determined on the individual merits of each situation.

Guideline 3 – Home Based Business

3.1 Home Occupation

A Home Occupation will only be approved on a lot where:-

- (a) the proposal complies with the definition outlined in Clause 1.6 of the Scheme.
- (b) the proposal does not involve any retail activity or display of goods on the site.

3.2 Bed and Breakfast Accommodation

Bed and Breakfast Accommodation is where a maximum of two rooms of a dwelling house are made available for short stay accommodation for a maximum of five guests at any one time and will only be approved on a lot where:-

- (a) the land is not zoned Industry.
- (b) the land is zoned Rural, Residential or Special Residential.
- (c) if the land is zoned Commercial, the proposal is consistent with surrounding land use activities.
- (d) the relevant provisions of a Special Rural Zone accommodate Bed and Breakfast Accommodation.
- (e) The proposal is within reasonable proximity to a sealed access road.
- (f) The proposal complies with the carparking guidelines in Guideline 5.
- (g) If the land is zoned Rural the proposal complies with GP46 & GP47 of the Local Rural Strategy.
- (h) comments from residents of the locality will be sought in accordance with the provisions of Clause 3.2 of Town Planning Scheme 3.

3.3 Craft Studio

A Craft Studio will only be approved on a lot where:-

- (a) The proposal complies with the definition outlined in Table 1 of the City's Local Rural Strategy.
- (b) the land is zoned Rural or is within TPS 3.2 B Torbay Hill Special Rural Zone
- (c) the relevant provisions of a Special Rural Zone accommodate a Craft Studio.
- (d) the proposal does not adversely affect the amenity of the area in terms of building materials, building design, access, parking, effluent disposal and positioning of buildings.
- (e) the proposal complies with GP46 and GP47 of the City's Local Rural Strategy.
- (f) comments from residents of the locality will be sought in accordance with the provisions of Clause 3.2 of Town Planning Scheme 3.

3.4 Chalets

A Chalet will only be approved on a lot where:-

- (a) the proposal complies with the definition as outlined in Table 1 of the City's Local Rural Strategy.
- (b) the land is zoned Rural and;
 - the lot size is greater than 5 hectares.
 - the lot size is greater than 10 hectares if located within the Priority 1 or Priority 2 Groundwater area as defined by the Water Corporation.
 - the lots size is greater than that identified by the specific requirements of individual policy areas in the Local Rural Strategy.
- (c) in the special Rural Zone the relevant provisions of the zone accommodate chalets.
- (d) the proposal is for 3 or less chalets.
- (e) the proposal does not adversely affect the amenity of the area in terms of building materials, access parking, effluent disposal and positioning of buildings.
- (f) the proposal complies with the carparking guidelines in Guideline 5.
- (g) the proposal complies with the Fire Control Measures guidelines (No. 6).
- (h) an adequate potable water supply demonstrated to be of sufficient quality will be supplied and connected to each chalet. If the water supply is to consist of rainwater storage only then each chalet will be required to be served exclusively via a tank(s) of at least 55,000 litres (12,000 gallons) capacity or,

if the tank's water supply is proposed for firefighting in addition to chalet use, then the capacity must increased to a minimum of 92,000 litres (20,000 gallons). In this event, each chalet shall be provided with a garden hose, served by the upper portion of the water tank, for landscape watering and rapid initial fire suppression.
- (i) the proposal complies with GP46 and GP47 of the City's Local Rural Strategy.
- (j) comments from residents of the locality will be sought in accordance with the provisions of Clause 3.2 of Town Planning Scheme 3.

Guideline 4 - Outbuildings – Town Planning Scheme 3

Refer to City of Albany – Outbuildings Policy

Guideline 5 – Carparking

5.1 Chalet Development

A minimum of 1 carparking bay shall be provided for each chalet in a suitable location that does not inhibit vehicular movement.

5.2 Bed and Breakfast Accommodation

Off street parking is to be provided at the ratio of one car bay for every guest room. Carparking bays should not interfere with vehicular access.

Guideline 6 – Fire Control Measures

6.1 Chalet Development

- (a) An adequate supply of water for fire fighting shall be provided in close proximity to chalets. Where water is supplied via rainwater tanks only, the tank shall be fitted with a dual tap system whereby the lower 27,600 litres (6,000 gallons) can be accessed only by fire fighters. The fitting shall be a bci 38mm female fitting coupling.
- (b) Other fire fighting precautions shall include a minimum 20 metre low fuel zone being maintained around each chalet, all eaves shall be enclosed, the ground below any raised chalet shall be kept clear of all flammable material.
- (c) The applicant should install gutter guards, downpipe plugs, fire extinguishers and an approved fire blanket as additional fire precautions.

Guideline 7 – Industrial Sites

7.1 Building Facades

The front facades of any new building or a refurbished building of a showroom/warehouse or industrial nature, plus the side returns for a distance of three metres should be constructed in brick or other approved materials which enhance the visual appearance of the structure and the streetscape.

7.2 Driveway Construction

For developments upon properties with frontage to primary district or local distribution roads, the vehicle crossover and internal property access road shall be constructed with a stable impervious surface with stormwater runoff being controlled to eliminate the deposit of sand, silt or gravel on the road carriage - way.

SCHEDULE 1 TOWN PLANNING SCHEME 1A

In accordance with Section 7.22 of the City of Albany Town Planning Scheme 1A and Section 5.42 of the Local Government Act 1995 and subject to the limitations noted, the Council delegates the Chief Executive Officer the authority to deal with those applications for approval to commence development stated below:

- A. Section 2.2: an application to carry out development on reserved land in accordance with the intended purpose of the Reserve.

Delegated

- B. Section 3.4: to determine a use class for a particular development application.

Delegated

- C. Section 3.6: to determine the particular use or purpose of a development where it is not mentioned in a use class and determine whether it should be carried out in a particular zone for the orderly and proper planning of the locality and the preservation of its amenity.

Delegated

- D. Section 3.8: to impose conditions upon developments upon Special Sites where the development is consistent with the Town Planning Scheme.

Delegated

- E. Section 4.1(a): to grant approval to develop land where the development complies with the zone development table.

Delegated

- ***all projects to comply with Council guidelines and policies***
- ***includes authority to refuse an application***

- F. Section 4.1(b): to develop land for the uses mentioned in the Use Development Table where the development is consistent with that table.

Delegated

- ***all projects to comply with Council guidelines and policies***
- ***includes authority to refuse an application***

- G. Section 4.5: to determine within a development site what constitutes landscaping areas for the purposes of Appendix III and IV.

Delegated

- H. Section 4.7: to seek details from applicants, in the form of a landscaping plan, on intended plantings and surface treatments and existing trees and shrubs to be retained.

Delegated

- I. Section 4.8: to determine which street is the street frontage for the purposes of determining setbacks where a lot has more than one street frontage.
Delegated
- J. Section 4.9: to determine whether a development should have vehicular access from the lot to a major road reserve.
Delegated
- K. Section 4.10: to relax the provisions of the scheme where the proposal would be consistent with the proper and orderly planning and the preservation of the amenity of the locality.
Delegated
• ***all projects to comply with Council guidelines and policies***
- L. Section 4.20: to determine if the R20 Code standards for Attached Houses and Group Dwellings should apply in the R12.5 Code area after assessing the suitability of on-site effluent disposal.
Delegated
- M. Section 4.23: to permit within the front setback of property zoned Residential or Tourist Residential a vessel or caravan to remain for more than 4 days consecutively.
Delegated
- N. Section 4.24: to allow within the front setback of a property zoned Residential or Tourist Residential a persons to use land for a purpose other than landscaping, access or parking.
Delegated
- O. Section 4.27: to grant approval for open storage purposes which has been screened.
Delegated
- P. Section 4.38: to grant special approval to develop a shop in a Tourist Residential zone.
Delegated
- Q. Section 5.2: to grant approval for the alteration of a building or use upon a site where a non-conforming use right exists and the development is in conformity with the provisions and requirements of the scheme.
Delegated
- R. Section 5.3: to permit a change in land use upon a non-conforming use site where the new use is less detrimental to the amenity of the locality of the neighbourhood than the existing use.
Delegated
- S. Section 6.2: to permit the development of a Place of Heritage Value in accordance with a policy adopted by Council.
Delegated

T. Section 7.1: to require further particulars from a person who desires to develop land.

Delegated

U. Section 7.4: to determine further particulars which should form part of an application for Council's special consent.

Delegated

V. Section 7.5: for a use marked SA in the Zoning Table arrange for the appropriate notices to be sent to owners and occupiers of adjoining land, for advertisements to be placed in a local newspaper and for a sign to be erected on the site.

Delegated

W. Section 7.6: to decide whether to grant or refuse a special consent after the consideration of submissions lodged following the notification of a development application pursuant to Section 7.5.

Delegated

AA. Section 7.8: to take into consideration certain matters when making a decision on an application for planning consent.

Delegated

BB. Section 7.8A: to allow "Matters to be Considered" to be take into consideration when making a decision on an application for planning consent.

Delegated

CC. Section 7.9: to grant a planning consent with or without conditions or refuse to grant a consent, allows withdraw of planning approval, allows time periods to be specified and not use or occupy buildings without Council approval.

Delegated

- ***authority to determine an application contrary to Guideline 1.7(c)***
- ***all projects to comply with Council guidelines and policies***

DD. Section 7.10: to establish the value and agree to accept a bond pledging a fund of money to carry out works required as conditions of a planning or special consent.

Delegated

EE. Section 7.11: to notify each person who made a submission following the publication of a notice of the decision of Council and any conditions imposed.

Delegated

FF. Section 7.12(b): to enter into agreements or arrangements with the owner of land in the Scheme Area for the conduct and management of the Scheme.

Delegated

GG. Section 7.14: to take action against the owner for non compliance with the Scheme

Delegated

HH. POLICIES (Various)

Delegated

- ***all projects to comply with Council guidelines and policies***

In addition to the Scheme provisions and policies adopted by Council, the delegate must comply with guidelines and procedures established by the Development Services Directorate for the processing and administration of development applications.

Signed by Delegate

Signed by Chief Executive Officer

Date

DELEGATION APPROVED TO CHIEF EXECUTIVE OFFICER ON

OCM 7.11.00 Item 12.2.5

Reviewed OCM 20.11.01 Item 12.2.1

Reviewed OCM 20.08.02 Item 12.2.6

Reviewed OCM 20.01.04 Item 12.2.1

Reviewed OCM 15.03.05 Item 12.2.3

Reviewed OCM 17.10.06 Item 14.2.2

Reviewed OCM 18.03.08 Item 14.4.2

SCHEDULE 2 TOWN PLANNING SCHEME 3

In accordance with section 6.10 of the City of Albany, Town Planning Scheme No. 3 and Section 5.42 of the Local Government Act 1995 and subject to the limitations noted, Council delegates to the Chief Executive Officer the authority of Council to deal with those applications for approval to commence development as stated below:-

- A. Section 2.2(b): an application to carry out development on reserved land in accordance with the intended purpose of the Reserve.
Delegated

- B. Section 2.2(c): to confer with a public authority on using reserved land.
Delegated

- C. Section 3.2: to determine whether a use not listed in the Use Class Table should be prohibited or advertised and determine whether to permit or prohibit the use.
Delegated

- D. Section 3.5: to approve a shop or cafe as an incidental use in a Service Station Zone.
Delegated

- E. Section 3.6: to determine applications to uses specified in clause 5.3 and Schedule 1 and enforce special site provisions.
Delegated

- F. Section 3.7: to determine applications for uses - Special Site.
Delegated

- G. Section 3.8: to determine applications for uses – Additional Use sites.
Delegated

- H. Section 3.9: to determine applications for uses – Special Use sites.
Delegated

- I. Section 4.2(a): to grant approval to extend or alter a non-conforming use on Reserved land.
Delegated

- J. Section 4.3: to grant approval to approve the change of use of a non-conforming use to another use.
Delegated

- K. Section 5.1.1: to grant approval to commence development.
Delegated
- ***all projects to comply with Council guidelines and policies.***
 - ***includes authority to refuse an application.***
- L. Section 5.2: to consult with statutory or public authority.
Delegated
- M. Section 5.3.1: to grant approval to commence development and place conditions.
- N. Section 5.3.4: to ensure conditions of Planning Scheme Consent have been complied with prior to occupancy of use.
Delegated
- ***all projects to comply with Council guidelines and policies.***
 - ***includes authority to refuse an application.***
- O. Section 5.3.6: to allow planning scheme consents and conditions to be amended or revoked.
Delegated
- ***all projects to comply with Council guidelines and policies.***
- P. Section 5.4: to allow “Matters to be Considered” to be take into consideration when making a decision on an application for planning consent.
Delegated
- Q. Section 5.6(f): to require the preservation of tree(s) in a Special Rural Zone.
Delegated
- R. Section 5.8: to allow variation to minimum lot sizes in the R20 coded area and varying the setbacks specified in the Residential design Codes.
Delegated
- S. Section 5.10: to determine street setback for buildings.
Delegated
- T. Section 5.11: to determine the type of building finished to the facade of industrial buildings.
Delegated
- U. Section 5.12: to grant approval for the alternate use of a setback area on lots in Industrial Zones.
Delegated
- V. Section 5.13d: to reduce the size of the access way along the side of a building.
Delegated

- W. Section 5.14(b)(i) – to reduce the setbacks to developments in the Milpara General Industry Zone.
Delegated
- X. Section 5.14(b)(ii) – to require landscaping in the Milpara General Industry Zone to improve amenity.
Delegated
- Y. Section 5.16 – to relax the Scheme Provisions where it is consistent with proper and orderly planning.
Delegated
• **all projects to comply with Council guidelines and policies**
- Z. Section 5.18(a) – to adopt a plan to guide subdivision in the Down Road Special Industry Zone.
Not Delegated
- AA. Section 5.18(d)(ii) – to determine the setbacks to developments in the Down Road Special Industry Zone.
Delegated
- BB. Section 5.18(e) – to allow alternate land uses within ten metres of a lot boundary in the Down Road Special Industry Zone.
Delegated
- CC. Section 5.18(f) – to require landscaping as part of a development in the Down Road Special Industry Zone.
Delegated
- DD. Section 5.18(g) – to refer applications for Special Industries in the Down Road Special Industry Zone to the Environmental Protection Agency.
Delegated
- EE. Section 5.18(h) – to impose those conditions on a development consent in the Down Road Special Industry Zone that the Environmental Protection Agency sees fits.
Delegated
- FF. Section 5.19(a) – to require an owner to prepare a submission to support the creation of a Special Residential Zone.
Delegated
- GG. Section 5.19(b) – to determine what areas need to be set aside on a plan of subdivision forming part of the rezoning documents in a Special Residential Zone.
Not Delegated
- HH. Section 5.19(d) – to determine applications for uses listed in Schedule IV and enforce Scheme provisions
Delegated

- II. Section 5.20(a) – to grant approval for the use of a relocated dwelling on a lot.
Delegated
- **authority to determine an application contrary to Guideline 1.7(c)**
 - **all projects to comply with Council guidelines and policies**
- JJ. Section 5.20(c) – to impose conditions on a Planning Consent to relocate a dwelling on a lot.
Delegated
- KK. Section 5.20(c)(ii) – to seek a bond from an owner seeking to relocate a dwelling to ensure the completion of the dwelling.
Delegated
- LL. Section 5.21(a) – to prepare a submission supporting the creation of a Conservation Zone.
Delegated
- MM. Section 5.21(d) – to ensure buildings and effluent disposal systems are satisfactorily sited in a Conservation Zone.
Delegated
- NN. Section 5.21(g) – to ensure measures are taken to safeguard against dieback within Conservation Zones.
Delegated
- OO. Section 5.21(h) – to discourage the establishment of reticulated lawns in Conservation Zones.
Delegated
- PP. Section 5.21(j) – to ensure the satisfactory provision and maintenance of strategic firebreaks in Conservation Zones.
Delegated
- QQ. Section 5.21(k) – to require and set standards for limiting clearing around all structures in Conservation Zones.
Delegated
- RR. Section 5.21(e) – to require landowners to maintain satisfactory fire fuel levels on lots.
Delegated
- SS. Section 5.21(m) – to make arrangements to ensure landowners, on the transfer of lots, make prospective purchasers aware of Fire Management Guidelines.
Delegated
- TT. Section 5.21(n) – to ensure developments are established in accordance with requirements for Visual Resource Protection.
Delegated

UU. Section 5.23(a)(iii) – to determine if a development is wholly within the relevant buffer area for the Elizabeth Street Special Industry Zone.

Delegated

VV. Section 5.23(a)(vii) – to determine the impact of the Elizabeth Street Special Industry Zone on adjoining residential development.

Delegated

WW. Section 5.23(a)(x) – to determine the suitability of stormwater disposal on lots in the Elizabeth Street Special Industry Zone.

Delegated

XX. Section 5.23(a)(xi) – to determine the adequacy of effluent disposal systems on lots in the Elizabeth Street Special Industry Zone.

Delegated

YY. Section 5.23(a)(xiii) – to determine the satisfaction of landscaping plans for developments on lots in the Elizabeth Street Special Industry Zone.

Delegated

ZZ. Section 5.23(a)(xiv) – to determine if landscape areas and remnant vegetation retention areas are managed and maintained and if vegetation should be removed from those areas.

Delegated

AAA. Section 5.27 – to determine on site effluent disposal systems.

Delegated

BBB. Section 6.5(a) – to serve notices on any person who contravenes the Scheme.

Delegated

CCC. Section 6.6(c) – to direct that certain action be taken to ensure compliance with the provisions of the Scheme.

Delegated

DDD. Section 6.6(d) – to determine the necessity to enter upon land to remedy a default when notice is given to a person.

Delegated

EEE. Section 6.8 – to enter into agreements with owners of occupiers of land in respect of any matter pertaining to the Scheme.

Delegated

FFF. Policies Introduced Pursuant To Section 6.9.1 of the Scheme.

Delegated

- ***all projects to comply with Council guidelines and policies***

In addition to the scheme provisions and policies adopted by Council, the delegate must comply with guidelines and procedures established by the Development Services Directorate for the processing and administration of development applications.

Signed by Delegate

Signed by Chief Executive Officer

Date

***DELEGATION APPROVED TO CHIEF EXECUTIVE OFFICER ON
OCM 7.11.00 Item 12.2.5***

Reviewed OCM 20.11.01 Item 12.2.1

Reviewed OCM 20.08.02 Item 12.2.6

Reviewed OCM 20.01.04 Item 12.2.1

Reviewed OCM 15.03.05 Item 12.2.3

Reviewed OCM 17.10.06 Item 14.2.2

Reviewed OCM 18.03.08 Item 14.4.2



MINUTES

CORPORATE STRATEGY AND GOVERNANCE STRATEGY AND POLICY COMMITTEE

**Held on
Tuesday, 26th February 2008
5.00pm**

City of Albany Margaret Coates Boardroom

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1.0 DECLARATION OF OPENING

Manager Executive Service, Christine Grogan, declared the meeting open at 5.09pm.

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

Attendances:

Mayor -

Councillors -

MJ Evans, JP

J Bostock

DM Price

R Paver

J Matla

DJ Wolfe (Arrived 5.18pm)

R Buegge (Arrived 9.40pm)

C Grogan

S Jamieson

Manager Executive Services

Corporate Governance Coordinator - Minutes

Observers:

Councillor EK Stanton

Apologies/Leave of Absence:

Chief Executive Officer -

A Hammond

Manager Executive Services requested nominations for Chair.

Only one nomination for Chair was received, namely Councillor Price; therefore the ballot process was not required.

3.0 APPOINTMENT OF CHAIRPERSON

Councillor Price was elected Chair of the Corporate Strategy and Governance Strategy and Policy Committee unopposed.

Record of Vote: 5-0

4.0 DISCLOSURE OF FINANCIAL INTEREST

Nil

Councillor Wolfe arrived at the meeting at 5.18pm, welcomed by the Chair.

5.0 ITEMS FOR DISCUSSION

The Manager Executive Services, through the Chair, presented a list of identified priorities from Council Officers.

The Chair requested additions to the list.

Councillor Paver submitted a document for review to the Committee titled '*City of Albany Reform Measures and Other Matters – RP 09/10/07*' and requested that all these matters be referred to appropriate Committees for consideration.

In addition Councillor Paver proposed that the role of the Code of Conduct Review committee should be transferred to the Corporate Strategy and Governance Strategy and Policy Committee.

5.1 Transition role of Code of Conduct Review Committee to this committee

**MOVED COUNCILLOR PAVER
SECONDED COUNCILLOR MATLA**

- (i) THAT the Code of Conduct Review Committee be disbanded and the review of the Code of Conduct to be undertaken by the Corporate Strategy and Governance Strategy and Policy Committee.**
- (ii) An invitation be extended to Councillor Williams to participate as a non-voting member of this Committee for the purposes of reviewing the Code of Conduct only.**
- (iii) That Councillor Williams receive a courtesy phone call from the Chair advising her of the content of this motion.**
- (iv) That an Agenda Item is presented to the Ordinary Council Meeting in March 08, recommending:**

THAT Council:

- a. Disband the Code of Conduct Committee and transfer it's role to the Corporate Strategy and Governance Strategy and Policy Committee;**
- b. Invite Councillor Williams to be a non-voting member on the Corporate Strategy and Governance Strategy and Policy Committee for the purpose of reviewing the Code of Conduct only.**
- c. Professional legal advice is to be engaged for the preparation of the Final Draft Code of Conduct.**

MOTION CARRIED 6-0

Councillor Buegge arrived at the meeting at 17.40pm.

5.2 The establishment of a list of priority projects.

Manager Executive Services presented the following list of recommended priorities:

1. City Strategic Plan
2. Standing Orders Local Law
3. Human Resource Operations Policy
4. Record Keeping Policy
5. Customer Services Strategy
6. Delegation Register
7. Complaints Policy
8. Organisational Development Policies

Councillor Paver gave an overview of his submitted document, and in so doing pointing out the potential for confusion in terms of the parameters of the various Committees.

Councillor Bostock expressed her opposition to having only half of the Council sitting on the Governance committee citing that all Councillors should be involved in discussions relating to the Governance of the City of Albany.

Manager Executive Services, through the Chair, suggested that Councillor Paver's documented list of concerns should be submitted to the CEO on his return from leave for allocation to the relevant Committees.

Councillor Bostock, supported by the Mayor, requested the inclusion of a Communications Policy to the list that addresses: internal and external communication protocols.

Councillor Wolfe suggested that if there is an overlap with other committees on a particular item/subject, there is the option to call for a 'Joint' committee meeting.

**MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR BUEGGE**

That the committee review the following strategies and policies in the following priority order:

a. Priority One:

- (1) City Strategic Plan (Albany Insight – Beyond 2020);**
- (2) Standing Orders Local Law**
- (3) Code of Conduct Review;**

b. The following items will be reviewed following completion of above priority one items

- (1) Human Resource Operations Policy**
- (2) Record Keeping Policy;**
- (3) Customer Service Strategy;**
- (4) Delegations Register;**
- (5) Complaints Policy;**
- (6) Organisational Development Policies; and**
- (7) Communications Policy (internal & external).**

MOTION CARRIED 7-0

5.3 The determination of date, time and frequency of future meetings.

**MOVED COUNCILLOR MATLA
SECONDED COUNCILLOR BUEGGE**

That the committee meet on the third (3rd) Thursday of the month, at 4.30pm.

MOTION CARRIED 7-0

6.0 TIME AND DATE OF NEXT MEETING

Next meeting is scheduled for Thursday, 20th March 2008 at 4.30pm.

7.0 CLOSURE OF MEETING

There being no further business, the meeting closed at 5.56pm.

Enclosure:

1. Councillor Paver's City of Albany Reform Measure and Other Matters Documents – RP 09/10/07 document.



Albany - Compliance Audit Return 2007

Certified Copy of Return

Please submit a signed copy to the Director General of the Department of Local Government and Regional Development together with a copy of section of relevant minutes.

Caravan Parks and Camping Grounds					
No	Reference	Question	Response	Comments	Respondent
1	s21(1) Caravan Parks and Camping Grounds Act 1995	Did the local government inspect each caravan park or camping ground in its district within the period 1 July 2006 to 30 June 2007.	Yes	Confirmed with Senior Environment Health Officer and register of inspections.	Keith Barnett

Cemeteries					
No	Reference	Question	Response	Comments	Respondent
1	s40(1)(a), (b) Cemeteries Act 1986	Has a register been maintained which contains details of all burials in the cemetery, including details of the names and descriptions of the deceased persons and location of the burial.	N/A	The City of Albany is not responsible for any cemeteries.	Stuart Jamieson
2	s40(1)(a), (b) Cemeteries Act 1986	Has a register been maintained which contains details of all grants of right of burial in the cemetery, including details of assignments or bequests of grants.	N/A		Stuart Jamieson
3	s40(2) Cemeteries Act 1986	Have plans been kept and maintained showing the location of all burials registered in 2 above.	N/A		Stuart Jamieson

Commercial Enterprises by Local Governments					
No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a)(b)(c) F&G Reg 7,9	Has the local government prepared a business plan for each major trading undertaking in 2007.	Yes		Andrew Hammond
2	s3.59(2)(a)(b)(c) F&G Reg 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2007.	Yes		Peter Madigan
3	s3.59(2)(a)(b)(c) F&G Reg 7,11	Has the local government prepared a business plan before entering into each land transaction that was preparatory to entry into a major land transaction in 2007.	Yes		Andrew Hammond
4	s3.59(4)	Has the local government given Statewide public notice of each proposal to commence a major trading undertaking or enter into a major land transaction for 2007.	Yes	Advertised in the West Australian.	Peter Madigan
5	s3.59(5)	Did the Council, during 2007, resolve to proceed with each major land transaction or trading undertaking by absolute majority.	Yes		Andrew Hammond



Delegation of Power / Duty						
No	Reference	Question	Response	Comments	Respondent	
1	s5.16, 5.17, 5.18	Were all delegations to committees resolved by absolute majority.	Yes		Stuart Jamieson	
2	s5.16, 5.17, 5.18	Were all delegations to committees in writing.	Yes		Stuart Jamieson	
3	s5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17.	Yes		Stuart Jamieson	
4	s5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations.	Yes		Stuart Jamieson	
5	s5.18	Has Council reviewed delegations to its committees in the 2006/2007 financial year.	Yes		Stuart Jamieson	
6	s5.42(1),5.43 Admin Reg 18G	Did the powers and duties of the Council delegated to the CEO exclude those as listed in section 5.43 of the Act.	Yes		Stuart Jamieson	
7	s5.42(1)(2) Admin Reg 18	Were all delegations to the CEO resolved by an absolute majority.	Yes		Stuart Jamieson	
8	s5.42(1)(2) Admin Reg 18	Were all delegations to the CEO in writing.	Yes		Stuart Jamieson	
9	s5.44(2)	Were all delegations by the CEO to any employee in writing.	Yes		Stuart Jamieson	
10	s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority.	Yes		Stuart Jamieson	
11	s5.46(1)	Has the CEO kept a register of all delegations made under the Act to him and to other employees.	Yes		Stuart Jamieson	
12	s5.46(2)	Were all delegations made under Division 4 of Part 5 of the Act reviewed by the delegator at least once during the 2006/2007 financial year.	Yes		Stuart Jamieson	
13	s5.46(3) Admin Reg 19	Did all persons exercising a delegated power or duty under the Act keep, on all occasions, a written record as required.	Yes	Requirement of each delegation to either report in writing to the Council or to file.	Stuart Jamieson	

Disclosure of Interest						
No	Reference	Question	Response	Comments	Respondent	
1	s5.66(a)	Did the CEO, on all occasions, where a council member gave written notice of a disclosure of interest before a meeting, cause that notice to be given to the person who presided at the meeting.	Yes	Details recorded in the Minutes.	Stuart Jamieson	



No	Reference	Question	Response	Comments	Respondent
2	s5.66(b)	Did the person presiding at a meeting, on all occasions, when given a member's written financial interest disclosure by the CEO, bring its contents to the attention of persons present immediately before any matters to which the disclosure relates were discussed.	Yes	Details recorded in the Minutes.	Stuart Jamieson
3	s5.67	If a member disclosed an interest, did he/she ensure that they did not remain present to participate in any discussion or decision-making procedure relating to the matter in which the interest was disclosed (not including participation approvals granted under s5.68).	Yes	Details recorded in the Minutes.	Stuart Jamieson
4	s5.68(2)	Were all decisions made under section 5.68(1), and the extent of participation allowed, recorded in the minutes of Council and Committee meetings.	Yes	Details recorded in the Minutes.	Stuart Jamieson
5	s5.70(2)	Where an employee had an interest in any matter in respect of which the employee provided advice or a report directly to the Council or a Committee, did that person disclose the nature of that interest when giving the advice or report.	Yes		Stuart Jamieson
6	s5.70(3)	Where an employee disclosed an interest under s5.70(2), did that person also disclose the extent of that interest when required to do so by the Council or a Committee.	Yes		Stuart Jamieson
7	s5.71	On all occasions were delegated powers and duties not exercised by employees that had an interest in the matter to which the delegated power or duty related.	Yes		Stuart Jamieson
8	s5.71(a)	Did the CEO disclose to the mayor or president the nature of the interest as soon as practicable after becoming aware that he or she had an interest in the matter to which the delegated power or duty related.	Yes		Stuart Jamieson
9	5.71(b)	Did an employee disclose to the CEO the nature of the interest as soon as practicable after becoming aware that he or she had an interest in the matter to which the delegated power or duty related.	Yes		Stuart Jamieson
10	s5.73	Were disclosures under section 5.65 or 5.70 recorded in the minutes of the meeting at which the disclosure was made.	Yes		Stuart Jamieson
11	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly elected members within three months of their start day.	Yes		Stuart Jamieson
12	s5.75(1) Admin Reg 22 Form 2	Was a primary return lodged by all newly designated employees within three months of their start day.	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
13	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2007.	N/A	All Councillors were up for re-election (Complete Spill).	Stuart Jamieson
14	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2007.	Yes		Stuart Jamieson
15	s5.77	On receipt of a primary or annual return, did the CEO, (or the Mayor/ President in the case of the CEO's return) on all occasions, give written acknowledgment of having received the return.	Yes		Stuart Jamieson
16	s5.88(1)(2) Admin Reg 28	Did the CEO keep a register of financial interests which contained the returns lodged under section 5.75 and 5.76	Yes		Stuart Jamieson
17	s5.88(1)(2) Admin Reg 2	Did the CEO keep a register of financial interests which contained a record of disclosures made under sections 5.65, 5.70 and 5.71, in the form prescribed in Administration Regulation 28.	Yes		Stuart Jamieson
18	s5.88 (3)	Has the CEO removed all returns from the register when a person ceased to be a person required to lodge a return under section 5.75 or 5.76.	Yes		Stuart Jamieson
19	s5.88(4)	Have all returns lodged under section 5.75 or 5.76 and removed from the register, been kept for a period of at least five years, after the person who lodged the return ceased to be a council member or designated employee.	Yes		Stuart Jamieson
20	s5.103 Admin Reg 34C	Where an elected member or an employee disclosed an interest in a matter discussed at a Council or committee meeting where there was a reasonable belief that the impartiality of the person having the interest would be adversely affected, was it recorded in the minutes.	Yes		Stuart Jamieson

Disposal of Property

No	Reference	Question	Response	Comments	Respondent
1	s3.58(3)	Was any property that was not disposed of by public auction or tender, given local public notice prior to disposal (except where excluded by Section 3.58(5)).	N/A		Stan Goodman
2	s3.58(4)	Where the local government disposed of property under section 3.58(3), did it provide details, as prescribed by section 3.58(4), in the required local public notice for each disposal of property.	Yes		Stan Goodman

Elections

No	Reference	Question	Response	Comments	Respondent
1	4.17(3)	Was approval sought from the Electoral Commissioner where council allowed a vacancy to remain unfilled as a result of a councillor's position becoming vacant under s2.32 and in accordance with s4.17(3)(a) & (b).	N/A		Stuart Jamieson
2	s4.20(2)	Did the local government appoint a person other than the CEO to be the returning officer of the local government for an election or all other elections held while that appointment applied, after having written agreement of the person concerned and the Electoral Commissioner.	N/A	City of Albany engaged the services of the State Electoral Commission. Returning Officer: Ms Sally Thomas.	Stuart Jamieson
3	s4.20(4)	Did the local government declare the electoral commissioner to be responsible for the conduct of an election, after having first obtained the written agreement of the electoral commissioner.	Yes	Ordinary Council Meeting Minutes 20 Feb 07, Item 14.4.1.	Stuart Jamieson
4	s4.20(5)	Where a declaration has not already been made, was a declaration made under s4.20(4) prior to the 80th day before election day.	Yes	Acting CEO for duration of the election was Mr WP Madigan.	Stuart Jamieson
5	s4.32(4)	Did the CEO, within 14 days after receiving a claim for enrolment, decide whether the claimant was eligible or not eligible under s4.30(1)(a)&(b) and accept or reject the claim accordingly.	Yes		Peter Madigan
6	s4.32(6) Elect Reg 13	Did the CEO record on all occasions the decision in the owners and occupiers register in accordance with Regulation 13 of the Local Government (Elections) Regulations 1997 and give written notice of the decision to the claimant without delay, for eligibility to enrol.	Yes		Peter Madigan
7	s4.35(2)	Did the CEO give written notice to the person before making a decision under subsection (1)(c) and allow 28 days for the person to make submissions on the matter.	Yes		Peter Madigan
8	s4.35(3)	Did the CEO, after making a decision under subsection (1)(c), give written notice of it to the person.	Yes		Peter Madigan
9	s4.35(5)	Did the CEO, on receipt of advice of the Electoral Commissioner's decision on an appeal, take any action necessary to give effect to that decision.	N/A	No appeals received.	Stuart Jamieson
10	s4.35(6)	Did the CEO give written notice on all occasions to the person, where after considering submissions made under subsection 2, the CEO decided that the person was still eligible under s4.30 to be enrolled to vote at elections for the district or ward.	Yes		Stuart Jamieson
11	s4.35(7)	Did the CEO, on all occasions, record any decision under subsection (1) or (6) in the register referred to in section 4.32(6).	N/A	Recorded on the Records Management System.	Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
12	s4.39(2)	Did the CEO on or after the 70th day, but no later than the 56th day give statewide public notice of the time and date of the close of enrolments.	Yes	Conducted by the WA Electoral Commission and City of Albany.	Peter Madigan
13	s4.41(1)	Did the CEO prepare an owners and occupiers roll for the election on or before the 36th day before election day.	Yes		Peter Madigan
14	s4.41(2)	Did the CEO certify that the owners and occupiers roll included the names of all persons who were electors of the district or ward under s4.30 at the close of enrolments.	Yes		Peter Madigan
15	s4.43(1)	Where the CEO was returning officer (RO) and the rolls were not consolidated, did the RO delete the names of any person from the owners and occupiers roll whose name also appeared on the residents roll, on or before the 22nd day before election day.	N/A		Stuart Jamieson
16	s4.47(1)	Where the CEO was returning officer (RO), did the RO give statewide public notice calling for nominations of candidates for the election on or after the 56th day but no later than the 45th day before election day.	N/A	Function performed by Electoral Commission, Returning Officer - Ms Sally Thomas.	Stuart Jamieson
17	s4.47(2)(a)	Did the notice referred to in s4.47(1) calling for nominations specify the kind of election to be held and the vacancy or vacancies to be filled.	Yes	Administered by WA Electoral Commission.	Peter Madigan
18	s4.47(2)(b)	Did the notice referred to in s4.47(1) calling for nominations specify the place where nominations may be delivered or sent.	Yes	Administered by WA Electoral Commission.	Peter Madigan
19	s4.47(2)(c)	Did the notice referred to in s4.47(1) calling for nominations specify the period within which nominations have to be delivered or sent.	Yes	Administered by WA Electoral Commission.	Peter Madigan
20	s4.47(2)(d)	Did the notice referred to in s4.47(1) calling for nominations specify any other arrangements made for the receipt by the returning officer of nominations.	Yes	Administered by WA Electoral Commission.	Peter Madigan
21	s4.61(2)	Did the Council of the local government, where it decided to conduct the election as a postal election, make that decision by absolute majority.	Yes	Ordinary Council Meeting Minutes 20 Feb 07, Item 14.4.1	Stuart Jamieson
22	s4.61(3)	Where a decision was made under s4.61(2) and a relevant declaration had not already been made, was that decision made prior to the 80th day before election day.	N/A		Stuart Jamieson

No	Reference	Question	Response	Comments	Respondent
23	s4.64	Where the CEO was returning officer (RO), did the RO give Statewide public notice (election notice) as soon as practicable after preparations for the election, but no later than on the 19th day before election day, in accordance with regulations that included details of how, when and where the election will be conducted and the names of the candidates.	N/A		Stuart Jamieson
24	Elect Reg 7	Did a person, before acting as an electoral officer, make the required declaration as stated in local government election regulation 7.	Yes	Confirmed with WA Electoral Commission.	Stuart Jamieson
25	Elect Reg 8(2)	Where the CEO was returning officer (RO), did the RO prepare and adopt a Code of Conduct for the 2007 Ordinary Elections.	N/A		Stuart Jamieson
26	Elect Reg 8(3)	Where the CEO was returning officer (RO), did the RO provide each electoral officer a copy or access to a copy of the electoral code of conduct for the 2007 Ordinary Elections.	N/A		Stuart Jamieson
27	Elect Reg 13(1)	Has the relevant information as listed in Election Reg 13 been recorded in the owners and occupiers register.	Yes		Stuart Jamieson
28	Elect Reg 13(4)	Did the CEO amend the register from time to time to make sure that the information recorded in it is accurate.	Yes		Stuart Jamieson
29	Elect Reg 17	Did the local government keep an enrolment eligibility claim form, if accepted, a copy of a notice of acceptance for 2 years after the claim and notice expired, and a copy of a notice of rejection for 2 years after the claim was rejected.	Yes		Stuart Jamieson
30	Elect Reg 26(4)	Did the CEO or an employee of the local government appointed as Returning Officer keep the deposit referred to in s4.49(d) separate from other money and credited to a fund of the local government.	Yes	Administered by the City of Albany.	Stuart Jamieson
31	Elect Reg 30G (1)	Did the CEO establish and maintain an electoral gift register and ensure that all 'disclosure of gifts' forms completed by candidates and received by the CEO were placed on the electoral gift register at the time of receipt by the CEO and in a manner that clearly identifies and distinguishes the candidates.	Yes		Stuart Jamieson
32	Elect Reg 30G(3)	Did the CEO remove any "disclosure of gifts" forms completed by unsuccessful candidates from the electoral gift register in accordance with the period under regulation 30C and retain those forms separately for a period of at least 2 years.	Yes		Stuart Jamieson
33	Elect Reg 30H	Has the electoral gift register been kept at the appropriate local government offices.	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
34	Elect Reg 40	Has a postal voters register been kept of electors whose applications are under regulation 37(1)(b) and are accepted under regulation 38(1), which contains the enrolment details of each elector included on it and any ward in respect of which the elector is registered.	N/A	Election Conducted as a Postal Vote Election.	Stuart Jamieson
35	Elect Reg 81	Was the report relating to an election under s4.79 provided to the Minister within 14 days after the declaration of the result of the election.	N/A	Administered by the Western Australian Electoral Commission.	Stuart Jamieson

Executive Functions

No	Reference	Question	Response	Comments	Respondent
1	s3.18(3)(a)	Has the local government satisfied itself that the services and facilities that it provides ensure integration and co-ordination of services and facilities between governments.	Yes		Andrew Hammond
2	s3.18(3)(b)	Has the local government satisfied itself that the services and facilities that it provides avoid unnecessary duplication of services or competition particularly with the private sector.	Yes		Andrew Hammond
3	s3.18(3)(c)	Has the local government satisfied itself that the services and facilities that it provides ensure services and facilities are properly managed.	Yes		Andrew Hammond
4	s3.32(1)	Was a notice of intended entry given to the owner or occupier of the land, premises or thing that had been entered.	Yes		Robert Fenn
5	s3.32(2)	Did the notice of intended entry specify the purpose for which the entry was required.	Yes		Robert Fenn
6	s3.32(3)	Was the notice of intended entry given not less than 24 hours before the power of entry was exercised.	Yes		Robert Fenn
7	s3.40A(1)	Where in the opinion of the local government a vehicle was an abandoned vehicle wreck, was it removed and impounded by an employee authorised (for that purpose) by the local government.	Yes		Robert Fenn
8	s3.40A(2)	Where the owner of the vehicle was identified within 7 days after its removal under s3.40A(1), did the local government give notice to that person advising that the vehicle may be collected from a place specified during such hours as are specified in the notice.	Yes	Detailed in the Draft Ranger Protocols (SOPs)	Robert Fenn
9	s3.40A(3)	Where notice was given under s3.40A(2) did it include a short statement of the effect of subsection (4)(b) and the effect of the relevant provisions of sections 3.46 and 3.47.	Yes		Robert Fenn



No	Reference	Question	Response	Comments	Respondent
10	s3.50	Did the local government close a thoroughfare wholly or partially for a period not exceeding 4 weeks under the guidelines of 3.50.	Yes		Robert Fenn
11	s3.51(3)	Did the local government give notice of what is proposed to be done giving details fo the proposal and inviting submissions from any person who wishes to make a submission and allow a reasonable time for submissions to be made and consider any submissions made.	Yes		Robert Fenn
12	s3.52(4)	Has the local government kept plans for the levels and alignments of public thoroughfares that are under its control or mangement, and made those plans available for public inspection.	Yes		Stuart Jamieson

Finance

No	Reference	Question	Response	Comments	Respondent
1	s5.53, Admin Reg 19B	Has the local government prepared an annual report for the financial year ended 30 June 2007 that contained the prescribed information under the Act and Regulations.	Yes		Stan Goodman
2	s5.54(1), (2)	Was the annual report accepted by absolute majority by the local government by 31 December 2007.	Yes		Stan Goodman
3	s5.54(1), (2)	Where the Auditor's report was not available in time for acceptance by 31 December, was it accepted no more than two months after the Auditor's report was made available.	N/A		Stan Goodman
4	s5.55	Did the CEO give local public notice of the availability of the annual report as soon as practicable after the local government accepted the report.	Yes		Stan Goodman
5	S5.56 Admin Reg 19C(2)	Has the local government made a plan for the future of its district in respect of the period specified in the plan (being at least 2 financial years).	Yes		Stan Goodman
6	Admin Reg 19D	After a plan for the future, or modifications to a plan were adopted under regulation 19C, did the local government give public notice in accordance with subsection (2).	Yes		Stan Goodman
7	s5.94, s5.95	Did the local government allow any person attending the local government during office hours to inspect information, free of charge, listed in s5.94 of the Act and subject to s5.95 whether or not the information was current at the time of inspection.	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
8	s5.96	Where a person inspected information under Part 5, Division 7 of the Act and requested a copy of that information, did the local government ensure that copies were available at a price that did not exceed the cost of providing those copies.	Yes		Stan Goodman
9	s5.98 Admin Reg 30	Was the fee made available to elected members for attending meetings within the prescribed range.	Yes		Stan Goodman
10	s5.98 Admin Reg 31	Was the reimbursement of expenses to elected members within the prescribed ranges or as prescribed.	Yes		Stan Goodman
11	s5.98A Admin Reg 33A	Where a local government decided to pay the deputy mayor or the deputy president an allowance, was it resolved by absolute majority.	Yes		Stan Goodman
12	s5.98A Admin Reg 33A	Where a local government decided to pay the deputy mayor or the deputy president an allowance, was it up to (or below) the prescribed percentage of the annual local government allowance to which the mayor or president is entitled under section 5.98 (5).	Yes		Stan Goodman
13	s5.99 Admin Reg 34	Where a local government decided to pay Council members an annual fee in lieu of fees for attending meetings, was it resolved by absolute majority.	Yes		Stan Goodman
14	s5.99 Admin Reg 34	Where a local government decided to pay Council members an annual fee in lieu of fees for attending meetings, was it within the prescribed range.	Yes		Stan Goodman
15	s5.99A Admin Reg 34A, AA, AB	Where a local government decided to pay Council members an allowance instead of reimbursing telephone, facsimile machine rental charges and other telecommunication, information technology, travelling and accommodation expenses, was it resolved by absolute majority.	Yes		Stan Goodman
16	s5.99A Admin Reg 34A, AA, AB	Where a local government decided to pay Council members an allowance instead of reimbursing telephone, facsimile machine rental charges and other telecommunication, information technology, travelling and accommodation expenses, was it within the prescribed range.	Yes		Stan Goodman
17	s5.100 (1)	Did the local government pay a fee for attending committee meetings only to a committee member who was a council member or employee.	Yes		Stan Goodman
18	s5.100 (2)	Where the local government decided to reimburse a committee member, who was not a council member or employee, for an expense incurred by the person in relation to a matter affecting the local government, was it within the prescribe range.	N/A		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
19	s6.2	Did Council, prior to 31 August in the review period, adopt by absolute majority, a budget in the form and manner prescribed by Financial Management (FM) Reg 22 and the Act. (Please enter the date of the Council Resolution in the "Comments" column)	Yes	Special Council Meeting held 31/07/07, Item 6.2	Stan Goodman
20	s6.2	If 'no', was Ministerial approval sought for an extension.	N/A		Stan Goodman
21	s6.3	Did the council prepare and adopt a budget in a manner similar to the annual budget with modifications as listed in section 6.3.	Yes		Stan Goodman
22	FM Reg 33	Was the 2007/2008 budget forwarded to the Department of Local Government and Regional Development within 30 days of its adoption. (Please enter the date sent in the "Comments" column).	Yes		Stan Goodman
23	s6.4(1) FM Reg 34	Did the local government prepare an annual financial report as prescribed.	Yes		Stan Goodman
24	s6.4(1) FM Reg 34	Did the local government prepare other financial reports as prescribed.	Yes		Stan Goodman
25	FM Reg 34	If the local government prepared other financial reports as prescribed in s6.4 (1) FM Reg 34, were they presented to Council and recorded in the minutes of the meetings in which they were submitted.	Yes		Stan Goodman
26	s6.4(3)(b)	Was the annual financial report, prepared for the financial year ended 30 June 2007, submitted to the Auditor by 30 September 2007 or by the extended time allowed by the Minister or his delegate.	Yes		Stan Goodman
27	FM Reg 51(2)	Was the annual financial report submitted to the Department of Local Government and Regional Development sent by the CEO within 30 days after receiving the Auditor's report.	Yes		Stan Goodman
28	s6.8	Was expenditure that the local government incurred from its municipal fund, but not included in its annual budget, authorised in advance on all occasions by absolute majority resolution.	Yes		Stan Goodman
29	s6.8	In relation to expenditure that the local government incurred from its municipal fund that was authorised in advance by the mayor or president in an emergency, was it reported on all occasions to the next ordinary meeting of council.	N/A		Stan Goodman
30	s6.9 (1)	Does the local government's trust fund consist of all money (or the value of assets) that are required by the Local Government Act 1995 or any other written law to be credited to the fund.	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
31	s6.9 (1)	Does the local government's trust fund consist of all money or the value of assets held by the local government in trust.	Yes		Stan Goodman
32	s6.9(2)	Has the local government's trust fund been applied for the purposes of and in accordance with the trusts affecting it.	Yes		Stan Goodman
33	s6.9(3)	Has money held in the trust fund, been paid to the person entitled to it, together with, if the money has been invested, any interest earned from that investment.	Yes		Stan Goodman
34	s6.9(3)	Has property held in trust been delivered to the persons entitled to it.	N/A		Stan Goodman
35	s6.11(2)	Have all decisions to change the use or purpose of money held in reserve funds been by absolute majority.	Yes		Stan Goodman
36	s6.11(2) FM Reg 18	Did the local government give one months public notice of the proposed change of purpose or proposed use of money held in reserve funds . (Notice not required where the local government has disclosed the change of purpose or proposed use of reserve funds in its annual budget or where the money was used to meet expenditure authorised under s6.8(1) (c) of the Act or where the amount to be used did not exceed \$5,000).	N/A		Stan Goodman
37	s6.12, 6.13, 6.16 (1),(3)	Did Council at the time of adopting its budget, determine the granting of a discount or other incentive for early payment by absolute majority.	Yes		Stan Goodman
38	s6.12, 6.13, 6.16 (1),(3)	Did Council determine the setting of an interest rate on money owing to Council by absolute majority.	Yes		Stan Goodman
39	s6.12, 6.13, 6.16 (1),(3)	Did Council determine to impose or amend a fee or charge for any goods or services provided by the local government by absolute majority. (Note: this applies to money other than rates and service charges).	Yes		Stan Goodman
40	s6.17(3)	Were the fees or charges imposed for receiving an application for approval, granting an approval, making an inspection and issuing a licence, permit, authorisation or certificate, limited to the cost of providing the service or goods.	Yes		Stan Goodman
41	s6.17(3)	Were the fees or charges imposed for any other service prescribed in section 6.16 (2)(f), limited to the cost of providing the service or goods.	Yes		Stan Goodman
42	s6.19	After the budget was adopted, did the local government give local public notice for all fees and charges stating its intention to introduce the proposed fees or charges and the date from which it proposed to introduce the fees or charges.	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
43	s6.20(2) FM Reg 20	On each occasion where the local government exercised the power to borrow and details of the proposal were not included in the annual budget for that financial year, did the local government give one month's local public notice of the proposal (except where the proposal was of a kind prescribed in FM Regulation 20).	N/A		Stan Goodman
44	s6.20(2) FM Reg 20	On each occasion where the local government exercised the power to borrow, was the Council decision to exercise that power by absolute majority (Only required where the details of the proposal were not included in the annual budget for that financial year).	N/A		Stan Goodman
45	s6.20(3) FM Reg 21	On each occasion where the local government changed the use of borrowings, did the local government give one month's local public notice of the change in purpose. (Only required if the details of the change of purpose were not included in the annual budget or were of the kind prescribed in FM Regulation 21).	N/A		Stan Goodman
46	s6.20(3) FM Reg 21	On each occasion where the local government changed the use of borrowings, was the decision on the change of use by absolute majority. (Only required if the details of the change of purpose were not included in the annual budget or were of the kind prescribed in FM Regulation 21)	N/A		Stan Goodman
47	s6.32(1)(a)	Did Council determine by absolute majority to impose a general rate on rateable land within its district .	Yes		Stan Goodman
48	s6.32(1)(b)(i)	Did Council determine by absolute majority to impose a specified area rate on rateable land within its district .	Yes		Stan Goodman
49	s6.32(1)(b)(ii)	Did Council determine by absolute majority to impose a minimum payment on rateable land within its district .	Yes		Stan Goodman
50	s6.32(1)(c)	Did Council determine by absolute majority to impose a service charge on rateable land within its district .	N/A		Stan Goodman
51	s6.33(3)	Did Council obtained the approval of the Minister or his delegate before it imposed a differential general rate that was more than twice the lowest differential rate imposed.	N/A		Stan Goodman
52	s6.34	Did Council obtain the approval of the Minister or his delegate before it adopted a budget with a yield from general rates that was plus or minus 10% of the amount of the budget deficiency.	N/A		Stan Goodman

No	Reference	Question	Response	Comments	Respondent
53	s6.35(4) FM Reg 53	Did the local government ensure that it did not impose a minimum payment on more than 50% of the number of separately rated properties in the district (unless the general minimum did not exceed \$200).	Yes		Stan Goodman
54	s6.35(4) FM Reg 53	Did the local government ensure that it did not impose a minimum payment on more than 50% of the number of separately rated properties, rated on gross rental value (unless the general minimum did not exceed \$200).	Yes		Stan Goodman
55	s6.35(4) FM Reg 53	Did the local government ensure that it did not impose a minimum payment on more than 50% of the number of separately rated properties rated on unimproved value (unless the general minimum did not exceed \$200).	Yes		Stan Goodman
56	s6.35(4) FM Reg 53	Did the local government ensure that it did not impose a minimum payment on more than 50% of the number of separately rated properties in each differential rating category (unless the general minimum did not exceed \$200).	Yes		Stan Goodman
57	s6.36	Did the local government before imposing any differential general rate, or a minimum payment applying to a differential rate category, give local public notice of its intention to do so containing details of each rate or minimum proposed.	Yes		Stan Goodman
58	s6.36	Did the local government, before imposing any differential general rate or a minimum payment applying to a differential rate category, give local public notice of its intention to do so by extending an invitation for a period of 21 days or longer for submissions.	Yes		Stan Goodman
59	s6.36	Did the local government before imposing any differential general rate or a minimum payment applying to a differential rate category, give local public notice of its intention to do so, detailing the time and place where the document describing the objects and reasons for each proposed rate and minimum payment may be inspected.	Yes		Stan Goodman
60	s6.38(1) FM Reg 54	Where a local government imposed a service charge was it only imposed for a prescribed purposes of television and radio rebroadcasting, volunteer bush fire brigades, underground electricity, water, property surveillance and security.	N/A		Stan Goodman
61	s6.38	Was money received from the imposition of a service charge applied in accordance with the provisions of s6.38 of the Act.	N/A		Stan Goodman

No	Reference	Question	Response	Comments	Respondent
62	s6.46	Did Council, in granting a discount or other incentive for early payment of any rate or service charge, do so by absolute majority.	Yes		Stan Goodman
63	s6.47	When a local government resolved to waive a rate or service charge or grant other concessions did it do so by absolute majority.	N/A		Stan Goodman
64	s6.51	Did Council, in setting an interest rate on a rate or service charge that remained unpaid, do so by absolute majority.	Yes		Stan Goodman
65	S6.76(6)	Was the outcome of an objection under section 6.76(1) promptly conveyed to the person who made the objection including a statement of the local government's decision on the objection and its reasons for that decision.	Yes		Stan Goodman
66	FM Reg 5	Has efficient systems and procedures been established by the CEO of a local government as listed in Finance Reg 5.	Yes		Stan Goodman
67	FM Reg 6	Has the local government ensured that an employee to whom is delegated responsibility for the day to day accounting or financial management operations of a local government is not also delegated the responsibility for conducting an internal audit or reviewing the discharge of duties by that employee.	Yes		Stan Goodman
68	FM Reg 8	Did the local government maintain a separate account with a bank or other financial institution for money to be held in a municipal fund, trust fund or reserve accounts.	Yes		Stan Goodman
69	FM Reg 9	On all occasions have separate financial records been kept for each trading undertaking and each major land transaction.	Yes		Stan Goodman
70	FM Reg 11(1)	Has the local government developed procedures for the authorisation of, and the payment of, accounts to ensure that there is effective security for and properly authorised use of cheques, credit cards, computer encryption devices and passwords, purchasing cards and other devices or methods by which goods, services, money or other benefits may be obtained.	Yes		Stan Goodman
71	FM Reg 11(1)	Has the local government developed procedures for the authorisation of, and the payment of, accounts to ensure that there is effective security for and properly authorised use of petty cash systems.	Yes		Stan Goodman

No	Reference	Question	Response	Comments	Respondent
72	FM Reg 11(2)	Has the local government developed procedures that ensure a determination is made that the debt was incurred by a person who was properly authorised, before any approval for payment of an account is made.	Yes		Stan Goodman
73	FM Reg 11(2)	Has the local government developed procedures that ensure a determination is made that the goods or services to which each account relates were provided in a satisfactory condition or to a satisfactory standard, before payment of the account.	Yes		Stan Goodman
74	FM Reg 12	Have payments from the Municipal or Trust fund been made under the appropriate delegated authority.	Yes		Stan Goodman
75	FM Reg 12	When Council are presented with a list detailing the accounts to be paid, have payments from the Municipal or Trust fund been authorised in advance by resolution of Council.	N/A		Stan Goodman
76	FM Reg 13	Did the list of payments made or accounts for approval to be paid from the Municipal or Trust fund that were recorded in the minutes of the relevant meeting include the payee's name.	Yes		Stan Goodman
77	FM Reg 13	Did the list of payments made or accounts for approval to be paid from the Municipal or Trust fund, that were recorded in the minutes of the relevant meeting, include the amount of the payment.	Yes		Stan Goodman
78	FM Reg 13	Did the list of payments made or accounts for approval to be paid from the Municipal or Trust fund that were recorded in the minutes of the relevant meeting, include sufficient information to identify the transaction.	Yes		Stan Goodman
79	FM Reg 13	Did the list of accounts for approval to be paid from the Municipal or Trust fund that were recorded in the minutes of the relevant meeting, include the date of the meeting of Council.	Yes		Stan Goodman
80	FM Reg 19	Do the internal control procedures over investments established and documented by the local government enable the identification of the nature and location of all investments.	Yes		Stan Goodman
81	FM Reg 33A	Did the local government, between 1 January and 31 March 2007, carry out a review of its annual budget for the year ended 30 June 2007.	Yes		Stan Goodman
82	FM Reg 55	Does the local government's rate record include all particulars set out in the FM Regulations.	Yes		Stan Goodman
83	FM Reg 56,57	Are the contents of the local government's rate notice in accordance with the FM Regulations.	Yes		Stan Goodman

No	Reference	Question	Response	Comments	Respondent
84	FM Reg 56,57	Are the contents of the local government's reminder notice for instalment payments in accordance with the FM Regulations.	Yes		Stan Goodman
85	FM Reg 68	Was the maximum rate of interest imposed 5.5% as prescribed under section 6.45(3).	Yes		Stan Goodman
86	s7.1A	Has the local government established an audit committee and appointed members by absolute majority in accordance with section 7.1A of the Act.	Yes		Stan Goodman
87	s7.1B	Where a local government determined to delegate to its audit committee any powers or duties under Part 7 of the Act, did it do so by absolute majority.	N/A		Stan Goodman
88	s7.3	Was the person(s) appointed by the local government to be its auditor, a registered company auditor.	Yes		Stan Goodman
89	s7.3	Was the person(s) appointed by the local government to be its auditor, an approved auditor.	Yes		Stan Goodman
90	s7.3	Was the person or persons appointed by the local government to be its auditor, appointed by an absolute majority decision of Council.	Yes		Stan Goodman
91	Audit Reg 10	Was the Auditor's report for the financial year ended 30 June 2007 received by the local government within 30 days of completion of the audit.	Yes		Stan Goodman
92	s7.9(1)	Was the Auditor's report for 2006/2007 received by the local government by 31 December 2007.	Yes		Stan Goodman
93	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report prepared under s7.9 (1) of the Act required action to be taken by the local government, was that action undertaken.	N/A		Stan Goodman
94	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a report prepared on any actions undertaken.	N/A		Stan Goodman
95	S7.12A(3), (4)	Where the local government determined that matters raised in the auditor's report (prepared under s7.9 (1) of the Act) required action to be taken by the local government, was a copy of the report forwarded to the Minister by the end of the financial year or 6 months after the last report prepared under s7.9 was received by the local government whichever was the latest in time.	N/A		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
96	Audit Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit.	Yes		Stan Goodman
97	Audit Reg 7	Did the agreement between the local government and its auditor include the scope of the audit.	Yes		Stan Goodman
98	Audit Reg 7	Did the agreement between the local government and its auditor include a plan for the audit.	Yes		Stan Goodman
99	Audit Reg 7	Did the agreement between the local government and its auditor include details of the remuneration and expenses to be paid to the auditor.	Yes		Stan Goodman
100	Audit Reg 7	Did the agreement between the local government and its auditor include the method to be used by the local government to communicate with, and supply information to, the auditor.	Yes		Stan Goodman

Local Government Employees

No	Reference	Question	Response	Comments	Respondent
1	Admin Reg 18C	Did the local government approve the process to be used for the selection and appointment of the CEO before the position of CEO was advertised.	N/A	CEO appointed Aug 1999, prior to this reporting period. (31 Jan - 01 Dec 2007).	Stuart Jamieson
2	s5.36(4) s5.37(3)	Were all vacancies for the position of CEO and for designated senior employees advertised.	N/A	CEo and designated senior employees not appointed during this reporting period. For the purpose of Section 5.37 of the LGA 1995, the positions of Executive Director of Development Services, Executive Director or Corporate and Community Services, and Executive Director of Works & Services are designated as Senior Officer positions.	Stuart Jamieson
3	s5.36(4) s5.37(3) Admin Reg 18A(1)	Did the local government advertise for the position of CEO and for designated senior employees in a newspaper circulated generally throughout the State.	N/A		Stuart Jamieson
4	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees contain details of the remuneration and benefits offered.	N/A		Stuart Jamieson
5	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees contain details of the place where applications for the position were to be submitted.	N/A		Stuart Jamieson
6	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees detail the date and time for closing of applications.	N/A		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
7	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees indicate the duration of the proposed contract.	N/A		Stuart Jamieson
8	s5.36(4), 5.37(3), Admin Reg 18A	Did all advertisements for the position of CEO and for designated senior employees provide contact details of a person to contact for further information.	N/A		Stuart Jamieson
9	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss a designated senior employee.	N/A		Stuart Jamieson
10	s5.38	Was the performance of each employee, employed for a term of more than one year, (including the CEO and each senior employee), reviewed within the most recently completed 12 months of their term of employment.	Yes		David Hughes
11	Admin Reg 18D	Where Council considered the CEO's performance review did it decide to accept the review with or without modification (if Council did not accept the review, the preferred answer is N/A & refer Q12).	Yes		David Hughes
12	Admin Reg 18D	Where the Council considered the CEO's performance review, but decided not to accept the review, did it decide to reject the review (if Council accepted the review, the preferred answer is N/A refer Q11).	N/A		David Hughes
13	s5.39	During the period covered by this Return, were written performance based contracts in place for the CEO and all designated senior employees who were employed since 1 July 1996.	Yes		David Hughes
14	s5.39 Admin Reg 18B	Does the contract for the CEO and all designated senior employees detail the maximum amount of money payable if the contract is terminated before the expiry date. This amount is the lesser of the value of one year's remuneration under the contract.	Yes		David Hughes
15	s5.39 Admin Reg 18B	Does the contract for the CEO and all designated senior employees detail the maximum amount of money payable if the contract is terminated before the expiry date and this amount is the lesser of the value of the remuneration they would be entitled to had the contract not been terminated.	Yes		David Hughes
16	s5.50(1)	Did Council adopt a policy relating to employees whose employment terminates, setting out the circumstances in which council would pay an additional amount to that which the employee is entitled under a contract or award.	Yes	Specified in Council Adopted Enterprise Bargaining Agreement (EBA).	David Hughes



No	Reference	Question	Response	Comments	Respondent
17	s5.50(1)	Did Council adopt a policy relating to employees whose employment terminates, setting out the manner of assessment of an additional amount.	Yes	Specified in Council Adopted Enterprise Bargaining Agreement (EBA).	David Hughes
18	s5.50(2)	Did the local government give public notice on all occasions where council made a payment that was more than the additional amount set out in its policy.	N/A		David Hughes
19	S5.53(2)(g) Admin Reg 19B	For the purposes of section 5.53(2)(g) did the annual report of a local government for a financial year contain the number of employees of the local government entitled to an annual salary of \$100,000 or more.	Yes	Detailed in Annual Report for FY 06/07 & 07/08	David Hughes
20	S5.53(2)(g) Admin Reg 19B	For the purposes of section 5.53(2)(g) did the annual report of a local government for a financial year contain the number of those employees with an annual salary entitlement that falls within each band of \$10,000 and over \$100,000.	Yes	City of Albany, Annual Report 2006/2007, page 82.	David Hughes
21	Admin Reg 18F	Was the remuneration and other benefits paid to a CEO on appointment the same remuneration and benefits advertised for the position of CEO under section 5.36(4).	Yes	Continuing CEO employment contract.	David Hughes
22	Admin Regs 18E	Did the local government ensure checks were carried out to confirm that the information in an application for employment was true (applicable to CEO only).	N/A	CEO not appointed during reporting period.	David Hughes
23	Admin Reg 33	Was the allowance paid to the mayor or president for the purposes of s5.98 (5) within the prescribed range.	Yes		Andrew Hammond

Local Government Grants Commission

No	Reference	Question	Response	Comments	Respondent
1	s12(4) Local Government Grants Act 1978	Did the local government supply to the Grants Commission such financial and other information as to its affairs as specified and required by the Commission.	Yes		Andrew Hammond

Local Laws

No	Reference	Question	Response	Comments	Respondent
1	s3.12(2) F&G Reg 3	On each occasion that Council resolved to make a local law, did the person presiding at the Council meeting give notice of the purpose and effect of each proposed local law in the manner prescribed in Functions and General Regulation 3.	Yes	Advertised in the West Australian and Albany Advertiser.	Keith Barnett



No	Reference	Question	Response	Comments	Respondent
2	s3.12(3)(a)	On each occasion that Council proposed to make a local law, did the local government give Statewide and local public notice stating the purpose and effect of the proposed local law	Yes		Keith Barnett
3	s3.12(3)(a)	Did the local government give Statewide and local public notice stating details of where a copy of the local law may be inspected or obtained.	Yes		Keith Barnett
4	s3.12(3)(b)	On all occasions, as soon as a Statewide and local public notice was published, did the local government provide a copy of the proposed law, together with a copy of the notice, to the Minister for Local Government and Regional Development	Yes		Keith Barnett
5	s3.12(3)(b)	On all occasions, as soon as a Statewide and local public notice was published, did the local government provide a copy of the proposed law, together with a copy of the notice where applicable, to the Minister who administers the Act under which the local law was made.	Yes		Keith Barnett
6	s3.12(4)	Have all Council's resolutions to make local laws been by absolute majority.	Yes		Keith Barnett
7	s3.12(4)	Have all Council's resolutions to make local laws been recorded as such in the minutes of the meeting.	Yes		Keith Barnett
8	s3.12(5)	After making the local law, did the local government publish the local law in the Gazette.	Yes		Keith Barnett
9	s3.12(5)	After making the local law, did the local government give a copy to the Minister for Local Government and Regional Development and where applicable to the Minister who administers the Act under which the local law was made.	Yes		Keith Barnett
10	s3.12(6)	After the local law was published in the Gazette, did the local government give local public notice stating the title of the local law.	Yes		Keith Barnett
11	s3.12(6)	After the local law was published in the Gazette, did the local government give local public notice summarising the purpose and effect of the local law and the day on which it came into operation.	Yes		Keith Barnett
12	s3.12(6)	After the local law was published in the Gazette, did the local government give local public notice advising that copies of the local law may be inspected or obtained from its office.	Yes		Keith Barnett
13	s3.16(1)	Have all reviews of local laws under section 3.16(1) of the Act been carried out within a period of 8 years.	N/A	Review in 2008.	Keith Barnett



No	Reference	Question	Response	Comments	Respondent
14	s3.16(1)(2)	If the local government carried out a review of a local law under section 3.16 of the Act, to determine whether or not the local law should be repealed or amended, did it give Statewide public notice stating that it intended to review the local law.	N/A	Review in 2008.	Keith Barnett
15	s3.16(1)(2)	If the local government carried out a review of a local law under section 3.16 of the Act, to determine whether or not the local law should be repealed or amended, did it give Statewide public notice advising that a copy of the local law could be inspected or obtained at the place specified in the notice.	N/A		Keith Barnett
16	s3.16(1)(2)	If the local government carried out a review of a local law under section 3.16 of the Act, to determine whether or not the local law should be repealed or amended, did it give Statewide public notice detailing the closing date for submissions about the local law.	N/A	Review in 2008.	Keith Barnett
17	s3.16(3)	Did the local government (after the last day for submissions) prepare a report of the review and have it submitted to Council.	N/A		Keith Barnett
18	s3.16(4)	Was the decision to repeal or amend a local law determined by absolute majority on all occasions.	N/A	No appeals or amendments required.	Keith Barnett

Meeting Process

No	Reference	Question	Response	Comments	Respondent
1	s2.25(1)(3)	Where Council granted leave to a member from attending 6 or less consecutive ordinary meetings of Council was it by Council resolution.	Yes		Stuart Jamieson
2	s2.25(1)(3)	Where Council granted leave to a member from attending 6 or less consecutive ordinary meetings of Council, was it recorded in the minutes of the meeting at which the leave was granted.	Yes		Stuart Jamieson
3	s2.25(3)	Where Council refused to grant leave to a member from attending 6 or less consecutive ordinary meetings of Council, was the reason for refusal recorded in the minutes of the meeting.	N/A	Council did not refuse to grant leave during the reporting period.	Stuart Jamieson
4	s2.25(2)	Was Ministerial approval sought (on all occasions) before leave of absence was granted to an elected member in respect of more than 6 consecutive ordinary meetings of council.	N/A		Stuart Jamieson
5	s5.4	On all occasions when the mayor or president called an ordinary or special meeting of Council, was it done by notice to the CEO setting out the date and purpose of the proposed meeting;	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
6	s5.5	On all occasions when councillors called an ordinary or special meeting of Council was it called by at least 1/3 (one third) of the councillors, by notice to the CEO setting out the date and purpose of the proposed meeting.	Yes		Stuart Jamieson
7	s5.5(1)	Did the CEO give each council member at least 72 hours notice of the date, time, place and an agenda for each ordinary meeting of Council.	Yes		Stuart Jamieson
8	s5.5(2)	Did the CEO give each council member notice before the meeting, of the date, time, place and purpose of each special meeting of Council.	Yes		Stuart Jamieson
9	s5.7	Did the local government seek approval (on each occasion as required) from the Minister or his delegate, for a reduction in the number of offices of member needed for a quorum at a Council meeting	N/A		Stuart Jamieson
10	s5.7	Did the local government seek approval (on each occasion as required) from the Minister or his delegate, for a reduction in the number of offices of member required for absolute majorities.	N/A		Stuart Jamieson
11	s5.8	Did the local government ensure all Council committees (during the review period) were established by an absolute majority.	Yes		Stuart Jamieson
12	s5.10(1)(a)	Did the local government ensure all members of Council committees, during the review period, were appointed by an absolute majority (other than those persons appointed in accordance with section 5.10 (1)(b)).	Yes		Stuart Jamieson
13	s5.10(2)	Was each Council member given their entitlement during the review period, to be appointed as a committee member of at least one committee, as referred to in section 5.9(2)(a) & (b) of the Act.	N/A	No member of Council exercised this right during this reporting period.	Stuart Jamieson
14	s5.12(1)	Were Presiding members of committees elected by the members of the committees (from amongst themselves) in accordance with Schedule 2.3, Division 1 of the Act.	Yes		Stuart Jamieson
15	s5.12(2)	Were Deputy presiding members of committees elected by the members of the committee (from amongst themselves) in accordance with Schedule 2.3 Division 2 of the Act.	Yes		Stuart Jamieson
16	s5.15	Where the local government reduced a quorum of a committee meeting, was the decision made by absolute majority on each occasion.	N/A	Not required during the reporting period.	Stuart Jamieson

No	Reference	Question	Response	Comments	Respondent
17	s5.21 (4)	When requested by a member of Council or committee, did the person presiding at a meeting ensure an individual vote or the vote of all members present, were recorded in the minutes.	Yes		Stuart Jamieson
18	s5.22(1)	Did the person presiding at a meeting of a Council or a committee ensure minutes were kept of the meeting's proceedings.	Yes		Stuart Jamieson
19	s5.22(2)(3)	Were the minutes of all Council and committee meetings submitted to the next ordinary meeting of Council or committee, as the case requires, for confirmation.	Yes		Stuart Jamieson
20	s5.22(2)(3)	Were the minutes of all Council and committee meetings signed to certify their confirmation by the person presiding at the meeting at which the minutes of Council or committee were confirmed.	Yes		Stuart Jamieson
21	s5.23 (1)	Were all council meetings open to members of the public (subject to section 5.23(2) of the Act).	Yes		Stuart Jamieson
22	s5.23 (1)	Were all meetings of committees to which a power or duty had been delegated open to members of the public (subject to section 5.23(2) of the Act).	Yes		Stuart Jamieson
23	s5.23(2)(3)	On all occasions, was the reason, or reasons, for closing any Council or committee meeting to members of the public, in accordance with the Act.	Yes		Stuart Jamieson
24	s5.23(2)(3)	On all occasions, was the reason, or reasons, for closing any Council or committee meeting to members of the public recorded in the minutes of that meeting.	Yes		Stuart Jamieson
25	s5.24 (1) Admin Reg 5&6	Was a minimum time of 15 minutes allocated for questions to be raised by members of the public and responded to at every ordinary meeting of Council.	Yes		Stuart Jamieson
26	s5.24 (1) Admin Reg 5&6	Was a minimum time of 15 minutes allocated for questions to be raised by members of the public and responded to at every special meeting of Council.	Yes		Stuart Jamieson
27	s5.24 (1) Admin Reg 5&6	Was a minimum time of 15 minutes allocated for questions to be raised by members of the public and responded to at every meeting of a committee to which the local government has delegated a power or duty.	Yes		Stuart Jamieson
28	s5.27(2)	Was the annual general meeting of electors held within 56 days of the local government's acceptance of the annual report for the previous financial year.	Yes		Stuart Jamieson

No	Reference	Question	Response	Comments	Respondent
29	s5.29	Did the CEO convene all electors' meetings by giving at least 14 days local public notice and each Council member at least 14 days notice of the date, time, place and purpose of the meeting.	Yes		Stuart Jamieson
30	s5.32	Did the CEO ensure the minutes of all electors' meetings were kept and made available for public inspection before the Council meeting at which decisions made at the electors' meeting were first considered.	Yes	A copy is held in the City of Albany's reception area and published on the City of Albany's website.	Stuart Jamieson
31	s5.33(1)	Were all decisions made at all electors' meetings considered at the next ordinary Council meeting, or, if not practicable, at the first ordinary Council meeting after that, or at a special meeting called for that purpose.	Yes		Stuart Jamieson
32	s5.33(2)	Were the reasons for Council decisions in response to decisions made at all electors' meetings recorded in the minutes of the appropriate Council meeting.	Yes		Stuart Jamieson
33	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all token gifts received by Council members and employees.	Yes	IAW with Admin Reg 34B, the City of Albany's Code of Conduct details the recording requirement of token gifts.	Stuart Jamieson
34	Admin Reg 8	Was a period of 30 minutes allowed from the advertised commencement time before any Council or committee was adjourned due to the lack of a quorum.	N/A		Stuart Jamieson
35	Admin Reg 9	Was voting at Council or committee meetings conducted so that no vote was secret.	Yes		Stuart Jamieson
36	Admin Reg 10(1)	Were all motions to revoke or change decisions at Council or committee meetings supported in the case where an attempt to revoke or change the decision had been made within the previous 3 months but failed, by an absolute majority.	Yes		Stuart Jamieson
37	Admin Reg 10(1)	Were all motions to revoke or change decisions at Council or committee meetings supported in any other case, by at least one third of the number of officers or member (whether vacant or not) of the Council or committee.	Yes		Stuart Jamieson
38	Admin Reg 10(2)	Were all decisions to revoke or change decisions made at Council or committee meetings made (in the case where the decision to be revoked or changed was required to be made by an absolute majority or by a special majority), by that kind of majority.	Yes		Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
39	Admin Reg 10(2)	Were all decisions to revoke or change decisions made at Council or committee meetings made in any other case, by an absolute majority.	Yes		Stuart Jamieson
40	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include the names of members present at the meeting.	Yes		Stuart Jamieson
41	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include where a member entered or left the meeting, the time of entry or departure, as the case requires, in the chronological sequence of the business of the meeting.	Yes		Stuart Jamieson
42	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include details of each motion moved at the meeting, including details of the mover and outcome of the motion.	Yes		Stuart Jamieson
43	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include details of each decision made at the meeting.	Yes		Stuart Jamieson
44	Admin Reg 11	Did the contents of the minutes of all Council or committee meetings include, where the decision was significantly different from written recommendation of a committee or officer, written reasons for varying that decision.	Yes		Stuart Jamieson
45	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include a summary of each question raised by members of the public and a summary of the response given.	Yes		Stuart Jamieson
46	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include in relation to each disclosure made under sections 5.65 or 5.70, where the extent of the interest has been disclosed, the extent of the interest.	Yes		Stuart Jamieson
47	Admin Reg 12(1)	Did the local government, at least once during the period covered by this return, give local public notice for the next twelve months of the date, time and place of ordinary Council meetings.	Yes	Advertised in the Albany Advertiser.	Stuart Jamieson
48	Admin Reg 12(1)	Did the local government, at least once during the period covered by this return, give local public notice for the next twelve months of the date, time and place of those committee meetings that were required under the Act to be open to the public or that were proposed to be open to the public.	Yes	Advertising of the meeting for the 12 months in advance of the two (2) committees required to be open to the public (Community Financial Assistance Grants Committee and Town Hall Theatre Advisory Committee) were advertised in the Albany Advertiser.	Stuart Jamieson



No	Reference	Question	Response	Comments	Respondent
49	Admin Reg 12(2)	Did the local government give local public notice of any changes to the dates, time or places referred to in the question above.	Yes		Stuart Jamieson
50	Admin Reg 12(3) (4)	In the CEO's opinion, where it was practicable, were all special meetings of Council (that were open to members of the public) advertised via local public notice.	Yes		Andrew Hammond
51	Admin Reg 12(3) (4)	Did the notice referred to in the question above include details of the date, time, place and purpose of the special meeting.	Yes		Stuart Jamieson
52	Admin Reg 13	Did the local government make available for public inspection unconfirmed minutes of all Council meetings within 10 business days after the Council meetings.	Yes	Minutes published on the City of Albany's website and a Copy made available in the foyer of the Council reception area.	Stuart Jamieson
53	Admin Reg 13	Did the local government make available for public inspection unconfirmed minutes of all committee meetings within 5 business days after the committee meetings.	Yes	Note: Unconfirmed minutes not published to website.	Stuart Jamieson
54	Admin Reg 14(1) (2)	Were notice papers, agenda and other documents relating to any Council or committee meeting, (other than those referred to in Admin Reg 14(2)) made available for public inspection.	Yes		Stuart Jamieson
55	Admin Reg 14A	On all occasions where a person participated at a Council or committee meeting by means of instantaneous communication, (by means of audio, telephone or other instantaneous contact) as provided for in Administration Regulation 14A, did the Council approve of the arrangement by absolute majority.	N/A		Stuart Jamieson
56	Admin Reg 14A	On all occasions where a person participated at a Council or committee meeting by means of instantaneous communication, (as provided for in Administration Regulation 14A) was the person in a suitable place as defined in Administration Regulation 14A(4)	N/A		Stuart Jamieson

Miscellaneous Provisions					
No	Reference	Question	Response	Comments	Respondent
1	s9.29(2)(b)	On all occasions, were those employees who represented the local government in court proceedings, appointed in writing by the CEO.	Yes		Andrew Hammond
2	s9.4	Has each person who received an unfavourable decision from Council, or from an employee of the local government exercising delegated authority, (that is appealable under Part 9 of the Act) been informed of his or her right to object and appeal against the decision.	Yes		Andrew Hammond
3	s9.6(5)	Did the local government ensure that the person who made the objection was given notice in writing of how it has been decided to dispose of the objection and the reasons why.	Yes		Andrew Hammond

Official Conduct					
No	Reference	Question	Response	Comments	Respondent
1	s5.120	Where the CEO is not the complaints officer, has the local government designated a senior employee, as defined under s5.37, to be its complaints officer.	N/A	CEO is the complaints officer.	Andrew Hammond
2	s5.121(1)	Has the complaints officer for the local government maintained a register of complaints which records all complaints that result in action under s5.110(6)(b) or (c).	Yes	No complaints submitted in reporting period.	Andrew Hammond
3	s5.121(2)(a)	Does the complaints register maintained by the complaints officer include provision for recording of the name of the council member about whom the complaint is made.	Yes		Andrew Hammond
4	s5.121(2)(b)	Does the complaints register maintained by the complaints officer include provision for recording the name of the person who makes the complaint.	Yes		Andrew Hammond
5	s5.121(2)(c)	Does the complaints register maintained by the complaints officer include provision for recording a description of the minor breach that the standards panel finds has occurred.	Yes		Andrew Hammond
6	s5.121(2)(d)	Does the complaints register maintained by the complaints officer include the provision to record details of the action taken under s5.110(6)(b) (c).	Yes		Andrew Hammond

Swimming Pools

No	Reference	Question	Response	Comments	Respondent
1	s245A(5)(aa) LG (MiscProv) Act 1960	Have inspections of known private swimming pools, either been, or are proposed to be, carried out as required by section 245A(5)(aa) of the Local Government (Miscellaneous Provisions) Act 1960.	Yes		David Maher

Tenders for Providing Goods and Services

No	Reference	Question	Response	Comments	Respondent
1	s3.57 F&G Reg 11	Did the local government invite tenders on all occasions (before entering into contracts for the supply of goods or services) where the consideration under the contract was, or was expected to be, worth more than the consideration stated in Regulation 11(1) of the Local Government (Functions & General) Regulations (Subject to Functions and General Regulation 11(2)).	Yes		Wayne Male
2	F&G Reg 11A(1)	Has the local government prepared and adopted a purchasing policy in relation to contracts for other persons to supply goods or services where the consideration under the contract is, or is expected to be, \$100,000 or less or worth \$100,000 or less.	Yes		Wayne Male
3	F&G Reg 11A(3)(a)	Did the purchasing policy that was prepared and adopted make provision in respect of the form of quotations acceptable.	Yes		Wayne Male
4	F&G Reg 11(3)(b)	Did the purchasing policy that was prepared and adopted make provision in respect of the recording and retention of written information, or documents for all quotations received and all purchases made.	Yes		Wayne Male
5	F&G Reg 12	Has the local government, as far as it is aware, only entered into a single contract rather than multiple contracts so as to avoid the requirements to call tenders in accordance with F&G Reg 11(1).	No		Wayne Male
6	F&G Reg 14(1)	Did the local government invite tenders via Statewide public notice.	Yes		Wayne Male
7	F&G Reg 14(3)	Did all the local government's invitations to tender include a brief description of the goods and services required and contact details for a person from whom more detailed information could be obtained about the tender.	Yes		Wayne Male
8	F&G Reg 14(3)	Did all the local government's invitations to tender include information as to where and how tenders could be submitted.	Yes		Wayne Male

No	Reference	Question	Response	Comments	Respondent
9	F&G Reg 14(3)	Did all the local government's invitations to tender include the date and time after which tenders would not be accepted.	Yes		Wayne Male
10	F&G Reg 14(3)(4)	Did the local government ensure information was made available to all prospective tenderers concerning detailed specifications of the goods or services required.	Yes		Wayne Male
11	F&G Reg 14(3)(4)	Did the local government ensure information was made available to all prospective tenderers of the criteria for deciding which tender would be accepted.	Yes		Wayne Male
12	F&G Reg 14(3)(4)	Did the local government ensure information was made available to all prospective tenderers about whether or not the local government had decided to submit a tender.	No		Wayne Male
13	F&G Reg 14(3)(4)	Did the local government ensure information was made available to all prospective tenderers on whether or not tenders were allowed to be submitted by facsimile or other electronic means and if so, how tenders were to be submitted.	Yes		Wayne Male
14	F&G Reg 14(3)(4)	Did the local government ensure all prospective tenderers had any other information that should be disclosed to those interested in submitting a tender.	Yes		Wayne Male
15	F&G Reg 14(5)	If the local government sought to vary the information supplied to tenderers, was every reasonable step taken to give each person who sought copies of the tender documents or each acceptable tenderer, notice of the variation.	Yes		Wayne Male
16	F&G Reg 15	Following the publication of the notice inviting tenders, did the local government allow a minimum of 14 days for tenders to be submitted.	Yes		Wayne Male
17	F&G Reg 16(1)	Did the local government ensure that tenders submitted, (including tenders submitted by facsimile or other electronic means) were held in safe custody.	Yes		Wayne Male
18	F&G Reg 16(1)	Did the local government ensure that tenders submitted, (including tenders submitted by facsimile or other electronic means) remained confidential.	Yes		Wayne Male
19	F&G Reg 16 (2)& (3)(a)	Did the local government ensure all tenders received were not opened, examined or assessed until after the time nominated for closure of tenders.	Yes		Wayne Male

No	Reference	Question	Response	Comments	Respondent
20	F&G Reg 16 (2)& (3)(a)	Did the local government ensure all tenders received were opened by one or more employees of the local government or a person authorised by the CEO.	Yes		Wayne Male
21	F&G Reg 16 (3)(b)	Did the local government ensure members of the public were not excluded when tenders were opened.	Yes		Wayne Male
22	F&G Reg 16 (3)(c)	Did the local government record all details of the tender (except the consideration sought) in the tender register immediately after opening.	Yes		Wayne Male
23	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) a brief description of the goods or services required.	Yes		Wayne Male
24	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) particulars of the decision made to invite tenders and if applicable the decision to seek expressions of interest under Regulation 21(1).	Yes		Wayne Male
25	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) particulars of any notice by which expressions of interest from prospective tenderers were sought and any person who submitted an expression of interest.	Yes		Wayne Male
26	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) any list of acceptable tenderers that was prepared under regulation 23(4)	Yes		Wayne Male
27	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) a copy of the notice of invitation to tender.	Yes		Wayne Male
28	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) the name of each tenderer whose tender was opened.	Yes		Wayne Male
29	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) the name of the successful tenderer.	Yes		Wayne Male
30	F&G Reg 17 (2) & (3)	Does the local government's Tender Register include (for each invitation to tender) the amount of consideration or the summary of the amount of the consideration sought in the accepted tender.	Yes		Wayne Male
31	F&G Reg 18(1)	Did the local government reject the tenders that were not submitted at the place, and within the time specified in the invitation to tender.	Yes		Wayne Male

No	Reference	Question	Response	Comments	Respondent
32	F&G Reg 18 (4)	In relation to the tenders that were not rejected, did the local government assess which tender to accept and which tender was most advantageous to the local government to accept, by means of written evaluation criteria.	Yes		Wayne Male
33	F&G Reg 19	Was each tenderer sent written notice advising particulars of the successful tender or advising that no tender was accepted.	Yes		Wayne Male
34	F&G Reg 21(3)	On each occasion that the local government decided to invite prospective tenderers to submit an expression of interest for the supply of goods or services, did the local government issue a Statewide public notice.	Yes		Wayne Male
35	F&G Reg 21(4)	Did all public notices inviting an expression of interest, include a brief description of the goods and services required.	Yes		Wayne Male
36	F&G Reg 21(4)	Did all public notices inviting an expression of interest, include particulars of a person from whom more detailed information could be obtained.	Yes		Wayne Male
37	F&G Reg 21(4)	Did all public notices inviting an expression of interest, include information as to where and how expressions of interest could be submitted.	Yes		Wayne Male
38	F&G Reg 21(4)	Did all public notices inviting an expression of interest, include the date and time after which expressions of interest would not be accepted.	Yes		Wayne Male
39	F&G Reg 22	Following the publication of the notice inviting expressions of interest, did the local government allow a minimum of 14 days for the submission of expressions of interest.	Yes		Wayne Male
40	F&G Reg 23(1)	Did the local government reject the expressions of interest that were not submitted at the place and within the time specified in the notice.	Yes		Wayne Male
41	F&G Reg 23(4)	After the local government considered expressions of interest, did the CEO list each person considered capable of satisfactorily supplying goods or services.	No		Wayne Male
42	F&G Reg 24	Was each person who submitted an expression of interest, given a notice in writing in accordance with Functions & General Regulation 24.	Yes		Wayne Male
43	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government prepare a proposed regional price preference policy (only if a policy had not been previously adopted by Council).	Yes		Wayne Male



No	Reference	Question	Response	Comments	Respondent
44	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government give Statewide public notice of its intention to have a regional price preference policy and include in that notice the region to which the policy is to relate (only if a policy had not been previously adopted by Council).	Yes		Wayne Male
45	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government include in the notice details of where a complete copy of the proposed policy may be obtained (only if a policy had not been previously adopted by Council).	Yes		Wayne Male
46	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government include in the notice a statement inviting submissions commenting on the proposed policy, together with a closing date of not less than 4 weeks for those submissions (only if a policy had not been previously adopted by Council).	N/A	City of Albany - Buy Local Policy: Adopted 05 Jun 2001; , Amended 16 Jun 02.	Stuart Jamieson
47	F&G Reg 24E	Where the local government gave a regional price preference in relation to a tender process, did the local government make a copy of the proposed regional price preference policy available for public inspection in accordance with the notice (only if a policy had not been previously adopted by Council).	N/A	City of Albany - Buy Local Policy: Adopted 05 Jun 2001; , Amended 16 Jun 02.	Stuart Jamieson

I certify this Compliance Audit return has been adopted by Council at its meeting on _____

Signed Mayor / President, Albany

Signed CEO, Albany

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – February 2008
Date : 4th March 2008

1. In February 2008, ninety nine (99) building licences were issued for building activity worth \$11,812,842, three (3) demolition licences and one (1) sign licence.
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 February 2008, the 8th month of activity in the City of Albany for the financial year 2007/2008.



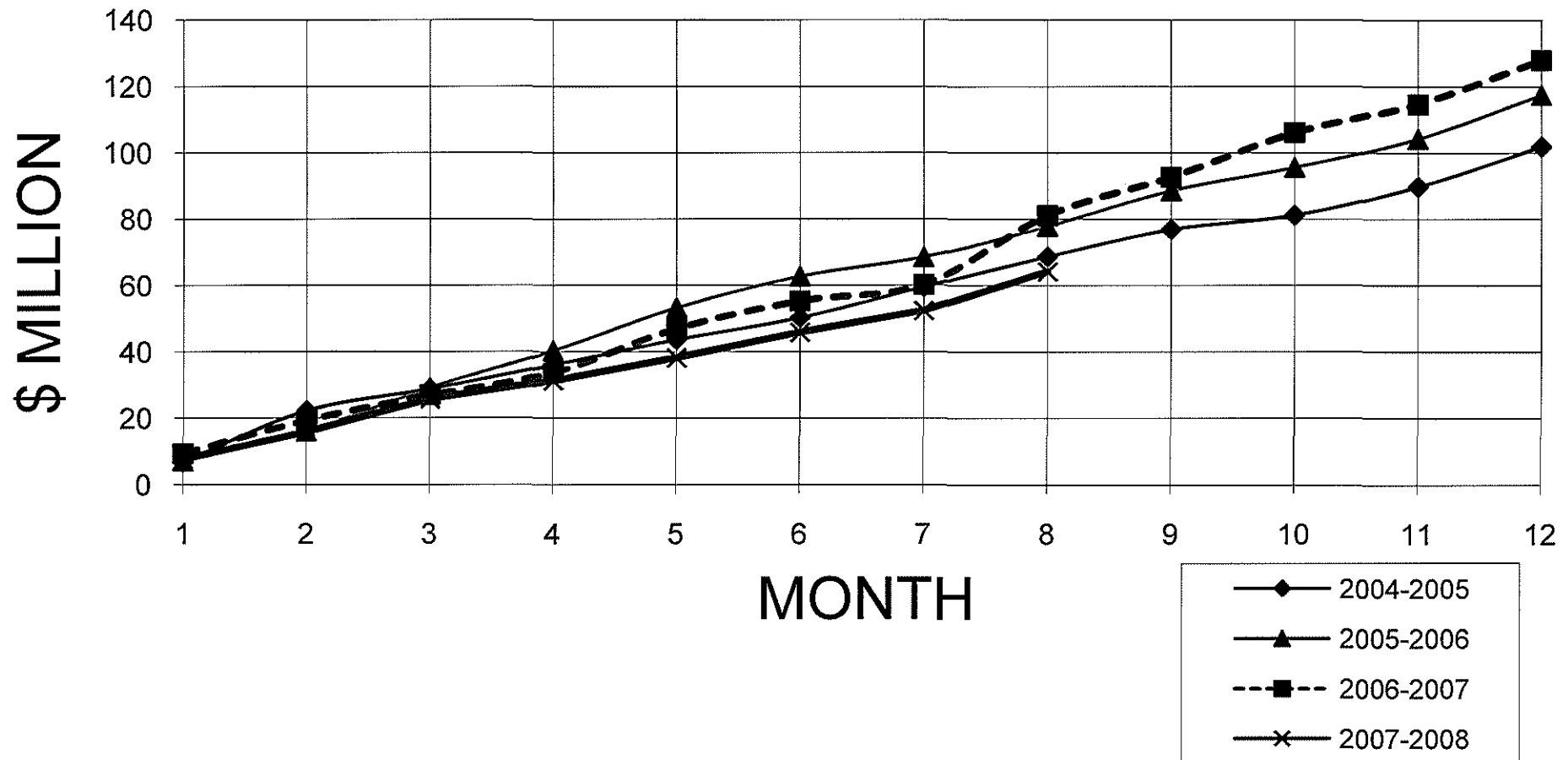
Olia Hewer
Administration Officer – Development

CITY OF ALBANY

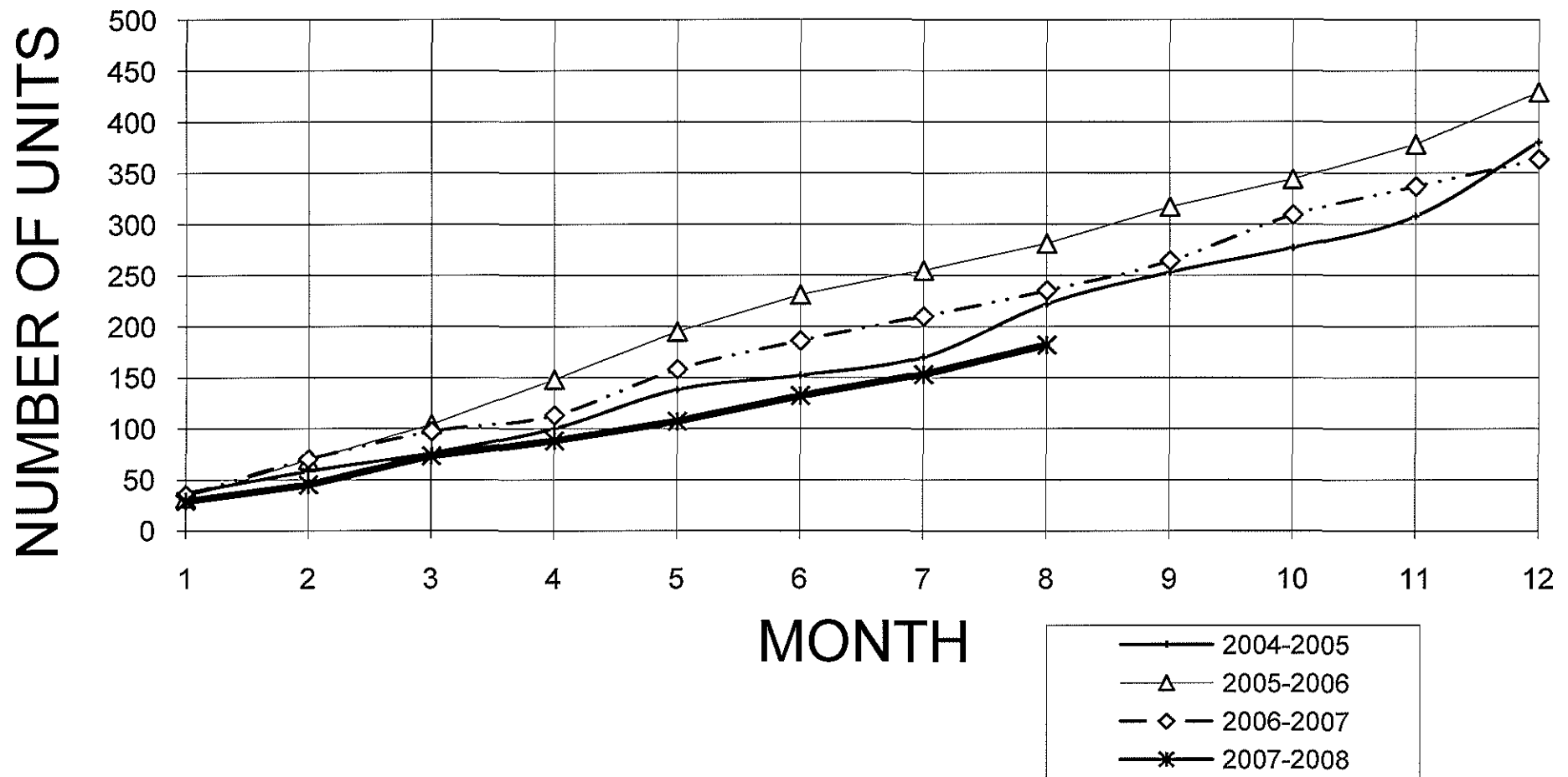
BUILDING CONSTRUCTION STATISTICS FOR 2007-2008

2007/2008	SINGLE DWELLING		GROUP DWELLING		Total	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	17	3,477,674	12	1,885,008	29	17	199,307	31	844,672	0	0	0	0	10	1,140,000	10	217,968	7,764,629
AUGUST	15	4,602,681	1	180,000	16	23	401,258	35	690,443	1	30,000	19	220,000		1,948,500	12	110,675	8,183,557
SEPTEMBER	21	4,926,774	7	1,389,956	28	21	284,293	41	1,269,384	0	0	2	1,300,000	3	347,400	9	354,660	9,872,467
OCTOBER	14	3,513,640	1	19,000	15	21	323,501	35	1,071,560	0	0	2	320,000	6	146,250	8	171,659	5,565,610
NOVEMBER	18	4,163,624	1	136,939	19	24	315,522	50	1,042,651	0	0	1	96,014	14	790,610	13	286,230	6,831,590
DECEMBER	24	5,577,990	1	12,873	25	20	524,737	19	183,275	0	0	2	1,200,000	2	26,760	8	70,050	7,595,685
2008																		
JANUARY	19	5,070,031	2	602,418	21	14	198,029	16	662,021	0	0	0	0	3	83,645	2	5,840	6,621,984
FEBRUARY	29	9,193,281	0	0	29	27	452,459	40	858,502	0	0	1	581,000	5	304,600	7	423,000	11,812,842
MARCH					0													0
APRIL					0													0
MAY					0													0
JUNE					0													0
TOTALS TO DATE	157	40,525,695	25	4,226,194	182	167	2,699,106	267	6,622,508	0	30,000	27	3,717,014	43	4,787,765	69	1,640,082	64,248,364

BUILDING ACTIVITY \$M Value



DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for February 2008

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280025	JR GOMM	A E & C L TRAPPITT	DWELLING ALTERATIONS AND ADDITIONS	74	Location AT249 Lot 1	VANCOUVER STREET	ALBANY
280125	G SUTTON	<i>Owners name & address not shown at their request</i>	DEMOLITION WHOLE DWELLING AND GARAGE	100	Location AT469 Lot 18	BURGOYNE ROAD	ALBANY
280140	OWNER BUILDER	M WAREING & L E VAN HALTEREN	RETAINING WALL UNIT 1 AND 2	15-17	Location AT337 Lot 2	EARL STREET	ALBANY
280158	K & T CASTLEHOW BUILDERS	C R & M C SHUTTLEWORTH	BALCONY	59	Location AT210 Lot 5	VANCOUVER STREET	ALBANY
280181	EYERITE SIGNS	<i>Owners name & address not shown at their request</i>	PYLON SIGN X 1	U1 33-39	Location ALBANTB Lot B44	STIRLING TERRACE	ALBANY
280185	OWNER BUILDER	E A ADAMSON & T G WHEELER	ROOF OVER EXISTING STAIRCASE	194	Location ATL 262 Lot 2	GREY STREET	ALBANY
280056	RYDE BUILDING COMPANY PTY LTD	D G REEVES & A K TEEDE	DWELLING GARAGE AND ALFRESCO	37	Location 4790 Lot 628	WATERS ROAD	BAYONET HEAD
280111	RYDE BUILDING COMPANY PTY LTD	MR M P POCKOCK	DWELLING GARAGE AND ALFRESCO	43	Location 4790 Lot 625	WATERS ROAD	BAYONET HEAD
280128	TURPS STEEL FABRICATIONS	L H & T P MICHAEL	PATIO AND BOAT STORAGE AREA	5	Location 1196 Lot 203	LOUND STREET	BAYONET HEAD
280190	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	SHED	74	Location 3040 Lot 37	ELIZABETH STREET	BAYONET HEAD
271245	TECTONICS CONSTRUCTIONS GROUP PTY LTD	<i>Owners name & address not shown at their request</i>	OFFICE ADDITIONS LOTTERIES HOUSE	211-217	Location SL304/305 Lot 211	NORTH ROAD	CENTENNIAL PARK
271268	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	CARPORT TO PARKSHOME SITE 39	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
271297	GC EVANS	MRS H NORMAN	DWELLING GARAGE PATIO AND RETAININGWALL	43	Location SL68 Lot 19	STEAD ROAD	CENTENNIAL PARK
280051	RH ESKETT	J C & G J MANLEY	VERANDAH TO WORKSHOP	40-44	Location ASL 02 Lot 141	SANFORD ROAD	CENTENNIAL PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280074	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	CARPORT FOR SITE 17	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280075	SJ SUTTIE	KNIGHTS PARKS & PROPERTIES PTY LTD	PARK HOME WITH DECK FOR SITE 7	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280155	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	CARPORT SITE 14	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280156	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	CARPORT SITE 18	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
271192	RYDE BUILDING COMPANY PTY LTD	G P REGAN & S R BARRETT	STORAGE SHED	105	Location 43 Lot 41	LOWER KING ROAD	COLLINGWOOD HEIGHTS
280146	GREG LEEDER BUILDING SERVICES	<i>Owners name & address not shown at their request</i>	ALTERATION AND ADDITIONS TO GUEST HOUSE	33	Location ATL 1379 Lot 3	BARRY COURT	COLLINGWOOD PARK
270110	OWNER BUILDER	<i>Owners name & address not shown at their request</i>	SHED	807	Location 525 Lot 5	LOWER DENMARK ROAD	CUTHBERT
280018	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	PATIO	16B	Location 366 Lot 155	REGENT STREET	GLEDHOW
280023	OWNER BUILDER	<i>Owners name & address not shown at their request</i>	RELOCATED SHED	40	Location GLEDHOW Lot 5	BALSTON ROAD	GLEDHOW
280047	C THART	<i>Owners name & address not shown at their request</i>	DWELLING ALTERATIONS AND ADDITIONS	253	Location 288 Lot 4	SOUTH COAST HIGHWAY	GLEDHOW
280129	TURPS STEEL FABRICATIONS	M E & J A BOND	SHED	31	Location 366 Lot 20	OXFORD STREET	GLEDHOW
280017	OWNER BUILDER	F & J M PARKINSON	VERANDAH	21	Location 2471 Lot 92	KARRAKATTA ROAD	GOODE BEACH
271210	CHESTERS CONSTRUCTIONS	A J & S D LAURENS	SHED	148	Location 767 Lot 209	HENTY ROAD	KALGAN
280153	OWNER BUILDER	T & G BEIRNE	DWELLING ADDITIONS STUDIO	324	Location TAA 37 Lot 38	HORTIN ROAD	KRONKUP
280164	TB YOUNG	<i>Owners name & address not shown at their request</i>	SHOP FIT OUT KATIES BROOKS GARDEN	162	Location 293 Lot 9000	CHESTER PASS ROAD	LANGE
280165	TB YOUNG	CPT CUSTODIAN PTY LTD	SHOP FITOUT AUTOGRAPH LADIES FASHION BROOKS GARDEN	162	Location 293 Lot 9000	CHESTER PASS ROAD	LANGE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280086	OUTDOOR WORLD	C J & M FOREMAN	PATIO	53	Location 24 Lot 138	BARRASS ROAD	LITTLE GROVE
280091	KOSTERS STEEL CONSTRUCTION PTY LTD	D T & R M MANTACH	PATIO	48	Location 24 Lot 95	SYMERS STREET	LITTLE GROVE
280114	OWNER BUILDER	<i>Owners name & address not shown at their request</i>	GARAGE	14	Location 24 Lot 38	GOSS STREET	LITTLE GROVE
280121	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	SHED	65	Location 24 Lot 30	QUEEN STREET	LITTLE GROVE
280109	OWNER BUILDER	MR S B HICKEY	GARAGE	4	Location 122 Lot 6316	LESCHENAULT STREET	LOCKYER
280136	METROOF ALBANY	<i>Owners name & address not shown at their request</i>	GARAGE	21	Location 123 Lot 130	LESCHENAULT STREET	LOCKYER
280145	KOSTERS STEEL CONSTRUCTION PTY LTD	F T BERGERSEN & F D FRY	PATIO	18	Location 134 Lot 4	MAI STREET	LOCKYER
280173	OUTDOOR WORLD	A L & D M BRADY	PATIO	33	Location 123 Lot 153	DRUMMOND STREET	LOCKYER
280178	KOSTERS STEEL CONSTRUCTION PTY LTD	<i>Owners name & address not shown at their request</i>	CARPORT	5	Location 228 Lot 330	UGLOW STREET	LOCKYER
280115	RYDE BUILDING COMPANY PTY LTD	P J SHILCOCK & M E GRAY	GARAGE	22	Location 1077 Lot 92	HYDE COURT	LOWER KING
280166	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	PATIO AND CARPORT	460	Location 520 Lot 62	LOWER KING ROAD	LOWER KING
280005	J IDDISON	<i>Owners name & address not shown at their request</i>	DWELLING ADDITIONS	103	Location 2961	KNAPP HEAD ROAD	LOWLANDS
271276	J VERMEULEN	J P & M VERMEULEN	DWELLING GARAGE VERANDAH AND PORCH		Location 527 Lot 39	REDGUM TRAIL	MARBELUP
280194	PLANTAGANET SHEDS & STEEL PTY LTD	<i>Owners name & address not shown at their request</i>	SHED	70	Location 786	REDDIN ROAD	MARBELUP
271285	C JAMES & K WILMOT	<i>Owners name & address not shown at their request</i>	DWELLING AND GARAGE	29	Location 381 Lot 702	O'KEEFE PARADE	MCKAIL

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280038	WA COUNTRY BUILDERS PTY LTD	<i>Owners name & address not shown at their request</i>	DWELLING CARPORT ALFRESCO AND RETAININGWALL	35	Location 492 Lot 152	CENTAURUS TERRACE	MCKAIL
280065	RYDE BUILDING COMPANY PTY LTD	MR W R CASSELY	DWELLING GARAGE PORCH AND ALFRESCO	52	Location 492 Lot 99	LAKESIDE DRIVE	MCKAIL
280079	CONSTRUCTALL METAL FABRICATION	B C WHITMARSH	PATIO	77	Location 399 Lot 109	BOUNDARY STREET	MCKAIL
280080	CONSTRUCTALL METAL FABRICATION	B C WHITMARSH	PATIO	79	Location 399 Lot 108	BOUNDARY STREET	MCKAIL
280081	CONSTRUCTALL METAL FABRICATION	B C WHITMARSH	PATIO	81	Location 399 Lot 107	BOUNDARY STREET	MCKAIL
280084	PULS PATIOS	<i>Owners name & address not shown at their request</i>	PATIO	98B	Location 399 Lot 2	GREGORY DRIVE	MCKAIL
280085	PULS PATIOS	<i>Owners name & address not shown at their request</i>	PATIO	22	Location 399 Lot 506	VERNON LANE	MCKAIL
280103	J & TW DEKKER PTY LTD	REZELICO PTY LTD	DWELLING GARAGE PORCH PATIO	10	Location 399 Lot 716	GODDARD WAY	MCKAIL
280104	J & TW DEKKER PTY LTD	REZELICO PTY LTD	DWELLING GARAGE PATIO AND PORCH	4	Location 399 Lot 713	GODDARD WAY	MCKAIL
280105	J & TW DEKKER PTY LTD	REZELICO PTY LTD	DWELLING GARAGE PATIO AND PORCH	12	Location 399 Lot 717	GODDARD WAY	MCKAIL
280107	WA COUNTRY BUILDERS PTY LTD	<i>Owners name & address not shown at their request</i>	DWELLING CARPORT VERANDAH	75	Location 399 Lot 465	MCGONNELL ROAD	MCKAIL
280108	GREAT SOUTHERN HORTICULATURAL SERVICES	<i>Owners name & address not shown at their request</i>	GARAGE FOR UNIT 3	1-5	Location 399 Lot 8	SILVER STREET	MCKAIL
280110	RYDE BUILDING COMPANY PTY LTD	MR C A GROVER	DWELLING GARAGE PATIO PORCH	16	Location 399 Lot 748	STODDART CORNER	MCKAIL
280112	SKYLINE CONSTRUCTION WA PTY LTD	MR L M WALDRON	DWELLING CARPORT PATIO VERANDAH	72	Location 399 Lot 702	CLYDESDALE ROAD	MCKAIL
280123	WA COUNTRY BUILDERS PTY LTD	<i>Owners name & address not shown at their request</i>	DWELLING AND CARPORT	2	Location 381 Lot 765	ORION AVENUE	MCKAIL
280141	METROOF ALBANY	<i>Owners name & address not shown at their request</i>	PATIO	9	Location 399 Lot 494	CLEAVE CLOSE	MCKAIL

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280142	KOSTERS STEEL CONSTRUCTION PTY LTD	FORMATION HOMES PTY LTD	PATIO	56	Location 492 Lot 265	PEGASUS BOULEVARD	MCKAIL
280148	OWNER BUILDER	M D & N M CROSBY	RETAINING WALL	17	Location 492 Lot 171	MOON PARADE	MCKAIL
270968	BA TURNER	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE AND VERANDAH	33	Location SA04 Lot 101	WYLIE CRESCENT	MIDDLETON BEACH
280053	D & A HOLLAND	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE AND PATIO	4B	Location SA12 Lot 102	SUSSEX STREET	MIDDLETON BEACH
280119	OWNER BUILDER	<i>Owners name & address not shown at their request</i>	DEMOLITION WHOLE DWELLING	79	Location SA07 Lot 74	ADELAIDE CRESCENT	MIDDLETON BEACH
280161	G SUTTON	MR I W SVENSON	DEMOLITION WHOLE DWELLING	62	Location SA07 Lot 1	WYLIE CRESCENT	MIDDLETON BEACH
280008	D & A HOLLAND	<i>Owners name & address not shown at their request</i>	SHOWROOM AND WAREHOUSE	36	Location 384 Lot 238	NEWBEY STREET	MILPARA
280177	KOSTERS STEEL CONSTRUCTION PTY LTD	MR M R NUNN	PATIO	6	Location 240 Lot 72	RUFUS STREET	MILPARA
271252	WA COUNTRY BUILDERS PTY LTD	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE PATIO AND RETAINING WALL	18	Location SB06 Lot 809	SHORTS PLACE	MIRA MAR
271266	S BAIRSTOW	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE ALFRESCO AND SWIMMING POOL	29	Location 45 Lot 17	MCLEOD STREET	MIRA MAR
280102	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	SHED	178	Location PL44 Lot 121	MIDDLETON ROAD	MIRA MAR
280132	WA COUNTRY BUILDERS PTY LTD	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE AND VERANDAH	17	Location 45 Lot 243	HENLEY GROVE	MIRA MAR
280117	OWNER BUILDER	L CRISTINELLI & A MILLAR	RETAINING WALL	20	Location SL113 Lot 74	LION STREET	MT MELVILLE
280027	METROOF ALBANY	<i>Owners name & address not shown at their request</i>	PATIO	81	Location 384 Lot 2	CHESTER PASS ROAD	ORANA
280078	GEOFFREY ST CLAIRE HOLMES	HOUSING AUTHORITY	DWELLING EXTENSION	11	Location 222 Lot 125	LORENZO WAY	ORANA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280092	KOSTERS STEEL CONSTRUCTION PTY LTD	A S MAKKULAWU & M SAIN	PATIO	33	Location 355 Lot 2	CARBINE STREET	ORANA
280122	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	PATIO	59	Location 229 Lot 80	ICKAIL STREET	ORANA
271318	EXPRESS WAY PTY LTD	MR P R GRIFFITHS	FARM SHED	100	Location 5748 Lot 304	REDMOND-HAY RIVER ROAD	REDMOND
280151	N GRUNDY	N & C J GRUNDY	DWELLING GARAGE AND VERANDAH		Location 3479	SIDING ROAD	REDMOND
280162	OWNER BUILDER	<i>Owners name & address not shown at their request</i>	FARM SHED	1966	Lot 4	REDMOND WEST ROAD	REDMOND WEST
271067	OWNER BUILDER	<i>Owners name & address not shown at their request</i>	PATIO AND TIMING BOX FOR ALBANY MOTORCROSS CLUB		Location RES 30495 Lot LOC 71	ROBERTS ROAD	ROBINSON
280163	ML HENDERSON	MR P D BASSETT	SHED	96	Location 33 Lot 150	HOME ROAD	ROBINSON
271299	KL YOUNG	M C POLLETT	DWELLING ADDITION AND STORE	16	Location 42 Lot 7	WANSBOROUGH STREET	SPENCER PARK
280090	KOSTERS STEEL CONSTRUCTION PTY LTD	MS Z J WOONINGS	PATIO	101	Location 42 Lot 627	CHAUNCY WAY	SPENCER PARK
280099	OUTDOOR WORLD	K F PELLICCAAN	PATIO	103	Location PL42 Lot 3	DAVID STREET	SPENCER PARK
280176	KOSTERS STEEL CONSTRUCTION PTY LTD	M K HILL	PATIO	9	Location PL43 Lot 146	GAMBLE GREEN	SPENCER PARK
280189	OWNER BUILDER	MR J BARAN	FRONT FENCE	68	Location PL42 Lot 25	NORTH ROAD	SPENCER PARK
280077	CHESTERS CONSTRUCTIONS	I F & M I MOSS	FARM SHED		Location 2775	CORIO ROAD	TORBAY
280089	KOSTERS STEEL CONSTRUCTION PTY LTD	N A FLINT & C J BLACK	PATIO	39	Location TORBAY Lot 12	PULS ROAD	TORBAY
280157	OWNER BUILDER	<i>Owners name & address not shown at their request</i>	SHED	294	Location 402 Lot 2	HUNWICK SOUTH ROAD	TORBAY
280120	OUTDOOR WORLD	<i>Owners name & address not shown at their request</i>	SHED	57	Location 2480 Lot 201	SCRUB BIRD ROAD	TORNDIRRUP
280076	CHESTERS CONSTRUCTIONS	MR M J HOTKER	FARM SHED	88	Lot 7533	HOOPER ROAD	WALMSLEY
271220	WARREN BENNETT	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE AND		Location 5493 Lot	WARRENUP PLACE	WARRENUP

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280063	D & A HOLLAND	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE VERANDAH PORCH SWIMMINGPOOL AND RETAINING WA	15	Location 4929 Lot 238	MENEGOLA DRIVE	WARRENUP
280087	KOSTERS STEEL CONSTRUCTION PTY LTD	G W & A M VAN DER WAL	PATIO ADDITION TO EXISTING SHED	89	Location 4419 Lot 184	DELORAINE DRIVE	WARRENUP
280088	KOSTERS STEEL CONSTRUCTION PTY LTD	MR S J GEDDES	SHED	266	Location 4825 Lot 13	ROCKY CROSSING ROAD	WARRENUP
280094	KOSTERS STEEL CONSTRUCTION PTY LTD	T M J CRAIG & T L TSCHABOTAR	SHED	70	Location 4419/418 Lot 110	RANDELL CRESCENT	WARRENUP
280040	P CLOMER	P A & S A COLMER	DWELLING AND GARAGE		Location 441 Lot 302	WILLOW PLACE	WILLYUNG
280139	OWNER BUILDER	<i>Owners name & address not shown at their request</i>	SPA ENCLOSURE AND VERANDAH EXTENSIONS	4	Location 618 Lot 403	GREENWOOD DRIVE	WILLYUNG
271275	SCOTT PARK HOMES PTY LTD	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE AND ALFRESCO	24	Location 356 Lot 117	HUME CORNER	YAKAMIA
280013	STEVE MCKINVEN HOMES	R I & S E BASSETT	DWELLING GARAGE VERANDAH AND DECK	75	Location 243 Lot 605	TARGET ROAD	YAKAMIA
280024	SCOTT PARK HOMES PTY LTD	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE AND ALFRESCO	33	Location 243 Lot 656	CALLISTEMON VIEW	YAKAMIA
280045	MD PHILIP	<i>Owners name & address not shown at their request</i>	SHED PATIO AND RETAINING WALL	22	Location PL474 Lot 192	ERINDALE COURT	YAKAMIA
280061	ALBANY INDUSTRIAL SERVICES	<i>Owners name & address not shown at their request</i>	RETAINING WALL		Location AT356 Lot 9000	GALLE STREET	YAKAMIA
280096	KOSTERS STEEL CONSTRUCTION PTY LTD	<i>Owners name & address not shown at their request</i>	SHED	5	Location 243 Lot 679	TEATREE WAY	YAKAMIA
280101	L J BRENTON	<i>Owners name & address not shown at their request</i>	DWELLING GARAGE PATIO PORTICO AND SHED	3	Location 243 Lot 680	TEATREE WAY	YAKAMIA
280127	TURPS STEEL FABRICATIONS	I B & T I MOKRZYCKI	SHED AND PATIO	41	Location 176 Lot 130	HOFRAD COURT	YAKAMIA
280159	WA COMMERCIAL CONSTRUCTIONS PTY LTD	<i>Owners name & address not shown at their request</i>	UNAPPROVED BRICK WALL AND CONCRETE SLAB ADDITIONS TO EXISTIN	204	Location AT230 Lot 296	NORTH ROAD	YAKAMIA
280184	WA COUNTRY BUILDERS PTY LTD	<i>Owners name & address not shown at their request</i>	DWELLING AND GARAGE	7	Location 243 Lot 634	AGONIS GARDENS	YAKAMIA

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280071	OWNER BUILDER	R M & M L PLANT	SHED		Location 4944 Lot 4944	SOUTH COAST HIGHWAY	YOUNGS SIDING
280175	OUTDOOR WORLD	LOTT ENTERPRISES (WA) PTY LTD	PATIO	53	Location 6074	SLEEMAN ROAD	YOUNGS SIDING

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – February
Date : 29 February 2008

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of February 2008.
2. Within the period there was a total of thirty (30) decisions made on active Planning Scheme Consents ;
 - Twenty six (26) Planning Scheme Consents approved under delegated authority;
 - One (1) Planning Scheme Consent conditionally approved;
 - Three (3) Planning Scheme Consents cancelled.



Gayle Sargeant
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for February 2008

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
275412	3/12/2007	L Boston	Merrifield St	Milpara	Industry - Service (Sales Service Storage Farm Machinery)	Delegate Approved	4/02/2008	Ian Humphrey
275421	7/12/2007	S Knox	South Coast Hwy	Wellstead	Equipment Hire (Rural Industry)	Delegate Approved	4/02/2008	Ian Humphrey
275427	12/12/2007	I Dixon	Spencer St	Albany	Grouped Dwelling - Single House (x1)	Delegate Approved	4/02/2008	Ian Humphrey
275428	13/12/2007	H McKenzie	Turner St	Orana	Guest House (x1)	Delegate Approved	4/02/2008	Ian Humphrey
285000	9/01/2008	R Kops candy	McKeown Rd	Lockyer	Family Day Care	Delegate Approved	4/02/2008	Ian Humphrey
275315	24/09/2007	SL Milentis	Corimup Rd East	Manypeaks	Single House - Design Code Relaxation - front fence (overheight)	Conditionally Approved	5/02/2008	Jan Van Der Mescht
285009	22/01/2008	B McDonald	Willow Pl	Willyung	Group Dwelling	Delegate Approved	6/02/2008	Ian Humphrey
275410	30/11/2007	P Bassett	Home Rd	Robinson	Single House - Outbuilding (Garage) Side Boundary Setback Relaxation	Delegate Approved	7/02/2008	Ian Humphrey
275418	5/12/2007	Ryde Building Co	Lower King Rd	Collingwood Heights	Single House (Outbuilding) (Overheight)	Cancelled	7/02/2008	Ian Humphrey
275375	7/11/2007	Hobbs Smith & Holmes	Rowley St	Albany	Garden Centre - Shed	Delegate Approved	11/02/2008	Ian Humphrey
275430	21/12/2007	A Murphy	Bourke St	Mt Melville	Single House (Additions) Design Code Relaxation - overlooking side setback relaxation	Delegate Approved	12/02/2008	Ian Humphrey
285012	23/01/2008	Masterplan Consultants	Albany Hwy	Orana	Home Occupation (Pet Grooming)	Delegate Approved	14/02/2008	Ian Humphrey
275408	27/11/2007	Hobbs Smith & Holmes	Nanarup Rd	Kalgan	Warehouse (Additional Storage)	Cancelled	15/02/2008	Kevin Hughes
285010	22/01/2008	Concept Building Design	Hare St	Middleton Beach	Educational Establishment - alterations to existing Middle School classrooms (Science Rooms x 2) new Toilet/Change rooms undercover area	Delegate Approved	15/02/2008	Ian Humphrey
285011	23/01/2008	Scott Park Homes	Hume Corner	Yakamia	Single House - Design Code Relaxation - Overlooking Side Setback Relaxation (Garage) Retaining Walls (cut & fill greater than 600mm)	Delegate Approved	18/02/2008	Ian Humphrey
285014	25/01/2008	Scott Park Homes	Callistemon View	Yakamia	Single House - Design Code Relaxation - Front Setback Relaxation	Delegate Approved	18/02/2008	Ian Humphrey
					Single House - Design Code Relaxation - Front and Side Setback Relaxation	Delegate Approved	18/02/2008	Ian Humphrey

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
285021	1/02/2008	R Ellis	Hunwick Rd	Torbay	Warehouse (Storage of bottles of wine for sale off site by internet/mail order)	Delegate Approved	19/02/2008	Ian Humphrey
275275	20/08/2007	Concept Building Design	Robert St	Mt Clarence	Single House - Design Code Relaxation - Side & Front Setback Relaxation/Overlooking	Delegate Approved	20/02/2008	Kevin Hughes
285016	30/01/2008	A Saunders	Redmond-Hay River Rd	Redmond West	Industry - Rural (Dairy & Cheeserie)	Delegate Approved	20/02/2008	Ian Humphrey
285002	14/01/2008	G Hopkins	Serpentine Rd	Mt Melville	Holiday Accommodation	Delegate Approved	22/02/2008	Ian Humphrey
285031	7/02/2008	T McGregor	Shell Bay Rd	Lower King	Change of Use - Tourist Accommodation to Residential	Delegate Approved	22/02/2008	Ian Humphrey
285032	8/02/2008	Caltex Aust Petroleum	North Rd	Yakamia	Service Station - Additions (extend existing office/storage and staff facilities)	Delegate Approved	22/02/2008	Ian Humphrey
285033	8/02/2008	Caltex Aust Petroleum	York St	Albany	Service Station - Additions (extend existing office space)	Delegate Approved	22/02/2008	Ian Humphrey
275353	19/10/2007	WA Country Builders	McKail St	Orana	Grouped Dwelling (x3)	Delegate Approved	25/02/2008	Ian Humphrey
275297	5/09/2007	R Jasper	Stirling Tce	Albany	Horizontal Sign (x1)	Delegate Approved	27/02/2008	Ian Humphrey
285043	15/02/2008	B Berryman	Finlay St	Albany	Single House - Design Code Relaxation - cut & fill greater than 600mm (retaining wall on western boundary adjacent to existing house)	Delegate Approved	27/02/2008	Ian Humphrey
275287	31/08/2007	I Moss	Lower King Rd	Bayonet Head	Temporary gas facility	Delegate Approved	28/02/2008	Ian Humphrey
285048	21/02/2008	Chimip Nominees P/L	More Chase	Middleton Beach	Single House - Design Code Relaxation - side setback relaxation (x2)	Delegate Approved	28/02/2008	Ian Humphrey
285049	22/02/2008	A Blechynden	Deep Creek Rd	Kalgan	Grouped Dwelling (x2) (Relocated dwelling in addition to existing dwelling)	Delegate Approved	28/02/2008	Ian Humphrey
285050	22/02/2008	J Baran	North Rd	Albany	Front Fence	Cancelled	28/02/2008	Ian Humphrey



City of Albany Records
Doc No: ICR8050810
File: MAN103;REL122
Date: 04 MAR 2008
Officer: MAYOR1
Attach:

26 February 2008

His Worship Mayor Milton Evans JP
City of Albany
PO Box 484
ALBANY WA 6331

Dear Milton

On behalf of the WA Football Commission I would sincerely like to thank you and your Council for the support provided in conducting the recent AFL NAB Cup Challenge match at Collingwood Park.

I would like to congratulate you and the Council for the proactive support provided in securing and delivering the event. I think you will agree that by any measure the game was an outstanding success.

I believe that the event is evidence that football is more than just a game as it also reflects a range of positive community outcomes. The game was embraced by the people of Albany and the Great Southern, with a high degree of excitement exhibited in the lead up. I am advised that approximately 3,000 tourists came to Albany for the game, which hopefully led to a positive spin off for local businesses.

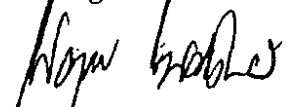
The work undertaken by the Council to enhance the facility at Collingwood Park was outstanding. The presentation of the turf was first class, with the West Coast Eagles commenting that it was better than Subiaco Oval. We greatly appreciate the efforts of the Council in this regard.

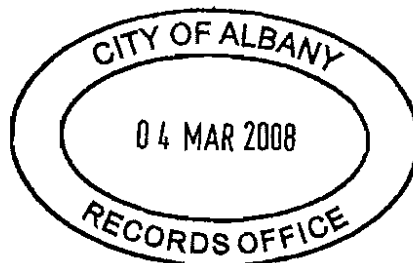
We were also impressed at the way that the football volunteers, Council, staff, the emergency services of police and first aid and local businesses all worked in harmony to achieve a common goal. We hope that these positive working relationships will continue into the future.

In moving forward we hope that the Council and State Government will add their support to enabling future games in Albany by way of committing to facility development. We have a genuine belief that an investment in community sport and recreation facilities is an investment in the future and we would like to assist in this regard.

I thank you again for your support of the game and trust that the Council is as enthusiastic about the outcome as we are.

Kind regards


WAYNE BRADSHAW
Chief Executive





Lockyer XI

Wednesday, 13 February 2008



His Honourable Worship
Mayor of Albany
Milton Evans

City of Albany Records
Doc No: ICR8050205
File: MAN103
Date: 21 FEB 2008
Officer: MAYOR1

Attach:

Dear Milton,

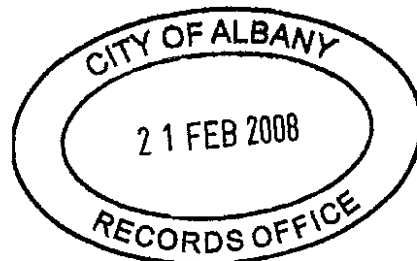
On behalf of all the Lockyer family we would like to thank you for inviting us to be a part of the celebrations of the Albany Proclamation Day and the Mayor's XI vs. Lockyer XI cricket match. The game meant so much to us all and we appreciated the great and many efforts that your team made to make the day as successful as it was.

It is our hope that these matches will become a tradition and integral part of Albany's celebrations for many years to come. So far the score is even, one match a piece. It is our hope that in two years, we will be able to reclaim the ashes and once again participate in such a wonderful event.

We thank you for all the support you personally have given this event. Without your support the event would not have happened again. We look forward to the next time our two teams come together for the Battle of the Ashes.

Yours sincerely,

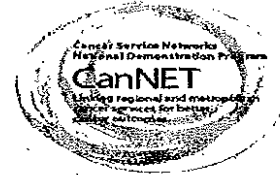
Bill Lockyer



Bill Lockyer
8 Elshaw Street
Queens Park 6107
08 9458 9282 or 0418 901 071



Department of Health
Government of Western Australia
WA Country Health Service
Great Southern



February 28th 2008

Milton Evans
MAYOR
102 North Road
Albany
WA 6330

City of Albany Records
Doc No: ICR8050800
File: REL122
Date: 04 MAR 2008
Officer: MAYOR1
Attach:

Dear Mayor,

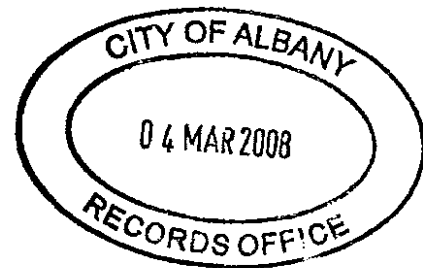
It was lovely to meet you the other day. I just wanted to thank you for attending the CanNET Open forum. Your information was important in assisting in the process of formulating the Great Southern Cancer service.

Your valuable feedback has been recorded and will be presented to the steering committee when we next meet.

Please keep in touch with us, if you have any information, queries or concerns or any thoughts that came about after the forum please feel free to contact me.

Yours sincerely,

Julia Stewart
CanNET a/Project Co-ordinator



CanNET Great Southern
PO BOX 252 Albany WA 6331
P: 9892 2288
F: 9841 8557

ALBANY WATERFRONT

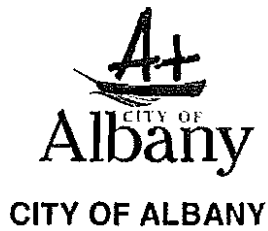
MEMORANDUM OF AGREEMENT

6 September 2005



STATE OF WESTERN AUSTRALIA

And



Other
Key
Stakeholders

LANDCORP



Department for
Planning and Infrastructure

CONTENTS

1. PURPOSE
 2. BACKGROUND – KEY MILESTONES
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 5. COMMITMENTS TO THE COMMUNITY
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 7. ROLES & RESPONSIBILITIES
 8. FINANCING
 9. PROGRAM
 10. FUTURE AGREEMENTS
- THE AGREEMENT

1. PURPOSE

This document represents an agreement between the State of Western Australia and City of Albany in planning, funding, constructing and managing the Albany Waterfront Project.

The key stakeholders involved in the implementation of the project are:

- LandCorp
- City of Albany
- Great Southern Development Commission (GSDC)
- Department for Planning and Infrastructure (DPI)

The Albany Waterfront has the approval of State Cabinet and the City of Albany, and has the support of the key stakeholder agencies.

The project also carries strong and well demonstrated support from the community at large.

This document replaces the previous Memorandum of Agreement executed in December 2002 and serves to confirm and identify the strategic alliance that exists between the key stakeholders and the roles and responsibilities each organisation has in bringing the project to fruition.

This Memorandum of Agreement is intended to be a high level document and not to resolve all project details. It is anticipated that as the project progresses, further supplementary agreements will be entered into serving the intent of this agreement.

2. BACKGROUND – KEY MILESTONES

- The Albany Waterfront project dates back to 1983 with early planning driven by the Great Southern Development Commission and the then Town of Albany.
- In April 2001 the State Government approved in principle a marina based waterfront precinct known as the Albany Boat Harbour Project and allocated \$12.7 million in funding.
- In August 2002 a Management Steering Committee was formed consisting of the GSDC, DPI and the City of Albany which developed a design concept that was subsequently approved by the City of Albany in March 2004.
- In September 2004 the Minister for Planning and Infrastructure advised that LandCorp would work with the other stakeholders to review the design concept to give greater focus to the land development.

- In February 2005 the State Government announced a \$14.9m funding contribution towards the proposed Albany Entertainment and Convention Centre (AECC) planned for construction in York Street next to the Albany Town Hall Theatre.
- In March 2005 the Member for Albany and the Minister for Planning and Infrastructure proposed that consideration be given to co-locating the AECC with the waterfront Development.
- In May 2005 the City of Albany appointed 7 Councillors to the newly constituted Albany Waterfront Development Committee to work with LandCorp officers and City staff in recommending preferred design options and concepts to the City Council.
- On 21 June 2005 the City of Albany gave approval to a concept plan which incorporated the relocation of the AECC from the York St Civic precinct to the western portion of the waterfront development site.
- On 19 July the State Government announced the allocation of additional funding for the Albany Waterfront bringing the total allocation to \$27.8m including a \$1m contribution from the City of Albany.

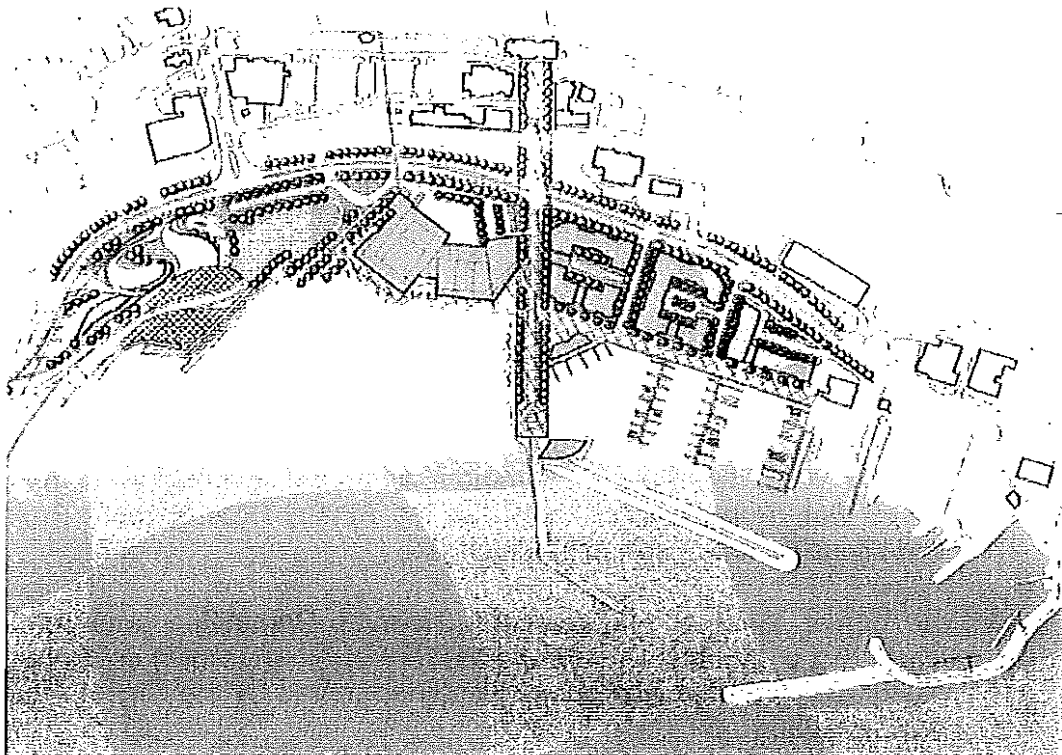


Fig1 Concept plan – approved by City of Albany 21 June 2005

3. PROJECT VISION

To create a sustainable, attractive and exciting world-class waterfront precinct for the Albany community, the Great Southern Region, and visitors to the region.

The Albany Waterfront will provide a protected boat harbour serving the recreational, fishing and tourism industries together with land-based development adjacent to the town jetty providing a range of tourist accommodation, maritime servicing, entertainment, recreational and community based facilities.

4. PROJECT OBJECTIVES

- Extend the Town to the Waterfront
- Create a New Focus for the Town
- Capitalise on the location and its surrounds:
Port – Harbour – Anzac Park – Town – Tourism
- Create New Maritime Facilities:
Recreation – Fishing – Charter – Support Industries
- Create a vibrant activity mix:
Tourism – Retail – Commercial – Maritime - Public Facilities
- Respect Port Access

5. COMMITMENTS TO THE COMMUNITY

The State of Western Australia and the City of Albany are committed to the following underlying principles regarding the development and ongoing operation of the Albany Waterfront:

- Acknowledgement and respect of 24 hour a day, 7 day a week heavy haulage access to the Port of Albany.
- Prohibition of permanent residential activity.
- Unfettered community access to the foreshore.
- Maintenance of the iconic Princess Royal Harbour vista as seen from the York Street Commercial Precinct.

6. PROJECT SCOPE

This agreement consists of the following components (refer figure 2 & 3):

6.1. Albany Waterfront, Boat Harbour & Pedestrian Bridge

- Albany Waterfront - The appropriate remediation and development of approximately 5.8 hectares of waterfront land into subdivided lots and civic space to accommodate and service the Albany Entertainment Centre, convention/function facilities, tourism accommodation, retail, commercial, maritime, parking and public facilities.
- Boat Harbour - The development of a marina immediately to the east of the Jetty for approximately 70-80 vessels.
- Pedestrian Bridge - The construction of a pedestrian bridge linking the Albany Waterfront Project to Stirling Terrace and the Albany Railway Station Precinct. The bridge will be designed to enable future linkage to the proposed Albany Entertainment Centre.

6.2. Albany Entertainment Centre and Convention / Function Facilities

- Construction of a 650 to 700 seat Albany Entertainment Centre as an initial stage, architecturally compatible with, and complementary to, the future development of contiguously located hotel and convention/function facilities.
- The City of Albany, in conjunction with LandCorp will work to attract and facilitate an appropriately scaled and sufficient standard of convention/function facilities, owned and operated by the private sector, which will link to and synergise with the Albany Entertainment Centre and the proposed hotel development.

6.3. Anzac Peace Park

- The appropriate remediation and development of Reserve 46686, the 1.4Ha waterfront land west of York St for public parkland purposes.

6.4. Emu Point Land Development

- The development of lots 1512 and 1523 at Emu point with associated funding linkages to the Waterfront project (refer fig 3).

6.5. Associated Land Transactions

- The transfer in freehold to the City of Albany a parcel of land, the size to be agreed upon but generally in accordance with figure 2, excised from the Albany Waterfront project site sufficient in area to construct the Albany Entertainment Centre and curtilage.
- The relinquishment of the Management Order over Lot 1512 Emu Point by the City of Albany (refer fig 3).

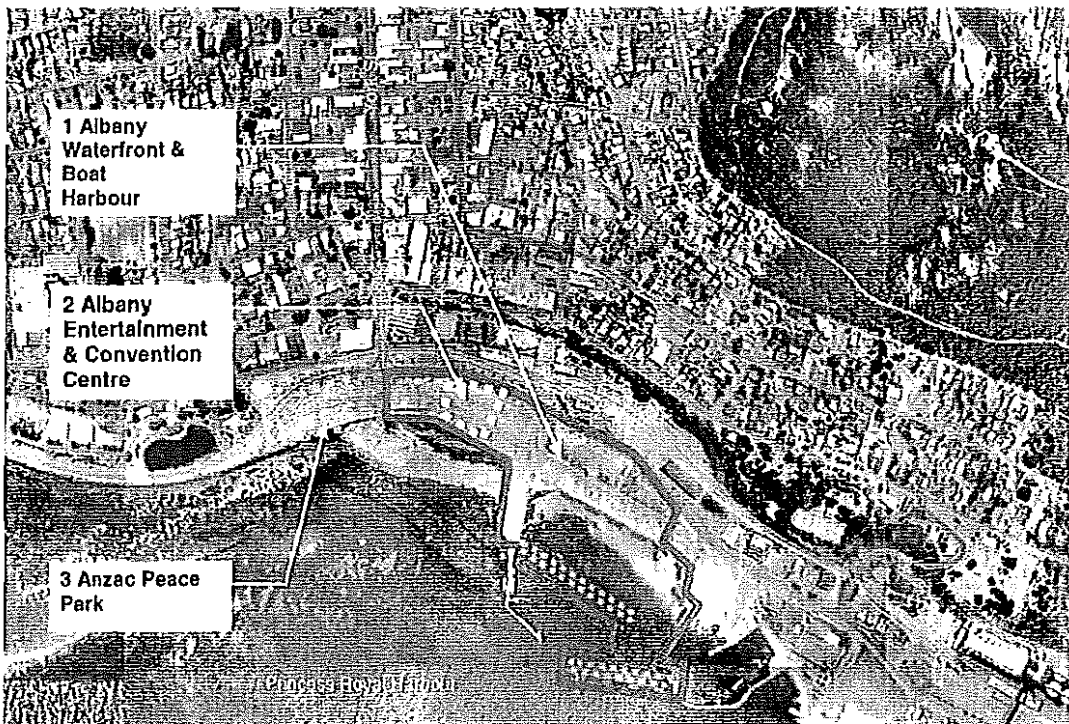


Fig2 Location plan

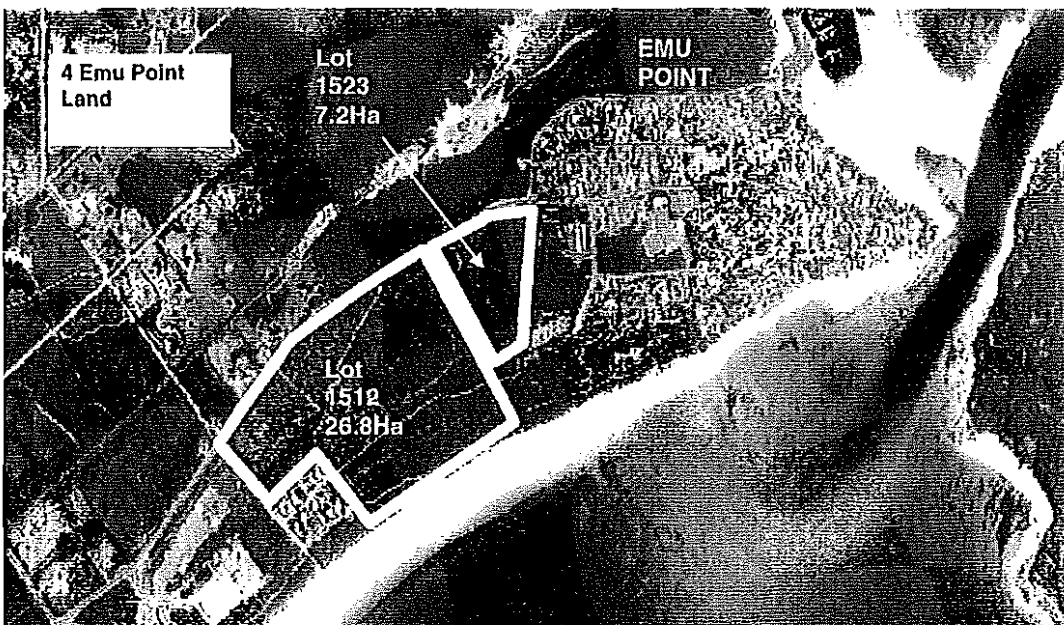


Fig3 Emu Point Land

7. ROLES & RESPONSIBILITIES

7.1. Overall Co-ordination - Stakeholder Reference Group

A group consisting of representatives of the key stakeholders will meet at least bi-annually to facilitate coordination and timely delivery of the project components at an operational level. This group will consist of:

- Member for Albany (Chairman)
- LandCorp
- City of Albany
- Great Southern Development Commission
- Department for Planning and Infrastructure

The group will be advisory in nature and will not hold any specific decision-making powers.

If appropriate the Stakeholder Reference Group may invite other agencies or parties to participate in meetings on matters of common interest.

7.2. Project Roles and Responsibilities

Roles and responsibilities for the delivery of the various project outcomes are as follows:

7.2.1. The Albany Waterfront, Boat Harbour & Pedestrian Bridge

- *LandCorp* will be principally responsible for and project manage the urban design, statutory approvals process, construction of infrastructure, and subdivision and release of land.
- *The City of Albany* will be responsible for the care and management of all road reserves, the pedestrian bridge, civic spaces, waterfront promenades and all fixtures and improvements coming into its control as a result of the subdivision process.
- *The Department for Planning and Infrastructure* will be responsible for the management of the Marina and the care and management of maritime infrastructure and any leasehold land coming into its control as a result of the subdivision process.

7.2.2. The Albany Entertainment Centre and Convention/ Function Facilities

- *The City of Albany* will be principally responsible for constructing the Albany Entertainment Centre as an initial stage including the project management, design, and statutory approval processes, construction, commissioning and ongoing care, control and management of the facility.
- *The City of Albany* will enter into a project funding agreement with the Great Southern Development Commission that details and agrees upon all aspects of the design, construction, commissioning and cash flow requirements of the project.
- *The City of Albany* will use best endeavours to construct the Albany Entertainment Centre in accordance with the program in section 9 of this document.
- *The City of Albany*, in conjunction with LandCorp will work to attract and facilitate an appropriately scaled and sufficient standard of convention/function facilities, owned and operated by the private sector, which will link to and synergise with the Albany Entertainment Centre and the proposed hotel development.
- *The City of Albany* will be responsible to secure funding beyond that currently secured.

7.2.3. Anzac Peace Park

- *The City of Albany* will be principally responsible for and project manage the design, statutory approvals process, development, commissioning and ongoing care, control and management of the facility.
- *The City of Albany* will collaborate with LandCorp in undertaking coordinated environmental investigations of the Anzac Peace Park site and Albany Waterfront site. *The City of Albany* will be the proponent for the environmental assessment and any resulting conditions pertaining to the development of the Anzac Peace Park.
- *The City of Albany* will use best endeavours to construct the Anzac Peace Park project in the same timeframe as the Albany Waterfront project.

7.2.4. Emu Point

- *LandCorp* will seek approvals to develop lots 1512 and 1523 at Emu Point primarily for residential purposes with development proceeds to be allocated to the Waterfront Project and any surplus development profits are to be returned to the State Government.

7.2.5. Associated Land Transactions

- *LandCorp* will transfer land excised from the Albany Waterfront project site sufficient in area to construct the Albany Entertainment Centre and curtilage to the City of Albany upon the creation of the new lot. *LandCorp* may consider a development lease to the City of Albany to allow construction of the Albany Entertainment Facility to commence prior to the creation of the new lot.
- *The City of Albany* will advise the Department for Planning and Infrastructure that it has relinquished the Management Order over Lot 1512 Emu Point upon the execution of this agreement.

8. FINANCING

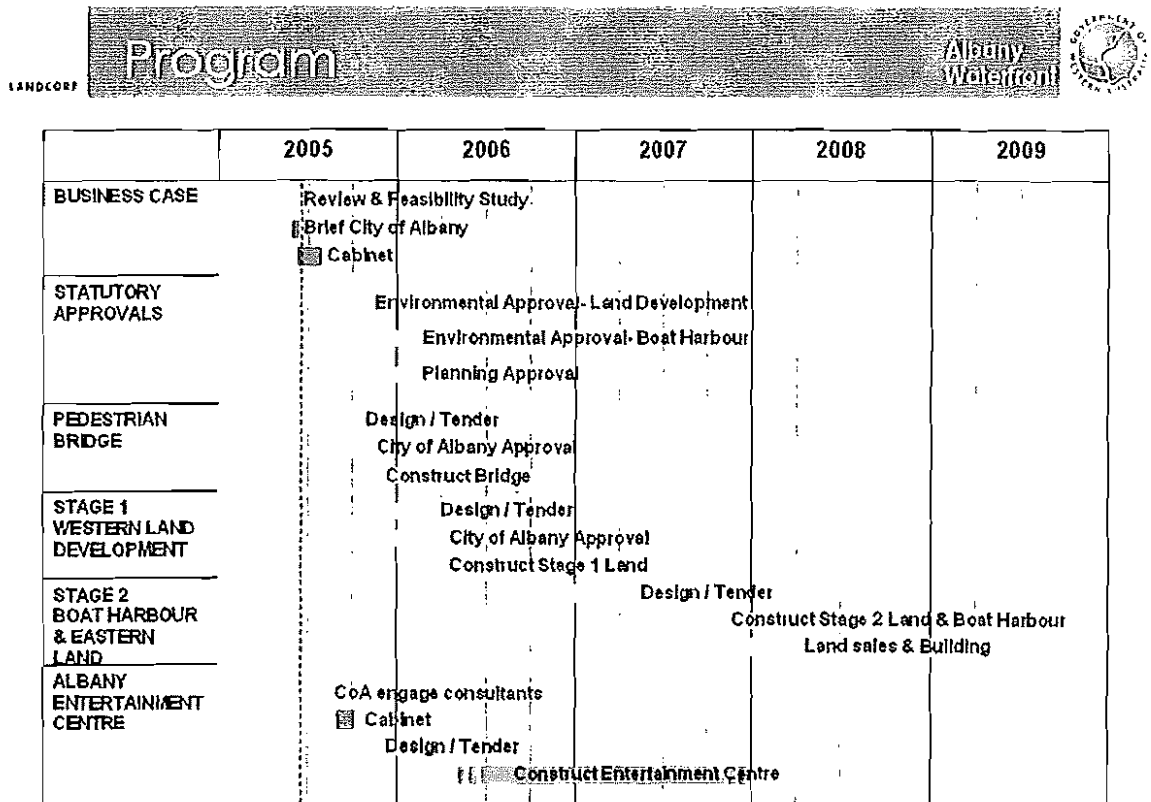
- 8.1. The State of Western Australia will contribute \$26.8 million to the Albany Waterfront Project.
- 8.2. The State of Western Australia will contribute \$14.9 million to the Albany Entertainment and Convention Centre Project plus the land necessary to accommodate that facility.
- 8.3. The City of Albany will contribute \$1million to the Albany Waterfront project in the 2006-07 financial year.
- 8.4. The City of Albany will contribute \$1.2 million plus any Federal grant monies obtained to the Albany Entertainment and Convention Centre Project, and is responsible for securing any additional required funding.
- 8.5. The City of Albany is responsible for financing and obtaining further funding for the design and development of Anzac Peace Park.
- 8.6. The City of Albany acknowledges that the proceeds of the development of Lots 1512 and 1523 Emu Point are to be applied by the State Government to the Albany Waterfront Project and any surplus development profits are to be returned to the State Government. If the State cannot achieve the expected financial outcome from this development, the scope and timing of the Albany Waterfront project may be affected. It is agreed the City of Albany will apply proper town planning principles in assessing any proposals.

8.7. Project Cash Flow table – Albany Waterfront Project only

FORECAST CASHFLOW (\$million)	2005-06	2006-07	2007-08	2008-09	2009-10	TOTAL
State of Western Australia						
Capital works allocation and land sales from the Waterfront and Emu Point	5.4	5.2	13.0	1.7	1.5	26.8
City of Albany						
City of Albany Contribution		1.0				1.0
TOTAL FUNDING	5.4	6.2	13.0	1.7	1.5	27.8

9. PROGRAM

The following timeframes are estimates only and subject to statutory approvals and more detailed planning.



10. FUTURE AGREEMENTS

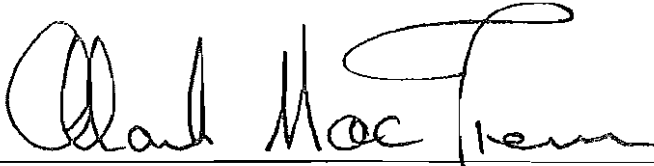
It is anticipated that as the project progresses, further supplementary agreements, partnerships, contracts and leases will emerge between project stakeholders and other parties serving the intent of this document.

THE AGREEMENT

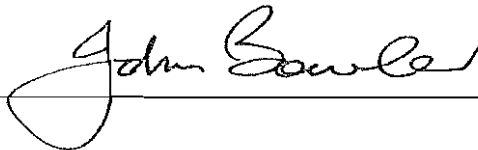
THE PARTIES HERETO AGREE TO THE FORMATION OF THIS PARTNERSHIP TO GUIDE THE PLANNING AND DELIVERY OF THE ALBANY WATERFRONT PROJECT AS EXPRESSED ABOVE.

Executed on behalf of the State of Western Australia

HON. ALANNAH MacTIERNAN, MINISTER FOR PLANNING AND INFRASTRUCTURE


 6, 9, 2005

HON. JOHN BOWLER, MINISTER FOR LOCAL GOVERNMENT AND REGIONAL DEVELOPMENT; LAND INFORMATION; GOLDFIELDS - ESPERANCE, GREAT SOUTHERN

 6, 9, 05

Executed on behalf of the City of Albany

HER WORSHIP THE MAYOR ALISON GOODE

 6, 9, 05

ALBANY WATERFRONT
MEMORANDUM OF AGREEMENT

September 2007



STATE OF WESTERN AUSTRALIA

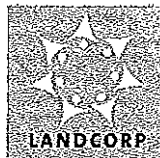
And



CITY OF ALBANY



Department of Housing and Works
Government of Western Australia



Department for
Planning and Infrastructure

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 7. ASSOCIATED LAND TRANSACTIONS
 8. ROLES & RESPONSIBILITIES
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 10. PROGRAM
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- THE AGREEMENT

1. PURPOSE

This document represents an agreement between the State of Western Australia and City of Albany in planning, funding, constructing and managing the Albany Waterfront Project.

The key stakeholders involved in the implementation of the project are:

- LandCorp
- City of Albany
- Great Southern Development Commission (GSDC)
- Department for Planning & Infrastructure (DPI)
- Department of Housing and Works

The Albany Waterfront has the approval of State Cabinet and the City of Albany, and has the support of the key stakeholder agencies.

The project also carries strong and well-demonstrated support from the community at large.

This document replaces the previous memoranda of agreement relating to the waterfront executed in December 2002 and September 2005 respectively and serves to confirm and identify the strategic alliance that exists between the key stakeholders and the roles and responsibilities each organisation has in bringing the project to fruition. It introduces the Department of Housing & Works as project manager for the Albany Entertainment Centre.

This Memorandum of Agreement is intended to be a high level document and not to resolve all project details. It is anticipated that as the project progresses, further supplementary agreements will be entered into serving the intent of this agreement.

2. BACKGROUND – KEY MILESTONES

- The Albany Waterfront project dates back to 1983 with early planning driven by the Great Southern Development Commission and the then Town of Albany.
- In April 2001 the State Government approved in principle a marina based waterfront precinct known as the Albany Boat Harbour Project and allocated \$12.7 million in funding.
- In August 2002 a Management Steering Committee was formed consisting of the GSDC, DPI and the City of Albany which developed a design concept that was subsequently approved by the City of Albany in March 2004.

- In September 2004 the Minister for Planning and Infrastructure advised that LandCorp would work with the other stakeholders to review the design concept to give greater focus to the land development.
- In February 2005 the State Government announced a \$14.9m funding contribution towards the proposed Albany Entertainment Centre (AEC) planned for construction in York Street next to the Albany Town Hall Theatre.
- In March 2005 the Member for Albany and the Minister for Planning and Infrastructure proposed that consideration be given to co-locating the AEC with the Waterfront Development.
- In May 2005 the City of Albany appointed 7 Councillors to the newly constituted Albany Waterfront Development Committee to work with LandCorp officers and City staff in recommending preferred design options and concepts to the City Council.
- On 21 June 2005 the City of Albany gave approval to a concept plan which incorporated the relocation of the AEC from the York St Civic precinct to the western portion of the waterfront development site.
- On 19 July 2005 the State Government announced the allocation of additional funding for the Albany Waterfront bringing the total allocation to \$27.8m including a \$1m contribution from the City of Albany.
- On 16 May 2006 the City of Albany approved the structure plan for the development.
- On the 19 September 2006 the City of Albany adopted the precinct plan that will be used to guide and facilitate development at the Albany Waterfront.
- On the 11 October 2006 the Premier of Western Australia announced funding for up to a further \$19.95 million for the Albany Entertainment Centre project with a total project cost of \$37.55 million. *Includes \$1.2m commitment from the City of Albany and \$1.5m funding being sought by the City of Albany from the Australian Government's Regional Partnerships program of the Department of Transport and Regional Services. (Funding unconfirmed at time of Agreement).*
- The Department of Housing and Works was also appointed as project managers and coordinators for the development of the Albany Entertainment Centre. In December 2007, the Department of Housing and Works appoint Cox, Howlett Bailey Woodland to undertake the detailed design of the Albany Entertainment Centre.
- On 25 July 2007, the Premier of Western Australia announced additional \$10.5 million funding, taking the total project cost to \$49 million. The additional allocation was to cater for increased building

costs and the costs associated with the crystalline concept design, a design in keeping with the iconic location.

- On 14 August 2007 the City of Albany endorsed the concept design.

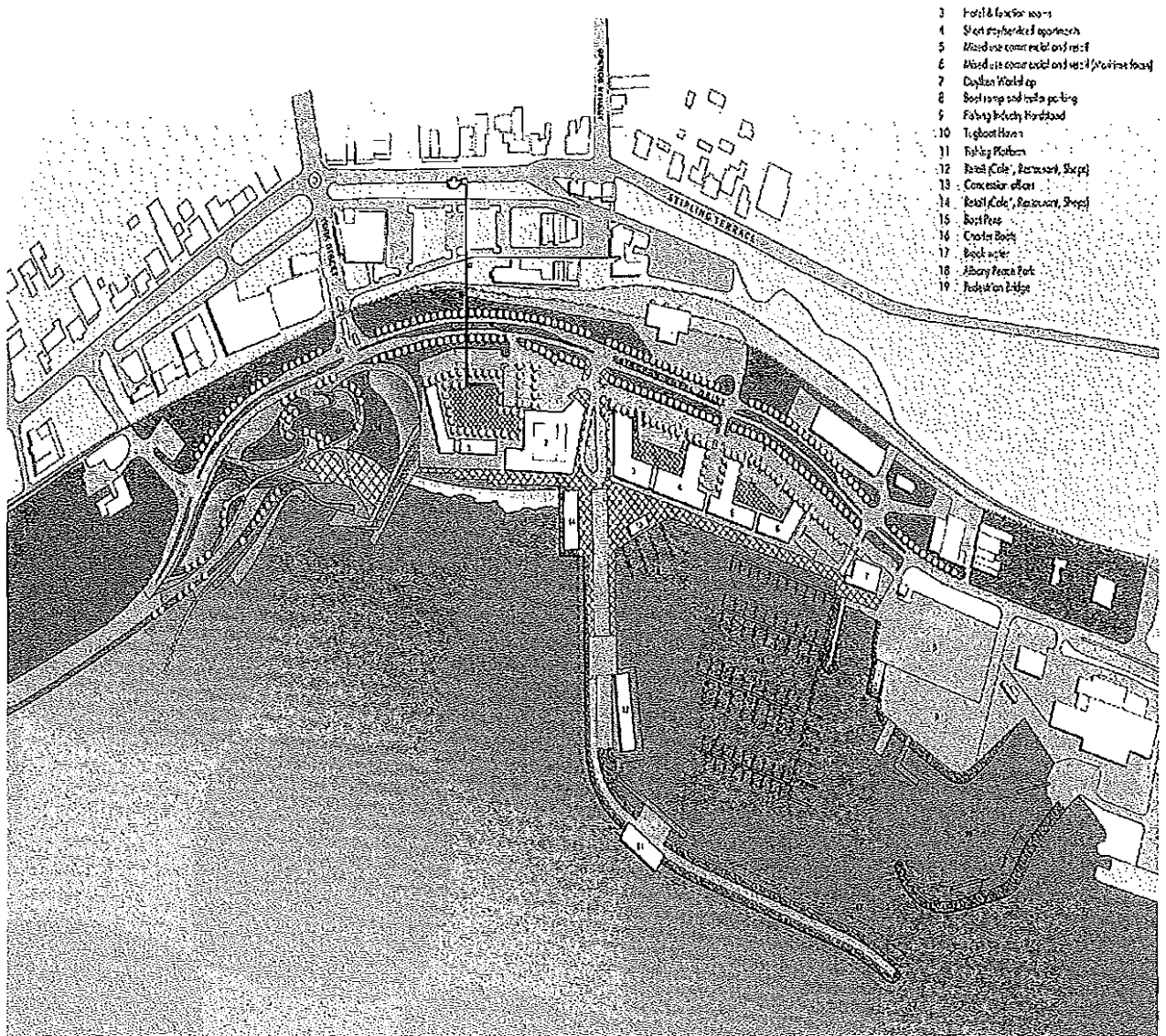


Fig1 Structure Plan – approved by City of Albany in May 2006

3. PROJECT VISION

The vision is to create a sustainable, attractive and exciting world-class waterfront precinct for the Albany community, the Great Southern Region, and visitors to the region.

The Albany Waterfront will provide a protected boat harbour serving the recreational, fishing and tourism industries together with land-based development adjacent to the town jetty providing a range of tourist accommodation, maritime servicing, entertainment, recreational and community based facilities.

4. PROJECT OBJECTIVES

- Extend the Town to the Waterfront
- Create a New Focus for the Town by creating a tourism and entertainment precinct
- Capitalise on the location and its surrounds:
Port – Harbour – Anzac Park – Town – Tourism
- Create New Maritime Facilities:
Recreation – Fishing – Charter – Support Industries
- Build a New Entertainment Centre in keeping with the Waterfront Development and iconic nature of Princess Royal Harbour.
- Create a vibrant Activity Mix
Tourism – Retail – Commercial – Maritime – Entertainment-
Public Facilities
- Respect Port Access

5. COMMITMENTS TO THE COMMUNITY

The State of Western Australia and the City of Albany are committed to the following underlying principles regarding the development and ongoing operation of the Albany Waterfront:

- Acknowledgement and respect of 24 hour a day, 7 day a week heavy haulage access to the Port of Albany.
- Prohibition of permanent residential activity.
- Unfettered community access to the foreshore.
- Maintenance of the iconic Princess Royal Harbour vista as seen from the York Street Commercial Precinct.

6. PROJECT SCOPE

This agreement consists of the following components (refer figure 2 & 3):

6.1 Albany Waterfront, Boat Harbour & Pedestrian Bridge

- Albany Waterfront - The appropriate remediation and development of approximately 5.5 hectares of waterfront land

into subdivided lots and civic space to accommodate and service the Albany Entertainment Centre, tourism accommodation, retail, commercial, maritime, parking and public facilities.

- Boat Harbour - The development of a marina immediately to the east of the Jetty for approximately 70-80 vessels.
- Pedestrian Bridge - The construction of a pedestrian bridge linking the Albany Waterfront Project to Stirling Terrace and the Albany Railway Station Precinct has been completed.

6.2 Purchase of Waterfront Land

- The provision of \$1 million in revenue to the waterfront project from the City of Albany for the purchase of land to accommodate the Albany Entertainment Centre.

6.3 Albany Entertainment Centre

- Construction of a 620 seat Albany Entertainment Centre, architecturally compatible with, and complementary to, the future development of contiguously located hotel and convention/function facilities.
- The City of Albany will work to facilitate, in conjunction with LandCorp, an appropriately scaled and sufficient standard of convention/function facilities in the proposed hotel development which can link to and synergise with the Albany Entertainment Centre.

6.4 Anzac Peace Park

- The appropriate remediation and development of the 1.4Ha waterfront land approximately west of York St for public parkland purposes.

6.5 Emu Point Land Development

- The development of lots 1512 and 1523 at Emu point with associated funding linkages to the Waterfront project (refer fig 3).

7. ASSOCIATED LAND TRANSACTIONS

- The transfer in freehold to the City of Albany a parcel of land excised from the Albany Waterfront project site sufficient in area to construct the Albany Entertainment Centre and curtilage.

- The City of Albany has relinquished the Management Order over Lot 1512 Emu Point. (refer fig 3).

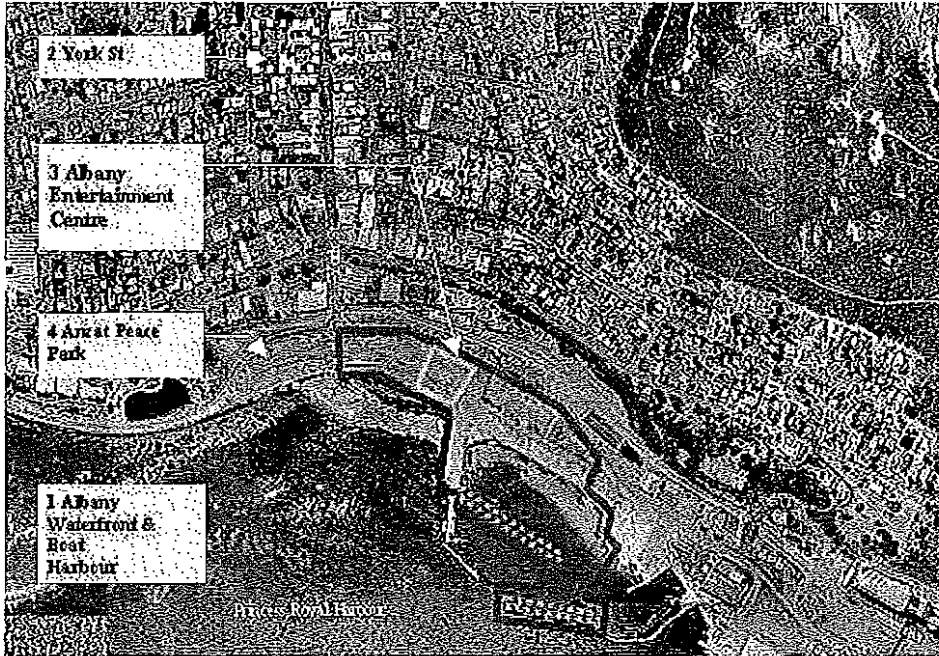


Fig2 Location Plan

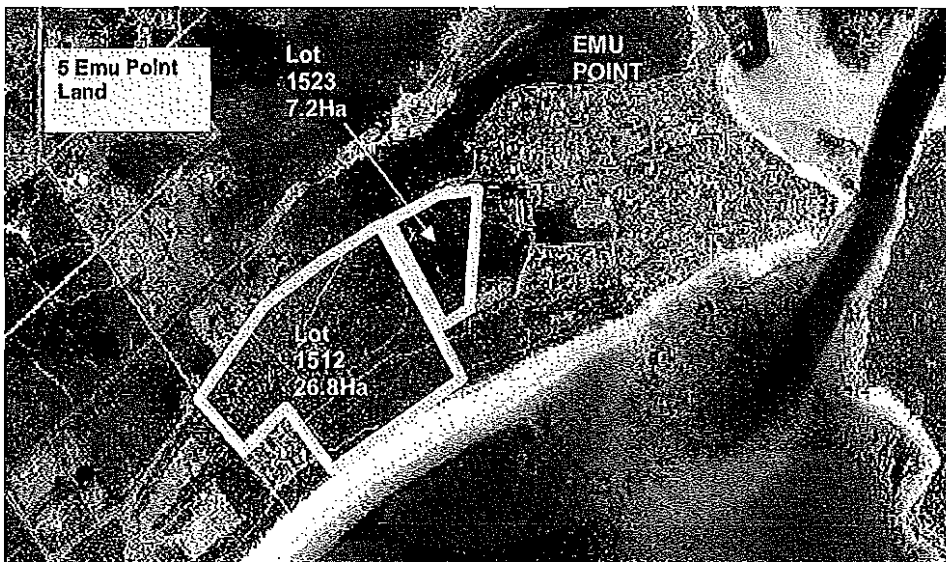


Fig3 Emu Point Land

8. ROLES & RESPONSIBILITIES

8.1 Overall Co-ordination - Stakeholder Reference Group

A group consisting of representatives of the key stakeholders will meet at least bi-annually to facilitate coordination and timely delivery of the project components at an operational level. This group will consist of:

- Member for Albany (Chairman)
- LandCorp
- City of Albany
- Great Southern Development Commission (GSDC)
- Department of Planning & Infrastructure
- Department of Housing and Works

The group will be advisory in nature and will not hold any specific decision-making powers. The Stakeholder Reference Group will be chaired by the Member for Albany or his representative.

If appropriate the Stakeholder Reference Group may invite other agencies or parties to participate in meetings on matters of common interest.

8.2 Project Roles and Responsibilities

Roles and responsibilities for the delivery of the various project outcomes are as follows:

8.2.1 The Albany Waterfront, Boat Harbour & Pedestrian Bridge

- *LandCorp* will be principally responsible for and project manage the urban design, statutory approvals process, construction of infrastructure, and subdivision and release of land.
- *The City of Albany* will be responsible for the care and management of all road reserves, the pedestrian bridge, civic spaces, waterfront promenades and all fixtures and improvements coming into its control as a result of the subdivision process.
- *The Department of Planning and Infrastructure* will be responsible for the management of the Marina and the care and management of maritime infrastructure and any leasehold land coming into its control as a result of the subdivision process.

8.2.2 The Albany Entertainment Centre

The Department of Housing and Works will be responsible for constructing the Albany Entertainment Centre including the project management, design, statutory approval processes, construction and commissioning.

The Great Southern Development Commission will oversee and administer the project capital works budget.

The Department of Housing and Works and the Great Southern Development Commission will provide the City of Albany with the opportunity to contribute to the design and selection of fitout for the facility and the endorsement of the selection of the architect and the final design and statutory approval (as necessary).

The Department of Housing and Works, Great Southern Development Commission and City of Albany will establish a Project Control Group (PCG) to provide strategic leadership and direction to the project.

The PCG will establish, as required, reference groups to input into the project, for example

- a design review committee to oversee the design phase of the project,
- a local reference group comprising of appropriately qualified City personnel to liaise with the project architect on matters relating to interior fitout, landscaping and public art

The City of Albany will own and operate the Albany Entertainment Centre and be responsible for the ongoing, care, control and management of the facility which includes any annual operating deficit.

The City of Albany will work to facilitate, in conjunction with LandCorp, an appropriately scaled and sufficient standard of convention/function facilities in the proposed hotel development which can link to and synergise with the Albany Entertainment Centre.

8.2.3 Anzac Peace Park

The City of Albany will be principally responsible for and project manage the design, statutory approvals process,

development, commissioning and ongoing care, control and management of the facility.

The City of Albany will collaborate with *LandCorp* in undertaking coordinated environmental investigations of the Anzac Peace Park site and Albany Waterfront site. *The City of Albany* will be the proponent for the environmental assessment and any resulting conditions pertaining to the development of the Anzac Peace Park.

The City of Albany will use best endeavours to construct the Anzac Peace Park project in the same timeframe as the Albany Waterfront project.

8.2.4 Emu Point

LandCorp will seek approvals to develop of lots 1512 and 1523 at Emu point these lots primarily for residential purposes with development proceeds to be allocated to the waterfront project and any surplus development profits are to be returned to the State Government.

8.2.5 Associated Land Transactions

LandCorp will transfer land excised from the Albany Waterfront project site sufficient in area to construct the Albany Entertainment Centre and curtilage to the City of Albany upon the creation of the new lot. *LandCorp* may consider a development lease to the City of Albany to allow construction of the Albany Entertainment Centre Facility to commence prior to the creation of the new lot.

The City of Albany has advised the Department of Land Administration that it has relinquished the Management Order over Lot 1512 Emu Point.

9. FINANCING

- 9.1** The State of Western Australia will contribute \$38 million to the Albany Waterfront Project.
- 9.2** The State of Western Australia will contribute a maximum of \$46.3 million to the Albany Entertainment Centre Project.
- 9.3** The City of Albany will contribute \$1.0 million to the Albany Waterfront project in the 2007-08 financial year as payment for the land necessary to accommodate the Albany Entertainment Centre Project.

ALBANY WATERFRONT MEMORANDUM OF AGREEMENT

- 9.4 The City of Albany will contribute \$1.2 million plus any Federal grant monies obtained in the order of \$1.5million to the Albany Entertainment Centre Project.
- 9.5 The City of Albany is responsible for financing and obtaining further funding for the design and development of Anzac Peace Park.
- 9.6 The City of Albany acknowledges that the proceeds of the development of Lots 1512 and 1523 Emu Point are to be applied by the State Government to the Albany Waterfront Project.
- 9.7 Project Cash Flow table: – Albany Waterfront, Albany Entertainment Centre and Anzac Park.

FORECAST CASHFLOW (Smillion)	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	TOTAL
ALBANY WATERFRONT (PROJECT)							
State of Western Australia							
Capital works allocation and land sales from the Waterfront and Emu Point	5.4	5.2	7.0	1.7	18.7		38.0
City of Albany							
City of Albany Contribution from development of the York St site			1.0				1.0
TOTAL	5.4	5.2	8.0	1.7	18.7		39.0
ALBANY ENTERTAINMENT CENTRE							
City of Albany Contribution			0.4	0.8			1.2
State Government through GSDC		0.68	0.42	25.46	15.44	4.3	46.3
Australian Government (unconfirmed)			1.5				1.5
TOTAL		0.68	2.32	26.26	15.44	4.3	49
ANZAC PEACE PARK (Notional In Negotiation)							
Australian Government Veterans Affairs			0.45				0.45
Australian Government DoTARS			0.44				0.44
City of Albany			0.68				0.68
Lotterywest			0.72				0.72
Premier and Cabinet (175 th Anniversary Fund)			0.25				0.25
TOTAL			2.54				2.54

10. PROGRAM

The following timeframes are estimates only and subject to statutory approvals and more detailed planning.

Albany Entertainment Centre Program

ID	Task Name	2007				2008				2009				2010			
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Schematic Drawing	Schematic Drawing															
2	Design Detail					Design Detail											
3	Construction									Construction							
4	Completion													Completion			

Albany Waterfront Program

ID	Task Name	2007				2008				2009				2010	
		Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1
1	Structure Plan Approval by WAPC														
2	Subdivision Approval														
3	Design Detail - Stage 1														
4	Tender Stage 1														
5	Award and Constuction - Stage 1														
6	Environmental Approval - Stage 1 and 2														
7	Design - Stage 2														
8	Tender - Stage 2														
9	Award and Construction - Stage 2														
10	Completion and Opening														

11. FUTURE AGREEMENTS

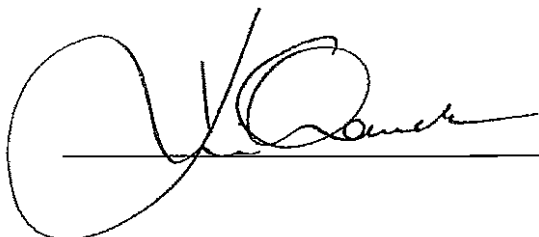
It is anticipated that as the project progresses, further supplementary agreements, partnerships, contracts and leases will emerge between project stakeholders and other parties serving the intent of this document.

THE AGREEMENT

THE PARTIES HERETO AGREE TO THE FORMATION OF THIS PARTNERSHIP TO GUIDE THE PLANNING AND DELIVERY OF THE ALBANY WATERFRONT PROJECT AS EXPRESSED ABOVE.

Executed on behalf of the State of Western Australia

KIM CHANCE MLC
MINISTER FOR THE GREAT SOUTHERN



25, 09, 2007

ALANNAH MACTIERNAN MLA
MINISTER FOR PLANNING AND INFRASTRUCTURE



24, 09, 07

Executed on behalf of the City of Albany

HER WORSHIP THE MAYOR ALISON GOODE



8, 10, 07