

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

**ORDINARY
COUNCIL MEETING**

Tuesday 19th June 2007

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
19th June 2007

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Adoption of Draft Policy - Residential Design Code Policy
[Agenda Item 11.3.1 refers] [Pages 7-29] 23
- 1.1.2 Policy Amendments - Central Albany Urban Design Policy
[Agenda Item 11.3.2 refers] [Pages 30-37] 8
- 1.1.3 Amendment to Outline Development Plan - Bayonet Head
[Agenda Item 11.3.3 refers] [Pages 38-73] 35
- 1.1.4 Scheme Amendment Request - Lots 873-875 Morris Road and Lots
870, 876 and 877 John Street, Milpara
[Agenda Item 11.3.4 refers] [Pages 74-84] 11
- 1.1.5 Scheme Amendment Request - 104 Henry Street, Warrenup
[Agenda Item 11.3.5 refers] [Pages 85-93] 9
- 1.1.6 Scheme Amendment Request - Lot 5498 Terry (previously Hooper)
Road, Walmsley
[Agenda Item 11.3.6 refers] [Pages 94-106] 13
- 1.1.7 Scheme Amendment Request - Lot 422 Affleck Road, Kalgan
[Agenda Item 11.3.7 refers] [Pages 107-116] 10
- 1.1.8 Scheme Amendment Request - Lot 55 Lancaster Road, McKail
[Agenda Item 11.3.8 refers] [Pages 117-135] 19
- 1.1.9 Initiate Scheme Amendment - Changing the residential density for
land in the Central Area
[Agenda Item 11.3.9 refers] [Pages 136-144] 9

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment
[Agenda Item 12.1.1 refers] [Pages 146-163] 18
- 1.2.2 Albany Town Hall Theatre Committee meeting minutes – 2nd May
2007
[Agenda Item 12.8.1 refers] [Pages 164-166] 3
- 1.2.3 Albany Arts Advisory Committee meeting minutes – 9th May 2007
[Agenda Item 12.8.2 refers] [Pages 167-178] 12

1.3 Works and Services

Nil

1.4 General Management Services

1.4.1 Compliance Audit Return – 2006
[Agenda Item 14.4.1 refers] [Pages 180-209] 30

1.4.2 Albany Tourism Marketing Advisory Committee meeting minutes – 7th
May 2007
[Agenda Item 14.5.1 refers] [Pages 210-212] 3

2.0 MINUTES OF ADVISORY & OTHER COMMITTEES OF COUNCIL

2.1 Bushcarers Advisory Committee Minutes - 23 March 2007
[Agenda Item 11.6.1 refers] [Pages 214-217] 4

That the above mentioned minutes as previously distributed be confirmed as a true and accurate record of proceedings.

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

3.1.1 Building Activity Report - May 2007
[Pages 219-231] 13 pages

3.1.2 Planning Scheme Consents - May 2007
[Pages 232-234] 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

- Governor-General of the Commonwealth of Australia
- Porcelain Art Camp

[Pages 236-237 refers] 2 pages

3.4.2 Common Seal

NCSR072686 Surrender of Easement Easement No. A287413 for Lot 52 Seymour Street, Albany
City of Albany and Church of Jesus Christ of Latter Day Saints
Delegated Authority

NCSR072687 Extension and variation of lease Lease of Reserve 24154 Lower King Road, Lower King
City of Albany and Lower King Community Association Inc.
Delegated Authority

NCSR072755 Withdrawal of Caveat Lot 1498 Knight Road, Mira Mar
City of Albany and P & B De Jonge
Delegated Authority

Bulletin Item 3.4.2 continued

- NCSR072756 Jetty Licence Emu Point Swimming Pontoon - Pontoon No. 3507
City of Albany and Department for Planning and Infrastructure, Coastal Facilities
OCM 20-Feb-07 13.6.1
- NCSR072757 Employment Contract Chief Executive Officer
City of Albany and Andrew Charles Hammond
OCM 17-Apr-07 19.2
- NCSR072758 Assignment of Lease Forts Tea Rooms and Kiosk, Forts Site, Mount Clarence Albany
City of Albany and Sandre Mitchell and Patrick Reginald Willdigg
Delegated Authority
- NCSR072759 New lease Part of 90 Sanford Road, Albany
City of Albany and Albany Volunteer State Emergency Service
OCM 20-Mar-07 13.5.1
- NCSR072760 Restrictive Covenant Vehicular access - Lot 9000 Henty Road, Kalgan
City of Albany and DW & RW Johnson, SMW Bridge, DMW Cunneen
Delegated Authority
- NCSR072761 New Lease Lotteries House
City of Albany and Albany Halfway House Association Inc.
OCM 15-May-07 13.5.1
- NCSR072762 Final Approval TPS No. 3 Amendment No. 258 Rezoning portion Lot 6511 Two Peoples Bay Road Kalgan from Rural to Special Use Zone
City of Albany
OCM 15-May-07 11.3.6
- NCSR072781 Form L1C - Lease of Crown Land Portion of Reserve 25807, Plantagenet Location 6802, Manypeaks
City of Albany and South Stirling Community Association Inc.
OCM 16-Nov-07 12.2.5
- NCSR072782 Final Approval TPS No. 1A, Amendment No. 158 Rezoning Lot 15 Frederick Street, Albany from 'Clubs and Institutions' Zone to 'Residential' Zone
City of Albany
OCM 15-May-07 11.3.2
- NCSR072783 Final Approval TPS No. 3 Amendment No. 265 Final Approval to rezoning Lot 115 Flemington Street McKail from 'Rural' Zone to 'Residential Development' Zone
City of Albany
OCM 15-May-07 11.3.5
- NCSR072784 Final Approval TPS No. 3 Amendment No. 263 Final Approval to rezoning Lot 7 Rufus Street, Milpara from 'Rural' Zone to 'Residential Development' Zone
City of Albany
OCM 15-May-07 11.3.3

Bulletin Item 3.4.2 continued

- NCSR072785 Final Approval TPS No.3 Amendment No. 264 Final Approval to rezoning Lot 6 Henderson Road Drome from 'Rural' Zone to 'Special Rural' Zone
City of Albany
OCM 15-May-07 11.3.6
- NCSR072894 Memorandum of Understanding Funding Agreement for Allambie Park Cemetery & Crematorium and Albany Memorial Park Cemetery
City of Albany and Albany Cemetery Board
OCM 19-Dec-06 12.1.4
- NCSR072895 Deed of Restrictive Covenant - Vehicular Access Lot 401 (HN 30-32) Frederick Street, Albany
City of Albany and Alistair A Anderson & Steven W Barker
Delegated Authority

4.0 STAFF MEMBERS

4.1 Disclosure To Engage In Private Works

Nil

4.2 New Appointments

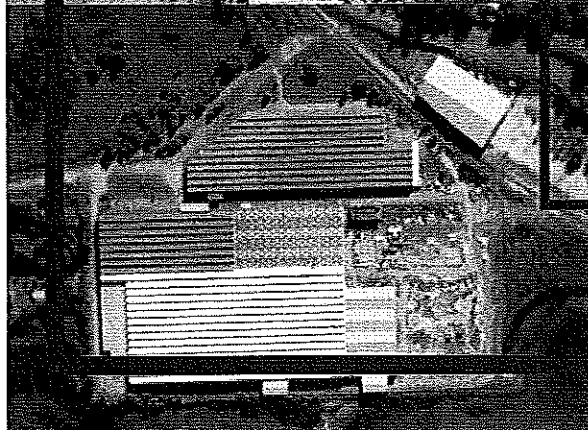
STAFF MOVEMENTS (to Friday 1 June 2007)

Appointments	Resignations
Justine Haigh- Engineering Administration Officer	Sally Foy- Corporate Services Officer
Stuart Jamieson- Project/Administration Officer	Peter Owen - Trades & Building Coordinator
Dwayne Hillbrick - Civil Construction Worker	
Dwayne Ten Haaf- Environmental Technical Officer	

Agenda Item Attachments

DEVELOPMENT SERVICES SECTION

[Agenda Item 11.3.1 refers]
[Bulletin Item 1.1.1 refers]



City of Albany
Residential Design Code Policy
May 2007

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Figure 4	Centennial Park: Distribution of Land Uses
Figure 5	Woolstores: Policy Area
Figure 6	Spencer Park: Distribution of Land Uses
Figure 7	Yakamia: Distribution of Land Uses
Figure 8	Lockyer: Distribution of Land Uses
Figure 9	Bayonet Head: Distribution of Land Uses
Figure 10	Emu Point
Figure 11	Big Grove
Figure 12	Frenchman's Bay: Policy Area
Figures 13	Steeper Sites: Policy Areas

Draft Residential Design Code Policy

1.0 Introduction

The Residential Design Code Policy has been adopted by the Council to provide clear strategic direction for the distribution of 'higher development' within the City of Albany.

In developing the policy the Council considered the following criteria:

- The importance of reflecting realistic short to mid term demand for such development.
- The need to provide distinct alternatives to existing CBD development options, rather than encouraging development which could compete with the town centre.
- The potential to take advantage of coastal opportunities and views.
- The aspiration to consolidate rather than disperse urban development.
- The need for 'higher development' to be sympathetic in terms of impacts on the natural landscape.
- The need to limit the potential impacts of such development on existing residential areas or views of significance.
- The State Coastal Planning Policy (SPP 2.6) and the adopted amendments to that policy.

Unless specifically dealt with in this policy, or other relevant Council Policies, the maximum building height of residential development within the city shall comply with Category B of Table 3 of Clause 3.7.1 of the Residential Design Codes.

2.0 General Principles

The intent of this policy is to encourage development which complies with the following principles:

- **Height:** 'Higher development' should be 'mid-rise' not 'high rise' - Four storeys with, in certain circumstances, a limited component of five storey development.
- **Public benefits:** 'Higher development' should bring with it public benefits by way of support to existing activity nodes, the provision of new facilities and services for the city and/or improvements to the public domain.
- **Human Scale:** The bulk and scale of 'higher development' needs to be actively addressed in the design process to provide articulation and ensure that a human scale is maintained in such developments

3.0 Policy Areas

This Residential Design Code Policy is highly selective in terms of the areas of application. These areas can be divided into the following categories and locations:

- Urban or Future Urban Locations
- Suburban Centres
- Coastal Locations

- Situations where, subject to explicit performance criteria, the relaxation of height provisions could be considered

Each of these categories and locations is dealt with in more detail in the policy provisions set out below.

4.0 Urban or Future Urban Locations

4.1 AREAS OF APPLICABILITY

The policy areas making up the urban, or future urban, locations comprise:

- Middleton Beach
- Centennial Park
- The Woolstores

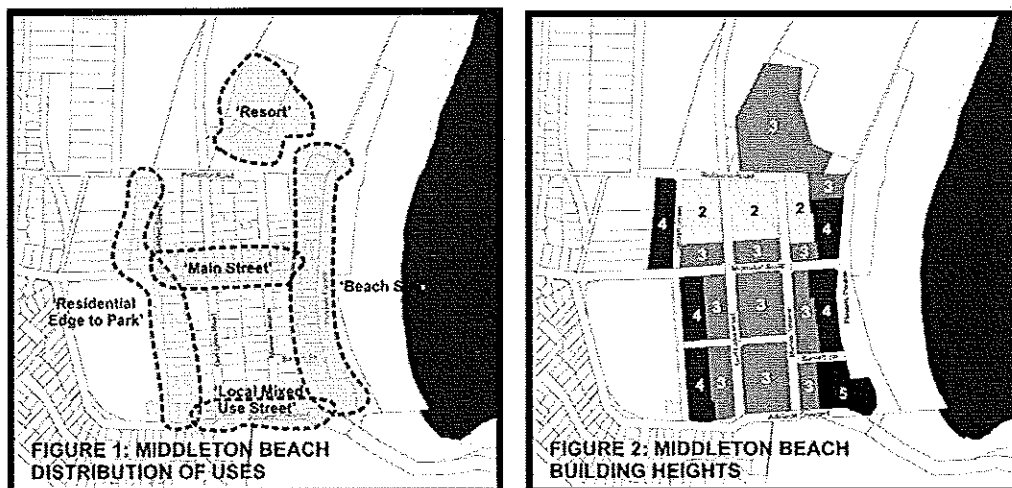
4.2 MIDDLETON BEACH

Objectives:

- To create a high quality and vibrant beachside tourist precinct.
- To encourage the provision of a wide range of facilities and services to serve both visitors and the local community.
- To encourage a more diverse range of housing and tourist accommodation.
- To establish appropriate height limits for development within the precinct.

4.2.1 DISTRIBUTION OF LAND USES

The preferred distribution of land uses within the Precinct is indicated on Figure 1 below.



Land Use Aspirations:

- Flinders Parade – ‘The Beach Strip’: An active beach front urban edge comprising restaurants, cafes, tourist accommodation and residential apartments.
- Middleton Road – ‘The Main Street’: An urban street with on street parking, commercial uses on the ground floor and residential uses above. To include

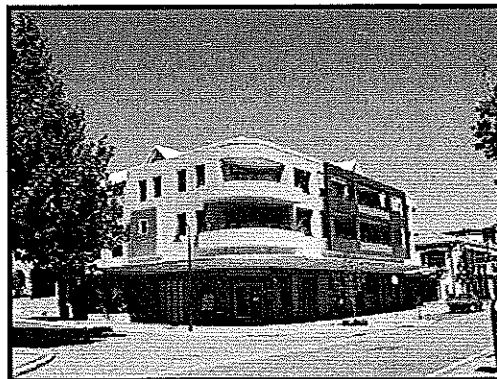
small shops (deli video rental, etc), tourist related uses, and offices directly serving the public.

- Adelaide Crescent – ‘Local Mixed Use Street’: An informal street incorporating occasional small cafes and other local facility uses.
- Garden Street: ‘Residential Edge to the Park’: An intense residential edge to Eyre Park.

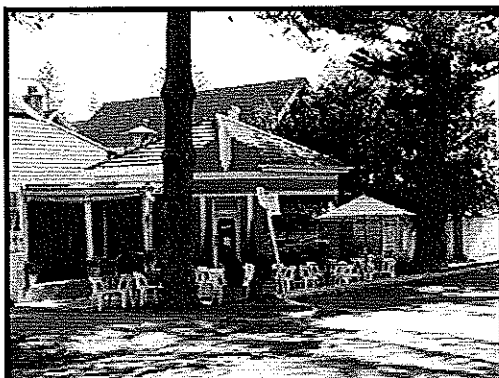
Proposed land uses will be dealt with on their merits based on the relevant provisions of the Town Planning Scheme. The aspirations set out above are intended to provide applicants with clear direction in terms of Council’s intentions for the area and to provide guidance to the Council in exercising discretionary powers under the scheme.



‘Beach Strip’



‘Main Street’



‘Local Mixed Use Street’



‘Residential Edge to Park’

4.2.2 BUILDING HEIGHTS

Maximum building heights within the Precinct are set out in Figure 2.

While the figures indicated in the Figure represent the maximum number of floors allowable the specific height requirements are as set out below:

- Two (2) Storeys: As per Category B of Clause 3.7.1 of the Residential Design Codes.
- Three (3) Storeys: As per Category C of Clause 3.7.1 of the Residential Design Codes.
- Four (4) Storeys: Top of External Wall (roof above) - 12 metres
Top of External Wall (roof concealed) - 13 metres
Top of Pitched Roof - 15 metres

- Five (5) Storeys: :Top of External Wall (roof above) - 15 metres
Top of External Wall (roof concealed) - 16 metres
Top of Pitched Roof - 18 metres

Variations to the maximum heights will only be considered in the following circumstances:

- Where, in order to articulate the built form and roofscape, heights are averaged around the maximum height. Such variations shall be subject to no increase in the number of floors and the demonstration that the amenity of neighbouring properties will not be adversely affected.
- Where ground floor heights are increased to facilitate commercial use in mixed use buildings. The maximum increase shall in such cases be 1 metre.

4.2.3 BUILDING SETBACKS

Front Setbacks

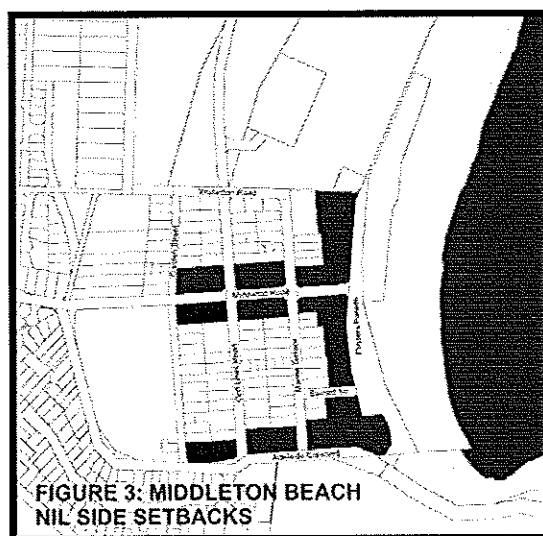
On Middleton Road (between Flinders Parade and Garden Street) and on Adelaide Crescent (between Flinders Parade and Golf Links Road) front setbacks may be relaxed to nil where commercial uses are incorporated in a mixed use building. Setbacks may be relaxed in residential buildings from those required by the Residential Design Codes to a minimum of 1.5m.

Other than the relaxations set out above setbacks shall comply with the provisions of the Residential Design Codes.

Side Setbacks

- 2 Storey Zone – As per the Residential Design Codes
- 3 Storey Zone – Nil on Middleton Road and Adelaide Crescent
- 4 and 5 Storey Zone – Nil on Flinders Parage

Other than the relaxations set out above setbacks shall comply with the provisions of the Residential Design Codes.



4.2.4 STREETS CAPES

Active Streetscapes

Buildings shall interact with the public domain. Blank walls, heavy planting, screen walls, or garages and carports in the front setback area shall be avoided.

The entrance to buildings shall be clearly visible from the street.

Buildings shall have windows overlooking the street to improve passive surveillance of the public domain.

Front Fences

Front fences above 750mm from natural ground level shall be visually permeable (minimum 50% open) and masonry piers shall be limited to a maximum height of 1800mm above natural ground level.

Fibre cement and metal sheeting shall not be acceptable materials for front fences.

Retaining Walls

Retaining walls are to be limited in length and height along street frontages

Balconies

Balconies are to be located adjacent to living areas, to be sufficiently large to promote indoor/outdoor living, and to provide wherever possible surveillance over the street.

4.2.5 BUILT FORM

Bulk and Scale

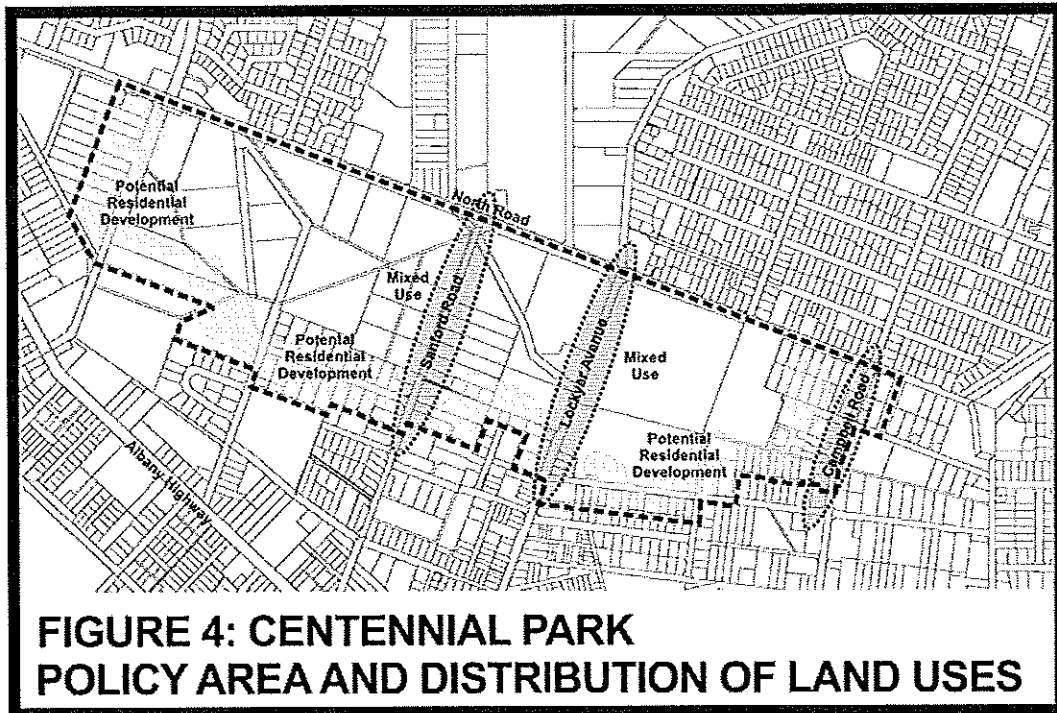
Larger new buildings shall be articulated to break down their perceived bulk and establish a scale appropriate for the locality when seen from the street.

Council may require the submission of streetscape drawings indicating how new buildings will integrate into the street.

4.3 CENTENNIAL PARK

Objectives:

- To provide a mechanism to manage the orderly transition of land use within the locality.
- To rationalize the use of, and improve the quality of, open space and sporting facilities in the city.
- To broaden the range of housing available within close proximity to the town centre.
- To encourage mixed use and adaptable buildings along Lockyer Avenue, Sanford Road and Campbell Road.
- To assist urban consolidation in close proximity to the city centre.



Land Use Aspirations:

- To provide an incentive for the relocation of any remaining heavy industrial uses to more appropriate locations within the city.
- To encourage the provision of housing near the city centre which can benefit from the amenity provided by the North Road/Centennial Park recreational areas.
- To provide for the expansion of commercial uses along Lockyer Avenue, Sanford Road and Campbell Road.

4.3.1 BUILDING HEIGHTS

Generally development will be limited to three stories. Facing onto Centennial Park four storey development may be considered, subject to compliance with the provision of solar access to adjoining sites as set out in Clause 3.9.1 of the Residential Design Codes.

The permitted height of buildings shall be calculated as set out below:

- Three (3) Storeys: As per Category C of Clause 3.7.1 of the Residential Design Codes.
- Four (4) Storeys: Top of External Wall (roof above) - 12 metres
Top of External Wall (roof concealed) - 13 metres
Top of Pitched Roof - 15 metres

4.3.2 BUILDING SETBACKS

Nil side setbacks except where side boundary faces a street or access way.

Apart from the side setback provision set out above buildings shall comply with the provisions of the Residential Design Codes.

4.3.3 BUILT FORM

Articulation and modelling

Development should establish sets of design elements, and materials which break down the bulk of developments, and provide visual interest through the articulation and modelling of their built form.

Building elements should be used to add complexity and interest in complementing the overall design.

Roof Forms

Roof forms shall be articulated to ensure that large expanses of roof are avoided or effectively screened.

Roof level service structures shall be integrated into the building design and any air conditioners or other mechanical plant shall be screened from public view.

Windows on Upper Floors

Windows on the upper floors shall facilitate natural surveillance of the public domain.

Balconies and Terraces

In order to assist in the articulation of facades and provide increased surveillance of streets and Centennial Park balconies and terraces will be encouraged.

Materials

The external finishes and colour treatment of buildings shall be based on a consistent palette of light background colours (white/cream/beige/grey) with the possible inclusion of material and colour highlights.

A variety of materials is encouraged although large expanses of reflective glass are discouraged.

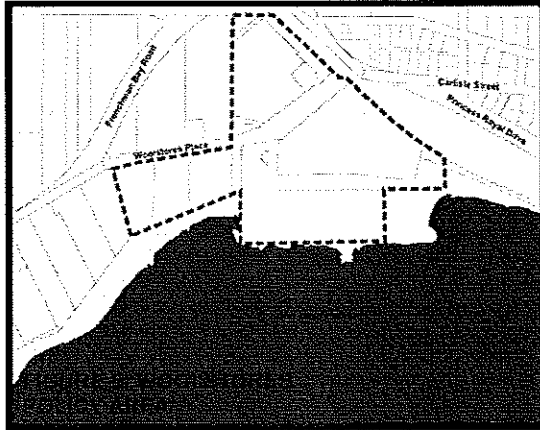
4.3.4 LOCATION AND STAGING OF RESIDENTIAL DEVELOPMENT

At present there is the potential for adverse impacts (such as noise, dust, risk, traffic or negative visual amenity) from existing industrial uses to affect future mixed use and residential development.

A transition of land uses shall be encouraged, with developments staged to ensure an appropriate living environment is established for long term residential and mixed use developments, without curtailing the shorter term operational requirements of existing industries.

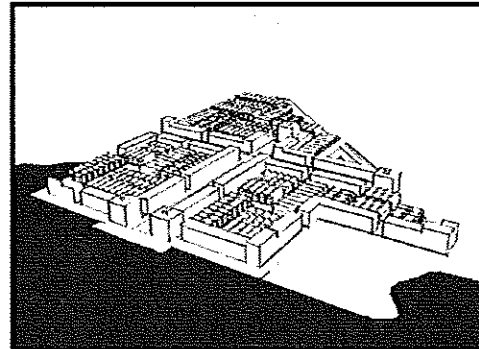
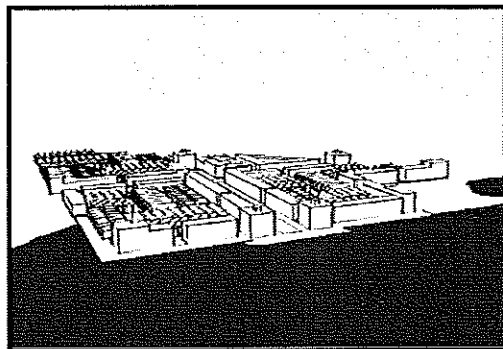
4.4 WOOLSTORES

In conjunction with the rezoning of the site from Industry to Residential land use a Development Guide Plan should be prepared and endorsed by the Council. In addition, a plan to undertake any necessary remedial environmental clean up shall be developed by the proponent and approved by the EPA.



Objectives:

- To create an innovative and comprehensively planned urban development in close proximity to the town centre.
- To provide a range of housing options not currently available in Albany.
- To ensure that site planning ameliorates the potential impacts of noise and vibration associated with road and rail infrastructure in close proximity to the site.
- To ensure that quality of the public domain is exemplary and full public access is provided to the waterfront.
- To promote limited mixed use development on the waterfront and facing major public spaces.



4.4 1 DISTRIBUTION OF LAND USES

Encourage a range of housing and apartment types catering to a diversity of community needs which could include serviced apartments and a boutique hotel.

To activate the public domain by including a component of mixed use development which could comprise cafes, a restaurant and limited components of retail and office use.

Canal development will not be supported on the Woolstores site.

4.4 2 PUBLIC STRUCTURE

Block Layout

Generally a fine grained street block structure would be preferred. An appropriate range is 70-120 metres deep by 120-220 metres long between street centrelines.

A range of street block sizes and configurations should be provided to promote variety within the development.

Street Network

The street network shall be legible, fine grained and permeable.

The types of streets and access ways within the precinct shall be broken down into a recognisable hierarchy such as boulevards, local streets, access ways and parking areas. Each of the street and access way types shall be dealt with consistently in terms of materials, finishes, and detail throughout the policy area.

The provision of on street parking will be encouraged, particularly for visitor parking.

Generous provision shall be made for pedestrian and cycle access and movement.

Streetscapes

The design of streetscapes should achieve a high quality environment balancing the needs of vehicular, pedestrian and bicycle movement. Passive surveillance of streets shall be actively encouraged.

Foreshore

Unrestricted public access to the foreshore shall be maintained, and a generous and high legible public walkway should be established along the waterfront.

Public places

Public places shall be landscaped to provide 'green' relief from the built fabric and shall include seating, shade etc to facilitate their regular use by local residents and visitors.

Landscaping

Urban landscaping should be integrated into the public domain comprising the foreshore areas, major public spaces, streets, access ways and parking areas.

Subdivision

The subdivision of land shall be staged to limit the impact of ongoing construction on residents already living in completed stages.

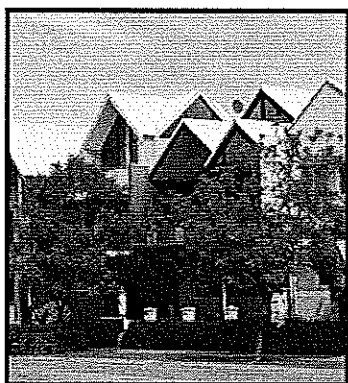
4.4 3 BUILDING HEIGHTS

Generally the height of development will be limited to three storeys.

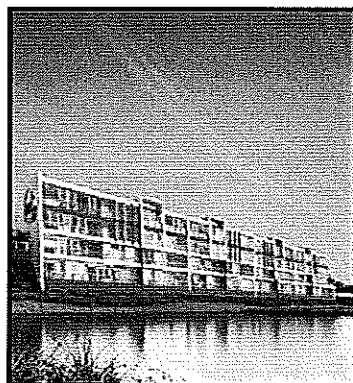
Fronting the public domain (major streets, parks, the waterfront etc) four storey development will be supported to a maximum footprint of 10% of the total area of the policy area.

A limited amount of five storey development may be included to highlight 'special' places (important corners and the end of vistas) and articulate the urban form. This will be limited to a maximum footprint of 5% of the total area of the policy area.

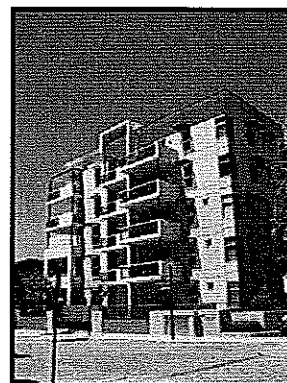
- Three (3) Storeys: As per Category C of Clause 3.7.1 of the Residential Design Codes.
- Four (4) Storeys: Top of External Wall (roof above) - 12 metres
Top of External Wall (roof concealed) - 13 metres
Top of Pitched Roof - 15 metres
- Five (5) Storeys: Top of External Wall (roof above) - 15 metres
Top of External Wall (roof concealed) - 16 metres
Top of Pitched Roof - 18 metres



Three Storey development



Four Story Development



Five Storey development

4.4 4 BUILDING SETBACKS

Front setbacks will need to be appropriate to the location of buildings within the Development Guide Plan. Front setbacks may be relaxed to nil where commercial uses are incorporated in a mixed use building. In residential buildings they may be relaxed to a minimum of 1.5m depending on the context.

Nil side setbacks could be considered throughout the policy area except where a side boundary faces a street or access way.

Apart from the relaxations noted above buildings shall comply with the provisions of the Residential Design Codes.

4.4 5 BUILT FORM

Articulation and modelling

A variety of architectural expression will be encouraged with strong emphasis on promoting high quality contemporary design.

Development should however establish sets of design elements, and materials which break down the bulk of developments, and provide visual interest through the articulation and modelling of their built form.

Detail design should be used to add complexity and interest in complementing the overall design.

Roof Forms

Roof forms shall be articulated to ensure that large expanses of roof are avoided or effectively screened.

Roof level service structures shall be integrated into the building design and any air conditioners or other mechanical plant shall be screened from public view.

Built Edges

Surrounding major public spaces the height of the edging structures should, subject to ensuring adequate solar access to such spaces, be adequate to provide a reasonable level of enclosure for the space.

Attached buildings

To ensure continuity of the urban edge along the foreshore and facing major public spaces buildings shall generally be built boundary to boundary in these locations.

Where breaks in the continuity of the urban edge are necessary they shall generally be limited to less than 4m and preferably be provided within the building envelope.

Front setbacks on the ground floor may be relaxed to strengthen built edges if the privacy of residential uses is protected by level changes or partial screening.

Entrances off the Public Domain

Buildings abutting the foreshore, major public spaces and streets shall provide primary entrances from these spaces.

Windows on Upper Floors

Windows on the upper floors shall facilitate natural surveillance of the public domain.

Balconies and Terraces

In order to assist in the articulation of facades, and provide increased surveillance of streets and public spaces, balconies and terraces will be encouraged.

Materials

The external finishes and colour treatment of buildings shall be based on a consistent palette of background colours (white/cream/beige/grey) with the possible inclusion of material and colour highlights.

A variety of materials is encouraged although large expanses of reflective glass are discouraged.

5.0 Suburban Centres

5.1 AREAS OF APPLICABILITY

The policy areas making up the suburban centre locations comprise:

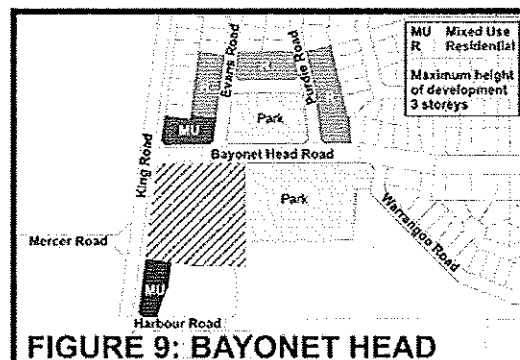
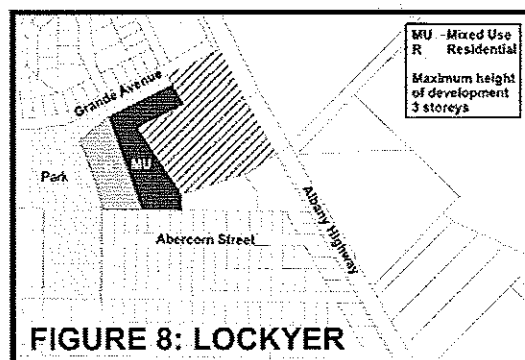
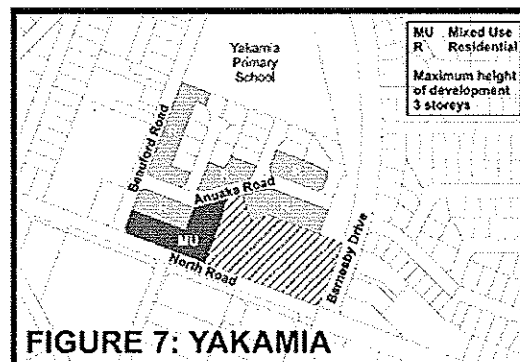
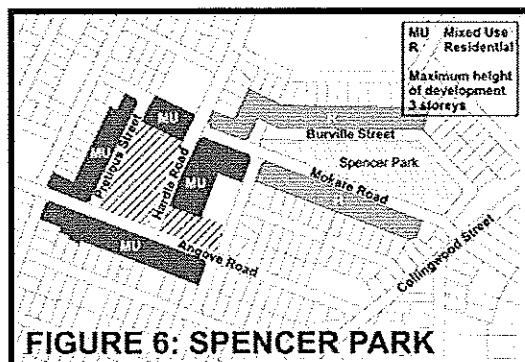
- Spencer Park
- Yakamia
- Lockyer
- Bayonet Head

The areas covered by each of these precincts are indicated on Figures 5 to 8.

5.2 OBJECTIVES

- To strengthen existing and potential nodes within the suburbs to provide active and vibrant local centres.
- To encourage the provision of a range of additional facilities and services within easy reach of the local community.
- To create greater opportunities for social interaction.
- To improve the passive surveillance of the public domain.
- To encourage a more diverse range of housing.

5.3 DISTRIBUTION OF LAND USES



Land Use Aspirations:

- To provide a mixed use area around commercially zoned land to facilitate the flexible expansion of local centres.

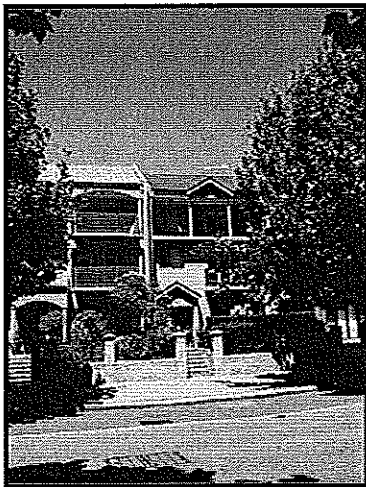
- To build on the amenity value of local parks by allowing more intensive development around them.

5.4 BUILDING HEIGHTS

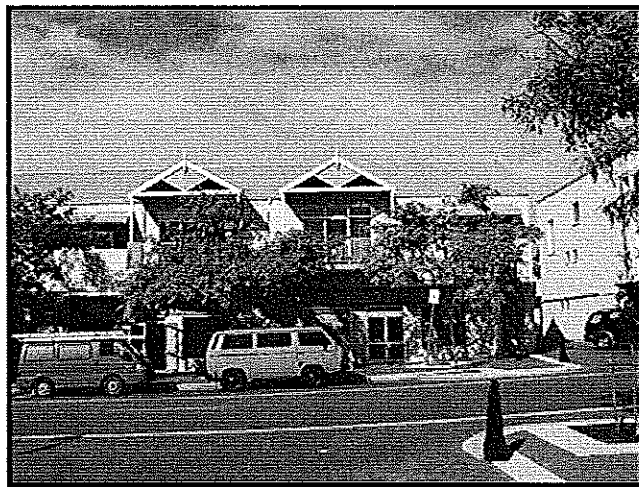
A maximum building height of three (3) storeys to be calculated as per Category C of Clause 3.7.1 of the Residential Design Codes.

Variations to the maximum heights will only be considered in the following circumstances:

- Where ground floor heights are increased to facilitate commercial use in mixed use buildings. The maximum increase shall in such cases be 1 metre.



Three Storey Residences



Mixed use development: commercial below residential above

5.5 SETBACKS

In mixed use area relaxations to front setback provisions will be considered.

In mixed use area nil side setbacks will be considered except where the side boundary of a lot abuts a street or access way.

5.6 STREETSCAPES

Open Streetscapes

Buildings shall interact with the street. Blank walls, heavy planting, screen walls, or garages and carports in the front setback area are to be avoided.

The property boundary shall be clearly demarcated by a fence or planting and the entrance shall be visible from the street.

Buildings shall have windows overlooking the street to improve passive surveillance of the public domain.

Continuity of Streetfronts

In mixed use areas the continuity of street frontage will be encouraged.

5.7 BUILT FORM

Bulk and Scale

Larger new buildings shall be articulated to break down their perceived bulk and establish a scale appropriate for the locality when seen from the street.

Council may require the submission of streetscape drawings indicating how new buildings will integrate into the street.

Building Design

Strong emphasis will be placed on promoting high quality contemporary design which is sensitive to its context.

Roof Mounted Plant

Roof level service structures and plant shall be integrated into the building design and any air conditioners or other mechanical plant shall be screened from public view.

6.0 Coastal Locations

The policy areas making up the coastal locations comprise:

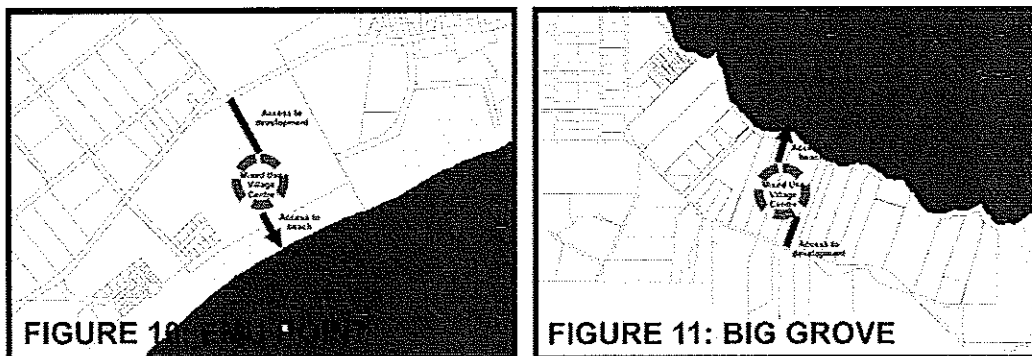
- Emu Point
- Big Grove
- Frenchman Bay

6.1 EMU POINT AND BIG GROVE

In conjunction with the rezoning of the site from Future Residential to Residential use a Development Guide Plan should be prepared and endorsed by the Council. In addition, any necessary environmental clearances and approvals from the EPA will need to be obtained.

Objectives:

- To provide the opportunity for a mixed use village centre within comprehensively planned coastal developments.
- To ensure that such centres provide a focus not only for local residents but visitors accessing the beach.
- To ensure that the development of such nodes do not adversely impact on the coastal reserve or adjoining properties.



6.1.1 DISTRIBUTION OF LAND USES IN VILLAGE CENTRE

The intention is to group a range of facilities servicing the needs of both local residents and visitors within a village centre having a coherent and high quality public domain.

Such use could include:

- Delis
- Cafes
- Stationers
- Restaurants
- Specialty shops or other uses approved by Council.

6.1 2 BUILDING HEIGHTS IN VILLAGE CENTRE

Within the designated village centre a maximum building height of four (4) storeys as set out below:

- Top of External Wall (roof above) - 12 metres
- Top of External Wall (roof concealed) - 13 metres
- Top of Pitched Roof - 15 metres

This height will be subject to the following criteria:

- The village centre shall generally be located centrally within comprehensive developments. They shall in no circumstance be closer than 20m to any existing property outside the development.
- The village centre shall be set back from the coastal reserve far enough to ensure the development does not adversely impact on the reserve.
- Buildings shall incorporate non-residential uses on a substantial proportion of the ground floor and be adaptable to changes in land use.
- Public parking will be provided to service the centre.
- Buildings with larger footprints (over 500sq m) shall be articulated to break down their perceived bulk and establish a scale appropriate for the locality.
- The fourth floor of any building shall comprise a maximum of 60% of the footprint of lower floors.

Variations to the maximum heights will only be considered in the following circumstances:

- Where ground floor heights are increased to facilitate commercial use in mixed use buildings. The maximum increase shall in such cases be 1 metre.

The maximum building height of residential development outside the village centre shall comply with Category B of Table 3 of Clause 3.7.1 of the Residential Design Codes.

6.1.3 BUILDING SETBACKS IN VILLAGE CENTRE

In mixed use buildings no front setback will be required.

No side setbacks will be required except where the side boundary of a lot abuts a street or access way.

6.1.4 STREETSCAPES

Open Streetscapes

Buildings are to interact with the street and public space. Structures and/or heavy planting in the front setback area are to be avoided.

Entrances to buildings shall be visible from the street.

Buildings shall have windows overlooking the street to improve passive surveillance of the public domain.

Continuity of Streetfronts

In village centres the continuity of street frontage will be encouraged.

6.1.5 BUILT FORM

Bulk and Scale

Council may require the submission of streetscape drawings indicating how buildings will integrate into the street.

6.1.6 PARKING

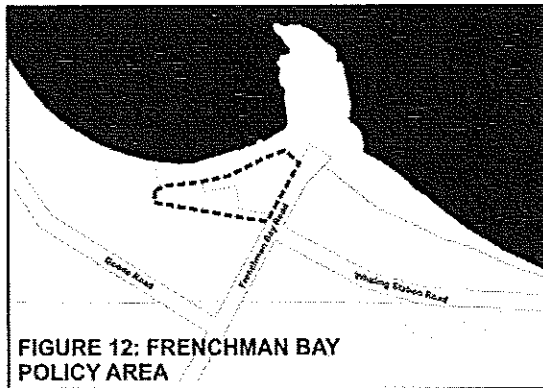
The provision of non-residential car parking (ie for mixed use) could be considered off site, either on street or in designated public car parking areas in close proximity to the uses they serve.

6.2 FRENCHMAN BAY

Objectives:

- To ensure development conserves the outstanding natural and environmental values of the area.
- To encourage innovative tourism development appropriate to the local natural environment.
- To provide an incentive to reduce the footprint of development.

- To ensure that the impacts of any areas of higher development on the natural topography are minimized.
- To ensure development on the site is not seen from the beach other than in the area immediately in front of the eastern parking area.



6.2.1 LAND USE

Development shall provide for tourist establishments which offer short-term accommodation (i.e. for periods of less than three months) to the general public.

These uses may include small scale hotels, motels and guest houses; holiday flats, chalets, lodges and other low-impact tourist development. Such uses could be considered with or without facilities, and could also include ancillary uses such as minor conference facilities.

The inclusion of a convenience store serving the daily needs of local residents will be actively encouraged in any development and a restaurant and could be considered.

6.2.2 BUILDING HEIGHTS

Building heights shall generally be limited to two storeys and shall comply with the standards established by Category B of Clause 3.7.1 of the Residential Design Codes notwithstanding that the buildings may be used exclusively for short stay accommodation and related facilities.

The Council may consider buildings of three storeys subject to the following criteria:

- That the proposed development has reduced the potential development footprint on the site while utilising areas of least visual impact and avoiding steeper and/or higher slopes.
- That the setbacks of the development footprint from boundaries shall be maximized and that vegetation is retained or established in these areas to screen development.
- That the components of three storey development are limited to 50% of the total footprint of development on the site.
- Heights comply with the standards established by Category C of Clause 3.7.1 of the Residential Design Codes.

6.2.3 SETBACKS

The Council will be willing to relax setbacks between buildings to assist in reducing the overall footprint of development.

6.2.4 BUILT FORM

Bulk and Scale

Preferably development should comprise a number of smaller buildings tightly integrated around pedestrian walkways and sheltered public areas. Larger buildings shall be articulated to break down their perceived bulk and establish an appropriate scale when read against the topography of the locality.

Materials and Colour

The materials and colours used shall comprise a limited palette consistently applied across the whole development. The use of natural materials such as stone and timber will be encouraged.

Parking Areas

It is not appropriate to encourage direct vehicular access to individual buildings unless basement/undercroft parking is viable.

Parking areas shall be sensitively distributed around and within the site.

Wherever possible parking areas shall be screened with walls or vegetation.

Retaining walls

Retaining walls more than 3 metres high shall be screened with vegetation to reduce their visual impact.

Assessing Impacts on the Natural Topography and Landscape

The Council will require the submission of a scaled model of the development which clearly delineates the impact of the proposal on the natural topography of the site.

Any submission shall also include:

- A drawing indicating all areas where current ground levels will be altered with the proposed new levels clearly set out.
- A site survey indicating existing vegetation on the site which identifies the areas of existing vegetation which will be removed to facilitate the development. This drawing is to include FESA requirements for fire prevention on the site.

Where slope rises away from street height datum shall generally be established in the centre of the block. However for the front five metres of the building footprint facing the street a maximum datum height of 2.5 metres at the front of the building shall apply.

Height Datums for Grouped Dwellings and Multiple Dwellings

Height datums for any residence facing a street shall be as set out above for single houses.

Height datum for residences which do not face a street shall to be established at centre of the footprint of each dwelling.

Height datum for buildings comprising multiple dwellings which do not face the street shall be established at the centre of the footprint of the building where the building is parallel to the street boundary. Where the building runs at right angles to the street the height datums will be measured at the centre line of each dwelling.

Undercrofts

Garages and storage (non habitable spaces) may be located in an undercroft level subject to the height constraints set out above.

Where any residence or residential building faces directly onto a street and undercroft provides shall be fully screened.

Collie Street Property Central Albany Urban Design

1.0 Introduction

The Council has resolved to offer for sale a portion of land on Collie Street within Central Albany. The land comprises approximately 2900 sq m and has frontages to both Collie Street and Grey Street West. The area falls within the Residential Zone of the City of Albany Central Albany Urban Design Policy adopted under the provisions of the City of Albany Town Planning Scheme No 1A. This document makes recommendations on the basis of which the discretionary provisions of the Central Albany Urban Design Policy could be exercised by the Council. It also highlights additional issues relevant to the development of the site.

2.0 General Policy Provisions

The general principles established by the policy which are relevant in terms of the subject site are the principles under Clause 2.0 addressing Townscape, Streetscapes, Sustainability and Design.

3.0 Residential Area Provisions

The Collie Street property falls within the Residential Area of the Urban Design Policy. The policy provisions which are relevant in terms of the subject site are the Objectives established under Clause 9.1 (with the exception of dot point 5 which addresses additions to existing buildings).

The other provisions of Clause 9 which are relevant are as follows:

- .9.2.1 Context
- .9.2.2 Roof Forms
- .9.3.2 Bulk and Scale
- .9.3.3 Building Orientation
- .9.3.4 Open Streetscapes
- .9.3.6 Front Fences
- .9.3.7 Side Setbacks
- .9.3.8 Topography
- .9.4.1 Retaining walls
- .9.4.2 Building Form
- .9.5.1 Number of Storeys
- .9.5.3 Height Datums for Grouped Dwellings
- .9.5.4 Undercrofts
- .9.5.4 Larger Sites
- .9.6 Access and car parking

In regard to the provision of car parking the Council would support the provision of the majority of parking on the site in a shared undercroft/basement car park(s). Access to such a parking area should preferably be taken from the ROWs on the north and eastern boundaries of the site. It should be noted that the excavation to create an undercroft car park would require a section 18 approval under the Aboriginal Heritage Act (1972).

4.0 Environmental and Amenity Provisions

The principles established by the policy under Clause 11 are all of some relevance in terms of the development of the subject site. These include:

- .11.1 Objectives
- .11.2 Energy Efficiency
- .11.3 Water Usage
- .11.4 Amenity
- .11.5 Environment
- .11.6 Design Quality

5.0 Multiple Dwelling

While the current policy does not formally address the issue of multiple dwelling the general principles of the policy will be applied to multiple dwellings as follows:

- Shared parking areas are to comply with the provisions set out above under Section 3.0.
- Communal open space(s) will generally be contained within the development to provide easy access and some level of privacy from the public domain for residents.
- The provisions of Clause 3.5.4 'Larger Sites' will be interpreted as 40% of the total footprint of the buildings on the site (rather than 40% of the number of dwellings) may have a third storey subject to a setback from the lower floors on any elevation facing the public domain.
- The interaction between dwelling (particularly solar access and visual privacy under Clause 11 of the policy) will need to be actively addressed.

6.0 The Exercise of Discretion under the Policy

Additional Height

The Central Albany Urban Design Policy is explicit in terms of the maximum heights permissible, the datums on which such heights will be based and the parameters for the use of undercrofts.

As the land to the east of the site being offered for sale falls within the Central Business District precinct the Council may consider additional height on the site in the following specific circumstances:

- Grey Street West: Should a design incorporate commercial uses on the ground floor facing Grey Street East the council would be willing to apply the provisions of the Central Business Zone to the Grey Street East frontage to a depth of 20m. This essentially provides for development to be built up to the street boundary and the potential of a third storey subject to a 3 metre setback from the street. Should this option be exercised the Larger Site provisions of Clause 9.5.4 will be applied to the remainder of the site.

Topography and Retaining Walls

The construction of the existing parking areas on the site has created substantial changes to the original topography, and in the context of a comprehensive

development of the whole site (as opposed to the subdivision and sale of individual sites), the Council will be prepared to exercise some flexibility in the interpretation of Clauses 9.3.8 Topography and 9.3.9 Retaining Walls.

Such flexibility will however be constrained by the following parameters:

- Large amounts of fill which seek to build up the levels on the site above the original natural topography will not be supported.
- The impact on the public domain particularly to Collie Street, Grey Street West and the access way along the northern boundary of the site.

7.0 Subdivision and Density

The site shall be developed as an integrated comprehensive development and while this may involve both staged development and potentially more than one strata title site the land shall not be subdivided and sold as individual lots.

Given its location the minimum density of the site shall be in accordance with the ICR provisions of the R Codes.

8.0 Mokare's Grave

Mokare's was a prominent Albany aboriginal noted by the region's early European explorers and recorded in the diaries of the settlement's first military surgeons. His grave was located on the subject site towards the south east corner. The coordinates of the centre of the site are 580485mE and 6123983MN and the extent is 7m x 7m.

The area of the gravesite will be excised from the land made available for sale.

It is intended that the grave site will be retained and interpreted in the north east corner of a small park fronting Collie Street. Development of the park will be subject to a section 18 application under the Aboriginal Heritage Act (1972) and the built form on its eastern and northern sides should adequately frame and enclose the park.

9.0 Council Land between the Town Hall and the Library

The Council land between the Town Hall and the current library building (currently a grassed area) is a development site, for which guidelines will be developed as part of a comprehensive review of the total street block bounded by Grey Street, York Street, Serpentine Street and Collies Street.

It is likely that it will be developed to at least the three stories permitted under current Council policy, with the possibility of a fourth storey depending on the outcome of the detailed urban design analysis to be undertaken for the street block as a whole. In this context views to the east over this land from the subject site can not be expected, other than those above these levels generated by the topography of the site.

10.0 Development Parameters for the Site

The attached diagrams should not be interpreted as a definitive scheme required for the land. It was developed simply to test broad principles in terms of the interface between development on the site and the public domain, understand the potential

yield of the site, and highlight issues in terms of the application of the Central Albany Urban Design Policy to this specific site.

Thus while the principles highlighted on the diagram are aspirations the Council intends to pursue, the particular form suggested should not constrain the development of alternative design outcomes which in broad terms address these principles.

Collie Street

Views through development

Clear response to topography

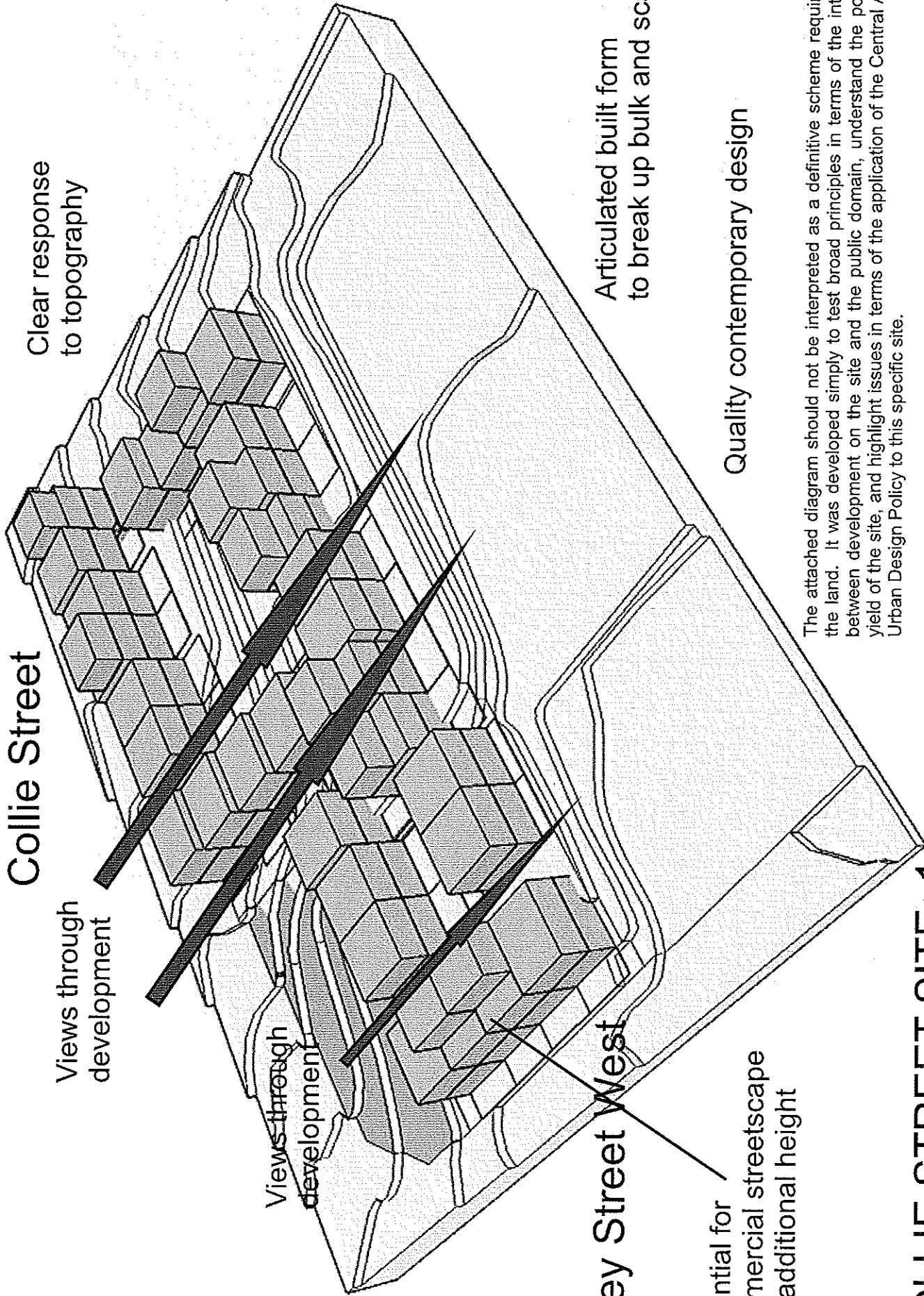
Views through development

Grey Street West

Potential for commercial streetscape and additional height

Articulated built form to break up bulk and scale

Quality contemporary design

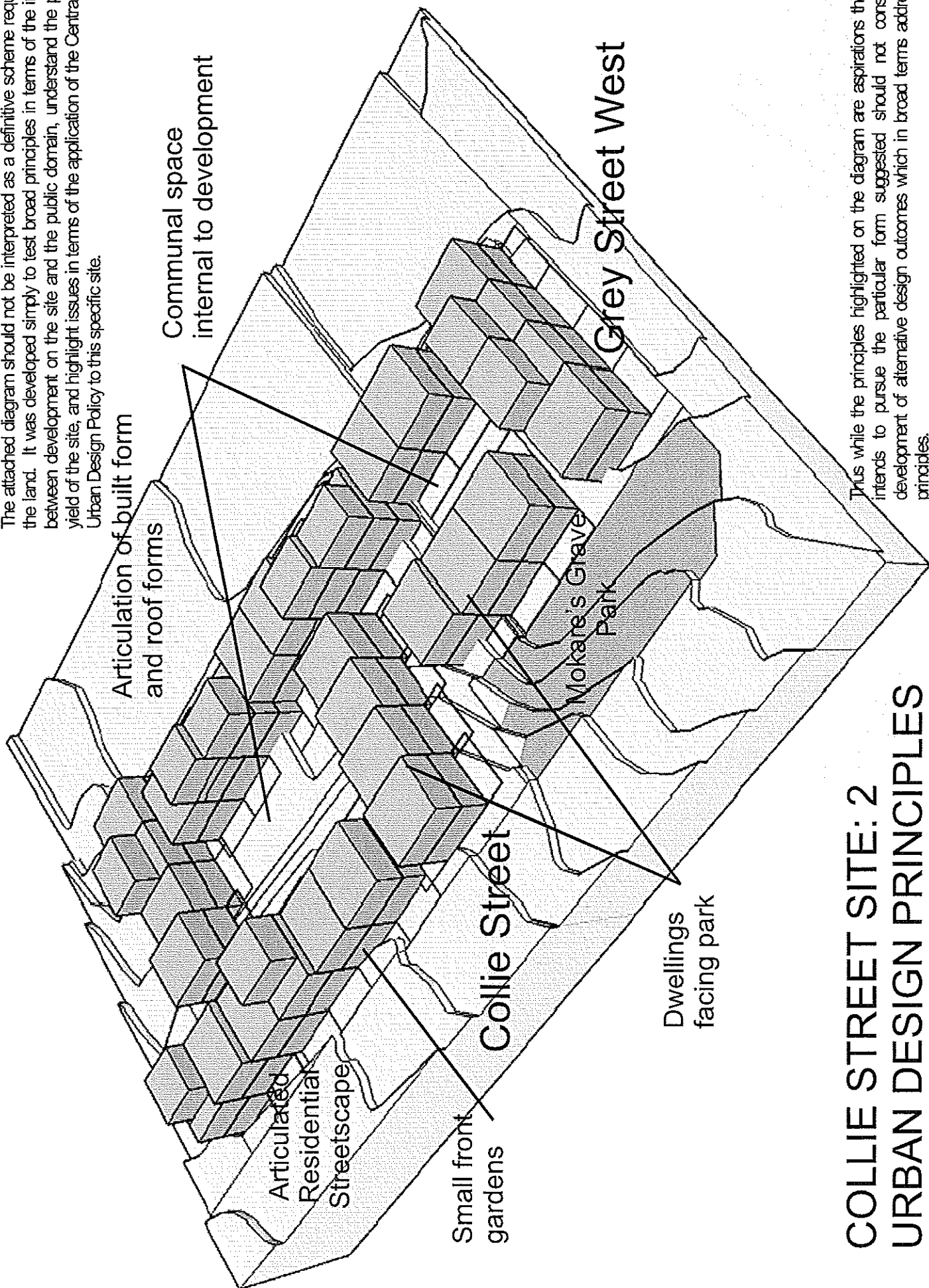


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COLLIE STREET SITE: 1 URBAN DESIGN PRINCIPLES

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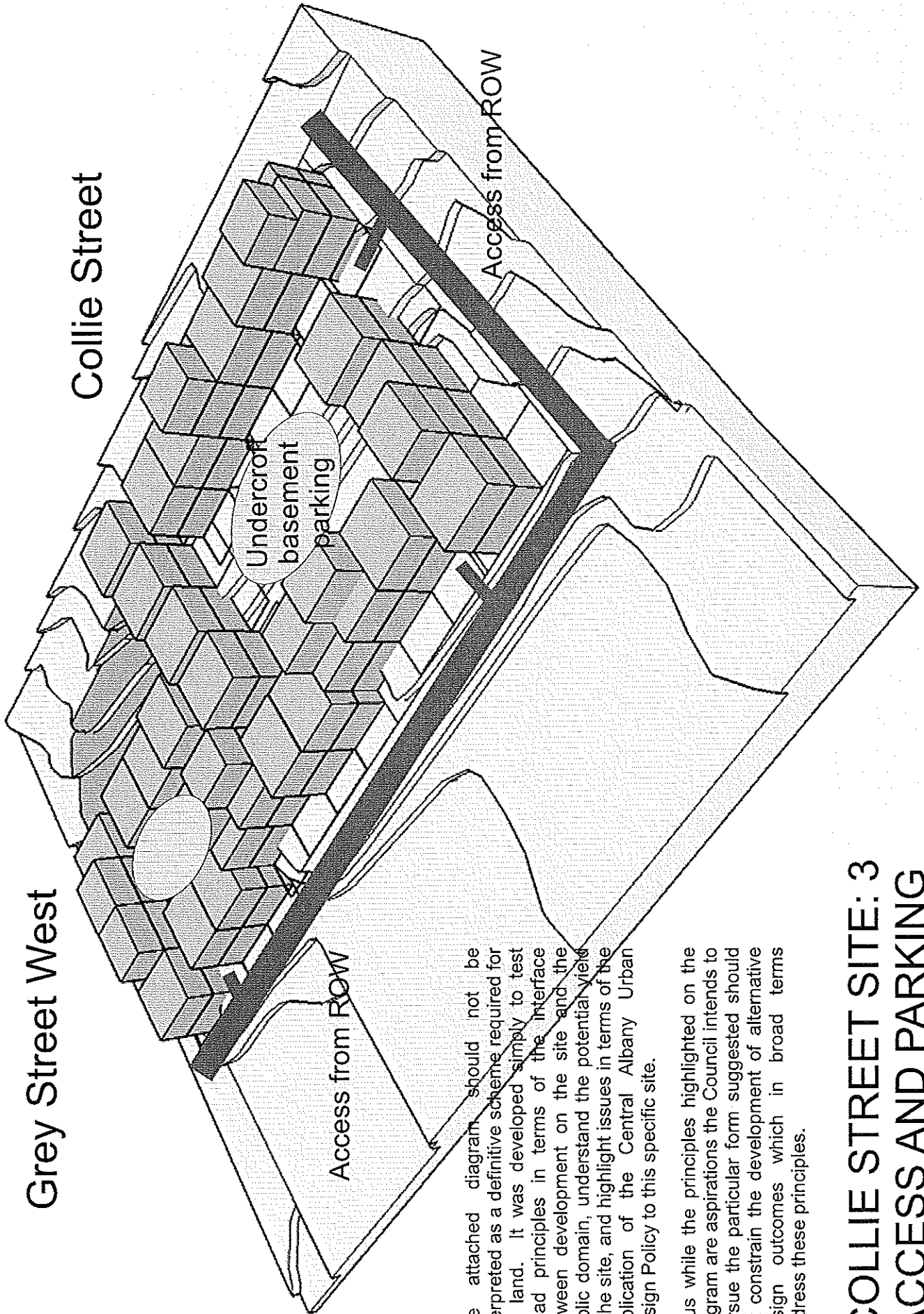


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COLLIE STREET SITE: 2 URBAN DESIGN PRINCIPLES

Grey Street West

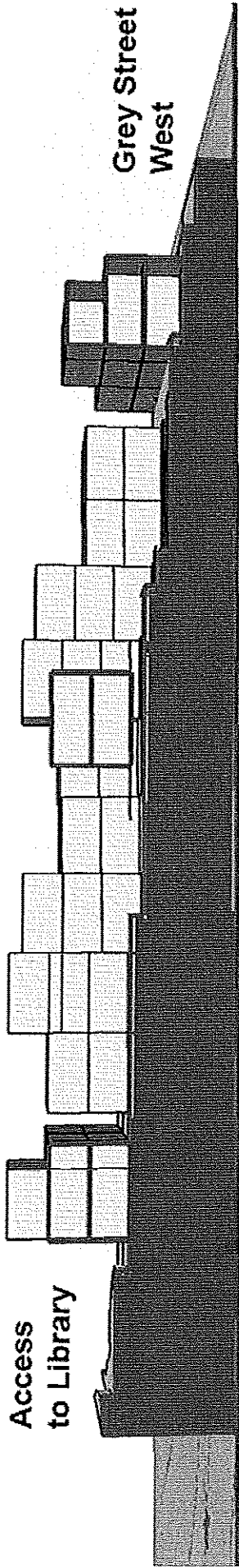
Collie Street



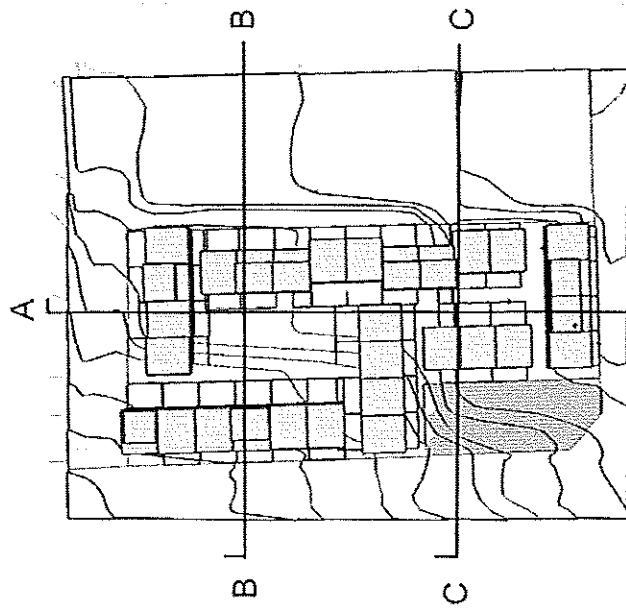
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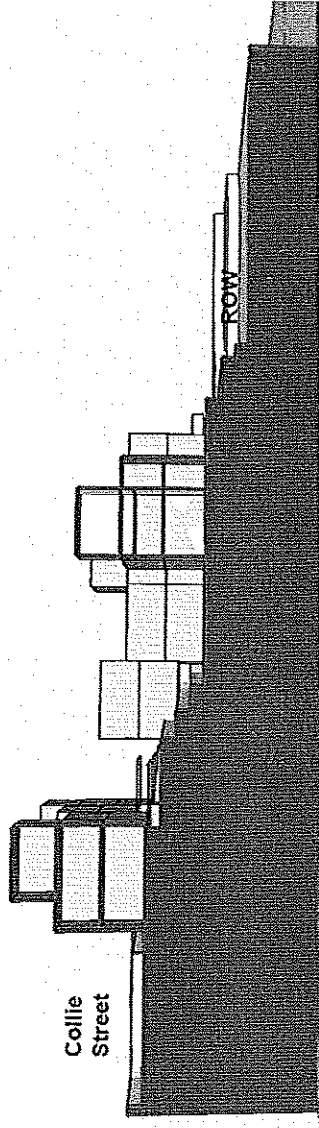
COLLIE STREET SITE: 3 ACCESS AND PARKING



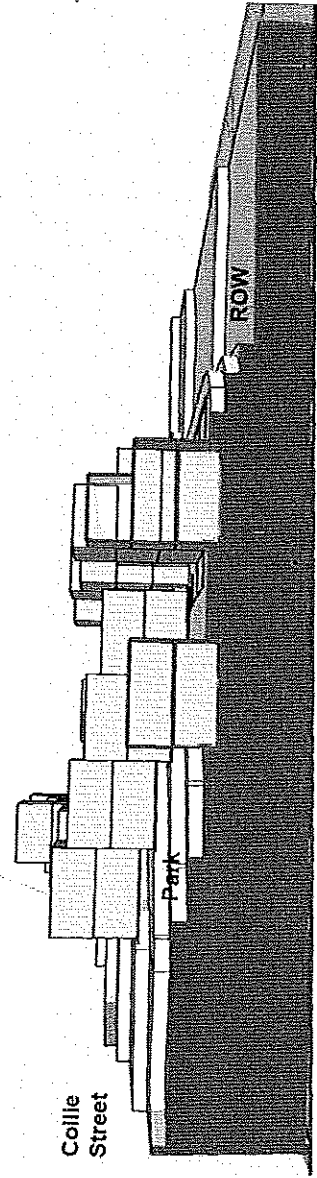
Indicative Section A - A



Grey Street East



Indicative Section B - B



Indicative Section C-C

**COLLIE STREET SITE: 4
INDICATIVE SECTIONS**



**BAYONET HEAD ('OYSTER HARBOUR')
INTERIM REVISED OUTLINE DEVELOPMENT PLAN
SUMMARY OVERVIEW**

Introduction

The purpose of this report is to provide a summary overview of the interim revised Outline Development Plan Concept prepared for the Bayonet Head area in Albany (refer *Figure 1 – Location Plan & Figure 2 – Aerial Photograph*). The Plan replaces the current 2001 Outline Development Plan in providing a framework for development of the area, though is recognized as interim pending resolution of environmental issues under investigation across parts of the site. The Plan provides for the coordinated development of Lots 47 and part of Lot 42 as a further stage to existing subdivision, with review and finalization of the document to occur following completion of environmental study across other areas currently in train. Whilst the Plan demonstrates potential development across the whole area and has been informed by study undertaken to date, it is recognized that changes may occur to some areas as part of the studies being undertaken. These will be incorporated in the final proposal but are not considered to preclude development of a further stage in the unaffected western portion of the area.

Key Objectives

The Joint Venture partners' vision for the development is:

To create a fully integrated and desirable residential community whilst achieving high standards in urban design, environmental performance management and sustainability.

The key objectives of the proposal are

- To create a quality residential community that includes a mix of residential, community, educational, commercial, recreational and conservational land uses;
- To provide a road layout that is sensitive to existing topography and reflects the principles of the Liveable Neighbourhoods Community Design Code, providing good movement and legibility, and excellent pedestrian amenity;
- To provide an appropriate mix of active, passive and conservational open space areas;
- To provide multiple use corridors / ecological links and areas;
- To provide a diversity of residential home sites and dwelling types; and
- To effectively integrate and link into existing residential community with minimal impact.

Strategic Alignment

The area is identified for urban development in both the City of Albany's Town Planning Scheme No. 3 (refer *Figure 3*) and its draft Local Planning Strategy (refer *Figure 4*). An Outline Development Plan adopted by Council in 2001 is currently in place (refer *Figure 5*). The development of the site is also consistent with the direction of the Lower Great Southern Strategy and WAPC Urban Growth Settlement Policy though subject to resolution of environmental issues (requiring consideration within the context of a number of other policies and guidelines).

The inclusion of a small commercial centre in the development is consistent with the City of Albany's Draft Local Retail Development Strategy.

Opportunities and Constraints

The site's location and physical attributes make it generally suitable to cater for the expansion of residential development from the Albany Regional Centre as an integrated but discrete neighbourhood. In particular:

- It is in with close proximity to the Albany City Centre with the range of employment, commercial, social, recreational and other opportunities this affords;
- Albany is experiencing strong growth and demand for additional residential accommodation;
- The site abuts existing residential areas and is connected to these and Albany Centre by a sound existing road network;
- The site is capable of being fully serviced;
- Its location abutting Oyster Bay, views offered to this and surrounding landmarks such as the Stirling Ranges, and its undulating terrain provide it with physical appeal to prospective home owners;
- The vast majority of the sites is geophysically suitable for development;
- Existing regional and local policies generally support the site's development as a residential neighbourhood;
- The area is of a suitable size to accommodate a substantial residential neighbourhood whilst still integrating with surrounding areas; and
- The majority of the site is now under the control of joint venture partners, facilitating ease of development.

Potential constraints to development include:

- The environmental value of some areas (some of which are still subject to detailed study to more fully determine this);
- A portion of the area has been identified as at risk of acid sulphate soil (though with subsequent more detailed study has found it suitable for development);
- The undulations of the site constrain the form of development somewhat;
- Portions of the site contain wetland and hydrology features, and have historically experienced flooding. Wetland and drainage management is therefore a critical consideration in the area's development;

- Sensitive management of the coastal area to the east is required to achieve environmental and social objectives; and
- The site is required to provide for a Sewer Pump Station.

Key Features of the Interim Outline Development Plan Concept

The interim Outline Development Plan Concept advanced (refer *Figure 6*):

- Reflects areas already developed or subject to current subdivision approval, and integrates with these;
- Provides for further subdivision of Lots 47 and part of Lot 42 (being predominantly cleared and raising relatively few environmental issues); and
- Conceptually indicates potential development of other areas within a flexible framework that would allow these to develop (in this or an alternative form) and integrate into the surrounding areas or for reduced, modified or even no development to occur in these areas, in the event that the findings of the environmental investigations being carried out requiring this.

The Plan does anticipate provision of some additional road connections (with flexibility on location and configuration) but even these, though desirable, are not critical to the successful development of Lots 47 and 42.

Other features of the Concept Plan include:

- A hierarchy of roads providing for direct and logical movement whilst remaining responsive to landform. The network provides for a range of transport modes with a focus on pedestrian as well as vehicular access. A possible future bus route is also provided for;
- Provision of a small Local Centre on Lower King Road. This could ultimately entail up to 880m² retail floorspace (based on retail projections undertaken - appended), a range of local services such as medical and child care, community facilities and mixed use and higher density residential development, based around a central Main Street. Centre planning would be subject to more detailed study and the development and application of a Detailed Area Plan or similar design control mechanism to ensure the best design outcome;

- Provision for the expanded playing area and improved access to the existing Primary School in the south of the site, and an additional primary school in the north. Co-location of these with public open space provides for shared use of facilities, improved usage, security and surveillance, and reinforce the roles of schools as community hubs;
- Retention of key environmental features including the foreshore, areas of native vegetation and wetlands. The details of area and treatment for some of these remain subject to more detailed assessment and approval;
- Provision of around 47ha or 15% of the site in public open space. This provides for a range of uses including areas of native vegetation, active open space and playing fields, a 'Family Park' and a number of local parks. The details of area provision will be guided in part by the outcomes of the environmental investigations with design detail to be determined in conjunction with the City of Albany and relevant agencies;
- Provision of around 240ha of residential land yielding in the order of 2800 dwellings. A base density of R25 is proposed with the majority of dwellings (in the order of 70%) being anticipated to be lower density (between 500-800m²lots). Areas of medium density are proposed to be provided in areas of greater amenity and access, namely in and around the Local Centre, where densities of R40-60 might possibly be achieved, and along key routes, near schools and open space (where lots between 200 and 350m² might be expected at R30-R40 densities).

Estimated Lot Yield

Lot yields will be directly affected by areas of open space and conservation area required, and may therefore vary significantly, dependent on the outcomes of the environmental investigations currently being undertaken. However, the current plan provides for:

Table 1: Land Use Schedule – Oyster Harbour Interim ODP – Feb. 07

GROSS AREA (GA)	Sub Total (ha)	Total (ha)
		300
Non Residential Land Uses (NRLU)		
Local Centre		2.5
Primary Schools		7
Public Open Space & Conservation Areas		47
Total NRLU		56.5
NET RESIDENTIAL AREA (NRA) [GRA less Non Res. Land Uses & POS]		243.5

Assuming a net density of 11 dwellings per hectare, a total population of in the order of 2744 dwellings housing around 8233 persons (assuming 3 persons per household) might be achieved.

Transport & Access

In addition to the work undertaken in support of the 2001 ODP, a further review of the development proposal for Lots 47 and 42 was undertaken in the context of the revised Concept Plan (refer Riley Consulting report – appended). This concluded that:

- Based on standard metropolitan residential trip rates (notwithstanding that these are thought likely to be excessive for this context), full development of the ODP area could increase traffic flows on Lower King Road by 15,000vpd;
- Access from Lower King Road into the site could be achieved by simple priority controlled intersections. Ultimately, the northern (Local Centre-based) and southern most access points may need some form of control, with roundabouts representing the most appropriate interim method; and
- Lower King Road can be expected to operate in an acceptable manner with the development of about 860 additional lots in Bayonet Head prior to a review / further upgrading works being required.

In order to cater for the future upgrading of Lower King Road to a four lane dual carriageway, provision of a minimum 30m reserve is required adjacent to the ODP area with contribution towards these works proportionally levied against developers.

A Neighbourhood Connector road is proposed through the middle of the site, connecting Lower King Road with the Local Centre and Primary School, to Alison Parade. This might provide for a future bus route (if required). The Concept notionally indicates a number of other higher order access roads, with more detailed design development and specification of these and local roads to be undertaken at subdivision or upon future ODP review and resolution. Reference to the Liveable Neighbourhoods Community Design Code and relevant engineering standards will inform this process.

Public Open Space

A Public Open Space Schedule and management approach will be prepared upon resolution of the environmental issues affecting the ODP, which process will inform POS provision and treatment. However, more generally, it should be noted that:

- The Concept currently proposes well in excess of the 10% required under Western Australian Planning Commission Policy;
- POS locations provides for a range of functions including active and passive recreation areas, conservation areas, wetlands, and in some areas, a multiple use drainage function;
- A 'Family Park' abutting the Local Centre is proposed as a focus for the community. A detailed design for this will be required however it is conceptually intended to include:
 - The existing degraded wetland, with remediation of portions of this and a lake with hard and soft landscaped edged;
 - Grassed areas, seating and other furniture for passive recreation and informal 'kick around' play; and
 - A positive interface with the northern boundary of the Centre, with abutting buildings addressing and providing surveillance of the park,

with a boardwalk / dual use path (ideally incorporating a slight level change) separating the two areas.

Drainage

Area drainage is proposed to be managed in accordance with the 2000 PPK Flood Management Plan and associated Wood and Grieve Drainage Study. This would be supplemented by more detailed area design as subdivision advances, addressing, in particular, water quality management and run off treatments, especially where involving wetlands.

The PPK study recommends the upgrading of the Alison Parade and Elizabeth Street outfall. Proportional contribution towards this is to be levied against development.

Infrastructure

Sewerage

Reticulated sewerage is available to service the development, though will require provision of an additional pump station within the ODP area. This is anticipated to be approximately 2000m² and require an abutting emergency overflow area. Location at a low point in the site is also required, and has been proposed in the north-east corner of Lot 15. This location has been supported by WaterCorp though is currently subject to more detailed investigation.

A buffer area between the site and residential lots is required with a minimum setback of 30m to any building.

Water Supply

The existing 500mm diameter supply main located in Lower King Road adjacent to the ODP is the primary supply for this area and no additional headworks extensions are anticipated to be required for this development.

Gas

There is no gas network currently available in the area though the developer is negotiating with gas suppliers for a reticulated system from tanks within the development. Investigation of various locations for these is occurring.

Electricity

Electricity to the ODP area will be available through extension of the existing network and new connections to the HV distribution main in Lower King Road.

Telecommunications

Telecommunication can be extended for the existing network and the developer is also seeking to arrange MATV for the development.

Cost Sharing & Upgrading Works

The 2001 Outline Development Plan identified shared infrastructure costs across the area and apportionment mechanisms based on land area, triggered by development. As subdivision of the area has progressed, alterations to the plan have occurred, and ownership consolidation has reduced the need for centralized coordination of works, the need to review this approach has become apparent. The City of Albany is currently undertaking this with a view to implementing an equitable but simplified approach, focusing on those key works which cannot be undertaken by individuals, principally upgrade of Lower King Road and upgrade of the Alison Parade Drainage outfall. Pending resolution of this, proportionate contribution towards shared works should continue to be levied upon subdivision with individual provision of other requirements (such as POS provision).

Shared Works - Upgrade Triggers

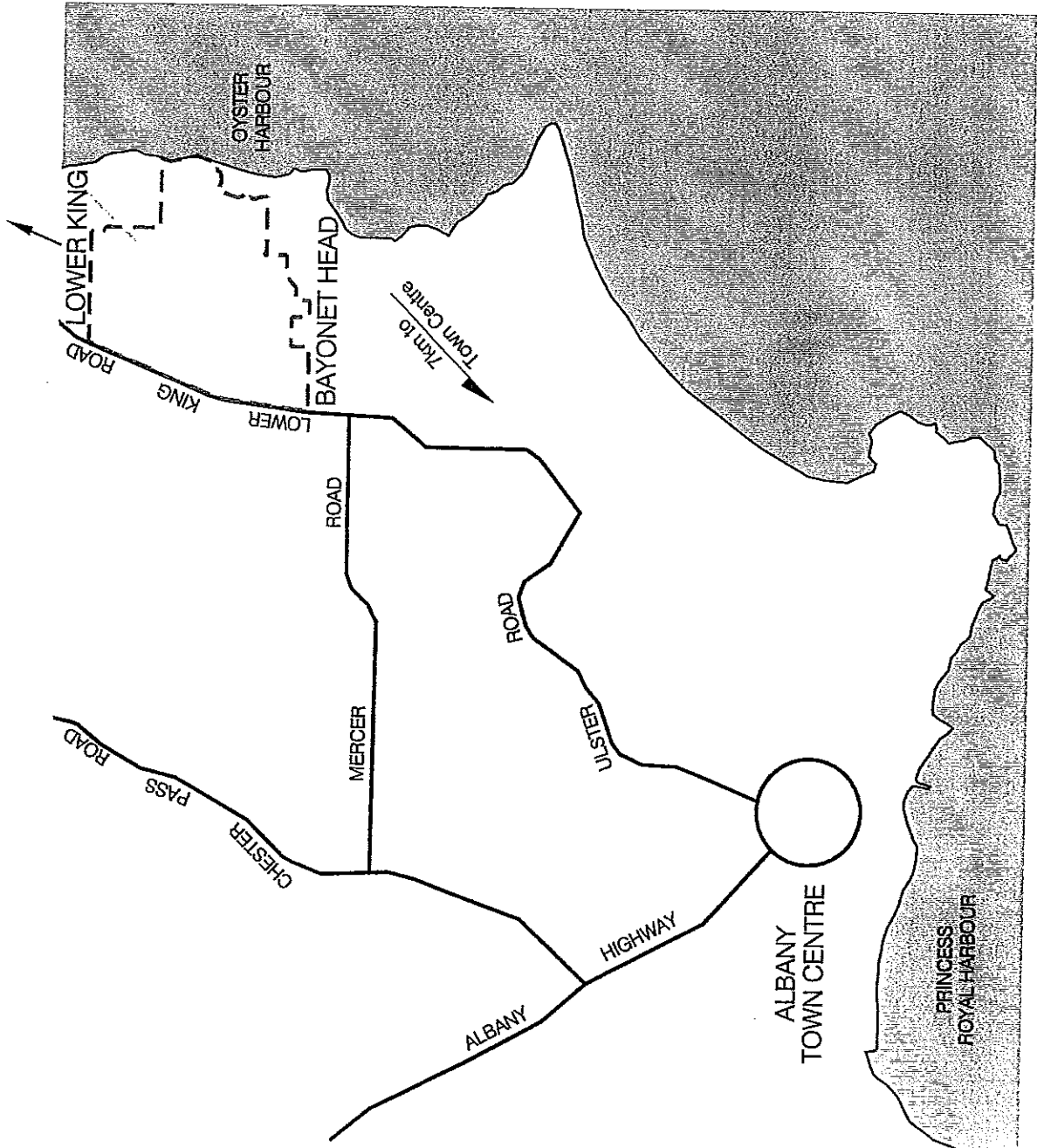
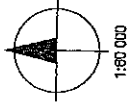
Lower King Road

Provision of necessary road widening and landscaping of buffer areas is recommended to occur as a condition of subdivision on lots abutting Lower King Road.

The City of Albany will be responsible for the upgrading of Lower King Road either when traffic volumes demand this, or when it determines appropriate. Review would be advisable when 8000vdp is reached, or in excess of 860 lots are released within Bayonet Head.

Alison Parade Drainage Outfall

The Greater Bayonet Head catchment ('A' within the PPK report) totals 205ha. Current residential development within this totals approximately 26ha. Development of Lots 43 (4.5ha) and 47 and part of Lot 42 (8ha) is anticipated with approximately half to two thirds of this falling within Catchment A. An existing need to upgrade the outfall exists given development occurring over the flood route. As such, upgrading should occur in the relatively near future and it is suggested that development within the catchment should not be permitted to exceed 25% (or 51ha) prior to this occurring.



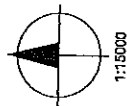
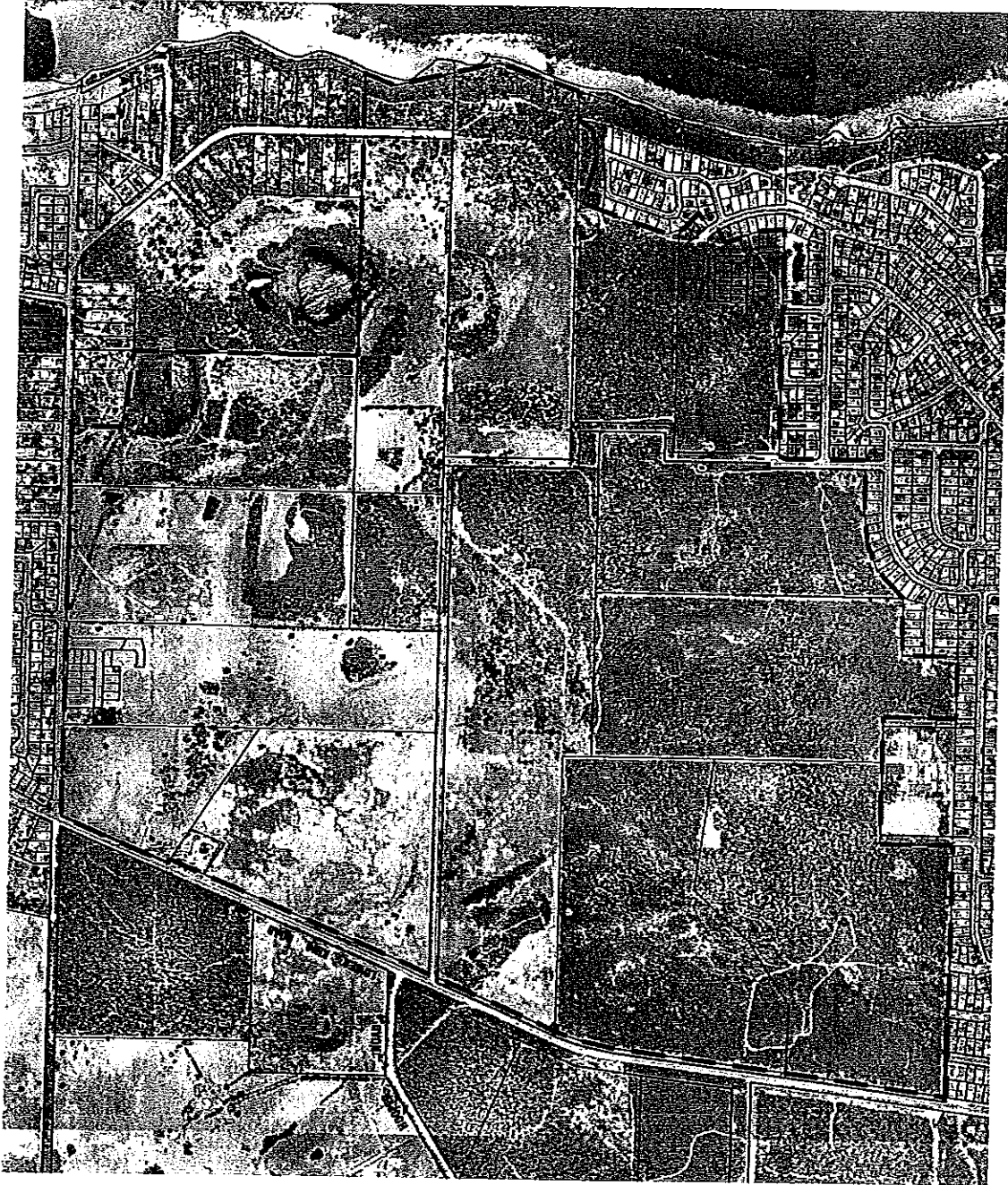
LEGEND

- - - Bayonet Head Outline
- - - Development Plan Area



C H A P P E L L
L A M B E R T
E V E R E T T

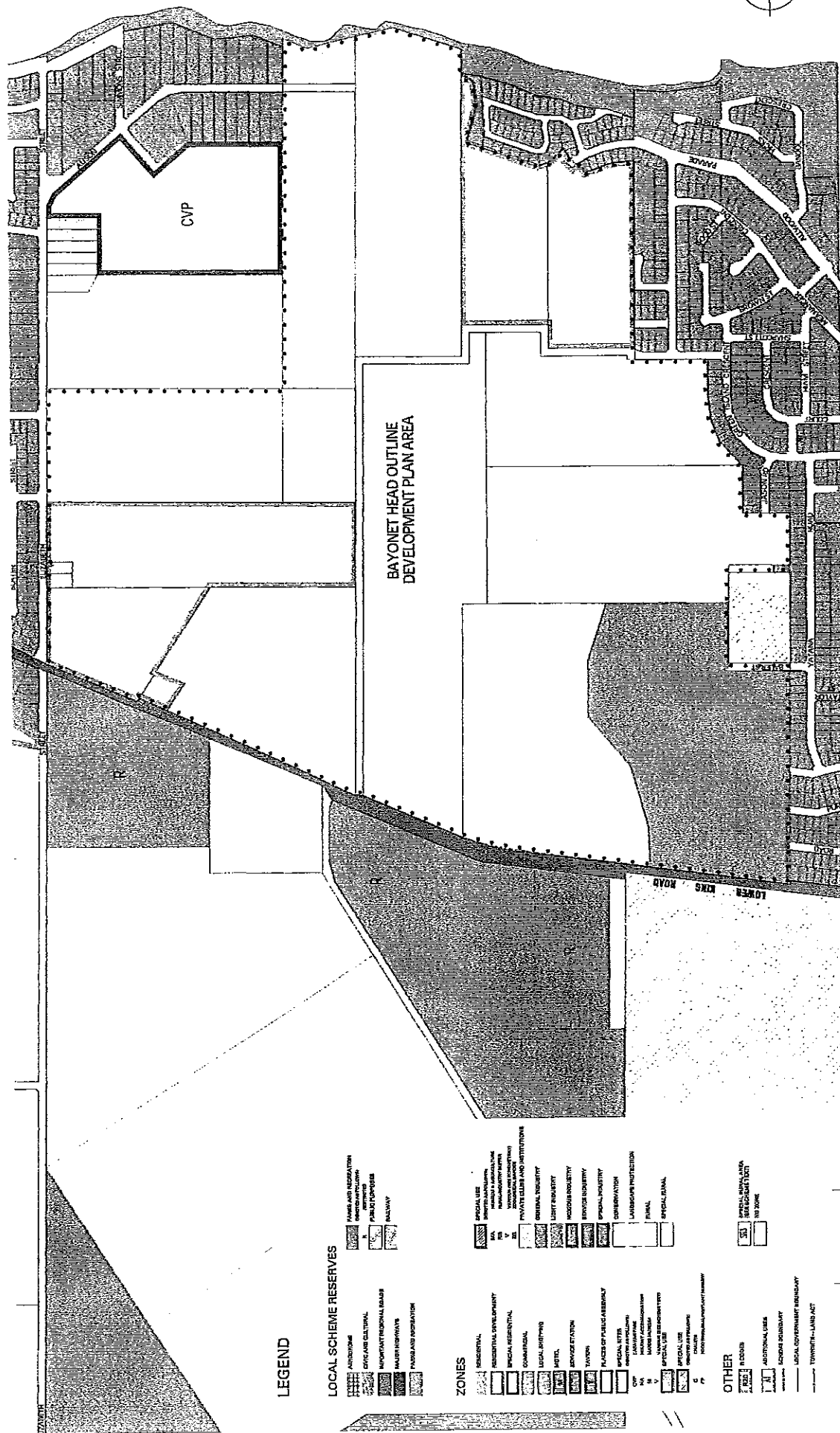
TOWN PLANNING + URBAN DESIGN



049

AERIAL PHOTOGRAPH
FIGURE 2

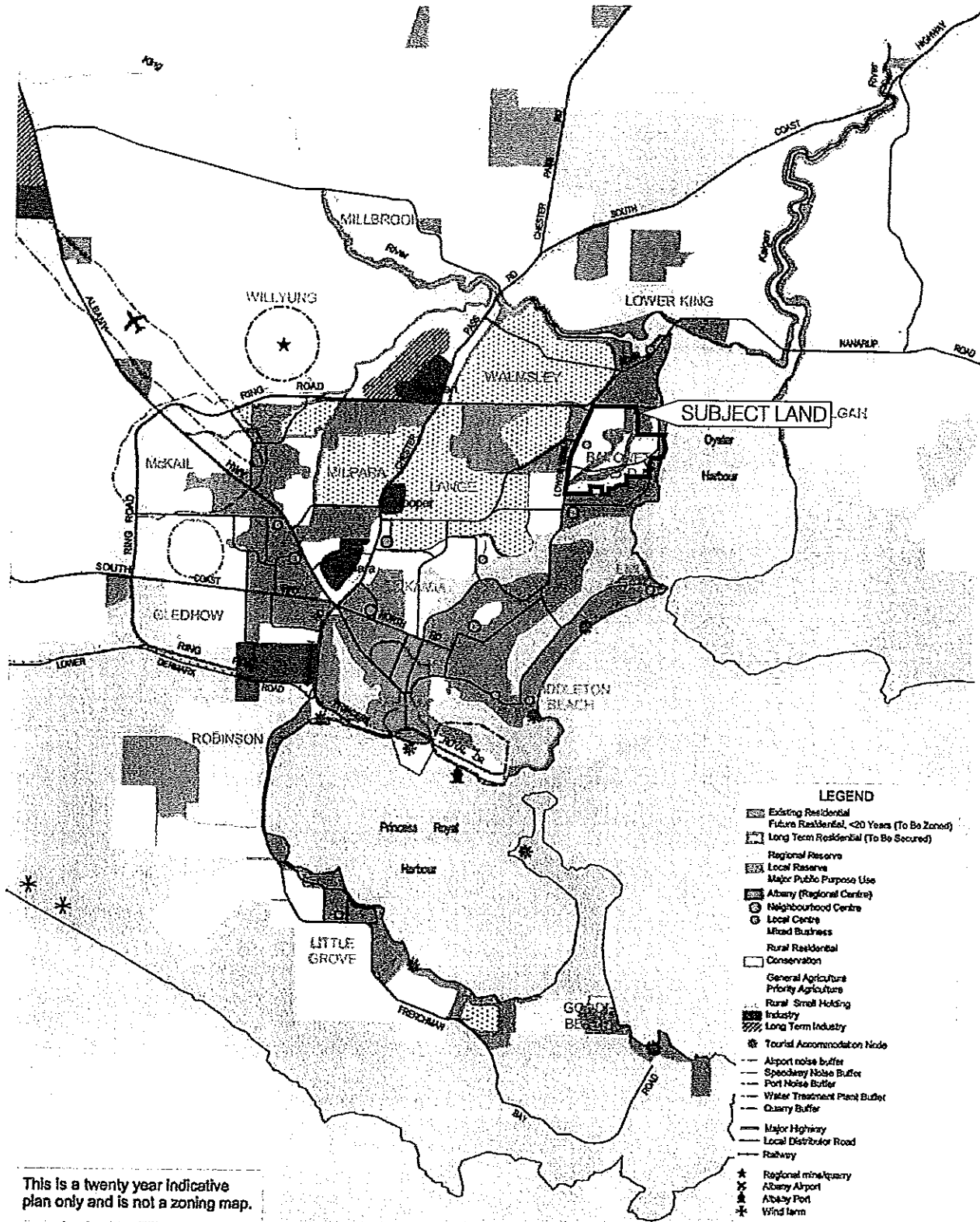
2036-41



LEGEND

- LOCAL SCHEME RESERVES**
- ARTIST HOME
 - FLORA AND FAUNA
 - GOVT AND CULTURAL
 - PAVILION
 - IMPORTANT PERSONAL GRAVE
 - MAJOR HIGHWAYS
 - POSSIBLE RECREATION
 - PUBLIC ART RESERVATION
 - PAVILION
 - PUBLIC UTILITY
 - RAILWAY
- ZONES**
- RESIDENTIAL
 - RESIDENTIAL DEVELOPMENT
 - SPECIAL RESIDENTIAL
 - COMMERCIAL
 - LOCAL BUSINESS
 - ARTS
 - SERVICE STATION
 - TOWN
 - PLAZA OF PUBLIC GATHERING
 - SPECIAL USES
 - CVP
 - CARAVAN
 - INDUSTRIAL DEVELOPMENT
 - INDUSTRIAL
 - INDUSTRIAL (SPECIAL USE)
 - SPECIAL USE
 - SPECIAL USE
 - SPECIAL USE
 - LANDSCAPE PROTECTION
 - PARK
 - SPECIAL BUNKER
- OTHER**
- PROPOSED
 - EXISTING
 - BOUNDARY
 - ADDITIONAL USES
 - LOCAL AUTHORITY
 - LOCAL AUTHORITY BOUNDARY
 - LOCAL AUTHORITY BOUNDARY
 - TOWNSET - LAND ACT

LOCAL CONTEXT & ZONING PLAN
FIGURE 3



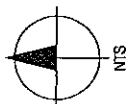
This is a twenty year indicative plan only and is not a zoning map.



ALBANY LOCAL PLANNING STRATEGY



MAP 9B
STRATEGIC PLAN URBAN

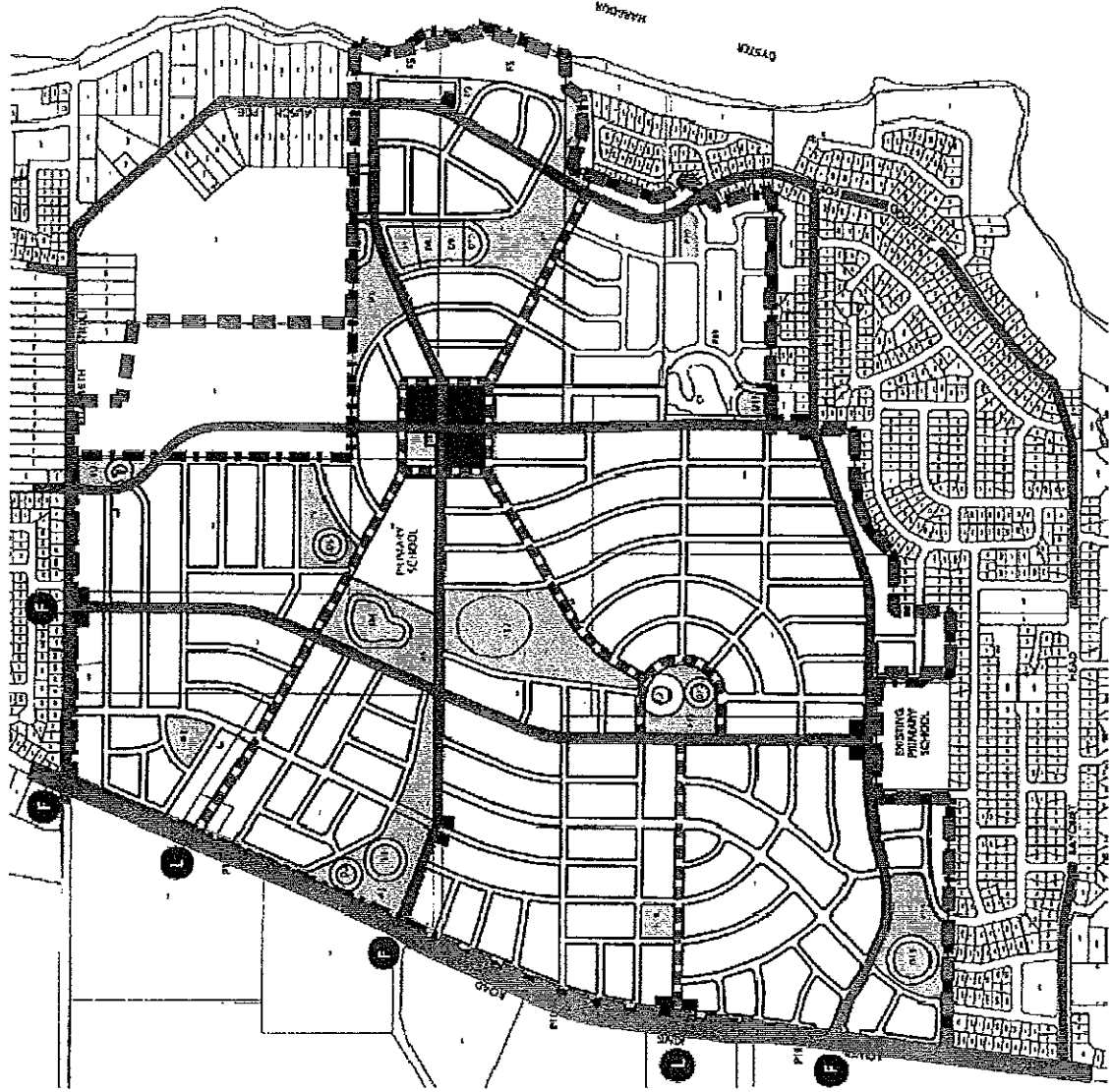


LEGEND

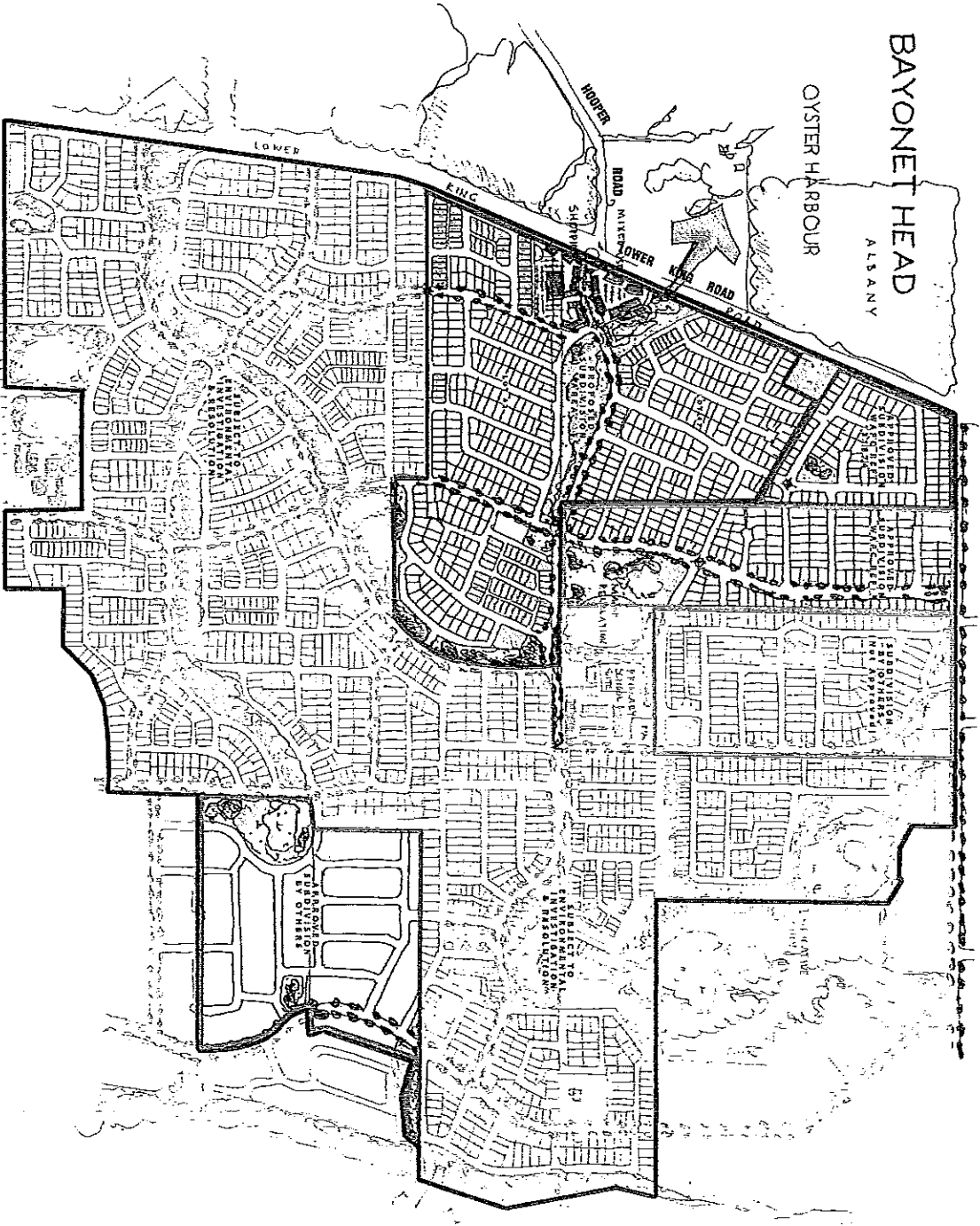
- REVISED ODP BOUNDARY
- INTEGRATOR ARTERIAL
- NEIGHBOURHOOD CONNECTOR (INCL.DUP)
- MAJOR ACCESS STREET (INCL.DUP)
- ACCESS STREETS
- FULL MOVEMENT INTERSECTIONS
- LIMITED MOVEMENT INTERSECTIONS
- NEIGHBOURHOOD CENTRE
- NEIGHBOURHOOD NODE
- PRIMARY SCHOOL
- COMMUNITY PURPOSE
- RESIDENTIAL (R20)
- NEIGHBOURHOOD CORE RESIDENTIAL (R40)
- PUBLIC OPEN SPACE RESERVE
- FORESHORE RESERVE (INCL.DUP)
- DRAINAGE & DRAINAGE BUFFER RESERVE
- CONSERVATION WETLAND & BUFFER RESERVE

NB - LOCAL STREET LAYOUT IS INDICATIVE ONLY AND SUBJECT TO DETAILED DESIGN.

- DIMENSIONS AND DISPOSITION OF DRAINAGE AREAS IS INDICATIVE AND SUBJECT TO DETAILED DESIGN.



2001 OUTLINE DEVELOPMENT PLAN
FIGURE 5



INTERIM REVISED OUTLINE DEVELOPMENT PLAN CONCEPT
FIGURE 6

SHRAPNEL URBAN PLANNING

Suite 18
336 Churchill Avenue
Subiaco 6008

Phone (08) 9388 2893 Fax (08) 9381 4208

19 December, 2006

Ms. Phillida Rooksby
Chappell Lambert Everett
36 Rowland Street
Subiaco
WA 6008

Dear Phillida

BAYONET HEAD LOCAL CENTRE – RETAIL FLOORSPACE POTENTIAL

I refer to our previous email correspondence in relation to this matter. The purpose of this letter is to report my assessment of the retail floorspace potential of the local centre proposed in the Bayonet Head Structure Plan.

Draft Structure Plan

The Bayonet Head Structure Plan is currently in a preliminary draft form. It covers an area of approximately 260 hectares and envisages a total residential lot yield of 2,800 lots. The draft structure plan envisages a "neighbourhood" shopping centre fronting Lower King Road opposite its junction with Hooper Road.

Retail Development Strategy

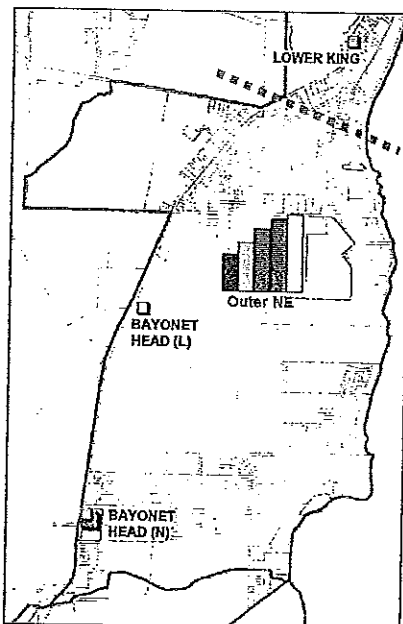


Figure 1 Extract from Albany Retail Development Strategy

The draft City of Albany Retail Development Strategy (prepared by SHRAPNEL URBAN PLANNING) proposes a *local centre* on the Bayonet Head Structure Plan site, and a *neighbourhood centre* adjacent to an existing local centre fronting Lower King Road opposite its junction with Mercer Road, some 1.7 km to the south of the Hooper Road junction (Figure 1).

This modifies the previous strategy, which showed a neighbourhood centre within the geographic centre of the Bayonet Head structure plan area, and retention of the local centre at Mercer Road. This rationalisation is proposed in the new strategy for the following reasons:

1. The internally located neighbourhood centre was not considered to be commercially feasible;
2. The southern (Mercer Road) site currently accommodates an existing local centre, and there is a suitably zoned site large enough for a neighbourhood centre adjacent to it;
3. The southern site is, and will continue to be exposed to more passing traffic than any other Bayonet Head site option.
4. A Lower King Road location some distance from the future Mercer Road neighbourhood centre was considered to be the only means of facilitating the commercial success of an additional local centre.

Accordingly, while a "neighbourhood" centre at the location shown in the draft structure plan would not be in accord with the proposed Retail Development Strategy (RDS), a "local" centre clearly would. If this is accepted, the issue then becomes the size of the local centre. As recommended in the previous strategy, the existing Albany town planning scheme maintains a 600 sqm upper limit on retail floorspace in local centres – a restriction the new RDS did not seek to change. However, for the purposes of this assessment, no such limitation is assumed on the assumption that it will be open to the City to approve the size of the local centre on its merits, as part of approval of the structure plan.

Methodology

The methodology employed in this assessment can be briefly summarised as follows:

1. Review the household income and expenditure characteristics of the existing study area population.
2. Review population projections for the study area.
3. Using the income and expenditure data, calculate the total retail floorspace demand potential generated by future households in the study area.
4. Estimate the optimum size for the proposed local centre.

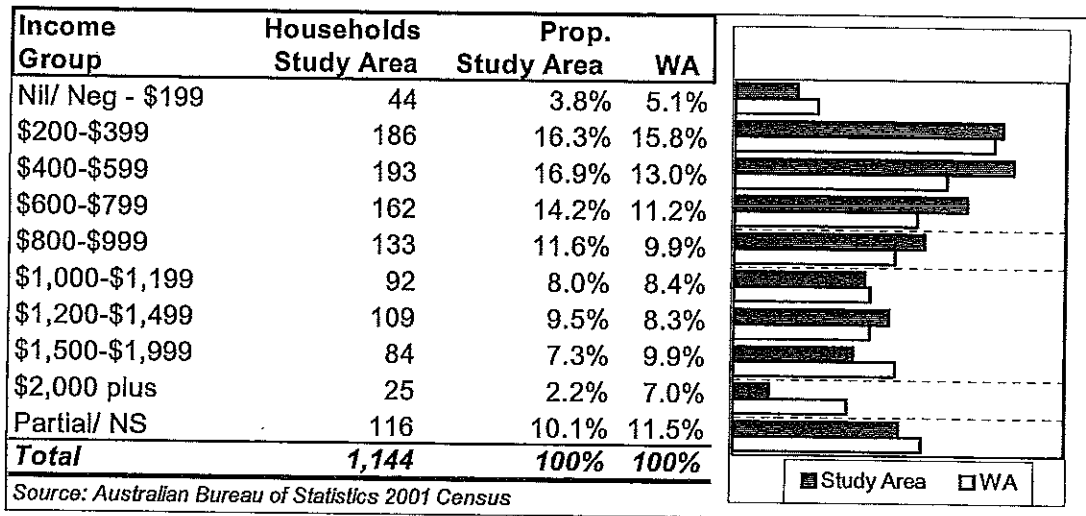
Study Area

The study area used for consideration of the household income data is the entire "Outer North East" area as defined in the RDS, and indicated by the red boundary in Figure 1. The estimate of retail floorspace demand utilises just the section of this study area south of the blue dashed line in Figure 1.

Household Income

The household income profile for existing study area households, compared to WA as a whole, is illustrated in Figure 2.

Figure 2 Household Income Profile



It can be seen that, although all income groups are represented in the study area:

- The proportions of households in the lowest and upper-middle income groups are, on average, similar to WA as a whole.
- The proportions in the lower-middle groups are above the WA average.
- The proportions in the highest income groups are below the WA average.

Population

The population of the study area at the time of the 2001 Census was 3,216 persons living within 1,144 households. The RDS estimated that by 2021 the number of households in the area will have increased by 1,211 to 2,355 households, thus accommodating a population of 6,620 persons. Most of this growth is likely to occur within the Bayonet Head structure plan area itself. However, with a potential yield of 2,800 lots, the structure plan area will not even be half developed by 2021. It should be noted that the most recent DPI projections envisage Albany's population increasing by a total of 5,586 persons from 31,214 in 2001 to 36,800 persons in 2021. Thus, using current projections, it is anticipated that the Bayonet Head area will accommodate some 60 percent of Albany's population growth to 2021.

Given recent growth in the Orana area, and plans for major new residential development in Yakamia, this estimate might appear to be somewhat optimistic; time will tell. The main point is that it is likely to be many years beyond 2021 before the Bayonet head structure plan area is fully developed. However, the retail floorspace potential for the centres in the area needs to be considered in the light of the areas "ultimate" development. Based on the projections discussed above, and a count of lots in the areas to the north and south of the Bayonet Head structure plan area, it is estimated that in the long term at "ultimate" development, the study area defined by the dashed blue line in Figure 1 will accommodate approximately 4,000 households.

Retail Floorspace Potential

The retail floorspace potential of the study area at "ultimate" development has been estimated using a Retail Expenditure Demand Model that relates the study area's household expenditure profile (discussed previously) and detailed retail expenditure items in the 2003/04 ABS Household Expenditure Survey (HES) to estimate the amount of retail floorspace that will be required to cater for the study area's estimated future households. The results of this calculation are presented in the attached Demand Model "Output Summary Sheet" and "Centre Composition Estimator".

Output Summary Sheet

The top of this sheet shows the proportion of the 4,000 study area households expected to fall within each of the Household Income groups. The individual retail items falling within each of the main HES categories have been grouped according to whether they are normally sold from "shop-type" or "showroom/ bulky-type" floorspace¹. The main body of the sheet shows calculated floorspace for each retail category by income group. For example, it can be seen that the second income group generates a demand for 4,282 sqm of retail floorspace of which 2,280 sqm is "shop-type", and 2,002 sqm is "showroom/ bulky-type".

As indicated in the Demand Model Summary Sheet, at 4,000 households a total of 21,227 sqm of retail floorspace is generated, of which 11,594 sqm is "shop-type", and 9,633 sqm is "showroom/ bulky-type". It is interesting to note the relative quantities and types of floorspace generated by each of the income groups. Between them the two lowest income groups comprise 43.7 percent of the study area households, but generate only 28.8 percent of the retail floorspace. Conversely, the two highest groups comprise 32.4 percent of the households, but generate 46.6 percent of the floorspace.

Centre Composition Indicator

This sheet applies various assumptions based on WA retail centre averages to assign the calculated floorspace to the two main commodity groups of "Food" and "Non-Food", as well as to various categories of centre (not all of which are represented in the study area). The assumptions that mainly affect the outcome of the analysis have been shaded yellow in the Centre Composition Indicator. These are:

- It is assumed that 40 percent of the demand for Food floorspace will be met in the Regional Centre (i.e. Albany Town Centre), as will 80 percent of the "Shop-type" non-Food floorspace and 100 percent of the "Showroom-Type" Non-Food floorspace.
- It is assumed that 50 percent of the Food floorspace demand and 15 percent of the Non-Food demand could reasonably be met within the proposed neighbourhood centre.
- It is assumed that 10 percent of the Food floorspace demand and 0.5 percent of the Non-Food floorspace demand could reasonably be met within the proposed local centre.

¹ All non-retail household expenditure has been removed from the HES categories.

These assumptions very largely determine the final outcome of the analysis and could be varied within reasonable limits, if required. Assuming 50 percent of "Food" floorspace demand being satisfied in the neighbourhood centre might be a little optimistic, given that the attractive major chain supermarkets are likely to be located elsewhere. However, being relatively distant from the town centre, an attractive non-major supermarket offering in a Bayonet Head neighbourhood centre would certainly be well used. The assumptions do result in a neighbourhood centre of 3,845 sqm, which is considered to be a reasonable size for a neighbourhood centre in this context (at full development).

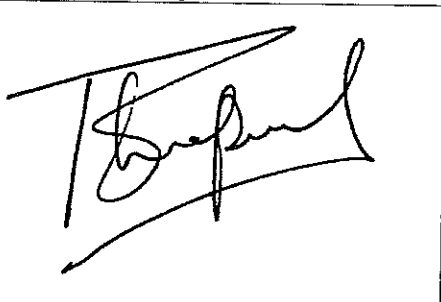
Assigning 10 percent of Food retail floorspace demand to the proposed local centre might also be considered somewhat optimistic; it is certainly not considered reasonable to assign more than 10 percent to the local centre. It needs to be remembered, however, that these estimates are for the long term "ultimate" development, with the study area accommodating 4,000 households. Under these circumstances, provided no additional local centres are permitted in the area, it is reasonable to assume that a quality local centre could cater for 10 percent of the "Food" floorspace demand.

Based on these assumptions, therefore, the bottom two tables on the "Estimator" sheet indicate that the proposed local centre is calculated to have an optimum retail floorspace of 880 sqm, comprising 602 sqm of "Food" and 279 sqm of "Non-Food" floorspace, which could reasonably be provided within a small supermarket of 704 sqm, and (say) 2 specialty shops totalling 176 sqm.

These figures shouldn't be regarded as exact, and some minor flexibility to achieve a sensibly rounded development will be necessary. Also, at this stage, the figures should be used for planning purposes only. ***A full review should be carried out in the future, prior to any actual centre development.*** It should also be remembered that complementary non-retail uses such as, for example, a local office will require additional floorspace within the local centre.

I would be happy to meet with you at any time, should you wish to further discuss or clarify any aspect of this assessment.

Yours Sincerely



SHRAPNEL URBAN PLANNING
Tony Shrapnel, Managing Director

Attachments: Output Summary Sheet; Centre Composition Estimator

**Retail Expenditure Demand Model
Output Summary Sheet**

Study Area Name: **BAYONET HEAD**

STUDY AREA HOUSEHOLDS IN WA GROSS INCOME QUINTILE GROUPS

RETAIL FLOORSPACE

	Lowest \$0-\$362	Second \$363-\$625	Third \$626-\$963	Fourth \$964-\$1470	Highest \$1471-\$2000+	All households	
Study Area Households >>>	711	1,035	957	834	464	4,000	Assumed/
Prop. %	17.8%	25.9%	23.9%	20.8%	11.6%	100%	Average Ann. Retail Turnover/sqm
TOTAL RETAIL FLOORSPACE (SQM)							
Category	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	\$
Domestic fuel and power	8	14	13	18	8	60	\$1,000
Food and non-alcoholic beverages	475	1,083	1,251	1,412	1,003	5,224	\$7,000
Alcoholic beverages	39	77	141	129	118	505	\$8,000
Tobacco products	34	53	114	55	31	288	\$10,150
Clothing and footwear	77	197	339	377	271	1,261	\$5,500
Household furnishings and equipment	456	1,214	1,372	1,446	926	5,414	\$2,708
Household services and operation	145	260	278	303	228	1,214	\$2,892
Medical care and health expenses	51	74	94	154	75	448	\$6,442
Transport	75	184	259	243	175	936	\$2,000
Recreation	323	760	892	1,061	842	3,878	\$3,042
Personal care	81	219	303	310	281	1,174	\$3,500
Miscellaneous goods and services	58	147	205	249	166	825	\$4,000
Total Retail Floorspace	1,823	4,282	5,283	5,757	4,103	21,227	
Prop. %	8.6%	20.2%	24.8%	27.1%	19.3%	100%	
							Average Annual Turnover per sqm: \$4,365
							Average Floorspace/ Capita (sqm): 1.90

SHOP-TYPE RETAIL FLOORSPACE (SQM)

Category	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	\$
Domestic fuel and power	-	-	-	-	-	-	\$1,000
Food and non-alcoholic beverages	475	1,083	1,251	1,412	1,003	5,224	\$7,000
Alcoholic beverages	39	77	141	129	118	505	\$8,000
Tobacco products	34	53	114	55	31	288	\$10,150
Clothing and footwear	77	197	339	377	271	1,261	\$5,500
Household furnishings and equipment	56	131	137	185	117	625	\$4,300
Household services and operation	64	120	131	131	95	541	\$4,000
Medical care and health expenses	45	69	82	80	67	343	\$7,500
Transport	-	-	-	-	-	-	\$2,000
Recreation	92	184	183	189	159	809	\$7,000
Personal care	81	219	303	310	281	1,174	\$3,500
Miscellaneous goods and services	58	147	205	249	166	825	\$4,000
Total Retail Floorspace	1,022	2,280	2,888	3,116	2,289	11,594	
Prop. %	8.8%	19.7%	24.9%	28.9%	19.7%	100%	
							Average Annual Turnover/ sqm \$6,120
							Average Floorspace/ Capita (sqm) 1.04

SHOWROOM/ BULKY-TYPE RETAIL FLOORSPACE (SQM)

Category	Sqm	Sqm	Sqm	Sqm	Sqm	Sqm	\$
Domestic fuel and power	8	14	13	18	8	60	\$1,000
Food and non-alcoholic beverages	-	-	-	-	-	-	\$3,500
Alcoholic beverages	-	-	-	-	-	-	\$4,000
Tobacco products	-	-	-	-	-	-	\$10,150
Clothing and footwear	-	-	-	-	-	-	\$2,500
Household furnishings and equipment	400	1,083	1,235	1,261	809	4,788	\$2,500
Household services and operation	81	140	146	172	133	673	\$2,000
Medical care and health expenses	7	5	12	74	7	105	\$3,000
Transport	75	184	259	243	175	936	\$2,000
Recreation	230	576	709	872	683	3,070	\$2,000
Personal care	-	-	-	-	-	-	\$2,000
Miscellaneous goods and services	-	-	-	-	-	-	\$2,500
Total Retail Floorspace	800	2,002	2,375	2,641	1,814	9,633	
Prop. %	8.3%	20.8%	24.7%	27.4%	18.8%	100%	
							Average Annual Turnover/ sqm \$2,253
							Average Floorspace/ Capita (sqm) 0.86

CENTRE COMPOSITION ESTIMATOR

Major Commodity Groups:

TOTAL RETAIL FLOORSPACE (SQM) Category	Shop-Type Floorspace (sqm)			Showroom Type	Total Retail
	Food	Non-Food	Total		
Domestic fuel and power	-	-	-	60	60
Food and non-alcoholic beverages	5,224	-	5,224	-	5,224
Alcoholic beverages	505	-	505	-	505
Tobacco products	288	-	288	-	288
Clothing and footwear	-	1,261	1,261	-	1,261
Household furnishings and equipment	-	625	625	4,788	5,414
Household services and operation	-	541	541	673	1,214
Medical care and health expenses	-	343	343	105	448
Transport	-	-	-	936	936
Recreation	-	809	809	3,070	3,878
Personal care	-	1,174	1,174	-	1,174
Miscellaneous goods and services	-	825	825	-	825
Total Retail Floorspace	6,016	5,579	11,594	9,633	21,227

(This table is a summary of the Main outputs)

Centre Hierarchy Distribution:			Shop-Type Floorspace (sqm)			Showroom Type	Total Retail
FD	NF	Shop-Type	Food	Non-Food	Total		
0.40	0.80	Prop Regional	2,406	4,463	6,869	-	6,869
-	-	Prop District	-	-	-	-	-
0.50	0.15	Prop Neighbourhood	3,008	837	3,845	-	3,845
0.10	0.05	Prop Local	602	279	880	-	880
1.00	1.00	Total	6,016	5,579	11,594	-	11,594

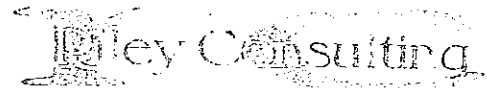
FD	NF	Showroom-Type				
-	1.00	Prop Regional	-	-	-	9,633
-	-	Prop District	-	-	-	-
-	-	Prop Neighbourhood	-	-	-	-
-	-	Prop Local	-	-	-	-
-	1.00	Total	-	-	-	9,633

All Floorspace	Food	Non-Food	Total	Type	Retail
Total Regional	2,406	4,463	6,869	9,633	16,502
Total District	-	-	-	-	-
Neighbourhood	3,008	837	3,845	-	3,845
Local	602	279	880	-	880
Total Centres	6,016	5,579	11,594	9,633	21,227

Main Shop-Type Floorspace Allocation: Store Formats	Centre Categories (sqm)				Total
	Regional	District	N'Hood	Local	
Department Store	2,074	-	-	-	2,074
DDS	1,325	-	-	-	1,325
Supermarkets	780	-	2,133	704	3,617
Mini-Majors	476	-	287	-	762
Specialties	2,214	-	1,425	176	3,815
Total	6,869	-	3,845	880	11,594

Bayonet Head, Albany

Proposed Rezoning



Traffic and Transportation Consultants

PURPOSE

This technical note has been prepared to provide an overview of the traffic and transportation issues associated with the proposed rezoning of land at Bayonet Head, Albany. Figure 1 shows the location of the subject land and the local road network.

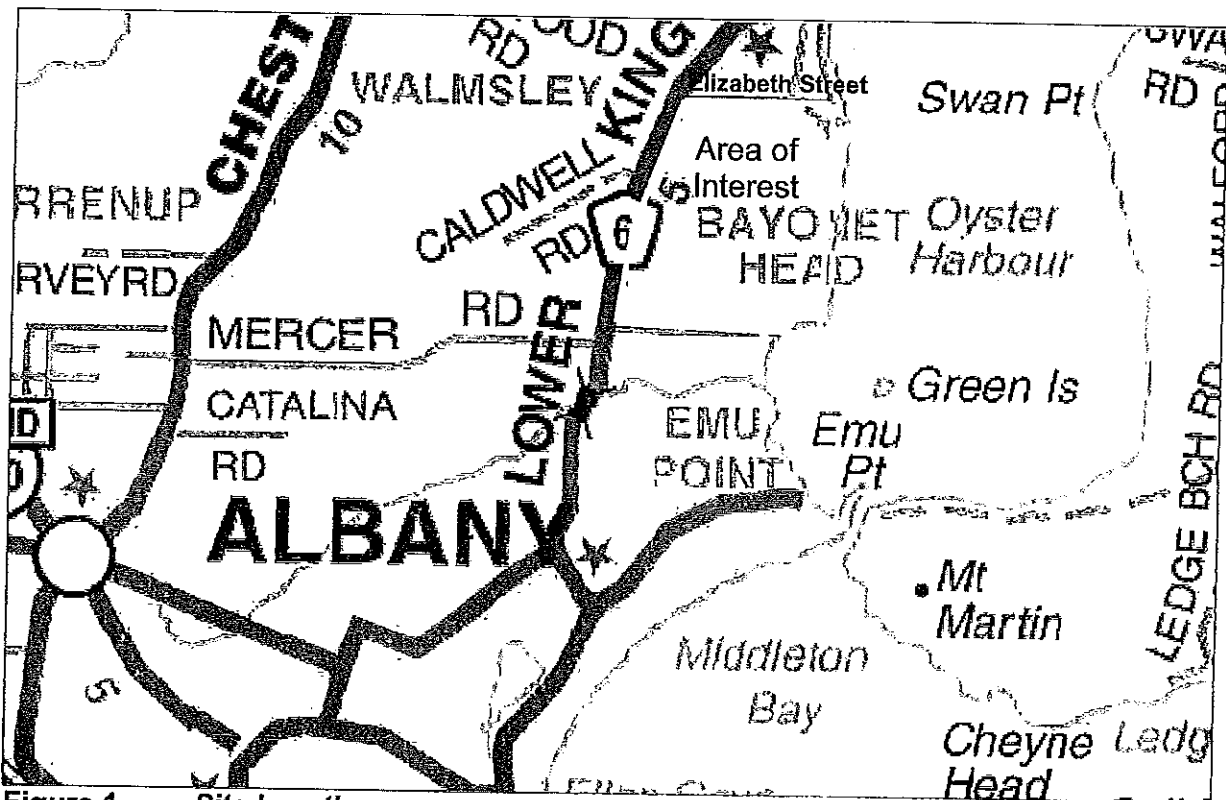


Figure 1 Site Location

The site will take access to Lower King Road at 4 new intersections and also from Elizabeth Street, which lies to the north of the subject land.

The proposed subdivision concept plan is attached as Figure 2 and this has been used as a basis to review traffic in the locality.

CURRENT TRAFFIC

Lower King Road is an arterial road providing connectivity between Albany and Oyster Harbour. Several tourist destinations are accessed from Lower King Road. Current traffic

data supplied by the City of Albany indicates that adjacent to the subject area, traffic volumes on Lower King Road (between Hooper Road and Elizabeth Street) are:

Date	Daily Volume	85 th ile speed
1/08/2000	3691	83
31/10/2003	2770	78
14/05/2004	3380	88
28/06/2004	3125	90

The traffic data indicates that a typical flow of 3,300 vehicles per day (vpd) can be expected. It is likely that during holiday periods, such as Easter and Christmas, the volumes would increase. Reviewing traffic data in the Margaret River region indicates that an increase as high as 25% of the average weekday flow can be experienced. However, these occasional peak period flows would not be used to assess the function and operation of the local road network.

The existing speed limit on Lower King Road is 60km/h between Albany town centre to Mercer Road. It increases to 80km/h between Mercer Road and Elizabeth Street and then reduces to 60km/h. It can be expected that when urban development fronts Lower King Road, a blanket speed limit of 60km/h would be introduced.

Norwood Road to the north of the subject land provides a connection to Chester Pass Road / South Coast Highway, the major link between Albany and Esperance. South of the subject land Lower King Road joins Collingwood Road / Angove Road / Middleton Road to access Albany town centre.

Elizabeth Street

Elizabeth Street is a local residential access street to the north of the subject land. Current traffic data provided by the City of Albany indicates 651vpd.

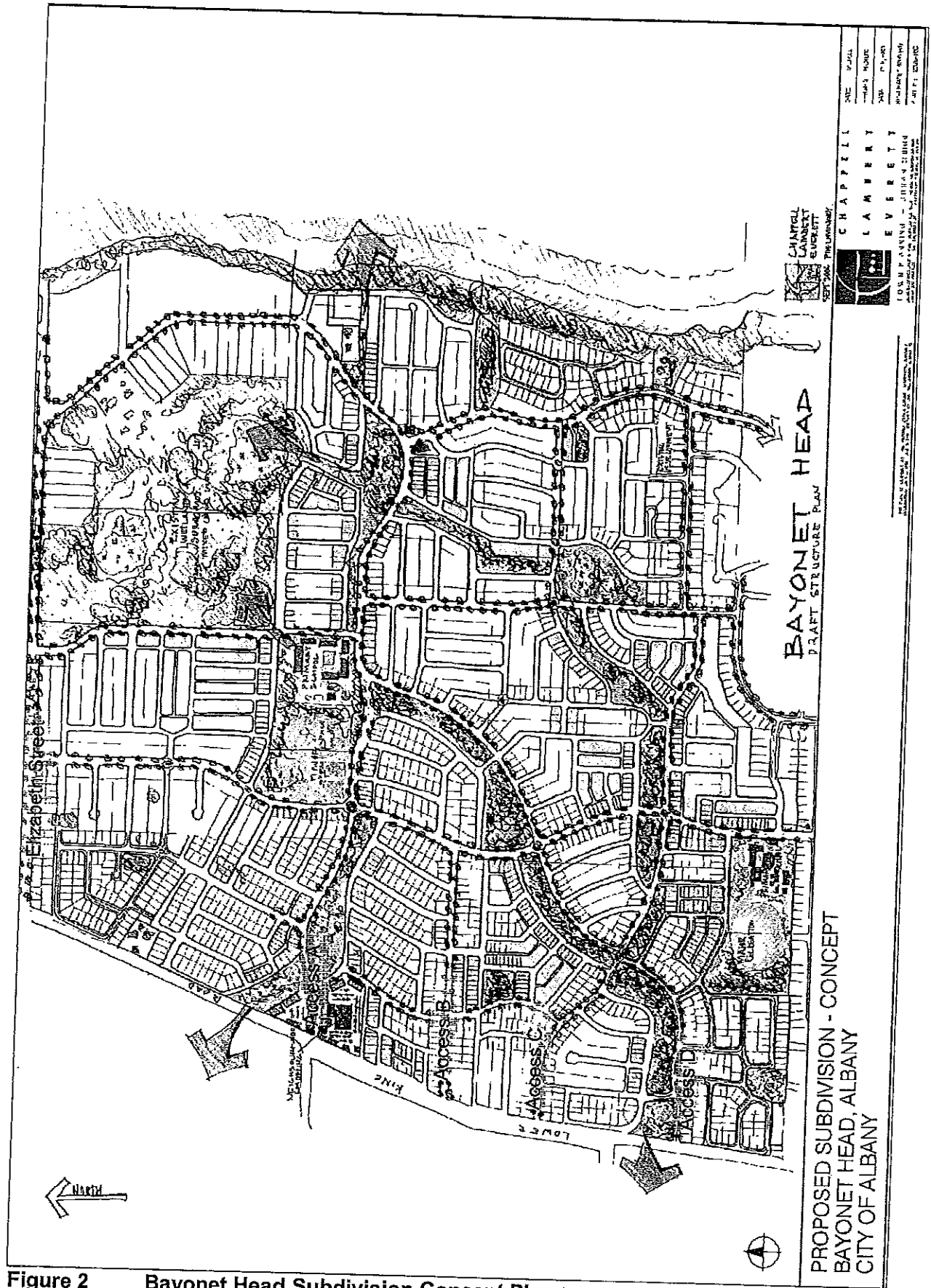


Figure 2 Bayonet Head Subdivision Concept Plan (refer Chappell Lambert Everett)

TRAFFIC GENERATION

The development of Bayonet Head could yield a total of 2,800 residential lots. Based on the typical trip rate for residential development of 8 trips per lot per day, a total of (2,800 x 8) 22,400 vehicle movements per day could mature. Primary schools and local shopping facilities will be provided and it can be expected that a high proportion of the lots will be purchased by retirees. Overall the total traffic generated by the site should be less and this will be considered in more detail once environmental constraints to the site are determined and area planning advances.

The external traffic generation of a residential development usually equates to about 70% of the overall traffic generation, so it can be derived that about (22,400 x 70%) 15,700 vehicle movements per day will access Lower King Road.

Based on the concept plan, it is estimated that traffic will be split over the 5 access points as shown in Table 1.

Table 1 Forecast Traffic Flows at Accesses

Access	Attraction	Daily Flow*	Classification
Elizabeth Street	20%	3,200vpd ^{#1}	Neighbourhood Connector
Access A Village centre	35%	5,400vpd	Neighbourhood Connector
Access B	10%	1,600vpd	Access Street
Access C	15%	2,300vpd	Access Street
Access D	20%	3,200vpd	Neighbourhood Connector
<i>Total</i>	<i>100%</i>	<i>15,700</i>	

*Rounded up

^{#1}Plus current traffic and known development

It is expected that the majority of traffic will head towards Albany town centre and for the purpose of assessing the traffic increases to Lower King Road, it is assumed that 95% of traffic heads south to the town. A survey of the current traffic generation of local residential development would assist a more accurate assessment of the future traffic distribution.

Figure 2 shows the anticipated traffic flow on the accesses and the future volume on Lower King Road.

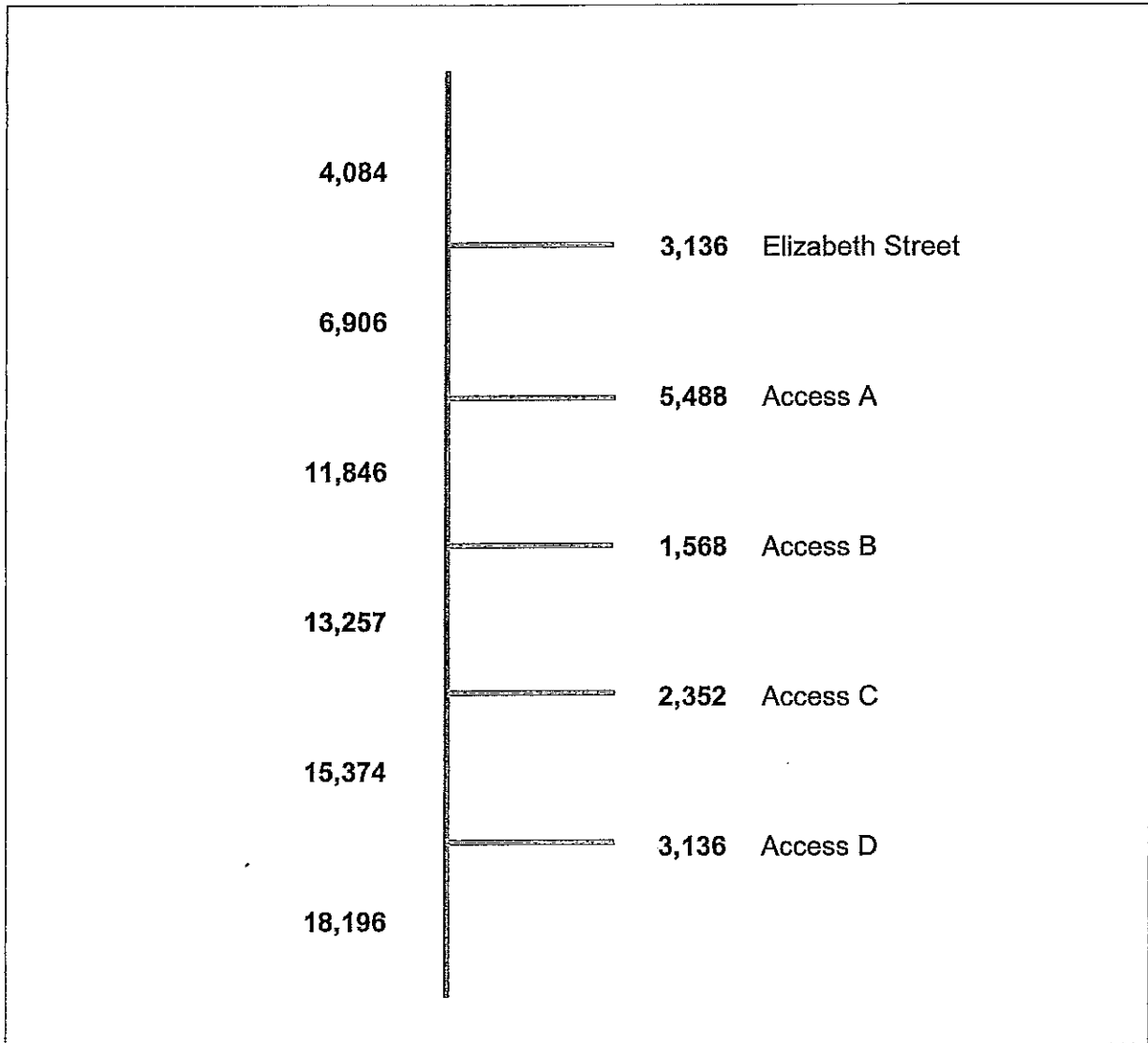


Figure 2 Forecast Volumes – Accesses and Lower King Road

Access

Traffic associated with the subject land can only access the external road network by using Lower King Road and Table 2 provides an indication of the possible future traffic volumes at each access point. No growth has been applied to Lower King Road as the proposed development would be expected to provide the expected traffic increases in the local area¹. The intersection control is based on Appendix A, which is an extract from the UK publication *Roads and Traffic in Urban Areas*. The chart indicates the expected intersection treatment based on the forecast daily volumes.

¹ The issue of regional growth should be addressed by the comprehensive area planning

Table 2 Intersection treatments

Access	Volumes	Control
Lower King Road / Elizabeth Street	6,900 / 3,200	Priority
Lower King Road / Access A	11,800 / 5,400	Priority / Controlled
Lower King Road / Access B	13,300 / 1,600	Priority
Lower King Road / Access C	15,400 / 2,300	Priority
Lower King Road / Access D	18,200 / 3,200	Priority / Controlled

Table 2 indicates that the majority of intersections proposed on Lower King Road can be priority controlled. A standard urban treatment with right turn lanes on Lower King Road would be appropriate. Left turn lanes would not be required unless the posted speed is maintained at 80kph. The side roads would only require a single approach lane as the forecast right turns onto Lower King Road are minimal.

Access A and Access D fall in the area that indicates control may be required in the long term. It is suggested that the following treatments be considered to reflect the staging of future development:

- All accesses constructed with priority control and provided with right turn lanes to study area
- If traffic conditions warrant intersection control, consider single lane roundabout.
- If Lower King Road upgraded to dual carriageway – retention of priority control would be appropriate.
- When development to the west introduces a four-way intersection at Access A, consider traffic signal control.

Lower King Road

It can be seen that with full development of Bayonet Head, Lower King Road can be expected to require some form of upgrading. Table 3 provides a guide to the expected Level of Service for single carriageway, boulevard and dual carriageway type roads. The table is based on data contained in Austroads.

Based on Table 3, it would be suggested that at some future time Lower King Road will need to be widened to provide a dual carriageway to the south of Access D, a boulevard style road

between Access D and Access A. A single carriageway road would operate with acceptable Levels of Service north of Access A.

Structure planning for Bayonet Head and adjacent developments should set out to provide a minimum 30 metre wide road reservation for Lower King Road (if not already provided).

Table 3 Level of Service Based on Daily Volume

LOS-	Single Carriageway ¹	2 Lane Boulevard ²	Dual Carriageway (4 Lanes) ³
A	2,400vpd	2,600vpd	13,000vpd
B	4,800vpd	5,300vpd	28,000vpd
C	7,900vpd	8,700vpd	38,000vpd
D	13,500vpd	15,000vpd	48,000vpd
E	22,900vpd	25,200vpd	58,000vpd

¹ Based on Table 3.9 Austroads - Guide to Traffic Engineering Practice Part 2

² Based on single carriageway +10% (supported by Table 3.1 Austroads - Guide to Traffic Engineering Practice - Part 3) - Boulevard or division by medians.

³ Based on Table 4.8 Austroads - Guide to Traffic Engineering Practice Part 2. Hourly flow reduced by 250 vehicles and 70/30 split assumed. Daily = hourly x 10.

In the interim years Lower King Road can be expected to continue to operate in an acceptable manner with a daily traffic flow up to about 13,000vpd (if Level of Service D is accepted). Based on the current daily flow of 3,300vpd on Lower King Road, the following residential development could be supported²:

- LoS B +280 lots
- LoS C +580 lots
- LoS D +1050 lots

It is derived that Level of Service C can be maintained on Lower King Road with the development of (280 + 580) 860 lots in Bayonet Head. It is recommended that a district review be undertaken before reaching this level of development.

CONCLUSIONS

The traffic review undertaken to consider the rezoning of land at Bayonet Head draws the following conclusions.

- Based on standard metropolitan region residential trip rates, the full development of 2,800 lots at Bayonet Head could increase traffic flows on Lower King Road by

² based on 8 trips per lot with 70% external, 95% towards Albany (equates to 5.32 trips per lot)

15,000vpd. It is understood that current planning indicates Lower King Road will be upgraded at some future time to provide a four lane dual carriageway.

- Access from Lower King Road can be achieved by simple priority controlled intersections. Subject to the ultimate traffic volumes, accesses A and D may require some form of control but are subject to further analysis should Lower King Road be upgraded to a dual carriageway. Roundabouts are considered to be the most appropriate method of control in the interim if control is warranted. However, if future residential / educational land uses are developed to the west of Lower King Road, then traffic signals may ultimately be required if access A becomes four-way.
- The development of Bayonet Head will occur in stages and can be expected to take many years to become fully developed. Lower King Road can be expected to operate in an acceptable manner with the development of about 860 lots at Bayonet Head before a review of the local road network would be considered "required".

APPENDIX A

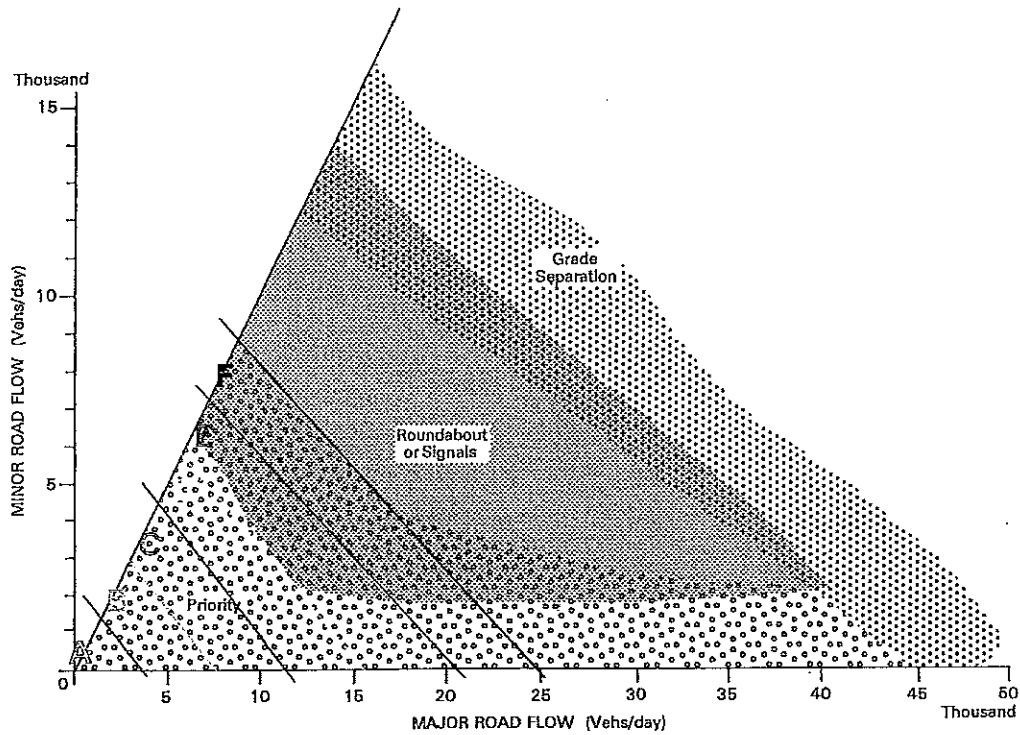


Figure 38.1 Type of junction appropriate for different traffic flows

Roads and Traffic in Urban Areas –Types of Intersection Based on Traffic Flow

The above figure is reproduced from *Roads and Traffic in Urban Areas* (UK) and provides a convenient guide to the likely intersection treatments required, based on daily traffic flows. Levels of Service are indicated for priority controlled intersections only.

Adrian Nicoll

From: Petersen, Stephen [Stephen.Petersen@dpi.wa.gov.au]
Sent: Friday, 18 May 2007 11:00 AM
To: Adrian Nicoll
Cc: Folvig, Georgina
Subject: Bayonet Heads interim ODP

Adrian
sorry to not get back to you sooner.

Have had a look at the proposal and the traffic study etc.

The interim ODP includes the structural elements contained in the existing ODP such as POS drainage, road connectivity N-S and E-W, connection to Hooper St etc. The traffic study indicates that 4 laning of Lower King Rd is not required, which DPI always thought 2 lanes would be satisfactory. The local centre has been moved to Lower King Road which is where our Urban Design section suggested it should be in the original ODP. The land to the south is shown as subject to further resolution of the current environmental issues.

So we support it.
cheers
Steve



Department of Environment and Conservation

Your ref: STR077/LT09319
Our ref: 15.1.4
Enquiries: Lawrie Anderson
Phone: 9842 4520
Fax: 9841 7105
Email: Lawrie.Anderson@dec.wa.gov.au



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

City of Albany Records
Doc No: ICR7030144
File: A21565
Date: 17 MAY 2007
Officer: PLAN13

Attach:

Attention: John Devereux, Senior Planning Officer

Dear Sir,

RE: LIMITED OUTLINE DEVELOPMENT PLAN - LOTS 42 & 47 LOWER KING ROAD, BAYONET HEAD

Thank you for the opportunity to comment of the above plan. The development of Lots 47 and 42, Bayonet Head for residential housing will progressively occur on land that is essentially cleared of native vegetation. It is assumed that figures 5 and 6 accompanying the plan document are indicative only and may be changed as additional information becomes available.

The site selected for the primary school appears to coincide with Lot 15 which is land held by the Water Corporation. This property has previously been subject to other land-uses and may require considerable remediation. It may be more appropriate to locate the primary school further east on the next adjoining lot and retain Lot 15 in its present state - subject to weed removal or control.

The Department is also concerned that figures 5 and 6 indicate provision for residential development on Pt Lot 760, the eastern (vegetated) portion of Lot 42, Lots 1, 286 and 476, when it is understood that these areas of native vegetation are subject to further environmental investigation. Figure 6 is of particular note since it is indicative of residential development on the eastern vegetated portion of Lot 42 which is currently zoned 'Rural'.

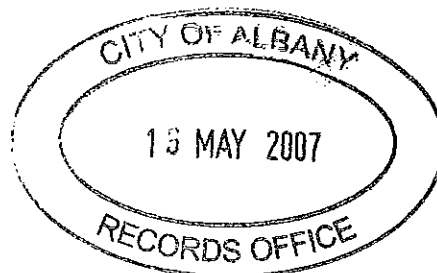
Roads shown on Figure 6 do not terminate at the boundary of the residential zoning on Lot 42 but are shown continuing into the bushland on the adjoining Lots 760, 1 and 476, thus pre-empting any environmental decisions or outcomes concerning these vegetated areas. It is suggested that figures 5 and 6 should be amended until a final decision is made on the possible development of areas in Bayonet Head that contain substantial tracts of native vegetation in original or close to original condition.

Yours faithfully,

[Handwritten signature]

for John Watson
Regional Manager
South Coast Region

14 May 2007



072



City of Albany Records
 Doc No: ICR7029181
 File: STR077
 Date: 30 APR 2007
 Officer: SP1
 Attach:

Your Ref: STR077/LT709319
 Our Ref: Grange No 3400733
 Enquiries: R C Collins
 Telephone: 9842 4214

27 April 2007

John Devereux
 Senior Planning Officer
 City of Albany
 PO Box 484
 Albany WA 6331

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

Dear Mr Devereux

Limited Outline Development Plan Lots 42 & 47 Lower king Road, Bayonet Head

Thank you for your letter dated 18 April 2007 and enclosure regarding an interim revised outline development plan for the above.

The document has been reviewed and the Water Corporation provides the following comments:

Lot 15 shown on the Concept Plan (Figure 6) is owned by the Corporation. The Corporation has a disused package wastewater treatment plant and sewage pump station located on the lot. The Corporation is prepared to sell most of Lot 15 retaining a parcel approximately 50m x 60m in the northeast corner of the lot for a new sewage pump station and overflow storage. The Corporation advises that there will be an odour buffer required around the new pump station. The new sewage pump station will be located so it does not impact on the proposed new homes to the east of the lot.

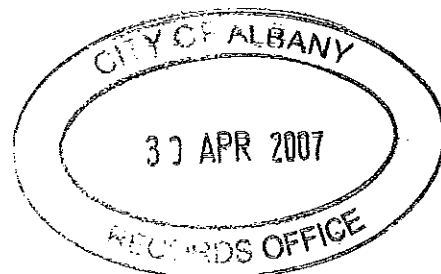
Lot 15 is classed as a contaminated site and any future owner will be required to remediate to acceptable standards. The new owner will also be responsible for removing the treatment plant and existing pump station infrastructure. Easements will be required across the lot for asset protection and to ensure the Corporation can have access for pipeline maintenance and repairs.

Potable water for the proposed development will be supplied from the Corporation's Mt Clarence storage complex.

Yours sincerely

R. C. Collins

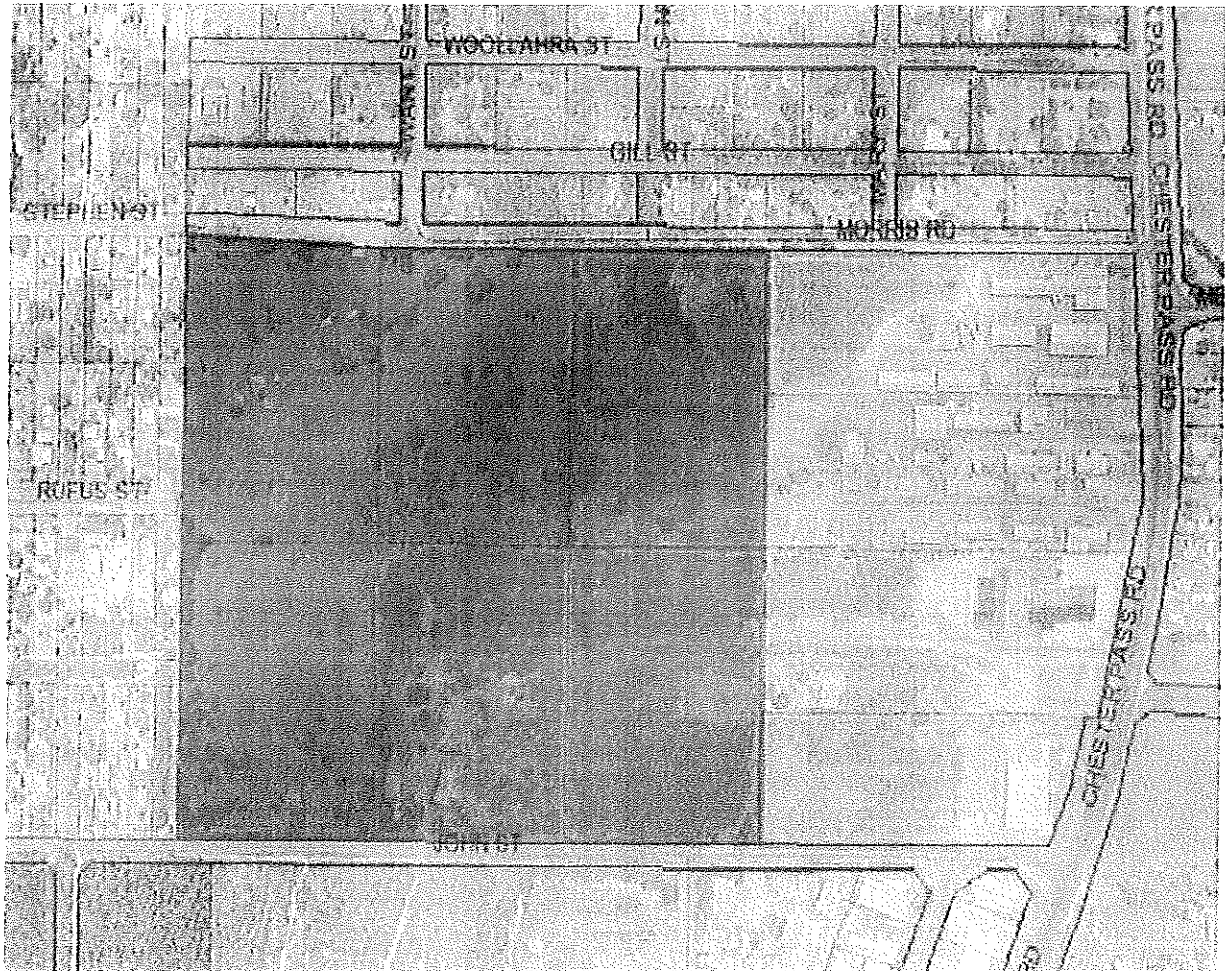
R C Collins
 Manager Assets GSR
 Asset Management Division



CITY OF ALBANY

SCHEME AMENDMENT REQUEST

LOTS 873, 874 AND 875 MORRIS ROAD AND LOTS 870, 876 AND 877 JOHN STREET, MILPARA



**HARLEY SURVEY GROUP
PLANNING CONSULTANTS
116 Serpentine Road.
ALBANY WA 6330
Ph: 9841 7333**

March 2007

1.0 INTRODUCTION

This Scheme Amendment Request is in relation to Lots 873, 874 and 875 Morris Road and Lots 870, 876 and 877 John Street, Milpara and establishes the strategic suitability of rezoning this property, discussing issues that are required to be addressed in future scheme amendment documentation.

The proposal is to rezone the subject land currently zoned 'Rural' to the 'Residential' zone under the City of Albany Town Planning Scheme No.3, with the intention of developing the subject land with fully serviced residential lots.

The subject land is appropriate for the proposed zoning due to the location, the strategic direction of the City of Albany, the close location to existing development and infrastructure and the consolidated ownership of the subject land.

The subject site is located adjacent to 'Industrial' zoned land; however this land is also under the same ownership, and will establish adequate buffers to residential uses on the existing industrial land.

2.0 LOCATION AND SITE DETAILS

2.1 Location

The subject land is located approximately 3 kilometres north of the Albany CBD. The subject land is approximately 24.28 hectares in area.

2.2 Land Ownership

As previously noted, 5 of the subject lots are owned by the Franey family (either individually or through their company Hysnex Pty Ltd), with the exception of Lot 877 John Street that is owned by Mr Desmond Goodfield.

The Franey family also own many of the adjoining Light Industry lots facing Chester Pass Road and backing onto the subject site.

2.3 Topography

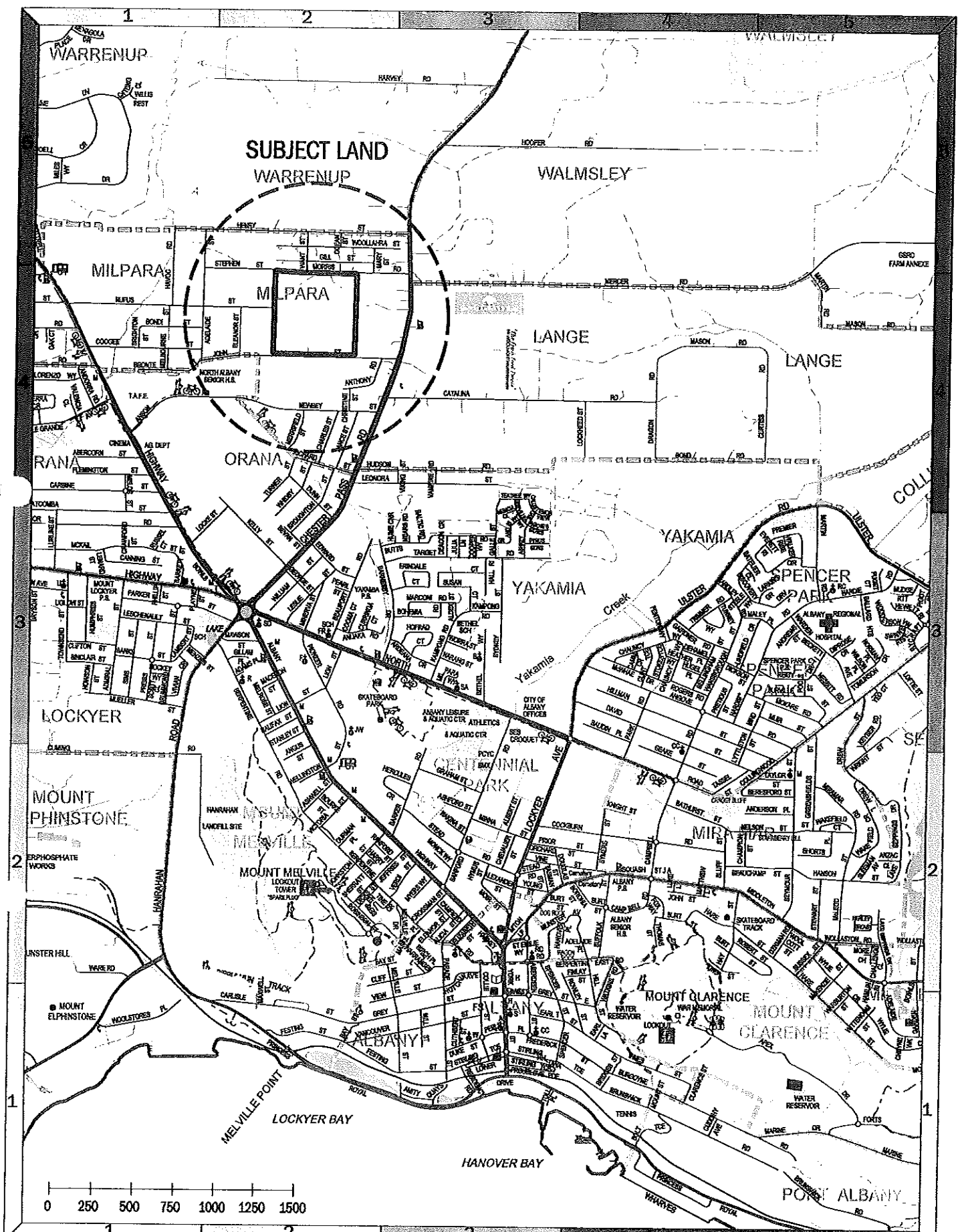
The subject land slopes downward to the northwest, with a highpoint of approximately 52m AHD located in the southeast corner and a low point of approximately 40m AHD located in the northwest corner of the subject land.


2.4 Access

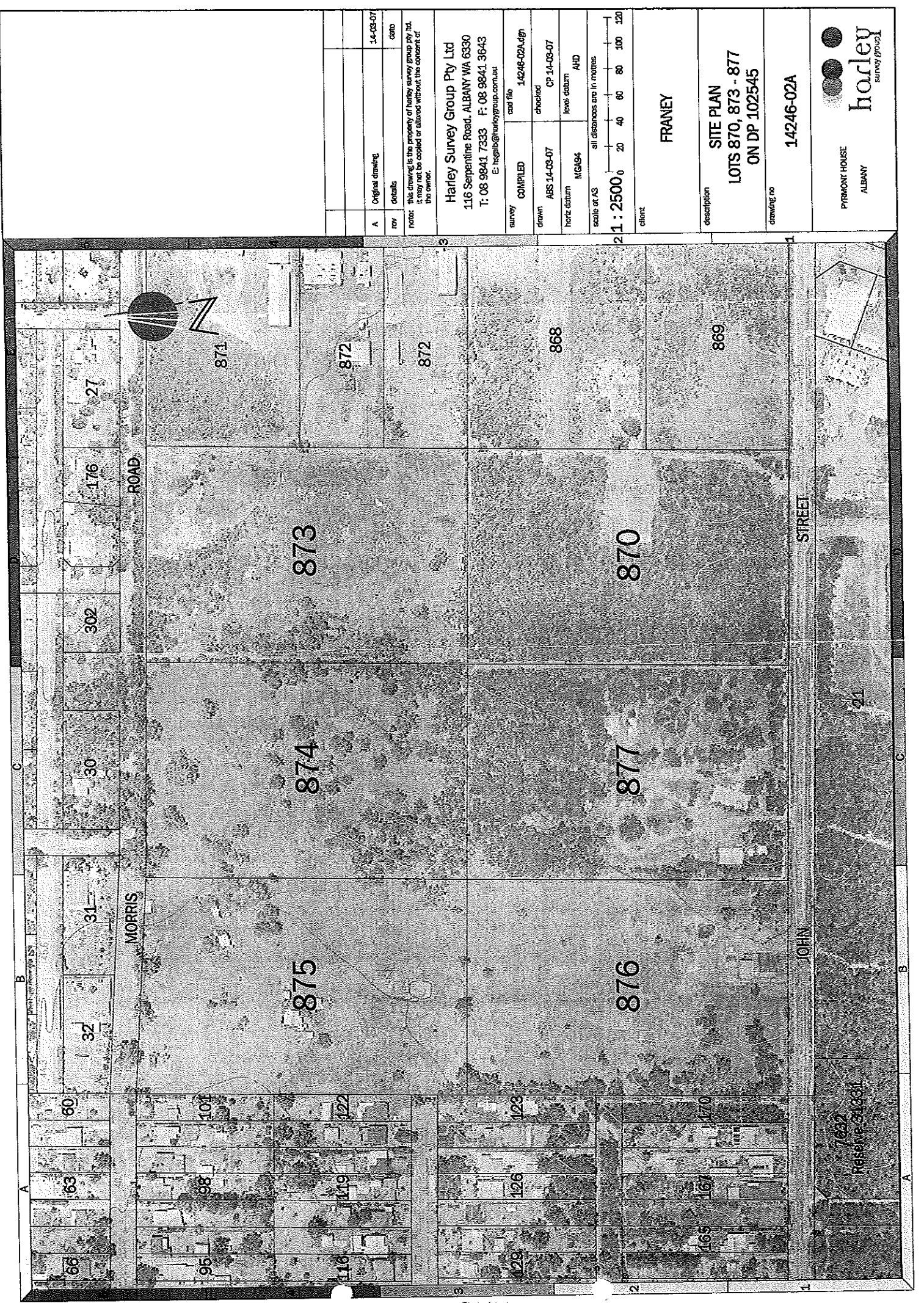
Access to the subject site is to primarily occur from Morris Road and John Street. A connection to Rufus Street at the western edge of the subject site will be available into the future. Both Morris Road and John Street are fully constructed to a bitumen standard and are capable of supporting traffic created by the proposed amendment.

2.5 Description of the Site

The subject site slopes downward to the northwest, is partially covered by remnant vegetation and contains three dwellings. Various sheds and outbuildings on the subject land are associated with the rural-residential use of the land.



note: this drawing is the property of harley survey group. it may not be copied or altered without the consent of the owner. Harley Survey Group Pty Ltd 118 Serpentine Rd. ALBANY WA 6330 T: 9841 7333 F: 9841 3843 E: hsg@harleygroup.com.au Also at Bunbury & Busselton		survey COMPLETED	cad file 14246-01A.dgn	description LOCATION PLAN LOTS 870, 873 - 877 ON DP 102545	 PYRMONT HOUSE, ALBANY
		drawn ABS 14-03-07	checked CP 14-03-07	client FRANEY	
	A Original drawing 14-03-07	horiz datum level datum	scale at A4 all distances are in metres 1 : 30000	drawing no 14246-01A	
	rev details date				



A	Original drawing	14-03-07
REV	Details	date

notes: this drawing is the property of harley survey group Pty Ltd. it may not be copied or altered without the consent of the owner.

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

survey	COMPLETED	cad file	14246-02A.dgn
drawn	ABS 14-03-07	checked	CP 14-03-07
horiz datum	MG84	level datum	AHD


scale of A3
 all distances are in metres

21 : 2500 0 20 40 60 80 100 120

client
FRANEY

description
SITE PLAN
LOTS 870, 873 - 877
ON DP 102545

drawing no
14246-02A


 PYRMONT HOUSE
 ALBANY
 harley
 survey group

2.6 Surrounding Land Uses

Surrounding the subject site are a variety of land uses. To the north and west of the subject land are large unsewered residential lots (2000 square metres and above). To the east of the subject land are the light industrial uses associated with the Chester Pass Road industrial ribbon development, including Franey's saw mill. The owners of the subject site also own and run the Saw Mill and intend on winding down the operations at the saw mill to approximately one day a week.

To the south of the subject land, separated by John Street, is the general industrial industry area associated with the Milpara industrial area.

2.7 Services

The subject site is currently connected to and serviced by reticulated water, power and telecommunications. It is anticipated that power and telecommunications are of adequate capacity to service residential development in the locality, however it is noted that an upgrade to the reticulated water supply may be required.

A deep sewer service is not currently available to the subject site. Extensions or upgrading of the deep sewerage system will be required at the time of subdivision. The site will be required to be connected to a sewer pump station further to the west, lower in the catchment. This sewer pump station is likely to service proposed development further to the north (Lot 6 & 271 Chester Pass Road). The proposed rezoning may help make the provision of this pump station more economically feasible.

Connection to a reticulated gas supply is to be considered by liaison between the owner and Alinta Gas at the time of subdivision.

2.8 Environmental/Remnant Vegetation

The subject land contains small pockets of remnant vegetation, with the exception of Lot 870 John Street, which is mostly covered by remnant vegetation. The quality remnant vegetation on the subject site will be assessed as part of any scheme amendment proposal. If assessed as desirable for retention, the good quality vegetation may be retained as Public Open Space and/or buffer to existing Industrial land uses.

The subject land is currently adjacent to the Milpara Industrial Area on its southern and eastern boundaries. Appropriate buffers to these uses will be established, ideally within the 'Light Industry' zoned land.

2.9 Landform and Soils

The land falls entirely the Dc 'Dempster' soil type. The land quality assessment from the Shire of Albany Local Rural Strategy - 'Physical Assessment and Hazards' publication produced by AGC Woodward - Clyde indicate the Dc Unit has a high capability for housing development.

3.0 ZONING

The subject land forms an isolated pocket of 'Rural' land in the City of Albany Town Planning Scheme No.3. Refer to Map 3 for details.

Surrounding the subject land are three types of zonings, being 'Residential' and 'Light Industry' and 'General Industry'.

The current zoning does not reflect the appropriate development potential of the site.

It is proposed to rezone the subject land to 'Residential' in the City of Albany Town Planning Scheme No.3. This will enable the development of the land at the R20 density coding.

The subject site shares a common boundary with land zoned 'Light Industry'. The Light Industry zoning does not permit land uses that have a high level of off site impacts. Nevertheless buffers between future residential land and the Light Industrial area need to be established.

4.0 PLANNING STRATEGIES

4.1 WAPC Statements of Planning Policy

Applicable State Planning Policies are SPP1 – "State Planning Framework Policy (variation No.2), SPP3 "Urban Growth and Settlement" and SPP4.1 State Industrial Buffer policy.

SPP1

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

SPP3

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

The subject land is appropriate for the proposed zoning due to the location, the strategic direction of the City of Albany, the close location to existing development and infrastructure and the efficient subdivision plan that will eventuate due to the low fragmentation of lots and ownership.

SPP4.1

The relevant objectives of this policy are:

- *To provide a consistent statewide approach for the definition and securing of buffer areas around industry, infrastructure and some special uses.*
- *To protect industry, infrastructure and special uses from the encroachment of incompatible land uses.*
- *To provide for the safety and amenity of land uses surrounding industry, infrastructure and special uses.*

Lots 873, 874 and 875 Morris Road and Lots 870, 876 and 877 John Street, Milpara

More specifically it discusses that land zoned and used for "light Industry" should retain all emissions and hazards on site or at least within the zone.

The final principle of relevance to this proposal is that new "sensitive land uses" (including residential land use) should provide a technical assessment of the impact of introducing the new land use into close proximity of the existing industrial land uses.

4.2 EPA Guidance Note No.3 – Separation Distances between Industrial and Sensitive Land Uses.

This guidance note recommends separation distances between certain industrial land uses and sensitive land uses and provides information on the calculation of specific buffers on a site by site basis. It supports State Planning Policy 4.1

The Guidance Note recommends that a technical assessment of the buffer requirements be undertaken to establish the site specific buffer requirements as a first port of call, however it recognises that that a site-specific study may not be necessary in all situations and has therefore provided generic separation distances.

4.3 Draft Lower Great Southern Strategy (2005)

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

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

4.4 Draft Local Planning Strategy (2006)

Council resolved to receive a draft of the Albany Local Planning Strategy at its meeting of the 20th December 2005. It was publicly advertised until the 15th December 2006. The draft Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and shall have regard to all State and regional planning policies to the City's planning.

4.4.1 Subject Site

Draft ALPS identifies the subject site as "Existing Residential", the current proposal is consistent with the ALPS.

ALPS encourages the infill development and intensification of residential densities within the City of Albany. The subject land is indicated as 'Existing Residential' but this purpose has not yet been fulfilled. The proposed rezoning enables the subject land to be utilised for infill residential development within the City of Albany at a density that can ultimately support the provision of services and infrastructure.

ALPS generally encourages a smaller development footprint and a greater sustainability of land uses within the City of Albany.

4.4.2 Adjoining land

ALPS identifies the adjoining land currently zoned 'Light Industry' as 'Mixed Business' into the future. This would indicate that the off-site impacts may be lessened in the future and the interface with the proposed residential area less of a concern.

4.4.3 Industrial Buffer Areas

ALPS recommends that the City has regard for SPP4.1 and EPA Guidance Statement No. 3 when assessing rezoning proposals and supports the undertaking of buffer studies for all general and noxious industry areas.

4.5 **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 4B, Milpara. Precinct 4B recommends that development within the precinct should be at an R5 density, unless a deep sewer connection is established, which will allow for an increased density of R20. The subject land is in accordance with this policy in allowing R20 residential development which will obtain a connection to deep sewer prior to allowing the development of the subject land for residential uses.

5.0 **AMENDMENT PROPOSAL**

The proposal is to rezone the subject land zoned 'Rural' to the 'Residential' zone under the City of Albany Town Planning Scheme No.3, with the intention of developing the subject land for residential uses, which are fully connected to all services and utilise the location of existing infrastructure.

The scheme amendment documentation would need to achieve two outcomes:

- i. Rezoning to a Residential zoning with an R20 coding that requires development to be connected to sewer; and
 - ii. Establish the necessary buffers to surrounding Industrial development.
- i. Residential 'R20'

A 'Residential' zone is proposed in accordance with the draft ALPS to allow for the development of fully serviced residential lots at the R20 density. The rezoning of the subject sites to Residential would complete the development of the urban front in this locality, removing an isolated pocket of 'Rural' land.

A rezoning directly to Residential, rather than Residential Development (that would necessitate a structure plan being adopted prior to subdivision) is appropriate as there is no component of the future development of the site that can not be adequately dealt with under the normal subdivision process. The fact that the land is virtually in a single ownership will assist in a coordinated outcome for the development of the subject lots.

In the past, planning staff have expressed some reservation about proceeding directly to a 'Residential' zoning for fear of opening the door to unsewered residential development. The market place will ensure that the site is fully serviced and produces as many lots as possible as part of the subdivision process. However, if the City remains concerned with the possibility of allowing unsewered residential development, the subject site could be specifically identified in Table 3 of the Scheme as being coded R20 only.

ii. Buffers

The rezoning documents will need to include an analysis of the buffer required between the future residential lots and the established Light Industrial and Industrial areas adjoining the site. This will provide base data for use in any future subdivision application and any future subdivision design will need to take this into account.

However, it is the intention of the landowners to establish landscaped buffers within the Light Industry zoned land in the first instance. As the relevant State policies require that Light Industrial development should achieve their own buffer requirements within their own land, the setback of the existing industrial sheds and a substantial landscaping strip along the rear of these lots may serve as an adequate buffer.

The General Industry zoned land is known as the Milpara Industrial Estate and is separated from the subject site by John Street. Town Planning Scheme No 3 requires that this land focus inwardly and not place additional industrial traffic directly onto John Street as part of any development of this land.

6.0 JUSTIFICATION

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

- The draft Local Housing Strategy identifies this portion of the Milpara Precinct as suitable for the proposed zoning and density;
- The ALPS document recommends this form of development for the Milpara suburb, but also shows the subject land as 'Existing Residential'. The rezoning of the subject land will enable it to fully meet the requirement of ALPS and fulfill urban consolidation strategies and encourages frontal urban development;
- The proposed rezoning removes a pocket of 'Rural' zoned land and completes the zoning in the immediate vicinity;
- Will assist in making the provision of infrastructure for the entire catchment more economically feasible.
- The land is close to existing facilities such as the North Albany Senior High School, the Brooks Garden Neighbourhood Centre and local facilities and is only 3 kilometres north of the Albany CBD;
- The subject land is mostly cleared and reasonably flat and has few impediments to development;
- Services are capable of being provided and will support a higher density of development on the site;
- The subject sites are virtually in a single ownership making coordination of a future subdivision more simple;

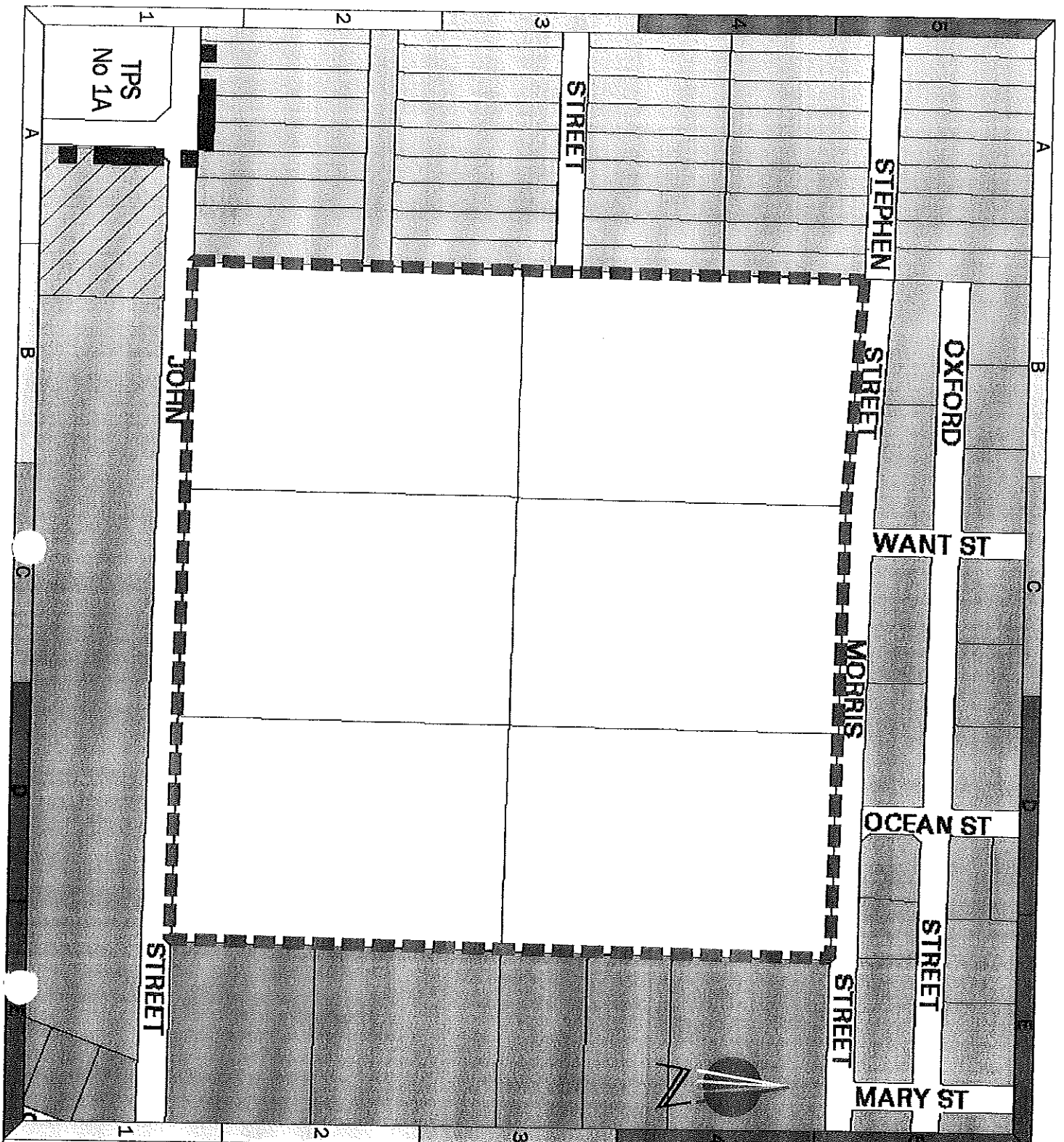
- Maximises land efficiency;
- Provides for a variety of housing types to cater for the diverse housing needs of the community at a density that can ultimately help support the provision of local services;
- Adequate buffers will be installed to prevent conflict and amenity issues between residential and industrial uses;
- The subject site is currently surrounded by full urban uses such as residential and industrial, meaning that the rural use of the land is inappropriately placed in the urban setting and cannot be fully utilised, a residential zoning is more appropriate;
- The shape and dimensions of the subject land and the lack of onsite constraints will allow for a simple, uncomplicated subdivision pattern to be established;
- Will remove a use of the land which is not compatible with full urban uses;
- Will help establish a connection to deep sewer for the catchment area, enabling further lots in the Milpara suburb to connect to the service for a better environmental outcome; and
- It will bring additional population to support the provision of infrastructure within the Milpara suburb.





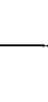
7.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lots 873, 874 and 875 Morris Road and Lots 870, 876 and 877 John Street, Milpara from 'Rural' to 'Residential' will allow for the coordinated development of suitable land in accordance with local and state government strategies and policy and realizing principles such as urban consolidation in the City of Albany.

The land will be developed at the R20 density coding, bringing deep sewer to the immediate locality. Buffers to industrial uses will be established, reducing the possibility for conflict or loss of amenity for residents of the subject land. This rezoning is fully consistent with the City of Albany intent for use of the subject land.

Therefore, it is respectfully requested that Council support the preparation of a formal Amendment to the City of Albany Town Planning Scheme No.3 for Lots 873, 874 and 875 Morris Road and Lots 870, 876 and 877 John Street, Milpara to be rezoned to 'Residential'.



-  RESIDENTIAL
-  RURAL
-  LIGHT INDUSTRY
-  GENERAL INDUSTRY
-  PARKS AND RECREATION
- SUBJECT LAND

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drawn	ABS 15-03-07	checked	QP 15-03-07

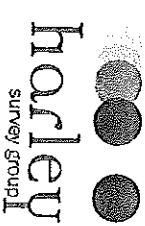
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client
FRANEY

description
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 LOTS 870, 873 - 877
 ON DP 102545

drawing no
14246-03A

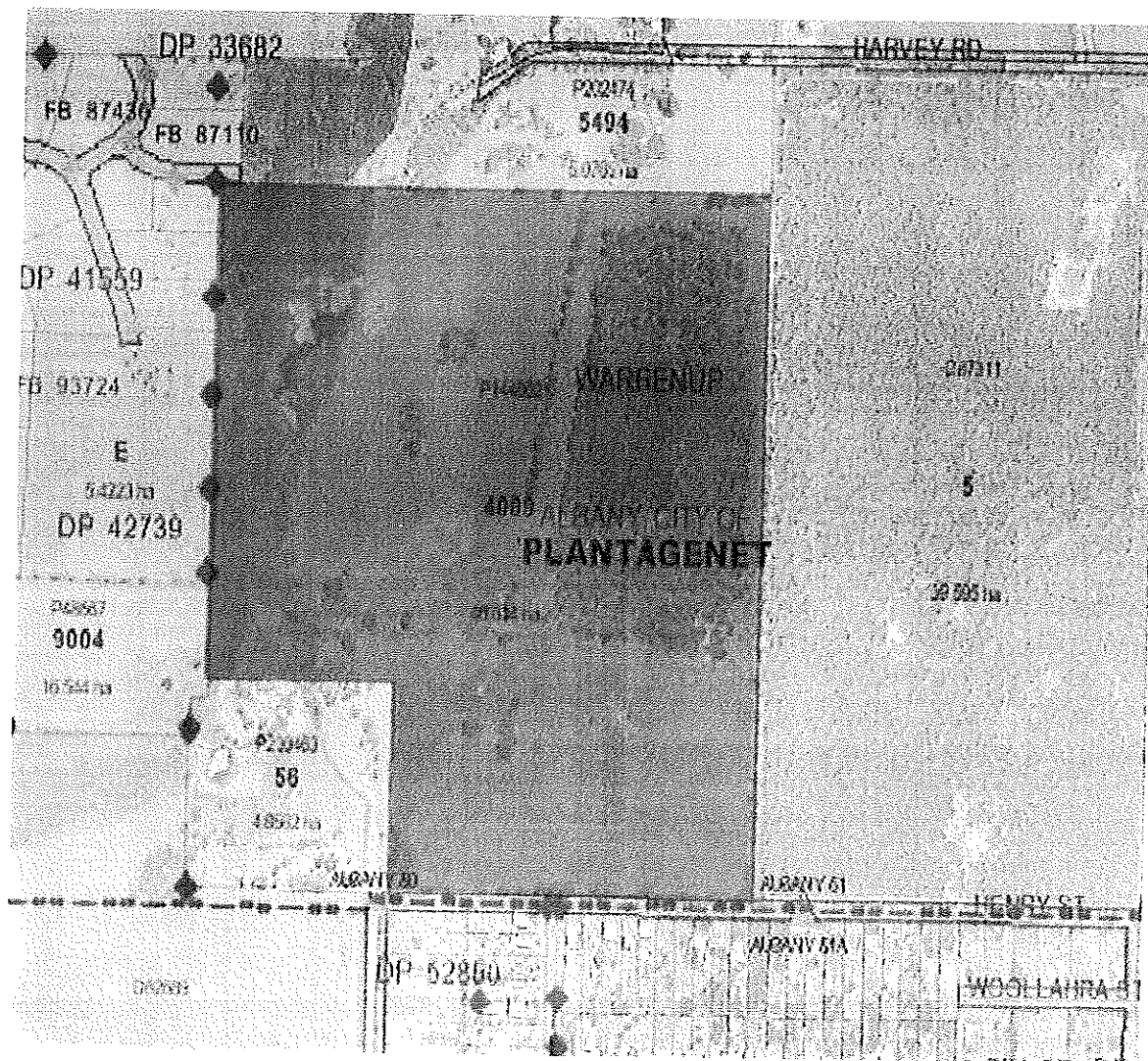
PYRMONT HOUSE
 ALBANY



CITY OF ALBANY

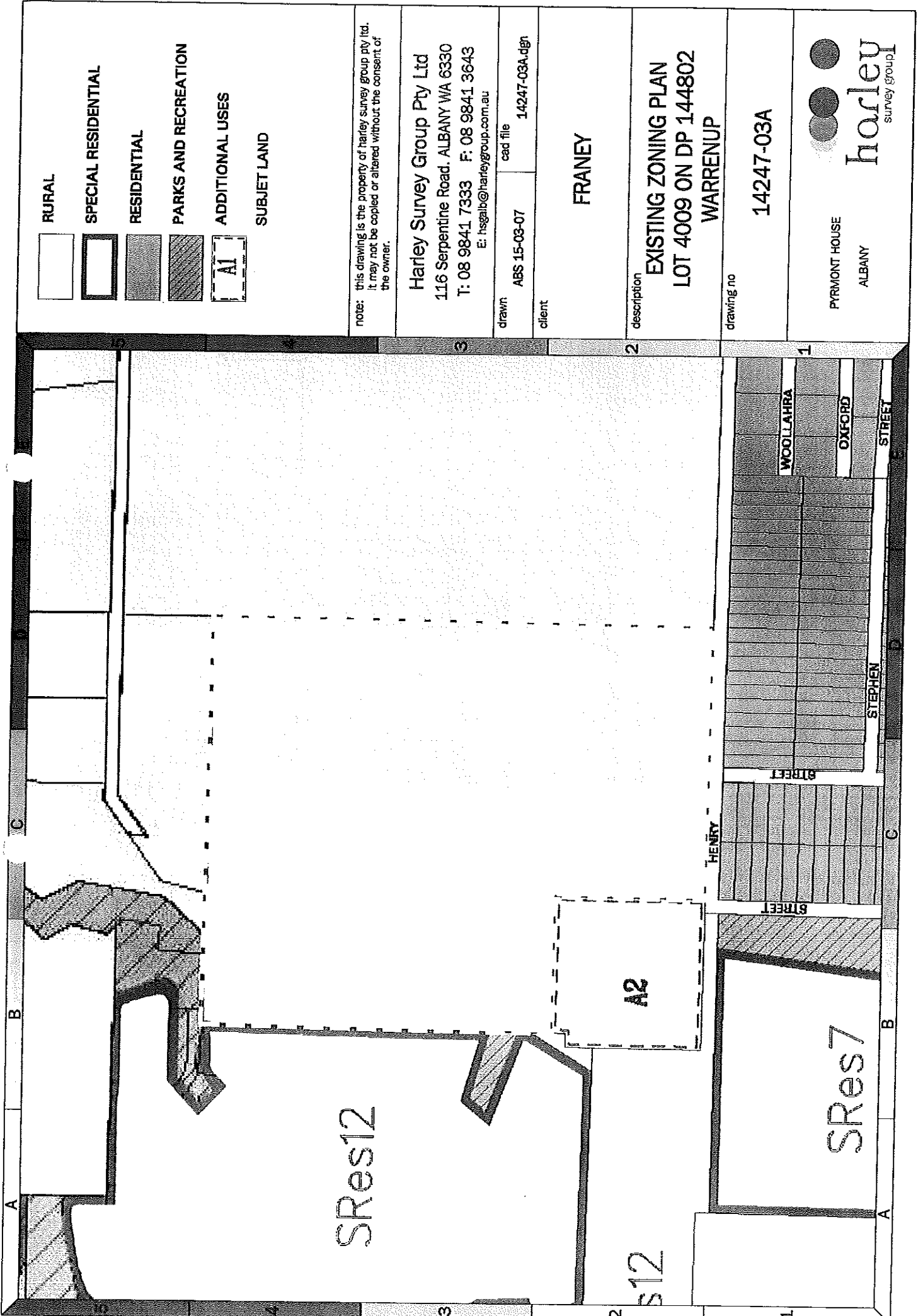
SCHEME AMENDMENT REQUEST

LOT 4009 HENRY STREET, WARRENUP



HARLEY SURVEY GROUP
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March 2007



RURAL



SPECIAL RESIDENTIAL



RESIDENTIAL



PARKS AND RECREATION



ADDITIONAL USES



SUBJET LAND

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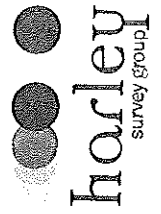
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drawn: ABS 15-03-07
 cad file: 14247-03A.dgn

client: FRANEY

description: EXISTING ZONING PLAN
 LOT 4009 ON DP 144802
 WARRENUP

drawing no: 14247-03A



PYRMONT HOUSE
 ALBANY

1.0 INTRODUCTION

This Scheme Amendment Request is in relation to Lot 4009 Henry Street, Warrenup and establishes the strategic suitability of rezoning this property, discussing issues that are required to be addressed in future scheme amendment documentation.

The proposal is to rezone Lot 4009 Henry Street, Warrenup currently zoned 'Rural' to the 'Residential' and 'Parks and Recreation' zones under the City of Albany Town Planning Scheme No.3, with the intention of developing the subject land in the future for residential uses.

The dual zoning of the subject site will allow for the City to ensure adequate land is unable to be developed for residential purposes, with the 'Parks and Recreation' zoning protecting the tributary of the Willyung Creek which traverses the subject site. The rezoning of the subject site to 'Residential' will enable the development of fully serviced residential land uses in a location that has been marked in local planning strategy documents for that use.

2.0 LOCATION AND SITE DETAILS

2.1 Location

Lot 4009 is located approximately 5 kilometres north of the Albany CBD. It is approximately 40.614 hectares in area. Refer to Map 1 for location details.

2.2 Title Details

The subject site is registered as Lot 4009 on Plan 144802, the registered proprietor of which is Emilie May Franey.

2.3 Topography

The low point of Lot 4009 lies in the drainage line in the western portion of the property. The subject site slopes up to the east to a high point of 55m AHD, which is located on a hill on the eastern portion of the subject site. Refer to Map 2 for site details.

2.4 Access

Access to the subject site is to occur from Henry Street, which is currently fully bitumised with open drains.

Henry Street links Lot 4009 to the east to the Brooks Garden Shopping Centre, a nominated primary school site and Chester Pass Road.

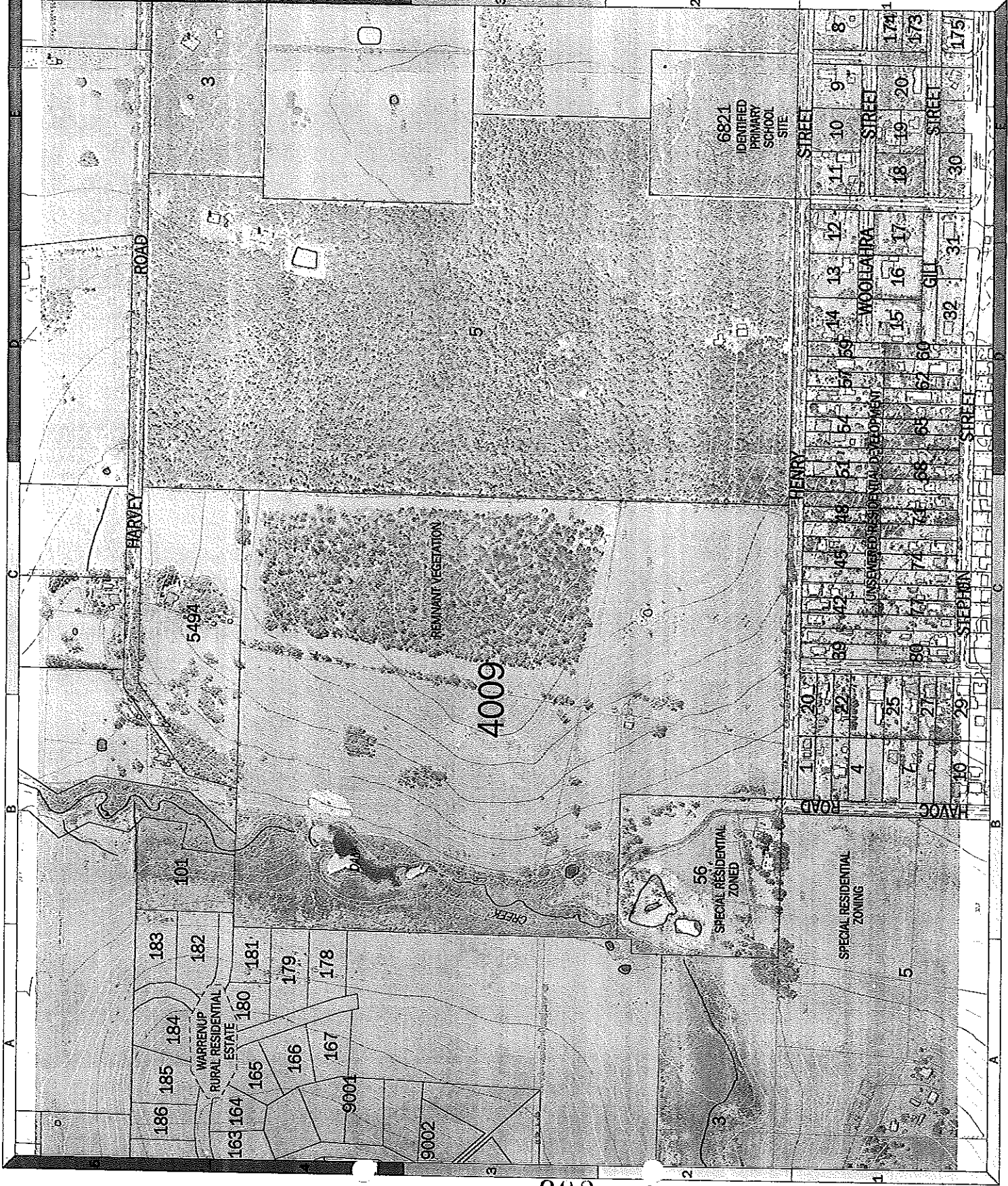
Havoc Road links the subject site to the south to Albany Highway.

2.5 Surrounding Land Uses

To the south of the subject site are large lot unsewered residential uses associated with the Milpara suburb, with lot sizes of 2000 square metres and above. To the west and north of the subject site is undeveloped rural land, which is zoned Special Residential. To the east is a large 'Rural' zoned property entirely covered with good standard remnant vegetation.

2.6 Description of the Site

Lot 4009 has a tributary of the Willyung Creek located in the western portion of the property, with the land to be used for residential uses sloping up to the east. There is a stand of remnant vegetation located in the east of the property, near which a single dwelling is located. A second stand of remnant vegetation consists of riparian vegetation along the banks of the creek in the western portion of the lot.



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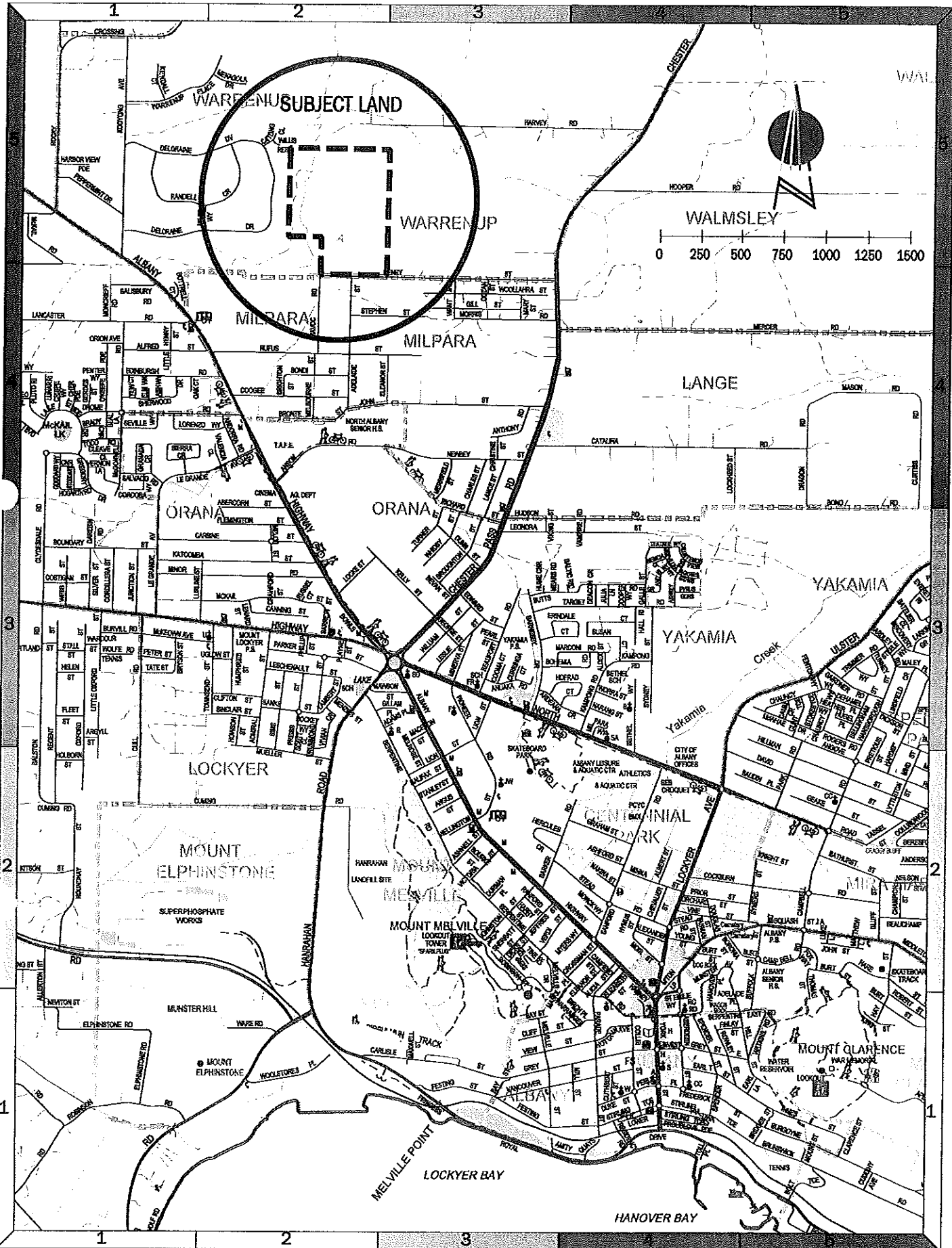
Horley Survey Group Pty Ltd
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 E: hsgn@horleysurveygroup.com.au

description
SITE PLAN
LOT 4009 ON DP 144802
WARRENUP

drawing no
14247-02A

PYRMONT HOUSE
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horley
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2.7 Services

Reticulated water, power and telecommunications are currently available to the subject site.

Deep sewer is not currently provided to the subject site. Water Corporation has a planned pump station site in close proximity to Lot 4009 that is intended to service large areas of McKail and Milpara. Residential development of the subject site will not occur unless a connection to deep sewer is provided.

2.8 Drainage

The subject site is affected a Flood Management Study of the Willyung Creek and its tributaries. All of the subject site affected by 1 in 100 year flood levels will be included within the 'Parks and Recreation' zone.

2.9 Environmental/Remnant Vegetation

The subject site does contain two distinct stands of remnant vegetation. The remnant vegetation located surrounding the creek on the western boundary of the lot is in very good condition.

The stand of remnant vegetation on the eastern slopes has been parkland cleared and grazed over many years and is in a slightly degraded condition.

Further studies of the vegetation type, significance and representativeness will have to be undertaken in the formal scheme amendment documentation, should this motion be initiated.

2.10 Landform and Soils

The land falls within two soil types, the S7 'Minor Valley' soil type for the low lying land around the creek in the western portion of the site and the Dc 'Dempster' soil type for the higher land on the majority of the site.

The land quality assessment from the Shire of Albany Local Rural Strategy – 'Physical Assessment and Hazards' publication produced by AGC Woodward – Clyde indicate the S7 Unit has a low capability to support on site effluent disposal and housing development. The Dc Unit has a high capability for housing development and this is where it is intended that the future residential development would take place.

It has been noted that the subject site does have a moderate to low possibility of Acid Sulfate Soils. Further investigation of the threat of Acid Sulfate Soils and the retention or removal of these soils will be included within the formal Scheme Amendment documentation.

3.0 PLANNING STRATEGIES

3.1 WAPC Statements of Planning Policy

Applicable State Planning Policies are SPP1 – “State Planning Framework Policy (variation No.2) 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 Draft Lower Great Southern Strategy (2005)

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

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

3.3 Draft Local Planning Strategy (2006)

Council resolved to receive a draft of the Albany Local Planning Strategy at its meeting of the 20th December 2005. It was publicly advertised until the 15th December 2006. The draft Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and shall have regard to all State and regional planning policies to the City’s planning.

Draft ALPS identifies the majority of the subject site as “Long Term Residential”, and the creek running through the western edge of the property as “Local Reserve”. Predominantly the site is classified as “Long Term Residential”, a classification which has been supported for rezoning previously by the City of Albany in this locality.

The “Local Reserve” recommendation recognises the existing creek and identifies it for protection in the future City of Albany reserve system.

3.4 City of Albany Housing Position Paper (2005)

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

The position paper makes general recommendations applicable to the entire Local Government area and specific recommendations based on a precinct basis. The subject lot and the Warrenup locality are not included in a specific precinct in this strategy.

However, the strategy recommends that residential development be subject to a minimum density of R20, given a connection to deep sewer is established, and provides some scope for the development of medium density residential uses (R30-R40) surrounding local amenities.

4.0 AMENDMENT PROPOSAL

The proposal is to rezone Lot 4009 from the 'Rural' zone to the 'Residential' and the 'Parks and Recreation' zones under the City of Albany Town Planning Scheme No.3, with the intention of the development of the subject site for fully serviced residential purposes in the future.

A 'Residential' zone is proposed in accordance with the draft ALPS to allow for the development of fully serviced residential lots at the R20 density. Lot 4009 is reasonably isolated, not requiring linkages to other future residential properties. There is no component of the future development of the site that can not be adequately dealt with under the normal subdivision process.

In the past, planning staff have expressed some reservation about proceeding directly to a 'Residential' zoning for fear of opening the door to unsewered residential development. In this instance, due the presence of the tributary of Willyung Creek through the western portion of the property, the draft Country Sewerage Policy will not allow for unsewered residential development to lots less than one hectare. Additionally, the market place will ensure that the site is fully serviced and produces as many lots as possible as part of the subdivision process.

If the City remains concerned with the possibility of allowing unsewered residential development, Lot 4009 could be specifically identified in Table 3 as being coded R20 only.

The Parks and Recreation zoning will place the tributary of Willyung Creek in this area into public ownership and enable the continuation of the greenway linking Albany Highway and Willyung Creek to the north. The City will then be in a position to maintain this drainage line and perhaps use it as a transport corridor into the future.

The extent of the Parks and Recreation zoning will be determined in consultation with the Department of Water And Western Australian Planning Commission in accordance with the policies on determining foreshore reserves.

5.0 JUSTIFICATION

The rezoning of the subject site will result in the provision of adequate land for the residential expansion of the City of Albany. The subject site will be fully serviced and within close proximity to infrastructure and community facilities. The proposed amendment is suitable for the subject land, evidenced by the following facts:

- The draft Albany Local Planning Strategy identifies this portion of the Warrenup locality as being suitable for the proposed land uses;
- Utilises land in a suitable location, with access to services and community facilities;
- Most of the site is unconstrained and has few impediments to development;

- Allows for the long term continuation of the frontal development of the City of Albany on the east side of the creek line by assisting with the economic provision of infrastructure to the urban front;
- Will enable the creation of a linear local reserve surrounding the tributary of the Willyung Creek in accordance with the City's strategies;
- The land is fully capable of supporting fully serviced residential development;
- Provides for a variety of housing types to cater for the diverse housing needs of the community at a density that can ultimately help support the provision of local services;
- The proposed split zoning of the subject site will ensure the City of Albany that inappropriate land will not be utilised for development and that protection of the tributary will be a priority of development;
- Will allow for the development of efficient residential lots in the City of Albany, a much needed asset given the constraints placed on many growth areas of the City of Albany;
- The retention of any quality remnant vegetation on the subject site will be a priority of development;
- The proposed rezoning and subsequent subdivision will utilise onsite drainage disposal, in keeping with sustainability principles; and
- The development of the subject site will be in character with surrounding lots, as this area is proposed to be one of the future residential growth areas of the City of Albany.

6.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lot 4009 Henry Street, Warrenup from 'Rural' to 'Residential' and 'Parks and Recreation' will allow for the efficient development of suitable land utilising a site capable of supporting residential development and the location of existing services and infrastructure.

The proposed amendment will enable the high quality development of residential uses in the City of Albany. Dual zoning of the subject land will ensure the protection of the tributary on the subject site, as well as enable other environmental objectives to be met. The subject site is located in an area of high amenity and although some surrounding land uses differ from the proposed use, the future character of the suburb is to be consistent with the residential use of the land.

Therefore, it is respectfully requested that Council support the preparation of a formal Amendment to the City of Albany Town Planning Scheme No.3 for Lot 4009 Henry Street, Warrenup to be rezoned to 'Residential' and 'Parks and Recreation'.

LOT 5498, HN 87 TERRY (PREVIOUSLY HOOPER) ROAD, WALMSLEY

SCHEME AMENDMENT REQUEST



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Project No. 2136 Rep1 PR-07

March 2007



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FIGURES

- Figure 1:** Location Plan
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- Appendix 1:** Certificate of Title



1.0 INTRODUCTION

The purpose of this report is advance a proposal to rezone Lot 5498, HN 87 Terry Road (otherwise known as Hooper Road), Walmsley from 'Rural' to 'Residential Development' under the City of Albany's Town Planning Scheme No.3, in order to facilitate future subdivision for residential purposes.

2.0 SUBJECT SITE

2.1 Site Location

The site is located in the Walmsley locality on Albany's urban fringe, around 6km from the Albany city centre (refer *Figure 1 – Location Plan*). The abutting sites are predominantly still used for rural purposes though urban expansion into the surrounding area is apparent, with a range of land-uses present, particularly to the south.

The site has frontage to both Terry Road (previously Hooper Road, with this section recently renamed) to the south, and Chester Pass Road to the west (refer *Figure 2 – Site Plan*). Chester Pass Road is a major highway connecting Albany with King River to the north. Hooper Road is an unsealed road, ultimately intended to connect Chester Pass Road to Lower King Road to the east, and potentially forming part of a district road network.

2.2 Site Details

The site comprises Lot 5498 Terry Road, Walmsley, the details of which are as follows:

Lot No.	Street Address	Diagram	Volume / Folio	Land Area (ha)
5498	87 Terry Road	DP202474	1710/778	41.8571

The site is owned by Glenn & Susette Davies, Paul List and Cammit Pty Ltd. A copy of the Certificate of Title is provided in *Appendix 1*.



The site has 371.46m frontage to Chester Pass Road and 1262.95m frontage to Hooper Road.

2.3 Site Features

The site has been predominantly clearer for rural purposes, in which capacity it is still employed. It contains a dwelling and outbuildings, several dams and a watercourse (refer *Figure 2*).

A patch of vegetation remains in the south-east corner though appears to have been extensively disturbed through grazing and other such activities.

The site is undulating, sloping away from Chester Pass Road then elevating gradually back up well above to the height of the road at its eastern boundary. Chester Pass Road and the lot frontage along it climb gently to the north, though this longitudinal grade varies across the site.

The site levels and attributes are not considered to represent an impediment to its use for urban development, though would form a consideration in more detailed area planning and subdivision design.

2.4 Site Context

The land immediately surrounding the site shares its rural zoning though many are used as 'hobby farms' rather than being more extensively farmed.

A light industrial area exists just south of the site on Chester Pass Road, and this precinct incorporates the City's old depot on the corner of Mercer Road. Immediately south of this lies the Catalina Central neighbourhood shopping precinct which, in conjunction with an adjoining aged person's village site and proposed residential subdivision, is subject to its own Structure Plan.

Residential subdivision, including that occurring under the Yakamia Structure Plan, exists to the west and south of this, on the outskirts of Albany, with rural-residential subdivision existing north and west of the subject site under 'Special Residential' zonings.



Several Parks and Recreation Reserves also exist in the immediate area.

The urban expansion of Albany is clearly progressing towards and around the site. A 23ha site at Lot 271 Chester Pass Road just north east of the subject site recently received in principle support for a similar 'Residential Development' rezoning, subject to incorporation into a District Structure Plan (refer Item 11.3.3 of Council's meeting of 19 September 2006).

3.0 STRATEGIC AND STATUTORY PLANNING FRAMEWORK

3.1 Current Zoning

Under the provisions of the City of Albany's Town Planning Scheme No. 3, the site is zoned 'Rural' (refer *Figure 3 – Zoning Plan*).

Clause 3.1.14 of the Scheme states the purpose of this zone being:

"To ensure high quality agricultural land is retained for primary production.

To regulate uses which might conflict with farming interests, and foster uses which are complementary to such interests.

To preserve rural land within easy reach of urban area".

3.2 Proposed Zoning

Support for rezoning of the site to 'Residential Development' is requested (refer *Figure 4 – Proposed Zoning*). The stated objective of this zone within town Planning Scheme No. 3 is:

"To facilitate the orderly and equitable development for residential purposes of areas where the existing subdivisional pattern, multiple ownership, or other factors make this objective unattainable by the normal methods of subdivision and development" (Cl. 3.1.19)

This zoning is sought in lieu of a 'Residential' zoning in recognition of Council's desire to integrate development of this site with adjoining sites abutting the development front (bounded by the Yakamia Structure Plan).



3.3 Strategic Planning Framework

3.3.1 State Planning Strategy

The State Government adopted the State Planning Strategy in 1997. Amongst other things, this seeks to / recommends:

- Protection of regional resources and guidance of development of residential and tourist areas through a review of the Albany Regional Planning Strategy;
- Establishment of an Albany region planning committee; and
- Preparation of a Greater Albany statutory region scheme.

Section 8.1 of the Strategy provides the following vision statements for the Region:

- An alternative residential location to accommodate growth through a range of expanded towns, facilitating a range of lifestyles;
- Development of intensive agriculture production and processing, timber, tourism and niche industries;
- Sustainable resource management and protection of coastal, forest and mountain range environments; and
- Development of stronger inter-regional air, road and rail transport links.

This proposal facilitates the managed expansion of Albany as a regional centre and supports current economic growth, responding to housing demand. Its consistency with more detailed area strategies (discussed below) and proposed implementation through an adopted structure plan support the coordinated development and balancing of land use objectives sought.



3.3.2 Lower Great Southern Strategy

The Lower Great Southern Regional Strategy has prepared by the Western Australian Planning Commission to advance the State Planning Strategy recommendations and coordinated regional planning. It seeks to identify the strategic issues and changes affecting the area and provide a regional framework to respond to these and to guide future development. It works to a nominal time horizon of 20-30 years and might ultimately form the basis of a region scheme.

The Strategy has a very broad scope, addressing issues including:

- Regional context and role;
- Population change;
- Economy and employment;
- Environment;
- Infrastructure;
- Land use planning; and
- Management.

Above all, it seeks to provide an informed and balanced approach to guide the regional land use and infrastructure planning and development, especially on matters of regional significance. It recognises the strong economic and demographic changes the area is experiencing and the need to respond to these whilst recognising the area's unique and highly valued natural environment and the need for a balance approach based sustainability principles to underpin the strategy. It also identifies a number opportunities being presented including the growth of tourism.



With relation to the proposal, the following key points are made:

- Albany is and will remain the regional administrative, economic and employment centre;
- It is estimated to grow by approximately 8,250 by 2016, requiring around 3,929 additional dwellings;
- Consolidation of existing settlements (including Albany) is preferable to isolated, new 'stand alone' developments;
- Key planning principles for the City include protection of its natural assets, managing water supply, protecting prime agricultural areas, accommodating predicted aging and retiring populations and seeking a balance between conservation and urban consolidation and expansion;
- Chester Pass Road is recognised as an important freight route to the Port and tourist route to the Stirling Ranges and Hayden. Anticipated increases in demand and intersection capacity concerns result in a recommendation for an east-west connection between this and Albany Highway as the first priority in the construction of a 'ring road' to relieve pressure from this and other routes, and provide better freight access to the Port. 2010 is indicated as the time horizon for this. Upgrading of Chester Pass Road is also identified as necessary;
- Portions of land on and around the site are identified on the composite Regional Land Use plan as having some agricultural significance but no specific statement about its future use or development potential is made.

Subject to confirmation of the priority for residential development in this area over agriculture (which is indicated through the City's Local Structure Plan – see below), and the appropriate protection/ management of significant environmental attributes, this proposal is consistent with the regional strategy, providing for the managed growth of Albany as the regional centre and growth hub.



3.3.3 Regional Road Development Strategy for the Great Southern Region

Main Roads Regional Development Strategy for the Region provides a strategic assessment of the region's road needs over the next 30 years. It identifies Chester Pass Road as requiring future upgrading and widening to a dual carriageway. This will provide for intensification of land use along this route (which this proposal would contribute to) but may restrict access. This would be a consideration in the design of subdivision in the area and may require contribution towards land and / or upgrading proportionate to demand contribution. This would also form a consideration in any area structure planning but does not represent any impediment to rezoning.

3.3.4 City of Albany's Local Rural Strategy

The City of Albany adopted a Local Rural Strategy in 1996. Whilst the principles of this (in seeking to provide for agricultural pursuits in appropriate locations and to balance and manage the needs of these against conflicting land use demands) remain valid, the Strategy detail has been superseded by the more comprehensive draft Local Planning Strategy, discussed below.

3.3.5 City of Albany's draft Local Planning Strategy

The City of Albany has prepared a Local Planning Strategy to guide its review of its planning scheme and other planning endeavours. This has been prepared in accordance with the provisions of the Town Planning Regulations. This was recently advertised for public comment following preliminary Council and WAPC endorsement and is being progressed towards finalisation.

The Strategy recognises the growth potential of Albany and the need to ensure availability of appropriate located, serviced, planned and coordinated land to support this. It identifies the site and surrounding area for 'Industry' (reflecting the existing service industrial area south of the site) and 'Future Residential'. The Strategy recognises the need to protect and plan for future residential areas, proposing broad Precinct Plans supporting more detailed Local Structure Plans as mechanisms to coordinate future development.

Given the designation of the area for 'Future Residential' and the preference for coordinated development through structure planning, this proposal is consistent with the Local Planning Strategy.



4.0 SERVICING AVAILABILITY

The site is currently connected to power and reticulated water but is not sewered. Upgrading to existing services and provision of and connection to sewer would occur with development of the site with further detail on this to be investigated as a component of area structure planning and subdivision.

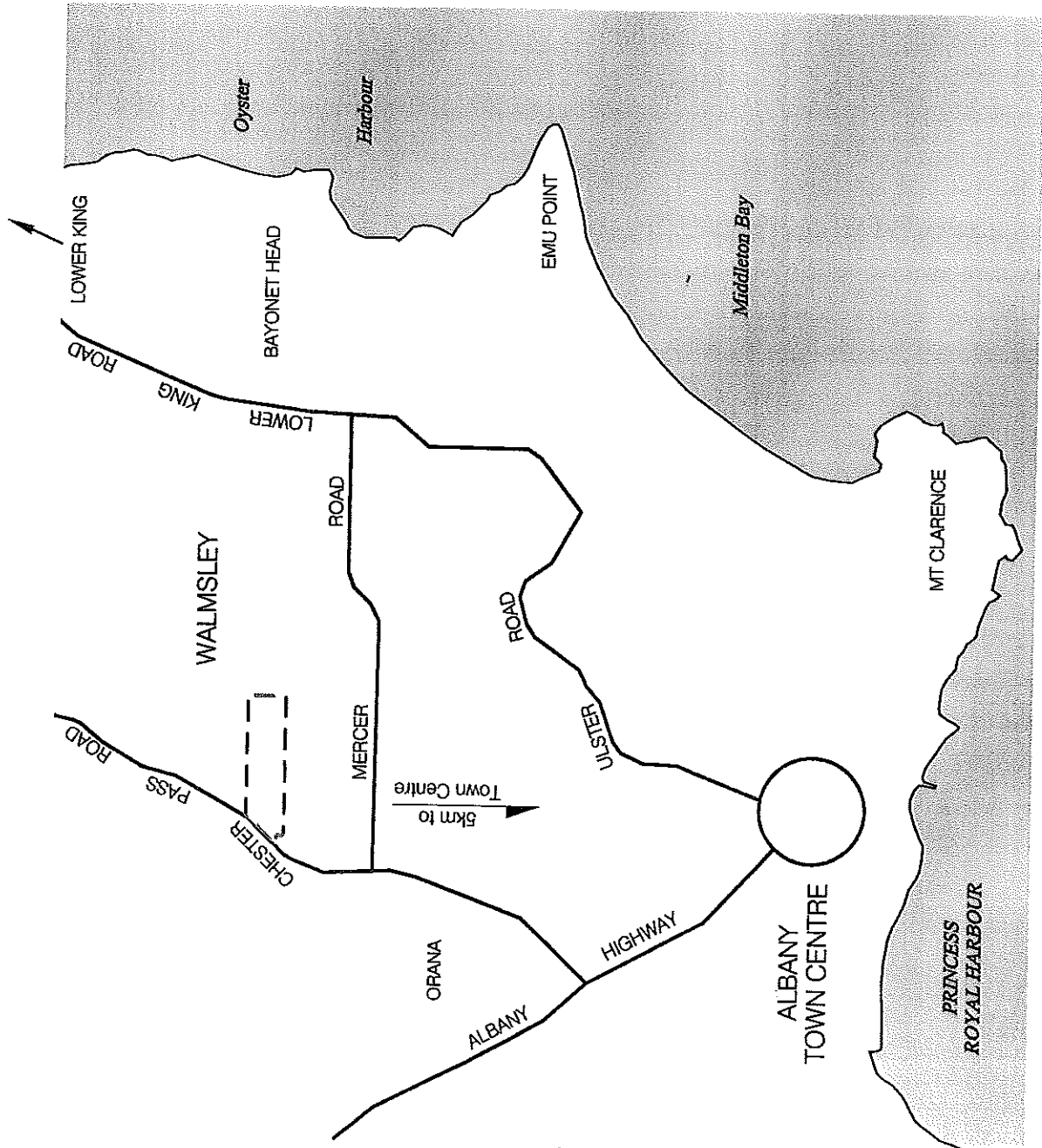
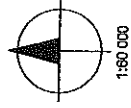
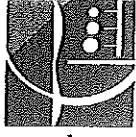
5.0 PROPOSAL, RATIONALE & CONCLUSION

This proposal seeks an indication of support for the site's rezoning to 'Residential Development'. Development of an appropriate structure plan to ensure integration with the existing development front, coordination of development and resolution of area infrastructure issues is recognised as a prerequisite to development which might be coordinated between the relatively few land owners existing between this site and the Yakamia Structure Plan area to the south.

The proposal is consistent with regional and local strategies, and with Council's recent resolution in relation to a site opposite, similarly seeking to advance urban development on the City's periphery. Given this, the absence of identified impediments to the proposal and the capacity for area structure planning and subdivision processes to further explore and resolve environmental, service and design issues, the proposal is submitted in the hope and expectation of preliminary support.

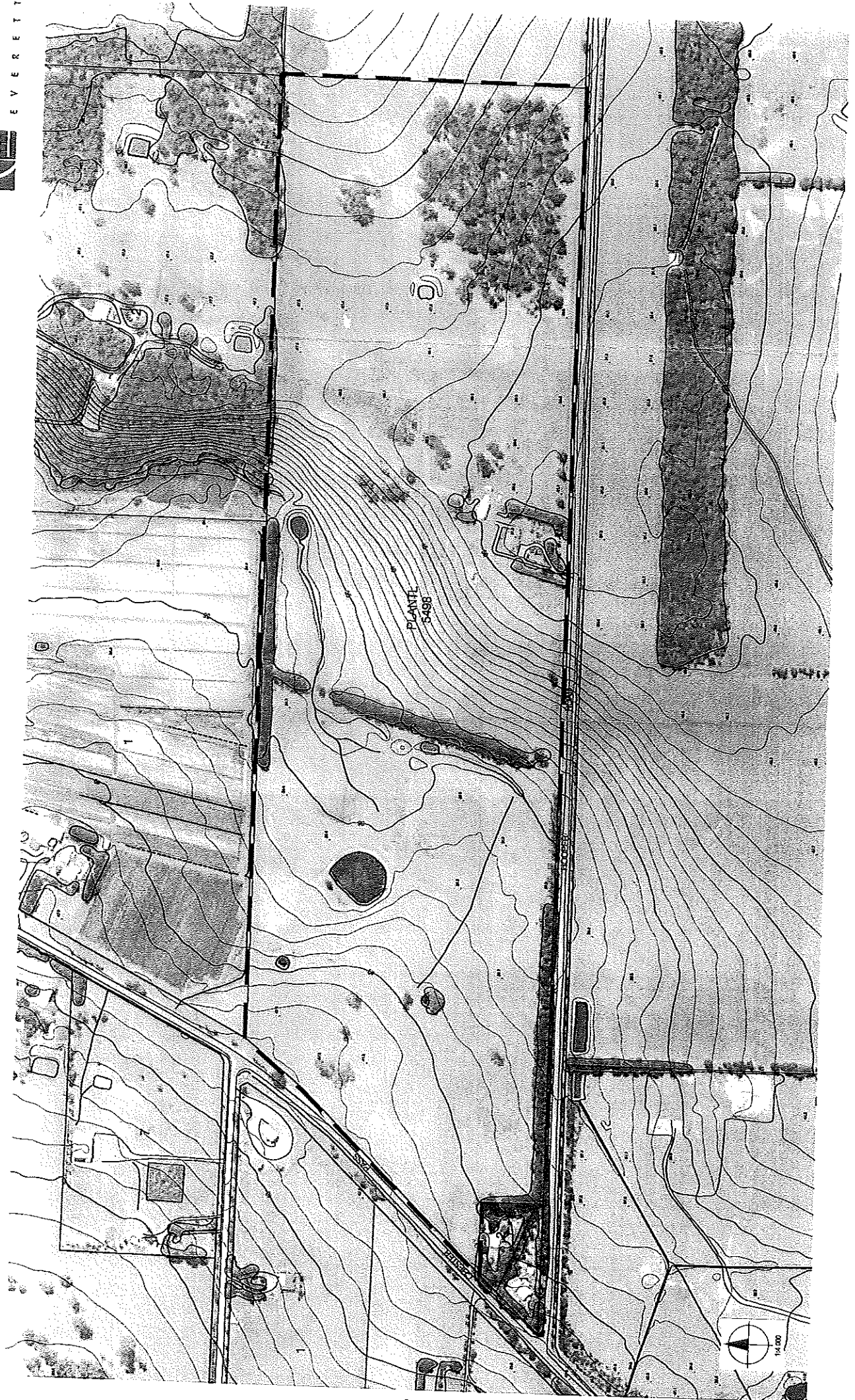
6.0 IMPLEMENTATION

Assuming Council's support for the proposal consistent with that provided for Lot 271, advancement of area structure planning and confirmation of other owner's interest in participation would represent the next steps towards development, following which formal rezoning would be sought. These processes would collectively allow for refinement of the proposal and resolution of issues, with this refinement process continuing through to eventual subdivision.



LEGEND

- [- -] Lot 5498 Hooper Rd (Terry Rd), Walmsley



SITE PLAN - LOT 5498 HOOPER ROAD (TERRY ROAD), WALMSLEY (ALBANY)
Figure 2

City of Albany

Scheme Amendment Request Rezoning of Lot 422 Affleck Road, Swan Point From “Rural” to “Special Rural”

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Golden Eight (WA) Pty/Ltd

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Our Ref: 07/538

Date: March 2007

Checked:

Disclaimer:

This report has been exclusively drafted. No express or implied warranties are made by Dykstra Planning regarding the research findings and data contained in this report. All of the information details included in this report are based upon the existent land area conditions, research provided and obtained at the time, Dykstra Planning conducted its analysis. Dykstra Planning will not be responsible for the application of its recommended strategies by the Client.

Please note that these strategies devised in this report may not be directly applicable towards another Client. We would also warn against adapting this report's strategies/contents to another land area which has not been researched and analysed by Dykstra Planning. Otherwise, Dykstra Planning accepts no liability whatsoever for a third party's use of, or reliance upon, this specific report.

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1.0 Overview of Rezoning Request

1.1 Summary of Proposal

This submission seeks to gain an indication of support from Council for the rezoning of Lot 422 Affleck Road, Swan Point, from "Rural" to "Special Rural", pursuant to the City of Albany Town Planning Scheme. The proposal represents a completion of the rezoning and development for the Swan Point "Special Rural" zone. The proposal will and also provides opportunity for a much needed loop road connection for the existing Swan Point "Special Rural" zone. The proposal will improve strategic fire accessibility and servicing for the Swan Point locality in general.

Succinctly, the proposal would facilitate the establishment of a loop road connecting the existing Swan Point Road through the subject land to Affleck Road, and ultimately to Nanarup Road. An internal subdivisional loop road would service approximately 34 lots of 1 hectare and larger. All lots would be serviced with a reticulated water supply, and fire hydrants would be appropriately located within the new road reserve. The existing Affleck Road, would continue as a foreshore road and, with the exception of an existing house lot, land to the west of this road would be given up as additional foreshore reserve.

The proposed rezoning also seeks to introduce relevant scheme provisions relating to the 1 ha lot sizes serviced by reticulated water; requirements for specific fire management measures; and preparation of a Fire Management Plan. These provisions will be in addition to adopting the appropriate existing scheme provisions under the Swan Point special rural zone relating to matters such as visual amenity and vegetation protection and stocking control.

1.2 About the Land

Lot 422 Affleck Road has an area of just over 40 hectares and fronts the foreshore reserve on the eastern bank of the Oyster Harbour near the Kalgan River Bridge. The land rises gently from an elevation of less than 5m up to a flatter area of approximately 25m AHD in the central and south eastern part of the subject land. Over half of the property has been subject to past clearing and is currently used as open pasture, with natural vegetated areas remaining in the central and southern parts of the property.

The land is surrounded on the northern, eastern and southern sides by the existing Swan Point Special Rural Zone No. 6, which comprises special rural lots of 2 hectares and above. The western boundary of the property abuts the foreshore reserve of the Oyster Harbour at the mouth of Kalgan River.

The subject land is accessed from Nanarup Road directly via Affleck Road, which is a constructed road within Vacant Crown Land adjacent to the Kalgan River. The southern boundary of the property also fronts Swan Point Road Reserve, where the road construction stops some 180m short of the property

boundary. A 10m wide Right Of Way also connects the north eastern corner of the subject land back to Nanarup Road.

2.0 Strategic Planning Considerations

2.1 Albany Local Planning Strategy

The Albany Local Planning Strategy provides overall objectives for the locational attributes in relation to future rural living developments. The strategy promotes rural living in areas that avoid productive agricultural land and important natural resources, high fire risk areas, areas subject to flooding and environmental sensitivity. The strategy objectives also direct such development away from future urban areas, and encourage rural living near areas that have available services and minimal land use conflicts.

The specific strategies for future rural living developments seek to prioritise such developments in existing rural living areas, whilst reviewing the opportunity for higher sustainable lot yields based upon land capability and servicing.

The strategic plan included within the Local Planning Strategy earmarks the subject land for rural residential purposes, where lot sizes of 1 hectare minimum are promoted subject to appropriate servicing.

Given that the subject land is surrounded by the existing Swan Point “Special Rural” zoning, and hence effectively comprises the last stage of the Swan Point “Special Rural” zone, the rezoning and development of Lot 422 for special rural purposes is in complete accordance with the objectives and strategies outlined in the Albany Local Planning Strategy. More specifically, the proposal for 1 ha water serviced special rural lots satisfies the aims of the strategy to promote opportunities for higher sustainable lot yields based upon land capability and servicing.

Given that the land is surrounded by Special Rural development, and is only partially cleared for grazing, it has limited capacity as productive agricultural land.

2.2 Structure Planning

Lot 422 is not effected by any local or district structure plan, although the surrounding special rural zoned land has been planned in accordance with the adopted Subdivision Guide Plan for the Swan Point “Special Rural” zone. The proposed rezoning of lot 422 will facilitate the integration of a water serviced 1 ha special rural estate that utilises an existing access point of Nanarup Road, whilst also providing an important road link through to the existing Swan Point special rural zone.

The subdivision sketch provided at **Figure 1** illustrates the physical features of the subject land, and also shows the integration of the possible subdivision pattern with the surrounding road structure and “Special Rural” areas.

3.0 Integraton of Design and Land Uses

3.1 Design

In terms of road network, the subject land offers three (3) potential access points to the existing road network, namely:

- connection to Affleck Road linking to Nanarup Road in the north western corner of the land
- connection to a 10m right of way linking to Nanarup Road in the north eastern corner; and
- connection to Swan Point Road along the central southern boundary of the land.

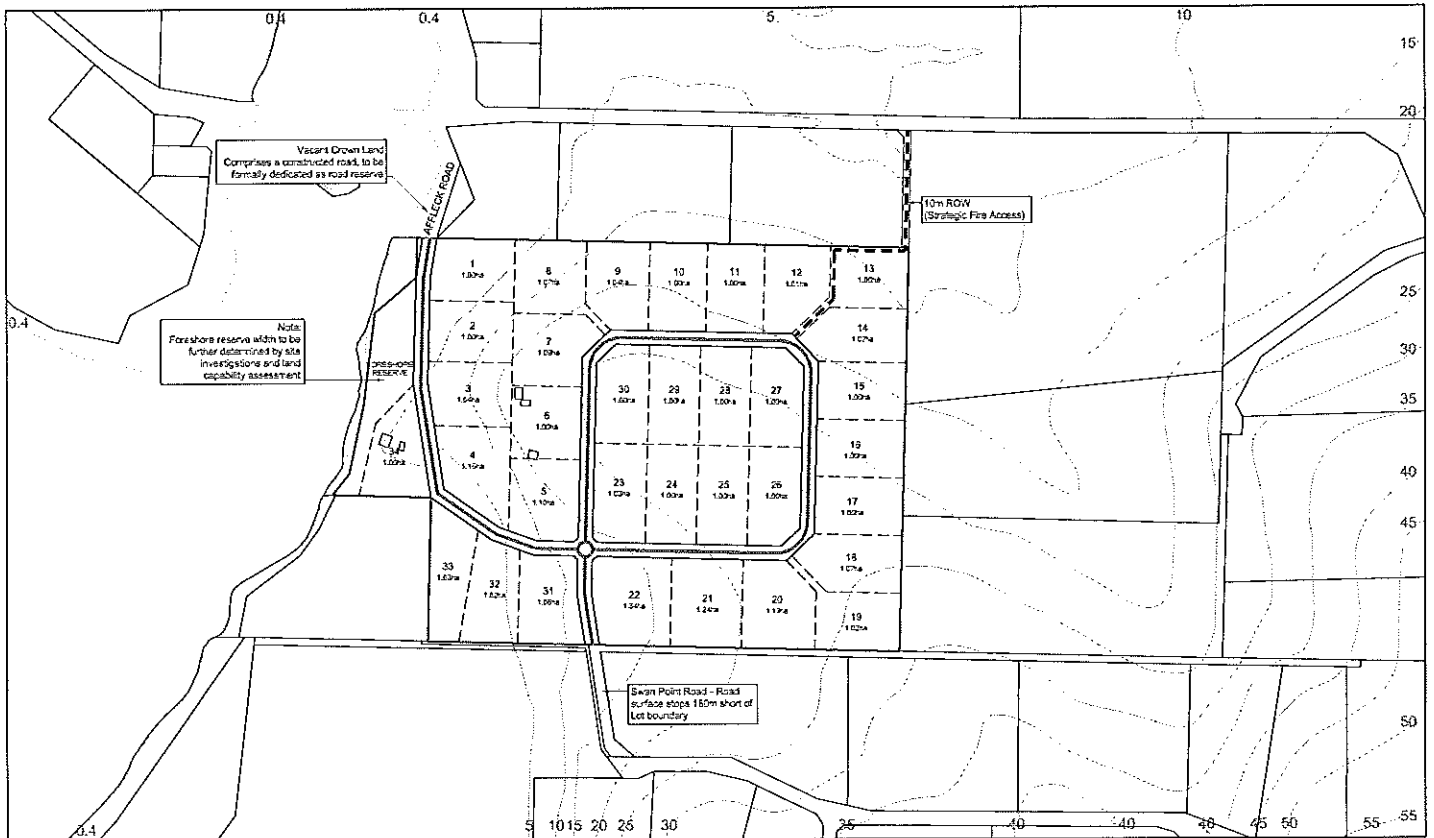
The suggested subdivision layout seeks to integrate access with each of these three existing connections, and also provides for a hard edge with a foreshore road generally separating the development from the Oyster Harbour recreation reserve area. This high level of integration with existing road structures provides for a much improved road network and strategic fire access network for the entire Swan Point locality, and would be of great benefit to the many existing residents of the Swan Point “Special Rural” zone.

In terms of the general proposed lot design, every attempt has been made to internalise the lot orientation so that the majority of lots have their frontage internal, with rear boundaries of the lots abutting the existing special rural areas. This will facilitate an ultimate development pattern where the majority of new homes within this estate will be suitability separated from the boundaries with the existing special rural lots that surround the subject land.

3.2 Land Use

The proposal is to include the subject land within the “Special Rural” zone, and hence the overall land use permissibility within the new subdivision will be similar to all of the surrounding special rural lots. As with the surrounding land, the proposal is for lots in this new subdivision to be rural lifestyle properties, where the emphasis is on protection of the natural environment.

With a lot size of 1 ha and larger there will be only very limited opportunity for keeping of any livestock. Whilst the surrounding “Special Rural” properties are somewhat larger and therefore can accommodate limited livestock, under the existing Town Planning Scheme Provisions for the Swan Point “Special Rural” zone, there are controls on the intensity of livestock keeping to ensure minimal environmental impact. In view of this, and given the internal orientation of the proposed subdivision design for lot 422, there is unlikely to be any conflict in terms of land use compatibility with adjoining land holdings.



Subdivision Sketch

Lot 422 Swan Point Road, Kalgan

DISCLAIMER
The plan has been prepared in accordance with a submission by Dykers Planning and should not be used for any other purpose. The dimensions, areas and number of lots are subject to survey and also the requirements of the Local Authority and other authorities which may have jurisdiction under any relevant legislation.
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CLIENT Golden Eight
JOB NO 07-638
REV A
DATE March 07



4.0 Precedent

As Lot 422 is the final stage of the Swan Point “Special Rural” zoning, and the subject land is surrounded by existing “Special Rural” zoned land, this proposal represents a logical completion of the special rural land use and development pattern of locality. Given that this proposal completes the zoning pattern, there is no opportunity for the proposal to set a precedent for new or additional special rural development in the locality.

One of the objectives of the Albany Local Planning Strategy is to review existing special rural areas to identify opportunities for limited consolidation and/or sustainable land use and development prospects. The introduction of 1 ha water serviced development into this part of Swan Point may indeed set a precedent for other parts of the Swan Point “Special Rural” zone to be viewed with the prospect of limited consolidation opportunities. Such a precedent however would not be undesirable as it accords with the strategic objectives of the Albany Local Planning Strategy, and will also facilitate improved servicing, fire management, and sustainability of land use both locally and at the regional level.

5.0 Servicing

5.1 Roads

Affleck Road currently links from Nananup Road to service the subject land, and is a constructed roadway on Vacant Crown Land. This Vacant Crown Land still needs to be formally dedicated as a road reserve. The intersection of Affleck Road with Nananup Road offers excellent sight distances. Some upgrading to the intersection pavement maybe needed to improve traffic access into the subdivision. Swan Point Road, which stops some 180m short of the southern boundary of the subject land, would need to be upgraded and connected to the new road infrastructure that will be provided within the subdivision itself. All internal roads within the subdivision would be constructed to Council specifications.

5.2 Effluent Disposal and Drainage

Given the combination of larger lot sizes, soil types, elevation and slope of the subject land, it is envisaged that onsite effluent disposal systems on each of the lots would be adequate to service the proposed subdivision. Further details in regard to suitability for onsite effluent disposal will be provided in a land capability report as part of the Scheme Amendment documentation.

5.3 Drainage

Drainage is to be accommodated onsite via slotted pipe subsoil drainage system within the road reserve, which is to be directed to a landscaped nutrient stripping detention swale located within the land that will ultimately be given up as foreshore reserve. Soak wells can be utilised on individual properties to

manage stormwater from roof areas. Alternatively, landowners may seek to preserve water usage by capturing roof water in rain water tanks. At the time of subdivision a detailed drainage design will be undertaken to ensure the drainage of the subject land is managed in accordance with water sensitive design principles.

5.4 Water

Consultation with the Water Corporation has confirmed that provision of water supply is possible via extension of the existing reticulation main on the western side of the Kalgan River Bridge. This main extension would be installed by the subdivider and connected to each lot, and fire hydrants would be installed within the road reserve of the proposed subdivision.

5.5 Power and Telecommunications

Power and Telecommunications are currently available to the subject site and will be provided to all proposed lots.

6.0 Other Considerations

6.1 Land Capability Assessment

A detailed land capability assessment will be undertaken over the subject land as part of the preparation of formal Scheme Amendment documentation. Such a land capability assessment will evaluate matters such as land capability for effluent disposal, drainage opportunities and constraints, vegetation quality and protection measures, and suitable width and management for the proposed foreshore reservation.

6.2 Fire Management

A fire management plan will be prepared for the proposed subdivision and will seek to introduce a number of fire management measures, including the placement of strategic fire break systems that may replace the requirement for numerous boundary firebreaks.

6.3 Vegetation Protection

Improved vegetation protection measures will be introduced via scheme provisions, the introduction of building envelope locations and the provision of strategic firebreak systems to replace the usual numerous boundary firebreak requirements.

6.4 Scheme Provisions

In addition to the relevant scheme provisions that exist for the surrounding Swan Point "Special Rural" zone, new provisions will be introduced relating to the 1 hectare lot sizes and the need for water servicing, requirement for a fire

management plan, and additional vegetation protection measures referenced above.

7.0 Summary Conclusion

This proposal to rezone Lot 422 Affleck Road, Swan Point from “Rural” to “Special Rural” is consistent with the objectives of Council’s Albany Local Planning Strategy and is also compatible with the existing design and land use of the surrounding Swan Point “Special Rural” zone. This proposal represents a logical completion of the existing “Special Rural” zone, whilst providing improved servicing and important road connections for the locality.

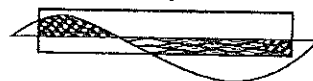
In consideration of the details and information provided, it is respectfully requested that Council provide an indication of its support for the requested rezoning, following which the formal amendment documentation will be prepared and submitted for Council’s further consideration.

CITY OF ALBANY

SCHEME AMENDMENT REQUEST

LOT 55 LANCASTER ROAD, MCKAIL

Prepared
by



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11 DUKE STREET, ALBANY WA 6330 Ph: 9842 2304

APRIL 2007

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Appendix	An Assessment of Noise Impacts to Lot 55 Lancaster Road resulting from the Albany Harness Racing Club Meeting of 30 March 2007. Lloyd Acoustics (April 2007).

1. INTRODUCTION

1.1 Site Location and Current Use

Lot 55 Lancaster Road is a 5.5726 hectare site located in the McKail district around 6 kilometres from the central area of Albany. (Refer Figure 1). As the attached air photo (Figure 2) indicates, it is currently under pasture with a few scattered trees and house and shed in the north west corner.

1.2 The Project Objective

The purpose of this request is to gain Council's approval in principle to rezone Lot 55 from the 'Rural' zone to the 'Residential R20' and 'Special Residential'.

The project objective is for the site to be made available for residential development in a form which is compatible with the existing and future development of the locality as well as with wider spatial planning directions for the Albany City and region.

1.3 Existing and Proposed Zonings

Existing zoning in the City of Albany Town Planning Scheme No. 1A is Rural. The proposed zoning is for Special Residential in the western portion of the site and Residential R20 lots in the eastern portion which will provide an interface with existing 600-750m² R20 lots at the edge of the Sanctuary Residential Precinct (Refer Figure 3).

2. PLANNING POLICY CONTEXT

2.1 State and Regional Planning Strategies

Great Southern Regional Strategy

This strategy was issued for public comment in September 2005 and sets out objectives and principles for regional planning issues. One objective pertinent to this application is to encourage development around existing nodal settlements and ensure policies provide a presumption in favour of consolidating settlement. Another is to encourage the provision of adequate and appropriate infrastructure to support development. The consolidation of the regional centre of Albany is furthered by this rezoning proposal.

State Planning Strategy (SPS)

The SPS was adopted in November 1996 and provides the broad framework for planning at regional and local level as well as key policy statements on topics of state-wide significance. Two relevant commitments for Albany were to establish a Statutory Region Scheme and a Country Land Development Programme (CLDP).

There is no statutory region scheme as yet for Albany. The Annual Review 2005 of the CLDP was issued in January 2006 and featured the Sanctuary site adjacent to the subject land as development area ALB 40. Further west on Lancaster Road, major development sites are identified (ALB 24, 26, 49-52 and 68). It reports that the water distribution mains to McKail are planned for upgrading by 2007. Clearly the development front is set to overtake the

subject land unless the perceived constraints described in this Scheme Amendment Request can be overcome. This would undermine a key objective of the SPS, which is to encourage efficiency in infrastructure provision as a component of developing sustainable urban settlements across the state.

2.2 Local Planning Strategies

The McKail Local Structure Plan was prepared in April 1999 by Ayton Taylor Burrell and has since that time facilitated development of approximately 226 hectares between Lancaster Road and South Coast Highway including the subject land. The plan is progressively being implemented and within its framework landowners have recently agreed to submit rezoning and subdivision proposals for sites to the north and west of the subject land.

In the City of Albany Local Planning Strategy (ALPS) the site is designated for long-term residential development. A buffer around the Timewell Road Water Treatment Plant is indicated outside the subject land, extending at the nearest point up to 70 metres from the south west corner. The site is also noted as being affected by requirements for a noise buffer around Hicks Park (Harold Read) Trotting Ground, located on a 12 hectare site on Lot 1 of Location 490 Lancaster Road.

ALPS calls for noise monitoring to be undertaken at the trotting complex should urban development continue to be initiated around the complex.

3. IMPLICATIONS FOR ADJOINING LAND

3.1 Impact on Adjacent Activities

Land to the east is under development for the Sanctuary Residential Precinct by Peet and Company. The proposed residential R20 zoning would complement this project. To the north across Lancaster Road is land which ALPS designates as 'existing residential'; it is currently zoned Rural in Town Planning Scheme No. 3 and divided into lots of around 12,000m². The McKail Structure Plan is currently being extended to the north-west on behalf of landowners and the City of Albany to facilitate residential development land north of Lancaster Road. That initiative is also compatible with the Scheme Amendment Request presented in this report.

To the south is rural-zoned land. As stated above, ALPS indicates on this land a buffer area affected by odours from the waste water treatment plant. This buffer originally extended 500 metres from the plant but fell short of the trotting track and the subject land and so did not affect its development potential. A review of the buffer in 1996 led to the Water Corporation proposing a much reduced buffer area subject to adoption by the Environmental Protection Authority.

To the west, the trotting facility is a source of microphone noise during races. It hosts a Harness Racing Club Meet around ten times in the year, i.e. three times a month during the season, which starts in January and concludes at the end of March. The event is usually staged on Friday evening between 6pm and 10pm. Other activities held at the trotting track include Sunday night trials, held in the racing season, as well as morning and evening training sessions that usually start a couple of months before the season opens. Along with

the trotting track, the club has developed a restaurant, pavilion, offices and ablution facilities on site. There is also an on-site caretaker's residence and associated buildings.

Impacts on adjoining land are reduced because the facilities are located so as to front Lancaster Road. From the subject land the track is set back a minimum of 10 metres and the holding stables are set back approximately 20 metres.

Possible impacts of the track on the study area include:

- Noise from early morning training;
- Noise and lighting from evening meetings;
- Odour from holding stables and leading areas; and
- Traffic conflict with horse floats entering and leaving complex.

Amongst these, noise and lighting during race meetings may be of the most concern. Will future residents complain about this noise and attempt to curtail the activities of the club? Noise appears to be the principle potential issue.

A noise assessment was conducted by Lloyd Acoustics on March 30 2007, during the last evening Harness Racing Club meeting of the year to provide accurate data on noise intrusion to the subject land. Readings were taken at the precise time of the evening races at seven points, sited at the boundary of the trotting track, at 50 metres and at 75 metres from the boundary inside Lot 55. A report on the assessment is attached as Appendix A. As a guide, allowable noise emissions are set out in the WA Environmental Protection (Noise) Regulations 1997 as "Assigned Levels" (Table 1, Section 8). Noise emitted by spectators at a sporting activity of this kind are exempt under the Regulations (Schedule 2) and in any event does not appear to be a problem at the site.

The report indicates that noise emissions at the boundary (Points A and D) exceed the Assigned Levels in two respects. Firstly, the noise generated by the public address system exceeded the L_{A10} Assigned Level as it was 48 dB(A) at Point A and 45 dB(A) at Point D. (This noise affects the subject land for around 5% of the race meeting duration of 4 hours).

Secondly, the noise impact generated by the engine of the water truck which prepares the track before a race, reached 57 dB(A) at Point D, which is above the L_{AMAX} allowable threshold of 55 dB(A).

The noise generated by the horses was 50 dB(A) at Point A and 52 dB(A) at Point D which marginally exceeds the L_{A1} Assigned Level of 50 dB(A). (This noise affects the subject land for less than 1% of the race meeting duration of 4 hours, as the horses circulate around the track).

This means that at Points A and D, noise sensitive premises such as dwellings would not be recommended unless measures were taken which reduced the noise of the truck or redirected the public address system noise.

At Points B, G and E (50 metres from the boundary) the noise from the public address system is between 38 dB(A) and 43 dB(A), but typically around 40 dB(A) and is therefore just compliant with the Regulations. The noise from racing horses is between 45 dB(A) and 49 dB(A), which is also compliant with the Regulations. At these points noise from the water truck was not measured but is likely to be compliant. This means that new dwellings within 50 metres are marginally compliant with the Regulations, but still prone to noise impacts from the racing and so the number of new residents who might be adversely affected should be minimised.

The noise assessment at Point C and F (75 metres from the boundary) showed compliance with the Regulations at all times.

At the race meeting on 30 March it was observed that light spill may create a nuisance for any residents close to the track but might be reduced by reorientating the direction of lighting. Odour from holding stables may also affect residents close to the track but would probably only be significant on race meetings when more animals are present.

Vehicular traffic generated by the Trotting Club events appears to be catered for adequately by Lancaster Road which links to Albany Highway and via Timewell Road to South Coast Highway. With residential development this road would be upgraded. Parking is contained on site and does not impact on the subject land.

3.2 Precedents Set by the Proposed Zoning

Given the proximity of the site to the city centre and the current demand for residential lots as its designation in ALPS as future residential, the precedent set by rezoning and early development is a positive one.

4. SERVICES AVAILABLE TO THE SITE

4.1 Physical Infrastructure

The following physical services would need to be made available to the subject land:

- Roads;
- Power;
- Water;
- Sewerage;
- Telephone and
- Drainage.

We are not aware of constraints in the provision of these services in this locality, which is a logical extension of the development front.

To elaborate, Lancaster Road has been constructed to a sealed rural standard. Contribution to the full upgrading of this road is anticipated as part of any future development. The area is serviced with overhead power lines and this supply can be extended to service the development. Underground power will be provided in accordance with current policy.

Scheme water is also available and can be extended. The scheme sewer being installed for the Sanctuary development, pumping to the Timewell Treatment Plant, can also service this area.

4.2 Social and Community Infrastructure

The main social and community services normally required are:

- Child care;
- Infant health;
- Medical services;
- Primary schools;
- High schools;
- Parkland;
- Public transport; and
- Convenience retailing.

This site is contiguous to a recently approved residential subdivision. As stated above, it falls within the area reviewed for the McKail Local Structure Plan, in which requirements for social infrastructure were assessed. The structure plan designates a local shopping centre on land owned by Homeswest 800 metres to the south east, in proximity to a primary school and major open space corridor with a dual use path. McKail Lake is another recreational resource within 800 metres. A public transport route is indicated on the local distributor road running north-south through the subject land (refer Figure 4).

Accessibility to these essential services needs to be confirmed during the rezoning process.

5. SITE PLANNING ISSUES

5.1 Is it a logical extension of the development front?

Yes. See 2.1 and 2.2 above.

5.2 Is there a demand for new residential lots in this location?

Yes. The sales evidence from the adjacent Sanctuary development suggests this to be the case.

5.3 Can the required infrastructure and services be provided?

Yes. See 4.1 and 4.2 above.

5.4 Does the trotting track present a constraint?

Yes, but a minor one, which could be addressed by a caveat on future titles or by a buffer zone of larger special residential lots within 50 metres of the western boundary.

Hence if a residential subdivision took place, prospective owners within 50 metres of the boundary would need to be alerted to the possibility of odour impacts and noise intrusion

to their property. The main impacts would only occur on the ten evenings during the year scheduled under the current trotting programme. Races occur for a total of around twelve minutes during the four hour event, which means that the particular noise from the racing horses affects the subject land for less than 1% of the period as they circulate around the track. Measures suggested to ameliorate the noise include extension of the existing barrier where the track is close to the boundary, improved mufflers on the water truck and an upgraded loudspeaker system to direct sound away from the boundary. Light spill could be reduced by a reorientation of the track lighting.

Unfavourable weather conditions, such as light wind from the race track to the houses and cloud cover could reduce compliance at the 50 metre distance.

An additional safeguard is proposed to restrict density (and consequently the number of houses) in a buffer strip, say, within 50 metres adjacent to the boundary, because of these impacts. New lots could be subject to building envelopes which maintained a maximum distance of dwellings from the track and also provides a scope for subsequent re-subdivision should the trotting track relocate in the future. This would reduce the number of potential residents in this buffer area and alert them formally to the impacts of the existing activity.

Where the site has frontage to Lancaster Road, the traffic noise has an influence on the noise assessment from the race meeting. (At Point C, traffic contributed around 40 dB, about the same as the public address system.) In this context, creation of house lots facing Lancaster Road within 50 metres of the boundary may be acceptable as it could enhance the appearance of the street once developed.

Figure 3 indicates a development concept which illustrates these measures and the safeguards such as defined building envelopes and easements for future access which aim to ensure that subdivision potential is protected.

6. SPECIAL OUTCOMES FROM THE REZONING PROCESS

6.1 Social Outcomes

- Potential for a range of different housing types providing for cross section of the population.
- Site is accessible to the central area facilitates and employment as well as a nearby local centre.
- Proximity to recreation resources.

6.2 Environmental Outcomes

- Attractive aspect from the site to north, east and south.
- Design for good solar orientation is possible.

6.3 Economic Outcomes

- Reasonably priced lots as development costs are relatively low.
- Efficient progression of the development front for services and infrastructure.

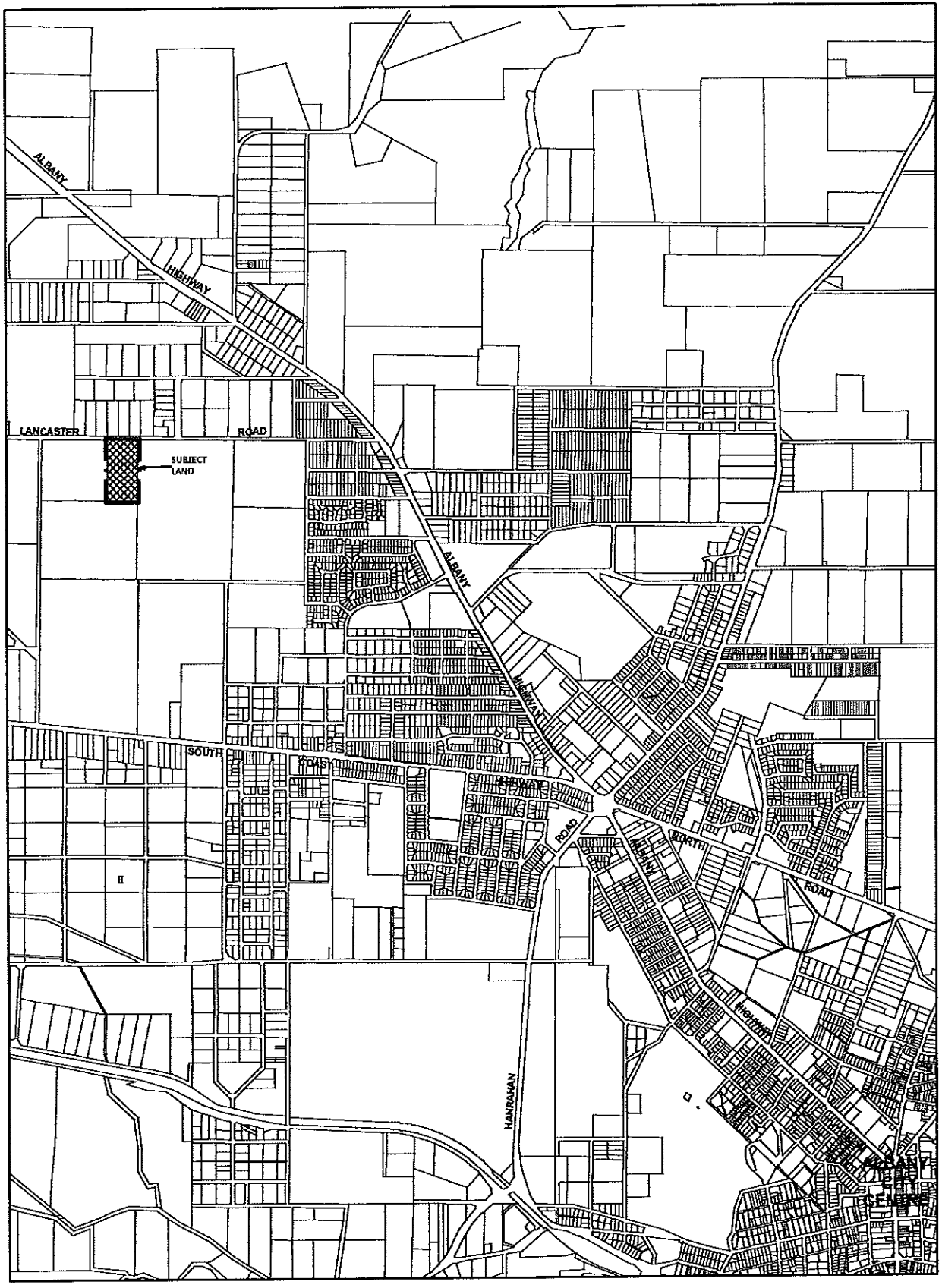
7. CONCLUSION

The Scheme Amendment Request could now be supported by the City as independent noise impact assessments have been carried out at the applicant's expense which have enabled formulation of an appropriate development concept. Advertising of the amendment will allow other interested parties such as the Albany Harness Club to make submissions.

It is requested that the City of Albany endorse the rezoning proposal put forward in this report as a basis for advertising a Scheme Amendment for public input.

Figure 1

Site Location



LOCATION PLAN
Lot 55 Lancaster Road
City of Albany

Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duff St. Albany - Western Astoria 97139
 Phone: (503) 864-2324 Fax: (503) 864-1340

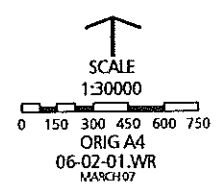
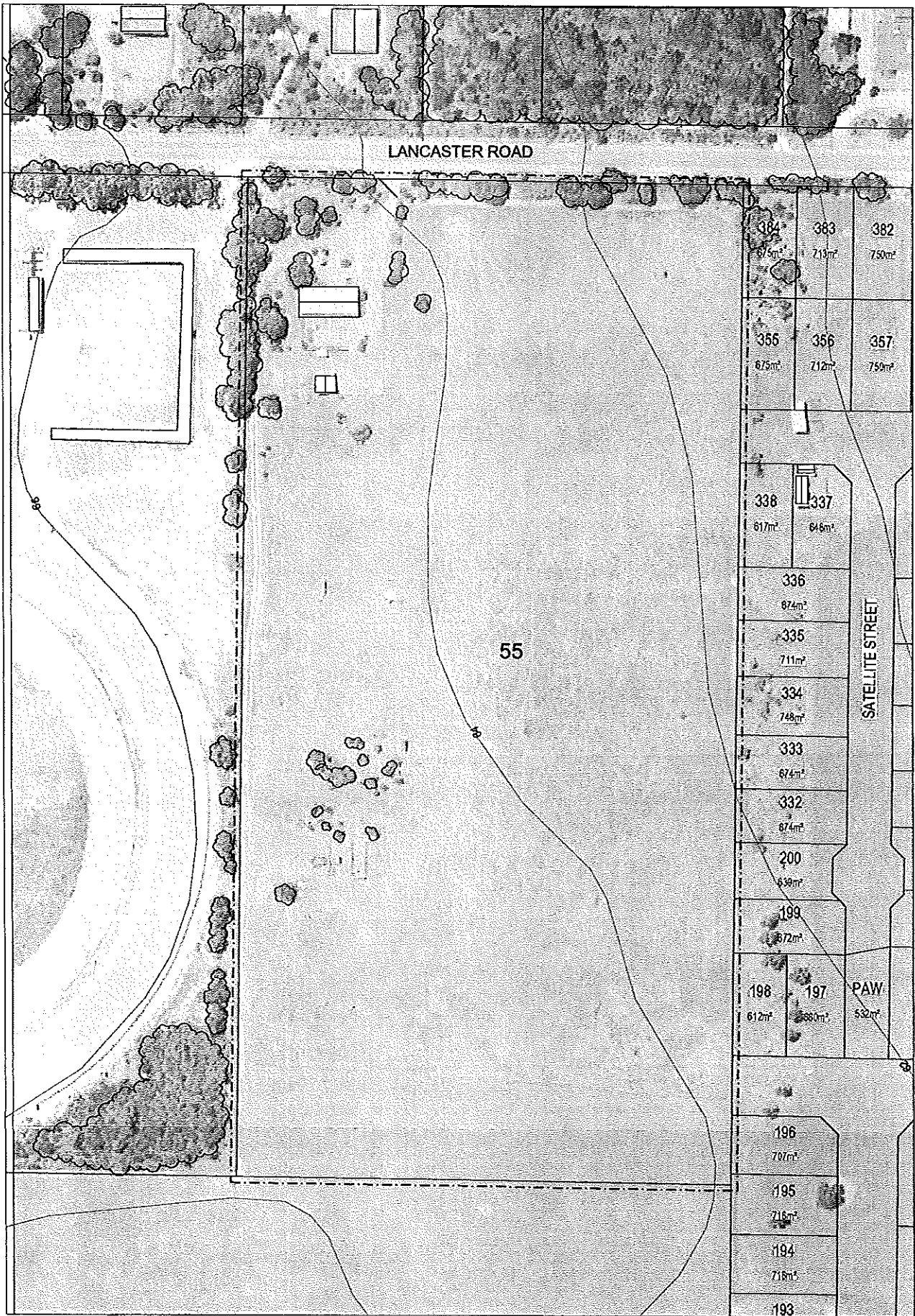


Figure 2

Existing Features and Cadastral Boundaries



SITE CHARACTERISTICS

Lot 55 Lancaster Road

City of Albany

Ayton Taylor Burrell

Consultants in Urban & Regional Planning
 110 Duke St. Albany, Western Australia 6330
 Phone: (08) 9642 2354 Fax: (08) 9642 1340

LEGEND

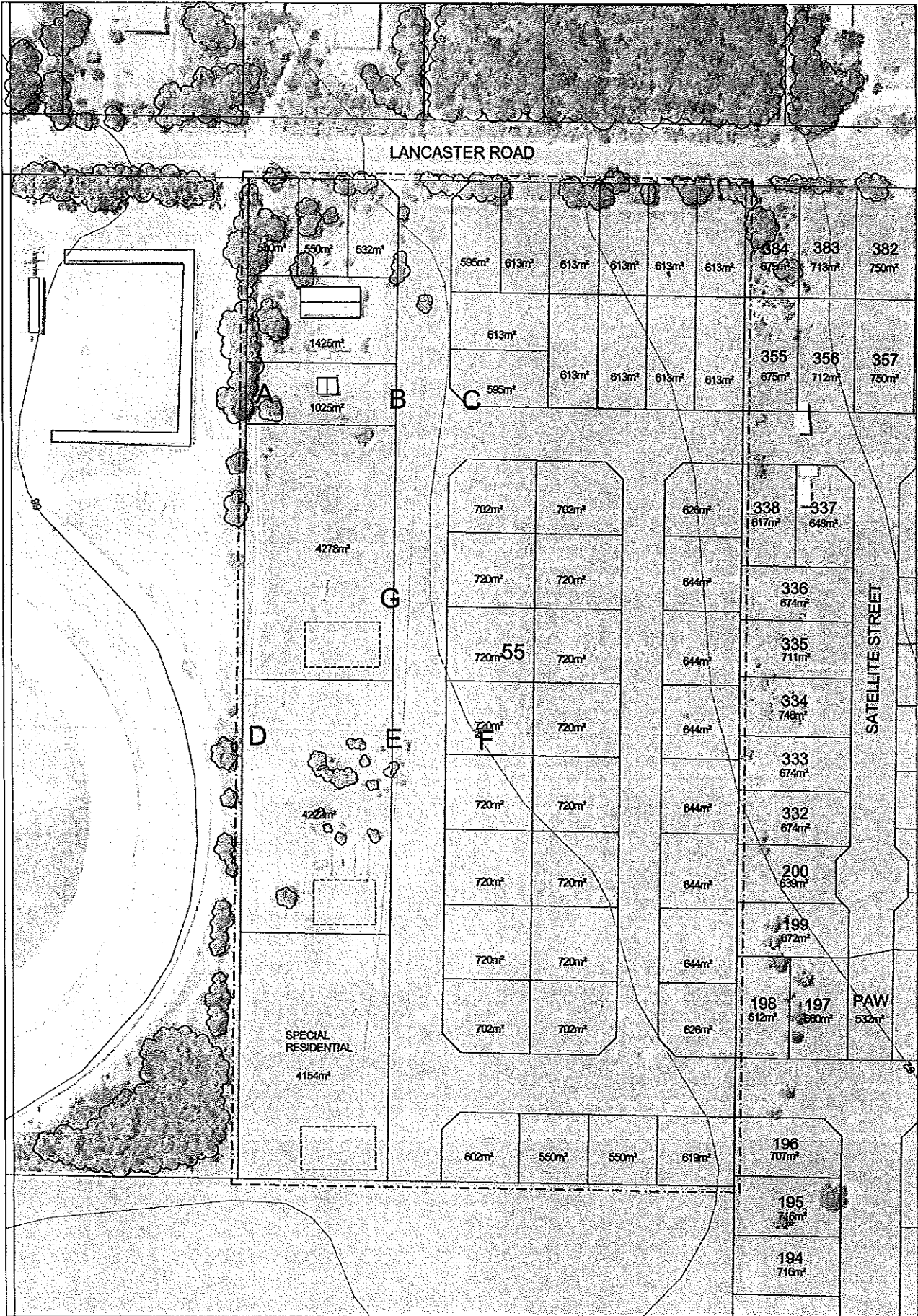
	Subject Land
	Existing Vegetation
	Existing building
	Proposed Building Envelope

SCALE
 1:1250
 ORIG A3
 06-02-03.WR
 MAR0107

Figure 3

Development Concept

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



DEVELOPMENT CONCEPT
 Lot 55 Lancaster Road
 City of Albany

Ayton Taylor Burrell
 Consultants in Urban & Regional Planning
 11 Duke St, Albany, Western Australia 6330
 Phone: (08) 9842 2304 Fax: (08) 9842 1340

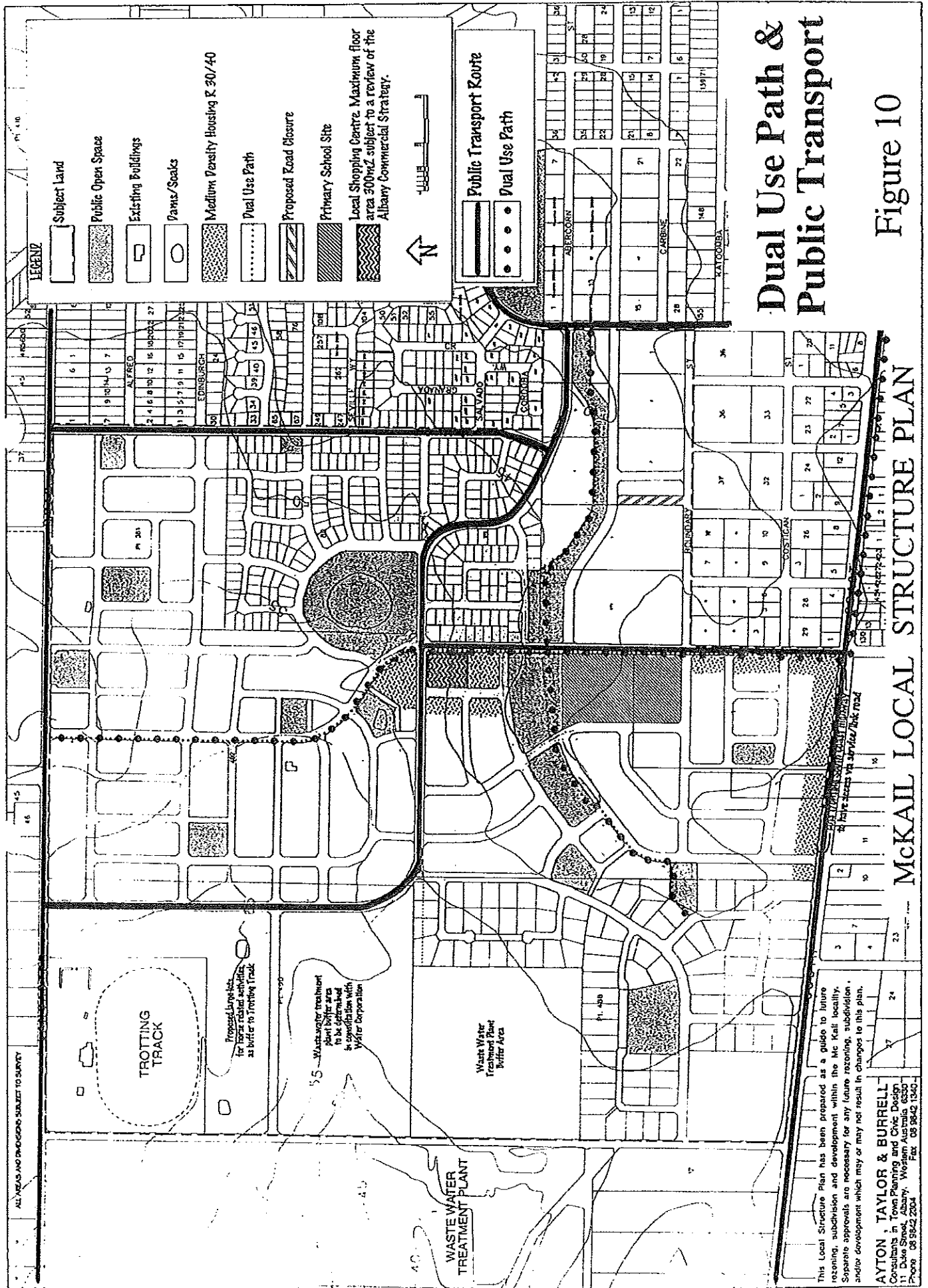
LEGEND

	Subject Land
	Existing Vegetation
	Existing building
	Proposed Building Envelope
	Noise Measurement Location

SCALE
 1:1250
 ORIG:AS
 06-02-04:WR
 MASC107

Figure 4

McKail Local Structure Plan (April 1999)



Dual Use Path & Public Transport

Figure 10

MCKAIL LOCAL STRUCTURE PLAN

This Local Structure Plan has been prepared as a guide to future rezoning, subdivision and development within the McKail locality. Separate approvals are necessary for any future rezoning, subdivision and/or development which may or may not result in changes to this plan.

AYTON, TAYLOR & BURRELL
 Consultants in Town Planning and Civic Design
 11 Duke Street, Albany, Western Australia 6550
 Phone 08 9842 2304 Fax 08 9842 1340

Appendix A

**An Assessment of Noise Impacts to Lot 55
Lancaster Road, resulting from the Albany
Harness Racing Club Meeting of 30 March 2007
Carried out by Lloyd Acoustics (April 2007)**

Noise Assessment

Lot 55 Lancaster Road Albany

AN ASSESSMENT OF NOISE IMPACTS TO THE
PROPERTY RESULTING FROM
THE ALBANY HARNESS RACING CLUB MEETING

Prepared for

TriCoast Civil

April 2007

Reference: 703740-01

Lloyd Acoustics

PO Box 717

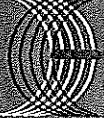
HILLARYS WA 6923

Phone: 08 9300 4188

Fax: 08 9300 4199

Email: info@lloydacoustics.com.au

Lloyd
Acoustics



Member of the Association of Australian Acoustical Consultants – (AAAC)



GRAY & LEWIS
LAND USE PLANNERS

CITY OF ALBANY
TOWN PLANNING SCHEME NO. 1A
AMENDMENT NO. 161

April 2007

PLANNING AND DEVELOPMENT ACT 2005
RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME
CITY OF ALBANY
TOWN PLANNING SCHEME NO.1A
AMENDMENT NO. 161

Resolved that the local government, in pursuance of Section 75 of the *Planning and Development Act, 2005* amend the above local planning scheme by changing the residential density for land in the Central Area of Albany, and adjacent areas, from R30 and R160 to R40, R60 and R-IC.

Dated this.....,.....day of.....2007

.....
CHIEF EXECUTIVE OFFICER

PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL GOVERNMENT	CITY OF ALBANY
DESCRIPTION OF LOCAL PLANNING SCHEME	CITY OF ALBANY TOWN PLANNING SCHEME NO. 1A
TYPE OF SCHEME	DISTRICT SCHEME
SERIAL NO. OF AMENDMENT	161
PROPOSAL	<ol style="list-style-type: none">1. TO CHANGE THE RESIDENTIAL DENSITY FOR LAND ADJACENT TO YORK STREET, STIRLING TERRACE AND THE "TOP ROUNDABOUT" FROM R160 TO R-IC;2. TO CHANGE THE RESIDENTIAL DENSITY FOR LAND ADJACENT TO MIDDLETON ROAD, ABERDEEN STREET AND NORTH OF SERPENTINE ROAD FROM R30 TO R40;3. TO CHANGE THE RESIDENTIAL DENSITY FOR LAND ADJACENT TO ABERDEEN STREET, SERPENTINE ROAD, SPENCER STREET AND FREDERICK STREET FROM R30 TO R60;4. TO CHANGE THE RESIDENTIAL DENSITY FOR LAND ADJACENT TO FREDERICK STREET, SPENCER STREET AND STIRLING TERRACE FROM R160 TO R60;5. TO CHANGE THE RESIDENTIAL DENSITY FOR LAND ADJACENT TO COLLIE STREET, DUKE STREET, PARADE STREET AND SERPENTINE ROAD FROM R30 TO R40; AND6. TO CHANGE THE RESIDENTIAL DENSITY FOR LAND ADJACENT TO STIRLING TERRACE, DUKE STREET AND PARADE STREET FROM R160 TO R60.

SCHEME AMENDMENT REPORT

1. INTRODUCTION

- 1.1 The City of Albany Town Planning Scheme No. 1A ("the Scheme") was published in the Government Gazette on 30 December 1983.
- 1.2 On 1 July 1998 the Shire of Albany and the Town of Albany amalgamated to form the City of Albany. The City is responsible for administration of the Scheme.

2. BACKGROUND

- 2.1 The Central Area of Albany is currently coded R160 for residential development under the Residential Planning Codes ("R Codes").
- 2.2 The R160 code allows for a minimum site area per dwelling of 62.5 m² and a maximum plot ratio of 2.0. This has the potential to produce building designs that are out of character with existing buildings in the Albany Central Area.
- 2.3 In order to achieve a more compatible building design solution, the site area per dwelling would have to be increased, and the plot ratio reduced. This could be achieved through implementation of the R-IC (Residential – Inner City) Code, which requires a minimum site area per dwelling of 110 m² and a maximum plot ratio of 1.25.
- 2.4 In June 2006, the State Administrative Tribunal (SAT) considered a review of the decision of the City of Albany to refuse a proposed development application in relation to Lots 9 and 12 Earl Street, Albany. The proposed development comprised 39 multiple dwellings in a single building, up to six storeys in height.
- 2.5 The site is zoned Central Area under TPS No. 1A with a residential density code of R160.
- 2.6 The SAT concluded, inter alia, that: *"The application is required to be refused as it does not conform with the Codes in relation to building height. Had it been within the planning discretion of the Tribunal to approve the application, it would have been refused because of the impact on the townscape of Albany."*
- 2.7 The SAT also made reference to the undesirability of an R160 coding adjoining an R30 coding, and stated that this *"is an example of very poor strategic planning, which gives rise to significant practical planning difficulties."*
- 2.8 Prior to the proposal mentioned above, there has been no development within the Albany Central Area at an R160 density.
- 2.9 In September 2006, the City of Albany conducted a workshop of key stakeholders to gain their views on proposed changes to residential density in the Central Area. Participants at the workshop generally supported a review of the R Codes as they apply to the Central Area, to reduce expectations for development, and to provide smoother transition between the densities achieved in the Central Area and the adjoining residential areas (R30).
- 2.10 At its Ordinary Meeting held on 16 January 2007, Council considered a report on the "Content of the Community Planning Scheme (CPS) – Guidance on Provisions". In relation to the R Coding of the Albany Central Area, Council resolved that:
 - "2. That Council requires, as part of the drafting of the City of Albany Community Planning Scheme, the R coding applying to the Regional Centre Zone to be the R-IC Code and that R40 and R60 Codes be introduced for areas adjacent to the Regional Centre zone as shown in Figure 2, plus the areas bounded by Spencer Street/Serpentine Road/Aberdeen Street/Frederick Street and by Collie Street/Grey Street West/Parade Street/Duke Street.; and

7. *That Council staff prepare amending documents for the City of Albany Town Planning Scheme 1A to immediately progress the change in Residential Codes outlined in Resolution 2 above."*

2.11 The introduction of the R-IC code will help to achieve a more compatible building design, increase the minimum site area required per dwelling and reduce the plot ratio, thereby avoiding the impact of a similar development application as was proposed in Earl Street.

3. SITE DESCRIPTION

3.1 The Albany Central Area and adjacent areas affected by the proposed changes to the R Coding are highlighted in Figure 2 referred to in the Council's resolution. A copy of Figure 2 is attached.

3.2 Figure 1, also referred to in the Council's resolution, is a summary of the R Codes as they currently apply to the Central Area under Town Planning Scheme No. 1A. A copy of Figure 1 is attached.

4. PROPOSED AMENDMENT

4.1 The proposed Amendment will recode the Albany Central Area and adjacent areas from R30 and R160 to R40, R60 and R-IC as shown on the Scheme Amendment Map.

4.2 The R-Codes aim to ensure that residential development in the inner-city areas coded R-IC occurs in ways that:

- are consistent with the density and built form for the predominant development of the locality;
- contribute positively to the streetscape of which they are part;
- contribute positively to street activity;
- are consistent with general car-parking provisions and transport policies for the locality;
- provide high standards of amenity and on-site facilities for residents;
- encourage the conversion of existing buildings to residential use
- encourage sustainable design principles; and
- encourage the conservation of heritage buildings and places.

4.3 These objectives for the R-IC code are consistent with the objectives of the Albany Central Area.

4.4 The proposed R Codes have been based on the outcomes of the workshop held in September 2006, and the variations are described as follows:

- Changing the R160 coding in the Central Area adjacent to York Street, Stirling Terrace and the "top roundabout" to R-IC;
- Allocating the R40 coding to lots adjacent to Middleton Road, Aberdeen Street (north of Serpentine Road);

ORDINARY COUNCIL MEETING MINUTES – 16/01/07
** REFER DISCLAIMER **
DEVELOPMENT SERVICES REPORTS

Item 11.3.3 continued

Figure 1

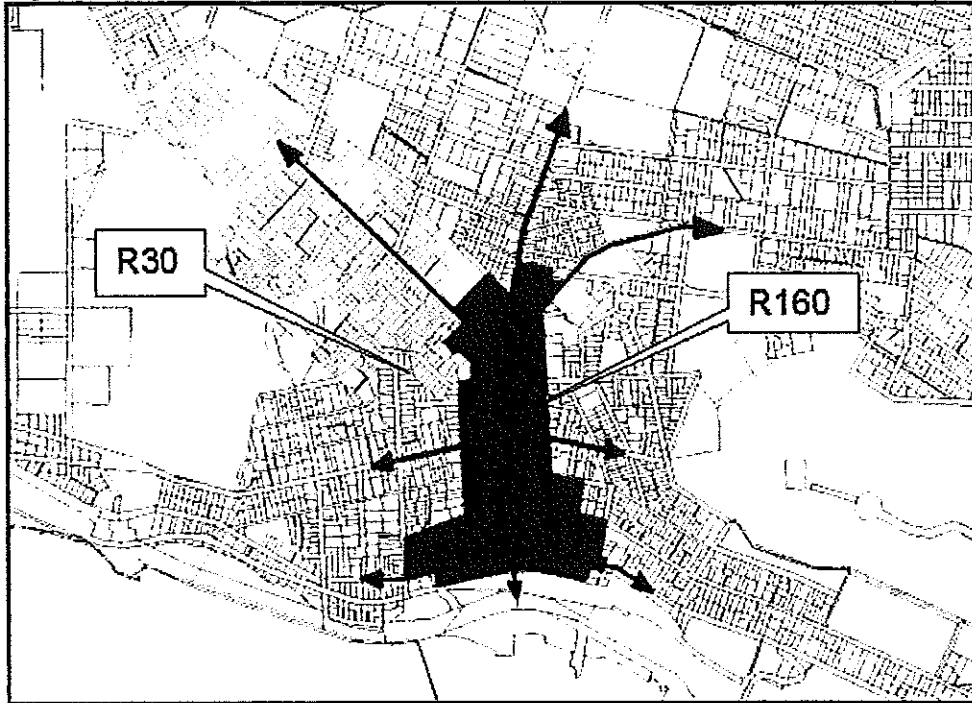
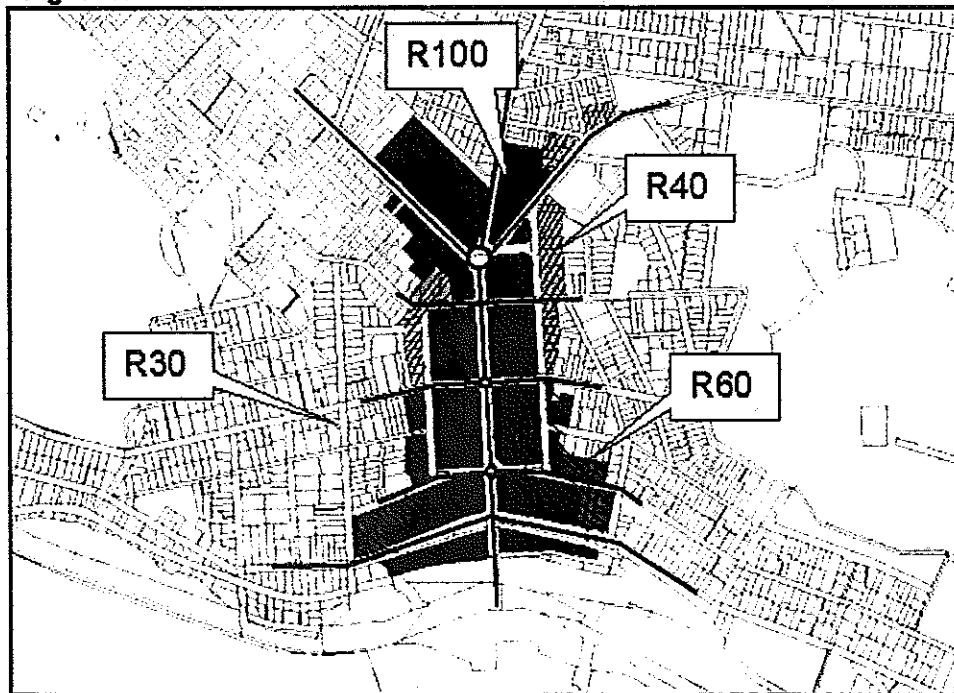


Figure 2



- Changing the coding for lots adjacent to Aberdeen Street, Serpentine Road, Spencer Street and Frederick Street from R30 to R60;
 - Allocating the R60 coding to lots adjacent to Frederick Street, Spencer Street and Stirling Terrace.
 - Allocating the R40 coding to lots adjacent to Collie Street, Duke Street, Parade Street and Serpentine Road; and
 - Allocating the R60 coding to lots adjacent to Stirling Terrace, Duke Street and Parade Street.
- 4.5 R40 and R60 are considered to be medium density codings, and have been chosen to act as a transition from the higher density (R-IC) in the core area to the abutting lower density (R30) residential areas.
- 4.6 The proposed R40 areas have been located in the more elevated and visually prominent parts of the Central Area, whilst R60 has been allocated to the lower less exposed lots.
- 4.7 The proposed R40 and R60 areas currently accommodate diverse land uses such as medical clinics and professional offices. These uses are accommodated in TPS 1A as "Special Additional Uses" in the Residential R30 Zone. If redeveloped, these areas could provide a transitional area of medium density residential.

5. CONCLUSION

- 5.1 The proposed Amendment will not change the underlying zoning of the Albany Central area or the adjacent areas included within the Amendment. The zoning of these properties will remain as either Central Area or Residential.
- 5.1 The proposed recodings of the Albany Central Area and adjacent areas will facilitate the development of more compatible building designs in keeping with the character of existing buildings.
- 5.2 The introduction of the R-IC code will increase the site area per unit and reduce the plot ratio, and will encourage the design of a building with less bulk, thereby creating the potential to maintain view corridors and address solar access principles.
- 5.3 The introduction of the medium density R40 and R60 codes will serve as a transition area between the higher density under the R-IC code and the existing adjacent residential areas which have a lower density code of R30.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

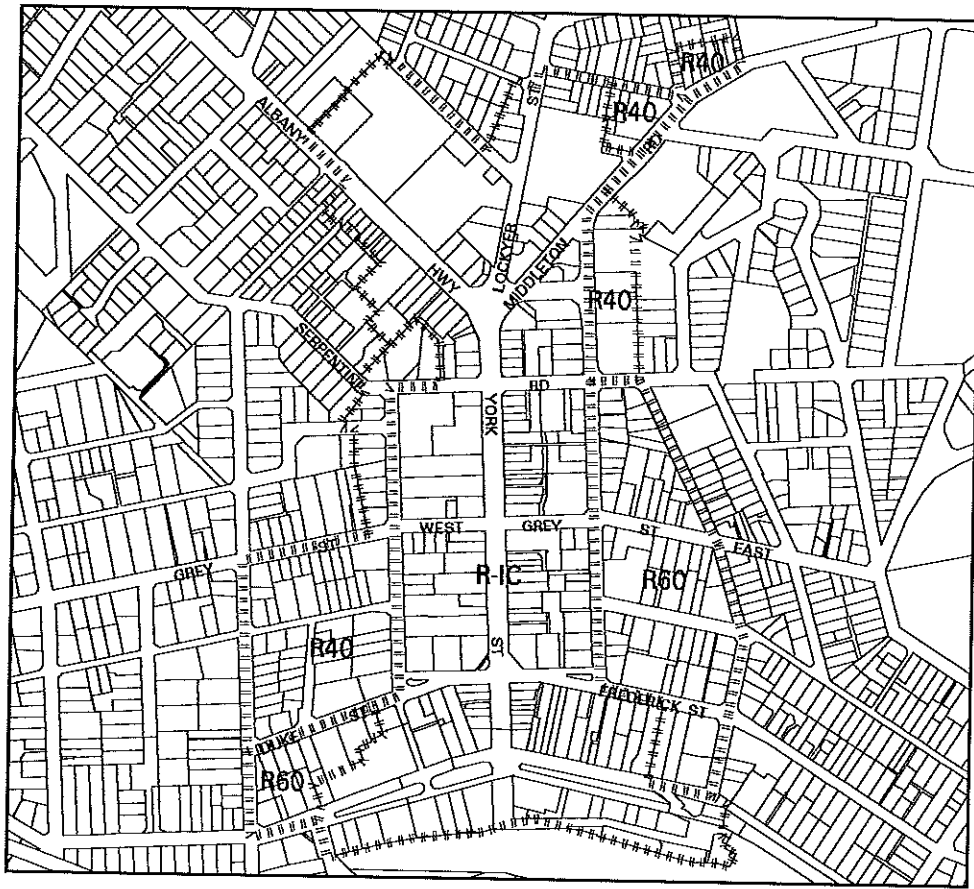
TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 161

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



1. recoding the Albany Central Area adjacent to York Street, Stirling Terrace and the "top roundabout" from R160 to R-IC;
2. recoding lots adjacent to Middleton Road, Aberdeen Street and north of Serpentine Road from R30 to R40;
3. recoding lots adjacent to Aberdeen Street, Serpentine Road, Spencer Street and Frederick Street from R30 to R60;
4. recoding lots adjacent to Frederick Street, Spencer Street and Stirling Terrace from R160 to R60;
5. recoding lots adjacent to Collie Street, Duke Street, Parade Street and Serpentine Road from R30 to R40; and
6. recoding lots adjacent to Stirling Terrace, Duke Street and Parade Street from R160 to R60.

as depicted on the Scheme Amendment Map



SCHEME AMENDMENT MAP

LEGEND

-  LPS Cadastre - Capture data
-  TPS Amendment Rcodes



Department for
Planning and Infrastructure



CITY OF ALBANY
TOWN PLANNING SCHEME NO 1A
AMENDMENT NO. 161



Scale 1:11000

0  125 m

Agenda Item Attachments

CORPORATE & COMMUNITY SERVICES SECTION

CHEQUES	DATE	CREDITOR	PARTICULARS	AMOUNT
23098	02/05/2007	WATER CORPORATION	WATER CONSUMPTION	6,241.00
23099	03/05/2007	ALBANY POOL & SPAS	15LTR LIQUID CHLORINE	129.15
23100	03/05/2007	DEPARTMENT FOR PLANNING &	AMAZING ALBANY NUMBER PLATES	6,370.00
23101	03/05/2007	DEPARTMENT OF JUSTICE - FINES	PARKING - LEGAL FEES	287.00
23102	03/05/2007	FINISHING TOUCHES	RED CARPET	52.00
23103	03/05/2007	J&J ROBINSON	AWESOME WATER FILTER CHANGE & SERVICE	50.00
23104	03/05/2007	JO-JOES DIAL A PIZZA	Chicken, Bacon, Mushroom & Cheese Pizza on BBQ Sauce Base JUMBO Pizza	100.00
23105	03/05/2007	KMART ALBANY	SWIMMING NOODLES	50.85
23106	03/05/2007	PETTY CASH - ALBANY REGIONAL DAY CARE	SALES EXCHANGE	177.40
23107	03/05/2007	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	78.42
23108	03/05/2007	WATER CORPORATION	WATER CONSUMPTION	1,689.35
23109	03/05/2007	JANEATTE BALL	REFUND HOLIDAY PROGRAM	57.00
23110	03/05/2007	D WISEMAN & M MCLEAN	REIMBURSE PSC NOT REQUIRED	100.00
23111	03/05/2007	K & B HATHAWAY	XOVER FOR 17 PAUL TERRY DRIVE	226.28
23112	07/05/2007	STAN LOO	ABORIGINAL MONITORING YORK ST SITE	400.00
23113	10/05/2007	ALBANY PUBLIC LIBRARY	STAFF TEA MONEY	72.00
23114	10/05/2007	ALLIED FORKLIFTS	BRAKE SWITCH	28.60
23115	10/05/2007	AQUA ICE	ICE SUPPLIES ALAC	34.50
23116	10/05/2007	CAMPING WORLD ALBANY	FAREWELL GIFT FOR 10 YRS SERVICE, SALLY FOY	150.00
23117	10/05/2007	CJ & DK PYLE	Royalty payment on gravel	10,775.13
23118	10/05/2007	DEPARTMENT FOR PLANNING AND	VEHICLE REGISTRATION	872.00
23119	10/05/2007	HAYLEY FLETCHER	ADMIN ASSISTANT - VAC	529.07
23120	10/05/2007	FREDRICKSTOWN PAINTERS	PREP & PAINT BARRACKS BUILDING AT THE FORTS COMPLEX	1,826.00
23121	10/05/2007	GOSNELLS COMMUNITY LEGAL CENTRE INC.	INCORPORATIONS MANUAL	98.00
23122	10/05/2007	HEIDI WILKINSON	MAKE-UP FOR WINTER BREAKS PHOTO SHOOT	350.00
23123	10/05/2007	KEVIN HUGHES	EXPENSES FOR PIA PLANNING CONFERENCE - PERTH	100.40
23124	10/05/2007	JF DISTRIBUTORS	REFRESHMENTS	30.00
23125	10/05/2007	KMART ALBANY	POOL SUPPLIES	275.70
23126	10/05/2007	PATRICK ELMS & CO	TUNING PIANO	150.00
23127	10/05/2007	PETTY CASH - ALBANY AQUATIC & LEISURE	PETTY CASH REIMBURSEMENT	179.75
23128	10/05/2007	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH REIMBURSEMENT	191.40
23129	10/05/2007	WA POLICE - ALBANY BRANCH	ROAD CLOSURE FOR ALBANY FARMERS MARKET AUST. WOMENS WEEKLY ROAD TRAIN	53.50
23130	10/05/2007	RYAN HUMPHRIES	DIDGERIDOO PLAYER	200.00
23131	10/05/2007	SHIRE OF MOORA	CHALET HIRE	88.00
23132	10/05/2007	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	978.13
23133	10/05/2007	WATER CORPORATION	WATER CONSUMPTION	378.55

23134	10/05/2007	MICHELLE DIGNEY	MEMBERSHIP REFUND	280.00
23135	10/05/2007	JANINE BATCHELOR	FLUVAX REIMBURSEMENT	22.35
23136	10/05/2007	SMITH & HOLMES	REIMBURSE PSC 61 PEELS PLACE	50.00
23137	10/05/2007	NATHAN & JEAN HALLETT	XOVER 6 TEA TREE WAY	196.83
23138	10/05/2007	BEVERLEY BAKER	XOVER 266 NORTH ROAD YAKAMIA	264.56
23139	10/05/2007	R FRAWLEY	XOVER 1 DRUMMOND STREET	243.95
23140	17/05/2007	AGCRETE ALBANY	CONCRETE SEAT ENDS.	220.00
23141	17/05/2007	AUDIO-READ PTY LTD	12 month subscription for 12 Audio Navigators July 06 - June 07	2,420.00
23142	17/05/2007	HAYLEY FLETCHER	ADMIN ASSISTANT - VAC	40.69
23143	17/05/2007	VERNICE ANNE GILLIES	INTERVIEWING AND ASSOCIATED WORK (ELDERS ORAL HISTORY)	200.00
23144	17/05/2007	ALBANY LEISURE & AQUATIC CENTRE	UMPIRES NETBALL PAYMENT - ALAC	1,376.00
23145	17/05/2007	GILBERT RHYS MAIN	B/LICENCE 10849 - RELOCATED DWELLING BOND	500.00
23147	17/05/2007	PETTY CASH - DEPOT	PETTY CASH - DEPOT	497.60
23148	17/05/2007	PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	PETTY CASH - DAY CARE CENTRE	196.40
23149	17/05/2007	PETTY CASH - WORKS & SERVICES	PETTY CASH - WORKS AND SERVICES	120.85
23150	17/05/2007	GRANT SIMMONS	PORTABLE DANCE FLOOR - HIRE FOR ALBANY CLASSIC	700.00
23152	17/05/2007	TARGET ALBANY	Winter Uniforms for AVC	325.87
23153	17/05/2007	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	13,225.20
23154	17/05/2007	WATER CORPORATION	WATER CONSUMPTION	218.55
23155	17/05/2007	YONGERGNOW AUSTRALIAN MALLEEFOWL	YEAR BROCHURE RACKING FEE	40.00
23156	17/05/2007	NEIL HARRISON	DOG NOW STERILISED - REFUND OF DIFFERENCE	57.00
23157	17/05/2007	VANESSA JOHNSTON	RESTITUTION PAYMENT FOR VET BILL FOR GYPSY™	206.60
23158	17/05/2007	FIONA BROWN	HOCKEY MVISIT REFUND	43.00
23159	17/05/2007	CAROLINE HICKS	HOCKEY MVISIT REFUND	8.60
23160	17/05/2007	DONNA WELLSSTEAD	SWIM SCHOOL REFUND	80.00
23161	17/05/2007	MIM BUTLER	SALE OF PAINTING	101.25
23162	17/05/2007	CASSANDRA FINLAY	POPULAR VOTE PRIZE	300.00
23163	17/05/2007	GEOFF PULS	REIMBURSE FEE FOR APPLICATION OF PSC FOR 1 WILLIAM ST. LITTLE GROVE WHICH IS NOT REQUIRED	50.00
23164	17/05/2007	GRT STHN HEALTHCARE EQUIPMENT	BOOTH REFUND FOR ALBANY SENIORS INFO EXPO 2007	145.00
23165	17/05/2007	FOSTERS	OVERPAYMENT OF SIGN LICENCE	85.00
23166	17/05/2007	SKI'S LAWN & VERTI-MOWING	MOWED FIRE BREAKS @ CNR MAXWELL STREET & GREY STREET WEST	350.00
23167	24/05/2007	AMP FLEXIBLE LIFETIME SUPER PLAN	SUPER CONTRIBUTIONS	388.13
23168	24/05/2007	AUSTRALIAN SUPER	Superannuation contributions	290.38
23169	24/05/2007	COMMONWEALTH BANK RSA	Superannuation contributions	278.38
23170	24/05/2007	HOSTPLUS PTY LTD	Superannuation contributions	246.69
23171	24/05/2007	IIML ACF LIFETRACK APPLICATION TRUST	Superannuation contributions	514.25
23172	24/05/2007	BRONZ BROWN	MUSICAL GIGS	700.00

23173	24/05/2007	CASH	FLOAT FOR ALBANY CLASSIC WEEKEND	2,000.00
23174	24/05/2007	DEPARTMENT FOR PLANNING &	AMAZING ALBANY NUMBER PLATES	780.00
23175	24/05/2007	DEPARTMENT OF WATER	ANNUAL LICENCE FEE FOR HANRAHAN ROAD LANDFILL SITE	2,809.45
23176	24/05/2007	DEPARTMENT OF ENVIRONMENT AND	FEE FOR CLEARING PERMIT FOR MARBELLUP GRAVEL RESERVE	100.00
23177	24/05/2007	EAGLE BOYS PIZZA	LIBRARY CATERING	41.70
23178	24/05/2007	HAYLEY FLETCHER	ADMIN ASSISTANT - VAC	142.44
23179	24/05/2007	SENSIS PTY LTD	ADVERTISING - YELLOW PAGES - AVC	91.00
23180	24/05/2007	RAWLHOUSE PUBLISHING PTY LTD	RAWLINSONS - AUSTRALIAN CONSTRUCTION HANDBOOK 2007	320.00
23181	24/05/2007	PREMIER HOTEL	BAR SUPPLIES - TOWN HALL	201.98
23182	24/05/2007	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	39.95
23183	24/05/2007	WATER CORPORATION	WATER CONSUMPTION	13,061.25
23184	24/05/2007	ALBANY WHALE PROTECTION GROUP	DONATION - FUNDING FOR ACTION DAY MAY 12TH	200.00
23185	24/05/2007	BEN MCCARTHY	REFUND OVERPAYMENT PSC P275144	1,675.00
23186	24/05/2007	MICHAEL ALAN WARE	DJ SERVICE	300.00
23187	24/05/2007	MELISSA EASTOUGH	REFUND SCHOOL HOLIDAY PROGRAMME	48.00
23188	24/05/2007	MR P ROBERTS	PERFORMANCE FEE: SENIORS EXPO	100.00
			TOTAL	80,263.08

14 08

C/CARD	DATE	CREDITOR	PARTICULARS	AMOUNT
	29-Mar-07	BROADWATER BEACH RESORT	ACCOM LGMA CONFERENCE	967.50
	02-Apr-07	BUDGET RENT A CAR	CAR HIRE MELBOURNE	679.78
	04-Apr-07	SKYWEST	CCS AIRFARES	471.30
	11-Apr-07	SKYWEST	W&S AIRFARES	498.80
	13-Apr-07	SKYWEST	GMS AIRFARES	998.40
	15/04/2007	ALL SEASONS MOTEL	ACCOM AIRPORT CONFERENCE	427.00
	20/04/2007	WORKPLACE TRAINING	LEADERSHIP TRAINING	350.00
	APRIL	VARIOUS	FUEL	347.27
	APRIL	VARIOUS	VARIOUS PURCHASES <\$299.00	2,876.77
			TOTAL	7,616.82
			TOTAL PAYROLL	672,165.00

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT37035	01/05/2007	ALBANY FINE MUSIC SOCIETY	CROSSING CONTINENTS INCOME	1,048.88
EFT37036	01/05/2007	CREATIVE ALBANY INC	VOICEPRINTS INCOME	1,659.40
EFT37037	03/05/2007	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	47,716.00
EFT37038	03/05/2007	EDENBORN PTY LTD	Contract mowing of verges for March 2007	3,434.75
EFT37039	03/05/2007	AIRSERVICES AUSTRALIA	ROUTINE INSPECTION SERVICES	131,972.17
EFT37040	03/05/2007	ALBANY INDUSTRIAL SERVICES PTY LTD	MTS OF 100mm MINUS GRAVEL FOR MORANDE RD RESHEET	29,386.28
EFT37041	03/05/2007	ALBANY INDOOR PLANT HIRE & SALES	INDOOR PLANT HIRE	550.00
EFT37042	03/05/2007	ALBANY INJURY PREVENTION ASSOCIATION	MARKETING & PROMOTION	2,000.00
EFT37043	03/05/2007	ALBANY COMMUNITY RADIO INC.	MAST RENTAL MT CLARENCE	440.00
EFT37044	03/05/2007	ALBANY RSL SUB BRANCH	PARKING FOR SENIORS EXPO	750.00
EFT37045	03/05/2007	HOME TIMBER & HARDWARE	2 x \$100.00 gift vouchers Oz day volunteers	200.00
EFT37046	03/05/2007	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	86.80
EFT37047	03/05/2007	ALBANY CITY CLEANERS	WINDOW CLEANING	165.00
EFT37048	03/05/2007	ALL EVENTS PROSOUND HIRE	PA System etc for Youth Mocktail Ball	3,428.00
EFT37049	03/05/2007	ATA ENVIRONMENTAL	CONSULTANCY SERVICES	196.90
EFT37050	03/05/2007	AUSSIE DRAWCARDS PTY LTD	PRINTING PROMOTIONAL DRAWCARDS	895.00
EFT37051	03/05/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	48.60
EFT37052	03/05/2007	AUSTRAL MERCHANILE COLLECTIONS	DEBT COLLECTION COSTS	44.66
EFT37053	03/05/2007	AUSTRALIAN AIR EXPRESS PTY LIMITED	FREIGHT CHARGES	182.57
EFT37054	03/05/2007	AYTON TAYLOR & BURRELL	CULL ROAD SUBDIVISION	11,000.00
EFT37055	03/05/2007	ALBANY BITUMEN SPRAYING	Construction of shared crossover and 3 coat seal at 48 and 50 Chipana Drive	3,905.00
EFT37056	03/05/2007	BLACKWOODS ATKINS	LAMPHOLDER	5.02
EFT37057	03/05/2007	BLOOMIN FLOWERS	FLOWERS FOR SANDRA MACIEJEWSKI (BIRTH OF TWIN BOYS!)	55.00
EFT37058	03/05/2007	KEVIN BLYTH	REIMBURSE MOBILE CALLS	254.74
EFT37059	03/05/2007	BOOKEASY AUSTRALIA PTY LTD	1% BOOKING TOTAL MARCH 2007	1,395.84
EFT37060	03/05/2007	BRAINCELLS PTY LTD	Provide graphics guidelines documents to brief.	3,718.00
EFT37061	03/05/2007	BUILDING AND CONSTRUCTION IND TRAINING FUND	TRAINING LEVY -	27,893.94
EFT37062	03/05/2007	BUILDERS REGISTRATION BOARD	BRB LEVY -	3,013.50
EFT37063	03/05/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	44.07
EFT37064	03/05/2007	CAMPBELL CONTRACTORS	Construction of Concrete Footpath on Drome Road from House No. 56 to Park	36,421.55
EFT37065	03/05/2007	CANPRINT COMMUNICATIONS PTY LTD	GUIDE TO THE ECA-2006	130.00
EFT37066	03/05/2007	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	290.50
EFT37067	03/05/2007	SYNERGY GRAPHICS	DESIGN FOR SENIORS EXPO POSTER, BROCHURE	2,172.00
EFT37068	03/05/2007	CHARACTER CREATIONS	big al waistcoat etc	280.50
EFT37069	03/05/2007	CIRCUITWEST INC	CONFERENCE REGISTRATION	170.00
EFT37070	03/05/2007	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	463.88
EFT37071	03/05/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	170,003.47
EFT37072	03/05/2007	COLES SUPERMARKETS AUST PTY LTD	STAFF AMENITIES	76.10
EFT37073	03/05/2007	COLLIERS INTERNATIONAL (WA) PTY LTD	PREPARE FINANCIAL FEASIBILITY CULL ROAD LOCKYER	4,829.00
EFT37074	03/05/2007	COMMANDER AUSTRALIA LIMITED	CONTRACT - TOWN HALL	150.02
EFT37075	03/05/2007	COURIER AUSTRALIA	FREIGHT FEES	96.20

EFT37076	03/05/2007	COUNTRY CARRIERS	FREIGHT CHARGES	37.41
EFT37077	03/05/2007	COUNTRYWIDE SIGNS	Manufacture of signs, indicating closure of Emu Point Swim Facility	440.00
EFT37078	03/05/2007	COVENTRYS	VEHICLE PARTS	270.50
EFT37079	03/05/2007	CREATIVE SPACES	INTERPRETIVE GRAPHIC PANEL PROJECT	1,724.80
EFT37080	03/05/2007	CROWNE PLAZA PERTH	ACCOMODATION FOR ANDREW HAMMOND (FED MINISTER AND VARIOUS APPTS)	206.50
EFT37081	03/05/2007	DATA TRAX PTY.LTD	SLIDE SHOW & AUDIO ADVERTISEMENT	495.00
EFT37082	03/05/2007	35 DEGREES SOUTH	RESURVEYING OF THE FRONT BOUNDARIES OF LOTS 195 & 196 NAKINA ST	660.00
EFT37083	03/05/2007	G & M DETERGENTS & HYGIENE	HYGIENE CONTRACT	35.50
EFT37084	03/05/2007	DRIVE IN TIMBER & SALVAGE	Jarrah for the old carpenters shed at the Vancouver Arts Centre	360.90
EFT37085	03/05/2007	EDDIES PEST & WEED CONTROL	PEST & WEED CONTROL	99.00
EFT37086	03/05/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	5,280.72
EFT37087	03/05/2007	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	630.30
EFT37088	03/05/2007	FJ EXCAVATOR & BOBCAT SERVICE	hire of bobcat	192.84
EFT37089	03/05/2007	TAMMY FLETT	REIMBURSE YOUTH ADVISORY COUNCIL EXPENSES	60.00
EFT37090	03/05/2007	FORTS VOLUNTEERS	APRIL TOUR GUIDE FEES	31,183.35
EFT37091	03/05/2007	BILL GIBBS EXCAVATIONS	HRS KOBELCO EXCAVATOR FOR THE MULCHING OF YAKAMIA CREEK	66.00
EFT37092	03/05/2007	GREAT SOUTHERN AVIATION	3 X BRIEFS RADIO COMMUNICATIONS COURSE	8,176.60
EFT37093	03/05/2007	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	82.50
EFT37094	03/05/2007	GREAT SOUTHERN DEVELOPMENT COMMISSION	2007 STATE BUDGET BREAKFAST WITH HON KIM CHANCE MLC Breakfast cost for Mayor Alison Goode, Cr Ian West and Cr Steve Marshall @ \$27.50	
EFT37095	03/05/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	44.00
EFT37096	03/05/2007	CHRIS GROGAN	REIMBURSE FUEL FOR J BERRYS CAR	69.11
EFT37097	03/05/2007	KOHEN GROGAN	THE JOSH OWEN BAND POSTER RUN	60.00
EFT37098	03/05/2007	HALSALL JR	Rates refund for assessment A198825	630.77
EFT37099	03/05/2007	ANNABELLE HARVEY	Hire of Aron's Revenge for Youth Advisory Council Ball	200.00
EFT37100	03/05/2007	VERONICA HAYES	REIMBURSE SENIORS EXPO EXPENSES	75.54
EFT37101	03/05/2007	JACK THE CHIPPER	tree lopping at Centennial Oval	3,210.25
EFT37102	03/05/2007	JOHN KINNEAR & ASSOCIATES	Re-survey of Lot 41 Albany Highway, Centennial Park	1,135.75
EFT37103	03/05/2007	KALLIP PTY LTD	SENIORS INFORMATION EXPO	1,210.00
EFT37104	03/05/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	312.04
EFT37105	03/05/2007	LAWRENCE & HANSON	CANS DYMARK SPRAY AND MARK - WHITE DYM40013511 6130192558	510.40
EFT37106	03/05/2007	LOADTEK AUST	HYDRAULICS REPAIRS/MAINTENANCE	106.30
EFT37107	03/05/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	92.00
EFT37108	03/05/2007	ALBANY PARTY HIRE & TEMPTATIONS	STAGE PER PIECE	415.00
EFT37109	03/05/2007	MANAGEMENT TECHNOLOGY SOLUTIONS	OLPS PROJECT - PROJECT MANAGEMENT FOR MONTH OF APRIL 2007	4,054.38
EFT37110	03/05/2007	MASTERY OF FX	Workshop and demonstration - FMP program 2007	275.00
EFT37111	03/05/2007	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	4.50
EFT37112	03/05/2007	NORMAN DISNEY AND YOUNG	CONSULTING ENGINEERING SERVICES	4,675.00
EFT37113	03/05/2007	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	109.00
EFT37114	03/05/2007	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	679.83

EFT37115	03/05/2007	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	204.00
EFT37116	03/05/2007	PALMER & RAYNER EARTHMOVING	Hire of 6 Wheeler for Carving of Limestone for Bronte and George Street	2,926.28
EFT37117	03/05/2007	ALBANY POLICE & CITIZENS YOUTH CLUB	Hall Hire for Mocktail Ball	500.00
EFT37118	03/05/2007	POWELL SECURITY SERVICES	RECORDING FOOTAGE FROM CAMERA AT FORTS	121.00
EFT37119	03/05/2007	PROTECTOR ALSAFE	Safety Vests for Seniors Expo	29.96
EFT37120	03/05/2007	R & L BITUMEN REPAIR SERVICES	Repair road shoulder after hotmix overlay	7,384.00
EFT37121	03/05/2007	SAMANTHA RICHARDSON-NEWTON	REFUND EXPENSES FOR SENIORS INFORMATION EXPO	92.13
EFT37122	03/05/2007	ROYAL LIFE SAVING SOCIETY AUSTRALIA	ENROLMENT FEES	28.60
EFT37123	03/05/2007	SERVICES (INC.) PTY LTD	Sanford rd. Skatepark - Stage 2 as per negotiated contract	55,000.00
EFT37124	03/05/2007	SKILL HIRE	CASUAL STAFF	10,019.95
EFT37125	03/05/2007	SMORGON STEEL	STEEL SUPPLIES	11.18
EFT37126	03/05/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	194.25
EFT37127	03/05/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	533.42
EFT37128	03/05/2007	ALBANY IGA	GROCERIES	100.00
EFT37129	03/05/2007	SYNERGY	ELECTRICITY SUPPLIES	23,466.45
EFT37130	03/05/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	84.51
EFT37131	03/05/2007	THRIFTY CAR RENTAL	VEHICLE HIRE	154.42
EFT37132	03/05/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	3,439.00
EFT37133	03/05/2007	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	253.12
EFT37134	03/05/2007	WESTERBERG MARINE	PLEASE MAKE REPAIRS TO THE PONTOON	1,699.50
EFT37135	03/05/2007	TOURISM WESTERN AUSTRALIA	ATTENDANCE AT WA TOURISM INDUSTRY FORUM	50.00
EFT37136	03/05/2007	WILLOW CREEK STRAWBERRIES PTY LTD	STRAWBERRIES	42.00
EFT37137	03/05/2007	YAKKA PTY LTD	UNIFORMS	60.59
EFT37138	03/05/2007	WALGSP	SUPERANNUATION CONTRIBUTIONS	90,019.65
EFT37139	03/05/2007	TURPS STEEL FABRICATIONS	TO SUPPLY AND ERECT ONE OFF COLOURBOND GABLE SHED	20,053.00
EFT37140	03/05/2007	WESTARP	Pull blind tarp 2400x6000mm	1,485.00
EFT37141	07/05/2007	ON THE EDGE KERBING	metres of Kerbing	5,511.00
EFT37142	08/05/2007	ALBANY INJURY PREVENTION ASSOCIATION	MARKETING OF GO CYCLE AMAZING ALBANY MAP	500.00
EFT37143	08/05/2007	SHOWTIME MANAGEMENT AUST	TOTAL INCOME FROM BOX OFFICE	8,411.35
EFT37144	10/05/2007	ACTIV FOUNDATION INC	CLEANING RAGS	39.60
EFT37145	10/05/2007	ADVANS EXHIBITION SERVICES	SENIORS EXPO	7,969.50
EFT37146	10/05/2007	ADVERTISER PRINT	5000 BRIG AMITY BROCHURES	462.00
EFT37147	10/05/2007	ALBANY SECURITY SUPPLIES	KEY CUTTING	18.00
EFT37148	10/05/2007	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	50.16
EFT37149	10/05/2007	ALBANY FARM TREE NURSERY	REPLACEMENT PLANTS FOR LOCKYER AVE	60.00
EFT37150	10/05/2007	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	984.31
EFT37151	10/05/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	795.35
EFT37152	10/05/2007	ALBANY GATEWAY INCORPORATED	PREMIUM LISTING ON ALBANY GATEWAY SITE MAY07 TO MAY08	77.00
EFT37153	10/05/2007	ALBANY REFRIGERATION	DE-HUMIDIFIER - MUNTERS MG90 WITH RH15 HUMIDISTAT	6,900.60
EFT37154	10/05/2007	ALBANY HISTORICAL SOCIETY	MANNING & CLEANING BRIG AMITY FOR MARCH	600.00
EFT37155	10/05/2007	HOME TIMBER & HARDWARE	PAINT SUPPLIES	106.88
EFT37156	10/05/2007	ALBANY PLUMBING AND BATHROOM SUPPLIES	PLUMBING SUPPLIES	89.54

EFT37157	10/05/2007	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	35.60
EFT37158	10/05/2007	ALBANY SEA RESCUE SQUAD INC	RENOVATIONS TO HALL FOYER	6,999.00
EFT37159	10/05/2007	ALBANY BLASTCOAT	The sandblasting and prime under coating of several outdoor patio tables and chairs for the VAC	1,094.50
EFT37160	10/05/2007	ALL EVENTS PROSOUND HIRE	PROVISION OF AUDIO EQUIPMENT AT CIVIC RECEPTION FOR GOVERNOR GENERAL MICHAEL JEFFERY AT THE ALBANY GOLF CLUB	906.25
EFT37161	10/05/2007	AMITY CRAFTS	WORK ASSOCIATED WITH ART PRIZE	2,749.85
EFT37162	10/05/2007	ARDESS NURSERY	GARDENING SUPPLIES	10.95
EFT37163	10/05/2007	AUSTRALIA POST	POSTAGE/AGENCY FEES	3,671.11
EFT37164	10/05/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	92,003.94
EFT37165	10/05/2007	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	59.50
EFT37166	10/05/2007	BENARA NURSERIES	GARDENING SUPPLIES	2,561.33
EFT37167	10/05/2007	BENCHMARK DEBTOR FINANCE	TRAFFIC CONTROL	12,879.98
EFT37168	10/05/2007	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	835.25
EFT37169	10/05/2007	BEVANS (WA) PTY LTD	BAGS OF ICE	24.00
EFT37170	10/05/2007	ALBANY BITUMEN SPRAYING	Reconstruction at crossover then 3 coat seal at Bronte Street	1,265.00
EFT37171	10/05/2007	AB & BA BLECHYNDEN	BL 261317 RELOCATED DWELLING	5,000.00
EFT37172	10/05/2007	BLISS BALLOONS	10 loose Helium Balloons, 2 heart and 1 star balloons	42.00
EFT37173	10/05/2007	BLOOMIN FLOWERS	FLOWERS FOR LUCY SADLER	55.00
EFT37174	10/05/2007	ALBANY BOBCAT SERVICES	Spreading of Mulch	200.00
EFT37175	10/05/2007	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	182.88
EFT37176	10/05/2007	BOOKEASY AUSTRALIA PTY LTD	1% OF BOOKING TOTAL APRIL 2007	2,266.51
EFT37177	10/05/2007	BRAINSTORM TECHNOLOGY	INK EPSON INK HP	71.00
EFT37178	10/05/2007	BROCKS	ULTRAFLEX, NOTCHED TROWELL, NOTCHED ADHESIVE SPREADER	283.27
EFT37179	10/05/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	581.13
EFT37180	10/05/2007	BUSBY INVESTMENTS PTY LTD	VEHICLE HIRE	59.44
EFT37181	10/05/2007	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	1,655.06
EFT37182	10/05/2007	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	1,406.69
EFT37183	10/05/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	419.87
EFT37184	10/05/2007	CO-OPERATIVE BULK HANDLING	Rubber matting for 4x4 tracks.	1,650.00
EFT37185	10/05/2007	COLRAY EXHAUST & TOWBAR	VEHICLE PARTS	45.00
EFT37186	10/05/2007	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	836.56
EFT37187	10/05/2007	WA COUNTRY BAKERS PTY LTD	CATERING SUPPLIES	34.88
EFT37188	10/05/2007	COVENTRYS	VEHICLE PARTS	110.10
EFT37189	10/05/2007	CROWNE PLAZA PERTH	ACCOMODATION FOR ANDREW HAMMOND (PROJECT CONTROL GROUP MEETING 23.04.07)	225.50
EFT37190	10/05/2007	WORKS INFRASTRUCTURE PTY LTD (EMOLEUM)	SUPPLY COLDMIX	334.78
EFT37191	10/05/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	2,111.74
EFT37192	10/05/2007	DAZZAK COMPUTER SOLUTIONS	PERFORMED HELPDESK & MAINTENANCE	600.00
EFT37194	10/05/2007	LANDGATE	TITLE SEARCHES	3,386.37
EFT37195	10/05/2007	DORMA BWN AUTOMATICS PTY LTD	SCHEDULED SERVICE	121.00
EFT37196	10/05/2007	JENNIFER FLOTTMANN	TRAVEL EXPENSES	150.00
EFT37197	10/05/2007	FOCUS NETWORKS	COMPLETE MANAGED FIREWALL	2,057.00
EFT37198	10/05/2007	FORTS VOLUNTEERS	GOLDRUSH TOUR O/N 00012232 26/04/07	10.00

EFT37199	10/05/2007	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	309.90
EFT37200	10/05/2007	GM HOWARD & SON	Royalty payment on gravel	4,232.00
EFT37201	10/05/2007	GOAD RESOURCES PTY LTD	FREIGHT	205.74
EFT37202	10/05/2007	ALISON GOODE	MAYORAL ALLOWANCE	390.80
EFT37203	10/05/2007	GRACE REMOVALS GROUP	REMOVAL CHARGES	1,430.00
EFT37204	10/05/2007	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	3,740.89
EFT37205	10/05/2007	GREAT SOUTHERN PERSONNEL	LIBRARY & HOME DELIVERY ASSISTANT	119.13
EFT37206	10/05/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	706.20
EFT37207	10/05/2007	GREAT SOUTHERN SAFETY CONSULTANTS	2 HRS CALL OUT ALAC RE: DUST ASSESSMENT	412.50
EFT37208	10/05/2007	HAESE'S PICTURE FRAMING & GALLERY	MAYORAL GIFT TO GOVERNOR GENERAL HIS EXCELLENCY MAJOR GENERAL MICHAEL JEFFERY	280.00
EFT37209	10/05/2007	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	3,142.16
EFT37210	10/05/2007	HARVEY NORMAN COMPUTERS ALBANY	COMPUTER EQUIPMENT	203.70
EFT37211	10/05/2007	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	3,555.00
EFT37212	10/05/2007	YOGASUN (H LEEDER-CARLSON)	ART CLASS	90.00
EFT37213	10/05/2007	HIMAC INDUSTRIES	12L ROUND ASH-N-TRAY RECEPTABLE IN BLACK AE106B FOR AIRPORT	284.10
EFT37214	10/05/2007	HOTEL IBIS PERTH	OVERNIGHT ACCOMMODATION FOR STEVE CHAPLIN RE ATTENDANCE AT CONFERENCE IN PT HEDLAND.	161.50
EFT37215	10/05/2007	WA COUNTRY BUILDERS	REFUND PLANNING CONSENT FEE FOR 35 KULA ROAD P275124	50.00
EFT37216	10/05/2007	JOLLY JOHNS	Pick-up 6 x 300mm concrete pipes from Mercer Road City of Albany Depot and	154.00
EFT37217	10/05/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	750.46
EFT37218	10/05/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	4,960.56
EFT37219	10/05/2007	LA FREEGARD	stump grinding	530.00
EFT37220	10/05/2007	LAMP REPLACEMENTS AUSTRALIA	LAMP SUPPLIES	1,003.20
EFT37221	10/05/2007	LAWRENCE & HANSON	PAIRS TYVEK OVERALLS SIZE XXL	411.71
EFT37222	10/05/2007	DR JIM LEIGHTON	STAFF VACCINATIONS	57.00
EFT37223	10/05/2007	LINK ENERGY PTY LTD	FUEL PURCHASES	5,144.00
EFT37224	10/05/2007	BELLS LIQUOR MERCHANTS	DRINKS FOR CIVIC RECEPTION FOR 21ST ANNIVERSARY OF ALBANY PORCELAIN ART CAMP - AT CARLYLES FUNCTION CENTRE, MT ADELAIDE	882.44
EFT37225	10/05/2007	LOADTEKAUST	HYDRAULIC SUPPLIES	34.30
EFT37226	10/05/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	154.80
EFT37227	10/05/2007	M & A STEEL FABRICATION	Manufacture and Install Culvert Gate on Nananup Road	1,760.00
EFT37228	10/05/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	29,236.19
EFT37229	10/05/2007	MATT GOODWIN PLUMBING & GAS	REPAIRS/MAINTENANCE	945.00
EFT37230	10/05/2007	METROOF ALBANY	3,000 CLASS 4 ZIP TEX SCREWS FOR THE ROOF AT MARY THOMSON HOUSE	376.04
EFT37231	10/05/2007	ATI-MIRAGE TRAINING SOLUTIONS PTY LTD	Influence and Negotiation Skills held onsite 23 April 2007 for Graeme Bride, John Devereux, Ian Humphrey	2,334.00
EFT37232	10/05/2007	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	191.04
EFT37233	10/05/2007	MT ROMANCE AUSTRALIA PTY LTD	Gift Packs for Seniors Expo Door Prize	164.80
EFT37234	10/05/2007	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	110.00
EFT37235	10/05/2007	NIKANA CONTRACTING PTY LTD	REMOVAL OF RUBBISH BOAT HARBOUR SKP BINS	990.00

EFT37236	10/05/2007	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	393.00
EFT37237	10/05/2007	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	704.47
EFT37238	10/05/2007	OPUS INTERNATIONAL CONSULTANTS LTD	WELLINGTON STREET ACID SULFATE TEST	7,425.00
EFT37239	10/05/2007	POWELL SECURITY SERVICES	TITAN MANAGEMENT SOFTWARE	133.98
EFT37240	10/05/2007	KERRY QUINLAN	REIMBURSEMENT PHONE CALLS	33.32
EFT37241	10/05/2007	QUIK CORP (AUST) PTY LTD	Turbo 400 spray gun 5170000 T400 repair kits x 2 5175000 T400 swivel x 4	342.76
EFT37242	10/05/2007	RAVENHILL DAIRY	MILK SUPPLIES	265.50
EFT37243	10/05/2007	RAYS SPORTS POWER	BLADES	59.90
EFT37244	10/05/2007	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	465.76
EFT37245	10/05/2007	SCOTT ALAN RITCHIE	DAYTIME PERFORMANCE	300.00
EFT37246	10/05/2007	LISA SCANLON (CARLYLES)	CATERING	3,199.00
EFT37247	10/05/2007	JE BARKOVIC & JS SCHUH	Further amendments to Annual Community Scorecard Reporting Format	680.63
EFT37248	10/05/2007	SERENITY PARK	DISPOSAL OF DOGS	330.00
EFT37249	10/05/2007	SERVICES (INC.) PTY LTD	Sanford rd. Skatepark - Stage 1 as per negotiated contract	55,000.00
EFT37250	10/05/2007	SETON AUSTRALIA PTY LTD	500mm RUBBER SPEED HUMP BODY BLACK PART NO A15038	10,670.00
EFT37251	10/05/2007	SIGNS PLUS	Name badges for Ian Neil, Max Elliott and Rob Wolfenden.	52.80
EFT37252	10/05/2007	SKILL HIRE	CASUAL STAFF	2,111.67
EFT37253	10/05/2007	SKYWEST AIRLINES PTY LTD	FLIGHT FOR ANDREW HAMMOND (PROJECT CONTROL GROUP AND DESIGN REVIEW)	461.40
EFT37254	10/05/2007	SOUTHERN STATIONERY	STATIONERY SUPPLIES	44.55
EFT37255	10/05/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	459.52
EFT37256	10/05/2007	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	169.23
EFT37257	10/05/2007	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	764.50
EFT37258	10/05/2007	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	256.51
EFT37259	10/05/2007	ALBANY VOLUNTEER STATE EMERGENCY SERVICE	FESA Q4 CONTRIBUTION	10,890.00
EFT37260	10/05/2007	STIRLING FREIGHT EXPRESS	FREIGHT CHARGES	26.67
EFT37261	10/05/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	206.88
EFT37262	10/05/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	600.40
EFT37263	10/05/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	135.00
EFT37264	10/05/2007	ALBANY IGA	GROCERIES	44.74
EFT37265	10/05/2007	SYNERGY	ELECTRICITY SUPPLIES	24,978.25
EFT37266	10/05/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	1,094.11
EFT37267	10/05/2007	T-QUIP	RING - RETAINING WHEEL, SEAL - OIL WHEEL END, BEARING ASSY, STUD-DRIVE, SEAL-GREASE, NUT-WHEEL	360.20
EFT37268	10/05/2007	TELSTRA LICENSED SHOP ALBANY	2 Gig memory card	95.00
EFT37269	10/05/2007	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	13,260.82
EFT37270	10/05/2007	LISA THOMPSON PHOTOGRAPHER	PHOTOSHOOT FOR AMAZING ALBANY	750.00
EFT37271	10/05/2007	TOTAL EDEN	GARDEN SUPPLIES	4,541.83
EFT37272	10/05/2007	TRUCKLINE	VEHICLE PARTS	95.43
EFT37273	10/05/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	617.00
EFT37274	10/05/2007	IT VISION AUSTRALIA PTY LTD	ELECTORAL ROLL & REPORT MANAGER TRAINING	1,777.88
EFT37275	10/05/2007	VISUAL ECHO	HOME SUPPORT LINE	75.00
EFT37276	10/05/2007	WALKER, MICHAEL D	TRAVEL ALLOWANCE - FORTS	115.20

EFT37277	10/05/2007	WA LIBRARY SUPPLIES	Wire Basket Trolley 801341 Model C 730mm x 400mm x 250mm	649.00
EFT37278	10/05/2007	WALCON MARINE AUSTRALIA PTY LTD	Supply Pontoon System and Supervisor for Installation	124,063.28
EFT37279	10/05/2007	WCP PLAZA (ALBANY) PTY LTD	Rates refund for assessment A89428	19,135.94
EFT37280	10/05/2007	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	509.80
EFT37281	10/05/2007	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	509.82
EFT37282	10/05/2007	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	250.00
EFT37283	10/05/2007	LANDMARK LIMITED	10L Grazon	756.75
EFT37284	10/05/2007	WEST AUSTRALIAN NEWSPAPERS LIMITED	Back Page of Wintere Breaks 2007 Brochure - for Winter Campaign	13,115.70
EFT37285	10/05/2007	WESTERN WORK WEAR	Polo shirt HV110 size L for Shane Delury	199.48
EFT37286	10/05/2007	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	34.00
EFT37287	10/05/2007	WURTH AUSTRALIA PTY LTD	SPRAY CAN HOLDER, LACQUER SPRAY CHROME, SETSCREWS, FLAT WASHER	92.38
EFT37288	10/05/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	54.04
EFT37289	17/05/2007	AAPT LIMITED	TELEPHONE - VISITOR CENTRE	195.62
EFT37290	17/05/2007	ABDAT COMPUTER SYSTEMS PTY LTD	SMARTCOVER - SFEES - DAY CARE CENTRE	659.00
EFT37291	17/05/2007	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	17,204.00
EFT37292	17/05/2007	ALBANY CRANE HIRE	LIFT PONTOON OFF BEACH	156.75
EFT37293	17/05/2007	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	105.95
EFT37294	17/05/2007	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	1,100.00
EFT37295	17/05/2007	ALBANY PRINTERS	AUSPICED GRANT - GO TASTE ALBANY PACKAGE	550.00
EFT37296	17/05/2007	ALBANY SIGNS	SIGN PURCHASES	89.10
EFT37297	17/05/2007	ALBANY SPRING WORKS	SUPPLY HEAVY SKIDS FOR MOWER	88.00
EFT37298	17/05/2007	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	157.61
EFT37299	17/05/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	532.00
EFT37300	17/05/2007	ALBANY GOLF CLUB	VENUE HIRE OF ALBANY GOLF CLUB FOR CIVIC RECEPTION FOR GOVERNOR GENERAL MICHAEL JEFFERY	1,173.50
EFT37301	17/05/2007	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	139.05
EFT37302	17/05/2007	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	28.80
EFT37303	17/05/2007	ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE™	96.00
EFT37304	17/05/2007	ALLFLOW INDUSTRIAL	Quarterly service to oil separator located at Mercer rd. depot	165.00
EFT37305	17/05/2007	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	1,872.32
EFT37306	17/05/2007	AMITY CRAFTS	MOTHERS DAY PROJECT	231.00
EFT37307	17/05/2007	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	280.67
EFT37308	17/05/2007	AUSTRALIAN TAXATION OFFICE	Payroll deductions	326.97
EFT37309	17/05/2007	AUSTRALIAN INSTITUTE OF ENVIRONMENTAL HEALTH	ENVIRONMENTAL HEALTH CONFERENCE REGISTRATION FOR GREGG HARWOOD	1,180.00
EFT37310	17/05/2007	AUSTRALIAN INSTITUTE OF MANAGEMENT	ASSESSMENT OF WORKPLACE PROJECT	1,155.00
EFT37311	17/05/2007	AUSTRALIAN HUMAN RESOURCES INSTITUTE	Professional Diploma of Human Resources Unit 2- charge to 1019 148 801-07/08 budget	1,320.00
EFT37312	17/05/2007	AYTON TAYLOR & BURRELL	PROGRESS PAYMENT FOR COMPLETION OF PLAN AND LODGEMENT WITH WAPC - C06042	10,860.00
EFT37313	17/05/2007	MA & ES & GA BAIL	Supply and delivery of compaction sand for Eco Classroom/Display rooms	12,078.00
EFT37314	17/05/2007	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	6,663.79
EFT37315	17/05/2007	BENCHMARK DEBTOR FINANCE	TRAFFIC CONTROL	6,689.27

EFT37316	17/05/2007	BERTOLA HIRE SERVICES ALBANY	EQUIPMENT HIRE	115.83
EFT37317	17/05/2007	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	5,605.21
EFT37318	17/05/2007	BEST BUY ELECTRICAL	AVC radio-stereo	265.00
EFT37319	17/05/2007	BGC ASPHALT	HOT MIX INTERSECTION FRENCHMANS BAY RD / PRINCESS AVENUE	15,682.59
EFT37320	17/05/2007	BLOKTEK PTY LTD	reconstituted gravel blocks	3,720.00
EFT37321	17/05/2007	BLOOMIN FLOWERS	WREATHS FOR VARIOUS SERVICES	275.00
EFT37322	17/05/2007	BOOEKEY AUSTRALIA PTY LTD	WEBSITE CHANGES WINTER CAMPAIGN	264.00
EFT37323	17/05/2007	BOWEY COMMUNICATIONS	ALBANY CLASSIC	1,131.90
EFT37324	17/05/2007	CARDNO BSD PTY LTD	Waste consultancy service for Hanrahan landfill site	4,809.81
EFT37325	17/05/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	101.38
EFT37326	17/05/2007	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	15.35
EFT37327	17/05/2007	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	571.89
EFT37328	17/05/2007	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	698.50
EFT37329	17/05/2007	CHESTERPASS IRRIGATION	GARDENING SUPPLIES	881.60
EFT37330	17/05/2007	CINESTAR PTY LTD	PETTY CASH REIMBURSEMENT	458.61
EFT37331	17/05/2007	CINEADS AUSTRALIA	SECOND INSTALMENT FOR CINEAds - Cinema Advertising Agreement for Amazing Albany advertising - 3 month (13 week) campaign at the Nedlands Windsor and Ace Subiaco Cinemas.	2,574.00
EFT37332	17/05/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	1,260.12
EFT37333	17/05/2007	CLIFTON CONEY GROUP (WA) PTY LTD	CITY OF ALBANY - CULL ROAD - 26/3 TO 25/4/07	9,108.00
EFT37334	17/05/2007	COLRAY EXHAUST & TOWBAR	VEHICLE PARTS	47.00
EFT37335	17/05/2007	COLES SUPERMARKETS AUST PTY LTD	GOODS - DAY CARE CENTRE	805.57
EFT37336	17/05/2007	COLLIE STREET GALLERY & FRAMERS	MUSEUM STANDARD FRAMING FOR 6 RESTORED WATERCOLOUR PAINTINGS AS PER YOUR QUOTE	112.00
EFT37337	17/05/2007	CORPORATE HEALTH PROFESSIONALS	HEARING AND EYE SEMINAR	264.00
EFT37338	17/05/2007	COVENTRYS	VEHICLE PARTS	218.62
EFT37339	17/05/2007	CUTTING EDGES REPLACEMENT PARTS	VEHICLE PARTS	3,300.00
EFT37340	17/05/2007	DATATRAX PTY.LTD	FULL MOTION VIDEO ADVERTISEMENT	275.00
EFT37341	17/05/2007	DEFINET PTY LTD	Consultancy Service - Reference: EQU042-040-2007.1 Strategic Review of City of Albany IT functions	6,000.00
EFT37342	17/05/2007	LANDGATE	TITLE SEARCHES	117.00
EFT37343	17/05/2007	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	Application for a licence for a public jetty	91.00
EFT37344	17/05/2007	DEPARTMENT OF CORRECTIVE SERVICES	coloured floor cushions for Children's Library	425.00
EFT37345	17/05/2007	ECO HEALTH HOLDINGS	ENVIRONMENTAL HEALTH SERVICES	4,889.50
EFT37346	17/05/2007	EDDIES PEST & WEED CONTROL	PES & WEED CONTROL	495.00
EFT37347	17/05/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	2,329.45
EFT37348	17/05/2007	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	486.59
EFT37349	17/05/2007	ERTECH PTY LTD	OVERPAYMENT OF BUILDING LICENCE 270405 ON 10/5/07	121.49
EFT37350	17/05/2007	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	2,084.50
EFT37351	17/05/2007	FOCUS CAPITAL GROUP	RICOH PHOTOCOPIERS	2,211.37
EFT37353	17/05/2007	MARK FORD	LANDFILL ASBESTOS OPERATIONS	33.40
EFT37354	17/05/2007	GIARDINIS DELI	CATERING SUPPLIES	13.10
EFT37355	17/05/2007	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	541.25
EFT37356	17/05/2007	GORDON WALMSLEY PTY LTD	Lay Crossovers to 13 Driveways - match existing widths (metres)	10,430.00

Account Number	Date	Supplier Name	Description	Amount
EFT37357	17/05/2007	GRAY & LEWIS	AMENDMENT TO TOWN PLANNING SCHEME 1A	2,420.00
EFT37358	17/05/2007	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	10,941.10
EFT37359	17/05/2007	GREEN SKILLS INC	16 hrs labour \$28.27/hr	706.75
EFT37360	17/05/2007	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	7,220.00
EFT37361	17/05/2007	HARLEY SURVEY GROUP PTY LTD	1 x ALBANY MAP	45.00
EFT37362	17/05/2007	HIMAC INDUSTRIES	35CM PREMIUM YARD BROOM	87.80
EFT37363	17/05/2007	J & M ELECTRONICS	ELECTRONIC EQUIPMENT	74.09
EFT37364	17/05/2007	JAYBRO CIVIL & SAFETY PRODUCTS	PLEASE PROVIDE STENCILS AS PER YOUR QUOTE	672.10
EFT37365	17/05/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	498.54
EFT37366	17/05/2007	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	621.37
EFT37367	17/05/2007	LAWRENCE & HANSON	MAGIC TREES PACK 60	259.77
EFT37368	17/05/2007	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	18.70
EFT37369	17/05/2007	LINK ENERGY PTY LTD	FUEL PURCHASES	35,752.05
EFT37370	17/05/2007	BELLS LIQUOR MERCHANTS	PLEASE SUPPLY 1 BOTTLE OF DELUXE SCOTCH WHISKY	99.98
EFT37371	17/05/2007	LOADTEK AUST	HYDRAULIC REPAIRS/MAINTENANCE	19.32
EFT37372	17/05/2007	LOWER KING LIQUOR & GENERAL STORE	FUEL SUPPLIES BRIGADE	179.33
EFT37373	17/05/2007	M2 TECHNOLOGY PTY LTD	QUARTERLY INVOICE - NORTH ROAD CUSTOM NET ON HOLD PROGRAM	377.00
EFT37374	17/05/2007	SALLY MALONE	UDF BREAKFAST	80.00
EFT37375	17/05/2007	MANAGEMENT TECHNOLOGY SOLUTIONS	RRIF PROJECT - MAY 2007	3,300.00
EFT37376	17/05/2007	MARSHALL MOWERS	IGNITION KEYS	21.34
EFT37377	17/05/2007	BR & JA MCGUFFIE	hrs of manfou hire	327.25
EFT37378	17/05/2007	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	488.57
EFT37379	17/05/2007	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	69.35
EFT37380	17/05/2007	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	275.00
EFT37381	17/05/2007	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	163.27
EFT37382	17/05/2007	PAGEMASTER AUSTRALIA PTY LTD	PHOTOCOPIER CHARGES - VISITORS CENTRE	384.00
EFT37383	17/05/2007	PALMER & RAYNER EARTHMOVING	EARTHMOVING WORKS & EQUIP HIRE	10,770.00
EFT37384	17/05/2007	PERTH AMBASSADOR HOTEL	ACCOMMODATION STAFF	200.00
EFT37385	17/05/2007	PLASTICS PLUS	120 LITRE GREEN WHEELIE BIN (NO LIDS REQUIRED)	2,289.10
EFT37386	17/05/2007	POWELL SECURITY SERVICES	REPAIR ALARM SYSTEM AND LABOUR	236.50
EFT37387	17/05/2007	REACTION SCREENPRINT.COM	500 x Number Plate surrounds with the wording explore. discover. Relax	871.20
EFT37388	17/05/2007	WP REID	Brickpaving Islands on Martin/Ulster Road	1,215.00
EFT37389	17/05/2007	SKILL HIRE	CASUAL STAFF	7,628.76
EFT37390	17/05/2007	SNAP PRINTING	20 copies of Albany Local Planning Strategy Booklets 35pp colour A4, 126pp Black A4 and 13pp colour A3. Comb bound with clear cover and black back	1,070.26
EFT37391	17/05/2007	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	437.75
EFT37392	17/05/2007	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	244.33
EFT37393	17/05/2007	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	5,770.03
EFT37394	17/05/2007	SOUTH COAST DIVING SUPPLIES	AIR FILLS	8.00
EFT37395	17/05/2007	JA & J HILLIS	ACCOMMODATION FOR CLASSIC MOTOR EVENT	405.00
EFT37396	17/05/2007	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	99.45
EFT37397	17/05/2007	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	344.40
EFT37398	17/05/2007	SUNNY SIGN COMPANY	SIGN PURCHASES	4,811.40
EFT37399	17/05/2007	THE SUNDAY TIMES	ADVERTISING	2,306.04

EFT37400	17/05/2007	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	205.20
EFT37401	17/05/2007	ALBANY IGA	GROCERIES	166.31
EFT37402	17/05/2007	MURRAY SWARBRICK	REIMBURSE TRAVEL EXPENSES	150.00
EFT37403	17/05/2007	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	720.59
EFT37404	17/05/2007	T-QUIP	STUD-DRIVE NUT-WHEEL	309.25
EFT37405	17/05/2007	TELSTRA PLANT DAMAGES	Repair to damaged Telstra Plant at corner of Shepherds Lagoon/Lower Denmark Road on the 28th March 2007	1,171.29
EFT37406	17/05/2007	TELSTRA LICENSED SHOP ALBANY	CHARGER	19.95
EFT37407	17/05/2007	TEMPLAR DISTRIBUTION	WA ADMIN/STORAGE/FREIGHT DISPATCH ORDER/DIST. - TOP	674.79
EFT37408	17/05/2007	TICKETS.COM	UPS/INWARDS	97.46
EFT37409	17/05/2007	TIMELESS MARKETING	DATABOX SUPPORT	2,838.00
EFT37410	17/05/2007	TOTAL EDEN	REORDER OF AMAZING ALBANY CAPS NAVY HEAVY BRUSHED COTTON	
EFT37411	17/05/2007	ALBANY TYREPOWER	CAP WITH TAN SUEDE PEAK AND BUTTON, NAVY SEWN EYELETS. FULL	
EFT37412	17/05/2007	URBAN BUILDING CO	COLOUR LOGO ON FRONT WITH AMAZINGALBANY.COM ON THE BACK	
EFT37413	17/05/2007	WATERCRAFT MARINE	GARDEN SUPPLIES	801.84
EFT37414	17/05/2007	WAUTERS ENTERPRISES	TYRE PURCHASES/MAINTENANCE	4,087.00
EFT37415	17/05/2007	RYAN WAUGH HAIRDRESSING	RETENTION MONEYS - DRAINAGE & PAVING WORKS	355.85
EFT37416	17/05/2007	ALBANY & GREAT STHN WEEKENDER	SEASAFE BLK, SHACKLE DEE LONG	422.00
EFT37417	17/05/2007	WA LOCAL GOVERNMENT ASSOCIATION	ALAC REDEVELOPMENT	802,841.00
EFT37418	17/05/2007	YAKKA PTY LTD	PRESENTATION AND VOUCHERS - LIBRARY	300.00
EFT37419	17/05/2007	ZENITH LAUNDRY	ADVERTISING	563.20
EFT37420	18/05/2007	JETSET TRAVEL ALBANY	ADVERTISING - WEST AUSTRALIAN	4,047.14
EFT37421	24/05/2007	ALBANY COMMUNITY HOSPICE	UNIFORMS	178.57
EFT37422	24/05/2007	AMP SUPERLEADER	LAUNDRY SERVICES/HIRE	19.01
EFT37423	24/05/2007	AUSTRALIAN MANUFACTURING WORKERS UNION	AIRFARES FOR STAFF/COUNCILLORS	2,470.50
EFT37424	24/05/2007	AUSTRALIAN TAXATION OFFICE	EMPLOYEE DEDUCTIONS	32.00
EFT37425	24/05/2007	AUSTRALIAN SERVICES UNION WA BRANCH	Superannuation contributions	322.66
EFT37426	24/05/2007	AUSTRALIAN PRIMARY SUPERANNUATION FUND	Payroll deductions	34.60
EFT37427	24/05/2007	SKANDIA GLOBAL SUPER SOLUTION	Payroll deductions	92,632.97
EFT37428	24/05/2007	BEACON INVESTMENT MANAGEMENT SERVICES	EMPLOYEE DEDUCTIONS	2,015.40
EFT37429	24/05/2007	CHILD SUPPORT AGENCY	Superannuation contributions	470.87
EFT37430	24/05/2007	COLONIAL FIRST STATE ROLLOVER & SUPERANNUATION FUND	Payroll deductions	3,076.00
EFT37431	24/05/2007	HBF OF WA	Superannuation contributions	391.90
EFT37432	24/05/2007	ING LIFE LIMITED	EMPLOYEE DEDUCTIONS	1,303.71
EFT37433	24/05/2007	ING LIFE LIMITED	Superannuation contributions	163.21
EFT37434	24/05/2007	ING LIFE LIMITED	EMPLOYEE DEDUCTIONS	1,009.20
			Superannuation contributions	88.55
			Superannuation contributions	66.05
			Superannuation contributions	102.22

EFT37435	24/05/2007	LIFETIME SUPERANNUATION FUND	Superannuation contributions	313.78
EFT37436	24/05/2007	MLC NOMINEES PTY LTD	Superannuation contributions	230.22
EFT37437	24/05/2007	MLC NOMINEES PTY LTD	Superannuation contributions	245.33
EFT37438	24/05/2007	REST SUPERANNUATION	Superannuation contributions	239.75
EFT37439	24/05/2007	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	139.18
EFT37440	24/05/2007	SKANDIA GLOBAL SUPER SOLUTION	Superannuation contributions	252.17
EFT37441	24/05/2007	TWU SUPER	Superannuation contributions	343.56
EFT37442	24/05/2007	WESTSCHEME	Superannuation contributions	1,127.20
EFT37443	24/05/2007	A-Z COMMERCIAL STEEL CONSTRUCTION	Superannuation contributions	4,950.00
EFT37444	24/05/2007	ANITECH	Tilt up panel -for skateboard park - supply and erect, including footings and slabs 1 & 2 as per quotation and supplied design	183.70
EFT37445	24/05/2007	AD CONTRACTORS	BOND PAPER 841MM X 50 METRE ROLL WITH 2 INCH CORE \$15 X 6 PLUS	14,854.50
EFT37446	24/05/2007	ADSHEL STREET FURNITURE PTY LTD	GST - PRODUCT CODE PB4G8410050 EARTHMOVING WORKS & EQUIP HIRE PLEASE PROVIDE ASF AVENUE SHELTER AS PER QUOTE WA-06-009 WITH POWDERCOATING AS PER PREVIOUS SHELTERS PURCHASED HAWTHORN GREEN. BOLT DOWN FOOTINGS. NO GLASS OR MESH. SEAR ON LEFT HAND SIDE. SMALL WING WALL RIGHT HAND SIDE. DELIVERY INCLUDED.	13,860.00
EFT37447	24/05/2007	ADVERTISER PRINT	250 business cards each for Kevin Hughes and Ian Humphrey	55.00
EFT37448	24/05/2007	EDENBORN PTY LTD	Contract mowing of verges for April 2007	3,434.75
EFT37449	24/05/2007	ALBANY ADVERTISER LTD	ADVERTISING	2,939.27
EFT37450	24/05/2007	ALBANY CRANE HIRE	LIFT GEAR ON LEISURE CENTRE ROOF	429.00
EFT37451	24/05/2007	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	35.99
EFT37452	24/05/2007	ALBANY SOIL & CONCRETE TESTING	SITE INVESTIGATION FOR ECOSCHOOL - ALBANY REFUSE SITE	797.50
EFT37453	24/05/2007	ALBANY SWEEP CLEAN	Sweep Frenchman Bay Cycleway	660.00
EFT37454	24/05/2007	ALBANY STATIONERS	STATIONERY SUPPLIES	529.25
EFT37455	24/05/2007	ALBANY TRUCK SERVICING & REPAIRS	UNION	19.18
EFT37456	24/05/2007	ALBANY REFRIGERATION	QUARTERLY MAINTENANCE APRIL 2007	2,068.00
EFT37457	24/05/2007	ALBANY RSL SUB BRANCH	REIMBURSE EXPENSES	178.89
EFT37458	24/05/2007	ALBANY MOBILE WELDING	WELDING SERVICES	703.00
EFT37459	24/05/2007	ALBANY PLUMBING AND BATHROOM	PLUMBING SUPPLIES	20.24
EFT37460	24/05/2007	ALBANY COMBINED CABS PTY LTD	TAXI FARES - YOUTH ADVISORY COUNCIL	200.50
EFT37461	24/05/2007	ALINTA	GAS USAGE CHARGES	2,251.75
EFT37462	24/05/2007	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS	933.07
EFT37463	24/05/2007	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	400.95
EFT37464	24/05/2007	AUST INSTITUTE OF BUILDING SURVEYORS	TRAINING DVD - CLAYLOCK: THE FUTURE OF FOUNDATIONS ON CLAY	75.00
EFT37465	24/05/2007	AUSTRALIA'S SOUTH WEST	SINGAPORE REPRESENTATION	330.00
EFT37466	24/05/2007	AUSTRALIAN ASPHALT PAVEMENT	Registration at Sprayed Sealing Field Procedures Seminar to be held on the 24th	1,166.00
EFT37467	24/05/2007	AUSTRAL MERCANTILE COLLECTIONS	DEBT COLLECTION - DEBTORS	3,531.58
EFT37468	24/05/2007	WENDY BERGSMAN	MOBILE REIMBURSEMENT	20.00
EFT37469	24/05/2007	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	330.86
EFT37470	24/05/2007	BGC ASPHALT	Balance outstanding for overlay on Innes Street (combined with work undertaken by Gordon Walmsley)	8,595.35
EFT37471	24/05/2007	ALBANY BITUMEN SPRAYING	Repair crossovers and hotmix on Albany Highway	7,216.00

EFT37472	24/05/2007	BLISS BALLOONS	SUPPLY BALLOONS - DAY CARE CENTRE	180.20
EFT37473	24/05/2007	BOOEASY AUSTRALIA PTY LTD	SECURE PAY TRANSACTIONS APRIL 07	95.15
EFT37474	24/05/2007	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	160.00
EFT37475	24/05/2007	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	755.57
EFT37476	24/05/2007	HOLIDAY INN BURSWOOD	ACCOMMODATION FOR MR ANDREW HAMMOND	209.00
EFT37477	24/05/2007	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	385.00
EFT37478	24/05/2007	CAPE AGENCIES	FUEL SUPPLIES WELLSTEAD B/BRIG	132.00
EFT37479	24/05/2007	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	7,252.30
EFT37480	24/05/2007	CHAMBER OF COMMERCE & INDUSTRY WA	ANNUAL MEMBERSHIP SUBSCRIPTION, AWARDS & SERVICES - JOB NO. 1150	12,824.07
EFT37481	24/05/2007	CINESTAR PTY LTD	PETTY CASH REIMBURSEMENT - ALBANY CLASSIC	300.09
EFT37482	24/05/2007	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	174,869.00
EFT37483	24/05/2007	COATES HIRE OPERATIONS PTY LIMITED	Hire of Portable Toilet from the 1st April to the 18th April 2007	214.50
EFT37484	24/05/2007	SUE CODEE	RETROSPECTIVE EXHIBITION	2,860.00
EFT37485	24/05/2007	COFFEY ENVIRONMENTS PTY LTD	SOIL ANALYSIS	55.00
EFT37486	24/05/2007	COLES SUPERMARKETS AUST PTY LTD	GOODS - DAY CARE CENTRE	648.38
EFT37487	24/05/2007	COMMANDER AUSTRALIA LIMITED	CONTRACT - TOWN HALL	150.02
EFT37488	24/05/2007	CORPORATE EXPRESS AUSTRALIA LTD	PLEASE SUPPLY DESK MAT FOR CEO & CONVENTION CARD INSERTS	37.40
EFT37489	24/05/2007	COURIER AUSTRALIA	FREIGHT FEES	775.99
EFT37490	24/05/2007	COVENTRYS	VEHICLE PARTS	558.81
EFT37491	24/05/2007	CRUMPS CANVAS	REPAIR HATCH COVER - BRIG AMITY	37.40
EFT37492	24/05/2007	WORKS INFRASTRUCTURE PTY LTD (EMOLEUM)	SUPPLY COLDMIX	3,347.77
EFT37493	24/05/2007	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	1,539.44
EFT37494	24/05/2007	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	297.00
EFT37495	24/05/2007	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	1,800.00
EFT37496	24/05/2007	DENMARK SURVEY & MAPPING	Peg the proposed northern alignment of Francis Road along the frontage	1,287.00
EFT37497	24/05/2007	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	SEARCH FOR OWNERSHIP FOR JAN - MAR 2007	148.20
EFT37498	24/05/2007	G & M DETERGENTS & HYGIENE	HYGIENE CONTRACT	1,355.83
EFT37499	24/05/2007	BC DRAGE & RD O'CONNELL	Rates refund for assessment A181806	350.00
EFT37500	24/05/2007	EATCHA HEART OUT CAFE	CATERING FOR 15 PERSONS	255.00
EFT37501	24/05/2007	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	1,485.45
EFT37502	24/05/2007	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	468.60
EFT37503	24/05/2007	FARMERS CENTRE (1978) PTY LTD	VEHICLE PARTS	97.80
EFT37504	24/05/2007	ALBANY CAMERA HOUSE	SD CARD READER	29.95
EFT37505	24/05/2007	FIRE & EMERGENCY SERVICES AUTHORITY (FESA)	CAPE RICHE ESL INCOME	35.00
EFT37506	24/05/2007	FJ EXCAVATOR & BOBCAT SERVICE	7hrs bobcat bekker park	462.00
EFT37507	24/05/2007	FOCUS NETWORKS	SONIC WALL (ANNUAL SERVICE) JAN TO DECEMBER 2007	946.00
EFT37508	24/05/2007	FORTS VOLUNTEERS	GOLDRUSH TOURS ORDER NO. 00012242 ARRIVING 17/5/07	20.00
EFT37509	24/05/2007	BILL GIBBS EXCAVATIONS	Maintenance on Down Road Drain	7,568.00
EFT37510	24/05/2007	GOLDEN WEST NETWORK PTY LTD	ALBANY CLASSIC ADVERTISING	720.50
EFT37511	24/05/2007	GRAPE SOUTHERN TOURS	TRANSFERS, SHUTTLES & TOURS RELATING TO BOTICAS BUNCH GOLF DAY PROMO	480.00

EFT37512	24/05/2007	GREEN SKILLS INC	LABOUR HIRE	2,360.55
EFT37513	24/05/2007	GREAT SOUTHERN PERSONNEL	GARDENING SERVICES FOR APRIL	334.95
EFT37514	24/05/2007	GREAT SOUTHERN SAND & LANDSCAPING SUPPLIES	GREEN WASTE COLLECTIONS	87,376.50
EFT37515	24/05/2007	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	527.79
EFT37516	24/05/2007	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	4,132.50
EFT37517	24/05/2007	GT BEARING AND ENGINEERING	VEHICLE PARTS	140.00
EFT37518	24/05/2007	ANDREW HAMMOND	REIMBURSEMENT OF TRAVEL EXPENSES - MEALS - MEETING	180.00
EFT37519	24/05/2007	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	1,554.15
EFT37520	24/05/2007	YOGASUN (H LEEDER-CARLSON)	ART CLASS - VAC	90.00
EFT37521	24/05/2007	HIMAC INDUSTRIES	WHITE NYLEX BINS FOR TOILETS (NO LID) X 6	419.57
EFT37522	24/05/2007	IMAGE BOLLARDS PTY LTD	3.2 m PORT-A-GUARD RED & WHITE IN COLOUR FREE STANDING	808.50
EFT37523	24/05/2007	JOHN JAMIESON	COUNCILLOR ALLOWANCE -	2,551.72
EFT37524	24/05/2007	JUST SEW EMBROIDERY	AMAZING ALBANY LOGOS FOR ALBANY VISITOR CENTRE	33.00
EFT37525	24/05/2007	JUST A CALL DELIVERIES	INTERNAL MAIL	11.00
EFT37526	24/05/2007	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	517.85
EFT37527	24/05/2007	KEY2DESIGN	ADVANCE ONE WEBSITE WORK - RRIF	6,924.23
EFT37528	24/05/2007	KLB SYSTEMS	2GB PC2-5300 667 MHZ ECC CHIPKILL DDR2 FBDIMM	737.00
EFT37529	24/05/2007	LAWRENCE & HANSON	CABOFLEX EAR PLUG 6120001282	214.01
EFT37530	24/05/2007	LET'S PARTY HIRE	EQUIPMENT HIRE	250.00
EFT37531	24/05/2007	LGNET	EMPLOYMENT ADVERTISING	242.00
EFT37532	24/05/2007	LINK ENERGY PTY LTD	FUEL PURCHASES	18,321.00
EFT37533	24/05/2007	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	593.80
EFT37534	24/05/2007	LOWER KING LIQUOR & GENERAL STORE	FUEL SUPPLIES BRIGADE	209.79
EFT37535	24/05/2007	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	13,488.81
EFT37536	24/05/2007	RAELENE MASTERS	CARTOGRAPHIC SERVICES - ALBANY CLASSIC	500.00
EFT37537	24/05/2007	MCINTOSH & SON	VEHICLE PARTS	357.89
EFT37538	24/05/2007	MERLE ANNE FLORIST	TABLE CENTRE PIECES TO AL & AC	235.00
EFT37539	24/05/2007	DR MERYL BROUGHTON	STAFF VACCINATED WITH FLUVAX	541.50
EFT37540	24/05/2007	MINTER ELLISON LAWYERS	LEGAL COSTS	9,892.59
EFT37541	24/05/2007	MODERN TEACHING AIDS PTY LTD	SAND & WATER TABLE, KIDS PVC SCHOOL GLUE	10.58
EFT37542	24/05/2007	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	330.00
EFT37543	24/05/2007	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	109.00
EFT37544	24/05/2007	IAN NEIL	REIMBURSE STAFF MEETING EXPENSES AT DOME COFFEEE & BEACHSIDE CAFE	93.40
EFT37545	24/05/2007	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	650.01
EFT37546	24/05/2007	PN & ER NEWMAN QUALITY CONCRETE	1200 x 700 Concrete Liner	220.00
EFT37547	24/05/2007	OPUS INTERNATIONAL CONSULTANTS LTD	PROFESSIONAL SERVICES	49,574.36
EFT37548	24/05/2007	ORICA AUSTRALIA P/L	CHLORINE SUPPLIES - ALAC	130.68
EFT37549	24/05/2007	PALMER & RAYNER EARTHMOVING	100mm minus gravel ex. Bonaccord Road Pit for use on Bushby Road	34,965.00
EFT37550	24/05/2007	PERTH AMBASSADOR HOTEL	Accommodation for Kevin Hughes 1,2,3,4 & Lisa Brown for 2,3,4, May	420.00
EFT37551	24/05/2007	PERTH FM RADIO PTY LTD	MIX 94.5 FM RADIO ADVERTISING - AMAZING ALBANY	35,681.80
EFT37552	24/05/2007	PETER GRAHAM AND CO LTD	bags dynamic lifter	178.00
EFT37553	24/05/2007	PROTECTOR ALSAFE	Retractable Lanyard	491.03

Account Number	Date	Description	Amount
EFT37554	24/05/2007	NEW RULES FOR BOATS AT ALBANY YAC SHOW, FAITH IN PLASTICS AT ALBANY YAC SHOW	2,640.00
EFT37555	24/05/2007	LAWN MOWING - DAY CARE CENTRE	99.00
EFT37556	24/05/2007	PERFORMANCE FEE: SLAVA & LEONARD GRIGORYAN	4,525.00
EFT37557	24/05/2007	TRAINING & COACHING ADOBE	208.00
EFT37558	24/05/2007	Supply and spray outback bitumen	170,000.36
EFT37559	24/05/2007	PROFESSIONAL SERVICES	1,711.37
EFT37560	24/05/2007	HAULAGE CHARGES	228.00
EFT37561	24/05/2007	CATERING	47.50
EFT37562	24/05/2007	CATERING	1,249.00
EFT37563	24/05/2007	TRAVEL TALK - MAY 2007	715.00
EFT37564	24/05/2007	PLEASE SUPPLY AND FIT 12/ 275mm NEW STEEL PILES WITH PROTECTIVE HDPE SLEEVES AND PILE CAPS IN PLACE TO SPECIFICATIONS ALL WORKS ARE AS PER YOUR QUOTE Sanford rd. Skatepark - Stage 1 as per negotiated contract	51,771.00
EFT37565	24/05/2007	SHEETMETAL SUPPLIES	55,000.00
EFT37566	24/05/2007	VALUATION FEE CHILLIUP SITE	3,034.90
EFT37567	24/05/2007	SEEDLINGS FOR REVEGETATION WORKS AT LOWLANDS RESERVE	132.00
EFT37568	24/05/2007	CASUAL STAFF	4,000.00
EFT37569	24/05/2007	FLIGHT FOR ANDREW HAMMOND (LGMA 25.05.07)	7,644.54
EFT37570	24/05/2007	10.48 METRES 25 X 3mm ALUMINIUM ANGLE.	1,384.20
EFT37571	24/05/2007	ELECTRICAL REPAIRS/MAINTENANCE	82.50
EFT37572	24/05/2007	STATIONERY SUPPLIES	8,607.13
EFT37573	24/05/2007	HARDWARE SUPPLIES	26.00
EFT37574	24/05/2007	GOODS DAY CARE CENTRE	55.67
EFT37575	24/05/2007	Repair of Equipment	26.00
EFT37576	24/05/2007	STATIONERY SUPPLIES	110.00
EFT37577	24/05/2007	SIGN PURCHASES	134.29
EFT37578	24/05/2007	LOCKSMITH SERVICES, REPAIRS ETC	215.09
EFT37579	24/05/2007	GROCERIES	130.10
EFT37580	24/05/2007	HARDWARE/TOOL SUPPLIES	479.80
EFT37581	24/05/2007	Certificate IV Local Government Planning - 2 Units - D Delury	527.93
EFT37582	24/05/2007	TELSTRA USB NEXTG WIRELESS USB MODEM	170.34
EFT37583	24/05/2007	MONTHLY CLEANING CHARGE	1,042.90
EFT37584	24/05/2007	WA ADMIN/SOTRAGE/FRIEGHT DISPATCH ORDER/DISTRIBUTION - TOP UPS	13,292.56
EFT37585	24/05/2007	VENUE HIRE FOR CIVIC LUNCHEON FOR GOVERNOR GENERAL MICHAEL JEFFERY	2,152.69
EFT37586	24/05/2007	Accommodation - 2 rooms for the night of the 7th and 8th May 2007	315.00
EFT37587	24/05/2007	ACCOMMODATION	550.00
EFT37588	24/05/2007	GARDEN SUPPLIES	169.00
EFT37589	24/05/2007	SAFETY EQUIPMENT	66.47
EFT37590	24/05/2007	STORMWATER SUPPLIES	137.95
EFT37591	24/05/2007	TRADELINK PLUMBING SUPPLIES	30.36

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EFT37592	24/05/2007	WESTERN AUSTRALIAN TREASURY CORPORATION	LOAN REPAYMENT -	173,039.52
EFT37593	24/05/2007	TRUCKLINE	VEHICLE PARTS	113.36
EFT37594	24/05/2007	TURPS STEEL FABRICATIONS	Earthworks for ECO Classroom and Display Sheds	11,286.00
EFT37595	24/05/2007	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	345.00
EFT37596	24/05/2007	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	8,294.80
EFT37597	24/05/2007	VALIANT DRYCLEANERS	PRESSING AND CLEANING CLOTHS FROM FASHION PARADE	165.00
EFT37598	24/05/2007	WRITING WA INC	MEMBERSHIP	110.00
EFT37599	24/05/2007	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	1,291.80
EFT37600	24/05/2007	LANDMARK LIMITED	GARDENING SUPPLIES	2,813.04
EFT37601	24/05/2007	WESTERN WORK WEAR	UNIFORMS	20.59
EFT37602	24/05/2007	WIGNALLS WINES	WINE FOR GOVERNOR GENERAL'S LUNCHEON	290.92
EFT37603	24/05/2007	WILSON MACHINERY	VEHICLE PARTS	920.44
EFT37604	24/05/2007	WOOD & GRIEVE PTY LTD	PROPOSED CIVIL ENGINEERING SERVICES FOR SUBDIVISION LOT 9001 LANCASTER ROAD UPGRADE - AS PER PROPOSAL - PROJECT BDA; OUR REF: ICR606742	847.00
EFT37605	24/05/2007	WURTH AUSTRALIA PTY LTD	BATTERY TERMINAL SPRAY/BRAKE CLEANER ETC	132.70
EFT37606	24/05/2007	YAKKA PTY LTD	UNIFORMS	309.44
EFT37607	24/05/2007	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	21.40
EFT37608	24/05/2007	ZIPFORM	SURVEY OF EMERGENCY MANAGEMENT MAILING	5,885.92
EFT37609	25/05/2007	A-LIST ENTERTAINMENT	GROSS TICKET INCOME - ROSS NOBLE FIZZY LOGIC TOUR	8,258.18
			TOTAL	3,629,017.21

- MINUTES-

ALBANY TOWN HALL THEATRE ADVISORY COMMITTEE

**10:00am on Wednesday 2nd May 2007 at
The Albany Town Hall Theatre, Meeting Room**

1. MEMBERS

J. Williams	-	City Councillor
R. Paver	-	City Councillor
P. Madigan	-	EDC&CS
S. I. Gartland	-	Town Hall Theatre Manager
C. Lovitt	-	Community Representative
P. Fairborn	-	Community Representative
A. Grant	-	Community Representative
M. Flynn	-	Community Representative

APOLOGIES P. Madigan

2. PUBLIC QUESTION TIME

Nil

3. DISCLOSURE OF INTEREST

Nil

4. CONFIRMATION OF PREVIOUS MINUTES

The Theatre Manager noted that the minutes from the March meeting had not been distributed to all committee members and will therefore be confirmed at the July meeting.

5. MATTERS ARISING FROM PREVIOUS MINUTES

5.1 Nil

6. BUSINESS ITEMS

6.1 Town Hall Manager's Report

RECOMMENDATION

THAT the Town Hall Manager's Report be received.

**MOVED: A. Grant
SECONDED: J. Williams
CARRIED**

Forthcoming Productions Report.

City of Albany presentations in Italics.

Name of Performance	Date	Touring Company/Promoter
Night Fever Bee Gees Tribute	Fri 4 th May 2007	Showtime Management
<i>The Australian String Quartet</i>	<i>Sat 12th May 2007</i>	<i>Australian String Quartet</i>
Eisteddfod Winners Concert	Sat 19 th May 2007	Albany Eisteddfod Inc
<i>Slava and Leonard Grigoryan</i>	<i>Tues 22nd May 2007</i>	<i>Raz Music</i>
Ross Noble Live	Wed 23 rd May 2007	A-List Entertainment
Sabrina Hahn	Sat 2 nd June 2007	An Audience With
ASHS Classical Music Concert	Wed 20 th June 2007	ASHS
Stayin' Alive Bee Gees Tribute	Mon 2 nd July 2007	Davidsons
Dorothy The Dinosaur	Tues 10 th July 2007 (3 Shows)	Entertainment Store
<i>Metaphor with Ali Wood</i>	<i>Tues 31st July 2007</i>	<i>Metaphor</i>
The Messiah	Thurs 9 th August 2007	Black Swan Theatre Co.
Great Southern Grammar School presentation night	Thurs 16 th August 2007	GSGS
Adam Cook Piano Recital	Sat 18 th August 2007	Adam Cook
<i>Luminesca</i>	<i>Wed 5th September 2007</i>	<i>Luminesca</i>
The Laramie Project (pencil only)	Sat 8 th September 2007	Black Swan Theatre Co.
Buddy's Back Buddy Holly Tribute (pencil only)	Fri 14 th September 2007	Scott Robin
ASHS Dance Concert	Tues 25 th & Wed 26 th September 2007	ASHS
Rhythms of Ireland	Sun 7 th October 2007	Retfar Entertainment
The Bachelors	Saturday 20 th October 2007 (2 shows)	Fogarty Theatrical Productions
FACET Conference	Tues 30 th October – Sat 3 rd November 2007	FACET Inc.
City of Albany Band	Sat 10 th November 2007	City of Albany Band
Albany Academy of Dance	Sat 1 st , Fri 7 th & Sat 8 th December 2007	Albany Academy of Dance

RECOMMENDATION

THAT the Forthcoming Productions Report be received.

**MOVED: M. Flynn
SECONDED: A. Grant
CARRIED**

6.3 Results of Previous Productions

- 6.3.1 Creative Albany – Voiceprints, 6:30pm Friday 16th March 2007. This was a very successful event. The show was a blend of local history material shown on DVD using a projector as well as live music and commentary from Bill Bunbury from the ABC in Perth.
- 6.3.2 A-List Entertainment - The Umbilical Brothers, 8:00pm Wednesday 28th March 2007. The Umbilical Brothers were very well received with an almost capacity house.
- 6.3.3 Marguerite Pepper Productions – The Leaping Loonies, 7:00pm Friday 30th March 2007. The Leaping Loonies captivated the many young people in the audience, although we did not get quite the audience we had hoped. See attached reconciliation.
- 6.3.4 Albany Fine Music Society in association with University of WA and Sheffield University UK – Crossing Continents, 7:30pm Wednesday 18th April 2007. This was a very challenging night of music. The touring musicians worked extensively with many local musicians during the day presenting workshops and master classes, which was an excellent outcome.

RECOMMENDATION

THAT the Previous Productions Report be received.

**MOVED: C. Lovitt
SECONDED: J. Williams
CARRIED**

6.4 Proposed Shows.

6.4.1 The Playing Australia funding application round 30 for touring shows commences on the 1st of May and the Theatre Manager will be working with the rest of the WA regional presenters in an attempt to attract a good range of shows to WA in 2008. The Theatre Manager presented a range of shows and budget indications that have drawn the most votes from other WA venues and also suit the Albany market, represent a good range of performance styles and can be presented on the Town Hall stage.

RECOMMENDATION

THAT the Theatre Manager confirms the registrations of interest for the following productions to go forward with Playing Australia funding applications.

The Pitch by Critical Stages

Stephen Michael King's Milli Jack and the Dancing Cat by Monkey Baa Theatre Company

The Gospel According to Elvis by The Entertanners

Carpenters from Kempsey by Christine Dunstan Productions

The Complete History of Australia by Hothouse Theatre

**MOVED: A. Grant
SECONDED: M. Flynn
CARRIED**

6.4.2 The Theatre Manager presented a late item of information of a production called Urban Wonderland by Raw Metal Dance Company from Queensland. The committee discussed the production and agreed to go forward with the revised proposal for performance fee of \$5,000.

RECOMMENDATION

THAT the Theatre Manager confirms with the company that the City of Albany is prepared to present one performance of Urban Wonderland by Raw Metal Dance in September this year.

**MOVED: J. Williams
SECONDED: A. Grant
CARRIED**

6.5 Other Business

6.5.1 Nil.

7. NEXT MEETING

10:00am, Wednesday 4th July 2007 – Town Hall Meeting Room.

8. CLOSURE: 11:08



MINUTES

OF THE MEETING OF THE ALBANY ARTS ADVISORY COMMITTEE
HELD AT THE VANCOUVER ARTS CENTRE
ON Wednesday 9th May 2007, AT 4.00PM

1. ATTENDANCE

Present. J. Waterman (Chair)
J. Campbell
J. Crisp
I. Bennion
R. Mordy (from 4.13pm)

Council Officers: P. Madigan – ED/CCS
T. Colby – A/APO

Apologies: G. Waldeck

2. DISCLOSURE OF INTEREST

I. Bennion – Item 6.1 Gener8

3. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Albany Arts Advisory Committee meeting held on the Wednesday 11th April 2007 be confirmed as true and accurate.

MOVED: J. Campbell
SECONDED: J. Crisp
CARRIED

4. MATTERS ARISING FROM PREVIOUS MINUTES

Nii

5. CORRESPONDENCE RECEIVED

5.1 Country Arts WA – ‘Art torque’ (March 2007) (tabled)

5.2 Country Arts WA – Annual Report 2006 (tabled)

ALBANY ARTS ADVISORY COMMITTEE MINUTES
Wednesday 9th May 2007

- 5.3 Emma Herman-Smith : Exchange Residency**
Thanking the Committee for offering the residency and indicating the planned project will be related to spring wild flowers.
Anticipated time frame: September – December 2007
- 5.4 Duncan Robertson : Exchange Residency**
Thanking the Committee for offering the residency, which is scheduled for January – March 2008.
- 5.5 Art on the Move Annual Report 2006**
- 5.6 Malini Parker**
Artist in Resident complementing A/APO
- 5.7 Resignation - Albany Art Prize Coordinator : A. Grant**
- 5.8 Sculpture by the Sea 2007**
Bondi, NSW (Tabled)

RECOMMENDATION

THAT the inward correspondence be received.

MOVED: J. Crisp
SECONDED: I. Bennion
CARRIED

6. BUSINESS ITEMS

6.1 Arts Project Officer brought to the Committee's attention the following items:

- **Ilsa Bennion would like to apply to 'Art on the Move' funding to tour the Gener8 exhibition.**

I. Bennion disclosed an interest in this tem. The nature of the interest in that she is the coordinator of the project.

I. Bennion tabled the objectives of the proposal and left the meeting at 4.09pm.

RECOMMENDATION

THAT the AAAC support application to Art on the Move to tour the Gener8 Exhibition.

MOVED: J. Crisp
SECONDED: J. Campbell
CARRIED

I. Bennion returned at 4.11pm.

- **The Category A meeting will be taking place at the VAC on the 21st and 22nd May 07 and Country Arts would like to know how many AAAC members will be attending.**

I. Bennion / J. Campbell and J. Crisp to attend.
J. Waterman apology.

ALBANY ARTS ADVISORY COMMITTEE MINUTES
Wednesday 9th May 2007

(R. Mordy arrived – 4.13pm)

- **Art Auction – APO has reserved gallery space for 2008 from the 12th – 29th June 08. Is the committee happy with these dates or would they like to consider other dates.**
2008 Gallery program attached to the Agenda. (Noted)

6.2 Discussion Paper - Proposed Art Auction

RECOMMENDATION

THAT Council endorse the proposal, and the Art Auction be conducted 12th - 29th June 2008

MOVED: I, Bennion
SECONDED: R. Mordy
CARRIED

(A. Davis arrived – 4.22pm)

Paperartzi – Good feedback

The International Artist and the use of various locations were positive parts of the event.

The total Budget was about \$40K

(A. Davis left – 4.34pm)

6.3 Discussion Paper - Professional Development Mentoring Program

Hold over to next meeting.

6.4 Edinburgh Sculpture Workshop Artist in Residence Exchange Program

The Background Paper and Guidelines were presented to the April meeting of the Committee, and a copy is attached for consideration

RECOMMENDATION

THAT the Guidelines for the Edinburgh Sculpture Workshop Artist in Residence Exchange Program be adopted.

MOVED: I. Bennion
SECONDED: J. Campbell
CARRIED

6.5 Review - Albany Art Prize

The following recommendations were made for further consideration by the Committee:

- **City of Albany Open Prize. \$3000**
Best work in Competition – any medium, any subject.
Non-Acquisitive.
All works entered automatically.

- **Best Painting - Oil, Acrylic or Water Colour. \$1000**
Non-Acquisitive.

ALBANY ARTS ADVISORY COMMITTEE MINUTES
Wednesday 9th May 2007

- **Best Drawing – any medium** **\$1000**
Any subject. Non-Acquisitive.
- **Best Print** **\$1000**
Any subject. Non-Acquisitive.
- **Best 3-Dimensional Work** **\$1000**
Any medium, any subject. Non-Acquisitive.
- **Best Photograph** **\$1000**
Any subject. Non-Acquisitive.
- **Best work in Mixed Media.** **\$1000**
Any subject. Non-Acquisitive.
- **Popular Vote Award** **\$500**
Non-Acquisitive. All works entered automatically.

Current Prize Money: \$9,500

Entries per Person (Any category / categories): 2

Title of Competition to be discussed.

Commission on Sales : 25% / 30%

7. REPORTS

- 7.1 Arts Project Officer's Report – March 07**
(A copy of the Report is attached to the Minutes).

The APO Report was received.

8. OUTSTANDING ITEMS

- 8.1 Busking Guidelines – pending comments from current coordinator.**
- 8.2 Art-in-Contention – pending input from Annette Grant, Coordinator Albany Art Prize**
- 8.3 “Resurrect : One Communities Trash” project. Concept to be further expanded by S. Codee.**

9. MEETING CLOSED

5.15pm

10. NEXT MEETING

13th June 2007 at 4pm

12.8.2 A_Herman Smith_Emma_Exchange Residency_240407.txt
From: emma herman-smith [ehermansmith@yahoo.com]
Sent: Tuesday, 24 April 2007 2:03 AM
To: Peter Madigan
Subject: residency

Hello Peter,

I am absolutely delighted to have been invited to spend 3 months on residency at Vancouver Arts Centre. Thank you!
Because my planned project will be closely related to the spring wildflowers I anticipate being with you September - December. Exact dates will of course become clearer as I plan and fundraise.

There is obviously quite a lot of cash to gather together and if you know of potential funding bodies based in Australia would you be able to assist with applications? I think I'm going to need all the help I can get...

I am very much looking forward to spending the time with you all and creating new and interesting work. Please contact me any time with questions, queries, statements, etc.

Kind Regards,
Emma

Yahoo! Mail is the world's favourite email. Don't settle for less, sign up for your free account today
http://uk.rd.yahoo.com/evt=44106/*http://uk.docs.yahoo.com/mail/winter07.html

12.8.2 B_Robertson_Duncan_Exchange Residency_240407.txt

From: DUNCAN ROBERTSON [duncanr@btinternet.com]
Sent: Tuesday, 24 April 2007 2:07 AM
To: Peter Madigan
Subject: duncan ESW

Hi ,

Thank you very much for looking over and accepting my proposal I look very much forward to coming to Albany , Western Australia .

I'm thinking of Jan Feb March 2008 if that is ok with you. I will have to get funding together , we have just missed a deadling for the scottish arts council for individual funding. Do you have any ideas for funding oportunities for this exchange program ?

Both me and Emma share a flat and have studios at ESW. One thing we are agreed on is that we would like to do our resedencies at separate times . We will of course co-ordinate our looking for funding but will be applying individualy to funding bodies for financial assistance in order to facilitate the residency .

Yours

Duncan

www.duncanrobertson.co.uk



Malini Parker
11 Maskill Place, Albany WA 6330

City of Albany Records
Doc No: ICR7029508
File: REL122

Date: 07 MAY 2007
Officer: EDCCS;AAVAC

Attach:

May 10, 2007

Andrew Hammond,
Chief Executive Officer,
City of Albany,
PO Box 484,
Albany 6331.

Dear Mr Hammond,

I am an artist, resident in Albany and am currently conducting a series of art workshops at the Vancouver Arts Centre. These Healthway sponsored workshops were part of the 'V' Project, presented by the *Albany & Regional Volunteer Service & Act Belong Commit.*

In the past few weeks I have had the pleasure of dealing with Tanja Colby, whom I understand to be the Acting Arts Project Officer at the Vancouver Arts Centre. As *the* point of contact for arts-related activities at the VAC, Tanja has certainly been exemplary. Her efficiency and flexibility, combined with a courteous and professional manner have made her a delight to work with. In addition, Tanja's helpfulness and adaptability have greatly eased the logistical aspects of running these workshops. While we are often quick to register complaints, people who do their jobs well may not always get the acknowledgement they deserve. I wanted to make sure that credit was given where it was due.

I look forward both to working with Tanja in the future and to using the Vancouver Arts Centre for other projects.

Kind regards,

Malini Parker

cc Peter Madlgan, Tanja Colby



DISCUSSION PAPER

VANCOUVER ARTS CENTRE

PROPOSED ART AUCTION PROJECT

Background

The proposed Art Auction project was the brain-child of Jenny Crisp and Joan May Campbell – two well known and respected artists in their own right.

Over the years both ladies had accumulated many of their own works, and believe the Art Auction project will enable them, together with other artists, the opportunity to sell these works at auction, with 50% of the proceeds then being directed to the Professional Development Mentoring Program.

Art Auction and Exhibition

The project is to be an invitational event, with the names of interested participants being submitted to the Albany Arts Advisory Committee for the final selection.

To assist in the selection process, in submitting the initial registration of interest, the artist is required to also submit a bio and comment on the works to be presented. Should the artist be selected to participate, the bio and comments will be used in the exhibition.

The emphasis will be on a good exhibition, with all works being professionally ready.

Due to space limitations, each artist will be restricted to two works only.

Reserve prices for the works are permitted and are to be determined by the artist.

All works are to be displayed on the City's website.

Auction

The auction is to be conducted by an experienced person.

Absentee bids will be accepted.

An invitational guest list for the auction is to be prepared by the Albany Arts Advisory Committee and formal invitations sent out.

The auction is to be catered, with finger food and beverages provided.

Timing

The auction is to be conducted mid to late June each year, over a one week period, with the opening night being of a Thursday, and the auction conducted the following Wednesday evening.

Proceeds

Proceeds from the auction are to be distributed:

- 50% to the artist
- 50% to the Professional Development Mentoring Program

DISCUSSION PAPER

VANCOUVER ARTS CENTRE

**PROFESSIONAL DEVELOPMENT MENTORING
PROGRAM**

The Vancouver Arts Centre Professional Development Mentoring Program assists talented young and emerging artists to establish a professional career in the arts.

It offers the chance to develop a mentoring partnership that supports the exchange of ideas, networks, and experiences, with a professional artist.

Mentoring Program Format

The program exists in both a formal structured and unstructured format.

The unstructured most common form involves the development of a spontaneous informal relationship.

The structured mentoring program aims to connect young and emerging artists with experienced professionals in order to help them further develop their skills.

The mentoring partnership may take several forms, such as one-on-one, group mentoring, or organisational mentoring. The Mentoree in collaboration with the mentor will structure a framework to best suit the needs of each partner utilising the personal and organisational resources available.

Mentor Register

The Vancouver Arts Centre is developing a register of established artists who are interested in mentoring emerging artists, and registration of interest for inclusion on this register have been invited.

All established artists have skills to pass on. These skills could cover areas such as: Professional Practice; Marketing and Promotion; Networking; Seeking and Obtaining Funding; Hanging an Exhibition; Information Technology; and all other areas of developing a professional artistic career.

Mentors receive a fee or are provided with in-kind support, as set out in their application for inclusion in the register.

BACKGROUND PAPER & GUIDELINES

EDINBURGH SCULPTURE WORKSHOP ARTIST IN RESIDENCE EXCHANGE PROGRAM (www.edinburghsculpture.org)

Edinburgh Sculpture Workshop was established in 1987 by a group of artists to create a centre of excellence for sculptural activities within Scotland. The workshop's first premises were at Albion Road. After five years, the organization had outgrown the building and after much searching the site at Hawthornvale was fixed on as a suitable space. Metal and woodworking facilities were installed and 12 studios were built.

Over the years, the organization has developed a successful education and outreach program and now works with a range of arts and associated organizations providing workshops, classes, site visits and collaborating on projects and commissions, and delivers a resource for educators, arts and associated organizations, commissioning agencies and anyone interested in the visual arts.

Aims of the Edinburgh Sculpture Workshop

- Support artists in their professional development;
- Promote sculpture and contemporary visual arts within Scotland and abroad;
- Provide a community and education resource and actively encourage participation in and enjoyment of the visual arts;
- Promote Edinburgh as an important centre for contemporary visual arts;
- Establish ESW as a vibrant centre for contemporary visual arts and professional arts practice.

Artists in Residence Exchange Program – Vancouver Arts Centre & Edinburgh Sculpture Workshop

In terms of the Vancouver Arts Centre, the exchange program is operated in accordance with the Vancouver Arts Centre Artist in Residence Guidelines, wherein the VAC provides accommodation, studio workspace and exhibiting opportunities for the visiting artist, and the artist is responsible for their own travel and living costs.

Each residency is for a period of three months.

The Vancouver Arts Centre has agreed to offer two residencies in 2007/8, and the Edinburgh Sculpture Workshop has indicated it would hope to offer a similar opportunity to an artist proposed by the VAC in 2008/9.

The final selection of the artist/s is undertaken by the organization providing the residency venue, with the initial short-listing being provided by the organization inviting applications for the residency.

Acting Arts Project Officer Report May 9 2007

Mother's Day Market

The recent Mother's Day Market and preview night was very successful. Most stallholders reported excellent sales and were generally pleased with the facilities, space, organisation, staff and level of advertising. We had a few constructive comments that will allow us to improve next year, (for example - background music and more food stalls). The preview night was a new element, which was very well received.

I would like to officially thank Annette Grant for her time and effort – a job well done!

Art Prize 2008

I have reserved the whole Arts Centre for the 2008 Art Prize – Actual Exhibition Thursday 13th March until Tuesday 25th March. I have reserved the centre from Monday 10th March until Friday 28th March to provide time for set up and clean up.

Newsletter

To distribute our newsletter in the Weekender once a month will cost \$660. We will need to provide them with 6800 copies (the printing and design costs will be additional to the \$660).

Alternatively, \$660 will buy us a one-page ad. We currently spend \$50 a month on a small ad, which contains a summary of the events calendar. We also purchase one or two additional ads each month for specific events such as concerts.

Have made contact with Anne Simpson Re: quotes of the design of our newsletter and am awaiting her reply.

Transient – Hans Arkeveld Retrospective

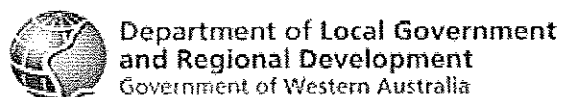
We had a very successful exhibition opening with over 70 people attending. Hans has passed on to Art On the Move some very positive comments about his stay, our exhibition space and the installation of his work.

I would like to officially thank Sandy O'Doherty for her professional installation, and for working with our new Work for the Dole participant Jodiell Krakouer.

Agenda Item Attachments

GENERAL MANAGEMENT SERVICES SECTION

Department of Local Government and Regional Development - Compliance Audit Return



Albany - Compliance Audit Return 2006

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 2005 to 30 June 2006.	Yes	Confirmed with Senior EHO and register of inspections	John Byrne

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.	John Byrne
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		John Byrne
3	s40(2) Cemeteries Act 1986	Have plans been kept and maintained showing the location of all burials registered in 2 above.	N/A		John Byrne



Commercial Enterprises by Local Governments					
No	Reference	Question	Response	Comments	Respondent
1	s3.59(2)(a)(b)(c) Functions & General Regulation 7,9	Has the local government prepared a business plan for each major trading undertaking in 2006.	Yes		John Byrne
2	s3.59(2)(a)(b)(c) Functions & General Regulation 7,10	Has the local government prepared a business plan for each major land transaction that was not exempt in 2006.	Yes		John Byrne
3	s3.59(2)(a)(b)(c) Functions & General Regulation 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 2006.	Yes		John Byrne
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 2006.	Yes		John Byrne
5	s3.59(5)	Did the Council, during 2006, resolve to proceed with each major land transaction or trading undertaking by absolute majority.	Yes		John Byrne



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		John Byrne
2	s5.16, 5.17, 5.18	Were all delegations to committees in writing.	Yes		John Byrne
3	s5.16, 5.17, 5.18	Were all delegations to committees within the limits specified in section 5.17.	Yes		John Byrne
4	s5.16, 5.17, 5.18	Were all delegations to committees recorded in a register of delegations.	Yes		John Byrne
5	s5.18	Has Council reviewed delegations to its committees in the 2005/2006 financial year.	Yes		John Byrne
6	s5.42(1),5.43 Administration Regulation 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		John Byrne
7	s5.42(1)(2) Admin Reg 18	Were all delegations to the CEO resolved by an absolute majority.	Yes		John Byrne
8	s5.42(1)(2) Admin Reg 18	Were all delegations to the CEO in writing.	Yes		John Byrne
9	s5.44(2)	Were all delegations by the CEO to any employee in writing.	Yes		John Byrne
10	s5.45(1)(b)	Were all decisions by the Council to amend or revoke a delegation made by absolute majority.	Yes		John Byrne
11	s5.46(1)	Has the CEO kept a register of all delegations made under the Act to him and to other employees.	Yes		John Byrne
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 2005/2006 financial year.	Yes		John Byrne
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.	John Byrne

Disclosure of Interest					
No	Reference	Question	Response	Comments	Respondent
1	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		John Byrne



No	Reference	Question	Response	Comments	Respondent
2	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.	N/A	No such decisions made.	John Byrne
3	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		John Byrne
4	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		John Byrne
5	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		John Byrne
6	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all continuing elected members by 31 August 2006.	Yes		John Byrne
7	s5.76(1) Admin Reg 23 Form 3	Was an annual return lodged by all designated employees by 31 August 2006.	Yes		John Byrne
8	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		John Byrne
9	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		John Byrne
10	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		John Byrne
11	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		John Byrne
12	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	Returns will generally be kept much longer in compliance with the State Records Office' General Disposal Authority Schedule for Local Government	John Byrne
13	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		John Byrne



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	Any property disposals were completed by public auction or tender, other than excluded disposals ie leases to charitable organisations.	John Byrne
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.	N/A		John Byrne

Finance					
No	Reference	Question	Response	Comments	Respondent
1	s5.53, Admin Reg19B	Has the local government prepared an annual report for the financial year ended 30 June 2006 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 2006.	Yes		Stan Goodman
3	s5.54(1), (2)	If the Auditor's report was not available in time for acceptance by 31 December, will it be accepted no more than two months after the Auditor's report is 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).	N/A		Stan Goodman
7	s5.98 Admin Reg 30	Was the fee made available to elected members for attending meetings within the prescribed range.	Yes		Stan Goodman
8	s5.98 Admin Reg 31	Was the reimbursement of expenses to elected members within the prescribed ranges or as prescribed.	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
9	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
10	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
11	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
12	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
13	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
14	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
15	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.	N/A		Stan Goodman
16	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
17	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	18 July 2006	Stan Goodman



**Department of Local Government
and Regional Development**
Government of Western Australia

No	Reference	Question	Response	Comments	Respondent
18	s6.2	If 'no', was Ministerial approval sought for an extension.	N/A		Stan Goodman
19	Financial Management Reg 33	Was the 2006/2007 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	20 July 2006	Stan Goodman
20	s6.4(1) FM Reg 34	Did the local government prepare an annual financial report as prescribed.	Yes		Stan Goodman
21	s6.4(1) FM Reg 34	Did the local government prepare other financial reports as prescribed.	Yes		Stan Goodman
22	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
23	s6.4(3)(b)	Was the annual financial report, prepared for the financial year ended 30 June 2006, submitted to the Auditor by 30 September 2006 or by the extended time allowed by the Minister or his delegate.	Yes		Stan Goodman
24	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.	No	Auditors failed to submit report as was their practice in previous years. Report was forwarded on 1st March 2007 after request from DLGRD. Agreed with Auditor that the City will ensure a copy is forwarded to the Department (Minister) in future years.	John Byrne
25	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
26	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
27	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
28	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
29	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
30	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
31	s6.9(3)	Has property held in trust been delivered to the persons entitled to it.	N/A		Stan Goodman
32	s6.11(2)	Have all decisions to change the use or purpose of money held in reserve funds been by absolute majority.	N/A		Stan Goodman
33	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
34	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
35	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
36	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
37	s6.17(3)	Were the fees or charges imposed for a copy of information available under section 5.96, limited to the cost of providing the service or goods.	Yes		Stan Goodman
38	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



No	Reference	Question	Response	Comments	Respondent
39	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
40	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
41	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
42	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
43	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
44	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
45		Did Council determine by absolute majority to impose a general rate on rateable land within its district .	Yes		Stan Goodman
46		Did Council determine by absolute majority to impose a specified area rate on rateable land within its district .	No		Stan Goodman
47		Did Council determine by absolute majority to impose a minimum payment on rateable land within its district .	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
48		Did Council determine by absolute majority to impose a service charge on rateable land within its district .	No		Stan Goodman
49	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
50	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
51	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
52	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
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 rated on unimproved value (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 in each differential rating category (unless the general minimum did not exceed \$200).	Yes		Stan Goodman
55	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.	N/A		Stan Goodman
56	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.	N/A		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
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, detailing the time and place where the document describing the objects and reasons for each proposed rate and minimum payment may be inspected.	N/A		Stan Goodman
58	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
59	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
60	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
61	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
62	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
63	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.	N/A		Stan Goodman
64	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
65	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
66	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
67	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
68	FM Reg 12	Have payments from the Municipal or Trust fund been made under the appropriate delegated authority.	Yes		Stan Goodman
69	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
70	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
71	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
72	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
73	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
74	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
75	FM Reg 19	Do the internal control procedures over investments, established and documented by the local government, enable the identification of the transactions related to each investment.	Yes		Stan Goodman



No	Reference	Question	Response	Comments	Respondent
76	FM Reg 55	Does the local government's rate record include all particulars set out in the FM Regulations.	Yes		Stan Goodman
77	FM Reg 56,57	Are the contents of the local government's rate notice in accordance with the FM Regulations.	Yes		Stan Goodman
78	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
79	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
80	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
81	s7.3	Was the person(s) appointed by the local government to be its auditor, a registered company auditor.	Yes		Stan Goodman
82	s7.3	Was the person(s) appointed by the local government to be its auditor, an approved auditor.	Yes		Stan Goodman
83	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
84	Audit Reg 10	Was the Auditor's report for the financial year ended 30 June 2006 received by the local government within 30 days of completion of the audit.	Yes		Stan Goodman
85	s7.9(1)	Was the Auditor's report for 2005/2006 received by the local government by 31 December 2006.	Yes		Stan Goodman
86	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
87	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



No	Reference	Question	Response	Comments	Respondent
88	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
89	A Reg 7	Did the agreement between the local government and its auditor include the objectives of the audit.	Yes		Stan Goodman
90	A Reg 7	Did the agreement between the local government and its auditor include the scope of the audit.	Yes		Stan Goodman
91	A Reg 7	Did the agreement between the local government and its auditor include a plan for the audit.	Yes		Stan Goodman
92	A 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
93	A 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
94	FM Reg 33A	Did the local government, between 1 January and 31 March 2006, carry out a review of its annual budget for the year ended 30 June 2006.	Yes		Stan Goodman

Local Government Employees

No	Reference	Question	Response	Comments	Respondent
1	s9.59, Admin Reg 18C	Did the local government approve the process to be used for the selection and appointment of the CEO before the position was advertised.	N/A		John Byrne
2	s5.36(4), 5.37(3), Admin Reg 18A	Were all vacancies for the position of CEO and for designated senior employees advertised.	N/A		John Byrne
3	s5.36(4), 5.37(3), Admin Reg 18A	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		John Byrne
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		John Byrne



No	Reference	Question	Response	Comments	Respondent
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		John Byrne
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		John Byrne
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		John Byrne
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		John Byrne
9	s5.37(2)	Did the CEO inform council of each proposal to employ or dismiss a designated senior employee.	N/A		John Byrne
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		John Byrne
11	Admin Reg 18D	When the Council considered the CEO's performance review did it decide to accept the review (with or without modification).	Yes		John Byrne
12	Admin Reg 18D	When the Council considered the CEO's performance review did it decide to reject the review.	No		John Byrne
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		John Byrne
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.	N/A	No new contract, either for the CEO or a designated senior employee, was established during the reporting period.	John Byrne



No	Reference	Question	Response	Comments	Respondent
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.	N/A	No new contract, either for the CEO or a designated senior employee, was established during the reporting period.	John Byrne
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.	No		John Byrne
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.	No		John Byrne
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		John Byrne
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	Page 86	John Byrne
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	Page 86	John Byrne
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).	N/A	Continuing CEO employment contract.	John Byrne
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 if staff engaged in 2006)	N/A	Administration Regulation 18E refers to the employment of a CEO, and there was no recruitment process for a new CEO in the reporting period.	John Byrne



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		John Byrne

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		John Byrne
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		John Byrne
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		John Byrne
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		John Byrne
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		John Byrne
6	s3.12(4)	Have all Council's resolutions to make local laws been by absolute majority.	Yes		John Byrne
7	s3.12(4)	Have all Council's resolutions to make local laws been recorded as such in the minutes of the meeting.	Yes		John Byrne
8	s3.12(5)	After making the local law, did the local government publish the local law in the Gazette.	Yes		John Byrne



No	Reference	Question	Response	Comments	Respondent
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		John Byrne
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		John Byrne
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		John Byrne
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		John Byrne
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.	Yes		John Byrne
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.	Yes		John Byrne
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.	Yes		John Byrne
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.	Yes		John Byrne
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.	Yes		John Byrne
18	s3.16(4)	Was the decision to repeal or amend a local law determined by absolute majority on all occasions.	Yes		John Byrne



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		John Byrne
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		John Byrne
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.	Yes		John Byrne
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		John Byrne
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		John Byrne
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.	No	No evidence to indicate that the Special Meeting of Council held in June 2006 met this requirement. Relevant procedure manuals updated to identify this requirement and appropriate personnel informed of the requirement, to ensure future compliance.	John Byrne
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		John Byrne
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		John Byrne
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		John Byrne



No	Reference	Question	Response	Comments	Respondent
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		John Byrne
11	s5.8	Did the local government ensure all Council committees (during the review period) were established by an absolute majority.	Yes		John Byrne
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		John Byrne
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	Marked N/A as no Council member exercised this right.	John Byrne
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		John Byrne
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		John Byrne
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		John Byrne
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		John Byrne
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		John Byrne
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		John Byrne



No	Reference	Question	Response	Comments	Respondent
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		John Byrne
21	s5.23 (1)	Were all council meetings open to members of the public (subject to section 5.23(2) of the Act).	Yes		John Byrne
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		John Byrne
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		John Byrne
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		John Byrne
25	s5.24 (1) AR 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		John Byrne
26	s5.24 (1) AR 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		John Byrne
27	s5.24 (1) AR 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		John Byrne
28	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		John Byrne
29	Admin Reg 9	Was voting at Council or committee meetings conducted so that no vote was secret.	Yes		John Byrne
30	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.	N/A	No such motions made.	John Byrne



No	Reference	Question	Response	Comments	Respondent
31	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 of member (whether vacant or not) of the Council or committee.	Yes		John Byrne
32	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		John Byrne
33	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		John Byrne
34	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include the names of members present at the meeting.	Yes		John Byrne
35	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		John Byrne
36	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		John Byrne
37	Admin Reg 11	Did the contents of minutes of all Council or committee meetings include details of each decision made at the meeting.	Yes		John Byrne
38	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		John Byrne
39	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		John Byrne
40	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		John Byrne



No	Reference	Question	Response	Comments	Respondent
41	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		John Byrne
42	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.	No	Advertising of the meetings for 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) did not occur. Each meeting was advertised individually to inform the community and enable attendance. Longer term scheduling of meetings of these Committees is now being addressed to enable compliance with this requirement.	John Byrne
43	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.	N/A		John Byrne
44	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		John Byrne
45	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		John Byrne
46	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		John Byrne
47	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		John Byrne
48	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		John Byrne



No	Reference	Question	Response	Comments	Respondent
49	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		John Byrne
50	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		John Byrne
51	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		John Byrne
52	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		John Byrne
53	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		John Byrne
54	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		John Byrne
55	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		John Byrne
56	s5.103(3) Admin Reg 34B	Has the CEO kept a register of all token gifts received by Council members and employees.	Yes		John Byrne



No	Reference	Question	Response	Comments	Respondent
57	s5.103	Has the local government reviewed its code of conduct in the 12 months immediately following each ordinary election day. (Please advise of the Date of Review in the comments column. If the review has not been done please indicate when the review will be undertaken).	Yes	20/09/2005	John Byrne

Miscellaneous Provisions

No	Reference	Question	Response	Comments	Respondent
1	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		John Byrne
2	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		John Byrne

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		John Byrne

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 \$50,000. (Subject to Functions and General Regulation 11(2))	Yes		Wayne Male
2	F&G Reg 12	Is the local government aware of any occasion in which it entered into 2 or more contracts to avoid the requirements to call tenders in accordance with F&G Reg 11(1).	No		Wayne Male
3	F&G Reg 14(1)	Did the local government invite tenders via Statewide public notice.	Yes		Wayne Male



**Department of Local Government
and Regional Development**
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No	Reference	Question	Response	Comments	Respondent
4	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
5	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
6	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
7	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
8	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
9	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.	N/A	This local government did not submit a tender for any contract.	Wayne Male
10	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
11	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
12	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
13	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



No	Reference	Question	Response	Comments	Respondent
14	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
15	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
16	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
17	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
18	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
19	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
20	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
21	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
22	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
23	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
24	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



No	Reference	Question	Response	Comments	Respondent
25	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
26	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
27	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
28	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
29	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
30	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
31	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
32	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
33	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
34	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
35	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



No	Reference	Question	Response	Comments	Respondent
36	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
37	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
38	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.	Yes		Wayne Male
39	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
40	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
41	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).	N/A	This local government has adopted a regional price preference policy.	Wayne Male
42	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).	N/A	This local government has adopted a regional price preference policy.	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 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	This local government has adopted a regional price preference policy.	Wayne Male



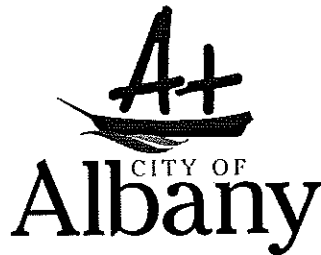
**Department of Local Government
and Regional Development**
Government of Western Australia

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 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	This local government has adopted a regional price preference policy.	Wayne Male

I certify this Compliance Audit return has been adopted by Council at its meeting on _____

Signed Mayor / President, Albany

Signed CEO, Albany



Meeting No. 04/07
File Ref: STR208

[Agenda Item 14.5.1 refers]
[Bulletin Item 1.4.2 refers]

ALBANY TOURISM MARKETING ADVISORY COMMITTEE

MINUTES

Monday 07 May 2007
5.30pm – 6.30pm

Held at the City of Albany North Road Office
Margaret Coates Board Room

1. DECLARATION OF OPENING

Deputy Chairman Cr Jamieson declared the meeting open at 5.40pm

2. RECORD OF ATTENDANCE

Members

Cr John Jamieson – Deputy Chairman

Mr Simon Shuttleworth

Mr Chris Morris

Ms Alisia Battalis-Mumby (teleconference)

Staff

Ms Krysta Guille – Tourism Development Officer

Mr Jon Berry – Manager Economic Development

Ms Lucy Sadler – Tourism Projects Officer

Apologies

Mr Rino Daniele

Absent

Cr Denis Wellington – Chairman

Cr Paul Lionetti

3. CONFIRMATION OF PREVIOUS COMMITTEE MINUTES

Moved: Simon Shuttleworth

Seconded: Chris Morris

THAT the minutes of the Albany Tourism Marketing Advisory Committee meeting held on 02 April 2007 be confirmed as a true and accurate record of the meeting.

CARRIED 4-0

4. MATTERS ARISING FROM PREVIOUS MINUTES

- Jon Berry reported that CEO Andrew Hammond and himself met with Graham Harvey from the ACCI to elaborate the City of Albany's role in tourism development.
- Cr Jamieson reported that he had attended a meeting with Eden Gate Blue Berry Farm along with Cr Wolfe. Cr Jamieson reported that Graham Harvey has indicated his desire to visit the Swan Valley for a case study.

Jon indicated he would organise a visit with Les Hewer and invite Graham to attend

5. DISCLOSURE OF FINANCIAL INTEREST

Nil

6. BUSINESS ITEMS

- 6.1 *Report on Mix 94.5 Radio Golf Competition*
Jon Berry noted for the minutes thanks to Lucy, Krysta and Alisia at Skywest. A disk with a recording of the outside broadcast is available for committee members (approx 1hr long).
- 6.2 *2007 Winter Campaign Update*
The City of Albany hosted Samille Mitchell, journalist for The West Australian last week and, despite rainy weather, Samille researched for approximately six stories to accompany the amazingalbany feature (similar to last year). The number of stories in The West Australian will depend upon the advertising support by Albany advertisers. Alisia indicated Skywest has already booked their advert. A prize to the value of \$4000 is required.
- 6.3 *Perth Visitor Centre (PVC) - Go Taste Albany theme*
The PVC window display has now been removed however a photo has been taken and distributed to the members.
- 6.4 *Amazing Albany Vehicle Sponsorship*
Lucy has put together a proposal for Denis to sell to new car saleyards.
- 6.5 *Report from the WA Tourism Industry Forum*
Held at the Perth Convention Exhibition Centre Friday 27

(Alisia left the meeting 6pm)

7. OTHER BUSINESS

7.1 *Simon Shuttleworth -*

Simon indicated that he sees similarities between where the brands "amazingalbany" and "Big 4" are heading. Big 4 also re-branded recently following extensive research to decide what the brand needed to look like and to define the target markets.

Big 4 believe that Australians are taking different types of breaks – more regular, shorter breaks rather than just one major holiday per year. This matches the strategy taken by *amazingalbany* to encourage 3-4 day breaks from the Perth market.

Big 4 has focused on two major target markets responsible for 70% of the yield. (*The Grey Nomads market* segment, whilst is large, is low yield.) *Two major markets;*

1. *Socially Aware* - not big TV watchers. Computer literate – usually research on the internet but often make a call to book rather than book on-line.
2. *Visual Achievers* – 35-55 year olds with children. Eg. Chalets, pool, kids-cl ub movies.

Other key messages taken from the Big 4 strategies;

- Strong on branding – very rigid guidelines & control regarding brand usage.
- Accreditation – very park needs to be accredited, although this si a challenge with 10-17% of the parks still not accredited.
- Australian Women's Weekly advert – \$140,000 – 10 pages at the *Australian Women's Weekly*. Prize 12-months accommodation for the

- winner. 1300 telephone number took 9,000 entries – they entered because the destination pics / use colours
- Every park offered one night free at all parks around Australia for a Getaway promotion
 - *Mix94.5FM* – Prizes to promote the Caravan & Camping Show
 - *Strategic Planning* – BIG 4 spend 3 days just focusing on Strategic Planning. Brainstorming. Focus on those that will benefit the most. The secret to the success is sacrifice.

Action Item – *Present to the ACCI members on the value of tourism & contribution. Book a after-hour meeting. Hold a special meeting for the members – “progressive meeting” moving from tourism business to tourism business (perhaps in the warmer months to allow for out-door venues). Approach the Chamber of Commerce members to assist in prizes. (KG)*

Action Item – *Consider a strategic planning meeting over a weekend at an out-side venue with the committee. Invite some key industry operators plus a facilitator. (KG)*

Action Item – *Suggested that Les Hewer, a board member and Jon Berry visit the Swan Valley about signage in that Region. John Jamieson volunteered to attend. (JB)*

8. NEXT MEETING

Monday 11 June 2007 at 5.30pm

9. MEETING CLOSE

Cr Jamieson declared the meeting closed at 7.10pm

**Minutes of Advisory
And Other Committees
Of Council**



MAN121

BUSHCARERS ADVISORY COMMITTEE - MINUTES -

Meeting held at the City of Albany Office, North Road
Friday, 23rd March, 2007

Meeting opened at 10:00 am.

1.0 PRESENT

Robert Fenn, Laurie Anderson, Kay Stehn, Monika Jolly and Michelle Bosworth (Minute Taker)

2.0 APOLOGIES

Cllr John Jamieson

3.0 CONFIRMATION OF MINUTES

Amendment:

6.4 Off Road Vehicle Ban
2nd Paragraph first line, change "resined" to "rescind".

That the minutes of the Bushcarers Advisory Committee meeting held on the 15th December 2006 be confirmed as a true and accurate record of the proceedings.

**MOVED: KAY STEHN
SECONDED: MONIKA JOLLY
CARRIED**

4.0 CORRESPONDENCE

- 1 Two landowners have received funding through SCRIPT to assist in environmental weed control (Victorian Tea Tree) works on private land.
- 2 Environmental Weed Strategy Local Law to be put in place by new Reserves Officer. City of Albany is waiting on John Moore to compile list of environmental weeds and to ensure Local Law is as comprehensive as possible at the date of adoption.

5.0 BUSINESS ARISING:

5.1 Policy for Clearing on Council Controlled Land

The Environmental Strategy has been adopted by Council. The roll out of that policy and implementation will be undertaken internally in the City of Albany

5.2 Proposed Land Swap at Lake Seppings

There is no further action at this stage. Council has decided to accept the minutes of this Committee in relation to this issue but not endorse them. Robert Fenn pointed out that the Committee was not constituted to comment on applications before Council. The terms of reference for this Committee were then tabled and it was agreed they would be reiterated in future agendas.

5.3 ORV Ban

Council has had two meetings on the ban and has reiterated support for the ban. Two casual rangers are starting today to police this ban, and rangers working for the Water Corporation and Department of Environment and Conservation have also been gazetted to police the ban and issue infringements. The ban is a universal ban on Council reserves not just limited to Cheynes Beach.

6.0 GENERAL BUSINESS:

6.1 Sandra Maciejewski's replacement

Allison Bishop has been employed for the period of Sandra Maciejewski's maternity leave, starting 2 April. Allison has an Environmental Degree from Hobart University, specialising in flora but has knowledge of fauna. Allison's initial work will be to undertake management planning and will be working full time compared to Sandra's 3 days/week.

6.2 Bushcarer's Group Report (Kay Stehn)

Emu Point – A petition with over 400 signatures against housing development at Emu Point has been present to the Upper House of State Parliament through Giz Watson.

Mount Clarence – The Water Corporation has been clearing either side of their access track and have dumped in the reserve area above Hill Street. There is a land swap agreement between the City and the Water Corporation, Mark Ford is aware of the issue but needs City support.

Bluff Rock (Kanga Rock) – A small community group has taken custodianship of this area under the supervision of Mark Ford.

6.3 Role of SCRIPT - funding

Southern Incentives funding program has been introduced, aimed at removing invasive species. Tea tree being dealt with under this funding. Unsure how much money is available, need to contact Ryan when projects require funding.

6.4 Bayonet Head

Kaye raised concerns over wetland management within the Bayonet Head area, resulting from development between Elizabeth Street and Bayonet Head Road. Drainage system modelling has been undertaken in Perth because of underlying soils and slopes. Robert Fenn has spoken to developers who are looking at below house water storage systems so rainwater runs off roof and into the tank beneath the house. Department of Water and Department of Environment and Conservation are also looking at the stormwater runoff problem and ensuring wetlands are not compromised.

A subcommittee has worked on the park adjacent to Bayonet Head Road, near the Doctor's surgery, and have been talking about improving water quality at that area (3 stage plan) as well as removing sediment. It was agreed that there was a need for an overall management plan before Council decides to do anything about drainage systems; cleaning the drain of weeds etc. can be done.

Sydney Golden Wattle is present on 3 parcels of Council managed land, south of Bayonet Head Road and Council should list the area as a priority area for weed management.

MOTION:

Priority for City of Albany to remove Sydney Wattle from reserve south side of Bayonet Head Road at rear of Oyster Harbour Shopping Centre.

MOVED: KAY STEHN

SECONDED: LAURIE ANDERSON

CARRIED

6.5 Dieback Mapping

Robert Fenn advised that the City had funded a report to look at basic dieback information in the Cosy Corner Reserves. In cooperation with SCRIPT (Joanna Young) the City is looking at extending the mapping over a number of other reserves. An application is being sent off to SCRIPT for joint funding of that project.

Laurie Anderson encouraged a program through the South Coast to have pits certified and identified as dieback free / infected (susceptible). There will be levels of certification for pits, with requirements set out on how the pits are to be accessed, with contracts etc.

MOTION:

Encourage Council to implement and promote a certification program to ensure weed and dieback transmission in road and site fill materials is regulated throughout the district to reduce environmental risk.

MOVED: MONIKA JOLLY

SECONDED: LAURIE ANDERSON

CARRIED

6.6 Breaksea Island

Laurie Anderson advised that the nature reserve and heritage buildings on the island have been restored through a Great Southern Development Commission and Heritage Council funding program. Weed eradication of "Cottaleden" and "Arum Lilly" is also been undertaken, with the weeds being taken back off the island in bags to dispose of on the mainland.

6.7 Weed Eradication on Council Reserves

There is evidence of Victorian Coastal Tea Tree on the boardwalk from Ellen Cove to where it terminates at the Brunswick Road Reserve. City of Albany employees are cutting it and throwing it into the reserve in terms of controlling it. Machinery is needed to remove it.

The Apex Lookout has informal tracks from there down to the boardwalk, need to look at how to deter people from doing that, there is a priority "Tomasia" next to the track below the lookout. The area needs to be revegetated. Mike Richardson mentioned spraying to stop the weeds getting down into the "Tomasia" area, and volunteers would then have to hand weed the priority area.

There is Tea Tree on Ulster Road / Lower King Road just back from the intersection after the Church of the Living Water. The houses behind the area are screened from the road by the Tea Tree, however the trees are in the power lines and need to be removed, not just lopped. There is a need to identify whether the trees are on private property or road reserve.

7.0 NEXT MEETING:

Meetings should be held the last Friday of the month bi or tri monthly.

Friday 25th May 2007 at 10:00 – 12:00 at the Margaret Coates Boardroom at the City of Albany Offices on North Road, with provision to be able to change it.

8.0 CLOSURE:

The meeting was closed at 11:35 am.

General Report Items

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY

REPORT

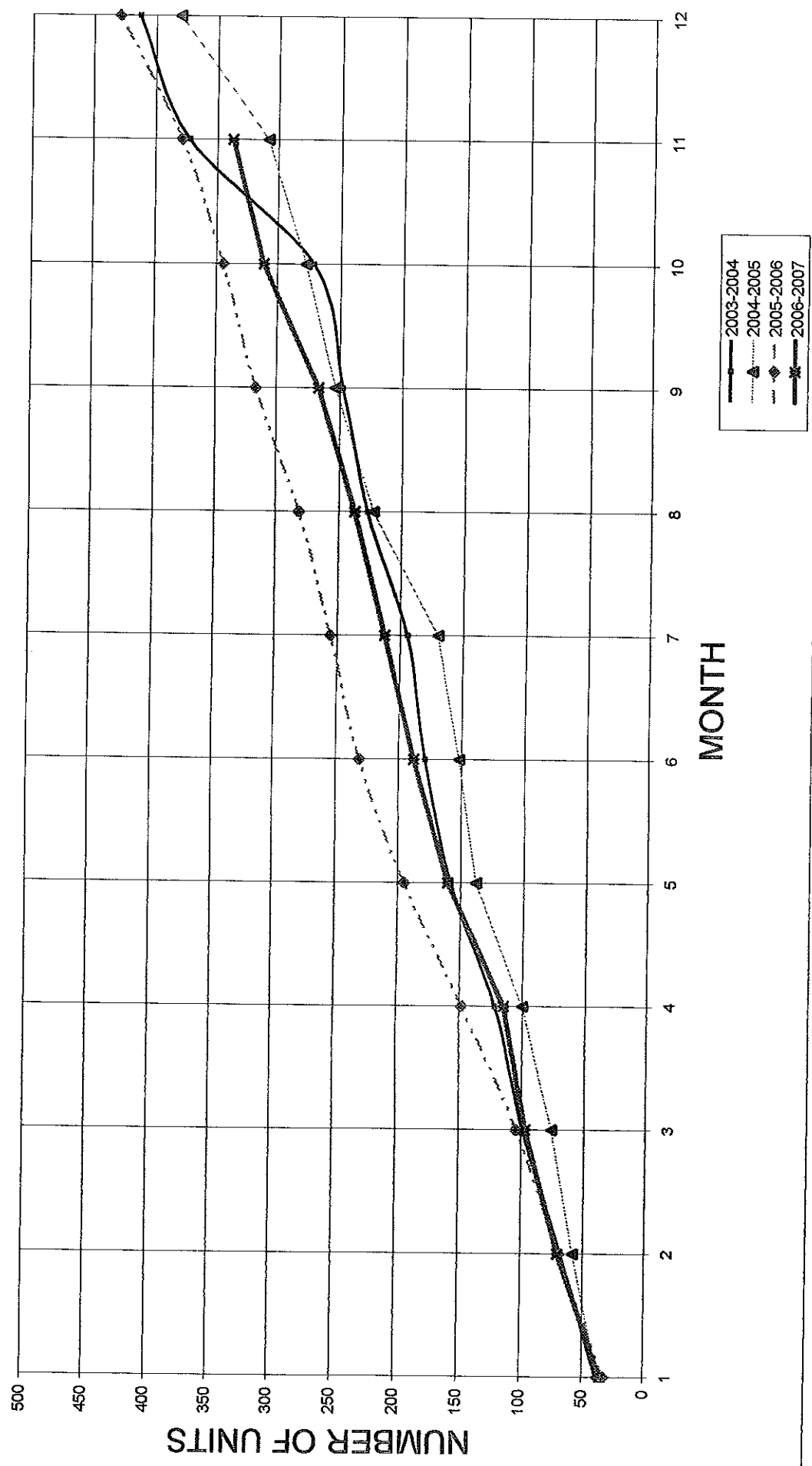
To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – May 2007
Date : 5 June 2007

1. In May 2007, one hundred and twelve (112) building licences were issued for building activity worth \$22,546,684.00, four (4) demolition licences and eight (8) sign licences.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for May 2007, the 11th month of activity in the City of Albany for the financial year 2006/2007.

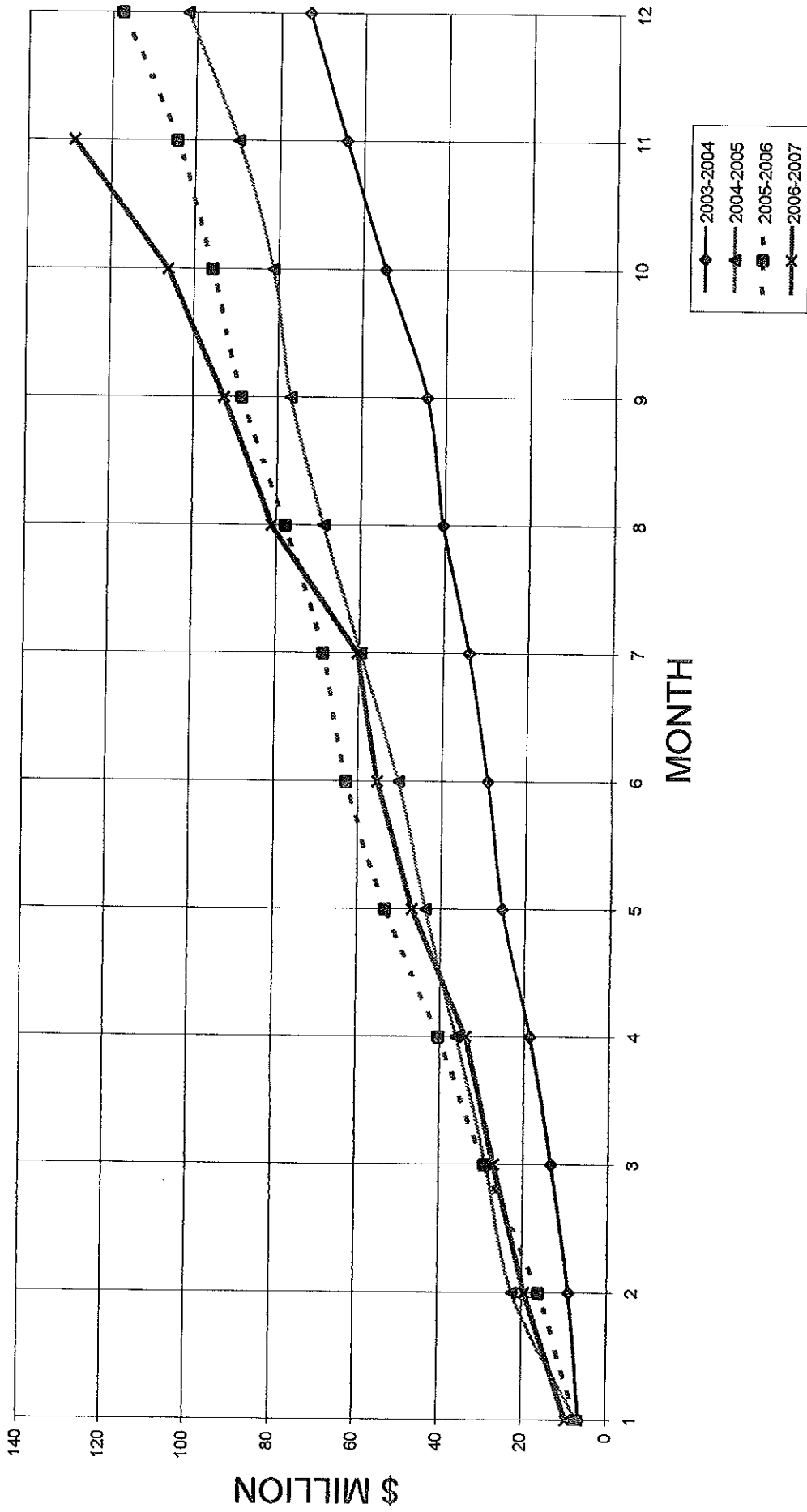


Tracy Richardson
Administration Officer – Development

DWELLING UNITS



BUILDING ACTIVITY \$M Value



CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2006-2007

2006	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	26	5,476,351	9	1,232,866	35	441,808	30	438,327	2	150,000	1	290,000	7	1,109,410	12	252,210	9,390,972
AUGUST	32	5,832,654	3	805,831	35	345,139	38	1,573,454	3	400,290	2	67,500	0	0	8	961,275	9,986,143
SEPTEMBER	26	5,645,571	1	174,261	27	300,085	31	336,403	1	158,367	1	350,000	7	575,036	3	51,053	7,590,776
OCTOBER	16	4,438,140	0	0	16	387,230	34	699,965	0	0	2	40,500	5	1,069,970	12	121,440	6,757,245
NOVEMBER	19	4,605,739	26	6,033,983	45	428,325	46	981,689	0	0	1	350,000	9	891,700	5	46,000	13,337,436
DECEMBER	23	5,058,410	5	881,944	28	214,048	28	634,257	0	0	0	0	7	1,118,221	7	480,500	8,387,380
2007																	
JANUARY	22	2,903,306	2	250,000	24	204,287	23	637,846	0	0	2	290,332	9	769,105	0	10,500	5,065,376
FEBRUARY	17	3,726,046	8	1,264,000	25	212,032	50	822,031	0	0	4	14,002,866	8	317,395	7	425,532	20,769,902
MARCH	26	6,846,152	3	460,000	29	283,509	31	1,176,565	4	400,000	1	40,000	5	1,193,197	16	1,211,565	11,610,988
APRIL	23	6,217,317	22	3,940,000	45	293,904	40	699,875	1	660,000	1	300,000	9	1,182,474	8	76,400	13,369,970
MAY	26	5,716,191	2	1,480,000	28	275,533	49	1,925,097	3	426,782	1	12,000,000	0	0	14	723,081	22,546,684
JUNE																	0
TOTALS TO DATE	256	56,465,877	81	16,522,885	337	3,385,900	400	9,925,509	8	2,195,439	16	27,731,198	66	8,226,508	92	4,359,556	128,812,872

BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for May 2007

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270451	JC SCOTT	Owners Name & Address <i>not shown at their request</i>	DWELLING ADDITIONS AND PART DEMOLITION	58	Location SL381 Lot 8	DREW STREET	ALBANY
270412	C BAGGLEY & G MORONI	Owners Name & Address <i>not shown at their request</i>	DWELLING ADDITIONS	273	Location ALB TOWN Lot 573	GREY STREET	ALBANY
270467	PULS PATIOS	Owners Name & Address <i>not shown at their request</i>	PATIO	3	Location 24 Lot 2	JEFFCOTT STREET	ALBANY
270534	MA BOCCAMAZZO	Owners Name & Address <i>not shown at their request</i>	REMOVAL OF PORTICO AND ALETERATION TO VERANDAH	130-138	Location ASL130 Lot 103	LOCKYER AVENUE	ALBANY
270549	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owners Name & Address <i>not shown at their request</i>	PATIO EXTENSION	26B	Location 219 Lot 1	MELVILLE STREET	ALBANY
270542	OWNER BUILDER VH NORMAN	Owners Name & Address <i>not shown at their request</i>	GARAGE	11	Location AT341 Lot 8	ROWLEY STREET	ALBANY
270378	COUNTRYWIDE SIGNS LTD	THE ALBANY LINK PTY <i>not shown at their request</i>	HORIZONTAL SIGNS X 3	5	Location ASL64 Lot 9	SAINT EMILIE WAY	ALBANY
270485	SIGNMANAGER	Owners Name & Address <i>not shown at their request</i>	FASCIA SIGN	159-197	Location ALB TOWN	STIRLING TERRACE	ALBANY
270275	GIBSON TOWNS	Owners Name & Address <i>not shown at their request</i>	DWELLING 2ND STOREY ADDITIONS	16-18	Location AT493 Lot 12	VIEW STREET	ALBANY
270521	A WILKS	SOUTHERN GUARDIANS PTY LTD	3 SIGNS	141-145	Location ATL S34 Lot 1 Lot 2	YORK STREET	ALBANY
270310	OWNER BUILDER	ALBANY CLUB INC (1932)	STAGE NO.1 - RETAINING WALL AND EARTHWORKS ONLY	23-33	Location ALBANS TS101 Lot S10	ABERDEEN STREET	ALBANY
270452	OUTDOOR WORLD	Owners Name & Address <i>not shown at their request</i>	GARAGE	12	Location AT344 Lot 1	GREY STREET	ALBANY

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270532	TLM TRADE SERVICES	Owners Name & Address not shown at their request	FASCIA AND UNDER VERANDAH SIGNS X 5	250-252	Location TS127 Lot 7 Lot 33 & Lot 66	YORK STREET	ALBANY
270481	OWNER BUILDER	ND & AP CLOTHIER	SHED	29	Location 1196 Lot 145	KURANNUP ROAD	BAYONET HEAD
270470	OWNER BUILDER	DK & J FRASER	GARAGE WORKSHOP	35	Location 280 Lot 3	OYSTER HEIGHTS	BAYONET HEAD
270507	METROOF ALBANY	Owners Name & Address not shown at their request	SHED	22	Location 3040 Lot 469	PAUL TERRY DRIVE	BAYONET HEAD
270528	TURPS STEEL FABRICATIONS	JR CARTER	PATIO	12	Location 283 Lot 838	SIBBALD ROAD	BAYONET HEAD
270531	MD PHILIP	RW ALEXANDER	SHED	49	Location 1077 Lot 67	VISCOUNT HEIGHTS	BAYONET HEAD
270482	N & A CLOTHIER	Owners Name & Address not shown at their request	DWELLING ADDITIONS DECK AND GARAGE EXTENSION	29	Location 1196 Lot 145	KURANNUP ROAD	BAYONET HEAD
270405	ERTECH PTY LTD	PEET BAYONET HEAD SYNDICATE LTD	RETAINING WALL TO MULTIPLE LOTS	New Lots 48 54 61- 67 76 80- 81 and 83	Location 284 Lot 9000	SIBBALD ROAD	BAYONET HEAD
270390	KJ HORTIN	Owners Name & Address not shown at their request	GROUPED DWELLINGS X 4 AND RETAINING WALLS	300	Location SP10 Lot 27	ALBANY HIGHWAY	CENTENNIAL PARK
270497	MD PHILIP	IN GORDON	CARPORT TO UNIT 1	15	Location SL45 Lot 2	ALEXANDER ROAD	CENTENNIAL PARK
261356	M & J WAUTERS NOMINEES PTY LTD	Owners Name & Address not shown at their request	STAGE TWO - ALBANY LEISURE AND AQUATICE CENTRE	52-70	Location ALBANT Lot 742	BARKER ROAD	CENTENNIAL PARK
270533	CITY OF ALBANY	CITY OF ALBANY	PARTITION WALL TO OFFICE	211-217	Location SL304/305 Lot 211	NORTH ROAD	CENTENNIAL PARK
270444	ST JACK STEEL CONSTRUCTION	Owners Name & Address not shown at their request	SHED	15	Location SP04 Lot 4	PIONEER ROAD	CENTENNIAL PARK
270391	OWNER BUILDER	Owners Name & Address not shown at their request	SHED	4	Location 43 Lot 69	BREAKSEA CRESCENT	COLLINGWOOD HEIGHTS

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270486	G ST CLAIRE HOLMES	LM CONEY	ENCLOSED GARAGE AND PATIO	155	Location 43 Lot 63	COLLINGWOOD ROAD	COLLINGWOOD HEIGHTS
270381	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owners Name & Address not shown at their request	CARPORT	8	Location 43 Lot 12	LOWER KING ROAD	COLLINGWOOD HEIGHTS
270510	RYDE BUILDING COMPANY PTY LTD	RYDE BUILDING COMPANY PTY LTD	RETAINING WALLS	475	Location 520 Lot 9	LOWER KING ROAD	COLLINGWOOD HEIGHTS
270477	TURPS STEEL FABRICATIONS	JB & I MACINNES	PATIO	9	Location 43 Lot 76	MICHAELMAS WAY	COLLINGWOOD HEIGHTS
270454	M VAN DER MEULEN	Owners Name & Address not shown at their request	PATIO	316	Location 43 Lot 120	ULSTER ROAD	COLLINGWOOD HEIGHTS
270483	OWNER BUILDER	L SHUTTLEWORTH & ACN SHED 073589287 SHUTTLEWO	SHED	Lot 1	Location 487 Lot 1	MUTTON BIRD ROAD	ELLEKER
270463	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	43	Location GLEDHOW Lot 14	BOTTLEBRUSH ROAD	GLEDHOW
270430	OWNER BUILDER	GD & VK FISHER	SHED	65	Location 366 Lot 69	REGENT STREET	GLEDHOW
270422	G SUTTON	TREWICK HOLDINGS PTY LTD	DEMOLITION DWELLING	4	Location 288 Lot 10	MOORTOWN ROAD	GLEDHOW
270439	RYDE BUILDING COMPANY PTY LTD	MI & DM TWENTYMAN	DWELLING AND VERANDAH	419	Location 5826 Lot 1	DOUGLAS ROAD	KALGAN
270416	R I WILKES	RI & RF WILKES	DWELLING ADDITIONS	774	Location 707 Lot 9	CHESTER PASS ROAD	KING RIVER
270446	OWNER BUILDER	RI & RF WILKES	SHED EXTENSION	774	Location 707 Lot 9	CHESTER PASS ROAD	KING RIVER
270448	CHESTERS CONSTRUCTIONS	Owners Name & Address not shown at their request	SHED	1546	Location 401/A18 Lot 14	MILLBROOK ROAD	KING RIVER
270427	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	TOURIST ACCOMMODATION DWELLING CARPORT AND VERANDAH	3	Location 1379 Lot 14	DILLON CLOSE	LAKE SEPPINGS

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270426	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	TOURIST ACCOMMODATION DWELLING CARPORT AND VERANDAH	3	Location 1379 Lot 13	DILLON CLOSE	LAKE SEPPINGS
270457	DIADEM	Owners Name & Address not shown at their request	3 X SIGNS	Lot 9000	Location 293 Lot 9000	CHESTER PASS ROAD	LANGE
270498	MD PHILIP	Owners Name & Address not shown at their request	PATIO	203	Location 24 Lot 2	BAY VIEW DRIVE	LITTLE GROVE
270441	RYDE BUILDING COMPANY PTY LTD	DE & KE TAYLOR	DWELLING GARAGE AND PATIO	96	Location 24 Lot 15	BAY VIEW DRIVE	LITTLE GROVE
270517	AW TWADDLE	Owners Name & Address not shown at their request	ALTERATIONS TO EXISTING SHOP	252	Location 33 Lot 12	FRENCHMAN BAY ROAD	LITTLE GROVE
270326	RH ESKETT	Owners Name & Address not shown at their request	DISTILLERY	252	Location 33 Lot 12	FRENCHMAN BAY ROAD	LITTLE GROVE
270527	MD PHILIP	J SCOTT	SHED	718	Location 24 Lot 62	FRENCHMAN BAY ROAD	LITTLE GROVE
270362	C VASILIU	Owners Name & Address not shown at their request	ONE SINGLE STOREY DWELLING	6	Location 44 Lot 200	VELA COURT	LITTLE GROVE
270415	OWNER BUILDER	N & C VASILIU	RETAINING WALL	6	Location 44 Lot 200	VELA COURT	LITTLE GROVE
270526	TURPS STEEL FABRICATIONS	AM BURKING	CARPORT	20	Location 6295	BANKS STREET	LOCKYER
270465	PULS PATIOS	Owners Name & Address not shown at their request	PATIO	26A	Location 123 Lot 2	PREISS STREET	LOCKYER
270539	METROOF ALBANY	Owners Name & Address not shown at their request	NEW SHED & RELOCATION OF EXISTING SHED	113	Location 247 Lot 25	SOUTH COAST HIGHWAY	LOCKYER
270471	CHESTERS CONSTRUCTIONS	Owners Name & Address not shown at their request	SHEDS X 2	652	Location 2051 Lot 1	NANARUP ROAD	LOWER KING

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270474	TECTONICS CONSTRUCTIONS GROUP PTY LTD	GP & RL COTTER & IS CRAIG	RURAL SHED	652	Location 2051 Lot 1	NANARUP ROAD	LOWER KING
270473	M & J WAUTERS NOMINEES PTY LTD	<i>Owners Name & Address not shown at their request</i>	PATIO RETAINING WALL AND SWIMMING POOL	215	Location 21 Lot 18	MEAD ROAD	LOWER KING
270455	WESCON	MORVEN RURAL DEVELOPMENTS PTY LTD	RETAINING WALLS	Lot 9005	Location 492 Lot 9005	CELESTIAL DRIVE	MCKAIL
270400	FORMATION HOMES PTY LTD	<i>Owners Name & Address not shown at their request</i>	DWELLING GARAGE VERANDAH AND RETAINING WALL	82	Location 399 Lot 707	CLYDESDALE ROAD	MCKAIL
270423	KE MCGONNELL	RM MCGONNELL	DWELLING GARAGE AND VERANDAH	24	Location 492 Lot 57	ETHEREAL DRIVE	MCKAIL
270144	WISHART HOMES PTY LTD	TL WISHART & SN THOMPSON	DWELLING GARAGE AND DECK	9	Location 399 Lot 739	HOGARTH ROAD	MCKAIL
270456	OWNER BUILDER	<i>Owners Name & Address not shown at their request</i>	DECK AND PATIO	138	Location 390 Lot 100	LANCASTER ROAD	MCKAIL
270419	FORMATION HOMES PTY LTD	<i>Owners Name & Address not shown at their request</i>	DWELLING GARAGE AND VERANDAH	45	Location 492 Lot 181	PEGASUS BOULEVARD	MCKAIL
270461	SCOTT PARK HOMES PTY LTD	S E VANDERBYL	DWELLING GARAGE AND VERANDAH	39	Location 492 Lot 80	PEGASUS BOULEVARD	MCKAIL
270501	PULS PATIOS	<i>Owners Name & Address not shown at their request</i>	GARAGE	12	Location 492 Lot 111	PLUTO RISE	MCKAIL
270395	RG GLIOSCA	G & KA LEMBO	DWELLING GARAGE AND ALFRESCO	40	Location 492 Lot 22	SCORPIO DRIVE	MCKAIL
270274	KOSTERS STEEL CONSTRUCTIONS PTY LTD	RW & JD HILL	PATIO	20	Location 80 Lot 523	CLEAVE CLOSE	MCKAIL
270322	OUTDOOR WORLD	<i>Owners Name & Address not shown at their request</i>	PATIO	63	Location 377 Lot 48	FEDERAL STREET	MCKAIL
270428	OWNER BUILDER	<i>Owners Name & Address not shown at their request</i>	RETAINING WALL	92	Location 4419/418 Lot 159	RANDELL CRESCENT	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270361	OWNER BUILDER	BM HARTSHORN & SW ERICSON	SHED		10 Location 80 Lot 609	GERDES WAY	MCKAIL
270503	OWNER BUILDER	Owners Name & Address not shown at their request	PATIO		10 Location SA14 Lot 141	GARDEN STREET	MIDDLETON BEACH
270472	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED AND CARPORT	1527 Location	1461 Lot 111	MILLBROOK ROAD	MIDDLETON BEACH
270511	M & D FIELD	DM & MJ FIELD	BALCONY GARAGE AND RETAINING WALL	2 Location SA06 Lot 31	WITTENOOM STREET		MIDDLETON BEACH
270451	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	21 Location SA03 Lot 81	WYLIE CRESCENT		MIDDLETON BEACH
270421	G SUTTON	NORTHSTAR ENTERPRISES (WA) PTY LTD	DEMOLITION DWELLING AND A SHED	14 Location ASL A14 Lot 653	MARINE TERRACE		MIDDLETON BEACH
270496	KENT CORPORATION PTY LTD	Owners Name & Address not shown at their request	PARK HOME SITE 86	550 Location 418 Lot 4	ALBANY HIGHWAY		MILPARA
270466	PULS PATIOS	Owners Name & Address not shown at their request	PATIO SITE 91	550 Location 418 Lot 4	ALBANY HIGHWAY		MILPARA
270495	KENT CORPORATION PTY LTD	Owners Name & Address not shown at their request	PARK HOME SITE 97	550 Location 418 Lot 4	ALBANY HIGHWAY		MILPARA
270450	COUNTRYWIDE SIGNS	VYSABLE PTY LTD	PYLON SIGN	149 Location 379 Lot 70	CHESTER PASS ROAD		MILPARA
270440	RYDE BUILDING COMPANY PTY LTD	SB NOAKES	DWELLING GARAGE AND VERANDAH	10 Location 3040 Lot 456	PRICE STREET		MILPARA
270513	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	7 Location PL44 Lot 164	ANDERSON PLACE		MIRA MAR
270518	OUTDOOR WORLD	Owners Name & Address not shown at their request	PARTLY ENCLOSED PATIO	26 Location PL44 Lot 151	ANDERSON PLACE		MIRA MAR
270524	OWNER BUILDER	AA & KL NICOLL	GARAGE	4 Location SB09 Lot 124	ANZAC ROAD		MIRA MAR
270523	EYERITE SIGNS	Owners Name & Address not shown at their request	PYLON SIGN	27 Location SL73 Lot 130	CAMPBELL ROAD		MIRA MAR

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270476	TURPS STEEL FABRICATIONS	BH BARRATT & RA GRAY	PATIO	60	Location 42 Lot 31	CAMPBELL ROAD	MIRA MAR
270453	OWNER BUILDER	Owners Name & Address not shown at their request	LAUNDRY DECK AND CARPORT ADDITIONS	3	Location ASL 36 Lot 28	ELEANOR STREET	MIRA MAR
270418	BA TURNER	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	34	Location ASL376 Lot 1	GREENSHIELDS STREET	MIRA MAR
270425	P DAVIS	Owners Name & Address not shown at their request	DWELLING GARAGE AND PATIO	15	Location 45 Lot 245	HENLEY GROVE	MIRA MAR
270499	R JAMBOR	HS SMITH	FASCIA SIGN X 1 AND UNDER VERANDAH SIGN X 1	326-336	Location SL65 Lot 16	MIDDLETON ROAD	MIRA MAR
270530	TURPS STEEL FABRICATIONS	MH SMITH	CARPORT	28	Location SB08 Lot 25	WAKEFIELD CRESCENT	MIRA MAR
270505	OWNER BUILDER	Owners Name & Address not shown at their request	PARTITION WALL AND DISABLED WC	319-331	Location SP27 Lot 2	ALBANY HIGHWAY	MT MELVILLE
270436	A GLENNINING	Owners Name & Address not shown at their request	DWELLING CARPORT VERANDAH & RETAINING WALLS	14	Location ASL 36 Lot 51	ELEANOR STREET	MT MELVILLE
270480	PROJECT MANAGEMENT AUSTRALIA PTY LTD	Owners Name & Address not shown at their request	DEMOLITION PART OF SHED	17	Location ASL 113 Lot 85	HALIFAX STREET	MT MELVILLE
270492	GIBSON TOWNS	Owners Name & Address not shown at their request	DWELLING PATIO AND RETAINING WALL	13	Location SL112 Lot 50	STANLEY STREET	MT MELVILLE
270401	FORMATION HOMES PTY LTD	Owners Name & Address not shown at their request	GROUPED DWELLING X 4 AND RETAINING WALLS	68	Location PL42 Lot 25	NORTH ROAD	MT MELVILLE
270494	OWNER BUILDER	Owners Name & Address not shown at their request	DECK	339	Location ALBAN S Lot 240	SERPENTINE ROAD	MT MELVILLE
270327	T & R HOMES WA PTY LTD	Owners Name & Address not shown at their request	TRANSPORTABLE GUEST ACCOMMODATION	276	Location 4428	MOORIALUP ROAD	NAPIER
270490	S ORZEL	SCA ORZEL	SINGLE DWELLING	65-69	Location 355 Lot 26	CARBINE STREET	ORANA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270458	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	120	Location 229 Lot 102	SOUTH COAST HIGHWAY	ORANA
270529	TURPS STEEL FABRICATIONS	KR & RJ MARKS	PATIO TO EXISTING DECK	54	Location 383 Lot 23	BRUNSWICK ROAD	PORT ALBANY
270384	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owners Name & Address not shown at their request	SHED	52	Location 387 Lot 15	BRAMWELL ROAD	ROBINSON
270403	TECTONICS CONSTRUCTIONS GROUP PTY LTD	MA & MH FINLAY & G FINLAY-COLLINS	SHED	Lot 303	Location 33 Lot 303	ROWNEY ROAD	ROBINSON
270551	KOSTERS STEEL CONSTRUCTIONS PTY LTD	Owners Name & Address not shown at their request	PATIO	50	Location 33 Lot 67	ALLMORE DRIVE	ROBINSON
270410	C KALMA	CF KALMA	DWELLING	258	Location 33 Lot 11	FRENCHMAN BAY ROAD	ROBINSON
270429	OWNER BUILDER	Owners Name & Address not shown at their request	PATIO	50	Location 33 Lot 300	ROWNEY ROAD	ROBINSON
270364	N WIGNALL	NP WIGNALL & JL NEVILLE	DWELLING GARAGE AND VERANDAH	122	Location 42 Lot 652	ANGOVE ROAD	SPENCER PARK
270040	OWNER BUILDER	Owners Name & Address not shown at their request	COLORBOND FRONT FENCE	103	Location PL42 Lot 1	DAVID STREET	SPENCER PARK
270544	B WILLISS	Owners Name & Address not shown at their request	PATIO	108	Location 42 Lot 81	HILLMAN STREET	SPENCER PARK
270489	G SUTTON	HOUSING AUTHORITY	DEMOLITION OF DWELLING	14	Location PL42 Lot 27	MUIR STREET	SPENCER PARK
270491	GIBSON TOWNS	Owners Name & Address not shown at their request	DWELLING CARPORT AND RETAINING WALL	14	Location PL42 Lot 27	MUIR STREET	SPENCER PARK
270512	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	1	Location 0 Lot 12	PREMIER CIRCLE	SPENCER PARK
270537	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	31	Location PL42 Lot 79	REIDY DRIVE	SPENCER PARK
270150	G & V SUTTON	VL & GS SUTTON	DWELLING GARAGE AND PATIO	Location PL42 Lot 300	Location PL42 Lot 300	ULSTER ROAD	SPENCER PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
270469	GREAT SOUTHERN AGRICULTURAL SERVICES	Owners Name & Address not shown at their request	SHED	109	Location 42 Lot 23	ANGOVE ROAD	SPENCER PARK
270536	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	4	Location 42 Lot 577	CAMM CRESCENT	SPENCER PARK
270447	LJ BRENTON	Owners Name & Address not shown at their request	SHED	30	Location TORBAY 164 Lot 1	PULS ROAD	TORBAY
270519	OWNER BUILDER	A & AP PROBERT	RETAINING WALL	207	Location 4419/418 Lot 330	DELOIRAIN DRIVE	WARRENUP
270550	KOSTERS STEEL CONSTRUCTIONS PTY LTD	S J GEDDES	PATIO	266	Location 4825 Lot 13	ROCKY CROSSING ROAD	WARRENUP
270413	T & W BRADE	DL & FA BARTLEY	DWELLING GARAGE AND VERANDAH	39	Location 4929 Lot 227	WARRENUP PLACE	WARRENUP
270442	RYDE BUILDING COMPANY PTY LTD	SA & MA BERENS	DWELLING GARAGE AND VERANDAH	7	Location 492 Lot 166	MOON PARADE	WARRENUP
270431	NEW HORIZON HOMES (WA) PTY LTD	Owners Name & Address not shown at their request	DWELLING ADDITIONS 2 BEDROOMS	28	Location 441 Lot 315	PINASTER ROAD	WILLYUNG
270460	SCOTT PARK HOMES PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	15	Location 243 Lot 652	CALLISTEMON VIEW	YAKAMIA
270475	TURPS STEEL FABRICATIONS	SCOTT PARK HOMES	SHED	3	Location AT366 Lot 204	GALLE STREET	YAKAMIA
270500	SCOTT PARK HOMES PTY LTD	SCOTT PARK HOMES	DWELLING GARAGE AND VERANDAH	Location 243 Lot 9003	Location 243 Lot 9003	HUDSON ROAD	YAKAMIA
270459	SCOTT PARK HOMES PTY LTD	ID & R DOGGETT	DWELLING GARAGE AND VERANDAH	Location 243 Lot 9003	Location 243 Lot 9003	HUDSON ROAD	YAKAMIA
270432	WA COUNTRY BUILDERS PTY LTD	Owners Name & Address not shown at their request	DWELLING GARAGE AND ALFRESCO	2	Location 243 Lot 756	GRANDIS WAY	YAKAMIA

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – May 2007
Date : 1 June 2007

1. The attached report shows Planning Scheme Consents which were issued under delegation by a planning officer for the month of May.
2. Within the period there was a total of thirty two (32) decisions made on active Planning Scheme Consents these being:
 - Twenty eight (28) Planning Scheme Consents were approved under delegated authority;
 - One (1) Planning Scheme Consent was refused under delegated authority;
 - Three (3) Planning Scheme Consents were cancelled.

Gayle Sargeant

Gayle Sargeant
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for May 2007

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
275071	7/03/2007	M Wareing	Earl Street	Albany	Holiday Accommodation (x 2 Units)	Delegate Approved	18/05/2007	Kevin Hughes
275115	19/04/2007	Landmark	Saint Emille Way	Albany	Office (Signage)	Delegate Approved	1/05/2007	Ian Humphrey
275108	17/04/2007	James Stockwell Architect	Earl Street	Albany	Single House - Design Code Relaxation Side Setback Relaxation - Overlooking/Overheight	Delegate Approved	11/05/2007	Kevin Hughes
275109	17/04/2007	James Stockwell Architect	Earl Street	Albany	Single House - Design Code Relaxation - Overlooking	Delegate Approved	11/05/2007	Kevin Hughes
275142	15/05/2007	Outdoor World	Grey Street	Albany	Single House (Outbuilding) Secondary street setback relaxation front setback relaxation	Delegate Approved	25/05/2007	Kevin Hughes
265598	29/12/2006	L Boston	Stirling Terrace	Albany	Liquor Store - Extension	Delegate Approved	31/05/2007	Ian Humphrey
275095	5/04/2007	S Osborne	Hicks Street	Bayonet Head	Single House Design Code Relaxation - Front Setback relaxation	Delegate Approved	7/05/2007	Kevin Hughes
275125	27/04/2007	T Colgate	Boronia Avenue	Collingwood Heights	Single House - second storey addition & garage (overlooking)	Delegate Approved	24/05/2007	Kevin Hughes
255285	27/06/2005	A Sourmelidis	Kitson Road	Gledhow	Noxious Industry	Withdrawn	11/05/2007	John Devereux
275096	5/04/2007	P & J Boccamazzo	Roundhay Road	Gledhow	Earthworks (in excess of 600mm)	Delegate Approved	11/05/2007	Ian Humphrey
275102	12/04/2007	P Marwick & S Hallett	Chester Pass Road	Lange	Bulky goods outlet	Delegate Approved	17/05/2007	Ian Humphrey
275088	29/03/2007	M & S Taylor	Spring Street	Little Grove	Outbuilding - Oversize/ Overheight	Delegate Approved	16/05/2007	Kevin Hughes
275150	23/05/2007	I Booth	Bayview Drive	Little Grove	Home Occupation (Synthetic Turf)	Delegate Approved	29/05/2007	Kevin Hughes
275124	27/04/2007	WA Country Builders	Kula Road	Lower King	Single House	Cancelled	8/05/2007	Kevin Hughes
275105	16/04/2007	N & L England	Nambucca Rise	Lower King	Single House (Additions) - Side Setback Relaxation	Delegate Approved	11/05/2007	Kevin Hughes
275090	30/03/2007	AR Williams	Tennessee Road North	Lowlands	Ancillary Accommodation	Delegate Approved	11/05/2007	Kevin Hughes
275092	2/04/2007	S Saleh	Sussex Street	Middleton Beach	Single House - Design Code Relaxation - Overlooking	Delegate Approved	7/05/2007	Kevin Hughes

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265061	7/02/2006	R & M Gillmore	Hare Street	Middleton Beach	Single Dwelling - Design Codes Relaxation - (Filling by more than 500mm/ Retaining Wall)	Cancelled	28/05/2007	Lisa Brown
275118	20/04/2007	N & CS Vasilu	Vela Court	Mira Mar	Development - Earthworks in excess of 600mm (Retaining Wall)	Delegate Approved	7/05/2007	Kevin Hughes
275121	24/04/2007	Clem Lester	John Street	Mt Clarence	Grouped Dwelling (x 2)	Delegate Approved	1/05/2007	Kevin Hughes
275135	9/05/2007	W & T Spaanderman	Melrose Street	Mt Melville	Single House - DCR Overlooking	Delegate Approved	11/05/2007	Kevin Hughes
275156	24/05/2007	M Iliffe	Verdi Street	Mt Melville	Grouped Dwelling (x 2)	Delegate Approved	31/05/2007	Kevin Hughes
275112	18/04/2007	S & S Sypko	Moorialup Street	Napier	Chalet (second of two)	Delegate Approved	17/05/2007	Lisa Brown
265348	19/07/2006	Howard Puddy Architect	Albany Highway	Orana	Shop Fast Food Takeaway and Service Station	Delegate Approved	18/05/2007	Ian Humphrey
275148	21/05/2007	S Orzel	Carbin Street	Orana	Grouped Dwelling (x 2)	Delegate Approved	25/05/2007	Kevin Hughes
275128	1/05/2007	Kosters Steel Construction Pty Ltd	Bramwell Road	Robinson	Single house (outbuilding) oversize	Delegate Approved	8/05/2007	Kevin Hughes
275130	4/05/2007	Tectonics Construction	Rowney Road	Robinson	Single House and Outbuilding	Delegate Approved	15/05/2007	Kevin Hughes
275049	13/02/2007	Z Vrban	David Street	Spencer Park	Grouped dwelling (x3)	Delegate Approved	24/05/2007	Kevin Hughes
275123	27/04/2007	G O'Neill and D Stephens	Hunwick South Road	Torbay	Bed & Breakfast	Delegate Approved	31/05/2007	Kevin Hughes
275099	12/04/2007	D Lorimer	Barnesby Drive	Yakamia	Office	Delegate Approved	3/05/2007	Ian Humphrey
275111	18/04/2007	Rhys Jones	Lower Denmark Road	Youngs Siding	Home Occupation (Cottage Industry) - Olive Oil Manufacturing & Sales	Delegate Approved	24/05/2007	Lisa Brown
275129	4/05/2007	Geoff Puls			Owners Merrick	Cancelled	9/05/2007	

General Report Items

GENERAL MANAGEMENT SERVICES SECTION



Doc No: Bulletin Item 3.4.1 refers
File: REL122
Date: 15 MAY 2007
Officer: MAYOR

His Excellency Major General Michael Jeffery AC GVO MC (Retd)
Governor-General of the Commonwealth of Australia

10 May 2007

Her Worship the Mayor Ms Alison Goode, JP
City of Albany
PO Box 484
ALBANY WA 6331

Dear Ms Goode,

Thank you and Mr Andrew Hammond for hosting Marlena and me so well during our recent visit to Albany. It was a most successful trip and I was made to feel very welcome by you and your citizens.

It was a pleasure to attend the civic reception and to meet so many interesting people from the local community. Thank you for your gift of the lovely framed montage of the City of Albany, which will serve as a permanent reminder of a truly memorable day.

Please extend our appreciation to Mr Peter Madigan and Mr Brad Williamson for providing such an informative tour of the surrounding region, including the Princess Royal Fortress, the Albany Wind Farm and the Port Authority.

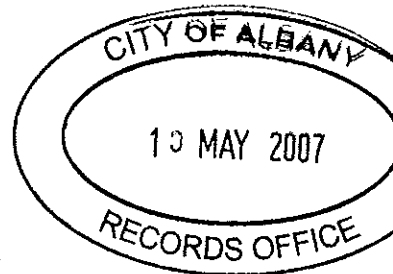
I commend you and the Council for the excellent work you are doing in ensuring that the City of Albany remains beautiful, innovative and prosperous.

Well done and every good wish for the future.

Yours sincerely,

(Michael Jeffery)

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PORCELAIN ART CAMP
C/- Ruth Hansen
P.O.Box 1095
Albany. 6331
6th May 2007

Mayor
Alison Goode
City of Albany
Box 484
Albany. 6331

Dear Mayor,

The Albany Porcelain Art Camp Committee would like to sincerely thank you and all members of the City of Albany Council for the Civic Reception given during our camp in April.

Recognition of the twenty one years we have been operating and bringing people to the Albany area was appreciated by the committee, the tutors and the students.

This enjoyable evening brought councillor - people relations closer with out of town women realising Albany councillors do care about what is happening in their town.

Thank you and kind regards,

Albany Porcelain Art camp Committee

.....*Ra Hansen*.....Secretary

