

**ELECTED MEMBERS'  
MONTHLY REPORT /  
INFORMATION BULLETIN**

**ORDINARY  
COUNCIL MEETING**

**Tuesday 19 September 2006**

**ELECTED MEMBERS' MONTHLY REPORT/INFORMATION**  
**BULLETIN**  
**19 September 2006**

**1.0 AGENDA ITEM ATTACHMENTS**

**1.1 Development Services**

- 1.1.1 Development Application – Multiple Dwellings – 4 Barry Court, Collingwood Park  
[Agenda Item 11.1.5 refers] [Pages 5-13]
- 1.1.2 Local Law – Adoption of Signs Local Law 2006  
[Agenda Item 11.2.1 refers] [Pages 14-24]
- 1.1.3 Draft Scheme Policy – Frenchman Bay Residential Development Zone – Subdivision Guidelines  
[Agenda Item 11.3.1 refers] [Pages 25-40]
- 1.1.4 Scheme Amendment Request - Lot 114 Frenchman Bay Road, Albany  
[Agenda Item 11.3.2 refers] [Pages 41-48]
- 1.1.5 Scheme Amendment Request - Lot 271 Chester Pass Road, Warrenup  
[Agenda Item 11.3.3 refers] [Pages 49-63]
- 1.1.6 Initiate Scheme Amendment – Lot 126 (134) Lowanna Drive, Marbellup  
[Agenda Item 11.3.4 refers] [Pages 64-95]

**1.2 Corporate & Community Services**

- 1.2.1 List of Accounts for Payment  
[Agenda Item 12.1.1 refers] [Pages 97-111]
- 1.2.2 Albany Arts Advisory Committee meeting minutes – 9<sup>th</sup> August 2006  
[Agenda Item 12.7.1 refers] [Pages 112-115]
- 1.2.3 Albany Town Hall Theatre Advisory Committee meeting minutes – 2<sup>nd</sup> August 2006  
[Agenda Item 12.7.2 refers] [Pages 116-118]

**1.3 Works and Services**

- 1.3.1 Streetscape Committee meeting minutes – 1 August 2006  
[Agenda Item 13.8.1 refers] [Pages 120-121]

**1.4 General Management Services**

- 1.4.1 Civic Affiliations Policy  
[Agenda Item 14.3.1 refers] [Pages 123-128]
- 1.4.2 Minutes of Amity Heritage Precinct Enhancement Committee – 22 August 2006  
[Agenda Item 14.4.1 refers] [Pages 129-135]

**2.0 MINUTES OF ADVISORY & OTHER COMMITTEES OF COUNCIL**

Nil.

### **3.0 GENERAL REPORT ITEMS**

#### **3.1 Development Services**

3.1.1 Planning Scheme Consents – August 2006  
[Pages 137-141]

3.1.2 Building Activity Report – August 2006  
[Pages 142-152]

#### **3.2 Corporate & Community Services**

3.2.1 Delegated Authority – Writing Off of Penalty Interest Relating to Rates Payments  
[Pages 154-156]

#### **3.3 Works & Services**

Nil.

#### **3.4 General Management Services**

3.4.1 Incoming correspondence to City of Albany

- Keep Albany Beautiful
- Royal Australian Navy
- Lockie Leonard
- Baptistcare
- Tomioka City Board of Education
- Albany Regional Family History Society Inc.
- WA Disabled Sports Association Inc.
- Museums Western Australia Inc.

[Pages 158-165 refers]

3.4.2 Common Seals

3.4.2.1 Contract C06033A - Annual Bulk Order for Concrete Drainage Products

City of Albany & Ball Concrete Pipes and Products

OCM 15/08/06 – Item 13.4.2

3.4.2.2 Contract C06010 - Hire of Waste Compactor for Two Years (06/08)

City of Albany & Armogedin Pty Ltd

OCM 15/08/06 – Item 13.4.3

3.4.2.3 Contract C06013 - Traffic Management

City of Albany & Advanced Traffic Management

OCM 15/08/01 – Item 13.4.1

3.4.2.4 Sub Lease - Portion of Albany Lot 1135 Reserve 28077 (Tip Shop)

City of Albany & Albany Agricultural Society & Brambles Australia Limited

OCM 15/06/04 – Item 12.2.3

### **4.0 STAFF MEMBERS**

#### **4.1 Disclosure To Engage In Private Works**

Nil.

#### **4.2 New Appointments**

Nil.

# **Agenda Item Attachments**

## **DEVELOPMENT SERVICES SECTION**



ADJOINING OWNERS COMMENT  
PROFORMA  
VARIATION TO THE DESIGN CODES

Doc No: [Agenda Item 11.1.5 refers]  
File: [Bulletin Item 1.1.1 refers]  
Date: 25 JUL 2006  
Officer: PLAN7

PLEASE BE AWARE THAT YOU ARE UNDER NO OBLIGATION Attach:

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

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

ADJOINING PROPERTY OWNER DETAILS

Name: ALBANY GOLF CLUB INC.  
Lot No: ..... Street No: ..... Street Name: GOLF LINKS ROAD / BARRY COURT  
Suburb: DUBANY WA Post Code: 6330  
Residential Address (if different to above property address).....

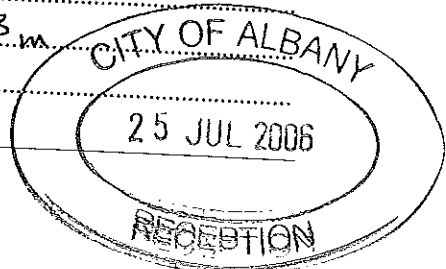
LOCATION OF PROPOSED DEVELOPMENT

Name: BARRY COURT UNIT TRUST  
Lot No: 150 Street No: ..... Street Name: BARRY COURT  
Suburb: DUBANY Post Code: 6330  
DETAILS OF VARIATION TO WHICH COUNCIL DISCRETION IS REQUIRED

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

The following to be completed by applicant and sited by the adjoining owner:  
What variation is being sought (eg. side setback relaxation, overlooking)? SITE SIDE SET BACK  
1.0M H. RETAINING WALL  
What is the Acceptable Development standard, for the variation being sought? 10 M.

What setback/relaxation is being proposed? 5.3 m.



ADJOINING OWNER'S COMMENTS

I do not object  
 I object for the following reasons:

SEE ATTACHED LETTER DATED 25.7.06

Signed: [Signature] Date: 25.7.06 Phone: 98421007  
Signed: ..... Date: ..... Phone: .....



**THE ALBANY GOLF CLUB (INC)**  
1 BARRY COURT, MIDDLETON BEACH, ALBANY WA  
PO Box 135, Albany, Western Australia 6331  
Phone: 98448855 Fax: 98448866  
Golf shop: 98448433 Fax: 98448754  
Website: [www.albanygolfclub.com.au](http://www.albanygolfclub.com.au)  
Email: [agcadmin@westnet.com.au](mailto:agcadmin@westnet.com.au)  
ABN: 94 816 813 401

25 July 2006

City of Albany

Dear Sir

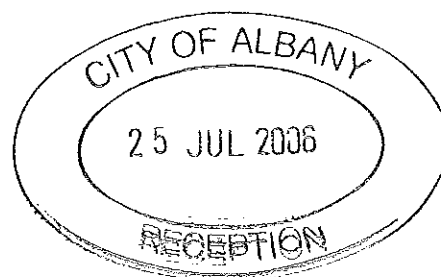
**Re: Proposed Tourist / Residential Development  
Lot 150 Barry Court Albany**

On behalf of the Albany Golf Club we object for the following reasons:

1. We believe that it is a very exciting project that hopefully will be beneficial to the Golf Club.
2. Would have assisted us had drawings been provided showing us existing Club House and Practise Putting Greens in relation to proposed development.
3. The proposed buildings will have a major shadow effect on the existing Practise Greens. The end result would be that the Greens become inoperable.
4. Would have been helpful if both parties had met on site with plans. This would have been advantageous to both parties in reaching a decision.

Yours sincerely

Mike Schuts  
President  
Albany Golf Club



9 Griffiths Street  
ALBANY WA 6330



26 July 2006.

Albany Town Council  
Norrth Road  
Albany WA 6330

City of Albany Records  
Doc No: ICR6012174  
File: A179283  
Date: 28 JUL 2006  
Officer: PLAN7  
Attach:

Dear Sir,

**4 Barry Court Development**

We have viewed the plans for the high-rise development proposed at 4 Barry Court Drive, Collingwood Park and though we are not opposed in principle to a development on this site, we wish to express our concern about certain aspects of it.

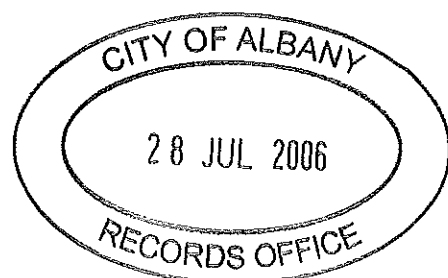
In particular we strongly believe that the excessive height of the proposed development will severely compromise the general appearance and amenity of the unique, world-class coastal strip that is Middleton Beach. It will negatively intrude on the wonderful natural skyline of this strip, notwithstanding the indication on the plan that the beach cannot be viewed from any of its floors (based ~~it~~ appears on a rather arbitrary line of sight to the beach using vegetation that may not exist.)

So we believe that a three-level development at most is more appropriate in retaining the character in this environment and area. Perhaps this concern is best illustrated in the way the Observation City development is something of an anachronism and eyesore on the West Coast Highway in Perth. It would be a great pity to make the same mistake here.

Yours sincerely,

Paul & Cherry Hadingham

Email: [fleetway@westnet.net.au](mailto:fleetway@westnet.net.au)





City of Albany Records  
 Doc No: ICR6012177  
 File: A179283  
 Date: 28 JUL 2006  
 Officer: PLAN7  
 Attach:

40 Golf Links Rd.  
 Middleton Beach  
 Albany. 6330

The Chief Executive Officer  
 P.O. Box 1884  
 Albany W.A. 6331

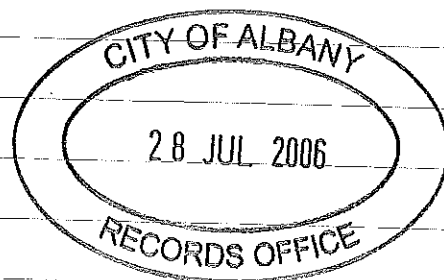
Re Six Level Building - Barry Board.

Dear Sir,

There must be an urge for people to get out into the country away from 'High Rise' therefore I wish to express my feelings against the Six Level Building / Multiple Dwellings proposed for 4 Barry Board Ballingwood Park and agree with Mr. Jan Waterman that a mixture of permanent residents with tourists could cause problems.

Thanking you.

Yours faithfully  
 John D. Oats







City of Albany Records  
Doc No: ICR6012711  
File: A179283

Date: 08 AUG 2006  
Officer: PLAN7

Emily Elsasser  
237 Emu Point Drive  
ALBANY, WA 6330  
Ph 08 98448963 / 0439  
Email: [schels@bigpond.net.au](mailto:schels@bigpond.net.au)

Attach:



21<sup>st</sup> July, 2006

To the Chief Executive Officer  
Mr Andrew Hammond  
PO Box 484  
ALBANY WA 6331

Dear Mr Hammond,

I wish to make a submission to you, *opposing* the application for development at 4 Barry Court for the Proposed Multiple Dwellings (x30) / P265284.

The overall plan and finished perspective of the development appears to be quite attractive at this stage; however the number of units and the overall height is too excessive for this block of land, considering it is less than 45 metres away from the high water mark of the ocean. 45 metres remember is less than the length of an Olympic swimming pool. The architect's plans in fact are deceptive in designating the development as having four levels. There is a basement as well - giving five effective levels. And even though the basement is drawn as being constructed under the existing ground contour, it is actually five and a half metres above the beach high water level. The levels given are not drawn entirely to scale, giving the impression in the cross section that they are less than they really are. All these figures forget to give one of the most important figures of all - the overall height of the structure - at least 23 metres tall!

The artist's impression also gives clear and uninterrupted views of the beach from all levels. This development should not be visible from the beach nearby or have more than one storey in direct line of sight to any other parts of the area like the neighbouring golf course or along Emu Point Drive / Golf Links Road.

The overall development

- ✓ should blend in with the surrounding landscape, not stick out.
- ✓ should minimize visual impacts from Middleton Beach, surrounding areas and public vantage points.
- ✓ should be made to minimize its impact on surrounding vegetation, fauna and foreshore reserve.
- ✓ should be restricted to only one, two and three storeys with all third storeys being located on the side away from the beach.

The artist's impression gives the development a truly 'landmark' appearance - in fact an eyesore monstrosity along one of Albany's most beautiful and publicly used beaches. A corridor of unspoiled and uninterrupted pristine beach and nature reserve, that is most valuable in its importance to the environment, to say the least.

I believe the land is zoned for tourist development, and would hope that this is strictly adhered to and not ultimately used for permanent residential purposes.

The application in no way takes into account the delicate and sensitive area that it is being built in and the amount of ground works and decimation of natural flora and fauna that will occur, nor does there seem to be any recompense for this either.

If this development at three storeys high, were to be approved -

- ✓ A dedicated plan must be put into effect to ensure that the development will be integrated into the existing landscape and dunal topography. Such major site works must ensure that they blend in with the adjacent site and natural bush land areas.
- ✓ A detailed flora and fauna survey be carried out to identify any rare or endangered species, and if found, to liaise with CALM for relocation, before construction begins.
- ✓ An agenda must be presented to and approved by Council prior to commencement of works detailing extensive planting of species of flora endemic to the area to ensure the natural tree canopy and undergrowth returning as much as possible to its original form, regaining and protecting the 'corridor' effect of the coastal strip.
- ✓ Plantings and landscaping should cover a minimum of 40% of the site
- ✓ An environmental management system be put in place and strictly adhered to during construction and later during the life of the development trading as a business.
- ✓ All development should be designed and constructed of materials and colours which allow them to blend into the landscape surrounding the site. The use of reflective materials such as zinalume and white and pale cream colours should not be permitted for roofs or fences.

This development will no doubt bring with it many visitors and if it were full at any one given time there would be at least 70 - 80 individuals on the site. This would result in more foot traffic directly to and from the beach along the smaller paths. These paths are in constant need of maintenance and with more people using them very substantial erosion will occur. The sand dunes directly in front of the proposed development are already changing at a great rate, moving at up to two metres per year. Increased traffic along these dunes will be very detrimental and cause unnecessary and unsightly erosion, not to mention the litter left by thoughtless visitors and tourists.

Traffic along Emu Point Drive increases most remarkably in the summer and holiday seasons, with vehicles having to deal with others stopped and turning into Barry Court causing a major obstruction at the best of times. Boats, caravans and all manner of vehicles travel along Emu Point Drive at 80km/hr making this intersection an accident waiting to happen, even before the development has started.

In conclusion, this proposed development has not taken into consideration its impact on the surrounding area and little thought has been given to just how much of an intrusion it will be in the midst of a pristine and environmentally fragile coastal strip. The size of this building is just a "try on" by the developer to see how far the limits can be pushed, and must not be allowed to go ahead at the proposed height and density. This development will no doubt set the trend and standard for future proposals we will be seeing along this coastal strip. The smaller and the fewer disturbances we allow taking place, in this area, the better.

Yours faithfully,



Emily Elsasser

Boundary

Roof line approx  
23m above  
basement RL

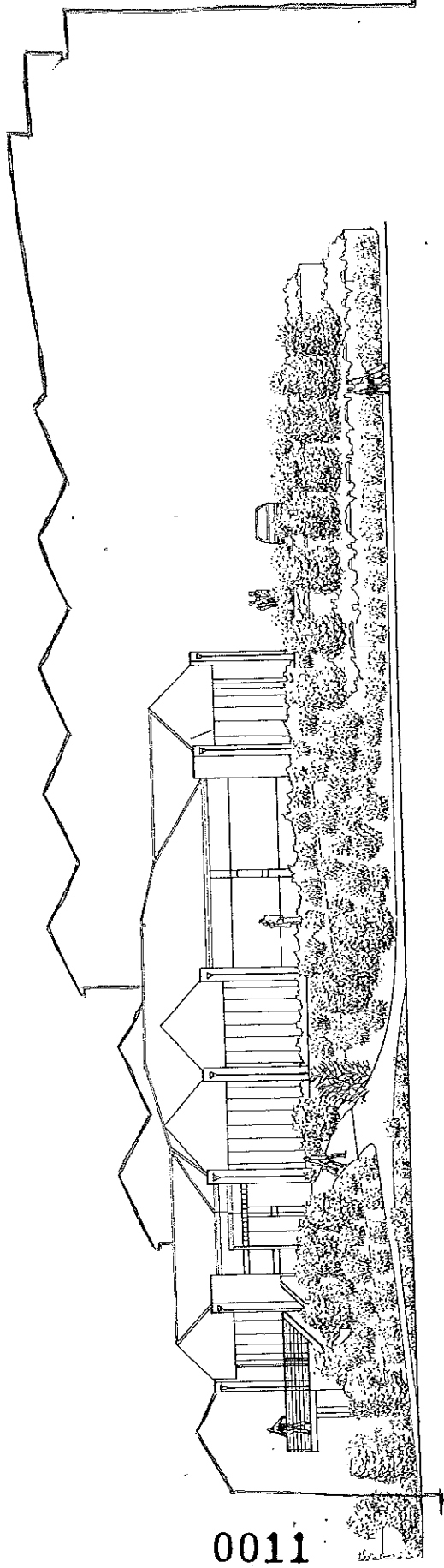
4th RL 17.5

3rd RL 14.5

2nd RL 11.5

1st RL 8.5

Basement RL 5.5



0011

WEST ELEVATION incorporating the Albany Golf Club rooms in front of proposed building outline.  
Position and dimensions are correct and to scale (1:200)



August 8, 2006

Residen  
Colling

Date: 10 AUG 2006  
Officer: PLAN7

City of Albany  
Planning Department  
North Road, Albany 6330.

Attach:

RE: Development of 150 Barry Court

Dear Sir,

We would like to put the following points to the City re. the proposed development of the 30 unit resort-style complex at 150 Barry Court, Collingwood.

We would be pleased to have something developed that will add to the amenity of the area. The Albany Golf Club building has provided the quality of development that needs to be both appreciated and replicated.

But after seeing the outcome of the tourist precinct on Barry Court and the haphazard manner in which the developers have ignored or not even taken into consideration the stringent covenants placed on permanent residents in the building of their homes, we would like to see the City's planners take a more considered approach to development in the Albany Golf Club area.

1 A resort-style building has always been part of the development with tourism the predominant feature.

It should remain consistent with the Albany golf Club building and remain within the covenants placed on the area's original development. The new building should not be higher than the golf club. It's roof pitch, roof colour and finish, wall finish and colouring should be similar with the golf club and the building should not be seen from the high water mark of Middleton Beach.

We are against a tilt-up construction, especially grey coloured walls resulting in the dominant feature.

2 A strong strata body should be formed to handle all aspects of the building-life after construction.

3 The landscape finish to blend in with the surrounding dune habitat. Once again to remain within the original covenants. No palm trees to be used.

4 Given the City's consideration of a relaxing of tourism zoning to allow permanent accommodation at this resort development, we are concerned about other tourist-zoned land on Barry Court. Will this become permanent accommodation?

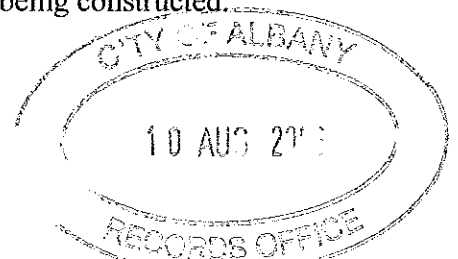
5 One of the biggest problems faced in this small development is the increasing traffic flow.

Barry Court now has unwarranted traffic flow, with people thinking they are gaining direct access to the beach. Traffic jams do actually occur with people forced to do tight U-turns at the end of Barry Court and retrace their steps. The area also now has a lot of pedestrian traffic, from residential and tourist accommodation, and the Middleton Beach to Emu Point pathway.

We would like some form of traffic calming device constructed now at the junction of Dillon Close and Barry Court. This could be in the form of a narrowing or narrow-necking of the entrance to Barry Court past the Dillon Close intersection.

No Through Road or Residents Only signs are needed now before any development is allowed to start.

6 Dillon Close is going to become a very busy road given the resort building will be its only access way. Adjacent is the tourist accommodation now being constructed.



Traffic and pedestrians does not mix, especially when those pedestrians are children.  
A separation of the road from the tourist homes is needed, perhaps using a wall.

7 More spaces are needed for staff parking and overflow parking. Is the development going to use the golf club parking nearby as there are only six visitor spaces provided on plans ??

8 No parking including trailer and boat parking to be allowed on the verges. Provision should be made for this as it now happens at the single building tourist accommodation in Barry Court.

9 No clothing to hang from buildings. This now happens at front of the single building tourist accommodation in Barry Court.

Yours sincerely

KI Matts 

For KI and VE Matts

K and J Hillham

R and K Western

R and B Haese

Residents of Barry Court, Collingwood Park.

## LOCAL GOVERNMENT ACT 1995

### *City of Albany*

#### Signs Local Law 2006

Under the powers conferred by the *Local Government Act 1995* and by all other powers, the Council of the City of Albany resolved on.....to make the "*City of Albany Signs Local Law 2006*".

#### **Citation**

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

#### **Commencement**

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

#### **Repeal**

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

#### **Application**

4. This local law applies throughout the district.

#### **Definitions**

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

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

"**advertisement**" means the publication, display, or presentation of any sign or advertising device;

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

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

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

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

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

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

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

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

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

**“district”** means the district of the local government;

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

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

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

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

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

**“licensee”** means the holder of a licence;

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

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

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

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

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

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

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

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

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

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

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

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

### **Transitional**

6. A sign which -
- (a) was displayed prior to the commencement date; and
  - (b) immediately prior to the commencement date was the subject of a valid licence issued under a local law repealed by clause 3,

is deemed to be the subject of a valid licence issued under this local law on the same terms and conditions as the licence issued under the local laws repealed by clause 3, for so long as the sign is not changed, but otherwise the provisions of this local law shall apply to the sign.

## **PART 2 - LICENCES AND EXEMPTIONS**

### **Licence Requirements**

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

### **Planning Approval**

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

### **Application for Licence**

9. (1) Where a person is required under this local law to hold or obtain a licence to display a sign, that person shall apply for the licence in accordance with subclause 2.



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

#### **Determination of Application**

10. (1) The local government or an authorised person may refuse an application for a licence that does not comply with the requirements of clause 9, and in any event shall refuse an application for a licence where the required planning approval has not first been obtained, or is inconsistent with the planning approval.
- (2) The local government or an authorised person may, in respect of an application for a licence:
- (a) refuse the application; or
  - (b) approve the application on such terms and conditions as it sees fit.

#### **Licence Issue**

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

#### **Term and Validity of Licence**

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

- (d) change is made in the message of the sign or its illumination which is so significant as to amount to a different sign than that in respect of which the licence was issued;
- (e) the sign no longer relates to the business conducted in the building to which it is attached; or
- (f) the licence is cancelled by the local government;

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

### **Inspection of Licence**

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

### **Cancellation of Licence**

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

### **Right of Appeal**

15. When the local government makes a decision as to whether it will:-

- (a) grant a person a licence under this local law;
- (b) renew, vary or cancel a licence that person has under this local law; or
- (c) impose or amend a condition to which a licence is subject;

the provisions of Division 1 of Part 9 of the Act and regulation 33 of the *Local Government (Functions and General) Regulations 1996* apply to the decision.

### **Licence Exemptions**

16. (1) The following signs are exempt from the requirements of clause 7:
- (a) a sign erected or maintained in accordance with any Act;
  - (b) a property transaction sign not exceeding 1.0m<sup>2</sup> for dwellings or 2.5m<sup>2</sup> for multiple dwellings/commercial/ industrial developments erected on private property or immediately adjacent to the front boundary, where it is not possible to erect it on private property;
  - (c) a plate not exceeding 0.6m<sup>2</sup> in area erected or affixed on the street alignment or between that alignment and the building line to indicate the name and occupation or profession of the occupier of the premises;
  - (d) a sign used solely for the direction and control of people, animals or vehicles or to indicate the name or street number of a premises, if the area of the sign does not exceed 0.2m<sup>2</sup>;
  - (e) an advertisement affixed to or painted on a shop window by the occupier thereof and relating to the business carried on therein;

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

### PART 3 - RESTRICTIONS

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

#### Fixing of Signs

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

#### Headroom

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

#### Signs to be Kept Clean

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

#### Bill Posting

21. Subject to clause 16, a person shall not post a bill or paint, stencil, place or affix an advertisement on a street or on a building, structure, fence, wall, hoarding, sign post, blind or awning so as to be visible to a person in a street, public place, reserve or other land, except for a hoarding approved for the purpose by the local government or an authorised person.

### **Fly Posting**

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

## **PART 5 - REMEDY FOR BREACH**

### **Removal of Signs from Public Property**

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

## **PART 6 - MISCELLANEOUS**

### **Fees and Charges**

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

### **Public Liability Insurance and Indemnity**

25. (1) Where, as a condition of a sign licence or permit, the owner, licensee or permit holder is required to provide a public liability insurance policy, indemnifying the local government against all actions, suits, claims, damages, losses and expenses made against or incurred by the local government arising from any activity, action or thing performed or erected in accordance with the licence and keep that insurance policy current for the duration of the licence, the owner or licensee shall:
- (a) enter into an agreement with the local government to provide the required public liability insurance protection;
  - (b) take out a public liability insurance policy in the name of the owner or licensee and the local government, for a minimum value of \$10m or such other amount as considered appropriate to the risk involved;
  - (c) include a clause in the policy which prevents the policy from being cancelled without the written consent of the local government;
  - (d) include a clause in the public liability insurance policy which requires the owner or licensee and the insurance company, to advise the local government if the policy lapses, is cancelled or is no longer in operation;
  - (e) on the request of an authorized person, provide for inspection, a certificate of currency for the required insurance policy.
- (2) An owner or licensee who refuses or cannot provide a current certificate of insurance within 2 working days as requested in accordance with sub clause (1) commits an offence.

## PART 7 - OFFENCES AND PENALTIES

### Offences

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

### Offence Description and Modified Penalty

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

### Infringement and Infringement Withdrawal Notices

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

### Records to be Kept

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

**FIRST SCHEDULE**  
**CITY OF ALBANY**  
**SIGNS LOCAL LAW 2006**  
**OFFENCES AND MODIFIED PENALTIES**

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

20	Fail to keep a sign clean and maintained in good order.	100
21	Post a bill, or fix advertisement visible from a street, public place, reserve except a hoarding approved for the purpose	100
22	Fly post at any place or location in district.	100
	Other offences not specified.	100

Dated this ..... day of ..... 2006.

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

\_\_\_\_\_  
ALISON GOODE JP  
**Mayor**

\_\_\_\_\_  
ANDREW HAMMOND  
**Chief Executive Officer**



**Schedule of Submissions for Subdivision & Development – Frenchman Bay Road**

No.	Submitter	Submission	Officer Comment	Council Recommendation
1.	Department of Environment 5 Bevan Street ALBANY WA 6330	<p>a) Subdivision needs to meet the requirements for effluent disposal as per the draft Country Sewerage Policy.</p> <p>b) Need to make it clear that the 2.5m AHD line is to be at natural ground level and cannot be achieved through filling.</p> <p>c) Consideration being given to land use and development criteria associated with Priority 3 of a Public Drinking Water Source Area.</p>	<p>a) Agreed that policy should reflect the requirements contained within this Policy.</p> <p>b) As the policy refers to a plan, which requires all dwellings to be located west of the 2.64m AHD line, the need to specify that the AHD level should be at natural ground level would be unnecessary.</p> <p>c) A small portion of the precinct is contained within the Priority 3 area, which recommends a minimum lot size of 1 hectare where reticulated sewerage is not available. Given the area involved, there is no need to modify the policy in it's current form.</p>	<p>a) UPHOLD Amend policy to include requirement to meet the draft Country Sewerage Policy.</p> <p>b) DISMISS</p> <p>c) DISMISS</p>
2.	J & T Duyn 284 Frenchman Bay Road ROBINSON WA 6330	a) No objection.	a) No comment.	a) NOTED
3.	M Dumper 117 Frenchman Bay Road ROBINSON WA 6330	a) We don't agree that reticulated sewerage will be available in the short to medium term.	a) The Water Corporation has advised that there is no potential to connect land within the study area with the passing high pressure main. A separate sewer pump station would need	a) DISMISS

No.	Submitter	Submission	Officer Comment	Council Recommendation
		<p>b) Resources should be put into structure planning over Precinct A. The City should promote the coordination of fully serviced lots as soon as possible.</p>	<p>to be funded by private developers/landowners. It is difficult to ascertain if, or when sewer will be available to the study area in the medium to long term.</p> <p>b) Conceptual Structure Planning over the higher land within Precinct A is likely to be undertaken by Council in early 2007.</p>	<p>b) NOTED</p>
4.	<p>J Kemp 157 Frenchman Bay Road ALBANY WA 6330</p>	<p>a) Has no objection to the proposal, however would like clarification as why Lot 82 is not included within any precinct.</p>	<p>a) Lot 82 has been excluded as this land is not zoned "Residential Development", and can independently be developed without the need for structure planning.</p>	<p>a) NOTED</p>
5.	<p>C &amp; V Richards 15 Harding Road ALBANY WA 6330</p>	<p>a) The resultant lots within Precinct A should be about 2000m<sup>2</sup>.</p> <p>b) Any subdivision along Frenchman Bay Road should have large setbacks (30 to 40 metres).</p> <p>c) Single Storey height restrictions.</p> <p>d) The 2.5m AHD line should be</p>	<p>a) The minimum lot size specified within the Country Sewerage Policy is 2000m<sup>2</sup>.</p> <p>b) New dwellings would need to be placed above 2.64m AHD line, which would be a significant setback.</p> <p>c) There is no intention to restrict houses to single storey under the proposal. The positioning of dwellings along this escarpment would need to be in accordance with the visual amenity controls within the Local Rural Strategy.</p> <p>d) It is common practice to ensure</p>	<p>a) NOTED</p> <p>b) DISMISS</p> <p>c) DISMISS</p> <p>d) DISMISS</p>

No.	Submitter	Submission	Officer Comment	Council Recommendation
		<p>lowered so that fill can be used to raise the building floor level above this requirement.</p> <p>e) New effluent disposal technologies should allow for subdivision without sewer.</p> <p>f) More than one lot should be allowed if land capability supports the extra lot.</p>	<p>buildings and associated fill are located outside of 1:100 year flood areas, to reduce constriction points and additional flooding to surrounding low lying areas.</p> <p>e) It is DPI and Department of Health policy that any lots below 2000m<sup>2</sup> should be connected to reticulated sewer.</p> <p>f) The addition of more than one lot within Precinct B is not recommended until the issue of servicing is resolved. The objective of this policy is to allow some subdivision in the short term, whilst protecting the ability of the land to be converted to closer residential development in the long term.</p>	<p>e) DISMISS</p> <p>f) DISMISS</p>
6.	The Department of Planning & Infrastructure Stirling Terrace ALBANY WA 6330	<p>a) The 2.5m AHD line should be changed to 2.64m AHD to more accurately reflect requirements of engineering study on flood level adjacent to Princess Royal Harbour.</p> <p>b) Recommend Precincts be changed in order, with Precinct A through to Precinct C going north to south.</p> <p>c) Battle-axe legs would need to be located on adjacent properties to accommodate future roads.</p>	<p>a) Modify the 2.5m AHD line to 2.64m AHD.</p> <p>b) Minor change supported to improve readability of policy.</p> <p>c) Modification supported. Policy Plan changed to show two access points where future road</p>	<p>a) UPHOLD Modify Plan to show 2.64m AHD level.</p> <p>b) UPHOLD Re-classify Precincts so that it goes from A to C.</p> <p>c) UPHOLD Modify Policy Plan to show two future linkages</p>

No.	Submitter	Submission	Officer Comment	Council Recommendation
7.	Harley Survey Group 116 Serpentine Road, ALBANY WA 6330	a) Requests that Lot 114 should be included within Precinct A (formerly Precinct B).	linkages could be accommodated.  a) The majority of the land is zoned Rural, and whilst a scheme amendment request has been lodged to rezone the land to Residential Development, this policy only affects land currently zoned "Residential Development". Should the owner be successful in rezoning the property, this land could be added to the policy area through altering the policy in the future.	that would need to be set aside for future road linkages.  a) DISMISS
8.	M Price & J Drinan 8 Jefferies Street ALBANY WA 6330	b) As per Submission 7(a).	a) As per Submission 7(a).	a) DISMISS

..... CHIEF EXECUTIVE OFFICER

..... DATE



Department of  
Environment

Your ref: STR127/LT603349  
Our ref: SC770  
Enquiries: Marisa Papalia  
Direct tel: 08 9841 0102

Graeme Bride  
Manager Planning & Ranger Services  
City of Albany  
PO BOX 484  
ALBANY WA 6331

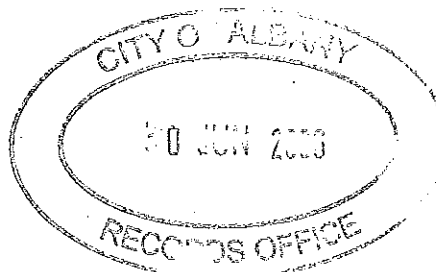
Dear Graeme

### COMMENTS ON DRAFT LOCAL PLANNING POLICY - FRENCHMAN BAY ROAD

Thank you for the referral of the above policy.

The Department of Environment (DoE) and the Department of Water (DoW) supports the City's plan to provide for a strategic planning framework over the subject area and provides the following comments on the draft policy:

- Section 1, point (a), suggest to include reference that subdivision could be supported where a proposal is consistent with the draft Country Sewerage Policy as this policy details effluent disposal requirements and minimum lot sizes.
- Section 4.1 needs to be considered in conjunction with the requirements of the Country Sewerage Policy. Princess Royal Harbour is considered an Environmentally Sensitive Area and as such, land within the policy area will need to be proven up as being able to meet the requirements of the draft Country Sewerage Policy.
- Sections 2 & 4.2.1, reference to the 2.5m AHD line should include reference that this is measured from natural ground level. This would take into account those sites that have already been filled.
- Portion of the proposed Policy Area is located in a Priority 3 area of a Public Drinking Water Source Area where criteria for landuse, development and subdivision apply. Refer to the South Coast Water Reserve and Limeburners Creek Catchment Area Water Source Protection Plan for further detail.
- Section 7 should also include the draft Country Sewerage Policy and the South Coast Water Reserve and Limeburners Creek Catchment Area Water Source Protection Plan



0029



South Coast Region  
5 Bevan Street  
Albany Western Australia 6330  
PO Box 525 Albany Western Australia 6331  
Telephone (08) 9842 5760 Facsimile (08) 9842 1204  
[www.environment.wa.gov.au](http://www.environment.wa.gov.au)

The other matter for consideration is the impact of development on the foreshore reserve along Princess Royal Harbour. Any intensification of this area will lead to pressure on the use of the foreshore reserve. In the case of subdivision the width of foreshore reserves abutting private land may also be reviewed as part of the subdivision process. The Woolstores to Frenchman Bay Foreshore Management Plan provides information regarding the management of the reserves along Princess Royal Harbour.

Should you wish to discuss this further please do not hesitate to contact Marisa Papalia.

Yours sincerely

*Marisa Papalia*

NAOMI ARROWSMITH  
REGIONAL MANAGER  
DEPARTMENT OF ENVIRONMENT AND DEPARTMENT OF WATER  
SOUTH COAST REGION

28 June 2006

**Records**

**From:** Graeme Bride  
**Sent:** Thursday, 22 June 2006 3:44 PM  
**To:** Records  
**Subject:** FW: POLICY

CITY OF ALBANY RECORDS	
FILE:	STR127
FILE:	
22 JUN 2006	
DOC:	IR609716
OFFICE:	MPR
ATTACH:	

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

**From:** Petersen, Stephen [mailto:Stephen.Petersen@dpi.wa.gov.au]  
**Sent:** Thursday, 22 June 2006 3:20 PM  
**To:** Graeme Bride  
**Cc:** Albany Office  
**Subject:** RE: POLICY

Graeme

we've had a further look at the policy and identified some issues you may wish to respond to in the policy:

1. 2.5 m AHD should be 2.64m AHD as per DPis assessment as this is a technical basis for the level, perhaps the plan could say as "approximately" shown on the plan;
2. delete reference to 1 May 2006 as no need to give a subbie expectation to all lots;
3. is a min lot size to be suggested, the draft LPS shows land as Rural Res so 1 ha ? or another;
4. should min habitable floor levels be required for dwelling houses in precincts;
5. can the shaded area be included into precinct B;
6. Why is precinct A in the middle;
7. what about Outbuildings in precinct C are they not allowed;
8. what about subdividing existing uses eg tourist, or future tourism uses, is this to be provided for;
9. Statement in 1 (a) that land is suitable for effluent disposal has not been proven and should be removed;
10. Is it OK to subdivide in precinct B if above the 2.64m level;
11. if battleaxe legs proposed by a subbie need to have them located next to any existing battleaxe legs on adjacent land, be constructed to a public road standard, and have an agreement on title with Council to cede the battleaxe leg and other land needed to provide for development / subdivision of adjacent land;
12. need a plan submitted at time of application showing coordination of proposed sub and future sub of adjacent land;
13. include that applications still need to meet other assessment criteria re: environmental, health for on site effluent disposal, etc

We would appreciate having another look at the final draft before it gets adopted finally by Council.  
 thanks

Melanie Price and John Drinan  
8 Jeffries St  
Albany WA 6330  
Phone: 0898428597

19 June, 2006

Mr Graeme Bride  
Manager Planning and Rangers  
City of Albany  
102 North Road  
ALBANY WA 6330

Dear Graeme,

**SUBMISSION - PROPOSED SUBDIVISION AND DEVELOPMENT- FRENCHMAN BAY ROAD POLICY**

I would like to make the following submission on your recently advertised Planning Policy - "Subdivision and Development- Frenchman Bay Road"

As discussed with you recently, we would like to request that Lot 114 Frenchman Bay Road be included in Precinct B of the proposed policy.

Lot 114 shares many of the same characteristics as the remaining land in Precinct B, including the fact that the front portion of this lot falls within the proposed structure plan area.

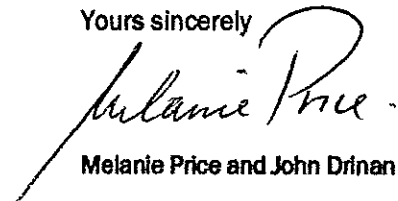
Initial investigations at the site support that land capability and servicing issues can be addressed. A strategic planning officer from the Perth Water Corporation office has shown initial plans which demonstrate that gravity fed sewer and pump stations are feasible for this area.

We request that Lot 114 be involved in the structure planning of this immediate area and have commissioned the Harley Survey Group to lodge a SAR proposing to change the zoning of Lot 114 to the 'Residential Development' zone.

We ask that Council amend the proposed planning policy and include Lot 114 Frenchman Bay Road within Precinct B of the current policy in anticipation of rezoning the Lot to Residential Development.

If you have any questions or wish to discuss this further please do not hesitate to contact us on 0428149592.

Yours sincerely



Melanie Price and John Drinan

<b>CITY OF ALBANY RECORD</b>	
FILE:	STR 127.
FILE:	
20 JUN 2006	
DOC:	ICR60957
OFFICE:	PLAN 7
ATTACH:	



C & V Richards  
15 Harding Road  
ALBANY 6330

20 June 2006

ATTENTION: Chief Executive Officer

Dear Sir

Re: Draft Local Planning Policy – Subdivision & Development – Frenchman Bay Road.

Thankyou for your letter regarding the Draft Policy. We agree in principal but would like you to consider the following proposals.

- Subdivided blocks should be about 2000 m<sup>2</sup> .
- Any subdivision fronting Frenchman Bay Road should have reasonable set-backs for homes and out-buildings in the order of 30-40m from the front boundary. This set-back would help to keep the area aesthetically appealing for locals and tourists alike.
- Single-storey height restrictions for residences fronting Frenchman Bay Road.
- The 2.5m AHD line is limiting and could be lowered. Where blocks fall within 1/2 m or so of this line, suitable fill could be brought in enabling development of these blocks.
- New technologies are making on-site effluent treatment systems more efficient and, if the science behind these systems is valid, then they should be considered by Council and DPI in assessing future subdivisions in the precincts mentioned.
- With regard to 4.1 in you policy statement, we believe each property's application for subdivision should be judged on its suitability and, if the property can support more than one additional lot, this should be considered.

We are encouraged by this Draft Policy and look forward to sensible development along Frenchman Bay Road.

Yours faithfully

Cliff and Val Richards



CITY OF ALBANY RECORD	
FILE:	
FILE:	STR078
20 JUN 2006	
DOC:	ER60955
OFFICE:	SPLO1
ATTACH:	

157 Frenchman Bay Road,  
ALBANY WA 6330

Tel. 98 415701

June 10 '06

Chief Executive Officer,  
City of Albany.

Your Ref. STR127/LT603305

Att. Mr. Graeme Bride.

CITY OF ALBANY RECORDS	
FILE:	STR 127
FILE:	
13 JUN 2006	
DOC:	ICR609166
OFFICE:	MPK
ATTACH:	

Dear Sir,

Thank you for your letter regarding the draft local planning policy - subdivision and development - Frenchman Bay Road.

I really have no constructive comment to make other than to say you appear to have done a thorough survey of the situation ~~for~~ the future.

I would, however, be grateful if you would kindly clarify one point.

My property is located at Lot 82 at the above address (next to The Lilacs holiday units and is the middle of three blocks only between Harding road and Seawolf road) and we appear to be in no-mans-land between the precincts of A and B on the map.

Incidentally, I am a long-term resident and have no intention of seeking any sub-division or development. Perhaps you intend the status quo to remain?

Yours sincerely,

*Jeffery Kemp*  
(Jeffery Kemp)

CITY OF ALBANY RECORDS	
FILE:	STR127
FILE:	
13 JUN 2006	
DOC:	ICR609030
OFFICE:	MPR <small>06-36-001-RBC</small>
ATTACH:	

9 June 2006

Your Ref: STR127/LT603305

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

Dear Sir

**SUBMISSION ON SUBDIVISION AND DEVELOPMENT POLICY – FRENCHMAN BAY ROAD**

Thank you for the opportunity to comment on the draft Policy for the Frenchman Bay Road Residential Development zone.

As the owners of lot 91 we object to the proposed policy. It is unnecessary and introduces additional barriers to the potential subdivision of our property.

The existing residential development zoning implies there is potential for subdivision, subject to preparation of a structure plan. There is no justification for a new policy to reinforce this process.

We do not agree that there is no likelihood of reticulated sewer in the short to medium term. The option for a new pump station service Precinct B is a possibility and is becoming more viable as land values increase and new technologies come on-line.

This area has been in a 'holding-zone' since that introduction of the Town Planning Scheme in 1980. It is shown in the draft Albany Local Planning Strategy as residential. Rather than facilitating subdivision and assisting landowners, the draft policy serves as a further barrier to land release. It would be preferable for the resources to be put into preparing a structure plan for Precinct B.

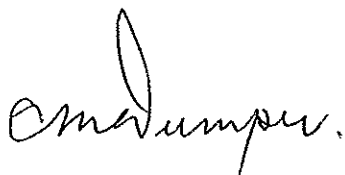
Subdivision has been approved on some lots within the Precinct and development has been permitted in the vicinity. Second houses have been built on certain lots and chalets/tourist development has occurred. By comparison a previous subdivision application on our lot was refused.

The situation is inequitable and the proposed policy will serve to perpetuate the injustices by making it more difficult for the remaining large lots to be subdivided.

We would like to seek subdivision of Lot 91 in the short term and strongly oppose the policy which is seen as counter productive and lacking in justification and rationale. The draft policy should be rejected as it does not provide guidance or direction for the subdivision and development of Precinct B.

This area is close to town and will be subject to continuing pressure and further appeals. In preference to ongoing ad-hoc subdivision and development there is an opportunity to plan and coordinate the creation of fully serviced lots. In addition to the community and economic benefits and environmental benefits would include vegetation protection, visual amenity and minimising nutrient export. We request the city to consult with the land owners in this area and facilitate the preparation of outline Development Plan for Precinct B.

Yours faithfully

A handwritten signature in cursive script, appearing to read 'M. Dumper'.

M. DUMPER  
117 Frenchman Bay Road  
ROBINSON WA 6330



City of Albany Records  
Doc No: ICR6011676  
File: STR127

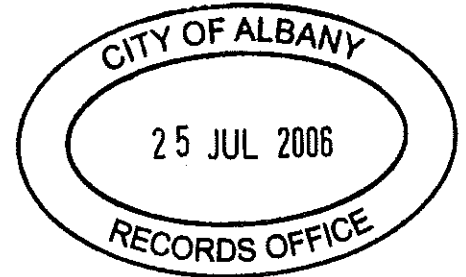
Date: 25 JUL 2006  
Officer: MPR

Attach:

Our Ref: STR127 / LT603305  
Cross Ref:  
Your Ref:  
Enquiries: Graeme Bride

1 June 2006

Jacob & Teresa Van Duyn  
284 Frenchman Bay Road  
ROBINSON WA 6330



Dear Sir/Madam

**COMMENT SOUGHT FOR DRAFT LOCAL PLANNING POLICY – SUBDIVISION & DEVELOPMENT – FRENCHMAN BAY ROAD**

Please find attached a proposed local planning policy applicable to the "Residential Development" zone fronting Frenchman Bay Road.

The zoning of this area does not permit subdivision or development to occur until a structure plan has been undertaken. As there is no likelihood that reticulated sewer will be provided to the area in the short to medium term, the Policy has been prepared to provide guidance on subdivision, sizes of outbuildings and positioning of future dwellings.

The Policy will specifically resolve the following issues:

- Support limited subdivision to occur where environmental conditions are suitable for effluent disposal systems.
- Allow increased outbuilding sizes in area where there is limited potential for further subdivision.

Prior to making a final decision on whether to support or reject the policy, Council is seeking comments from the community.

Any comments on the proposal, either supportive or against, should be addressed to the Chief Executive Officer, City of Albany, PO Box 484, ALBANY WA 6331, and lodged prior to **22 June 2006**.

Should you have any further queries with regard to this matter, please do not hesitate to contact Lisa Brown on direct telephone 9841 9368 or via email [lisab@albany.wa.gov.au](mailto:lisab@albany.wa.gov.au).

Yours sincerely

Graeme Bride  
**Manager Planning & Ranger Services**

Enc: Proposed Council Policy – Subdivision & Development – Frenchman Bay Road  
gb:dd

*GRAEME BRIDE*  
*STAFF ALBANY WA*  
*RESPONDING*  
*I have no difficulties with the proposed policy*

Directors

- Rod Hedderwick
- Mike Sauzier
- Sebastian Bolhuis



**Please reply to Albany Office**

Our Ref: 14039/CTP

21 June 2006

Mr Graeme Bride  
Manager Planning and Rangers  
City of Albany  
102 North Road  
ALBANY WA 6330



City of Albany Records  
Doc No: ICR609815  
File: STR127  
Date: 26 JUN 2006  
Officer: PLAN7;MPR  
Attach:

Dear Graeme,

**SUBMISSION – PROPOSED SUBDIVISION AND DEVELOPMENT- FRENCHMAN BAY ROAD POLICY**

I would like to make the following submission on your recently advertised Planning Policy – “Subdivision and Development- Frenchman Bay Road”

Further to my recent enquiries and consistent with our recently lodged Scheme Amendment Request, I would like to request that Lot 114 Frenchman Bay Road be included in Precinct B of the proposed policy.

Lot 114 shares many of the same characteristics as the remaining land in Precinct B, including the fact that the front portion of this lot falls within the proposed structure plan area.

When considering our proposal please take into account the following information.

**Background**

The majority of Lot 114 is zoned ‘Rural’ under the City of Albany Town Planning Scheme 3 (TPS3) and is 5.7872ha in area. However the portion of the lot fronting Frenchman Bay Road is zoned ‘Residential Development’. The lot is relatively flat, cleared of vegetation and has a horse agistment business operating.

The lot originally fell within the Shire of Albany Local Rural Strategy 1996 (LRS) precinct Princess Royal Harbour 2B, which allowed for subdivision down to one hectare. This recognised that development of the site was constrained by it falling within Priority 2 Area of the South Coast Water Reserve.

The Ground Water Priority areas were reviewed and refined in 2001/2 and the LRS modified accordingly. As a consequence of this review the majority of Lot 114 was removed from the Ground Water Priority Area.

0038

Land Development • Mining • Infrastructure & Building Development • Agriculture • Strategic Planning • Information Management

X:\14039 Price & Drinan\14039 Correspondence\Letters\Out\LA090606 po

Pyrmont House, 116 Serpentine Road, Albany WA 6330 • PO Box 5207 WA 6332 • T: 08 9841 7333 • F: 08 9841 3643  
E: hsgalb@harleygroup.com.au • www.harleygroup.com.au

The LRS responded to this change by placing Lot 114 into Princess Royal Harbour precinct No.10, a precinct that effectively placed the development potential of Lot 114 into a holding pattern subject to the findings of the Scheme review. Council has recently received a draft of the Albany Local Planning Strategy, this document sets the strategic guidance for the new Scheme and thus guides land within Precinct 10 of the LRS.

### **Justification**

Lot 114 has more in common with the lots currently zoned 'Residential Development' and part of Precinct B than the rural lots to the west and south and should be treated similarly, evidenced by the following facts:

- Like the lots facing Frenchman Bay Road, Lot 114 is largely outside of any Ground Water Priority Area, unlike lots further to the west and south;
- Lot 114 is bound to the north by Robinson Drain that forms a natural boundary to development in this area;
- The portion of Lot 114 zoned 'Residential Development', is within the Precinct B boundary and could not be independently developed as it constitutes the lots only road frontage;
- Lot 114 is not being used for intensive horticultural purposes unlike many of the other lots located entirely behind the Frenchman Bay Rd lots. The proposal does not reduce the amount of agricultural land available.
- No precedent is set for other properties zoned 'Rural' in the immediate vicinity as they are all constrained by being identified as within a Ground Water Priority Area.
- Creating the potential for larger residential lots reasonably close to the city centre and Princess Royal Harbour offer another housing choice to the residents of Albany in accordance with the objectives of many state and local planning strategies.
- The shape and dimensions of Lot 114 and the lack of site constraints will allow for a simple, uncomplicated subdivision pattern to be established.
- Lot 114 has no remnant vegetation, is flat and is easily developed in a location reasonably close to the town centre, Princess Royal Harbour and other amenities.
- With the exception of deep sewer all services are available to the site.
- The creation of 2000m<sup>2</sup> lots in this locality will result in a smaller development footprint for Albany than if it were developed for Special Rural lots and contribute to a reduction in urban sprawl.
- Its recent development potential has been 'blighted' for a number of years by being placed in Precinct 10 area, in a manner not dissimilar to which the 'Residential Development' zoning has affected the lots to be structure planned.

The existing 'Residential Development' zone was also constrained in the past by being located within a ground water priority area. As the Ground Water Priority Area boundary has been updated for these properties, it would seem logical to afford the same development potential to all lots in the immediate area the same development potential and opportunities.

## Conclusion

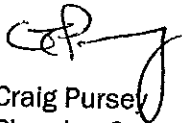
With the exception of its current zoning, Lot 114 Frenchman Bay Road has the same development potential as those lots within Precinct B. Lot 114 falls outside of the Ground Water priority area, is similarly identified in the draft ALPS and has no land capability issues that would restrict its subdivision or development.

The owners of Lot 114 would like to be involved in the structure planning of this immediate area and have lodged a SAR proposing to change the zoning of Lot 114 to the 'Residential Development' zone.

We request that Council amend the proposed planning policy and include Lot 114 Frenchman Bay Road within Precinct B of the current policy in anticipation of rezoning the Lot to Residential Development..

If you have any questions or wish to discuss this further please do not hesitate to contact me on 98417333 or 0437702734.

Yours sincerely



Craig Pursey  
Planning Consultant  
**Harley Survey Group Pty Ltd**

E-mail: [craigp@harleygroup.com.au](mailto:craigp@harleygroup.com.au)





[Agenda Item 11.3.2 refers]  
[Bulletin Item 1.1.4 refers]

Doc No:  
File:

Date: 20 JUL 2006  
Officer: PLAN3

Attach:

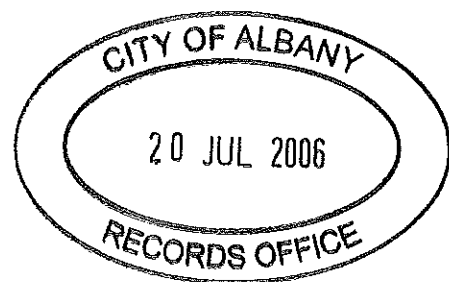
**CITY OF ALBANY**

**SCHEME AMENDMENT REQUEST**

**LOT 114 FRENCHMAN BAY ROAD,  
ROBINSON**

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

July 2006



0041

## 1.0 INTRODUCTION

The Scheme Amendment Request is in relation to Lot 114 Frenchman Bay Road, Robinson and establishes the strategic suitability of rezoning this property and discusses issues that are required to be addressed in future scheme amendment documentation.

The proposal is to rezone that portion of Lot 114 currently zoned 'Rural' to the 'Residential Development' zone under the City of Albany's Town Planning Scheme No.3 (TPS No3), with a view to have the site included in future structure planning scheduled for this locality.

Council planning staff have indicated that land zoned 'Residential Development' north of Hardie Road is to be structure planned in order to facilitate residential development of these lots, in a coordinated manner.

The owners of Lot 114 Frenchman Bay Road, Robinson, are requesting the opportunity of being included in this structure planning exercise to enable Lot 114 to be developed for residential purposes. Lot 114 shares many of the same positive characteristics as the land fronting Frenchman Bay Road and less of the site constraints that other lots to the west of Frenchman Bay Road.

## 2.0 LOCATION AND SITE

Lot 114 has a total area of 5.7872 ha, has a 20m frontage to Frenchman Bay Road and is located approximately 3kms from the Albany CBD. Refer to Location Plan for details.

The site is currently cleared, flat and is used for a horse agistment business. The site has been extensively drained in the past (principally via the Robinson Drain), lowering the ground water table.

Large properties (~2000m<sup>2</sup>) currently zoned 'Residential Development' and used for residential purposes adjoin the sites eastern boundary. 'Small' rural properties (~1-2ha) adjoin the west and southern boundaries and are mainly used for market gardening and horse grazing. The Robinson Drain adjoins the northern boundary of the lot. Refer to the Site Plan for details.

## 3.0 ZONING

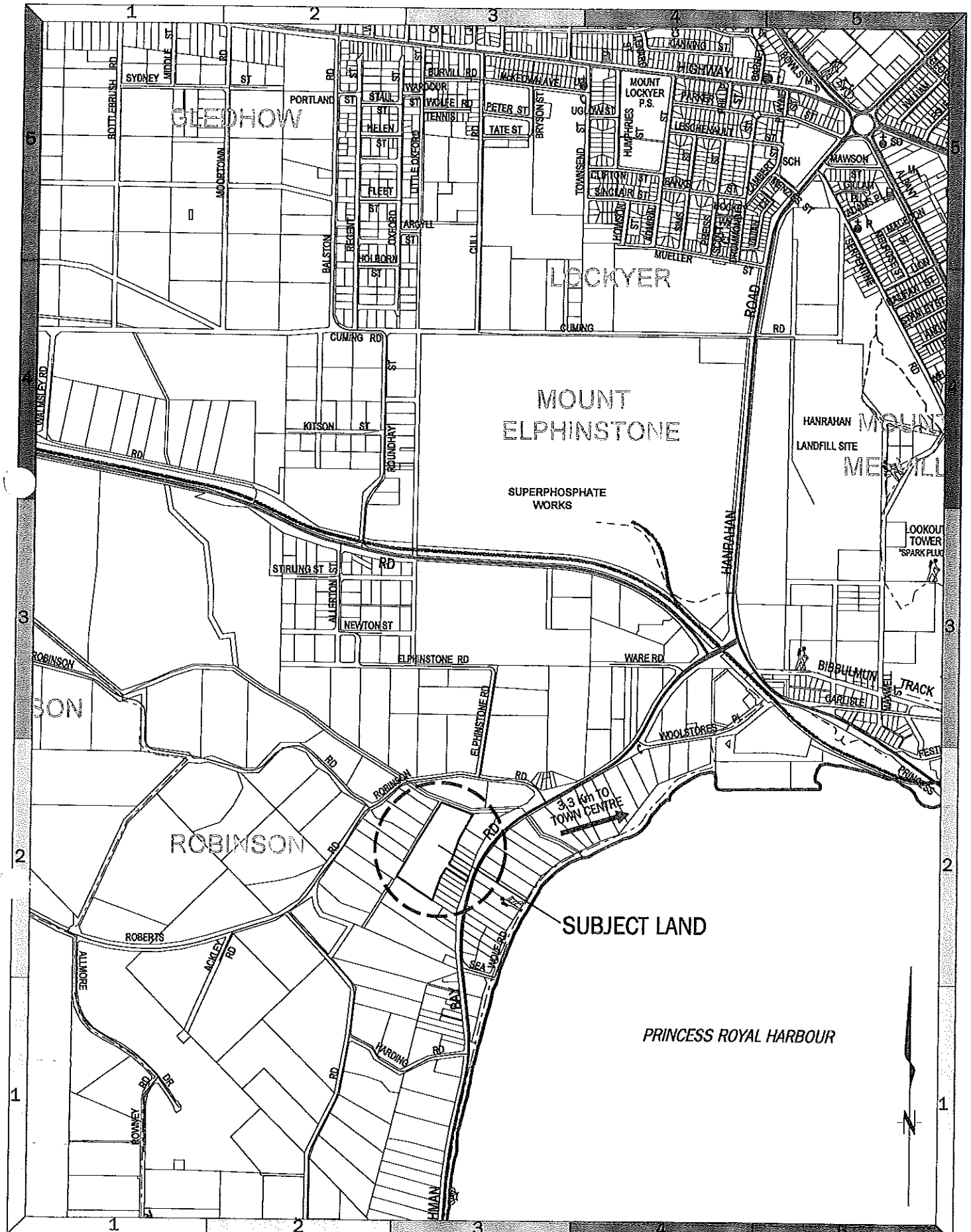
Lot 114 has a split zoning of 'Rural' and 'Residential Development' in TPS No.3 with the portion of the lot fronting Frenchman bay Road being zoned 'Residential Development'. Refer Zoning and Ground Water Plan for details.

All the adjoining land fronting Frenchman Bay Road is zoned 'Residential Development'. The land to the south and west of Lot 114 is zoned 'Rural'.

TPS No.3 describes the broad objectives of the 'Residential Development' zone as follows:

*"To facilitate the orderly and equitable development for residential purposes of areas where the existing subdivision pattern, multiple ownership, or other factors make this objective unobtainable by the normal methods of subdivision and development."*

TPS No.3 also requires that prior to any development proceeding in this zone that a structure plan be adopted to coordinate the future development of the area.



note: this drawing is the property of harley survey group. it may not be copied or altered without the consent of the owner.	survey COMPILED drawn ABS 11-07-06 horiz datum MGA 94 scale at A4		cad file 14039-01A.dgn checked CP 11-07-06 level datum AHD all distances are in metres		description <b>LOCATION PLAN          LOT 114 ON DIAGRAM 73127          ROBINSON</b>	
	A Original drawing 11-07-06 rev details date		client drawing no 14039-01A			

pyrmont house, albany

## **4.0 PLANNING STRATEGIES**

### **4.1 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.”*

### **4.2 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.

### **4.3 The Albany Regional Strategy (1994)**

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

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

### **4.4 Residential Expansion Strategy for Albany (1994)**

The subject site is not specifically included in the 1994 Residential Expansion Strategy, largely to the previous Public Drinking Water Supply boundary (now amended).

#### **4.5 Draft Local Planning Strategy (2006)**

Council resolved to receive a draft of the Albany Local Planning Strategy at its meeting of the 20<sup>th</sup> December 2005. The draft Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and shall have regard to all State and regional planning policies to the City's planning.

Draft ALPS identifies the subject site as "Special Rural". However it should be borne in mind that:

- ALPS is a broad brush document that sets the tone for an area generally, not on a specific lot by lot basis; and
- The other lots zoned 'Residential Development' on the same side of Frenchman Bay Road are also indicated as "Special Rural" on the planning strategy map.

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

ALPS recommends consolidation of urban areas and the rationalisation of rural living areas. The trend away from larger "Special Rural" 2-hectare lots towards smaller 2000m<sup>2</sup> to 4000m<sup>2</sup> lots is acknowledged.

ALPS encourages a smaller development footprint and seeks to "...encourage smaller lot subdivision and development of existing rural living areas, based on land capability and other constraints, to achieve higher sustainable lot yields as the first priority to meet future demands."

#### **4.6 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 2B, Robinson. Precinct 2B recommends "*...The current undeveloped area should be zoned appropriately for future residential and associated use development.*" The precinct policy goes on to recommend in residential areas that existing lot sizes are maintained, connection to sewer is required (if available) and the Priority Groundwater resources should be protected.

#### **4.7 Draft Country Sewerage Policy**

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

A minimum lot size of 2000m<sup>2</sup> applies to all land fronting Frenchman Bay Road in this locality (including Lot 114). As Lot 114 is not within a 'Public Drinking Water Source Area' effluent disposal systems are required to be set back from an open water body by at least 50m and from the ground water table by a minimum of 500mm.

#### **4.8 Local Rural Strategy**

Lot 114 originally fell within the Shire of Albany Local Rural Strategy 1996 (LRS) precinct Princess Royal Harbour 2B; which allowed for subdivision down to one hectare. This recognised that development of the site was constrained by the policy provisions of the Priority 2 Ground Water Area of the South Coast Water Reserve.

Ground Water Priority Areas were reviewed and refined in 2001/2 and the LRS modified accordingly. As a consequence of this review, the majority of Lot 114 is now no longer located in any Ground Water Priority Area.

The LRS responded to this change by placing Lot 114 into Princess Royal Harbour precinct No.10, a precinct that effectively placed the development potential of Lot 114 into a holding pattern subject to the findings of the Scheme review. Council has recently received a draft of the Albany Local Planning Strategy, this document sets the strategic guidance for the new Scheme and thus guides land within Precinct 10 of the LRS.

#### **5.0 INFRASTRUCTURE**

##### **5.1 Roads and Access**

Road access to Lot 114 is from Frenchman Bay Road, which is a fully formed, sealed road of an appropriate standard. Lines of site from Lot 114's frontage to Frenchman Bay Road are also adequate.

Council has recently constructed the dual use path on the opposite side of Frenchman Bay Road linking the subject land and surrounding lots to Little Grove, the town centre and beyond.

##### **5.2 Services**

Reticulated water and power is currently available on the same side of Frenchman Bay Road, whilst telecommunication facilities are available but on opposite side of the road.

Enquiries with the Water Corporation have shown that the rising main currently under construction from Little Grove is not available to the site. Therefore in the short term, suitable on site effluent disposal systems will be required for the entire locality. It should be noted that the Water Corporation has preliminary strategic plans for a sewerage pump station that may service this area at some time in the future.

##### **5.3 Drainage**

There is adequate drainage infrastructure in Frenchman Bay Road to accommodate an increase in residential densities that may result from future structure planning of this area. The Robinson Drain joins the site to the north; future development would be required to manage any nutrient runoff into the Robinson Drain. This would be accommodated in any future structure planning exercise through the provision of water sensitive design (as per the DoE guidelines).

#### **6.0 ENVIRONMENT**

##### **6.1 Vegetation**

The site is completely cleared and is pastured. The current landowners have made considerable efforts to remove all identified weeds from the site.

## 6.2 Landform and Soils

The subject land is virtually flat. The land falls within the Owingup (OW) soil type that is recognised as having high nutrient retention ability but may be subject to inundation. This site has been subject to historical drainage and poses minimal risk of inundation. Temporary ponding of water after rain is evident, but this disperses quickly.

The land quality assessment from the Shire of Albany Local Rural Strategy – 'Physical Assessment and Hazards' publication produced by AGC Woodward – Clyde indicate the OW Unit has a low capability to support on site effluent disposal.

However, these land classifications are very broad brush in nature and require on-site ground truthing, usually through winter testing. Preliminary groundwater testing has shown adequate clearance from groundwater to support the use of Alternative Treatment Unit's for effluent disposal systems.

The site has been extensively drained and modified in the past, resulting in a lower water table, minimal risk of inundation and reasonable clearance to the ground water table.

## 7.0 AMENDMENT PROPOSAL

The proposal is to rezone that portion of Lot 114 zoned 'Rural' to the 'Residential Development' zone under TPS No3, with a view to having the site included in future structure planning being scheduled for this locality.

At this stage, this would result in future development being coordinated with the lots fronting Frenchman Bay Road and their likely subdivision into 2000m<sup>2</sup> sized lots.

As described above, Lot 114 has more in common with the lots currently zoned 'Residential Development' than the rural lots to the west and south and should be treated similarly, evidenced by the following facts:

- Like the lots facing Frenchman Bay Road, Lot 114 is largely outside of any Ground Water Priority Area, unlike lots further to the west and south;
- Lot 114 is bound to the north by Robinson Drain that forms a natural boundary to development in this area;
- The portion of Lot 114 zoned 'Residential Development' could not be independently developed as it constitutes the lots only road frontage;
- Lot 114 is not being used for intensive horticultural purposes unlike many of the other lots located entirely behind the Frenchman Bay Rd lots. The proposal does not reduce the amount of agricultural land available.
- No precedent is set for other properties zoned 'Rural' in the immediate vicinity as they are all constrained by being identified as within a Ground Water Priority Area.
- As a 'Residential Development' zoning is proposed, structure planning is required prior to any development occurring. This affords the Council the opportunity to ensure that any specific site constraints are accounted for and is more likely to result in a site responsive development.

- Creating the potential for larger residential lots reasonably close to the city centre and Princess Royal Harbour offer another housing choice to the residents of Albany in accordance with the objectives of many state and local planning strategies.
- The shape and dimensions of Lot 114 and the lack of site constraints will allow for a simple, uncomplicated subdivision pattern to be established.
- Lot 114 has no remnant vegetation, is flat and is easily developed in a location less than 4km to the town centre, convenient to Princess Royal Harbour and other amenities.
- With the exception of deep sewer all services are available to the site.
- The creation of 2000m<sup>2</sup> lots in this locality will result in a smaller development footprint for Albany than if it were developed for Special Rural lots and contribute to a reduction in urban sprawl.
- Its recent development potential has been 'blighted' for a number of years by being placed in Precinct 10 area, in a manner not dissimilar to which the 'Residential Development' zoning has affected the lots to be structure planned.

The existing 'Residential Development' zone was also constrained in the past by being located within a ground water priority area. As the Ground Water Priority Area boundary has been updated for these properties, it would seem logical to afford the same development potential to all lots in the immediate area the same development potential and opportunities. This is more clearly shown in the Zoning and Ground Water Plan that forms part of this report.

## **9.0 CONCLUSIONS**

This report has demonstrated that the proposal to rezone Lot 114 Frenchman Bay Road, Robinson from 'Rural' to 'Residential Development' will allow for the coordinated development of all suitable land located outside of the Ground Water Priority Area and allow for additional housing in a location that is close to the town centre and Princess Royal Harbour and not restricted by issues such as remnant vegetation and loss of viable agricultural land.

With the exception of its current zoning, Lot 114 Frenchman Bay Road has the same site characteristics as those lots facing Frenchman Bay Road that are currently zoned 'Residential Development'. Lot 114 falls outside of the Ground Water priority area, is similarly identified in the draft ALPS and has no land capability issues that would restrict its subdivision or development.

Therefore, it is respectfully requested that Council support the preparation of a formal Amendment to TPS No.3 for Lot 114 Frenchman Bay Road to be rezoned to 'Residential Development'.



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# LOT 271 (NO. 315) CHESTER PASS ROAD, WARRENUP

## SCHEME AMENDMENT REQUEST

*July 2006*

*Reference 706.265*

*Issue 1*

T H E | P L A N N I N G  
G R O U P

Level 7 182 St Georges Terrace  
Perth Western Australia 6000  
Telephone: +61 8 9289 8300  
Facsimile: +61 8 9321 4786  
planning@tpgwa.com.au  
www.planninggroup.com.au

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# INTRODUCTION

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This report has been prepared by The Planning Group WA Pty Ltd on behalf of the D'Addario Property Group, the owners of Lot 271 (No. 315) Chester Pass Road, Warrenup in the City of Albany. The purpose of the report is to request that the City of Albany initiate an amendment to rezone Lot 271 from 'Rural' to 'Residential'.

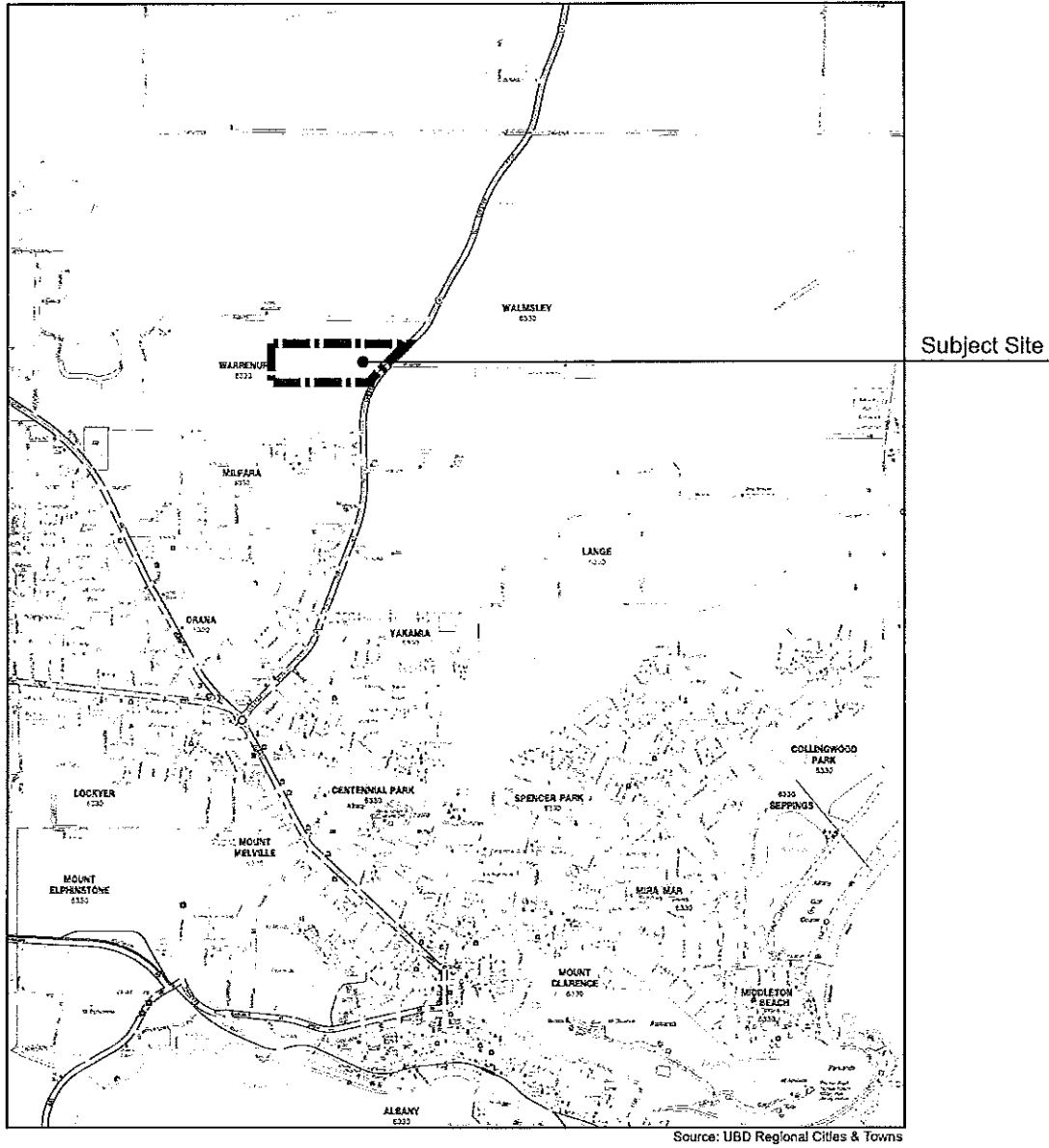
A Scheme Amendment to the City of Albany Town Planning Scheme No. 3 is requested to rezone Lot 271 Chester Pass Road, Warrenup in order to facilitate the future subdivision and development of the subject site for residential purposes.

# BACKGROUND

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Land uses within the locality previously comprised extensive agriculture and much of the area has been subsequently subdivided for small holdings, predominantly hobby farming.

Figure 1 – Location Plan



# SUBJECT SITE

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## SITE CONTEXT

The subject site is located within the Warrenup locality, which forms part of the peripheral urban area of the Albany metropolitan area. Albany is a regional city located on the south coast of Western Australia, some 400 kilometres south of Perth.

Within the City of Albany, the subject land is situated approximately six kilometres north of the Albany city centre. The subject property adjoins Chester Pass Road, a major highway and artery to the north connecting Albany to King River. The site is bounded by a series of lots to the immediate north, west and south. The closest intersections to the site are the Chester Pass Road/Harvey Road intersection to the north and Chester Pass Road/Henry Street intersection opposite the land.

REFER TO FIGURE 1 – LOCATION PLAN

## SITE DETAILS

The land the subject of this rezoning request is Lot 271, Chester Pass Road, Warrenup. The site details are summarised below:

Lot No.	Diagram	Volume/Folio	Land Area
271	248837	1454/731	23.9068ha

The subject site is currently owner in partnership by Mario and Filomena D'Addario, and Anthony and Belinda D'Addario. A copy of the Certificate of Title for the subject site is attached as Appendix 1.

The subject site has a frontage to Chester Pass Road of 353.09 metres. The lot surrounding the subject site generally from 21 to 40 hectares, although the lots to the north range from four to 7 hectares each. The land immediately surrounding the site is predominantly used for rural purposes. The site is serviced with connections to the mains water supply, telecommunications, single phase electricity transmission line and solid waste management services. The land is not connected to deep sewerage and there are no current plans to extend sewerage coverage to encompass the area.

REFER TO FIGURE 2 – SITE PLAN.

The land immediately surrounding the subject site shares the 'Rural' zoning however, the majority of these properties are largely used as 'hobby farms' as opposed to viable agricultural broad acre farming. A road transport company is also located just north of the subject site. Beyond the land forming the immediate boundaries to the site there are several pockets of land with alternative zoning including 'Special Industry', 'Light Industry', 'Parks and Recreation', 'Local Shopping', 'Civic and Cultural' and 'Public Purposes'. A large area to the south of the subject site is zoned 'Residential' and a number of small pockets of land are zoned 'Special Residential' to the west and south of the site. Specifically, there are four individual areas of land zoned 'Special Residential', being 'SRes' No. 4, No. 12, No. 14 and No. 7 in the immediate locality.

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## **TOPOGRAPHY AND VEGETATION**

At its highest point, the site is at 56 metres (AHD) in height at its western boundary and has a slight slope to the southeast, towards Chester Pass Road where the land is at 44 metres (AHD) in height. The slight slope provides the site with views over King River. There are several clusters of trees and shrubs along the site's fence lines and around the homestead located to the east of the site and close to Chester Pass Road. A dam is located on southern site boundary and is shared between Lots 271 and 6. Three separate dams are located at the centre of the site.

# STATUTORY CONSIDERATIONS

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## CURRENT ZONING

### City Of Albany Town Planning Scheme No. 3

Under the provisions of the City of Albany Town Planning Scheme No. 3, the subject site is zoned 'Rural.' Section 3.1.14 of the Scheme describes the purpose of the 'Rural' zone as:

"to ensure high quality agricultural land is retained for primary production," and

"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 areas."

## PROPOSED ZONING

### City Of Albany Town Planning Scheme No. 3

An amendment to the City of Albany Town Planning Scheme No. 3 is requested to rezone the subject site from 'Rural' to 'Residential.

Under section 3.1.1 of the Scheme, 'Residential' zoning aims to:

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



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## PLANNING CONSIDERATIONS

There are several state and local policies that influence future development of subject site and its surrounds.

### State Planning Policy – Lower Great Southern Strategy

According to the Lower Great Southern Strategy, a 20 to 30 year strategy for the Great Southern Region that has been released for a three month period of public comment. Albany is recognised as a current and future regional centre, partly owing to the Port of Albany that represents a major regional and state economic asset.

Access to the Port comprises a significant issue affecting development and planning considerations in the Region. Chester Pass Road exists as a primary freight route to the Albany Port, which is to be protected under the Strategy. It has a strategic influence noted in the Strategy as follows:

- Chester Pass Road is an important route for grain haulage from off-rail grain receival bins in the eastern part of the Great Southern Region. It is also an important tourism route providing access to the Stirling Range National Park and Hyden;
- However, without heavy haulage diversion, traffic at the Chester Pass Road roundabout is predicted to increase beyond a safe and manageable level. A strategic road network is needed to facilitate the safe and efficient movement of freight to the Albany Port, of which the Albany Ring Road is essential. There is an additional need to plan for and construct additional road linkages to the Albany Port to reduce congestion at the Albany Highway, Chester Pass Road and Hanrahan Road roundabout given the predicted increase in grain production and the anticipated peak plantation timber harvest season before 2011;
- The Albany Ring Road Planning Study (MRWA 2001) recommended the preservation of Chester Pass Road within Albany as a freight route for trucks coming from the north and east, and the design and construction of an east west link in the short to medium term that joins Chester Pass Road to Albany highway in the vicinity of the existing Elizabeth Street. Chester Pass Road and Hanrahan Road were to remain the major freight route to the Port where road design should aim to control access with a series of traffic lanes and intersections to suited to the vehicle mix using it;
- However, the Strategy seeks to preserve Chester Pass Road as a major freight route until such time as the Albany Ring Road provides a more expedient and safer route for freight transport between the east and the Port. The east west link of the Ring Road between Chester Pass Road and Albany Highway is a high priority in meeting the peak harvest timetable for plantation timber;
- The Strategy views the sustainability of the Chester Pass Road route in the longer term as an issue of community concern. It will be heavily dependent on the land uses adjacent to this route and any uses that attract significant amounts of local traffic. Innovative traffic management solutions to enhance traffic flows at the Chester Pass Road/Albany Highway intersection will also be required.
- According to the Strategy, the long term alternative to Chester Pass Road is the planned Albany priority Ring Road that will link all major port access routes. Whilst longer than the Chester Pass Road route, the Ring Road will avoid the Albany Highway/Chester Pass Road roundabout and may prove to be safer for port-bound traffic in the long run. The Strategy acknowledges the need for the construction of the entire Albany Ring Road, in order to accommodate the increasing freight task. The full Ring Road is to be constructed by 2010;

- 
- As a matter of high priority, the short term requirements of Chester Pass Road among other main roads in Albany should be upgraded; and
  - Options to manage cross traffic movements on Chester Pass Road and the Ring Road should be developed and evaluated.

With respect to sustainable growth of settlements, the strategy recommends the identification of additional residential land within centres and rural villages and the provision of rural residential land in appropriate locations.

In terms of the proposed rezoning, the Strategy has signaled that Chester Pass Road will remain an important access route to the Albany Port for a substantial amount of time, although in the long term the Ring Road will comprise a more favourable route for heavy traffic. Measures will be taken to ensure adequate buffers protect the proposed 'Residential' zoned lots from the impacts of heavy vehicular traffic. The safety of potential residents will also be considered during the planning and design phase.

## **Main Roads - Regional Road Development Strategy for The Great Southern Region**

In accordance with the Main Roads Regional Development Strategy for the Great Southern Region, which provides a strategic assessment of the region's road needs over the next 30 years, Chester Pass Road has been identified for future upgrading. Among other works, the upgrade will involve the construction of a dual carriageway on Chester Pass Road, in addition to land resumption and road realignment.

According to advice from the Great Southern Region of Main Roads specifically relating to the subject site, the future development of Chester Pass Road may potentially impact upon property accesses along the section of road where the subject property is located and extending out to the Ring Road alignment (Elizabeth Street).

Main Roads has advised that in order to cater for future traffic growth, Chester Pass Road may need to be upgraded to a dual carriageway in the future that may include a solid median treatment similar to the section of Albany Highway southbound from the large roundabout. The proposed works may impact properties fronting Chester Pass Road and may involve future land acquisitions of up to 10 metres, although the exact land requirements are not known at this stage

Given the high traffic volumes expected to use Chester Pass Road in the future, it may be necessary to limit access points onto the Road where possible and provide median openings with protected turning pockets only at major intersections. Under such works, turning movements would be restricted to "turn left only" actions when entering and exiting affected properties, additionally access to the site would be limited to one crossover at a location approved by the Regional Manager of Main Roads Great Southern Region.

Nevertheless, the timing of the upgrade and its specific impact on the site, aside from the crossover issue, principally depends on the Road's traffic volumes reaching a capacity point. When capacity will be reached is unknown and therefore it remains uncertain as to when the possible turning movement and access restrictions including the "turn left only" actions will be introduced. Furthermore, with the exception of the crossover, no definitive plans have been provided as to which specific traffic management works will occur as part of the future upgrade. Instead, Main Roads have indicated a couple of treatments that may or may not be adopted.

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Based on advice provided by Main Roads, future 'Residential' development must acknowledge the potential future upgrade works and incorporate specific design measures during the planning stage, including for example, the 10 metre setback and crossover requirement. These specifications will be incorporated in future subdivision design.

## **State Planning Strategy**

In December 1997, the State Government of Western Australia adopted the State Planning Strategy, The Policy aims to:

- Protect regional resources and guide the development of residential and tourist areas through a review of the Albany Regional Planning Strategy.
- Establish Albany region planning committee.
- Commence preparation of Greater Albany statutory region scheme.

In particular the Section 8.1 of the Strategy, the main vision statements for the Great Southern Region are as follows:

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

The proposed rezoning to 'Residential' contributes to the achievement of these objectives. The rezoning will facilitate the subdivision of the existing Lot 271 and therein, consolidate both the existing housing stock and variety of housing available to residents in the City.

## **City of Albany - Local Rural Strategy**

Under the City of Albany Local Rural Strategy, adopted in 1996, the subject site is designated as part of the Oyster Harbour 4 Catchment Planning Precinct. The policy statement for Oyster Harbour 4 confirms that "following consultation with landowners Council will rezone the area to Future Urban (long term) and utilise associated zoning provisions to preclude interim uses which would prejudice the use of the land for future urban development."

The justification is based on the identification of the area, situated around the fringe of existing residential areas, in the Residential Expansion Strategy as being suitable for long term residential development. The infrastructure necessary for urban development including deep sewerage, scheme water and sealed roads is, or will become available.

Given the policy statement and justification of the Local Rural Strategy, the proposed rezoning is consistent with the future development intent of the area subject to potential land capability and environmental constraints, which will be prudently dealt with during future planning and development phases.

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## **City of Albany - Local Planning Strategy**

Under the draft Albany Local Planning Strategy, which was considered by the Albany Council in December 2005 and undergoing finalisation in preparation for accordance, the subject site has been identified for future residential.

The Strategy identifies the need for local initiatives to enhance and protect the precinct to include provision of 'longer term residential' subdivision and development subject to the provision of services. As a result, the proposed rezoning and indicative development largely meets the draft Strategy's intent by rezoning to 'Residential' to provide for future residential development.

The proposed designations affecting the subject site however are yet to be confirmed by the City of Albany since the Strategy is undergoing finalisation and will be released for public submission in late 2006.

# REZONING PROPOSAL

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The purpose of the rezoning application is to request that the City of Albany initiate an amendment to Town Planning Scheme No. 3, to rezone Lot 271 from 'Rural' to 'Residential'. The rezoning application intends to facilitate future subdivision of the subject site to create a residential living environment based on a range of sizes, physical land capability and landscape design considerations.

Future development will apply conventional residential development and land management requirements so as to enhance landscape quality and visual amenity of the locality, whilst minimising the impact of the development on the physical environment. With particular respect to the positioning of the subject site, future development will be in close proximity to the services and facilities provided by the Albany Central Area.

Located on Chester Pass Road, a main artery south to Albany and north to King River, and at the City's urban edge, the subject site is also well suited to being rezoned 'Residential.' Potential subdivision of the subject site would allow for the creation of a range of property sizes, which would establish an introductory corridor along Chester Pass Road.

Furthermore the proposed rezoning contributes to the realisation of both state and local government policy. In terms of the 1997 State Planning Strategy, the proposal to rezone the subject site will facilitate a higher density coding and promote the availability of diverse residential options in the City of Albany, particularly by providing housing close to the city centre but in a now rural setting.

Importantly, the proposed rezoning achieves the intent of Local Rural and Planning Strategies. Under the Local Rural Strategy, the subject site situated around the fringe of existing urban areas has been identified for residential expansion and long-term residential development, where infrastructure services will be made available as part of future subdivisions.

The intent of the current rural zoning emphasising primary production or broad acre farming is not achievable given the relatively small lot size. The subject site slopes slightly to the east, however is not low-lying. Any rezoning and subsequent redevelopment would not cause major environmental impacts since the site is significantly cleared given its past farming use, although some pockets of wooded land surround the site to the west. Remnant vegetation can also be conserved by way of public open space provision in subsequent development plans. The site is currently serviced with water and power supply, and drainage services. These services will be appropriately consolidated as and when the site is developed.

With respect to the draft Albany Local Planning Strategy the proposed rezoning fulfils the need to enhance and protect the precinct by including provision of 'residential' subdivision and development. The proposed development is adjacent to the development front and would be a logical extension. The draft Albany Local Planning Strategy supports this incremental expansion of residential development.

The subject site comprises an area already earmarked for future medium and long-term residential development. As a result, a scheme amendment to rezone the site, not unlike that currently proposed, would in any event be required at some future point. The land surrounding the site is also designated to share the same future purpose as the subject site, indicating that the proposed rezoning would be consistent and well integrated with the proposed future development of adjoining lots.

Both the Lower Great Southern Strategy and advice from Main Roads Great Southern Regional office highlight the clear value of Chester Pass Road in terms of providing port access. Nevertheless, although Main Roads is committed to upgrading Chester Pass Road, the exact works to be undertaken as part of the proposed upgrade remain largely undefined. Instead, Main Roads have indicated a couple of treatments that may or may not be adopted.

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Any future 'Residential' development will respect the significance of Chester Pass Road as a principal artery in and out of Albany. It is therefore committed to acknowledging the possible future upgrade works in specific design responses during the design and planning stages.

## **INDICATIVE DEVELOPMENT**

The subject land has been identified for long and medium term residential. The intent is to provide a range of lot sizes, with density ranging from R20 to potentially R30/R40, with each lot maintaining separate road frontages. A structure plan for the area is required to be prepared prior to any subdivision application, which is to take into account the broader designs options for the area including road connections and permeability, strategic locations of public open space and commercial activities. The range of densities would be strategically located to take advantage of services and facilities to be provided.

The existing services will be improved in connection with the development of the site. Reticulated water services will be extended to each lot. Existing mains power supply is to be augmented with in-line transformer and distribution via underground lines to additional lots with appropriate easements. The lots will be connected to deep sewerage, via onsite pumping stations, which is to be confirmed with the Water Corporation.

Public open space will be strategically located to assist with stormwater detention. The internal roads will have kerb and channel drainage and side entry pits that lead to a constructed stormwater detention basin.

There are no indications of indigenous land occupation and the provisions of native title legislation do not apply to freehold land. Similarly the development of the subject site will not adversely impact the use and safety of Chester Pass Road or surrounding Harvey Road and Henry Street. All adjoining lands derive access from separate public roads and crossovers and should not be impacted or restricted in any way by the proposal. The development remains aware of and sensitive to Main Road's possible future upgrading works on Chester Pass Road and will enter into dialogue to ensure their satisfaction with proposed development plans where appropriate. Only one entry point to the estate will be provided as required by Main Roads.

## CONCLUSION

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This report has been prepared in support of a request to the City of Albany to initiate an amendment to Town Planning Scheme No. 3, which would facilitate future residential development at Lot 271 (No. 315) Chester Pass Road Warrenup.

The proposed rezoning of the subject site to 'Residential' is considered appropriate, the future intent for the locality and the contribution to a variety of residential options in the City in suitable areas with good access opportunities. It furthermore seeks to comply with upgrading works on Chester Pass Road and is sensitive to major developments in the Region, such as the Port's proposed expansion and accessibility needs.

It is therefore respectfully requested that the City of Albany initiate an amendment to the City of Albany Town Planning Scheme No. 3 by rezoning Lot 271, Chester Pass Road, Warrenup from 'Rural' to 'Residential'.

# **CITY OF ALBANY**

## **LOCAL PLANNING SCHEME NO. 3**

### **AMENDMENT NO. 255**

#### **PLANNING REPORT**

**PROPOSAL TO REZONE LOT 126 LOWANNA DRIVE FROM 'RURAL'  
ZONE TO 'SPECIAL RURAL' ZONE**



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## **1. INTRODUCTION**

The purpose of this report is to provide background information and justification for the rezoning of Lot 126 Lowanna Drive from 'Rural' to 'Special Rural.'

Lot 126 was originally included within rezoning Amendment No. 196 which incorporated Lots 44 & Pt 19 to the west. Following a number of issues being raised during formal advertising of the amendment in relation to the proposals for Lot 126, it was agreed to remove the land from the amendment. The issues raised in relation to Lot 126 have now been addressed and the following report provides background information to support the reactivation of the rezoning.

## **2. LOCATION, AREA & ZONING**

Lot 126 is located approximately eight kilometres west of the Albany city centre, between Lower Denmark Road and South Coast Highway. Refer attached Location Plan. The property is zoned 'Rural' under the provisions of Council's Town Planning Scheme No. 3 and is 70.306ha in area.

## **3. PLANNING CONTEXT**

### **3.1 ALBANY LOCAL PLANNING STRATEGY**

The draft Albany Local Planning Strategy (ALPS) was adopted by the City of Albany in December 2005. On 8 August 2006 the Western Australian Planning Commission granted its consent to advertise the document, subject to modifications.

The draft ALPS shows Lot 126 Lowanna Drive to be included within a General Agriculture area. ALPS designates the land to the south and east as Rural Small Holdings. ALPS seeks to cluster Rural Residential lots on the western urban front in the Link Road area and within Robinson.

The ALPS objectives for Rural Living areas are to:

- Avoid productive agricultural land, other important natural resource areas, areas of high bushfire risk, flooding and environmental sensitivity;
- Avoid future urban areas
- Locate in areas near existing settlements that have available services and facilities; and
- Minimise potential for generating land use conflicts.

### **3.2 ALBANY LOCAL RURAL STRATEGY**

The most relevant planning document relating to this land is the City of Albany's Local Rural Strategy (1996). It is included within the Torbay & Policy Area wherein "subject to proponents of developments being able to demonstrate that the constraints and land management needs identified below would be overcome/met, Council may support proposals for rural residential development". The Policy justification and identified constraints and land management needs are reproduced below.

### **Policy Justification**

- a) The area generally has potentially high land capability for housing development;
- b) The area is situated adjacent to proposed rural residential areas identified elsewhere in the Local Rural Strategy;
- c) The area is in close proximity to Albany;
- d) The area has views and rural outlook; and
- e) Some landowners have indicated a willingness to subdivide.

### **Identified Constraints and Land Management Needs**

- a) There are some parts of the area which have low land capability for housing development due to their low lying nature;
- b) Watercourses need to be protected from the adverse impacts for development (particularly increased run off and invasion of exotic weeds);
- c) There is a need to minimise the impact of development on areas of remnant vegetation which may have significant ecological, visual and passive recreational value;
- d) There is a need to provide adequate reserve long internal waterways;
- e) There is a need for significant revegetation and removal of exotic weeds;
- f) The capability of existing roads (Link & Lancaster) to accommodate additional traffic that would result from further development needs to be investigated;
- g) There is a need to protect the visual amenity of the area;
- h) There is good farming land to the west; and
- i) There is a need to consider the Albany Airport flight path.

## **3.3 RATIONALE FOR THE PROMINENCE OF THE LOCAL RURAL STRATEGY**

The current endorsed Local Rural Strategy was adopted by the then Shire of Albany following extensive public consultation and considerable refinement. Lot 126 Lowanna Drive is within the Torbay 8 Policy Area and the area has been earmarked for rural residential subdivision for more than a decade. The current Strategy also nominates that Council will rezone lots to the south and north east to rural residential. Surrounding lot sizes are "under 10ha and their use is inconsistent with the objectives of the rural zone". (p 110 Local Rural Strategy)

Although the draft ALPS was endorsed by the Council in December, it has only recently been approved by the WA Planning Commission for advertising. The document has not been subject to any formal public comment. Consequently many aspects of the draft document are untested in the community. It is considered premature to be making strategic planning decisions based predominantly on the content of ALPS, particularly where there is a significant change mooted.

This Amendment proposal needs to be evaluated in the context of the surrounding land uses and zonings, as well as the planning history. Other properties within the area have been already been rezoned to Special Rural. This proposal can be regarded as a rounding out of the zoning, not an expansion of the "development footprint".

The Council had previously initiated an Amendment to rezone the subject land. It was originally part of Amendment 196, but was voluntarily withdrawn because of uncertainties over the alignment of the ring road and the need for further environmental assessment.

Following a change of ownership, enquiries on Amendment 255 commenced in July 2005 and the proponent was advised to lodge an application for rezoning, without the need for a SAR. The amendment process commenced well before the adoption of ALPS. Detailed capability mapping was undertaken and issues of lot size, access, building envelopes, effluent disposal, creek line protection and fire safety were resolved through extensive

discussions with officers from the Dept of Environment, the Dept of Agriculture and the Dept of Planning Infrastructure. The rezoning proposal has been revised to take account of the matters raised by the various agencies.

Importantly, the Department of Agriculture has advised the site is not classified as 'Priority Agriculture' and it has no objection to the proposal. The rezoning will not result in the loss of productive agricultural land.

The Department of Environment is supportive of the proposal, especially the creekline protection area and extensive revegetation which will have significant environmental benefits.

Notwithstanding Lot 126 is shown as General Agriculture on Map 9B of the Draft Albany Local Planning Strategy, the proposed amendment is generally consistent with the objectives for Rural Living outlined in part 8.3.5 of the document. In particular:

- Lot 126 Lowanna Drive is not priority Agricultural land;
- development avoids areas of environmental sensitivity which will be protected and appropriately managed;
- Future Urban Areas are avoided
- Infrastructure is available to service the development and the local roads will be upgraded;
- Travel distances to community facilities and services are comparable with existing and proposed rural living zones.

Lot 126 Lowanna Drive is clear of noise and odour buffers associated with the speedway, Regional Airport and waste treatment facility. It is also outside the South Coast Ground Water Reserve. As a result the Gledhow area is far less constrained than other areas that have been identified as Rural Residential in ALPS.

The prevailing lot size to the east and south of Lot 126 is 4-8 ha and could be regarded as fitting with the current category of Rural Small Holding. By contrast, the land uses in this historic subdivision are predominantly rural lifestyle lots. The nature of the water courses and the environmental management issues pertaining to this area, in particular nutrient export, weed invasion and creekline protection require attention. Roads are predominantly unsealed. It is recognised in both the existing Rural Strategy and draft APLS that the existing rural zoning is not appropriate. The surrounding areas are included within the Torbay 2 and Princess Royal Harbour 1 Precincts of the current Rural Strategy. That Strategy advocates coordinated Rural Residential subdivision (2000m<sup>2</sup> – 10ha). ALPS designates this area as Rural Small Holding (4- 10 ha). A change in zoning will not in itself achieve the environmental objectives or road upgrading. Without any opportunity to subdivide, there is no mechanism for implementation.

Reticulated water can be extended to service this area and this proposal would result in the upgrading of Lowanna Drive to a sealed road at no cost to the Council. The Amendment addresses the land management issues relevant to the site and represents sound strategic planning.

Amendment 255 is consistent with the endorsed Local Rural Strategy. The proposal is a logical infill and will be compatible with surrounding lot sizes and land uses. Notwithstanding map 9B of the draft APLS it is appropriate to proceed with rezoning of Lot 126 Lowanna Drive to Special Rural.

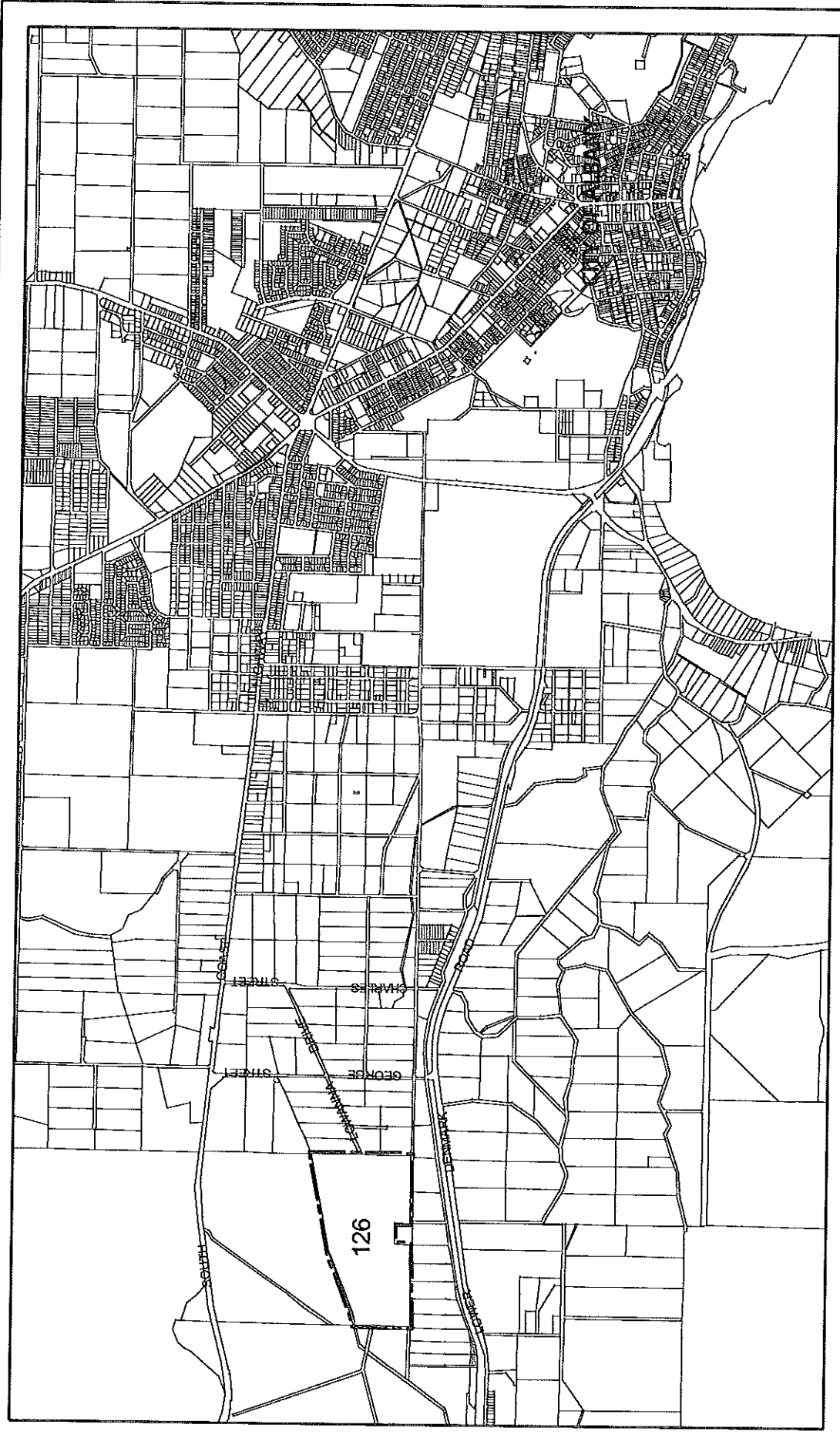
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# LOCATION PLAN

Lot 126 Lowanna Drive  
Gledhow, City of Albany



**Ayton Taylor Burrol**  
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11 Durr St., Albany, Western Australia 6330  
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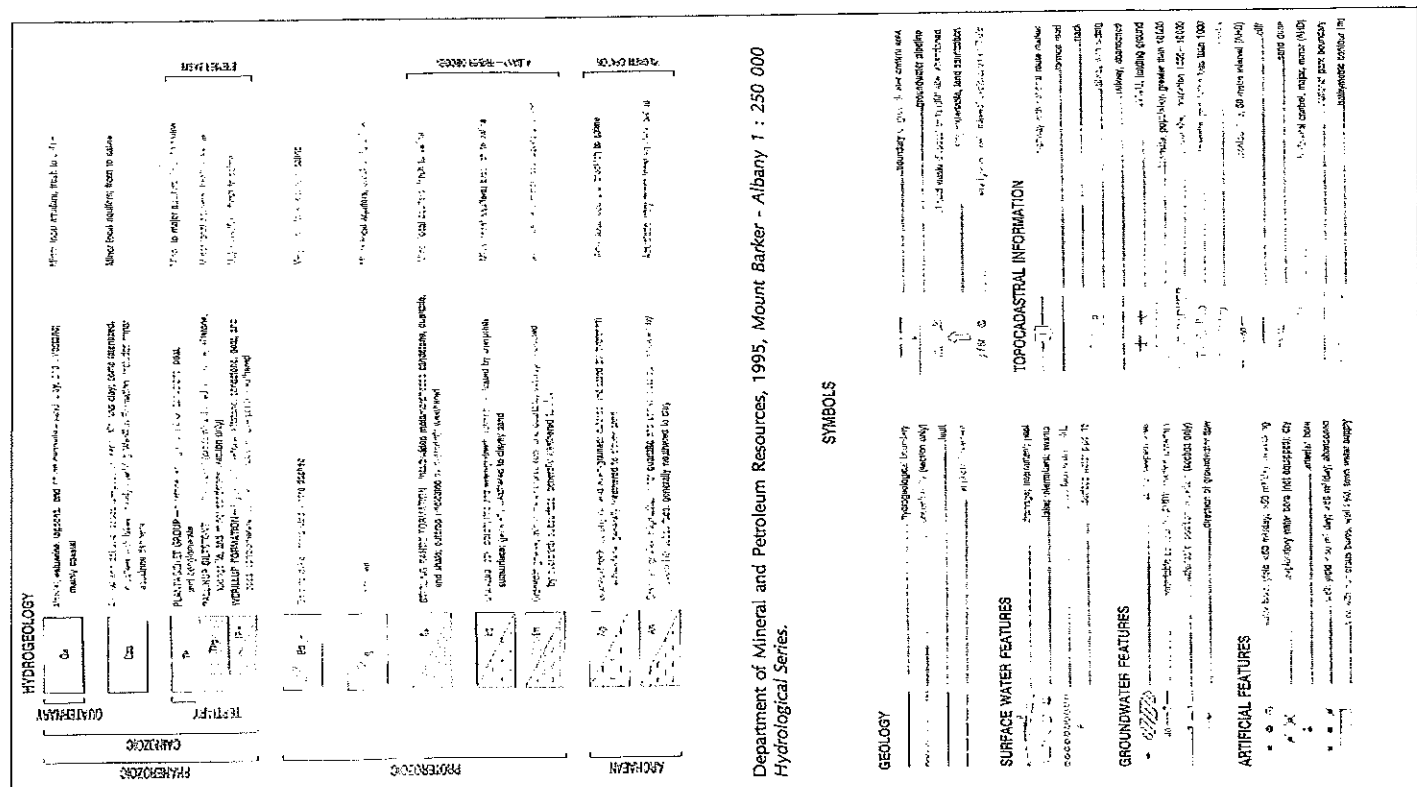


Figure 3 Geology

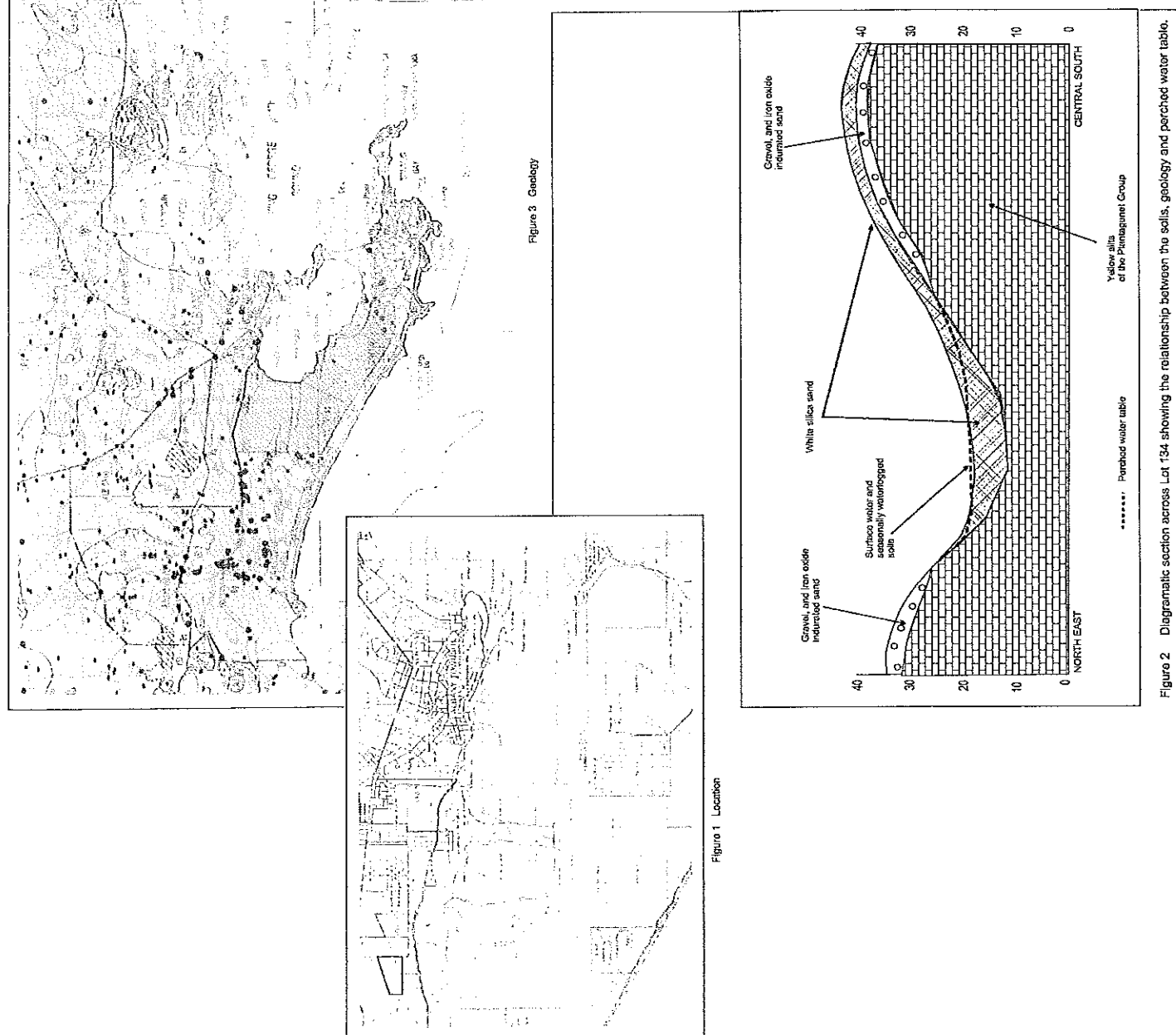


Figure 2 Diagrammatic section across Lot 134 showing the relationship between the soils, geology and perched water table.

Figure 1 Location

## **4. EXISTING ENVIRONMENT**

### **4.1 Geology and Geomorphology**

The site lies on a north facing slope dropping from 20 to 40 metres on the southern boundary to the drainage line at 17 to 20 metres. The highest land is in the east, with a small ridge rising 8 metres located in the northeastern corner.

The site occupies the edge of the dissected horizontally bedded Tertiary sediments formed from a marine incursion. These tend to be fine sediments, predominantly silts and fine sands with a clay component belonging to the Plantagenet Group, with dissection in more recent times and subjected to laterisation in the later Tertiary and into the Recent. See Figure 2.

### **4.2 Soils**

A site study was carried out on 5 August 2005. During the site inspection 27 soil test holes were dug across the site. See Figure 4 for location of test holes and soils/wastewater capability mapping.

A mini excavator was the only machine available to dig the soil test holes due to the busy nature of the local construction industry. Whilst this was a small machine it was able to provide the data required, but had difficulty penetrating the indurated sand and cemented ferricrete. See Figure 5 for photographs.

All soil test holes were logged by Lindsay Stephens of Landform Research, as shown in Appendix 1.

Gregg Harwood, Senior Environmental Health Officer for the City of Albany inspected all soil test holes to provide input on the provision of waste water systems and soil units.

The soils on site are developed on the Deep Tertiary silts of the Plantagenet group.

Sand has been shed from the weathering basal sediments and fills the valley floor and sheets across the basal sediments. Induration by iron oxide has occurred at the base of the sand to form gravel and iron oxide rich sand that forms weak to strong ferricrete.

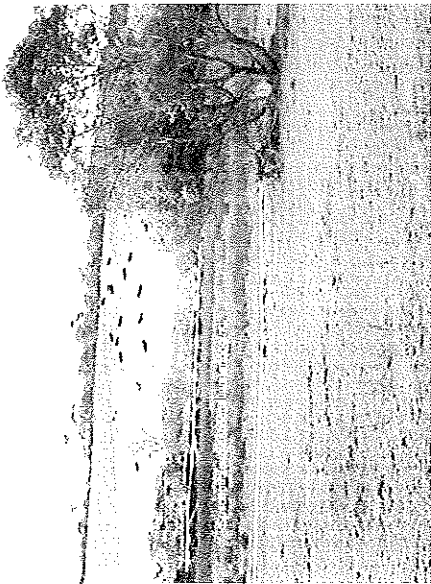
The underlying yellow sediments are slowly permeable and free draining. Perched water was only observed in one location in the centre on these sediments.

Seasonal waterlogging occurs in the deep sands of the valley floor when infiltration is exceeded by the inflow of water from upslope and precipitation.

The soils can be divided into two types; those located on the deeper sands and those located on the ridges where a relatively thin sheet of sand overlies iron oxide indurated sand and gravel over the basal sediments.

These soil types are well known and common in the Albany area. The City of Albany has guidelines for the installation of wastewater disposal systems in both soils that have been shown over the years to provide the best wastewater disposal.





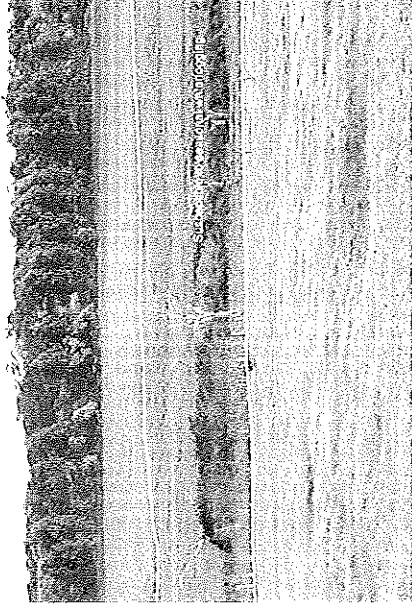
View from central south towards the north eastern corner. Area unsuitable for dwellings is shown.



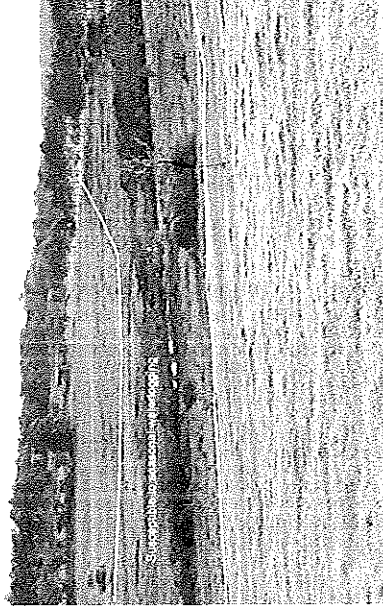
Excavating deep grey - white sand at Hole 4.



Deeper gravel on the ridge in the north eastern corner



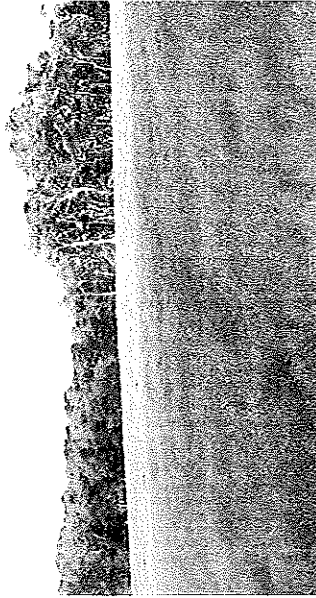
View from north east corner to the central south. Area unsuitable for dwellings is shown.



View from north east corner to the central south west. Area unsuitable for dwellings is shown.



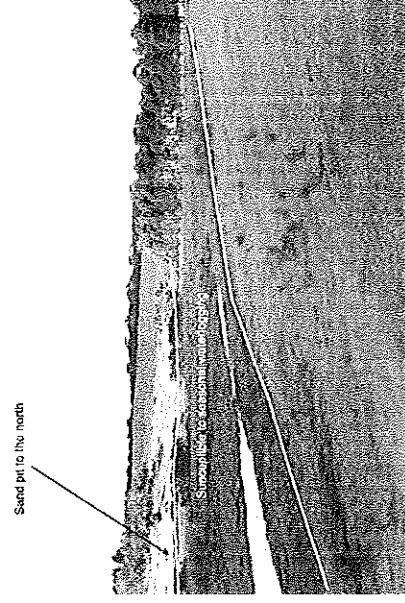
Ridge soil in the central south showing sand over indurated sand and gravel, with clumps of the underlying yellow silt.



Southern portion of Lot 134 showing well drained land suitable for development. The dark pasture is shadow.



South eastern portion of Lot 134 showing well drained land suitable for development.

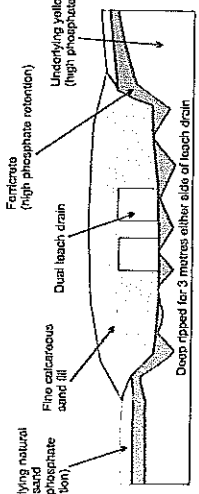


View from south west corner. Area unsuitable for dwellings and the drainage line is shown.

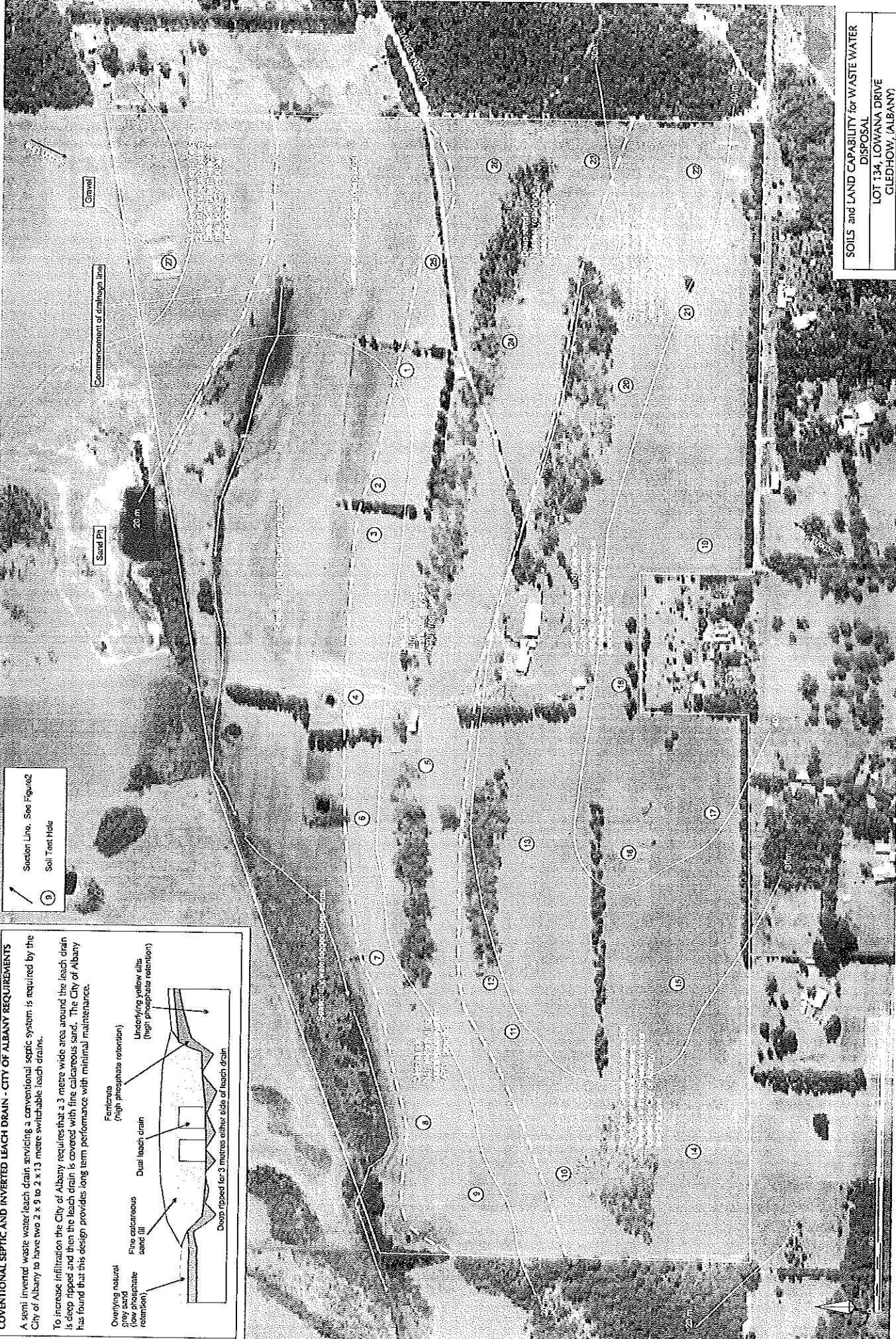
**CONVENTIONAL SEPTIC AND INVERTED LEACH DRAIN - CITY OF ALBANY REQUIREMENTS**

A semi inverted waste water leach drain servicing a conventional septic system is required by the City of Albany to have two 2 x 9 to 2 x 13 metre switchable leach drains.

To increase infiltration the City of Albany requires that a 3 metre wide area around the leach drain is deep ripped and then the leach drain is covered with fine calcareous sand. The City of Albany has found that this design provides long term performance with minimal maintenance.



Section Line. See Figure 2  
Soil Test Hole



SOILS and LAND CAPABILITY for WASTE WATER DISPOSAL	
LOT 134, LOWANA DRIVE CLEEDHOW, ALBANY	
Landform Research	August 2005
Base map	DOLA Air Photo
Scale 1 : 4 000 at A3 approx	

Figure 4

The soil test holes were designed to determine the soil profile to provide information on what type of waste water system would be required. They were also located at what appeared by visual examination to be near the limit of the 500 separation to the water table which forms the cut off for waste water disposal. Therefore no soil test holes were dug on the valley floor because those soils are typically not acceptable for wastewater disposal.

The two main soil types are Deep Sand typified by Soil Test Hole 6 and Sand over Gravel and Silt typified by Soil Test Hole 19. See also section in Figure 3.

The soil test holes are attached as Appendix 1 and the two example holes are repeated below.

### Deep Sand

<b>Test Hole Number</b>	6	<b>Natural Surface</b>	
<b>Location</b>	Central west, 572745E, 6125697N	<b>Base of Hole</b>	
<b>Test Hole Type</b>	Backhoe	<b>Depth</b>	
<b>Diameter</b>		<b>Depth of static water level</b>	1200mm
<b>Depth</b>	<b>Description</b>	<b>Comments</b>	
0 – 150mm	Grey Sand		
150 – 1500mm	White sand		Fine sand
<b>Groundwater</b>	1200mm		
<b>Comment</b>			

### Sand over Gravel and Silt

<b>Test Hole Number</b>	19	<b>Natural Surface</b>	
<b>Location</b>	Central south, 573067E, 612535N	<b>Base of Hole</b>	
<b>Test Hole Type</b>	Backhoe	<b>Depth</b>	
<b>Diameter</b>		<b>Depth of static water level</b>	<800mm
<b>Depth</b>	<b>Description</b>	<b>Comments</b>	
0 – 100mm	Grey Sand		
100 – 300mm	Light grey sand		
300 – 800mm	Dark yellow brown clay silt		Typical of the silts that underlay sand/gravel ridges such as this.
<b>Groundwater</b>	Not intersected		
<b>Comment</b>	The silty basal layers drained slowly		

The **Deep Sand** consists of leached white and grey sand that has very low to low phosphorous retention characteristics. Therefore nutrient retaining wastewater disposal systems are recommended for these soils and are normally required by the City of Albany. These soils are permeable and at lower elevations can be susceptible to seasonal waterlogging.

In the centre of the valley floor the vegetation root structure is deeper and, with reducing conditions formed by seasonal waterlogging, organic matter has built up creating spongy

surface conditions. This could be called **Organic Rich Sands**. These areas lie outside the line recommended for building envelopes.

The **Sand over Gravel and Silt**, have free draining sandy topsoils and upper horizons over indurated or gravelly sands. The basal yellow silts are slowly permeable and the City of Albany requires the wastewater disposal area to be deep ripped to assist with water infiltration.

The basal silts are well known for the nutrient (particularly phosphorous) retaining qualities, because of the yellow goethite, iron oxides, clay and silt. In addition ferricrete layers that occur at the sand/underlying yellow fine sand and silt interface typically have very high capability for phosphorous retention. See Lantzke N, 1997 for the phosphorous retention characteristics of basal ferricrete layers.

These are Sand over Gravel and Silt, which have free draining sandy topsoils and upper horizons over indurated or gravelly sands over basal yellow silts. The basal silts are well known for the nutrient (particularly phosphorous) retaining qualities, because of the yellow goethite, iron oxides, clay and silt. They have high Phosphate Retention Indices (PRI) of 20 - 50, based on Chemistry Centre information and comparisons to the databases held by Landform Research, see Allen and Jeffrey 1990. A PRI of 50 means that 42 kg P is able to be absorbed and stored per m<sup>3</sup> soil.

The basal yellow silts have better phosphorous retention characteristics than the yellow sands of the Swan Coastal Plain. See Lantzke N, 1997, for discussions on the capability of the yellow sands of the Swan Coastal plain.

### **Acid Sulfate Soils**

No soils that have physical or compositional characteristics of acid sulfate conditions were recorded in the soil test holes. See Appendix 2.

The most likely area for acid sulfate conditions to be present is within the low potentially waterlogged areas which are excluded from development.

### **4.3 Climate**

Weather data is recorded at Albany and Albany Airport.

The overall climate however is warm, dry summers with cool, wet winters.

Rainfall at Albany is 798 mm per year at the Airport and 932 mm in the town. Rainfall on site will therefore be likely to be somewhere between those two figures.

Temperatures between the two stations are more similar and Lowanna Drive could be expected to have a summer maximum of 25°C in the hottest months down to just over 15°C in the coldest months, July and August. Minimum temperatures range down to 10°C in the coldest months.

Annual evaporation is less than 1000 mm per year, with rainfall exceeding evaporation for almost nine months of the year.

#### **4.4 Vegetation**

The site is cleared apart from scattered clumps of remnant paddock trees and small shelter belts of *Eucalyptus marginata*, *Eucalyptus staeri*, *Eucalyptus calophylla*, *Agonis flexuosa* and *Allocasuarina fraseriana*.

In places the proportion of *Allocasuarina fraseriana* (Sheoak) is quite high. Undershubs are restricted to *Agonis marginata*, *Agonis parviceps* and *Hibbertia cuneiformis*. Other species are pasture species. Taylorina (*Psoralea pinnata*) and Arum Lilies (*Zantedescia Ethiopia*) occur but are being controlled. Minor *Juncus pallidus* occurs in seasonally wet areas.

*Melaleuca* and *Agonis* occur on the drainage line to the west of Lot 126.

Some of the vegetation still depicted on the aerial photograph is Taylorina that has subsequently been removed.

#### **4.5 Surface and Groundwater**

Due to the permeability of the surface sand sheets there is little surface water runoff from Lot 126. Precipitation drops to the basal indurated sand or underlying yellow silt and when the infiltration rate is exceeded the water runs along the interface to the valley floor from which it drains to the west.

A drainage line extends along the northern third of Lot 126. This has been trained into a drain, flowing west to Five Mile Creek. The drainage line commences in a wet area near the northeastern corner of Lot 126.

The only other water on site is shallow perched water tables at variable depth under part of the site and a minor seasonally wet area in the central west, as shown on the attached aerial photograph.

### **5. HYDROLOGICAL ASSESSMENT – WATER AVAILABILITY**

Water on site is available from the valley floor as dams and soaks.

The proposed lots will be connected to Scheme water.

### **6. ALTERNATIVE LANDUSES**

Lot 126 adjoins rural living lots to the south.

In recent times the gradual spread of Albany has approached the site, with rural living land along the southern boundary. This site can form part of a progression of the expansion of the Albany townsite.

### **7. GEOTECHNICAL FACTORS**

#### **7.1 Foundation Stability**

The site is underlain by silts of the Plantagenet Group on the ridges with deep sands on the valley floor. The sands and silts are relatively fine grained.

These soil conditions are the same across much of the north western and western areas of the Albany city.

Slopes across the site are relatively gentle being 1:10 to 1:12 with a slightly steeper slope on the edge of the ridge in the northeastern corner.

Foundation stability across the site is good.

Foundation stability is treated as A to S (AS 2870) as listed in the table below. Depending on the nature of the proposed development, the design and earthworks, a lower Site Class may apply. For example on deep cut and fill situations if the basal silts are exposed on the ridge.

Soil Description	Location	Foundation Soil Stability	AS 2870 Site Class	Ease of Excavation
<b>Sand over Gravel and Silt</b>	Ridges	High – moderate	A – M #	Reduced slightly in some parts by a ferricrete sand layer and when deep cut and fill is proposed.
<b>Deep Sand</b>	Valley sides	High	A – S #	High
<b>Organic Rich Sands</b>	Valley floor (excluded from development areas)	Low, requires removal. Excluded from developments areas	M – P #	High

#

- Site Class P may apply. For example constructions requiring more than 400mm natural fill and/or 800mm sand should be classified as Site Class P to ensure adequate compaction to prevent differential settling.
- The on site yellow silts can be hard to compact under certain conditions and are not recommended for fill. This is most likely to occur where large cut and fill structures are proposed. Adequate compaction and engineering certification should be required, hence the site class M in some situations.
- Individual site assessments are recommended for developments because soil conditions change laterally.

<b>Geotechnical Issue</b>	<b>Management</b>
<b>7.1.1 Foundation Stability</b>	<ul style="list-style-type: none"> <li>• Compaction of clay fills can be difficult when dry or may potentially expand when wetted. Clay is therefore not recommended for fill.</li> <li>• Foundation stability for developments is high, AS 2870 Site Class A – M. See above for variations.</li> <li>• Individual site assessments are recommended for developments because soil conditions change laterally.</li> </ul>

## **7.2 Drainage and Flood Risk**

Flood data is not known, but on geomorphological and field evidence, the only risk areas are from waterlogging on the valley floor which is excluded from the development areas.

<b>Geotechnical Issue</b>	<b>Management</b>
<b>7.2.1 Flood – waterlogging risk</b>	<ul style="list-style-type: none"> <li>• Excluded from development areas.</li> </ul>

## **7.3 Stability of Dams**

There is potential for dams and soaks to be located on the valley floor slopes as is currently the case.

<b>Geotechnical Issue</b>	<b>Management</b>
<b>7.3.1 Stability of dams</b>	<ul style="list-style-type: none"> <li>• No additional management required.</li> </ul>

## **7.4 Capability for On Site Effluent Disposal – Design**

There are two soil types on the proposed development area of Lot 126. The Deep Sand on the lower slopes consists of leached white and grey sand that has very low to low phosphorous retention characteristics.

On the other hand the soils higher on the ridge are Sand over Gravel and Silt, are well known for the nutrient (particularly phosphorous) retaining qualities, because of the yellow goethite, iron oxides, clay and silt.

See 4.2 and 8.6 Nutrient Management.

The soils on Lot 126 are common in the Albany area to the north west of Albany, and the City of Albany has certain design criteria to cope with the deficiencies of each soil type.

The Deep Sand has low phosphate retention and dwellings located on it are required to provide ATU's or Alternative waste water systems such as Ecomax, Envirosafe, Envirocycle, Biocycle.

These are approved by the Department of Health and the wastewater and sewage guidelines and regulations for installation with setbacks of 50 metres from seasonal waterbodies. They have surface disposal of treated wastewater and all sites shown on the aerial photograph (Figure 4) have the required 500mm separation to the highest known

water table (measured on 5 August 2005). They also have in excess of 1200mm free draining soil below the base of the disposal area. See soil descriptions in Appendix 2.

The Sand over Gravel and Silt soils have a shallow sand sheet that has low phosphorous retention. However below that the iron indurated sand and underlying yellow silts have high phosphate retention. The City of Albany requires either a conventional septic system with semi inverted leach drains or alternative wastewater systems.

A semi inverted wastewater leach drain servicing a conventional septic system is required by the City of Albany to have two 2 x 9 to 2 x 13 metre switchable leach drains.

To increase infiltration the City of Albany requires that a 3 metre wide area around the leach drain is deep ripped and then the leach drain covered with calcareous sand. The City of Albany has found that this design provides long term satisfactory performance with minimal maintenance.

The normal requirements of a combination of ATU's and conventional septic system/semi-inverted leach drains of the City of Albany will provide for satisfactory wastewater disposal. The two different soil groups and associated effluent management areas are reflected on the constraints map and the Subdivision Guide Plan.

Detailed testing and assessment confirms that there are no environmental or capability issues that should preclude subdivision to lot sizes down to 4000m<sup>2</sup> on the suitable development area. Notwithstanding the conclusions of the April 2006 assessment by Land Form Research for planning reasons this proposal seeks to rezone the subject land to Special Rural.

The anticipated behaviour of nutrients is discussed in 8.6 Nutrient Management.

Geotechnical Issue	Management
<p><b>7.4.1 Site Capability for Effluent Disposal</b></p>	<ul style="list-style-type: none"> <li>• Conventional septic systems with semi-inverted leach drains installed to City of Albany design criteria are recommended for the Sand over Gravel and Silt. ATU's are also acceptable.</li> <li>• Alternative effluent systems (nutrient retaining systems) are recommended for the Deep Sands.</li> <li>• Testing confirms the capability and suitability of the site for 4000m<sup>2</sup> unsewered lots. The creation of 1 ha lots is more than acceptable</li> </ul>

## 7.5 Landslip Risk

The site is underlain by silts of the Plantagenet Group on the ridges with deep sands on the valley floor.

An assessment of the Landslip Risk using Australian Geomechanics Guidelines lists a Low to Very Low Risk of minor structural damage such as separations, cracking and minor movements on the steeper slopes when foundations are not adequately established.



<b>Geotechnical Issue</b>	<b>Management</b>
7.5.1 <b>Landslip Risk</b>	<ul style="list-style-type: none"> <li>Limited to foundation conditions and covered by considerations in 7.1 Foundation Stability.</li> </ul>

## 7.6 Acid Sulfate Soils

Acid sulfate conditions normally only develop where saturated soil conditions occur in estuarine or peaty environments, in the presence of organic matter, sources of sulfur and under reducing conditions.

On this basis the most likely area for acid sulfate conditions to be present is within the low potentially waterlogged areas that are excluded from development.

No soils that have physical or compositional characteristics of acid sulfate conditions were recorded in the soil test holes or the soils of the proposed development area. See Appendix 3.

<b>Geotechnical Issue</b>	<b>Management</b>
7.6.1 <b>Acid Sulfate</b>	<ul style="list-style-type: none"> <li>No particular management action required on the areas nominated for development.</li> <li>Prior to deep excavations or excavations removing more than 100m<sup>3</sup> subsoils within the low lying areas a preliminary assessment for acid conditions is recommended.</li> </ul>

## 8. ENVIRONMENTAL MANAGEMENT

The following items are identified as the most likely to impact on the environment.

The main environmental management issues, with a change of land use on the site to residential land, are summarised in this section.

### 8.1 Aesthetics

The site is located away from major highways and adequately screened. The proposed subdivision layout is similar to many other parts of the outer Albany city.

The drainage line is to be revegetated and will serve as a visual buffer. Portion of the site is to be retained and used for rural purposes.

<b>Environmental Issue</b>	<b>Management</b>
8.1.1 <b>Remnant Vegetation</b>	<ul style="list-style-type: none"> <li>The remnant vegetation is to be retained.</li> </ul>
8.1.2 <b>Drainage Rehabilitation Line</b>	<ul style="list-style-type: none"> <li>Weeds and invasive species within the drainage line/vegetation protection area are to be removed. Revegetation with local native species</li> </ul>
8.1.3	<ul style="list-style-type: none"> <li>Elements of the rural landscape are to be retained.</li> </ul>

<p><b>8.1.4 Dwellings, fences and other developments are to be aesthetically compatible with the area</b></p>	<ul style="list-style-type: none"> <li>The existing tree belts and remnant vegetation assist in minimising visual impact.</li> </ul>
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## 8.2 Preservation of Agricultural Land

The Department of Agriculture and Food Western Australia (DAFWA) advised it has no objections to the proposal. Notwithstanding the site is shown on some indicative plans as Priority Agricultural, DAFWA confirms that the larger proportion of the block may not necessarily be classified as Priority Agricultural Land. As advised by the soil scientist and line manager Protection and Production of DAFWA, there are several management issues that would need to be addressed for horticultural development on the site.

There is a market and therefore a need for lots of the proposed size in the Albany area. As Albany is growing these developments must be located somewhere. Lot 126 is predominantly cleared and suitable for this purpose and adjoins small rural living lots to the south.

Whilst some agricultural land will be lost this is a consequence of expansion of a regional urban centre. Smaller lots adjoin to the south.

	Environmental Issue	Management
<p><b>8.2.1</b></p>	<p><b>Protection of Agricultural Land</b></p>	<ul style="list-style-type: none"> <li>Some loss of agricultural land is inevitable on the outskirts of a regional city as the city expands.</li> <li>Given the management constraints associated with horticulture the site is not necessarily Priority Agricultural Land.</li> </ul>

## 8.3 Land Use Buffers

The potential land uses, on site conditions, location and distance to other properties do not require any particular buffers.

A small sand quarry exits to the north. EPA guidance "Separation Distances between Industrial and Sensitive Land Uses", June 2005 lists the generic buffers for sand and limestone pits as 300 - 500 metres depending on the extent of processing. As there is no processing on site the minimum generic buffer would apply. However a generic buffer relates to the distance at which there are unlikely to be any problems without some further investigations and does not mean that smaller buffers are not acceptable.

Sand is excavated using a loader, loading directly to a truck and is little different to a farmer working a tractor on rural land.

The existing sandpit will be 200 metres from proposed lots to the south and those in the northeastern corner. The lot in the northeast closest to the sandpit could have a building envelope on the south of that lot.

Experience by Landform Research in other sand quarries is that a loader can comply with the Noise Regulations at the buffer distances proposed.

The width of buffers to existing rural land are no different to those already existing on the adjoining land to the south.

<b>Environmental Issue</b>	<b>Management</b>
<b>8.3.1 Lot Sizes</b>	<ul style="list-style-type: none"> <li>The lot sizes have been designed to maximise land use, whilst at the same time providing sufficiently large lots to enable adequate setbacks, buffers and visual management.</li> </ul>
<b>8.3.2 Buffers – Sand Pit</b>	<ul style="list-style-type: none"> <li>Perennial horticulture is already undertaken in the area.</li> </ul>

#### 8.4 Wetlands and Watercourses

There is only one drainage line, which will be protected by the subdivision by being fenced, revegetated and held in a lot.

The drainage line commences in the central east and drains west to Five Mile Creek. Some minor realignment and mechanical channelisation has occurred where the water course is intermittent and less defined. A number of soaks have been created.

The drainage line is contained within low lying potentially waterlogged land that is unsuitable for dwellings and developments unless filled. See 'Constraints Map.'

An indicative foreshore/vegetation protection area, a minimum of 30m either side of the drainage line is to be provided. The final alignment of the foreshore revegetation area will be determined on-site in conjunction with the Torbay Catchment representative from the Department of Environment. Details regarding to revegetation species, weed eradication, on going management fire safety, fencing, access and creek crossings will be addressed in the foreshore management plan at the time of subdivision. This land can be either ceded as Public Open Space or retained on the larger lot with appropriate protection measures in place.

<b>Environmental Issue</b>	<b>Management</b>
<b>8.4.1 Creeklime Revegetation</b>	<ul style="list-style-type: none"> <li>The creeklime will be fenced to exclude livestock.</li> <li>Revegetation using local native species will be required.</li> <li>The width of the foreshore revegetation area to be verified on site and will take account of existing fence lines, access ways and creek crossings.</li> <li>All development to be setback a minimum of 50m from the drainage line.</li> <li>Constructed infiltration basins can be planted with local native species, increasing the on site vegetation and minimising nutrient export.</li> </ul>
<b>8.4.2 Stream Flows</b>	<ul style="list-style-type: none"> <li>There is not expected to be any changes to the watercourse.</li> </ul>

## 8.5 Flora and Fauna

Remnant vegetation particularly along the drainage line is to be protected. It serves as a habitat for native fauna. This will be enhanced through weed removal and revegetation at the time of subdivision.

Vegetation protection and revegetation requirements are normally imposed as a condition of subdivision and/or through special provisions applicable to the zone.

Where possible building envelopes have been located outside the remnant paddock trees and shelter belts.

Environmental Issue	Management
<b>8.5.1 Flora and Fauna Corridors</b>	<ul style="list-style-type: none"> <li>• Existing flora and fauna should be maintained and may be enhanced with additional tree planting and creekline revegetation.</li> <li>• Where practical building envelopes are located outside the remnant vegetation.</li> <li>• Constructed infiltration basins can be planted with local native species, increasing the on site vegetation. This vegetation can be linked to existing wetland vegetation of the drainage line.</li> </ul>
<b>8.5.2 Remnant Vegetation</b>	<ul style="list-style-type: none"> <li>• Land clearing is generally precluded and vegetation protection can be reinforced through subdivision conditions and special provisions.</li> </ul>

## 8.6 Nutrient Management

The key issues with nutrient and irrigation management are to prevent or minimise the risk of nutrients exiting the site.

Currently the main potential for nutrient export is from the stock on site.

The worst potential times for nutrient export are during the first winter rains, during summer storm events and when the soils are saturated. The other main potential loss is through the movement of groundwater.

Phosphorous is the main nutrient implicated in algal blooms in waterways. Nitrates are normally removed by soil micro flora under anoxic conditions and taken up by vegetation, or lost through volatilisation of ammonia.

Australian Health and Medical Research Council Guidelines for drinking water have recommended limits of 50mg/L nitrogen with no limit on phosphorous.

These levels are far higher than are likely to cause algal blooms and eutrophication problems and thus Department of Environment (Water & Rivers Commission) sets far lower levels for surface water. These indicative levels are 0.01 to 0.1 mg/L P and 0.1 - 0.75 mg/L N. (ANZECC, 1992, *Australian Water Quality Guidelines for Fresh and Marine Waters*).

The presence of dung beetles increases the rate of nutrient recycling for stock wastes and thus reduces the potential for nutrient export.

### **Nutrient Inputs**

In recent years Lot 126 has been used for grazing.

Of the 54 hectares available for smaller lots, 35% will be required to have nutrient retaining wastewater disposal systems (ATU's), with the remainder having either conventional septic systems with semi-inverted leach drains, installed to City of Albany standard conditions, or an ATU.

The balance of low lying potentially waterlogged land is to be either ceded as Public Open Space or retained on a single large lot with appropriate protection measures in place.

Effluent disposal areas from alternative waste water systems need to be 500 mm above temporarily water logged areas to comply with Health Department requirements and 1200mm above any impermeable clay layer. The lots have been located in soils which comply with these criteria. Lot sizes comply with the Government's Country Sewerage Policy.

With subdivision, it is likely that a significant number of the created lots will not have stock but some may have stock. Nutrients from stock are normally spread widely across lots. On the other hand nutrients from gardens, lawns and alternative waste water systems are potentially concentrated sources as would be nutrients from mucking out a stable.

The main issues with nutrients from stock are the management of concentrated nutrient inputs, such as mucking out stables and the treatment/disposal of manure. Manure that is widely spread across pasture or gardens or removed off site is preferable to manure being left in one pile.

The soils on this site and the depth to groundwater are well suited to the keeping of horses and are capable of growing good pasture.

Best management of manure is outlined in Van Gool D, K Angell and L Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings Swan Coastal Plain and Darling Scarp*, Department of Agriculture.

Data on nutrient inputs is taken from Van Gool D, K Angell and L Stephens, 2000, *Stocking Rate Guidelines for Rural Small Holdings Swan Coastal Plain and Darling Scarp*, Department of Agriculture, Miscellaneous Publication 02/2000, Legislative Assembly, 1994, *Select Committee on Metropolitan Development and Groundwater Supplies, Western Australia*, Dames and Moore, undated, *Draft nitrate management in Jandakot UWPCA*, Water Authority of Western Australia.

From the above references a typical lot with a conventional septic system, small garden and lawn, dog and cat plus some chickens has a nutrient loading of 31 kg/N/year and 9.6kg/P/year. This will be added to the soil on the building envelope.

For a nutrient adsorbing waste water system (ATU) a significant proportion of the phosphorous and nitrogen is removed within the wastewater disposal area and are not directly added to the soil, reducing the soil input to 19 kg/N/year and 4.6 kg/P/year.

A horse has a typical loading of 11 kgP/year and 60 kg/N/year.

### Typical nutrient loadings of some land uses

Possible lot size and activity	Nitrogen loading per hectare	Phosphorous loading per hectare	Likely nutrient scenario
Estimated current nutrient loading equivalent to 10-12 sheep or one large cow per hectare and one house. Average for the whole site.	57.5 – 121.1 kg/N/ha/year	14.7 – 173.6 kg/N/ha/year	Unlikely to be nutrient loss except from low lying and wet, leached sands
Likely nutrient input after subdivision to 40 average one hectare lots. 35% ATU's. Small garden, small fertilised lawn, dog, cat, 6 fowl per lot. Total 40 horses.	49.6 kg/N/ha/year	10.8 kg/N/ha/year	Less nutrient loading than the current grazing regime. Less likely to be nutrient loss because the developments are setback from the winter wet areas.
Likely nutrient input after subdivision to 55 average 0.7 hectare lots. 35% ATU's. Small garden, small fertilised lawn, dog, cat per lot. Total 20 horses.	38.1 kg/N/ha/year	9.4 kg/N/ha/year	Less nutrient loading than the current grazing regime. Similar risks of nutrient loss to a subdivision to 1 hectare lots.
Likely nutrient input after subdivision to 100 average 0.4 hectare lots. 35% ATU's. Small garden, small fertilised lawn, dog, cat per lot. No horses or stock. Average for development area.	38.3 kg/N/ha/year	11.2 kg/N/ha/year	Less nutrient loading than the current grazing regime. This loading is not substantially different to a subdivision with averaged larger lot sizes (1.0 ha and 0.7 ha) on which stock are retained.

- The calculations above are made on the basis that the developable area for lots is 54 hectares after allowing for the waterlogged and drainage totalling 16 hectares being excluded from dwellings.
- A variety of average lot sizes and stocking rates are used to provide an indication of nutrient inputs prior to and following, subdivision. Horses are used as a likely example.
- The calculations split the 54 hectares of development area into 17 hectares (35%) on which nutrient adsorbing waste water systems are required with 37 hectares on which semi inverted conventional septic systems are possible.
- The loadings are averaged across the whole 70.306 ha

### Fate of Nutrients – Phosphorous

The main issue with effluent disposal is nitrogenous and phosphate compounds released by stock, contained in domestic wastewater or introduced in fertiliser; together with the microbial purification ability of the soils.

Phosphorous is the main nutrient implicated in algal blooms in waterways and therefore it is important to limit its release from the site. Phosphorous is capable of being stored in the basal muddy sediments of water bodies. From there the phosphates are released over time and provide nutrient to fuel algal blooms.

Nutrients will infiltrate vertically through surface sands in the low elevations and where a sand sheet occurs on the ridges. From there the nutrients will move in the wastewater laterally through the soil within the sand sheet. On the ridge there is likely to be some vertical leakage into the underlying yellow fine sand and silts until the water table is encountered, followed by subsequent lateral movement.

Where wastewater is disposed of on the ridge, within a deep ripped dedicated disposal area such as that required by the City of Albany, wastewater will infiltrate vertically into the underlying yellow fine sand and silt (see 7.4 Capability for On Site Effluent Disposal - Design).

Ferricrete layers that occur at the sand/underlying yellow fine sand and silt interface typically have very high capability for phosphorous retention as shown by Lantzke 1997, *Phosphorous and nitrate loss from horticulture on the Swan Coastal Plain*, Department of Agriculture Miscellaneous Publication 16/97.

Phosphorous adsorbing amended soils are used for the wastewater disposal area of alternative wastewater systems on the lower elevations where the sands have low phosphate retention. These systems are nutrient adsorbing, are designed to adsorb all or almost all the phosphorous released in wastewater.

The nature of the alternative systems is that there are strict guidelines on the wastewater quality for suspended solids and faecal coliforms that must be adhered to during the design and testing phase of such units, (Specification for Aerobic Treatment Units Serving Single Households, Health Department of Western Australia, 1992).

Some indication of the quality of the wastewater leaving the wastewater disposal area can be shown from contacts with Ecomax and EnviroSAFE. Ecomax reveal that their unit provides for 95% phosphate adsorption with only 10 mg/L nitrogen typically present exiting the system to enter the natural soils. Health Department specifications require that 90% of samples have less than 20 mg/L organic matter, with no sample greater than 30 mg/L. Research by EnviroSAFE has found that nitrogen is reduced by 75% and phosphate to less than 1mg/L at the edge of the wastewater disposal area, (Jo Hopley EnviroSAFE, 31 July 2002).

The soils which are suitable for conventional septic systems are set back 120 to over 300 metres from the drainage line. In these areas the soils have ferricrete and gravel at the underlying fine sand/silt interface over yellow earthy silts and sand.

The yellow silts and fine sands, combined with the iron indurated ferricrete have inherently high phosphorous retention capability. The phosphate retention and thus (PRI) of all soils on site are generally high when considering the whole soil profile. The soils were compared to the database of type soils held by Landform Research for PRI and with Chemistry Centre data.

Gerritse et al, 1995B, found that all phosphate was adsorbed within 2 metres from a 7 year old leach drain in Yarrigal loam soils that have some similarity for phosphate retention with the silty yellow sands. The critical point is retention times within the soils.

To increase infiltration the City of Albany requires that a 3 metre wide area around the leach drain is deep ripped and then the leach drain covered with calcareous sand. The City of Albany has found that this design provides long term satisfactory performance with minimal maintenance.

With the setbacks, City of Albany requirements, and nature of the ridge soils, the risk of phosphorous export is considered to be low for correctly installed and maintained waste water systems.

### **Fate of Nutrients - Nitrogen**

The wastewater exiting from the wastewater disposal system of nutrient adsorbing ATU's therefore has very reduced concentrations of phosphorous and nitrogen. Water from the disposal area enters the natural soil at the edge of the disposal area. From there natural soils activities further reduce the nutrients.

Nitrates are normally removed by soil micro flora under anoxic conditions. Nitrogenous substances are also taken up by vegetation, denitrified by bacteria under anoxic soil conditions or lost through volatilisation of ammonia. They are not generally responsible for algal blooms in freshwater environments, but high levels of nitrogen can affect the health of saline water bodies.

Nitrogen is removed by denitrification under anaerobic soil conditions and through vegetation and soil microbial uptake. Many studies, for example Dawes and Goonetilleke, have found that all nitrogen can be lost within 1 metre in damp soil conditions which normally exist around wastewater disposal areas. Gerritse R G, J A Adeney and J J Hosking, 1995, show that reductions in nitrogen to only 2% or less of the primary output concentration normally occur within 3 metres of lateral travel.

Lantzke 1997, also found high levels of denitrification in moist leached sands on the Swan Coastal Plain. These moist soil features would apply to this site in winter when it is more likely that water will travel to the drainage line.

Microbial purification is an important part of effluent disposal to ensure that all fine organic matter and micro-organisms are broken down. Alternative waste water systems are designed to provide efficient microbial purification (Specification for Aerobic Treatment Units Serving Single Households, Health Department of Western Australia, 1992).

Nutrient adsorbing ATU's are to be set back 50 metres from the drainage line, providing slow lateral movement of water where additional denitrification can occur. As noted above denitrification normally occurs within a few metres. The building envelopes identified on the Subdivision Guide Plan satisfy minimum requirements. All are 50m or more from the drainage line owners will also have the option of locating the wastewater disposal area up slope, of the building envelope with water being pumped to the disposal area.



With the setbacks, City of Albany requirements, and the use of nutrient adsorbing ATU's on the sandy soils, the risk of nitrogen export is considered to be low for correctly installed and maintained wastewater systems.

8.6.1	Environmental Issue Site Availability for Effluent Disposal	Management
		<ul style="list-style-type: none"> <li>• Nutrient adsorbing ATU's will be required on the sandy soils, set back a minimum of 50 metres from the drainage line. The wastewater disposal area can be placed up slope, at least 50 metres from the drainage line with water being pumped to the disposal area if required on some lots.</li> <li>• Conventional septic systems combined with Semi inverted leach drains are to be installed to City of Albany requirements as described in 7.4 Capability for On Site Effluent Disposal - Design. These units will be located between 120 to 300 metres from the drainage line.</li> <li>• The disposal of wastewater is expected to comply with the ANZECC, 1992, <i>Australian Water Quality Guidelines for Fresh and Marine Waters</i>, for any water that may reach the drainage line.</li> </ul>

### 8.7 Stormwater, Erosion Potential and Soil Management

The potential for wind erosion of the site is minimal in soils such as this. Currently there is no evidence of water erosion.

The main issue with stormwater is the disposal of water from hard surfaces such as roads. Stormwater should be fed to shallow detention and infiltration basins prior to water exiting overland to the drainage line.

Depending on the lot sizes drainage can either be grassed swale drains or piped drains from kerbed roads. The desirable aspects of surface water drainage are to slow the water and allow maximum time for nutrient adsorption and uptake to occur. A number of documents relate to stormwater management and are listed below.

In general terms, surface water should be distributed over a wide area, drained slowly to allow maximum infiltration and nutrient uptake and where possible retained on site. The low lying potentially waterlogged area that fringes the drainage line is suitable for shallow infiltration basins. These could be planted with local species to form constructed wetlands.

The documents listed below provide guidance to stormwater management.

Environmental Issue	Management
<p><b>8.7.1 Stormwater</b></p>	<ul style="list-style-type: none"> <li>• Stormwater should be directed through shallow grassed swale drains and infiltration basins designed as constructed wetlands prior to water being released to the environment.</li> <li>• Stormwater volumes should be taken into account during the design of the drainage systems and infiltration basins. See Engineers Australia 2003, <i>Australian Runoff Quality</i>, National Committee on Water Engineering.</li> <li>• Swale drains and infiltration basins are best described in Water and Rivers Commission, 1998, <i>A Manual for Managing Urban Stormwater Quality in Western Australia</i>, Water and Rivers Commission. See 5.17 Grass Swales (BMP14) page 100 and Extended detention Basins (BMP17) page 108 of that document.</li> </ul> <p>Guidance</p> <ul style="list-style-type: none"> <li>• See Engineers Australia 2003, <i>Australian Runoff Quality</i>, National Committee on Water Engineering.</li> <li>• <i>Stormwater Management Manual for Western Australia</i>, Department of Environment WA, 2004.</li> <li>• <i>Guidelines for Groundwater Protection in Australia</i>, ARMCANZ, ANZECC, September 1995.</li> <li>• Environmental Protection Authority Victoria/ Melbourne Water, undated, <i>Urban Stormwater, Best Practice Environmental Management Guidelines</i></li> <li>• Water and Rivers Commission, 1998, <i>Manual for Managing Urban Stormwater Quality in Western Australia</i>.</li> <li>• Western Australian Water Quality Guidelines for Fresh and Marine Waters, EPA Bulletin 711, 1993. ANZECC, 1992, Australian Water Quality Guidelines for Fresh and Marine Waters.</li> </ul>

## 8.8 Salinity

There is no evidence of salinity on site.

	Environmental Issue	Management
8.8.1	Salinity	<ul style="list-style-type: none"> <li>Unlikely to be any significant changes to the regime.</li> </ul>

## 8.9 Fire Control

A detailed Fire Management Plan has been prepared for the site in consultation with FESA and is attached in Appendix 5. Relevant elements are reflected on the Subdivision Guide Plan and will be implemented at the time of Subdivision and/or development.

## 9. LAND SUITABILITY

Suitability of the property for closer subdivision takes into consideration a range of factors, including land capability, which has already been extensively analysed, locational and planning context, visual impact, surrounding land use and potential for conflicts and availability and proximity to services. These matters are discussed in more detail below.

### 9.1 Locational & Planning Context

In terms of the locational and planning context, the location of the Albany Ring Road approximately half a kilometre to the east is a significant boundary. To the east of this line lies land which can ultimately be considered to form the urban expansion area of Albany. The ring road contains a significant land bank which far exceeds long term projected residential demand for the city. Land outside the ring road can confidently be designated for lower density development and possibly other uses such as industry without impacting on future development options for the city.

Although located on the outer side of the ring road, the site is nevertheless only 8 kilometres from the city centre and is consequently only a short drive from all the major commercial, employment community, health, educational and recreational services and amenities.

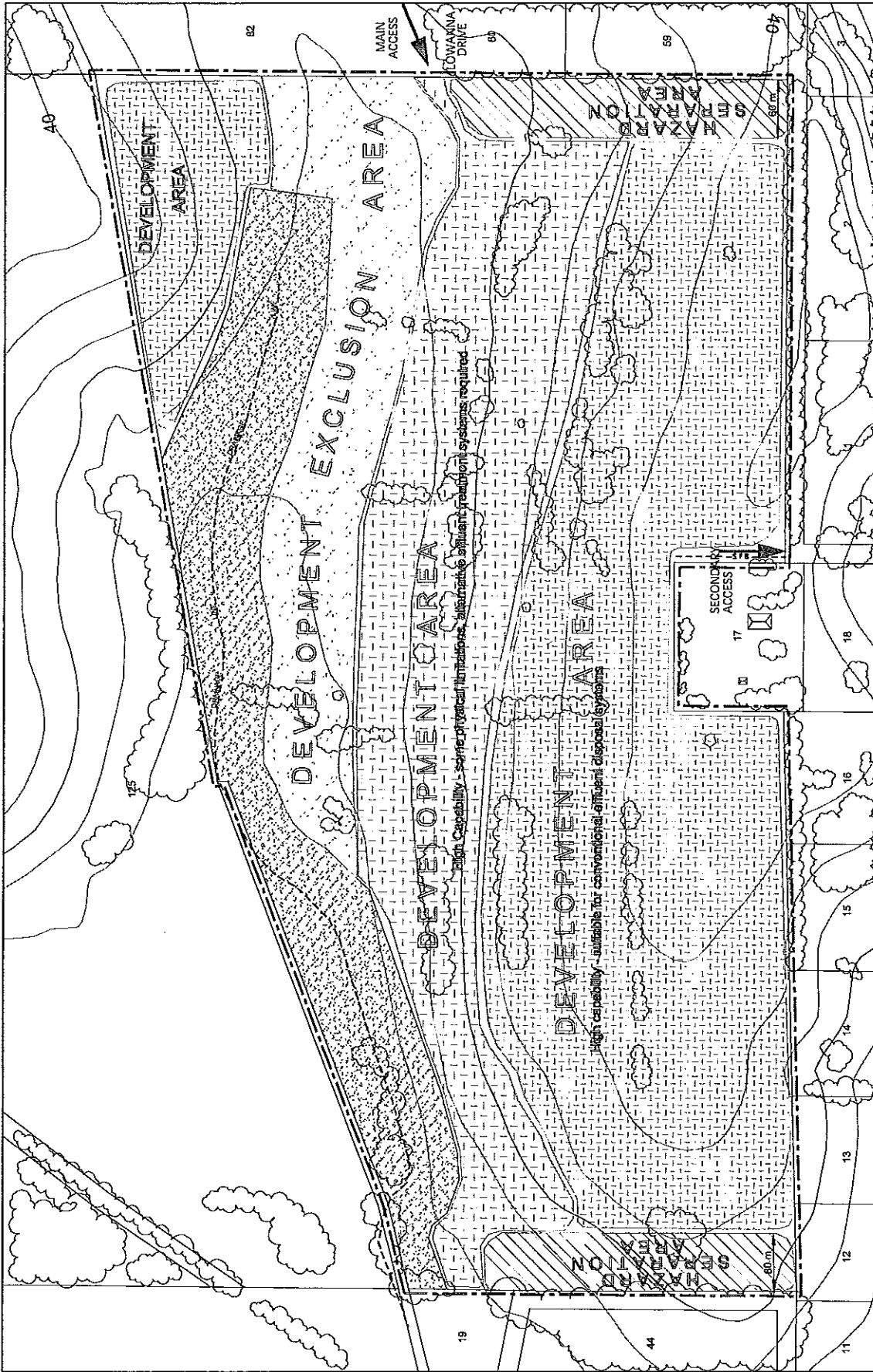
The other key factor is the availability of all essential services except for deep sewer. Consequently under the relevant Western Australian Planning Commission, City of Albany and Country Sewerage policy guidelines, lot sizes potentially ranging from 2000m<sup>2</sup> to 4ha can be considered subject to land capability, vegetation protection, bushfire management and market demand.

Within the context of the Western Australian Planning Commission's Statement of Planning Policy 3 Urban Growth & Settlement, it is desirable that land and services are used as efficiently as possible. This is also reflected in the Lower Great Southern Strategy (2005)

### 9.2 Visual Impact

As noted in Section 8.1 above, the site is well set back from major highways. Vegetation and a ridgeline effectively screen the area from the South Coast Highway to the north.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



- Existing Vegetation
- 60m Fire Hazard Separation Area
- Creek Line
- Drainage/Vegetation Protection Area
- Strategic Firebreak

Site Constraints  
 Lot 126 Lowanna Drive  
 Gledhow, City of Albany

Ayton Taylor Burrell  
 100/102 Albany Highway  
 Albany, Western Australia 6170  
 Phone: 081 862 204 Fax: 081 862 1346

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Existing vegetation within the site, together with proposed tree planting will further minimise any impact of the development.

### **9.3 Surrounding Landuse**

Land to the south and east has already been subdivided into defacto lifestyle lots and Pt Lot 800 to the west has been zoned to Special Rural. While Lot 125 to the north is also included within Torbay 8 policy area with the potential for rural residential development, it is currently being used for agistment of stock and sand and gravel extraction. As noted in Section 8.3 above, the majority of the development area is located over 300 metres to the south of the existing sand pit. Only the small development area in the north east corner of the site directly abuts Lot 125. It is recommended that potential landowners of these proposed lots be advised that sand and gravel extraction may continue on the adjoining property.

### **9.4 Infrastructure**

Access to the site is provided via Lowanna Drive which is constructed to a gravel standard from George Street which is a sealed road. As part of the development Lowanna Drive will be upgraded to a sealed standard.

The subdivision will be linked to the un-named road reserve south of the site which connects to the Old Elleker Road. City of Albany Engineering staff advise that some minor work is required, but that bitumen sealing will not be a requirement of the subdivision.

Power, telecommunications and scheme water are available and can be extended/upgraded to accommodate the development. In accordance with current policy, underground power will be provided to each lot.

## **10. AMENDMENT PROPOSAL**

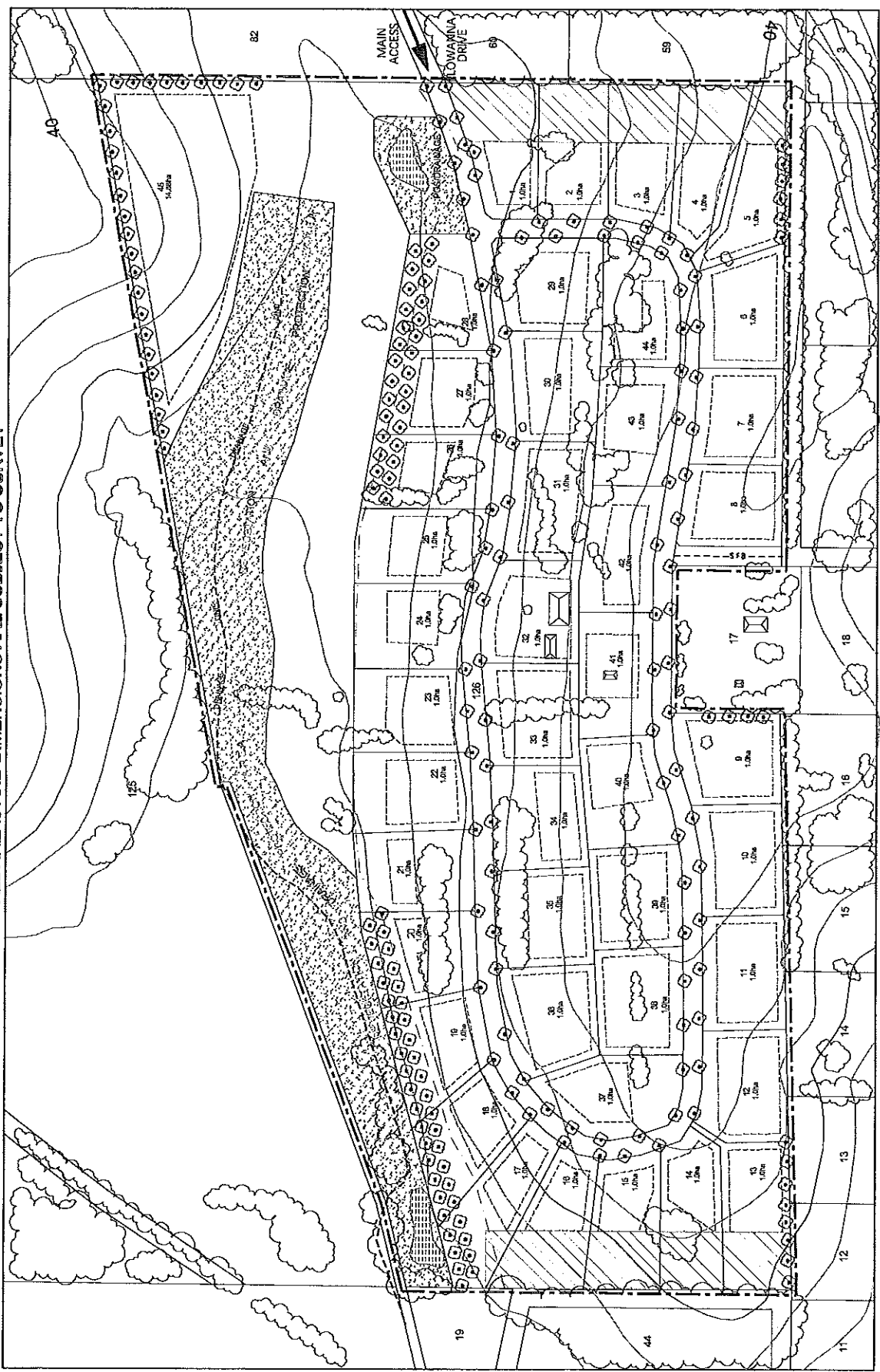
Following an assessment of the land capability and land suitability issues associated with the property, the landowners propose to rezone the land to the Special Rural zone. Notwithstanding the capability of the site to accommodate lot sizes ranging from 4000m<sup>2</sup> upwards, this proposal is for lots of 1 hectare and above.

- Land capability
- BushFire Management
- Availability of scheme water
- Efficiency criteria
- Market demand

The proposed concept plan responds to the key site constraints which are outlined on the Site Constraint Map. These include:

- The identification of the low lying and seasonally water logged land and its exclusion from any development.
- The identification of Building Envelopes a minimum of 50 metres from the drainage line.
- The retention of existing remnant vegetation.

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



- Existing Vegetation
- Existing Buildings
- Creek Line
- 50m Fire Hazard Separation Area
- Indicative Building Envelopes
- Strategic Firebreak (secondary system separator (as shown))
- Vegetation And Drainage Protection Area
- Effluent Disposal Subback (800m Where Water Table 1.00m Chalkline Clearance)
- Tree/Shrub Planting
- Drainage Basin

Subdivision Guide Plan  
 Lot 126 Lowanna Drive  
 Gledhgow, City of Albany

Ayton Taylor Burrell  
 Consultants in Urban & Regional Planning  
 11 Duke St. Albany, Western Australia 6330  
 Phone: (08) 9842 2304 Fax: (08) 9942 1340

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- The establishment of a 60 metre wide Hazard Separation Area from significant areas of vegetation abutting the property to the east and west.
- Provision for emergency access/egress to Cuming Road to the south and future access to the west.
- Construction of a loop road to facilitate convenient access and egress.
- Designating of rural lifestyle lots on the elevated land and a single larger lot on the lower lying land.
- Identification of a significant revegetation and creek protection area.

Lot sizes range from 1 hectare with a larger lot located on the lower lying land. The incorporation of the low lying land within the proposed lot is considered preferable for ongoing management reasons when compared with the alternative of setting the land aside as public open space. The latter option has ongoing cost implications for Council particularly in terms of weed and fire management.

In terms of market demand, there is an increasing preference for smaller lots, down to 1 hectare. The main reason appears to be the increased time and cost required to manage the larger lots. From an overall planning perspective, the smaller lots clearly make better use of the land resource and more effectively utilise the service infrastructure.

## **11. CONCLUSION**

Lot 126 Lowanna Drive is included within the City of Albany's Local Rural Strategy with the potential to rezone for rural residential development, subject to identified constraints and land management needs being resolved.

The site constraints have been identified and an indicative plan prepared which addresses the constraints and land management needs. Management provisions have been prepared and will be incorporated into Council's Town Planning Scheme to ensure the area can be effectively managed into the future.

Testing and assessment confirm that capability and suitability of Lot 126 Lowanna Drive for subdivision into lots of 1 hectare (min). The rezoning and subdivision proposal will facilitate growth and will result in a net environmental benefit. A large area of the creekline is to be protected and rehabilitated, the potential for nutrient export from the site will be reduced and extensive revegetation will be undertaken.

# **General Report Items**

## **DEVELOPMENT SERVICES SECTION**



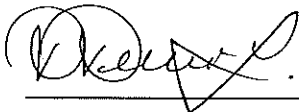
## **CITY OF ALBANY**

### **REPORT**

To : Her Worship the Mayor and Councillors  
From : Administration Officer - Planning  
Subject : Planning Scheme Consents - August  
Date : 1 September 2006

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1. The attached report shows what Planning Scheme Consents have been issued under delegation by a planning officer for the month of August.
2. Within the period there was a total of Sixty Three (63) decisions made on active Planning Scheme Consents these being:
  - Fifty Three (53) Planning Scheme Consents were approved under delegated authority;
  - Six (6) Planning Scheme Consents were approved by Council;
  - Two (2) Planning Scheme Consents were refused under delegated authority;
  - Two (2) Planning Scheme Consent was cancelled.



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**Deb Delury**  
Administration Officer – Planning

**PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY**

Applications determined for August 2006

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265390	8/08/2006	N Keen	Grey Street	Albany	Single House - Extensions (Urban Design Area)	Delegate Approved	18/08/2006	Lisa Brown
265148	20/03/2006	Roberts Gardiner Architects	Aberdeen Street	Albany	Multiple Dwellings & Office	Approved	29/08/2006	John Devereux
265351	20/07/2006	DN Everett	Festing Street	Albany	Single House DCR retaining wall	Delegate Approved	8/08/2006	John Devereux
265319	3/07/2006	Ian Howard & Assoc	Bridges Street	Albany	Single Dwelling (Outbuilding) Building Up To The Boundary Relaxation	Delegate Approved	15/08/2006	John Devereux
265345	8/07/2006	J Pages	Stirling Terrace	Albany	Night Club	Approved	28/08/2006	Ian Humphrey
265305	22/06/2006	Hobbs Smith & Holmes Pty Ltd	Finlay Street	Albany	Single House - Design Codes Relaxation - Overlooking	Delegate Approved	30/08/2006	John Devereux
265283	9/06/2006	CM Syme	Frenchman Bay Road	Big Grove	Distillery With Retail Sales	Refused	31/08/2006	Ian Humphrey
265285	12/06/2006	Arthur Johnston Snowball	Lockyer Avenue	Centennial Park	Bulky Goods Outlet - Change of use and additions.	Delegate Approved	15/08/2006	Ian Humphrey
265123	14/03/2006	Howard & Assoc Architects	Stead Road	Centennial Park	Group Dwelling x 19	Approved	22/08/2006	John Devereux
265188	10/04/2006	N Ayton	Pioneer Road	Centennial Park	Medical Centre (Pharmacy Addition)	Approved	28/08/2006	Ian Humphrey
265263	1/06/2006	KJ Scamozzi	Graham Street	Centennial Park	Bulky Goods Outlet	Delegate Approved	29/08/2006	Ian Humphrey
265382	3/08/2006	D Mackaay	Albert Street	Centennial Park	Service Industry (Mobility Aids)	Delegate Approved	29/08/2006	Ian Humphrey
265344	18/07/2006	Ayton Taylor & Burrell	Pioneer Road	Centennial Park	Medical Centre (Consulting Rooms - Additions)	Delegate Approved	30/08/2006	Ian Humphrey
265466	1/11/2005	E Powell	Prior Street	Centennial Park	Use Not Listed - Mixed Use (Manufacturing Storage Wholesale Retail and Training)	Approved	31/08/2006	John Devereux
265407	17/08/2006	B Sluiter	Hope Street	Collingwood Park	Single House - Design Codes Relaxation - Side Setback (Outbuilding)	Delegate Approved	28/08/2006	John Devereux
265316	30/06/2006	Forest Products Commission	Albany Highway	Drome	Establishment of a Eucalyptus Globulus Plantation	Delegate Approved	23/08/2006	Ian Humphrey
265360	24/07/2006	MJ & AM Hefti	Lower Denmark Road	Eileker	Single House - Design Codes Relaxation - Setback Relaxation.	Delegate Approved	2/08/2006	John Devereux

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265313	1/07/2006	Kosters Steel Construction	Old School Road	Elleker	Rural Industry - Honey Extraction & Processing Shop	Delegate Approved	17/08/2006	Ian Humphrey
265272	6/06/2006	LJ Bail	Whaling Station Road	Frenchman Bay	Museum - Toilet Addition	Delegate Approved	15/08/2006	Ian Humphrey
265328	11/07/2006	L Wright	South Coast Highway	Green Range	Extractive Industry Gravel Pit	Delegate Approved	18/08/2006	Lisa Brown
265420	28/08/2006	TR Kennedy	Valley Pond Heights	Kalgan	Overheight Outbuilding	Delegate Approved	29/08/2006	Ian Humphrey
265275	7/06/2006	Bevilaqua Design Development	Chester Pass Road	Lange	Pylon Sign	Refused	28/08/2006	Ian Humphrey
265408	18/08/2006	PG & SD Berente	Maitland Avenue	Little Grove	Outbuilding - Design Codes Relaxation - Front Setback	Delegate Approved	28/08/2006	John Devereux
265401	14/08/2006	M Chapman	Milne Close	Lower King	Single Dwelling - Design Codes Relaxation - Front Setback Relaxation (Patio)	Delegate Approved	18/08/2006	Lisa Brown
265322	7/07/2006	Scott Park Homes	Alfred Street	McKail	Grouped Dwelling	Delegate Approved	8/08/2006	John Devereux
265309	26/06/2006	TL Neve	Drome Road	McKail	Family Day Care	Delegate Approved	9/08/2006	John Devereux
265323	10/07/2006	B Newbold	Ethereal Drive	McKail	Single House DCR setbacks front building and sides outbuilding	Delegate Approved	9/08/2006	John Devereux
265377	1/08/2006	PJ Hanlon	O'Keefe Parade	McKail	Single House - Retaining Wall - Side Setback Relaxation	Delegate Approved	9/08/2006	Lisa Brown
265381	2/08/2006	Chesters Constructions	Scorpio Drive	McKail	Single House - Outbuilding (Garage)	Cancelled	10/08/2006	Lisa Brown
265399	14/08/2006	WA Country Builders	Gregory Drive	McKail	Single Dwelling - Design Codes Relaxation - Retaining Wall On The Boundary	Delegate Approved	18/08/2006	John Devereux
265400	14/08/2006	TE East	Ethereal Drive	McKail	Single Dwelling - Design Codes Relaxation - Setback Relaxation (Outbuilding)	Delegate Approved	21/08/2006	Jessica Ashton
265333	13/07/2006	GJ & CA Edwards	Middleton Road	Middleton Beach	Holiday Accommodation	Delegate Approved	30/08/2006	John Devereux
265361	24/07/2006	CV & YM Hinkley	Flinders Parade	Middleton Beach	Single House - Design Codes Relaxation - Retaining Wall (Overheight) Front Setback Overlooking	Delegate Approved	14/08/2006	John Devereux

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265370	1/08/2006	M Patterson	McKenzie Street	Middleton Beach	Single Dwelling - Design Codes Relaxation - Overlooking/Side Setback	Delegate Approved	16/08/2006	Jessica Ashton
265293	16/06/2006	N Pagano	Marine Terrace	Middleton Beach	Multiple Dwellings (x4)	Approved	18/08/2006	Lisa Brown
265294	16/06/2006	P Sutton	Garden Street	Middleton Beach	Front Setback Relaxation & Side Setback Relaxation	Delegate Approved	23/08/2006	Lisa Brown
265321	7/07/2006	Walson (WA) Pty Ltd	Chester Pass Road	Milpara	Warehouse Extensions	Delegate Approved	23/08/2006	Ian Humphrey
265236	18/05/2006	LF Heffernan	Drew Street	Mira Mar	Grouped Dwelling & Overheight Overlooking Side Setback & Retaining Wall (Overheight)	Delegate Approved	23/08/2006	Lisa Brown
265278	8/06/2006	Hobbs Smith & Holmes Pty Ltd	Seymour Street	Mira Mar	Grouped Dwelling (x12)	Delegate Approved	23/08/2006	John Devereux
265257	1/06/2006	K Hough	Middleton Road	Mira Mar	Institutional Building	Delegate Approved	24/08/2006	John Devereux
265402	15/08/2006	G Drew	Nelson Street	Mira Mar	Single Dwelling - DCR - Side Setback Relaxation	Delegate Approved	28/08/2006	Lisa Brown
265391	8/08/2006	TM & M Quinn	Boronia Street	Mt Clarence	Single House - Design Codes Relaxation - Extension Setback	Delegate Approved	16/08/2006	Jessica Ashton
265292	15/06/2006	T Benson	Albany Highway	Mt Melville	Grouped Dwelling (x2)	Delegate Approved	28/08/2006	John Devereux
265374	1/08/2006	Chesters Constructions	Serpentine Road	Mt Melville	Single Dwelling - Side Setback (Outbuilding)	Delegate Approved	9/08/2006	Jessica Ashton
265386	4/08/2006	CC Thomas	Eleanor Street	Mt Melville	Single Dwelling - DCR - Side Setback Relaxation	Delegate Approved	23/08/2006	Lisa Brown
265366	25/07/2006	Dale Bay Holdings Pty Ltd	Chester Pass Road	Napier	Single Dwelling (On Parks and Recreation Zoned Land) - Inclusive of Outbuilding & Dam	Delegate Approved	1/08/2006	Lisa Brown
265338	4/07/2006	J Maxwell	Eden Road	Nullaki	Single House	Delegate Approved	30/08/2006	Ian Humphrey
265373	1/08/2006	Tectonics Construction	Carbine Street	Orana	Single Dwelling - Side & Rear Setback (Outbuilding)	Delegate Approved	14/08/2006	Jessica Ashton
265375	1/08/2006	Kosters Steel Construction	Abercorn Street	Orana	Single Dwelling - Outbuilding - Setback Relaxation	Delegate Approved	28/08/2006	Jessica Ashton
265415	22/08/2006	Metroof Albany	Melos Street	Orana	Single House - Design Codes Relaxation - Side Setback	Delegate Approved	30/08/2006	Jessica Ashton
265414	21/08/2006	Concept Building Design	Cordoba Way	Orana	Grouped Dwelling (x2)	Delegate Approved	31/08/2006	Jessica Ashton

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265334	13/07/2006	M De Giambattista	Newton Street	Robinson	Light Industry	Delegate Approved	22/08/2006	Ian Humphrey
265301	21/06/2006	Great Southern Managers Australia	Pfeiffer Road	South Stirling W	Siviculture (531ha)	Delegate Approved	22/08/2006	Ian Humphrey
265393	1/08/2006	Department Of Housing & Works	Discovery Drive	Spencer Park	Development Sign	Cancelled	10/08/2006	Ian Humphrey
265342	17/07/2006	JF & JM Jarratt	Angove Road	Spencer Park	Single House - Design Codes Relaxation - Overlooking	Delegate Approved	16/08/2006	Lisa Brown
265385	4/08/2006	WA Country Builders	Angove Road	Spencer Park	Single House - Design Codes Relaxation - Side Setback Relaxation And Overshadowing	Delegate Approved	22/08/2006	Jessica Ashton
265324	10/07/2006	Concept Building Design	Angove Road	Spencer Park	Grouped Dwelling DCR retaining walls	Delegate Approved	28/08/2006	John Devereux
265405	17/08/2006	H Jenke	Tomlinson Crescent	Spencer Park	Single House - Design Codes Relaxation - Side And Rear	Delegate Approved	28/08/2006	John Devereux
265315	29/06/2006	RJR Grayson	Rutherwood Road	Torbay	Extractive Industry - Gravel Pit	Delegate Approved	21/08/2006	Ian Humphrey
265392	9/08/2006	MJ & DC Hotker	Hooper Road	Walmsley	Grouped Dwelling (x2)	Delegate Approved	16/08/2006	Lisa Brown
265369	26/07/2006	Kosters Steel Construction	Randell Crescent	Warrenup	Outbuilding - Setback Relaxation	Delegate Approved	7/08/2006	Jessica Ashton
265384	3/08/2006	RA Whyte	Deloraine Drive	Warrenup	Single Dwelling - Outbuilding - Setback Relaxation	Delegate Approved	11/08/2006	Lisa Brown
265357	4/07/2006	DA Jones	Kelty View	Willyung	Development outside of designated building area - Soak	Delegate Approved	15/08/2006	John Devereux

## **CITY OF ALBANY**

### **REPORT**

To : Her Worship the Mayor and Councillors  
From : Administration Officer - Development  
Subject : Building Activity – August 2006  
Date : 6 September 2006

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1. In August, one hundred and fourteen (114) building licences were issued for building activity worth \$9,986,143.00, three (3) demolition licences and one (1) sign licences.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for August, the second month of activity in the City of Albany for the financial year 2006/2007.



Di Franzinelli  
Administration Officer – Development

**BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY**

Applications determined for August 2006

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260669	OWNER BUILDER	Owners Name & Address not shown at their request	RETAINING WALL	57	Location ALBAN T Lot 100	FESTING STREET	ALBANY
260999	M & J Wauters Nominees Pty Ltd	PRIMEKING PTY LTD	GARDEN STORAGE AREA AND CARPARK UPGRADE	112-140	Location ALB TOWN ALB TOWN ALB	STIRLING TERRACE	ALBANY
260912	WA Country Builders Pty Ltd	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	Lot 454	Location 3040 9000	Lot PAUL TERRY DRIVE	BAYONET HEAD
260913	WA Country Builders Pty Ltd	Owners Name & Address not shown at their request	DWELLING CARPORT AND VERANDAH	Lot 451	Location 3040 9000	Lot PAUL TERRY DRIVE	BAYONET HEAD
260915	WA Country Builders Pty Ltd	Owners Name & Address not shown at their request	DWELLING AND GARAGE	Lot 455	Location 3040 9000	Lot PAUL TERRY DRIVE	BAYONET HEAD
260939	OWNER BUILDER	A & J CALDWELL	SHED	112	Location 280 291	Lot BAYONET HEAD ROAD	BAYONET HEAD
261001	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED	20	Location 371 22	Lot YOKANUP ROAD	BAYONET HEAD
260946	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	33	Location SP07 14	Lot PIONEER ROAD	CENTENNIAL PARK
260989	Tectonics Constructions Group Pty Ltd	PRE-EMPTIVE INVESTMENTS PTY LTD	OFFICE ALTERATIONS	4	Location ASL 08 Lot 150	NAKINA STREET	CENTENNIAL PARK
260951	OUTDOOR WORLD	CITY OF ALBANY & RE & RJ BOWERING	PATIO		Location RES.878 Lot 21	BAXTERI ROAD	CHEYNE BEACH
261004	Kosters Steel Constructions Pty Ltd	Owners Name & Address not shown at their request	SHED	221-227	Location 43 31	Lot ULSTER ROAD	COLLINGWOOD HEIGHTS
260956	OUTDOOR WORLD	Owners Name & Address not shown at their request	GARAGE	231-37	Location ALB SUB Lot 347	EMU POINT DRIVE	COLLINGWOOD PARK
260974	WA Country Builders Pty Ltd	CL & GJ BERGERSEN	DWELLING TOURIST ACCOMMODATION	3	Location 1379 10	Lot DILLON CLOSE	COLLINGWOOD PARK
261021	Murray David Philip	Owners Name & Address not shown at their request	FIRE BRIGADE SHED	35615	Location 4861 5643 5650 Lot	ALBANY HIGHWAY	DROME
260900	OWNER BUILDER	AM & MJ HEFTI	CARPORT	1256	Location ELLEKER Lot 4	LOWER DENMARK ROAD	ELLEKER
261037	METROOF ALBANY	Owners Name & Address not shown at their request	GARAGE	127	Lot 955	WOODIDES ROAD	ELLEKER
260709	Jelda Holdings P/L [ATF LG Bail F/Tst]	JAYCEES WHALEWORLD	TOILET BLOCK		Location RES 36701 Lot LOC 79	WHALING STATION ROAD	FRENCHMAN BAY

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260945	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED AND CARPORT	47703	Location GLEDHOW 21 Lot 6	SOUTH COAST HIGHWAY	GLEDHOW
261015	OWNER BUILDER	Owners Name & Address not shown at their request	PATIO CARPORT	74	Location GLEDHOW Lot 50	FREDERICK STREET	GLEDHOW
260897	Davies Gregory William	Owners Name & Address not shown at their request	CHALET'S X 2	944	Location 6502	BLUFF CREEK ROAD	GREEN RANGE
260929	Wallis Norman John	KA KINNEAR	SHED		Location 767 Lot 208	HENTY ROAD	KALGAN
260684	Ausco Building Systems Pty Ltd	Owners Name & Address not shown at their request	RELOCATABLE DINING HALL KITCHEN AND TOILET BLOCK	244	Location 21 Lot 14	NANARUP ROAD	KALGAN
260867	THOMAS KENNEDY	Owners Name & Address not shown at their request	SHED	33	Location 1569 Lot 502	VALLEY POND HEIGHTS	KALGAN
260599	GJ CUMMINS	G & V CUMMINS	DWELLING GARAGE VERANDAH	214	Location 2308 Lot 1	GREATREX ROAD	KING RIVER
260806	VT UPTON	R & V UPTON	DWELLING GARAGE AND VERANDAH	214	Location 2308 Lot 1	GREATREX ROAD	KING RIVER
260818	OWNER BUILDER	V & L UPTON	SHED	214	Location 2308 Lot 1	GREATREX ROAD	KING RIVER
260604	Little Graham George	GJ & VN CUMMINS	SHED	214	Location 2308 Lot 1	GREATREX ROAD	KING RIVER
260678	Norman Paul William	P NORMAN & C GODFREY	DWELLING GARAGE VERANDAH	214	Location 2308 Lot 1	GREATREX ROAD	KING RIVER
260879	OUTDOOR WORLD	R STEVENS	SHED	214	Location 2308 Lot 1	GREATREX ROAD	KING RIVER
260927	Davies Gregory William	Owners Name & Address not shown at their request	CHALET AND CARPORT	38	Location TAA Lot 85	PIKADON ROAD	KRONKUP
260981	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	50	Location 999 Lot 8	CURTISS ROAD	LANGE
260936	OWNER BUILDER	Owners Name & Address not shown at their request	PATIO	48	Location 293	MERCER ROAD	LANGE
260712	Silent Vector Pty Ltd [ATF Sizer & Hughe	Owners Name & Address not shown at their request	PYLON SIGN		Location 293 Lot 9000	CHESTER PASS ROAD	LANGE
260917	Kosters Steel Constructors Pty Ltd	G CAMERON	PATIO	574	Location 24 Lot 34	FRENCHMAN BAY ROAD	LITTLE GROVE
260998	OWNER BUILDER	JW SUNDERLAND	SHED AND CARPORT	63	Location 24 Lot 140	BARRASS ROAD	LITTLE GROVE
261010	OUTDOOR WORLD	Owners Name & Address not shown at their request	SHED AND PATIO	77	Location 24 Lot 10	WILSON STREET	LITTLE GROVE



Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260965	OWNER BUILDER	Owners Name & Address not shown at their request	GARAGE LEAN TO AND TOILET	21	Location 52 Lot 10	MAITLAND AVENUE	LITTLE GROVE
261006	Kosters Steel Constructions Pty Ltd	EA BEATON	SHED	11	Location 228 Lot 333	HUMPHREYS STREET	LOCKYER
260512	Castlehow Kelvin & Toni- Lee  ATF Kelvin	DL BETTI & EM JANSEN	DWELLING ADDITIONS	521	Location 520 Lot 1	LOWER KING ROAD	LOWER KING
260942	OWNER BUILDER	FL & PJ MUSSO	PATIO AND SWIMMING POOL	45	Location 520 Lot 301	BAKER ST NORTH	LOWER KING
260966	GEOFF PULS	Owners Name & Address not shown at their request	PART ENCLOSE EXISTING VERANDAH	28	Location 7 Lot 300	WINDERMERE ROAD	LOWER KING
260982	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	1	Location 520 Lot 36	SHEPHERD STREET	LOWER KING
260882	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	40	Location 1077 Lot 101	MILNE CLOSE	LOWER KING
260435	Docking Anthony Roy & Debra Ann	DA & I MONTEFIORE	DWELLING ADDITIONS AND PATIO	5	Location 520 Lot 40	NORWOOD ROAD	LOWER KING
261030	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	664	Location 7 Lot 17	LOWER KING ROAD	LOWER KING
260907	Van Der Meulen Hendricus	Owners Name & Address not shown at their request	FARM SHED	47986	Location 401 Lot A6	SOUTH COAST HIGHWAY	MARBELLUP
260928	Formation Homes P/L  ATF The P & JE Smit	Owners Name & Address not shown at their request	DWELLING AND GARAGE	48520	Location 401 401 Lot 2 3	SOUTH COAST HIGHWAY	MARBELLUP
260781	Evans Gregory Cottee	NJ & DP BAIN	DWELLING GARAGE AND VERANDAH	13	Location 492 Lot 187	AURORA RISE	MCKAIL
260914	WA Country Builders Pty Ltd	S P WALKER	DWELLING CARPORT AND VERANDAH	93	Location 399 Lot 472	GREGORY DRIVE	MCKAIL
260756	Meuzelaar Enterprises Pty Ltd	Owners Name & Address not shown at their request	DWELLING ADDITIONS	33	Location 381 Lot 19	EDINBURGH ROAD	MCKAIL
260937	OWNER BUILDER	P PROUDLOVE	SHED	42	Location 381 Lot 79	DROME ROAD	MCKAIL
260943	CHESTERS CONSTRUCTIONS	T & HJ BRATBY	SHED	38	Location 492 Lot 23	SCORPIO DRIVE	MCKAIL
260831	Scott Park Homes Pty Ltd	JR & MJ GILPIN	GROUPED DWELLING X 1 CARPORT AND VERANDAH	29	Location 381 Lot 16	ALFRED STREET	MCKAIL
260952	WA Country Builders Pty Ltd	LW PASCOE & MJ WESTLE	DWELLING GARAGE AND ALFRESCO	59	Location 492 Lot 191	SCORPIO DRIVE	MCKAIL
260925	OWNER BUILDER	PJ HANLON	RETAINING WALL	8	Location 80 Lot 591	O'KEEFE PARADE	MCKAIL
260926	Gliosca Romeo Gianni	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	47	Location 381 Lot 107	LANCASTER ROAD	MCKAIL

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Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260960	New Horizon Homes (WA) Pty Ltd	Owners Name & Address not shown at their request	DWELLING GARAGE/VERANDAH AND SHED	14	Location 492 Lot 182	AURORA RISE	MCKAIL
260988	OWNER BUILDER	JP PEARCE & LJ COOPER	PATIO	9	Location 492 Lot 68	AURORA RISE	MCKAIL
260979	OWNER BUILDER	PJ & TE EAST	SHED AND PATIO	19	Location 492 Lot 52	ETHEREAL DRIVE	MCKAIL
260993	SJ McKinven Pty Ltd [ATF SJ McKinven F/T	R & D & N FORGIONE & DANIELE NOMINEES PT	DWELLING GARAGE AND PATIO	43	Location 492 Lot 17	SCORPIO DRIVE	MCKAIL
260994	MISCELLANEOUS	Owners Name & Address not shown at their request	RETAINING WALLS	Lots 265-273 279-286 288-310 312-314	Location 492 Lot 9004	CELESTIAL DRIVE	MCKAIL
260858	BYRON NEWBOLD	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	21	Location 492 Lot 53	ETHEREAL DRIVE	MCKAIL
261026	OWNER BUILDER	DL & YJ MARTIN	SHED AND PATIO	40	Location 492 Lot 133	LAKESIDE DRIVE	MCKAIL
261031	OUTDOOR WORLD	Owners Name & Address not shown at their request	PATIO	7	Location 492 Lot 104	PLUTO RISE	MCKAIL
261029	Newbold Brian J	JK BUNNEY & BC NEWBOLD	SHED	21	Location 492 Lot 53	ETHEREAL DRIVE	MCKAIL
261014	J & TW Dekker Pty Ltd	Owners Name & Address not shown at their request	DWELLING GARAGE	11	Location 399 Lot 495	CLEAVE CLOSE	MCKAIL
260923	GEOFF PULS	Owners Name & Address not shown at their request	CARPORT	550	Location 418 Lot 4	ALBANY HIGHWAY	MILPARA
261003	Kosters Steel Constructions Pty Ltd	G & LN VAN DER SCHAAF	SHED	93	Location 368 Lot 52	HENRY STREET	MILPARA
261020	GEOFF PULS	Owners Name & Address not shown at their request	CARPORT	550	Location 418 Lot 4	ALBANY HIGHWAY	MILPARA
260759	JG DRUMMOND	Owners Name & Address not shown at their request	DWELLING ADDITIONS	48	Location 240 Lot 3	RUFUS STREET	MILPARA
260972	OUTDOOR WORLD	Owners Name & Address not shown at their request	GARAGE	8	Location AT542 & 309 Lot 21	SYMERS STREET	MIRA MAR
261012	Murray David Philip	Owners Name & Address not shown at their request	SHED	29	Location PL44 Lot 34	NELSON STREET	MIRA MAR
261034	Murray David Philip	Owners Name & Address not shown at their request	SHED	31	Location PL44 Lot 301	NELSON STREET	MIRA MAR

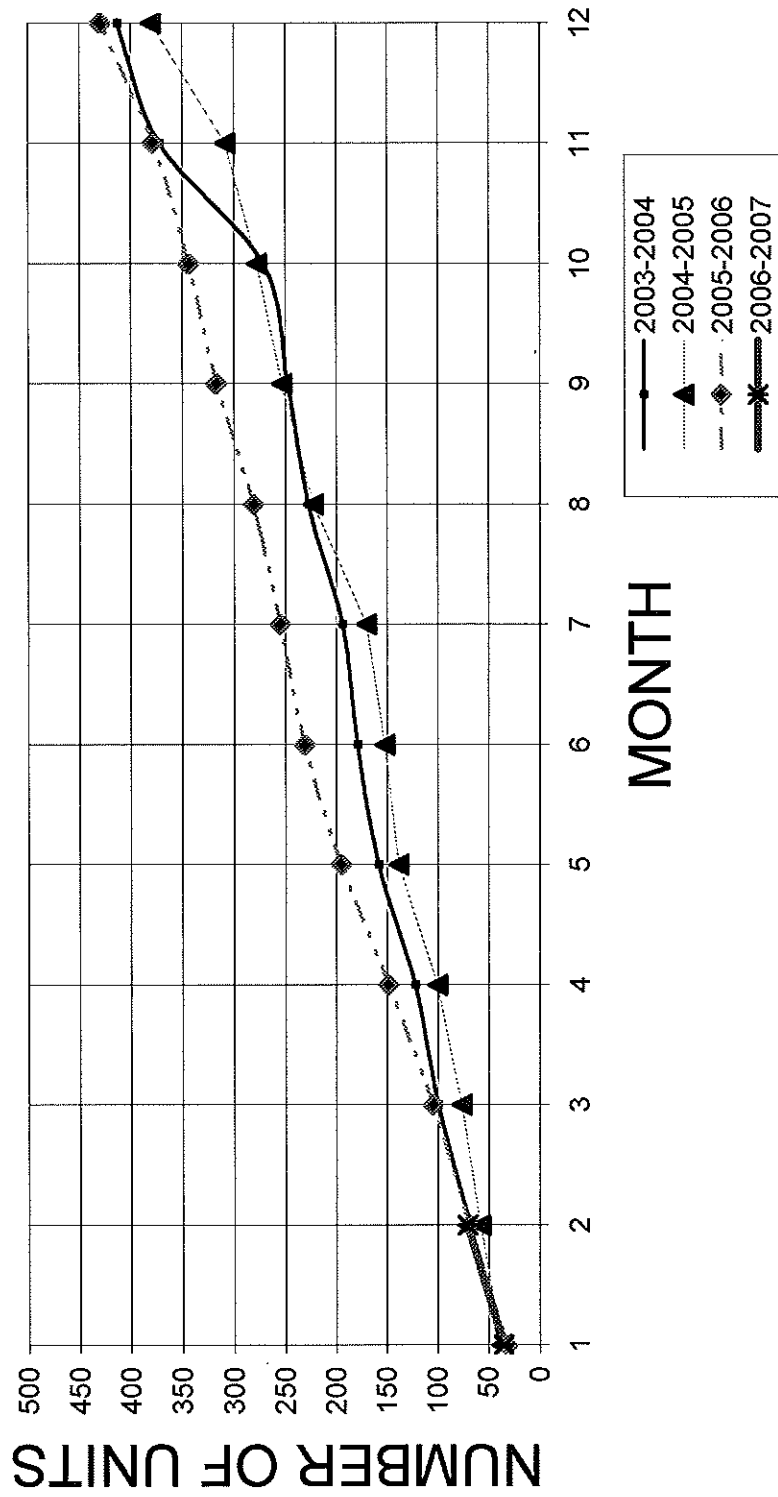
Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260727	Charles Richard & Allyson [ATF Serenity	Owners Name & Address not shown at their request	DECK ENTRY AND SHADE SAIL TO EXISTING DOG ROCK MOTEL	297-315	Location ATL 350 Lot 66	MIDDLETON ROAD	MOUNT CLARENCE
260930	Colquhoun William & Verna	Owners Name & Address not shown at their request	DWELLING VERRANDAH AND CARPORT	26	Location AT505 Lot 43	MUNSTER AVENUE	MOUNT CLARENCE
260762	Report Holdings Pty Ltd [ATF PJ Bouwman	PJ MELDRUM	SHED	6	Location SL139 Lot PT28	DENMAN ROAD	MOUNT CLARENCE
260910	Wallis Kevan Dudley	KD WALLIS	DWELLING	223	Location ATL 282 Lot 1	MIDDLETON ROAD	MOUNT CLARENCE
260744	OWNER BUILDER	PJ CLIFTON & MA TIMCIK	DWELLING ADDITIONS DOWNSTAIRS	7	Location ASL 127 Lot 8	SHERRATT STREET	MOUNT MELVILLE
260954	DAVID ENGLETON	RD CAMDEN	RETAINING WALL	223	Location SL128 Lot 2	SERPENTINE ROAD	MOUNT MELVILLE
260931	OWNER BUILDER	Owners Name & Address not shown at their request	DWELLING ADDITIONS TOILET	65	Location 229 Lot 83	MCKAIL STREET	ORANA
260948	CHESTERS CONSTRUCTIONS	D & AM ARNEY	SHED	25	Location 229 Lot 137	LURLINE STREET	ORANA
260967	GEOFF PULS	Owners Name & Address not shown at their request	PATIO	6	Location 355 Lot 25	CARBINE STREET	ORANA
260911	OWNER BUILDER	CJ CARMAN & JA CASTLEHOW	SHED	20	Location 355 Lot 48	CARBINE STREET	ORANA
260935	WA Country Builders Pty Ltd	GATANG PTY LTD	GROUPED DWELLING AND CARPORT X 3	48	Location 231 Lot 141	KATOOMBA STREET	ORANA
260959	GARY S SUTTON	CP & CA REMAJ	DEMOLITION SERVICE STATION	19-23	Location 353 PL353 Lot 2 PT1	CHESTER PASS ROAD	ORANA
260973	Tectonics Constructions Group Pty Ltd	Owners Name & Address not shown at their request	REFURBISHMENT GROUPED DWELLINGS X 11	23-35	Location 220 Lot 1	MCKAIL STREET	ORANA
260991	OWNER BUILDER	NG BURTON	PATIO	11	Location PL222 Lot 164	DROME ROAD	ORANA
261023	Kosters Steel Constructions Pty Ltd	MJ & C MARWICK	CARPORT	24	Location 355 Lot 46	CARBINE STREET	ORANA
261025	Kosters Steel Constructions Pty Ltd	LC ANDREWS & H VAN DE WEGE	SHED	63	Location 355 Lot 250	CARBINE STREET	ORANA
260916	Kosters Steel Constructions Pty Ltd	DM SHANKS	PATIOS AND CARPORT	27	Location 355 Lot 102	ABERCORN STREET	ORANA
260971	METROOF ALBANY	Owners Name & Address not shown at their request	PATIO	4	Location 231 Lot 302	MELOS STREET	ORANA
261032	Formation Homes P/L [ATF The P & JE Smit	Owners Name & Address not shown at their request	DWELLING	Location 355 Lot 201	Location 355 Lot 201	LE GRANDE AVENUE	ORANA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260984	DEPARTMENT OF ENVIRONMENT	Owners Name & Address not shown at their request	DEMOLITION OF 4 DWELLINGS		Location 6605	VERNE ROAD	REDMOND WEST
261024	Kosters Steel Constructions Pty Ltd	Ri & RJ BELTRAMA	SHED	91	Location 33 Lot 63	ROBINSON ROAD	ROBINSON
260672	De Giambattista Giovanni	Owners Name & Address not shown at their request	FACTORY	2	Location 234 Lot 7	NEWTON STREET	ROBINSON
260904	OWNER BUILDER	Owners Name & Address not shown at their request	UNAPPROVED STRUCTURE PATIOS	108	Location SL386 Lot 12	COLLINGWOOD ROAD	SEPPINGS
260824	CHESTERS CONSTRUCTIONS	R QUINN	SHED	103	Location 42 Lot 14	ANGOVE ROAD	SPENCER PARK
260950		DEPARTMENT OF HOUSING & WORKS	HOARDING X 1	90	Location 42 Lot 404	DISCOVERY DRIVE	SPENCER PARK
260955	OUTDOOR WORLD	Owners Name & Address not shown at their request	CARPORT	14	Location 43 Lot 29	DIPROSE CRESCENT	SPENCER PARK
260828	Freeman David Alan	Owners Name & Address not shown at their request	ENCLOSED PATIO	105	Location PL42 Lot 71	ANGOVE ROAD	SPENCER PARK
260996	MISCELLANEOUS	TRENDSET PTY LTD & RIDGECITY PTY LTD	DEMOLITION HOUSE AND GARAGE	2A	Location PL42 Lot 405	Lot PREMIER CIRCLE	SPENCER PARK
260767	WA Country Builders Pty Ltd	RL ANDERSON	DWELLING AND GARAGE	90	Location 42 Lot 681	ANGOVE ROAD	SPENCER PARK
260535	MJ HOTHER	Owners Name & Address not shown at their request	DWELLING GARAGE AND PATIO		Lot 7533	HOOPER ROAD	WALMSLEY
260773	OWNER BUILDER	Owners Name & Address not shown at their request	SHED	38	Location 385 Lot 54	PEPPERMINT DRIVE	WARRENUP
260873	Ryde Building Company Pty Ltd	JW & RG MOULTON	DWELLING GARAGE AND VERANDAH	37	Location 4929 Lot 226	WARRENUP PLACE	WARRENUP
260947	OWNER BUILDER	RA & CM WHYTE	GARAGE	22	Location 4119 Lot 141	DELORAINIE DRIVE	WARRENUP
260932	ANTHONY PROBERT	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	207	Location 4419/418 Lot 330	DELORAINIE DRIVE	WARRENUP
261005	Kosters Steel Constructions Pty Ltd	LC & RF COSH	PATIO	15	Location 4119 Lot 136	RANDELL CRESCENT	WARRENUP
260919	Kosters Steel Constructions Pty Ltd	I & RJ DEKKER	PATIO	28	Location 441 Lot 315	PINASTER ROAD	WILLYYUNG
260992	METROOF ALBANY	Owners Name & Address not shown at their request	GARAGE		Location 618 Lot 408	GREENWOOD DRIVE	WILLYYUNG
260944	OWNER BUILDER	DC & LR TERBLANCHE	DWELLING ALTERATIONS BATHROOM	2	Location 177 Lot 92	WILLIAM STREET	YAKAMIA

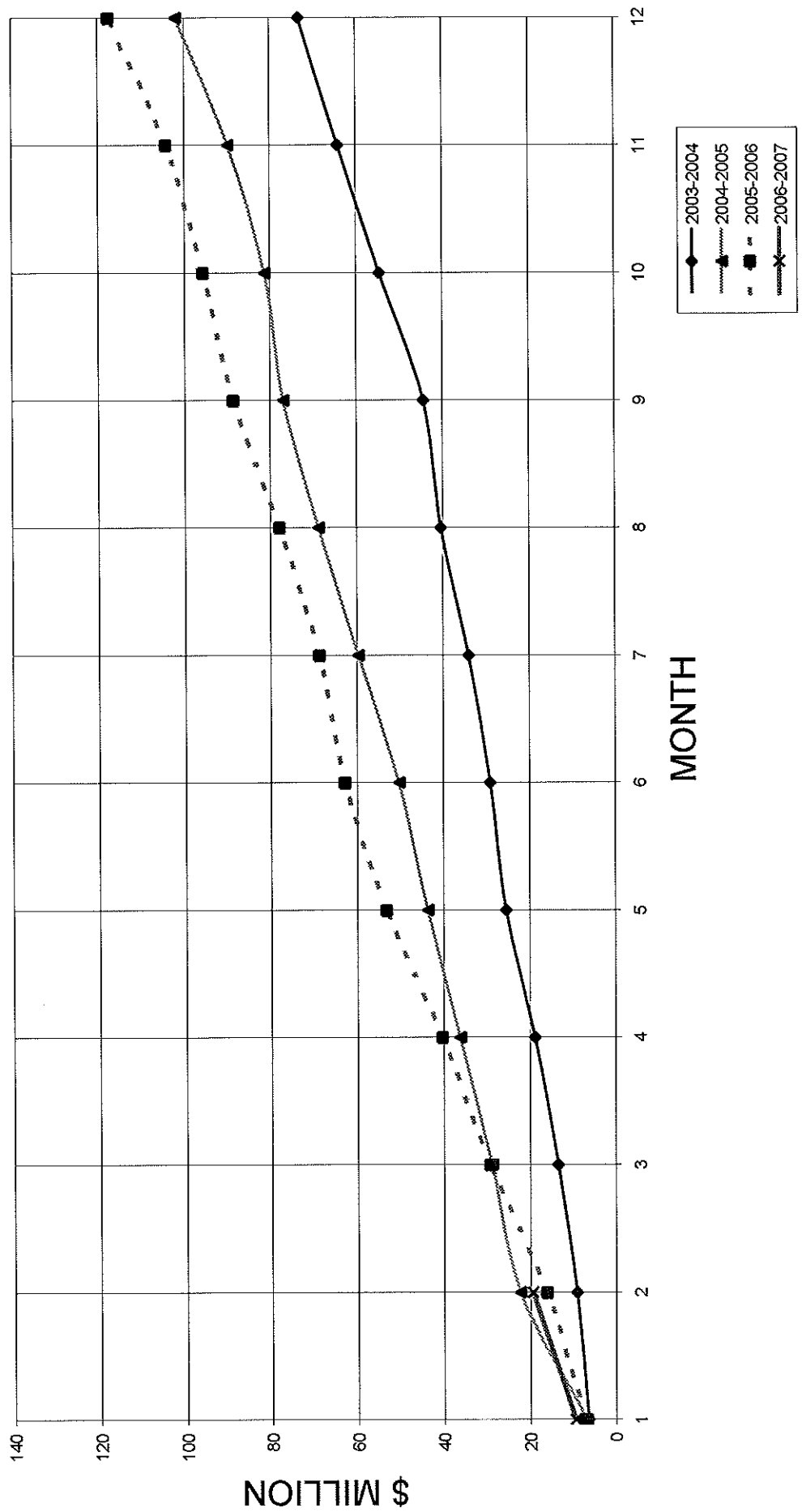
Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260980	TRICOAST CIVIL	HOFRAD PTY LTD	RETAINING WALLS MULTIPLE LOTS	Lots 662 664-667 685-690 & 692	Location 243 Lot 9001	HUDSON ROAD	YAKAMIA
260976	Scott Park Homes Pty Ltd	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	53-61	Location AT356 Lot 123	TARGET ROAD	YAKAMIA
260977	Scott Park Homes Pty Ltd	SCOTT PARK HOMES	DWELLING GARAGE AND VERANDAH	53-61	Location AT356 Lot 123	TARGET ROAD	YAKAMIA
260978	Scott Park Homes Pty Ltd	SCOTT PARK HOMES	DWELLING GARAGE AND VERANDAH	53-61	Location AT356 Lot 123	TARGET ROAD	YAKAMIA
260985	Tectonics Constructions Group Pty Ltd	S & P WEBBER	SHED	53-61	Location AT356 Lot 123	TARGET ROAD	YAKAMIA
261028	METROOF ALBANY	Owners Name & Address not shown at their request	GARAGE	9	Location 221 Lot 100	SYDNEY STREET	YAKAMIA
260902	ANTHONY DOCHERTY	AJ LE FORT & A DOCHERTY	GROUPED DWELLING X 1	310	Location 4559 4559 Lot	STANLEY ROAD	YOUNGS SIDING

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# 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	8	961,275			9,986,143
SEPTEMBER																	0
OCTOBER																	0
NOVEMBER																	0
DECEMBER																	0
2007																	0
JANUARY																	0
FEBRUARY																	0
MARCH																	0
APRIL																	0
MAY																	0
JUNE																	0
TOTALS TO DATE	58	11,309,005	12	2,038,697	70	786,947	68	2,011,781	0	550,290	3	357,500	7	1,109,410	20	1,213,485	19,377,115



# **General Report Items**

## **CORPORATE & COMMUNITY SERVICES SECTION**

FILE: FIN029



## DELEGATED AUTHORITY

### Write-Offs

In accordance with the provisions of section 5.42 of the Local Government Act, the Chief Executive Officer sub-delegates to Stan Goodman the power to exercise the following powers or duties:-

- (a) To approve the writing off of penalty interest relating to rates payments to the value of \$77.24.

Delegation Adopted:           OCM 20.11.01 Item 12.2.2

#### Local Government Act, Section 3.58

*Report Requirement: to Elected Members Report/Information Bulletin*

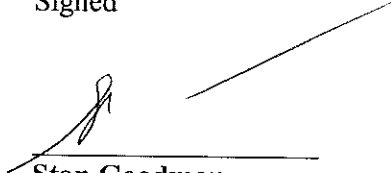
In accordance with the above delegation I now wish to exercise this right by writing off the following small balances:

Assess	Property	Amount
A10287	92 PERKINS BEACH ROAD TORBAY WA 6330	1.35
A107573	32 CANNING STREET ORANA WA 6330	1.33
A111091	44 MINOR ROAD ORANA WA 6330	1.21
A111811	15 ROBINSON ROAD MT ELPHINSTONE WA 6330	1.20
A113671	16 WANSBOROUGH STREET SPENCER PARK WA 6330	1.80
A114934	60 COLLINGWOOD ROAD MIRA MAR WA 6330	1.03
A123303	10 TURNER STREET ORANA	0.14
A124783	55 PARKER STREET LOCKYER WA 6330	1.15
A130255	12 GRANADA CRESCENT ORANA WA 6330	1.61
A132772	93 MIDDLETON ROAD MIDDLETON BEACH WA 6330	1.06
A133625	26 ARDROSS CRESCENT COLLINGWOOD PARK WA 6330	0.98
A139415	21 VIVIAN CRESCENT LOCKYER WA 6330	0.06
A147026	27 STEWART STREET MIRA MAR	1.93
A147909	46 DREW STREET SEPPINGS WA 6330	1.67
A148901	27 MCLEOD STREET MIRA MAR	1.33
A151251	55 BEDWELL STREET EMU POINT WA 6330	1.35
A152235	41A NELSON STREET MIRA MAR WA 6330	0.96
A155411	9 ROGERS ROAD SPENCER PARK WA 6330	0.15
A156639	8 HANSON STREET MIRA MAR	1.50
A157320	3 EARL LANE ALBANY WA 6330	1.97
A158516	47 WAKEFIELD COURT MIRA MAR WA 6330	0.98
A164646	5 RUTHERFORD STREET LOWER KING WA 6330	0.76

A167589	17/89 PROUDLOVE PARADE ALBANY WA 6330	1.48
A177158	UNIT 3 76 PROUDLOVE PARADE ALBANY WA 6330	0.59
A17849	75 FRANCIS STREET LOWER KING WA 6330	1.33
A181266	91 OYSTER HEIGHTS BAYONET HEAD WA 6330	0.52
A181478	278 GREATREX ROAD KING RIVER WA 6330	0.14
A181531	LOT 111 GREATREX ROAD KING RIVER WA 6330	1.76
A182795	25A BERESFORD STREET MIRA MAR WA 6330	1.28
A188404	UNIT 2 3 DILLON CLOSE COLLINGWOOD PARK WA 6330	1.70
A188959	10 ETHEREAL DRIVE MCKAIL WA 6330	0.77
A190487	33 NELSON STREET MIRA MAR WA 6330	0.16
A193069	550-552 NANARUP ROAD KALGAN WA 6330	0.13
A193217	256 NORTH ROAD YAKAMIA WA 6330	0.42
A193285	31C GARDEN STREET MIDDLETON BEACH WA 6330	0.09
A193550	80 CARBINE STREET ORANA WA 6330	0.84
A22440	11 KUMARINE STREET COLLINGWOOD HEIGHTS WA 6330	1.14
A23078	486 LOWER KING ROAD LOWER KING WA 6330	1.35
A24309	5 MCKENZIE DRIVE LOWER KING WA 6330	1.27
A24638	21 YOKANUP ROAD BAYONET HEAD WA 6330	1.64
A26498	24 GOSS STREET LITTLE GROVE WA 6330	0.59
A26632	29 GROVE ST EAST LITTLE GROVE WA 6330	0.74
A26862	34 MARTIN ROAD LANGE WA 6330	1.78
A32302	644 ALBANY HIGHWAY WARRENUP WA 6330	0.01
A32956	157 SOUTH COAST HIGHWAY GLEDHOW WA 6330	1.57
A35754	29 YATANA ROAD BAYONET HEAD WA 6330	0.96
A36148	10 WEBB STREET MCKAIL WA 6330	1.19
A37069	48 COSTIGAN STREET MCKAIL WA 6330	1.69
A38980	43 FRANCIS STREET LOWER KING WA 6330	0.12
A39211	755 FRENCHMAN BAY ROAD LITTLE GROVE WA 6330	1.99
A40175	35 RANGE COURT CRESCENT BAYONET HEAD WA 6330	1.27
A406	26 WINDSOR ROAD WELLSTEAD WA 6328	0.91
A41145	101 RUFUS STREET MILPARA WA 6330	0.93
A41690	3 LANCASTER ROAD MCKAIL WA 6330	0.46
A43266	63 ROBINSON ROAD ROBINSON WA 6330	1.77
A45909	3 BELL COURT BAYONET HEAD WA 6330	0.30
A46929	8 BREAKSEA CRESCENT COLLINGWOOD HEIGHTS WA 6330	1.00
A47886	2 SHERWOOD DRIVE MCKAIL WA 6330	0.02
A48315	10 RUTHERFORD STREET LOWER KING WA 6330	1.44
A49024	44 YATANA ROAD BAYONET HEAD WA 6330	1.55
A51962	22 THE VINTAGE WAY MILLBROOK WA 6330	0.06
A53916	112 NORTH ROAD ELLEKER WA 6330	1.18
A55118	63 WALFORD ROAD KALGAN WA 6330	0.79
A5762	2710 CHESTER PASS ROAD NAPIER WA 6330	1.82
A6016	38 YUNGUP ROAD NAPIER WA 6330	0.98
A65408	55 HUNTON ROAD KALGAN WA 6330	0.63
A65543	99 JORDEN ROAD KALGAN WA 6330	1.27
A66478	388 HUNWICK SOUTH ROAD TORBAY WA 6330	0.78
A68143	23 PRIDEAUX ROAD LOWER KING WA 6330	1.66
A68305	LOC 873 MORRIS STREET MILPARA WA 6330	0.98

A73348	17 LUCAS ROAD KRONKUP WA 6330	1.47
A82870	192 SERPENTINE ROAD MT MELVILLE	0.25
A83999	290-292 SERPENTINE ROAD MT MELVILLE WA 6330	1.01
A95170	31 LION STREET MT MELVILLE	1.94
		<b>77.24</b>

Signed

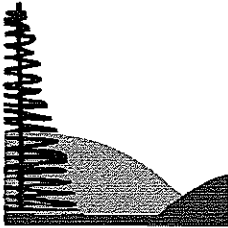


**Stan Goodman**  
**Manager of Finance**

**3<sup>rd</sup> July 2006**

# **General Report Items**

## **GENERAL MANAGEMENT SERVICES SECTION**



**ABN 95 579 052 410**

**Post Office Box 5836  
ALBANY 6332**

Mr Mike Richardson  
Parks & Reserves Coordinator  
City of Albany  
Mercer Road  
Albany WA 6330

Dear Mike,

On behalf of Keep Albany Beautiful, I would like to extend my thanks to you and your Parks & Reserves Staff for all the preparation work involved in the Schools Day of Trees planting at the Foreshore Lakes. Our committee appreciates the support given by the City of Albany by way of donating the plants and the work done by your staff.

I think you will agree that the children enjoyed their outing regardless of the inclement weather.

We hope you will again join us for tree planting in 2007!

Yours sincerely,

Tracy Blaszkow  
Project Officer

cc. Mr Andrew Hammond  
cc. Ms Alison Goode

# ROYAL AUSTRALIAN NAVY

[Bulletin Item 3.4.1. refers]



**Hon. A. Goode, JP**  
Her Worship the Mayor  
City of Albany  
PO Box 484  
ALBANY WA 6331

City of Albany Records  
Doc No: ICR6012097  
File: MAN103  
Date: 31 JUL 2006  
Officer: MAYOR  
Attach:

*Dear Allison*

I would like to thank you for helping to facilitate the commissioning of HMAS *Albany* taking place in her namesake port. Albany welcomed us with open arms and will always hold a special place in our memory.

Thank you also for all the lovely gifts that you presented to us, particularly the street sign which will have pride of place within the ship. The gifts that you presented the command team will be most enjoyed also.

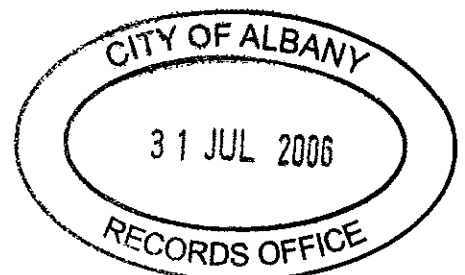
The civic reception that you provided for us was a great way to begin our inaugural visit, and the entire crew had a wonderful time. I look forward to continuing the relationship between the ship and the City, which has begun in such a warm and positive fashion.

*Yours sincerely,  
Andrew Lugton*

**A.G. LUGTON**  
Lieutenant Commander, RAN  
Commanding Officer  
ATTACK FOUR  
HMAS ALBANY

☎ 0429924926  
Email: [andrew.lugton@fleet.defence.gov.au](mailto:andrew.lugton@fleet.defence.gov.au)

18 July 2006





# Lockie Leonard

Production Office:  
39 Mercer Road  
Walmsley WA 6330  
ph: 61 8 9842 5855  
fax: 61 8 9842 5877  
e: lockieleonard@westnet.com.au

Doc No: C  
File: K [Bulletin Item 3.4.1. refers]  
F

Date: 03 AUG 2006  
Officer: CEO;PRO

Attach:

Sydney Office:  
Level 1 – 6a Nelson Street  
Annandale NSW 2038  
(P.O. Box 283 – Annandale)  
tel: (02) 9517 9899

2<sup>nd</sup> August, 2006  
Attn: Mr. Andrew Hammond  
CEO - City of Albany  
North Road  
Albany WA 6330

*Bulletin  
also to MED.*

Dear Andrew,

On behalf of all the cast and crew of Lockie Leonard, I would like to sincerely thank the City of Albany for all their wonderful support and kindness.

It was a pleasure filming in Albany, and even though the project was a long one, we all had fun and I hope and trust the series has done Albany proud both visually and financially. All up the production and it's staff expended approx \$4.5 million dollars in Albany.

The community embraced our presence, for which we are extremely grateful and the City of Albany is credited on every episode as being shot entirely on location in Albany, Western Australia.

All the crew and cast had a great experience and I can assure you they will certainly wave Albany's banner as a great destination.

Once again, thank you

Yours sincerely,

Dixie Betts  
Line Producer

RB Films Pty Ltd  
Trading as Essential Viewing  
ABN 83 051 682 172  
www.essentialviewing.com.au

Head office:  
PO Box 283  
Annandale Sydney NSW  
Australia 2038





[Bulletin Item 3.4.1 refers]



WA Baptist Hospital & Homes Trust Inc. [www.baptistcare.com.au](http://www.baptistcare.com.au)  
52 Kishorn Road Applecross WA 6153 PO Box 1067 Canning Bridge WA 6153  
Ph: (08) 9282 8600 Fax: (08) 9316 9471 ABN 17 138 445 819

Doc No:  
File:  
Date: 04 AUG 2006  
Officer: MAYOR  
Attach:

BC/KR/GB061523

Her Worship the Mayor Alison Goode JP  
City of Albany  
PO Box 484  
ALBANY WA 6330

2<sup>nd</sup> August 2006

Dear Alison,

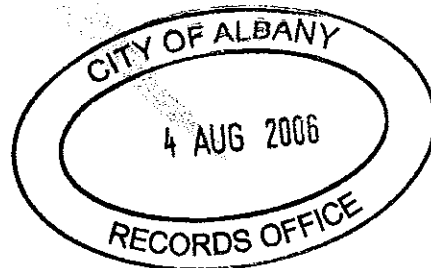
On behalf of the Board of Baptistcare, I would like to thank you most sincerely for officially opening Harbour House.

The event was a great success, and it was wonderful to have so many members of the Albany community join us in celebrating this milestone.

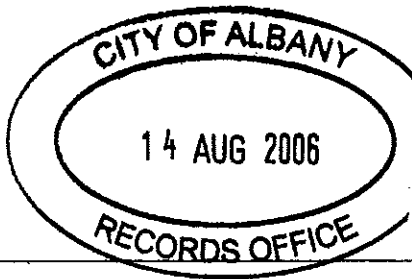
Your support is greatly appreciated.

Best wishes,

Ken Ridgeway  
Chief Executive Officer



Commitment to excellence in care Gifts of \$2 and over are deductible for taxation purposes



Doc No: City of Albany Records  
File: ICR6013130  
REL035

Date: 14 AUG 2006  
Officer: MAYOR

August 5th, 2006

The Mayor of Albany

Dear Ms. Goode,

Attach:

How are you ?

It's been a typical Japanese summer here in Tomioka: very hot and humid every day!

Thanks to 'Tomioka Committee' that has Mr. Hugh and other members, the Exchange Program between Albany and Tomioka has been improving. Thirteen years has passed since our students in Tomioka participated in this program. We feel that the distance between Albany in the southern hemisphere and Tomioka in the northern hemisphere is becoming smaller every year.

All participants of this program last year returned from Albany with hearts full of wonderful memories with their host families and of the places they visited. Now they are doing their best at school. I can say from the bottom of my heart that I am delighted that the program is deepening year by year.

This year, Mr. Morita as a representative of the Board of Education and two other teachers are traveling to Albany with our twelve wonderful students. The reason that the number of the students has changed from ten to twelve is because Tomioka City and Myogi Town have combined together this spring and the number of junior high schools has increased from five to six.

The purpose of this program is to increase students' knowledge, to bring up spirits of international understanding and international cooperation and to gain international experiences through living in a foreign country. We really appreciate your efforts and enthusiasm as well as the efforts of the principals of the host schools, the members of 'Tomioka Committee' and the host families in Albany.

Finally, please give my regards to your family. I hope you are well and wish you the best.

Yours sincerely,

Koji Shibazaki  
Superintendent  
Tomioka City Board of Education

*ALBANY REGIONAL FAMILY HISTORY SOCIETY Inc*

*Affiliated to Western Australian Genealogical So*



City of Albany Records

"The Chalet", Norlok Place, off Chipana Drive, Little Grove  
Postal address: P.O. Box 1267, Albany WA 6331

Doc No: IGR6012702

File: REL122

Date: 10 AUG 2006

Officer: CEO

Attach:

9<sup>th</sup> August 2006



*Mr Andrew Hammond  
Chief Executive Officer  
City of Albany  
P.O. Box 484  
Albany.....6331*

*Bulletin*

*Dear Mr Hammond,*

*On behalf of the Committee and members of the Albany  
Family History Society.*

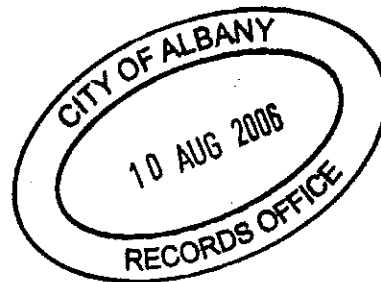
*I would like to thank you for the donation of Albany  
Logo bios for our State Affiliated Societies Conference  
held at the Amity Motel on Saturday 29<sup>th</sup> July.*

*The delegates were most appreciative of them to take  
down the information to go back to their relevant  
societies.*

*Yours Sincerely,*

*Gwen Sewell*

*Mrs Gwen Sewell  
Secretary.*



# W.A. Disabled Sports Association (Inc.)

Leisurelife Centre, corner Gloucester and Kent Streets, East Victoria Park WA 6101 PO Box 1162 East Victoria Park WA 6981  
 Telephone: (08) 9470 1442 Facsimile: (08) 9470 3878 Email: [reception@wadsa.org.au](mailto:reception@wadsa.org.au) Website: [www.wadsa.org.au](http://www.wadsa.org.au)

ABN: 37 062 573 814



10<sup>th</sup> August 2006

City of Albany Records

Mr. Andrew Hammond  
 Chief Executive Officer  
 City of Albany  
 102 North Road  
 YAKAMIA WA 6330

Doc No: ICR6013027  
 File: REL122  
 Date: 14 AUG 2006  
 Officer: EDCCS;CEO;MLAC  
 Attach:

Dear Andrew,

I am writing this letter to offer my congratulations to the City of Albany. At the recent 2006 Steel Blue WADSA Annual Awards Dinner the Albany Leisure and Aquatic Centre won the 2006 WA Disabled Sports Association Community Service Award.

The WA Disabled Sports Association holds the event every year to celebrate the achievements of athletes with disabilities and those that support them and provide opportunities for them. The event was held in the Golden Ballroom at the Sheraton Perth Hotel on Saturday July 29<sup>th</sup> and was hosted by Karen Tighe.

The Community Service Award, accepted by Mark Jordan recognises service providers who have demonstrated a commitment to providing quality sport and recreation opportunities for people with disabilities in their local communities.

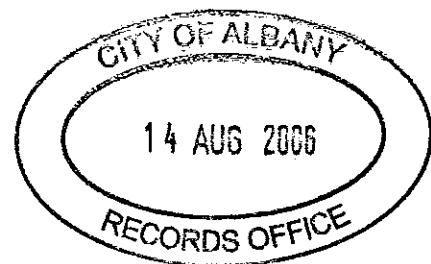
Albany Leisure and Aquatic Centre have considerably increased the participation of people with disabilities in the centre's activities. Unique programmes have been initiated by the enthusiastic staff and supportive management of the centre to encourage people with disabilities of all ages and ability levels to participate.

David Schober has been extremely supportive and innovative in his approach to programming and Mark Jordan and the centre staff have been excellent in their provision of opportunities for local people with disabilities.

The City of Albany deserves to be extremely proud of the service that the Albany Leisure and Aquatic Centre provides to local people with disabilities. We are very excited about continuing our positive relationship with the centre and the City of Albany in the future.

Yours faithfully,

JEAN HOLMES  
 Executive Officer



BULLETIN



Doc No: City of Albany Records  
ICR6014160  
File: GOV006  
Date: 29 AUG 2006  
Officer: CEO;EDCCS;CSS  
Attach:

*Bulletin*

Mr Andrew Hammond  
CEO  
City of Albany  
PO Box 484  
Albany WA 6331

Dear Andrew,

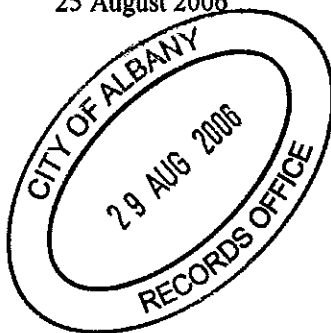
The Museums Australia Western Australia (Inc) State Conference, held in Albany, 21-23 July 2006, is becoming a distant memory for many. However, before it fades, I would like to sincerely thank you for access to the Vancouver Arts Centre, Princess Royal Fortress and the Albany Visitors Centre which contributed to making this a very successful event on the calendar of the MAWA Events Team. I would also commend the City of Albany for their progressive approach to their many heritage assets.

All reports and feedback have indicated that, along with the hospitality shown to the delegates, there was a generosity of spirit in the sharing of information, skills and professional know-how. This has broadened the delegates' knowledge base and contributed to the network of contacts upon which regional and metropolitan museums and galleries thrive.

Once again, thank you for your kind contribution to the success of the conference.

Yours sincerely,

Paul Bridges  
Events Team Coordinator  
25 August 2006



# **Agenda Item Attachments**

## **CORPORATE & COMMUNITY SERVICES SECTION**

CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
22317	28/07/2006	DEPT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	389.40
22318	28/07/2006	WESTSCHEME	Superannuation contributions	215.25
22319	03/08/2006	THE AUSTRALIAN NATIONAL UNIVERSITY	Copy PhD thesis - W.C.Ferguson	78.00
22320	03/08/2006	KEITH BARNETT	REIMBURSE TRAVEL EXPENSES-RRIF PROGRAM WITH IT VISION	50.00
22321	03/08/2006	LAURA BISHOP	LONELY BROTHERS - EMERGING ARTIST - VAC	400.00
22322	03/08/2006	BUNBURY REGIONAL ENTERTAINMENT CENTRE	SHARE OF TV ADVERTISING LALALUNA	550.00
22323	03/08/2006	TESSA BYRNES	TODDLER PROGRAM - VAC	225.00
22324	03/08/2006	DEPT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	296.50
22325	03/08/2006	EAGLE BOYS PIZZA	CATERING	62.55
22326	03/08/2006	IMPACT ENVIRONMENTAL CONFERENCES	WASTE 2006 CONFERENCE PROCEEDINGS - FULL PRINTED PROCEEDINGS WITH FREE CD	99.00
22327	03/08/2006	BO LAIDLER	SET UP OF LGSNA EXHIBITION - VAC	210.00
22328	03/08/2006	PETTY CASH - DAY CARE CENTRE	PETTY CASH - DAY CARE CENTRE	199.25
22329	03/08/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	160.64
22330	03/08/2006	WA COUNCIL OF SOCIAL SERVICE INC	MEMBERSHIP RENEWAL-06/07-ALBANY VOLUNTEER CENTRE	50.00
22331	03/08/2006	WRITINGWA	MEMBERSHIP FEE - TRINA BUTKO	110.00
22332	03/08/2006	CARINE NOMINEES PTY LTD	RETURN BOND FOR SERPENTINE HILL ESTATE SUBDIVISION	6,000.00
22333	03/08/2006	VRBAN HOMES	RETURN SUBDIVISION MAINTENANCE BOND LOT 309 (91)	3,437.00
22334	03/08/2006	LOUISE FORREST	BAYONET HEAD ROAD	61.60
22335	04/08/2006	CASH	SWIM LESSON REFUND	360.00
22336	04/08/2006	MAURICE CHAPPULS	TEAM REWARDS - MEAL ALLOWANCE 3/8/06	685.00
22337	10/08/2006	MITCHELL DELURY	REIMBURSE, DAMAGE TO JACKET & PANTS FROM WET PAINT DELIVERY OF INFORMATION LETTERS	30.00
22338	10/08/2006	FREEHILLS	Rates refund for assessment A4751	1,747.09
22339	10/08/2006	HANDS-ON RESTAURANT	GROUP LUNCH AT HANDS-ON RESTAURANT FOR ALAC	60.00
22340	10/08/2006	HOOFBEAT PUBLICATIONS	SUBS OCT/NOV 06 TO AUG/SEPT 07	34.90
22341	10/08/2006	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH - LIBRARY	177.10
22342	10/08/2006	REGIONAL ARTS VICTORIA	DEPOSIT - ROD QUANTOCK - THE ANNUAL REPORT TELEPHONE CHARGES	891.00
22343	10/08/2006	TELSTRA CORPORATION LIMITED	FESA CONTRIBUTION 1 OF 2 PAYMENTS	784.74
22344	10/08/2006	TORBAY VOLUNTEER BUSHFIRE BRIGADE	SUSTAINING MEMBERSHIP 2006-2007	880.00
22345	10/08/2006	THE TREE GUILD OF WA (INC.)	CROSSOVER SUBSIDY - 4 GRANDIS WAY	137.50
22346	10/08/2006	DAVID SHANKS	CROSSOVER SUBSIDY - 7 MCKENZIE DRIVE, LOWER KING DOROTHY THE DINOSAUR	164.44
22347	10/08/2006	LINDA KELLY	COURT PROCEEDINGS - ANTONIAK, FILING FEE	252.78
22348	14/08/2006	THE ENTERTAINMENT STORE	WORKSHOP SERVICES - JULY - FORTS	9,334.97
22349	15/08/2006	SUPREME COURT OF WA	STAFF TEA MONEY - AUGUST 2006	1,022.20
22350	17/08/2006	ALBANY & DISTRICTS SKILLS TRAINING COMM.	CROSSOVER SUBSIDY - AUGUST 2006	1,811.70
22351	17/08/2006	ALBANY PUBLIC LIBRARY	CROSSOVER SUBSIDY - 11 BAUDIN PLACE	72.00
22352	17/08/2006	BARAN JOHN ANTHONY	MORNING TEA CONGRATULATIONS TO ASSETS TEAM	223.33
22353	17/08/2006	BAY MERCHANTS	PUSH BLADE ATTACHMENT TO SUIT CLARK S150	50.00
22354	17/08/2006	DIGGA WEST	SET UP AND HANGING TO CONFIGURED" EXHIBITION - VAC"	11,907.50
22355	17/08/2006	HAYLEY FLETCHER		75.00

[Agenda Item 12.1.1 refers]  
[Bulletin Item 1.2.1 refers]

0 57

CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
22356	17/08/2006	GIARDINIS DELI	CATERING SUPPLIES	41.90
22357	17/08/2006	NOVA KETTLEWELL	VAC FLYER RUN ALBANY AND DENMARK	110.00
22358	17/08/2006	KMART ALBANY	Blankets for First Aid	63.97
22359	17/08/2006	J L PEARSON	AUTOCAD TRAINING - STEPHEN DEERING	209.00
22360	17/08/2006	PETTY CASH - TOWN HALL	PETTY CASH - TOWN HALL	518.25
22361	17/08/2006	PETTY CASH - WORKS & SERVICES	PETTY CASH - WORKS & SERVICES	145.50
22362	17/08/2006	REGIONAL ARTS VICTORIA	FINAL PAYMENT FOR ROD QUANTOCK - THE ANNUAL REPORT	2,310.00
22363	17/08/2006	SOUTH WEST SPLICING SERVICES	VEHICLE PARTS	506.00
22364	17/08/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	11,447.52
22365	17/08/2006	WEST AUSTRALIAN NEWSPAPERS LIMITED	Winter Campaign - Amazing Albany Junly 22nd Feature - subsidies	2,400.00
22366	17/08/2006	WATER CORPORATION	WATER CONSUMPTION	9,493.00
22367	17/08/2006	WESTERN POWER	UPGRADE STREETLIGHTS-INTERSECTION BAYONET HEAD RD & LOWER KING RD-SYNERGY REF.SPO23499	13,187.00
22368	17/08/2006	WESTARP	Pull Blind Tarp as requested	3,058.00
22369	17/08/2006	JUAN CLARKE	REFUND APPLICATION FEE, GRANT OF PSC ALREADY LODGED	50.00
22370	17/08/2006	JAMES & KAREN FRATER	CROSSOVER SUBSIDY - 18 NORTH ROAD	326.40
22371	24/08/2006	CARTRIDGE WORLD	INK REFILLS/CARTRIDGES	580.00
22372	24/08/2006	THE ENTERTAINMENT STORE	EXPENSES & COMMISSIONS DOT THE DINO	64.85
22373	24/08/2006	LITTLE GROVE PRIMARY SCHOOL	SPONSORSHIP EDUCATION WEEK 2006	220.00
22374	24/08/2006	MCDONALDS FAMILY RESTAURANT ALBANY	MEALS FOR STAFF	200.00
22375	24/08/2006	PETTY CASH - ALAC	COASTERS AND GROCERIES	206.40
22376	24/08/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	1,009.79
22377	24/08/2006	WATER CORPORATION	WATER CONSUMPTION	8,252.85
22378	24/08/2006	DONNA LEE MAYBOURNE	CROSSOVER SUBSIDY - 59B CARBINE STREET	270.45
22379	24/08/2006	ADELE LAW	CROSSOVER SUBSIDY - 4 AURORA RISE	196.83
			<b>TOTAL</b>	<b>98,163.15</b>
C/CARDS	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
	29/06/2006	SELEX SYSTEMS	POWER SUPPLY AIRPORT	880.00
	6/07/2006	SKYWEST	DS AIRFARES	1,017.50
	12/07/2006	SKYWEST	CCS AIRFARES	304.50
	24/07/2006	SKYWEST	CCS AIRFARES	330.00
	25/07/2006	SKYWEST	LIBRARY AIRFARES	919.86
	25/07/2006	SKYWEST	LIBRARY AIRFARES	1,560.06
	JULY	VARIOUS	FUEL	385.44
	JULY	VARIOUS	VARIOUS PURCHASES <\$299.00	2,075.44
			<b>TOTAL</b>	<b>7,472.80</b>
			<b>TOTAL</b>	<b>751,207.95</b>



EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31898	28/07/2006	ALBANY COMMUNITY HOSPICE	EMPLOYEE DEDUCTIONS	36.00
EFT31899	28/07/2006	AUST. MANUFACTURING WORKERS UNION	Payroll deductions	31.80
EFT31900	28/07/2006	AUSTRALIAN SERVICES UNION	EMPLOYEE DEDUCTIONS	2,132.60
EFT31901	28/07/2006	AUSTRALIAN SKANDIA LTD-SORS	Payroll deductions	3,076.00
EFT31902	28/07/2006	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	759.16
EFT31903	28/07/2006	HB OF WA	EMPLOYEE DEDUCTIONS	1,291.90
EFT31904	28/07/2006	MELLEN EVENTS	EMPLOYEE DEDUCTIONS	10,509.25
EFT31905	03/08/2006	A1 SANDBLASTING	QUEEN - CHAMPIONS OF THE WORLD - BOX INCOME	9,020.00
EFT31906	03/08/2006	AD CONTRACTORS	provide the necessary sandblasting to the Mt Melville Lookout	1,155.00
EFT31907	03/08/2006	ALBANY TOYOTA	EARTHMOVING WORKS & EQUIP HIRE	239.65
EFT31908	03/08/2006	ALBANY V BELT & RUBBER	VEHICLE PARTS/MAINTENANCE	475.35
EFT31909	03/08/2006	ALBANY STATIONERS	FILTERS/VEHICLE PARTS	225.95
EFT31910	03/08/2006	ALBANY INDOOR PLANT HIRE	STATIONERY SUPPLIES	596.90
EFT31911	03/08/2006	ALBANY STOCK FEEDS	INDOOR PLANT HIRE	65.00
EFT31912	03/08/2006	ALBANY HISTORICAL SOCIETY INC	2 BAGS SMALL DOG BISCUITS	600.00
EFT31913	03/08/2006	ALBANY AUSSI MASTERS SWIMMING CLUB	MANNING/CLEANING THE BRIG AMITY FOR JULY	2,000.00
EFT31914	03/08/2006	HOME TIMBER & HARDWARE	GRANT FOR 2007 HARBOUR SWIM	23.22
EFT31915	03/08/2006	ALBANY FINE MUSIC SOCIETY	WEED KILL & RUBBER STRIP MAT	2,500.00
EFT31916	03/08/2006	ALBANY NEWS DELIVERY	MUSIC WORKSHOP SERIES	44.40
EFT31917	03/08/2006	ALBANY TPI GROUP	NEWSPAPER DELIVERIES	500.00
EFT31918	03/08/2006	ALBANY LASERSCAPE	OPERATING COSTS OF PRODUCTION OF MONTHLY NEWSLETTER	195.00
EFT31919	03/08/2006	ALBANY CENTRAL CABINETS	Team building and communication exercises (Finding My Place)	2,571.80
EFT31920	03/08/2006	ALLERDING & ASSOCIATES	MAKE & INSTALL KITCHEN CABINETS	1,596.32
EFT31921	03/08/2006	ATC RECRUITMENT & LABOUR HIRE	YAKAMIA STRUCTURE PLAN - JAN TO JUNE 2006	1,924.28
EFT31922	03/08/2006	MA & ES & GA BAIL (BAIL WATER TRUCK HIRE)	CASUAL STAFF	990.00
EFT31923	03/08/2006	BT EQUIPMENT PTY LTD	METRES ONLY COMPACTION SAND	29.25
EFT31924	03/08/2006	BEST OFFICE SYSTEMS	VEHICLE PARTS	388.00
EFT31925	03/08/2006	ALBANY BETTA ELECTRICAL	PHOTOCOPIER CHARGES	345.85
EFT31926	03/08/2006	BINDOMATIC PTY LTD	Two 1 Gig Memory Sticks	233.60
EFT31927	03/08/2006	BOC GASES AUSTRALIA LIMITED	box of 140 9mm WMP Covers, transparent matt front	49.69
EFT31928	03/08/2006	P & F BOCCAMAZZO	CONTAINER SERVICE RENTAL	9,449.20
EFT31929	03/08/2006	BUILDING AND CONSTRUCTION IND TRAINING FUND	CUBIC METRES OF TOPSOIL	12,215.62
EFT31930	03/08/2006	BUILDERS REGISTRATION BOARD	TRAINING LEVY -	2,918.50
EFT31931	03/08/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	BRB LEVY -	989.29
EFT31932	03/08/2006	CASTROL AUSTRALIA PTY. LIMITED	HARDWARE/TOOL SUPPLIES	1,001.78
EFT31933	03/08/2006	SYNERGY GRAPHICS	OIL SUPPLIES	148.50
EFT31934	03/08/2006	CITY OF ALBANY BAND	FIREBREAK NOTICE	6,000.00
EFT31935	03/08/2006	COLES SUPERMARKETS AUST P/LTD	GENERAL OPERATING EXPENSES FOR BAND INC. YOUTH TRAINING	586.61
EFT31936	03/08/2006	THE CONSTABLE CARE SAFETY PROJECT	GOODS - DAY CARE CENTRE	1,452.00
EFT31937	03/08/2006	CONTACTACH METAL INDUSTRIES	EDUCATION TOUR OF PRIMARY SCHOOLS	49.50
EFT31938	03/08/2006	CJ GILBERT & ASSOCIATES	GUARD	2,518.78
			MONTHLY SAMPLE COLLECTION HANRAHAN RD SITE	

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31939	03/08/2006	COURIER AUSTRALIA	FREIGHT FEES	281.37
EFT31940	03/08/2006	COVENTRYS	VEHICLE PARTS	316.57
EFT31941	03/08/2006	CROWNE PLAZA PERTH	ACOMMODATION A HAMMOND (SENATORS EGGLESTON, ADAMS, LIGHTFOOT)	317.00
EFT31942	03/08/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	3,484.03
EFT31943	03/08/2006	EZY-DRIVE	ONLY EZY-DRIVE GUIDEPOSTS	2,662.00
EFT31944	03/08/2006	DENMARK BULLETIN & MEDIA SERVICES	12 MONTHS SUBSCRIPTION	66.00
EFT31945	03/08/2006	DEPT FOR PLANNING & INFRASTRUCTURE	ANNUAL JETTY LICENCE	522.00
EFT31946	03/08/2006	DORALANE PASTRIES	CAKE FOR 10 YRS SERVICE TO THE COA - LEANNE FREEGARD	28.99
EFT31948	03/08/2006	GREAT SOUTHERN ALARMS	DIAL IN CODE CHANGES FOR BAKERS JUNCTION TIP 1717	40.00
EFT31949	03/08/2006	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	327.50
EFT31950	03/08/2006	GODFREYS	Pullman ASIO Commercial Vac for Lotteries House	549.00
EFT31951	03/08/2006	ALISON GOODE	MAYORAL ALLOWANCE	462.30
EFT31952	03/08/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	1,940.56
EFT31953	03/08/2006	GREAT SOUTHERN TAFE	CIVIL ENGINEERING CERTIFICATE	1,218.13
EFT31954	03/08/2006	GREAT SOUTHERN PACKAGING SUPPLIES	REVIVE 205L - ALAC	535.32
EFT31955	03/08/2006	GREAT SOUTHERN DISTRICT DISPLAY COMMITTEE	GREAT SOUTHERN DISPLAY AT PERTH ROYAL SHOW	1,500.00
EFT31956	03/08/2006	GHD PTY LTD	WILLYING CREEK FLOOD FLOOD PLAIN MANAGEMENT PLAN	10,948.25
EFT31957	03/08/2006	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	111.38
EFT31958	03/08/2006	HARLEY SURVEY GROUP PTY.LTD.	PLACEMENT OF EASEMENT OVER LOT 9 MCLEOD STREET, MIRA MAR	632.50
EFT31959	03/08/2006	HAVOC BUILDERS PTY LTD	INCL SITE INSPECTION, DRAFT DEPOSITED PLAN, LODGE AT DLI AND PROVIDE THE CITY WITH A COPY OF DEPOSITED PLAN IN ORDER FOR DEALINGS	
EFT31960	03/08/2006	YOGASUN (H LEEDER-CARLSON)	LABOUR SUPPLIED	705.00
EFT31961	03/08/2006	INTERNATIONAL MOWERS PTY LTD	MIXED MEDIA ART CLASSES - VAC only McCONNEL 1.2 metre heavy duty multicut sliding cutting head to suite existing PA6000M reach mower. With Side Skid Kit & Front Flap Kit	180.00
EFT31962	03/08/2006	J & M ELECTRONICS	ELECTRONIC EQUIPMENT	12,320.00
EFT31963	03/08/2006	J&P ELECTRONICS	SUPPLY AND INSTALL OF EQUIPMENT FOR NORTH RD CHAMBERS	20.15
EFT31964	03/08/2006	JOHN KINNEAR & ASSOCIATES	LEVELLING ALBANY AIRPORT	3,820.00
EFT31965	03/08/2006	KANDOO WINDSCREENS	FIT WINDSCREEN	3,024.56
EFT31966	03/08/2006	KLB SYSTEMS	Printer Ribbons for star printer RC200P	165.00
EFT31967	03/08/2006	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	132.00
EFT31968	03/08/2006	KRYSTA GUILLE	REIMBURSE TRAVEL EXPENSES - TRADE EXPO - PERTH	388.55
EFT31969	03/08/2006	LAWRENCE & HANSON	ONLY CANS DYMARK SPRAY AND MARK PAINT - WHITE	59.70
EFT31970	03/08/2006	LINCOLN & GOMM WINES	CATERING SUPPLIES	719.47
EFT31971	03/08/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	312.18
EFT31972	03/08/2006	BR & JA MCGUFFIE	HIRE OF MANITOU TO LIFT CONCRETE BLOCKS AT VAC	320.90
EFT31973	03/08/2006	MEIER BUSINESS SYSTEMS PTY LTD	COMPUTER HARDWARE PARTS	140.25
EFT31974	03/08/2006	MEN'S RESOURCE CENTRE (INC)	MEN'S HEALTH CHECKS	646.80
EFT31975	03/08/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	3,300.00
EFT31976	03/08/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	1,048.90
				2,407.19

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT31977	03/08/2006	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	8,815.40
EFT31978	03/08/2006	MUNICIPAL PROPERTY SCHEME	ADDITION TO COA'S MULTI RISK SCHEDULE	167.83
EFT31979	03/08/2006	NATIONAL LIBRARY OF AUST	ANNUAL SUBS - NON CONTRIBUTOR	330.00
EFT31980	03/08/2006	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	109.00
EFT31981	03/08/2006	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	111.25
EFT31982	03/08/2006	PN & ER NEWMAN	1050 TRAFFICABLE MANHOLE COVER WITH LID	159.50
EFT31983	03/08/2006	NORTH ROAD PHARMACY	AUDIT FIRST AID KITS BELONGING TO DEPOT PLANT & FACILITIES	329.23
EFT31984	03/08/2006	NOVOTEL LANGLEY PERTH HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	280.00
EFT31985	03/08/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	17.29
EFT31986	03/08/2006	OPUS INTERNATIONAL CONSULTANTS	Revised Estimate Parker Brook Catchment Flood Management Plan	43,594.65
EFT31987	03/08/2006	PERTH AMBASSADOR HOTEL	ACCOMMODATION FOR COUNCILLORS/STAFF	618.50
EFT31988	03/08/2006	PORCELAIN ART GROUP	THREE DAY LIVE IN WORKSHOP AT QUARANUP	2,000.00
EFT31989	03/08/2006	PARSONS BRINCKERHOFF	PROFESSIONAL SERVICE COA DEPOT REMEDIATION	4,180.00
EFT31990	03/08/2006	PROTECTOR ALSAFE	ZORBA AND WEB LANYARD 1 METRE 05091303	110.77
EFT31991	03/08/2006	R & L BITUMEN REPAIR SERVICES	Prime seal of Lower King Road Pathway	5,368.20
EFT31992	03/08/2006	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	36.97
EFT31993	03/08/2006	REGAL PANELBEATERS & PAINT SPRAYERS	repairs to ute	308.00
EFT31994	03/08/2006	THE ROYAL LIFE SAVING SOCIETY AUSTRALIA	CERTIFICATES FOR ALAC	434.05
EFT31995	03/08/2006	LISA SCANLON (CARLYLES)	CATERING	990.00
EFT31996	03/08/2006	SHOP-A-DOCKET PTY LTD	MONTHLY INVOICE - ALAC	291.00
EFT31997	03/08/2006	SIGMA CHEMICALS	SODA ASH	362.00
EFT31998	03/08/2006	SIGNS PLUS	Name badge for Jessica Ashton.	8.80
EFT31999	03/08/2006	SKILLHIRE	CASUAL STAFF	234.69
EFT32000	03/08/2006	SKYWEST AIRLINES PTY LTD	AIRFARE A HAMMOND (SENATORS EGGLESTON, ADAMS, LIGHTFOOT)	682.94
EFT32001	03/08/2006	SLATER-GARTRELL SPORTS	SPORTING EQUIPMENT	253.00
EFT32002	03/08/2006	SOUTH COAST DIVING SUPPLIES	CYLINDER TEST & VALVE SERVICE	46.00
EFT32003	03/08/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	96.95
EFT32004	03/08/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	519.21
EFT32005	03/08/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	45.10
EFT32006	03/08/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	362.35
EFT32007	03/08/2006	ALBANY IGA	GROCERIES	67.67
EFT32008	03/08/2006	SYLVANIA LIGHTING AUSTRALASIA	PLEASE PROVIDE 250w MH ROADSTER AS QUOTED	735.90
EFT32009	03/08/2006	SYNERGY	ELECTRICITY SUPPLIES	22,830.95
EFT32010	03/08/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	545.26
EFT32011	03/08/2006	T-QUIP	ASP Blades for Toro Lazer XP ZRT mower (60in.)	164.15
EFT32012	03/08/2006	TELSTRA LICENSED SHOP ALBANY	NOKIA CASE - WAYNE BUTLER	19.85
EFT32013	03/08/2006	GE & EE TOMLINSON	To carry out removal of Kamri tree on Morgan Rd. as per quote	10,550.00
EFT32014	03/08/2006	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	32.03
EFT32015	03/08/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	1,140.00
EFT32016	03/08/2006	VALENTINO'S FLORISTS	ARRANGEMENT OF FLOWERS TO P LIONETTI	55.00
EFT32018	03/08/2006	WAUTERS ENTERPRISES	RE: NEW ADMIN BUILDING & CIVIC CENTRE, NORTH ROAD	6,443.80
EFT32019	03/08/2006	WELLSTEAD PRIMARY SCHOOL P&C ASSOC.	PURCHASE OF STAGE FOR SCHOOL AND COMMUNITY	1,677.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT32020	03/08/2006	WESTERBERG PANEL BEATERS	remove holden sedan no plates from velancia court and impound	66.00
EFT32021	03/08/2006	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	32.00
EFT32022	03/08/2006	WORMALD FIRE SYSTEMS	ROUTINE INSPECTION AND TESTING - FIRE ALARM SYSTEM - FORTS	689.27
EFT32023	03/08/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	19.60
EFT32024	03/08/2006	WALGSP	SUPERANNUATION CONTRIBUTIONS	85,749.29
EFT32025	10/08/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	6,873.25
EFT32026	10/08/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	2,303.30
EFT32027	10/08/2006	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	42.96
EFT32028	10/08/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	46.53
EFT32029	10/08/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	83.35
EFT32030	10/08/2006	ALBANY RETRAVISION	Heater for First Aid Room North Road	118.95
EFT32031	10/08/2006	ALBANY CAR STEREO	AUTO ELECTRICAL PARTS/REPAIRS	149.00
EFT32032	10/08/2006	ALBANY SCREENPRINTERS & SIGNWRITERS	SUPPLY GOODS - ALBANY CLASSIC	2,644.95
EFT32033	10/08/2006	ALBANY LANDSCAPE SUPPLIES	bucket sheep manure	24.50
EFT32034	10/08/2006	ALLGROW LANDSCAPING	MAINT LAWNS/GDNS LOTT HOUSE	478.50
EFT32035	10/08/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	2,200.54
EFT32036	10/08/2006	AUSTRALIA POST	POSTAGE/AGENCY FEES	67.44
EFT32037	10/08/2006	AUSTRALIA'S SOUTH WEST	bronze membership for 2006/2007	198.00
EFT32038	10/08/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	930.42
EFT32039	10/08/2006	ALBANY BETTA ELECTRICAL	KETTLE	39.95
EFT32040	10/08/2006	ALBANY BOBCAT SERVICES	remove tree loppings	1,309.00
EFT32041	10/08/2006	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	186.15
EFT32042	10/08/2006	BOOKEASY AUSTRALIA PTY LTD	SECURE PAY TRANSACTIONS - JULY 2006 - DR RAY5	100.65
EFT32043	10/08/2006	BORNHOLM VOLUNTEER BUSHFIRE BRIGADE	FESA CONGTIBUTION 1 OF 2 PAYMENTS	3,454.00
EFT32044	10/08/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	442.28
EFT32045	10/08/2006	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	580.91
EFT32046	10/08/2006	SYNERGY GRAPHICS	Provide graphic design for waste minimisation brochures.	445.50
EFT32047	10/08/2006	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	224.14
EFT32048	10/08/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	154,567.56
EFT32049	10/08/2006	COLES SUPERMARKETS AUST P/LTD	GOODS - DAY CARE CENTRE	584.94
EFT32050	10/08/2006	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	56.71
EFT32051	10/08/2006	COUNTRY CARRIERS	FREIGHT CHARGES	62.69
EFT32052	10/08/2006	COVENTRYS	VEHICLE PARTS	51.23
EFT32053	10/08/2006	EMOLEUM	SUPPLY COLDMIX	979.57
EFT32054	10/08/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	2,016.84
EFT32055	10/08/2006	DARREN HUTCHENS - DAZART GRAPHICS	VAC PAC KIDS HOLIDAY WORKSHOPS	275.00
EFT32056	10/08/2006	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	93.60
EFT32057	10/08/2006	DESIGN FARM	C1 TASK CHAIR FOR MARK WELLER	350.90
EFT32058	10/08/2006	ELITE CARPET CLEANING	CLEAN CHAIRS	70.00
EFT32059	10/08/2006	ELLEKER VOLUNTEER BUSH FIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	591.25
EFT32060	10/08/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	3,625.83
EFT32061	10/08/2006	ALBANY ENGINEERING CO	MAINTENANCE VEHICLES	102.30
EFT32062	10/08/2006	FRANEY & THOMPSON	TIMBER SUPPLIES	75.37

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EFT32063	10/08/2006	GELDARD CONSULTANCY SERV P/L	Customer Service Workshop - Albany Visitor Centre	490.00
EFT32064	10/08/2006	ALL-WEATHER BUILDING PRODUCTS	supply windows for the replacement of aluminium windows at the Library	37,976.95
EFT32065	10/08/2006	BOOEASY AUSTRALIA PTY LTD	BOOKINGS FOR VISITOR CENTRE JULY 2006 - DR TAY5	1,113.44
EFT32066	10/08/2006	CHARLIE BUTCHER	REIMBURSING EXPENSES	61.85
EFT32067	10/08/2006	COUNTRYWIDE SIGNS	4 signs for sale on verge	264.00
EFT32068	10/08/2006	DARREN HUTCHENS - DAZART GRAPHICS	Design and painting of information signage at Hanarahan Landfill site	1,500.00
EFT32069	10/08/2006	JOHN DEVEREUX	SAT MEDIATION - BAYONET HEAD SHOPS	55.70
EFT32070	10/08/2006	GEODETIC SUPPLY & REPAIRS	FIBREGLASS TELESCOPIC MEASURING POLE SENSIN SK202/8	528.00
EFT32071	10/08/2006	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	138.84
EFT32072	10/08/2006	GNOWELLEN VOLUNTEER BUSHFIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	1,419.00
EFT32073	10/08/2006	GOAD RESOURCES PTY LTD	FREIGHT CHARGES	3,089.41
EFT32074	10/08/2006	MATTHEW GOULDTHORP	REIMBURSEMENT - LIWA AQUATICS CONFERENCE	65.15
EFT32075	10/08/2006	GREAT SOUTHERN BRAKE & CLUTCH	HYDR O/RIDE ACTIVATING LEVER	27.50
EFT32076	10/08/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	5,564.67
EFT32077	10/08/2006	GREENRANGE BUSH FIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	401.50
EFT32078	10/08/2006	GREAT SOUTHERN TAPE	TRAINING SHELLEY PEPPER	840.00
EFT32079	10/08/2006	GREEN SKILLS INC	MARKING ALIGNMENT OF NEW FENCE & FIRE BREAK ROUTE REPORT - ON FLORA & ASSOCIATED ASPECTS OF THE ROUTE CHOICE	1,210.00
EFT32080	10/08/2006	GREAT SOUTHERN PACKAGING SUPPLIES	REVIVE 205L - ALAC	661.98
EFT32081	10/08/2006	GREAT SOUTHERN SAFETY CONSULTANTS	PROVISION OF OSH CONSULTING FOR JULY 2006	605.00
EFT32082	10/08/2006	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	44.00
EFT32083	10/08/2006	HAESE'S PICTURE FRAMERS	PICTURE FRAMING - ALAC	40.00
EFT32084	10/08/2006	HARLEY SURVEY GROUP PTY.LTD.	SUBSIDIISON OF PT LOCATION 4743 NORTH ROAD YAKAMIA	825.83
EFT32085	10/08/2006	HART SPORT	RACQUET RACK INCLUDING FREIGHT - ALAC	47.40
EFT32086	10/08/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	1,637.98
EFT32087	10/08/2006	JO HAWKINS	REIMBURSEMENT OF TRAVEL EXPENSES - GIS, VISIT TO ITV	66.30
EFT32088	10/08/2006	HIGHWAY FIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	1,897.50
EFT32089	10/08/2006	THE HOTEL ALBANY	CATERING BREAKFAST/LUNCH - ALBANY CLASSIC	1,419.00
EFT32090	10/08/2006	J & M ELECTRONICS	ELECTRONIC EQUIPMENT	95.80
EFT32091	10/08/2006	MARK JORDAN	REIMBURSE TRAVEL EXPENSES WA STATE DISABILITY AWARDS	312.06
EFT32092	10/08/2006	KALGAN BUSHFIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	2,695.00
EFT32093	10/08/2006	KEEP ALBANY BEAUTIFUL COMMITTEE	CONTRIBUTION TOWARDS ADMIN SERVICE FOR 2005/2006	3,500.00
EFT32094	10/08/2006	KEY 2 DESIGN	1ST RUN OF POSTCARDS	1,208.63
EFT32095	10/08/2006	KING RIVER BUSHFIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	2,367.75
EFT32096	10/08/2006	KING RIVER GALLERY & FRAMERS	FRAMING OF WATER COLOURS	352.76
EFT32097	10/08/2006	KLB SYSTEMS	IBM X346 - 3.2GHZ XEON, 3GB RAM, 3 X 146GB SCSI HDD, RAID	15,433.00
EFT32098	10/08/2006	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	55.77
EFT32099	10/08/2006	KOJANEERUP BUSHFIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	742.50
EFT32100	10/08/2006	LAWRENCE & HANSON	ONLY DAY/NIGHT REFLECTIVE SAFETY VESTS SIZE L	16.50
EFT32101	10/08/2006	LINCOLN & GOMM WINES	CATERING SUPPLIES - LIBRARY	163.00
EFT32102	10/08/2006	LOCAL GOVERNMENT MANAGERS AUSTRALIA	2006-07 MEMBERSHIP SUBSCRIPTION -	668.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT32103	10/08/2006	ALBANY PARTY HIRE & TEMPTATIONS CATERING	HIRE EQUIPMENT - ALBANY SHOPPING PLAZA SHOWCASE	88.30
EFT32104	10/08/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	305.89
EFT32105	10/08/2006	MANYPEAKS BUSHFIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	742.50
EFT32106	10/08/2006	MARSHALL MOWERS	AUGER CUTTING TIPS	27.50
EFT32107	10/08/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	850.65
EFT32108	10/08/2006	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	450.86
EFT32109	10/08/2006	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	996.60
EFT32110	10/08/2006	NAPIER FIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	2,026.75
EFT32111	10/08/2006	BROADCAST AUSTRALIA PTY LTD	POWER RECOVERY - SBS TV (MT CLARENCE)	75.57
EFT32112	10/08/2006	PN & ER NEWMAN	trafficable manhole cover 1200mm x 150mm combination level edge	1,034.00
EFT32113	10/08/2006	NORTH ROAD PHARMACY	AUDIT FIRST AID KITS BELONGING TO DEPOT PLANT & FACILITIES	474.47
EFT32114	10/08/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	9.41
EFT32115	10/08/2006	PLASTICS PLUS	Procurement of 3 x MGB Recycling Waste Bins (Green Lid)	231.00
EFT32116	10/08/2006	REDMOND VOLUNTEER BUSHFIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	1,556.50
EFT32117	10/08/2006	ALBANY ALUMINIUM FABRICATION	construct aluminium cover for bob thomson gardens meter box	70.00
EFT32118	10/08/2006	ROYALS FOOTBALL & SPORTING CLUB (INC.)	Beverage service	2,899.00
EFT32119	10/08/2006	UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	26.20
EFT32120	10/08/2006	LISA SCANLON (CARLYLES)	CATERING	955.00
EFT32121	10/08/2006	DAVID SCHOBER	REIMBURSE INDUSTRY CONFERENCE - D SCHOBER & M GIUNTOLI	237.35
EFT32122	10/08/2006	SIGNS PLUS	Three name badges for Andrew Hammond	35.20
EFT32123	10/08/2006	SKILLHIRE	CASUAL STAFF	5,690.31
EFT32124	10/08/2006	SKYWEST AIRLINES PTY LTD	EXHIBITORS PARTICIPATION FEE	1,441.50
EFT32125	10/08/2006	SMITHS ALUMINIUM & 4WD CENTRE	MANUFACTURE BASE PLATES FOR STREET LAMPS	79.20
EFT32126	10/08/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	417.53
EFT32127	10/08/2006	SOUTH COAST VOLUNTEER BUSHFIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	3,740.00
EFT32128	10/08/2006	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	40.04
EFT32129	10/08/2006	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	1,065.24
EFT32130	10/08/2006	SOUTH STIRLING VOLUNTEER BUSHFIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	786.50
EFT32131	10/08/2006	SPEEDO AUSTRALIA PTY LTD	GOODS - ALAC	310.20
EFT32132	10/08/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	229.84
EFT32133	10/08/2006	ALBANY VOLUNTEER SES	FESA CONTRIBUTION 1ST QUARTER	9,900.00
EFT32134	10/08/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	28,167.98
EFT32135	10/08/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	729.80
EFT32136	10/08/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	859.70
EFT32137	10/08/2006	ALBANY IGA	GROCERIES	42.43
EFT32138	10/08/2006	SYNERGY	ELECTRICITY SUPPLIES	975.95
EFT32139	10/08/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	553.80
EFT32140	10/08/2006	T-QUIP	BEARINGS, SPANNER, SCREWS, LOCK NUT	65.40
EFT32141	10/08/2006	JTAGZ PTY LTD	2009 GREEN DOG TAGS - 2000	447.70

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT32142	10/08/2006	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	176.00
EFT32143	10/08/2006	THRIFTY CAR RENTAL	VEHICLE HIRE	75.86
EFT32144	10/08/2006	TRAILBLAZERS	SAFETY EQUIPMENT	781.70
EFT32145	10/08/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	88.00
EFT32146	10/08/2006	UPTOWN MUSIC	NASHUA GAFFA TAPE	420.00
EFT32147	10/08/2006	VALENTINO'S FLORISTS	WREATH FOR THE FUNERAL OF MRS SHIRLEY WEST	145.00
EFT32148	10/08/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	1,108.90
EFT32149	10/08/2006	WELLSTEAD FIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	1,889.25
EFT32150	10/08/2006	WESTERBERG PANEL BEATERS	PICK UP ABANDONED VEHICLE FROM A WATERBOARD TRACK OFF FRENCHMANS BAY ROAD	66.00
EFT32151	10/08/2006	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	340.03
EFT32152	10/08/2006	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	5,419.45
EFT32153	10/08/2006	WURTH AUSTRALIA PTY LTD	HOSE CLAMPS	87.00
EFT32154	10/08/2006	YOUNGS BUSHFIRE BRIGADE	FESA CONTRIBUTION 1 OF 2 PAYMENTS	1,782.00
EFT32155	10/08/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	31.24
EFT32156	17/08/2006	A1 SANDBLASTING	SANDBLAST AND EPOXY ZINC PAINT STEPS AT MT MELVILLE LOOKOUT	8,250.00
EFT32157	17/08/2006	ABA SECURITY	SECURITY SERVICES	149.60
EFT32158	17/08/2006	ACTIV FOUNDATION INC	CLEANING RAGS	36.00
EFT32159	17/08/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	36,069.20
EFT32160	17/08/2006	ADVERTISER PRINT	5000 Amity Brochures	515.00
EFT32161	17/08/2006	ALBANY ADVERTISER	ADVERTISING	2,948.35
EFT32162	17/08/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	139.65
EFT32163	17/08/2006	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	98.29
EFT32164	17/08/2006	ALBANY PRINTERS	DOG REGISTRATION FORMS	330.00
EFT32165	17/08/2006	ALBANY SOIL & CONCRETE TESTING	Test gravel samples	3,503.50
EFT32166	17/08/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	727.54
EFT32167	17/08/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	278.60
EFT32168	17/08/2006	ALBANY STOCK FEEDS	MEATY BITES - POUND	65.00
EFT32169	17/08/2006	ALBANY PANEL BEATERS	INSURANCE EXCESS A55181 - CLAIM NO. 632810431	300.00
EFT32170	17/08/2006	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	156.70
EFT32171	17/08/2006	ALBANY DIGITISING SERVICES	Clean and polish DVDs	55.00
EFT32172	17/08/2006	ALBANY PSYCHOLOGICAL SERVICES	CON SULTATIONS OF STAFF	285.00
EFT32173	17/08/2006	ALBANY CENTRAL CABINETS	MARY THOMSON HOUSE - INSTALL LOCKABLE CORNER CUPBOARD UNIT WITH SHELVING	2,475.00
EFT32174	17/08/2006	ALINTA	GAS USAGE CHARGES	10.00
EFT32175	17/08/2006	ALLFLOW INDUSTRIAL	Quarterly service & repairs on oil/water separator at Mercer Rd Depot	436.04
EFT32176	17/08/2006	ALMOS FESA DIRECT BRIGADE ALARMS	ANNUAL FIRE ALARM MONITORING FEE 2006/2007	1,232.00
EFT32177	17/08/2006	ARID LEADERSHIP AND TRAINING AUSTRALIA	SPRUNG WRITERS FESTIVAL COORDINATOR SERVICE, 05-07 2006	2,750.00
EFT32178	17/08/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	1,481.71
EFT32179	17/08/2006	AUSTRALIA POST	POSTAGE/AGENCY FEES	3,458.39
EFT32180	17/08/2006	AUSTENITIC STEEL PRODUCTS	Please manufacture 30 stainless steel eye bolts for the Brig Amity	3,452.45
EFT32181	17/08/2006	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	523.95

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT32182	17/08/2006	BENARA NURSERIES	Lomandra Savanna blue (14cm)	467.21
EFT32183	17/08/2006	BERTOLA HIRE SERVICE	EQUIPMENT HIRE	41.25
EFT32184	17/08/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	2,509.53
EFT32185	17/08/2006	BLACKWOODS ATKINS	ELECTRICAL EQUIPMENT	52.77
EFT32186	17/08/2006	ALBANY BOBCAT SERVICES	HIRE OF BOBCAT	1,463.00
EFT32187	17/08/2006	BROCKS	TILES FOR MARY THOMSON HOUSE	111.22
EFT32188	17/08/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	304.68
EFT32189	17/08/2006	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	23.10
EFT32190	17/08/2006	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	688.82
EFT32191	17/08/2006	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	407.00
EFT32192	17/08/2006	CAROLINE & ASSOCIATES	Module 3 Can do program for Asset Services Team	2,501.00
EFT32193	17/08/2006	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	1,390.22
EFT32194	17/08/2006	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	333.27
EFT32195	17/08/2006	CLARKLIFT WA PTY LTD	Supply parts to suit Bobcat	592.57
EFT32196	17/08/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	542.56
EFT32197	17/08/2006	COLES SUPERMARKETS AUST P/LTD	GOODS - DAY CARE CENTRE	506.20
EFT32198	17/08/2006	CORPORATE EXPRESS AUSTRALIA LTD	2 DESKTOP ROTARY INDEX	139.86
EFT32199	17/08/2006	COUNTRY ARTS WA	ANNUAL MEMBERSHIP FEES - VAC	55.00
EFT32200	17/08/2006	COVENTRYS	VEHICLE PARTS	382.39
EFT32201	17/08/2006	CROWNE PLAZA PERTH	ACCOMMODATION A HAMMOND (LOCAL GOVERNMENT WEEK 2006)	892.60
EFT32202	17/08/2006	CSBP LTD	CHLORINE SUPPLIES POOL	517.00
EFT32203	17/08/2006	DATA TRAX PTY.LTD	FULL MOTION VIDEO ADVERT-ALBANY REGION, QTRLY PAYMENT	275.00
EFT32204	17/08/2006	DAVID GRAY & CO PTY LTD	MINI BINS - BALANCE OF ORDER - PO 33237	225.50
EFT32205	17/08/2006	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	700.00
EFT32206	17/08/2006	DEPARTMENT OF HOUSING AND WORKS	ALBANY ENTERTAINMENT CENTRE	17,160.00
EFT32207	17/08/2006	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	1,307.90
EFT32208	17/08/2006	EVANS MILTON	COUNCILLOR ALLOWANCE	687.92
EFT32209	17/08/2006	FOCUS CAPITAL GROUP	RICOH PHOTOCOPIERS	2,227.96
EFT32210	17/08/2006	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION/PARKING - D SCHOBER	925.00
EFT32211	17/08/2006	BILL GIBBS EXCAVATIONS	FIREBREAKS	9,619.50
EFT32212	17/08/2006	GRAPE SOUTHERN TOURS	CHARTER TOUR FOR SEA CHANGE CONFERENCE 28/9/06	168.75
EFT32213	17/08/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	1,211.36
EFT32214	17/08/2006	GREAT SOUTHERN SAND & LANDSCAPING	1.5 Bedding Mix	208.00
EFT32215	17/08/2006	GREAT SOUTHERN PACKAGING SUPPLIES	5 Bottles of Odorban	52.80
EFT32216	17/08/2006	GSM AUTOMOTIVE ELECTRICAL	VEHICLE REPAIRS/PARTS	723.30
EFT32217	17/08/2006	GT BEARING & ENGINEERING SUPPLIES	VEHICLE PARTS	95.00
EFT32218	17/08/2006	YOGASUN (H LEEDER-CARLSON)	MIXED MEDIA ART CLASSES - VAC	270.00
EFT32219	17/08/2006	HISTORY COUNCIL OF WA INC	Membership renewal - History Council of WA	50.00
EFT32220	17/08/2006	HOTEL GRAND CHANCELLOR PERTH	ACCOMMODATION W MALE ATTENDING WALGA PURCHASING OFFICERS MEETING	92.00
EFT32221	17/08/2006	HOWARD MACHINERY	VEHICLE PARTS	179.22
EFT32222	17/08/2006	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR IBM EXPRESS MANAGED SECURITY SERVICES FOR E-MAIL SECURITY 25/8 TO 24/9/06	686.40



EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT32223	17/08/2006	INTERNATIONAL MOWERS PTY LTD	FREIGHT AND CARTAGE ON NEW MCCONNELL CUTTING HEAD	253.00
EFT32224	17/08/2006	JAMMAS CAFE-SANDY TOWIE	CATERING SUPPLIES - ALAC	454.50
EFT32225	17/08/2006	JUST A CALL DELIVERIES	INTERNAL MAIL	796.40
EFT32226	17/08/2006	KESCO EDUCATIONAL PTY LTD	SUPPLIES - DAY CARE CENTRE	237.49
EFT32227	17/08/2006	KEY 2 DESIGN	WEB DEVELOPMENT TO DATE - HALF OF TOTAL WEB DEVELOPMENT	13,373.25
EFT32228	17/08/2006	KING RIVER HORSE & PONY CLUB	COMMUNITY FINANCIAL ASSISTANCE GRANT - RECONSTRUCTION OF HORSE YARDS	7,183.00
EFT32229	17/08/2006	KLB SYSTEMS	HARDWARE SUPPLIES INC. WARRANTY	671.00
EFT32230	17/08/2006	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	745.98
EFT32231	17/08/2006	KOSTERS STEEL CONST PTY LTD	Supply ladder (hot dipped galvanised) as per quote dated 12/05/06	743.33
EFT32232	17/08/2006	LAMB PRINT PTY LTD	RATES BROCHURE	3,564.00
EFT32233	17/08/2006	LAWRENCE & HANSON	JACKET STORMER AND TROUSER STORMER	934.12
EFT32234	17/08/2006	LEO BAKX	Website consultation & development	660.00
EFT32235	17/08/2006	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	73.30
EFT32236	17/08/2006	LINK ENERGY PTY LTD	FUEL PURCHASES	59,575.36
EFT32237	17/08/2006	LOADTEK AUST	VEHICLE PARTS	163.60
EFT32238	17/08/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	1,885.50
EFT32239	17/08/2006	M2 TECHNOLOGY PTY LTD	CUSTOMNET ON HOLD PROGRAM-QRTRLY PAYMENT-NORTH ROAD	377.00
EFT32240	17/08/2006	MACDONALD JOHNSTON	VEHICLE PARTS	1,112.36
EFT32241	17/08/2006	THE MAJOR LOCKYER PROCLAMATION SOCIETY LTD	COMMUNITY EVENTS FINANCIAL ASSISTANCE GRANT	1,200.00
EFT32242	17/08/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	2,161.43
EFT32243	17/08/2006	MARSHALL MOWERS	only BACKFILL BLADE 2 WAY HYDRAULIC to suit Kanga	2,079.00
EFT32244	17/08/2006	MERLE-ANNE FLORISTS	FLOWERS TO LYNLEY HARRISON - ALAC EMPLOYEE	50.00
EFT32245	17/08/2006	METROOF ALBANY	SUPPLY & DELIVER GALVANISED PIPES EXTRA LIGHT 50NB 7.2 LOCAL	954.98
EFT32246	17/08/2006	MICROELECTRONIC TECHNICAL SERVICES	BATTERIES - ELLEKER BUSHFIRE BRIGADE	388.00
EFT32247	17/08/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	601.14
EFT32248	17/08/2006	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	194.15
EFT32249	17/08/2006	MITCHELL LR & M	Rates refund for assessment A168054	279.57
EFT32250	17/08/2006	MY PLACE COLONIAL ACCOMMODATION	ACCOMMODATION GLEN SWIFT	385.00
EFT32251	17/08/2006	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	92.10
EFT32252	17/08/2006	STAR TRACK EXPRESS PTY LTD	COURIER/FREIGHT SERVICE	13.79
EFT32253	17/08/2006	NORTH ROAD PHARMACY	AUDIT FIRST AID KITS BELONGING TO DEPOT PLANT & FACILITIES	136.25
EFT32254	17/08/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	32.67
EFT32255	17/08/2006	PACIFIC INTERNATIONAL SUITES - PERTH	ACCOMMODATION K GUILLE ATTENDING PERTH PRODUCT EXPO	157.50
EFT32256	17/08/2006	PAGEMASTER AUSTRALIA PTY LTD	PHOTOCOPIER CHARGES - VISITORS CENTRE	388.85
EFT32257	17/08/2006	RAECO INTERNATIONAL PTY LTD	A3 Portrait Slatwall Acrylic sign holders (18266)	167.51
EFT32258	17/08/2006	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	1,915.36
EFT32259	17/08/2006	LISA SCANLON (CARLYLES)	CATERING	1,404.05
EFT32260	17/08/2006	SERENITY PARK	DISPOSAL OF DOGS	450.00
EFT32261	17/08/2006	SIGNS PLUS	Name badge for David Hughes	17.60

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EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT32262	17/08/2006	SKYWEST AIRLINES PTY LTD	STAFF AIRFARES	1,364.40
EFT32263	17/08/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	1,388.69
EFT32264	17/08/2006	SOUTHWAY DISTRIBUTORS	GOODS DAY CARE CENTRE	123.26
EFT32265	17/08/2006	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	5,247.42
EFT32266	17/08/2006	SPORTSWORLD OF WA	GOODS - ALAC	509.96
EFT32267	17/08/2006	SPOON TREE PRODUCTIONS	DEPOSIT IN RELATION TO ALBANY PERFORMANCE OF WOLFE	605.00
EFT32268	17/08/2006	STAR SALES & SERVICE	BOWART'S LALALUNA	61.98
EFT32269	17/08/2006	STATEWIDE BEARINGS	HARDWARE/VEHICLE PARTS	18.24
EFT32270	17/08/2006	STANDARDS AUST INTERNATIONAL GLOBAL	VEHICLE PARTS	313.50
EFT32271	17/08/2006	STIRLING FREIGHT EXPRESS	LICENSED REPRODUCTIONS INC FREIGHT CHARGES	67.78
EFT32272	17/08/2006	STIRLING CONFECTIONERY PLUS	FREIGHT CHARGES	47.44
EFT32273	17/08/2006	STORM OFFICE NATIONAL	3kg bag fantales	257.21
EFT32274	17/08/2006	SUNNY SIGN COMPANY	STATIONERY SUPPLIES	330.00
EFT32275	17/08/2006	ALBANY LOCK SERVICE	SIGN PURCHASES	218.95
EFT32276	17/08/2006	ALBANY IGA	LOCKSMITH SERVICES, REPAIRS ETC	468.86
EFT32277	17/08/2006	T & C SUPPLIES	GROCERIES	105.08
EFT32278	17/08/2006	TELSTRA LICENSED SHOP ALBANY	HARDWARE/TOOL SUPPLIES	39.95
EFT32279	17/08/2006	THRIFTY CAR RENTAL	BATTERY TO SUIT KYOCERA PHANTOM MOBILE PHONE	94.39
EFT32280	17/08/2006	TRAILBLAZERS	VEHICLE HIRE	386.25
EFT32281	17/08/2006	TRADELINK PLUMBING SUPPLIES	SAFETY EQUIPMENT	18.70
EFT32282	17/08/2006	STEVEN TRIBBECK	STORMWATER SUPPLIES	283.50
EFT32283	17/08/2006	TRUCKLINE	WHALE DREAMERS	8.09
EFT32284	17/08/2006	TURNER DESIGN	VEHICLE PARTS	5,621.22
EFT32285	17/08/2006	ALBANY TYREPOWER	DESIGN AND PREPARATION OF ARTWORK FOR THE CITY OF ALBANY	
EFT32286	17/08/2006	VANCOUVER WASTE SERVICES	AMAZING ALBAY" STYLE GUIDE"	
EFT32287	17/08/2006	VALUER GENERAL'S OFFICE	TYRE PURCHASES/MAINTENANCE	3,632.00
EFT32288	17/08/2006	VALENTINO'S FLORISTS	GREEN WASTE SERVICES	6,993.70
EFT32289	17/08/2006	VISUAL ECHO	GRV'S 3/6 TO 30/6/06	2,873.05
EFT32290	17/08/2006	WRITINGWA	FLOWERS TO ADRIAN & KAREN NICOLL	110.00
EFT32291	17/08/2006	ALBANY & GREAT STHN WEEKENDER	REIMBURSEMENT - TELEPHONE - ON LINE SUPPORT	75.00
EFT32292	17/08/2006	WELLSTEAD RESOURCE & TELECENTRE INC	MEMBERSHIP FEES - VAC	110.00
EFT32293	17/08/2006	WESTERBERG IRRIGATION	ADVERTISING	1,456.80
EFT32294	17/08/2006	WESTRAC EQUIPMENT PTY LTD	PHOTOCOPY - LIBRARY	2.55
EFT32295	17/08/2006	LANDMARK LIMITED	IRRIGATION SUPPLIES	944.72
EFT32296	17/08/2006	WEST AUSTRALIAN NEWSPAPERS LIMITED	VEHICLE PARTS	88.53
EFT32297	17/08/2006	WESTSHRED DOCUMENT DISPOSAL	BUNDLES 1.8 MT BLACK FENCE DROPPERS	79.20
EFT32298	17/08/2006	WIZID PTY LTD	1/3 page in the Travel Extra on 22nd July and 29th July 2006	6,800.00
EFT32299	17/08/2006	WOOD & GRIEVE PTY LTD	DOCUMENT SCHREDDING - BOXES	320.65
EFT32300	17/08/2006	WURTH AUSTRALIA PTY LTD	SECURBANDS - ALAC	275.00
EFT32301	17/08/2006	ZENITH LAUNDRY	PROPOSED CIVIL ENGINEERING SERVICES FOR SUBDIVISION LOT	10,769.00
			9001 LANCASTER ROAD UPGRADE - AS PER PROPOSAL - PROJECT	
			VEHICLE PARTS	315.50
			LAUNDRY SERVICES/HIRE	44.99

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EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT32302	17/08/2006	ZIPFORM	RATES NOTICES 23006/2007 - STATIONERY	16,014.23
EFT32303	24/08/2006	TRICOAST CIVIL	RETURN OF 12 MONTH MAINTENANCE BOND FOR SUBDIVISION THE MEADOWS - STAGE 3 WAPC:127292	7,285.50
EFT32304	24/08/2006	AAPT LIMITED	PHONE CALLS (EFT) - TAY5	70.35
EFT32305	24/08/2006	AGPARTS WAREHOUSE PTY LTD	VEHICLE PARTS	7.70
EFT32306	24/08/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	38,833.25
EFT32307	24/08/2006	ALBANY SWEEP CLEAN	Sweep Frenchman Bay cycleway	639.00
EFT32308	24/08/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	57.70
EFT32309	24/08/2006	ALBANY INDOOR PLANT HIRE	INDOOR PLANT HIRE	596.90
EFT32310	24/08/2006	ALBANY STOCK FEEDS	2 BAGS SMALL DOG BISCUITS	65.00
EFT32311	24/08/2006	ALBANY CRICKET ASSOCIATION	FINANCIAL ASSISTANCE - PITCH COVER	2,000.00
EFT32312	24/08/2006	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	660.00
EFT32313	24/08/2006	ALINTA	GAS USAGE CHARGES	5,211.70
EFT32314	24/08/2006	ALL EVENTS PROSOUND HIRE	RIG LIGHTS - VAC	272.47
EFT32315	24/08/2006	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS	568.46
EFT32316	24/08/2006	ASB MARKETING PTY LTD	label pins	841.50
EFT32317	24/08/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	2,830.50
EFT32318	24/08/2006	AUSSIE DRAWCARDS PTY LTD	AMAZING ALBANY DL - PREM. METRO SERVICE FEE-AUG/SEPT 2006	689.17
EFT32319	24/08/2006	JON BERRY	REIMBURSE EXPENSES - PERTH MEETINGS	8.40
EFT32320	24/08/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	90.00
EFT32321	24/08/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	916.97
EFT32322	24/08/2006	CAMPBELL CONTRACTORS	Kerbing of Middleton Road, Mira Mar	12,973.50
EFT32323	24/08/2006	CAMP RWC	Rates refund for assessment A42345	448.25
EFT32324	24/08/2006	CARERS ASSOCIATION OF WA INC.	SHORT BREAK EXPENSES FOR MERLE SANDELLS - DONATION	220.00
EFT32325	24/08/2006	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	1,150.91
EFT32326	24/08/2006	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	243.39
EFT32327	24/08/2006	CIRCUITWEST INC.	FULL CIRCUITWEST MEMBERSHIP FEE, 06-07 FIN. YR-TOWN HALL	370.00
EFT32328	24/08/2006	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	822.80
EFT32329	24/08/2006	CLARK EQUIPMENT SALES PTY LTD	VEHICLE PARTS	343.85
EFT32330	24/08/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	314.37
EFT32331	24/08/2006	COLES SUPERMARKETS AUST P/LTD	DAYCARE GOODS	572.11
EFT32332	24/08/2006	COMMANDER AUSTRALIA LIMITED	CONTRACT - TOWN HALL	358.13
EFT32333	24/08/2006	COURIER AUSTRALIA	FREIGHT FEES	831.02
EFT32334	24/08/2006	COVENTRYS	VEHICLE PARTS	1,338.57
EFT32335	24/08/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	664.62
EFT32336	24/08/2006	CULLITY TIMBERS	PLYWOOD	93.91
EFT32337	24/08/2006	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	620.44
EFT32338	24/08/2006	DATATRAX PTY.LTD	SLIDE SHOW AND AUDIO ADVERT - FORTS 7/8 TO 7/11/06	220.00
EFT32339	24/08/2006	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	725.00
EFT32340	24/08/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	11,470.07
EFT32341	24/08/2006	EVERTRANS	VEHICLE REPAIRS	1,529.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT32342	24/08/2006	ALBANY CAMERA HOUSE (FAST PHOTOS)	PRINTING A4 SIZE PHOTO OF HARBOUR AT NIGHT SCENE WHICH INCLUDES SUPERIMPOSED IMAGE OF "AMAZING ALBANY" LOGO AND ONE 12 x 16" frame MAYORAL GIFT TO PRESENT TO HMAS ALBANY IN HONOUR OF COMMISSIONING CEREMONY"	32.40
EFT32343	24/08/2006	FOWLER WJF	Rates refund for assessment A154112	106.40
EFT32344	24/08/2006	FREMANTLE ARTS CENTRE PRESS	BOOK SALES - LIBRARY	446.12
EFT32345	24/08/2006	ALBANY FURNITURE WORLD	chest fo drawers for equipment storage	139.00
EFT32346	24/08/2006	GOAD RESOURCES PTY LTD	TRANSPORT FEES	473.42
EFT32347	24/08/2006	GORDON WALMSLEY PTY LTD	Hot mix Grey Street footpath	12,540.00
EFT32348	24/08/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	6,066.48
EFT32349	24/08/2006	GREAT SOUTHERN PACKAGING SUPPLIES	GLOVE, CHOICE 5LT, PRESTO 25LT	149.05
EFT32350	24/08/2006	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	2,181.14
EFT32351	24/08/2006	HAYNES ROBINSON	LEGAL FEES	1,925.00
EFT32352	24/08/2006	HR SETTLEMENTS	Rates refund for assessment A21745	380.62
EFT32353	24/08/2006	HOTEL IBIS PERTH	Accommodation for Jennifer Reed 2/8/2006. Reservation no. 254682	113.05
EFT32354	24/08/2006	ALBANY WORKLINK	CASUAL STAFF	403.32
EFT32355	24/08/2006	JACK THE CHIPPER	Chipping and carting of weeds from Frenchmans Bay Rd	288.75
EFT32356	24/08/2006	KANDOO WINDSCREENS	WINDSCREEN HILLUX A55180	482.00
EFT32357	24/08/2006	KNOTTS PLUMBING P/L	PLUMBING REPAIRS/MAINTENANCE	2,099.08
EFT32358	24/08/2006	LIPPIATT CA	Rates refund for assessment A120028	280.79
EFT32359	24/08/2006	LOADTEK AUST	Supply parts and repair mower driveshaft.	481.31
EFT32360	24/08/2006	M2 TECHNOLOGY PTY LTD	AUDIO PROGRAMMING AND PRODUCTION, INFORMATION ON HOLD	377.01
EFT32361	24/08/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	730.11
EFT32362	24/08/2006	MERRIFIELD REAL ESTATE	Rates refund for assessment A190617	36.71
EFT32363	24/08/2006	METROOF ALBANY	to supply fencing material as requested	77.92
EFT32364	24/08/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	101.75
EFT32365	24/08/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	4,713.17
EFT32366	24/08/2006	DAMIEN MORGAN	TRAVEL EXPENSES	65.50
EFT32367	24/08/2006	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	110.00
EFT32368	24/08/2006	MUNICIPAL PROPERTY SCHEME	INSURANCES	583.74
EFT32369	24/08/2006	ALBANY NEAT & TRIM LAVNS	MOW LAWN VANCOUVER ARTS CENTRE	109.00
EFT32370	24/08/2006	PN & ER NEWMAN	supply 1200mm x 1200mm x 150mm offset grate	401.50
EFT32371	24/08/2006	ALBANY 3 CINEMAS	CINEMA ADVERTISING - ALAC	120.00
EFT32372	24/08/2006	PAINT 'N' QUIP	PAINT & SUPPLIES	546.66
EFT32373	24/08/2006	PERTH AMBASSADOR HOTEL	1 STD ROOM FOR MR JOHN DEVEREUX CHECKING IN 3 AUGUST 2006	110.00
EFT32374	24/08/2006	THE POTTERS MARKET	CHECKING OUT 4 AUGUST 2006 BREAKFAST INCLUDED	38.01
EFT32375	24/08/2006	PROJECT RESOURCE CENTRE (PRC) INC	CLAYWORKS CLAY	217.80
EFT32376	24/08/2006	RAINBOW CYCLES	INTEGRATE RATES DATA WITH CADASTRAL DATA AND PRODUCE	56.10
EFT32377	24/08/2006	RAINBOW COAST LAWNMOWING SERVICE	VARIOUS GIS THEMES AND REPORTS	99.00
EFT32378	24/08/2006	LISA SCANLON (CARLYLES)	VEHICLE PARTS	180.00
EFT32379	24/08/2006	SHALE, S & B	LAWN MOWING	180.00
			CATERING	
			TEACHING CLAYWORKS FOR KIDS POTTERY CLASSES - VAC	

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT32380	24/08/2006	SHIELDS JS & TP	Rates refund for assessment A96037	293.28
EFT32381	24/08/2006	SKILLHIRE	CASUAL STAFF	5,497.36
EFT32382	24/08/2006	SMITHS ALUMINIUM & 4WD CENTRE	BRACKET FOR COMPUTER	495.00
EFT32383	24/08/2006	SOUTHERN STATIONERY	STATIONERY SUPPLIES	13.35
EFT32384	24/08/2006	SOUTHERN EDGE ARTS	COMMUNITY FACILITIES GRANT	1,925.00
EFT32385	24/08/2006	SPORTSWORLD OF WA	SPORTS EQUIPMENT	768.02
EFT32386	24/08/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	154.90
EFT32387	24/08/2006	STATEWIDE BEARINGS	VEHICLE PARTS	26.36
EFT32388	24/08/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	6.00
EFT32389	24/08/2006	M STONE	MAINTENANCE ON BUILDING FIXTURES AND TOY EQUIPMENT	132.00
EFT32390	24/08/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	1,732.90
EFT32391	24/08/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	192.65
EFT32392	24/08/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	96.01
EFT32393	24/08/2006	ISS FACILITY SERVICES AUSTRALIA LTD	MONTHLY CLEANING CHARGE	12,335.27
EFT32394	24/08/2006	TICKETS.COM	DATABOX SUPPORT	93.98
EFT32395	24/08/2006	TIMELESS MARKETING	virginia & fairfield shirt with embroidered logo	2,767.60
EFT32396	24/08/2006	TONY PARRY & ASSOCIATES	ALAC HFC - FURTHER MARKET RESEARCH PROJECT	2,365.00
EFT32397	24/08/2006	TREVORS CARPETS	VINYL FOR MARY THOMSON HOUSE & REPAIR CARPET JOINTS	2,998.00
EFT32398	24/08/2006	TRUCKLINE	VEHICLE PARTS	21.19
EFT32399	24/08/2006	IT VISION AUSTRALIA PTY LTD	SynergySoft V5.1 Records Module Enhancements - Administration	2,180.75
EFT32400	24/08/2006	VITAL PACKAGING	40 SHEETS CORFLUTE (1740mm X 920mm X 2mm thick)	330.00
EFT32401	24/08/2006	WATERCRAFT MARINE	5/64 cable	137.00
EFT32402	24/08/2006	WILSON MACHINERY	VEHICLE PARTS	88.00
EFT32403	24/08/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	38.11
			<b>TOTAL</b>	<b>1,159,320.79</b>

01111

**MINUTES**  
**ALBANY ARTS ADVISORY COMMITTEE**  
**HELD AT THE VANCOUVER ARTS CENTRE**  
**ON Wednesday 9<sup>th</sup> August 2006 @ 4.00PM**

---

**1. PRESENT/APOLOGIES**

- Present:
- JM Campbell
  - J Crisp
  - B. Greenshields
  - R Mordy
  - I Bennion
- Council Officer
- P Madigan (EDCCS)
  - T Butko (Arts Project Officer)
- Apologies:
- S Codee
  - J Waterman
  - D Hutchens
  - G. Waldeck

**2. DISCLOSURE OF INTEREST** Nil.

Due to the absence of the Chairperson. J. Campbell was elected to preside.

The EDCCS, Peter Madigan, advised the Committee that F. McNish had resigned his position on the Committee, pointing out that he was unable to attend meetings given his current heavy workload and the fact that he and his wife would be travelling overseas during 2007. He still retains his interest in the important role of the Committee, and may renominate when nominations are invited in 2007.

**3. CONFIRMATION OF PREVIOUS MINUTES**

**RECOMMENDATION**

**THAT the minutes of the Albany Arts Advisory Committee meeting held on Wednesday 14<sup>th</sup> June 2006 be confirmed as true and accurate.**

**MOVED: I Bennion**  
**SECONDED: J Crisp**  
**CARRIED**

**4. MATTERS ARISING FROM PREVIOUS MINUTES**

**4.1 Urban Art Discipline.**

I Bennion reported on the Urban Art Discipline Project, and has submitted funding applications for the project, with the City allocating \$5000 for this purpose.

**4.2 Albany School Art Exhibition.**

I Bennion reported that expressions of interest had been invited, and a brief sent to the schools. Some interest has already been shown by Yakamia, John Calvin and Great Southern Grammar.

The project covers primary to secondary schools, designed to produce learning outcomes in art, and coincides with education week.

The exhibition itself will be a simple format. Three dimensional works have been encouraged.

#### **4.3 Paper Paparazzi**

A Davis attended the meeting at 4.25pm.

The final selection of artists has taken place. There were 36 proposals, of which 29 were accepted (16 from the Great Southern and 13 from the metropolitan area).

These are predominantly visual artists, although other art forms will be looked at, including poetry.

It has been noted that some works will require an indoor venue.

The Albany Advertiser will sponsor the event. The Albany Port Authority has pledged \$5000, and an application will be submitted to APEC towards the Japanese Art Component.

Other funding opportunities include: ArtsWA, GSDC and Country CAPS.

Other aspects being considered could be a possible education pack for students, a survey on "What's Your Favourite Piece and Why" and opportunities to include origami.

[A. Davis departed at 4.40pm]

### **5. CORRESPONDENCE RECEIVED**

#### **5.1 Clare Bowditch**

Congratulations on the "Recipe for Jam" Project.

#### **5.2 Bob Howard**

Congratulations on Noongar Art Exhibition, stating that it is important to continue with this type of exhibition in terms of traditional and culture.

#### **5.3 Felicity Pollard – Timbercorp**

Offer to the VAC in becoming a significant sponsor in a future forestry event.

#### **5.4 K. Faulker**

"Banner in Terrace" Competition. Although unsuccessful, congratulations on the efforts taken.

### **6. BUSINESS ITEMS**

#### **6.1 Arts Project Officer's Report (copy attached)**

##### **RECOMMENDATION**

**THAT the Arts Project Officer's Report be accepted.**

**MOVED: R. Mordy  
SECONDED: I Bennion  
CARRIED**

[B. Greenshields and I. Bennion nominated to attend the intensive "Art on the Move" workshop on installing exhibitions].

## 6.2 Room Charges

### RECOMMENDATION

THAT the following additional room and gallery charges be introduced:

#### Room Hire Charges

	Regular Users Community	Regular Users Commercial	Occasional Users Community	Occasional Users Commercial
Room 4 – Small gallery	\$11.00 Per session	\$20.00 Per Session	\$18.70 Per session	\$30.80 Per session
Veranda	\$14.00 Per session	\$23.00 Per session	\$21.70 Per session	\$33.80 Per session

#### Gallery Charges

Veranda Gallery = \$10.00 per day (\$90 – 9 day minimum hire)

Small Gallery = \$15 per day (\$135 – 9 day minimum hire)

MOVED: I Bennion  
SECONDED: J Crisp  
CARRIED

## 6.3 Edinburgh Sculpture Workshop

Edinburgh Sculpture Workshop has now carried out a fairly lengthy review of its activities and the development of international partnerships is one of the key elements of its future plans.

Craig J Pelusey has visited the Vancouver Arts Centre and discussed the formation of exchange possibilities between Edinburgh Sculpture Workshop and Vancouver Arts Centre, and ESW is now very keen to develop this partnership.

The simplest way to start the exchange might be to see if artists from ESW and VAC wished to exchange studios and accommodation for a set period of time.

[It was agreed that the APO would follow up, with a view to forming a possible partnership in the future].

## 6.4 WA Business and the Arts Partnership Awards

Established in 1993 the Awards are designed to acknowledge and encourage business support of culture and the arts. As the new name reflects, the business-arts partnerships need to be both strategic and mutually beneficial for each partner.

Applications close on 1<sup>st</sup> September 2006.

[The Committee considered that there were no projects to be nominated in 2006, although indicated this should be kept in mind for the future].

## 6.5 Artist in residence application

C. Colbung has sought to run a 4 weeks residency in January 2007, which would incorporate workshops, cultural learning and an exhibition.

### RECOMMENDATION

THAT the Committee support the application for a 4 week residency in January 2007, provided it does not conflict with Summer School requirements.

MOVED: J Crisp  
SECONDED: I Bennion  
CARRIED



**7. OTHER BUSINESS**

**7.1 "Art in Contention"**

J Campbell reported the project was progressing in cooperation with Annette Grant.

**8. MEETING CLOSED**

5.17pm.

**9. NEXT MEETING**

13<sup>th</sup> September 2006

## **- MINUTES-**

### **ALBANY TOWN HALL THEATRE ADVISORY COMMITTEE**

**10:00am on Wednesday 2nd August 2006 at  
The Albany Town Hall Theatre, Meeting Room**

**1. PRESENT**

P. Madigan	-	EDC&CS
S. I. Gartland	-	Town Hall Theatre Manager
J. Williams	-	City Councillor
P. Fairborn	-	Community Representative

APOLOGIES C. Lovitt, R. Paver

Guest of committee – Annette Grant

**2. PUBLIC QUESTION TIME**

Nil

**3. DISCLOSURE OF INTEREST**

Nil

**4. CONFIRMATION OF PREVIOUS MINUTES**

**RECOMMENDATION**

**THAT the minutes of the Town Hall Advisory Committee meeting held on Wednesday 31st May 2006 be confirmed as a true and accurate record of the meeting.**

**MOVED: P. Fairborn  
SECONDED: J. Williams  
CARRIED**

**5. MATTERS ARISING FROM PREVIOUS MINUTES**

5.1 Nil

**6. BUSINESS ITEMS**

6.1 Town Hall Manager's Report

**RECOMMENDATION**

**THAT the Town Hall Manager's Report be received.**

**MOVED: J. Williams  
SECONDED: P. Fairborn  
CARRIED**

## Forthcoming Productions Report.

City of Albany presentations in Italics.

Name of Performance	Date	Touring Company/Promoter
Whale Dreamers (film night)	Sat 29 <sup>th</sup> July 06	Denmark Arts
<i>Hidden Dragons</i>	<i>Tuesday 8<sup>th</sup> August</i>	<i>Barking Gecko Theatre Co</i>
Dorothy the Dinosaur	10 <sup>th</sup> August 2006	Entertainment Store
<i>Rod Quantock's The Annual Report</i>	<i>19<sup>th</sup> August 2006</i>	<i>Regional Arts Victoria</i>
<i>Guitar Heaven</i>	<i>Thurs 24<sup>th</sup> August</i>	<i>Country Arts Wa</i>
Just Fiddling	Fri 1 <sup>st</sup> September	Just Fiddling
The Delltones	4 <sup>th</sup> & 5 <sup>th</sup> Sept	The Delltones
<i>Lalaluna</i>	<i>Sat 9<sup>th</sup> Sept 2006</i>	<i>The Shneedles</i>
BATS	15, 16, 20, 22, 23 Sept 06	Albany Primary School
AHS's Dance Spectacular	26 <sup>th</sup> Sept 2006	ASHS
Amity Lecture	Wed 4 <sup>th</sup> October 2006	Friends of UWA
Puppetry of the Penis	Thurs 5 <sup>th</sup> Oct 2006	A-List Entertainment
<i>Saffire Guitar Quartet</i>	<i>Mon 9<sup>th</sup> Oct 2006</i>	<i>Raz Music (PA)</i>
The Bachelors	13 <sup>th</sup> & 14 <sup>th</sup> Oct 2006	Brian Fogarty Entertainment
Birds Australia Congress	19, 20 Oct 2006	Birds Australia
Wil Anderson	25, 26 Oct 2006	Token Events
<i>The Gin Game</i>	<i>28 October 2006</i>	<i>Hit Productions</i>
City of Albany Band	4 <sup>th</sup> & 5 <sup>th</sup> Nov 2006	City of Albany Band
Adam Brand in Concert	7 <sup>th</sup> Nov 2006	Compass Brothers Records
<i>Soulmates</i>	<i>11<sup>th</sup> Nov 2006</i>	<i>Perth Theatre Company</i>
Dancemoves	24, 25 Nov 2006	Dancemoves
Dance Concert	2 <sup>nd</sup> & 3 <sup>rd</sup> Dec 2006	Albany Academy of Dance
Albany Sinfonia Concert	Sun 10 <sup>th</sup> Dec 2006	Albany Sinfonia
<i>The Leaping Loonies Crate Show</i>	<i>Fri 30<sup>th</sup> March 2007</i>	<i>Marguerite Pepper Productions</i>

### RECOMMENDATION

THAT the Forthcoming Productions Report be received.

MOVED: J. Williams  
 SECONDED: P. Fairborn  
 MOVED

### 6.3 Results of Previous Productions

- 6.3.1 Albany Eisteddfod **Winners Concert**. Saturday 20<sup>th</sup> May 2006. Once again this significant community event went well. Participant numbers were down slightly on recent years but the Winner Concert was a near sell out.
- 6.3.2 Albany School of Dance and Movement - **Dance Week 2006** 7:00pm Friday 27<sup>th</sup> & 2:00pm Saturday 28<sup>th</sup> May 2006. The School of Dance and Movement is a not for profit group who present a celebration of National Dance Week each year.
- 6.3.3 Country Arts WA – **What's a Man Gotta Do?**, 8:00pm Friday 3<sup>rd</sup> June 2006. This was one of the Country Arts "Shows on the Go" events that we thought would go well in the Theatre.
- 6.3.4 **Blake Wilner Quartet** – 8:00pm Saturday 17th June 2006. This was a rather disappointing attempt to provide some diversity and build on our audience for Jazz Music.

6.3.5 Hit Productions, *Hotel Sorrento* – 7:30pm Monday 26<sup>th</sup> June 2006. This was a very successful play with a full house reached well before the date of the show. The play was excellent and the audience reaction was very positive. The marketing strategy of direct mailing to patrons who had attended plays in the last 18 months proved to very successful.

6.3.6 Mellen Events, *One Night of Queen*, 8:00pm Wednesday 26<sup>th</sup> July 2006. Another tribute act, this time celebrating the music of this iconic rock band from the 70's and 80's. The show was almost a complete sell out, however the promoters had hoped to do two shows.

**RECOMMENDATION**

**THAT the Previous Productions Report be received.**

**MOVED: P. Fairborn  
SECONDED: J. Williams  
MOVED**

6.4 **Proposed Shows.**

6.4.1 **NIL**

6.5 **Other Business**

6.5.1 **CircuitWest Representation.** CircuitWest, the association of regional performing arts centre managers is represented on committee of two peak bodies, Country Arts WA and the Australasian Performing Arts Centres Association (APACA). The Theatre Manager is seeking support for nomination to one of these committees when CircuitWest meets again in October this year.

**RECOMMENDATION**

**THAT the committee supports the Theatre Manager as the CircuitWest nominee on the board of Country Arts WA or as the WA representative on the committee of the Australasian Performing Arts Centres Association (APACA). This nomination is subject to agreement amongst the other members of CircuitWest and with a preference for the position as committee member of APACA.**

**MOVED: J. Williams  
SECONDED: P. Fairborn  
MOVED**

7. **NEXT MEETING**

10:00AM, Wednesday 4<sup>th</sup> October 2006 – Town Hall Meeting Room.

8. **CLOSURE – 11:05am**

# **Agenda Item Attachments**

## **WORKS & SERVICES SECTION**

## MINUTES

### MINUTES OF THE SPECIAL MEETING OF THE STREETScape COMMITTEE MEETING HELD AT THE FLORENCE MCKAIL MEETING ROOM ON 1<sup>ST</sup> AUGUST 2006 AT 5.45PM

---

#### 1.0 PRESENT

Committee Members                      Councillors Waterman, Walker & Wellington.

Executive support                      Les Hewer, Executive Director Works & Services

#### 2.0 APOLOGIES

Councillor Bojcun

#### 3.0 MEETING OPENED

The meeting was declared open at 5.45pm

#### 4.0 DISCLOSURE OF INTEREST

Nil

#### 5.0 CONFIRMATION OF PREVIOUS MINUTES

##### RECOMMENDATION

THAT the minutes of the Streetscape Committee meeting held on Thursday 20<sup>th</sup> July 2006 be confirmed as true and accurate.

**MOVED:            COUNCILLOR WELLINGTON**  
**SECONDED: COUNCILLOR WALKER**

**THAT the minutes of the Streetscape Committee meeting held on Thursday 20<sup>th</sup> July 2006 be confirmed as true and accurate.**

**CARRIED 3-0**

#### 6.0 CORRESPONDENCE

Nil

#### 7.0 BUSINESS ARISING FROM PREVIOUS MINUTES

To be carried over to September meeting.

#### 8.0 GENERAL BUSINESS

At the recent Concept Briefing on 25<sup>th</sup> July 2006 Andrew Hammond discussed the outcomes of International Cities Conference held in Newcastle. It was suggested that the Streetscape Committee discuss and make recommendations to Council on the idea of instigating a Streetscape Masterplan for Albany Highway, York Street from Sandford Road to Grey Street West including the surrounding roads.

The plan is to cover urban design, including aesthetics, pedestrian facilities, traffic flows both internal CBD and peripheral accessing and parking detailing recommended bays within the CBD precinct.

#### RECOMMENDATION

THAT an Albany CBD Streetscape Masterplan be developed by the Executive Director of Works and Services taking into account that:

- i) the plan is to incorporate that area of Albany Highway and York Street from Sanford Road to Grey Street West and including the surrounding roads;
- ii) the plan is to cover urban design aspects such as aesthetics, pedestrian facilities, traffic flows for both internal CBD and peripheral access, and car parking designs detailing recommended bays within the CBD precinct;
- iii) the plan being presented to the Streetscape Committee for endorsement and recommendation to the Council, ready for implementation in the 2007/2008 financial year;
- iv) all costs associated with the development of the plan be submitted to the finance committee for approval.

**MOVED: COUNCILLOR WALKER**  
**SECONDED: COUNCILLOR WELLINGTON**

**THAT Council approve the developing and implementation of the Albany CBD Streetscape Masterplan taking into account that;**

- i) the plan is to incorporate that area of Albany Highway and York Street from Sanford Road to Grey Street West and including the surrounding roads;
- ii) the plan is to cover urban design aspects such as aesthetics, pedestrian facilities, traffic flows for both internal CBD and peripheral access, and car parking designs detailing recommended bays within the CBD precinct;
- iii) the plan being presented to the Streetscape Committee for endorsement and recommendation to the Council, ready for implementation in the 2007/2008 financial year;
- iv) all costs associated with the development of the plan be submitted to the finance committee for approval.

**CARRIED 3-0**

#### 9.0 NEXT MEETING

Thursday 21<sup>st</sup> September 2006 at 7.30am.

#### 10.0 MEETING CLOSED

The meeting was declared closed at 6.00pm

# **Agenda Item Attachments**

## **GENERAL MANAGEMENT SERVICES SECTION**





DRAFT

## Council Policy

# Civic Affiliations Policy

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Adoption Date:  
Adoption Reference:  
Review Date:  
Maintained By: Manager Economic Development  
Document Reference:

0123

102 North Road, Yakamia WA 6330  
PO Box 484, Albany WA 6331  
Tel: (+61 8) 9841 9333  
Fax: (+61 8) 9841 4099  
staff@albany.wa.gov.au  
www.albany.wa.gov.au

## 1. Objective

To guide elected members, staff and the community on the establishment and operation of civic affiliations such as sister cities and friendship agreements.

## 2. Scope

The policy relates to all forms of civic affiliations to which different names have been assigned. The agreements can be between cities or towns within Australia or overseas.

## 3. Definitions

**Civic Affiliations** A generic term used to describe any formal agreement between two cities to foster mutual exchange. It is sometimes referred to as a 'sister city', 'friendship agreement', a 'twinning' arrangement or a charter of mutual agreement.

## 4. Policy Statement

Council desires to maintain a small number of active civic relationships based upon the benefits that may accrue, including trade, tourism, cultural, educational and sporting activities.

Council considers that the abovementioned benefits can principally be achieved by facilitating:-

- Trade, cultural, educational, tourism and sporting exchanges
- Periodic official visits

### 4.1 Level of Council Involvement

Council will foster its affiliations in the following ways:-

- One visit to each endorsed affiliate in every four year Mayoral term provided that the relationship is active and reciprocal
- The composition of the delegation is subject to Council approval upon recommendation of the Mayor, however it will be lead by the Mayor. Partners of delegates must travel at their own expense.
- Visiting officials of affiliated cities will be afforded reciprocal hospitality including accommodation, civic events and receptions and district tours and visits.

## 4.2 Criteria for the Establishment of new Civic Affiliations

There must be tangible and sustainable benefits demonstrated in order for Council to commit to a new civic affiliation. These should include but not be limited to:-

- Trade links between the two countries; preference being given to cities in countries where Australia has a free trade agreement or a proven trade record
- Cultural links between the two countries; preference being given to cities in countries where Council determines that the City would benefit from a greater awareness and appreciation of that country's traditions and customs
- Sporting links between the two countries; preference being given to cities in countries where Australia has existing sporting links through national sporting federations
- Tourism links between the two countries; preference being given to cities in countries who are major sources of visitors to Australia or who provide a potential market for local tourism operators
- Education links between the two countries; preference being given to cities in countries that have existing educational exchange programmes or who provide a potential market for local educational institutions.

## 4.3 Endorsed Civic Affiliations

Council has three active affiliations to which it is a signatory, being:-

- Nichinan (Japan) - A 'Synergetic Agreement' based on the export of blue gum plantation woodchips was signed in 1998 with a reciprocal visit to Nichinan in 2000. The City of Albany, Albany Port Authority and Albany Chamber of Commerce and Industry are joint signatories to this agreement.
- Tomioka (Japan) – A 'Friendship Agreement' based on a strong and continuing school student exchange program was signed in Albany on 1 February 2001 with a reciprocal visit by the Mayor, Deputy Mayor and CEO in 2004.
- Galipolli (Turkey) – A 'Friendship Agreement' based on Albany's Anzac military heritage was signed in Albany on 25 April 2003 and reciprocated in Galipolli on 25 April 2005.

## 4. Legislative and Strategic Context

This policy directly relates to the City of Albany 3D Strategic Plan, which states the community's vision to establish Albany as a vibrant, learning, and culturally diverse City.

The policy will be reviewed in light of any future Western Australian and Australian Government foreign affairs and trade policies and directives.

## 5. Review Position and Date

Manager Economic Development to review on or before 19/09/2011

## 6. Associated Documents

Nil

CEO Authorisation: \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_\_\_

Dec 12, 2005

To: Ms. Alison Goode, JP  
Mayor  
City of Albany, Australia  
From : Mr. Wu Xianguo  
Mayor  
Shijiazhuang City, China

Dear Mayor Alison Goode, JP ,

Thank you for your letter of 7 November 2005. I'd like to express my appreciation for your interest on establishing friendly relationship between Shijiazhuang City and City of Albany.

By means of the relating information of Albany City, I knew that our two cities have common ground in some fields. I consider that our two cities have possibility for exchange and cooperation on aspects as follows:

- Officially friendly exchange (Government & Congress exchange)
- Civilian exchange (student educational & cultural and citizen tour exchange)
- Economic and trade cooperation (choose proper fields)

I direct that Shijiazhuang Municipal Foreign Affairs Office will be concretely in charge of this affair on establishing friendly relationship between our two cities.

I hope that our two cities' relationship will be developed continuously under our joint concern.

I sincerely welcome you to visit Shijiazhuang when you are convenient.

With best regards

Yours sincerely

Wu Xianguo  
Mayor of Shijiazhuang City

Attached: The Brief Introduction of Shijiazhuang City

## Brief Introduction of Shijiazhuang

Shijiazhuang is the capital of Hebei Province and the center of the province's politics, economy and culture. It governs 6 urban districts, 5 county level cities and 12 counties. Covering an area of 15,800 km<sup>2</sup>, it has a total population of 9.24 million. The urban area is 455 km<sup>2</sup> where 2.18 million people live.

Shijiazhuang is located 268 kilometers south of Beijing. It is an important national hub of railway and highway. Shijiazhuang Airport can serve various big passenger planes to land and take off, connecting Shijiazhuang to main cities all over China.

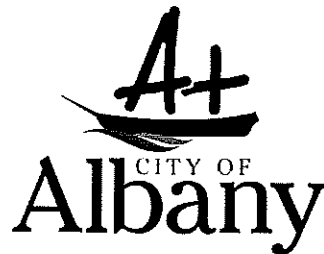
The main industries of Shijiazhuang consist of pharmaceutical, textile, chemical, metallurgy, food, and building material. Shijiazhuang has 289 pharmaceutical, medical apparatus and instrument and medical packing enterprises. Its annual output of raw material medicine is 60,000 tons, making up 12 percent of the total medicine productive capacity in China, and its medicine output value ranks the second in China. Shijiazhuang is also one of the national textile bases.

The agriculture and stockbreeding of Shijiazhuang have been developed rapidly. The main crops consist of wheat, corn, cotton and vegetables. Shijiazhuang is one of the national high yield areas of grain, vegetables, meat, eggs, milk and dry & fresh fruits. Many bases of grain, meat, vegetables, egg, milk, and fruits have already taken shape in Shijiazhuang.

The educational and cultural resource is very abundant in Shijiazhuang. There are 14 universities & colleges and 60 middle schools in urban district, and also many sport and art cultural center. Such as the Zhengding National Table Tennis Base and Yutong International Sports Center have the first-rate facilities.

Shijiazhuang is one of the national level excellent tourist cities. Zhaozhou Bridge (built in 6<sup>th</sup> Century and listed as human cultural heritage of the world by UN), Cangyan Mountain (built in 6<sup>th</sup> Century) and Zhengding Ancient Town are famous home and abroad. Quite a few tour sites, such as Baodu Village, Wuyue Village, Tiangui Mountain, Zhangshiyan Mountain, and Longfeng Lake, are all well known in north part of China.

Shijiazhuang has established sister-city relations with Nagano of Japan, Chonan of Korea, Saskatoon of Canada, Des Moines of America, Parma of Italy, Corby of England and Queretaro of Mexico. It also established friendly exchange and trade relations with more than 100 countries and regions in the world.



## AMITY HERITAGE PRECINCT ENHANCEMENT COMMITTEE

# MINUTES

Held at City of Albany  
North Road Board room  
22 August 2006

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### 1. DECLARATION OF OPENING

The Chairman declared the meeting open at 12.05 pm

### 2. RECORD OF ATTENDANCE

#### Members

Cr Roley Paver (Chairman)  
Ms Rachael Wilsher-Saa  
Ms Vernice Gillies  
Mr Peter Haywood

#### Executive

Mr Jon Berry, Manager Economic Development City of Albany

#### Invited Guests

Mr Andrew Eydon (Albany Historical Society Inc)  
Ms Penelope Fewson – (Great Southern Development Commission)  
Mr Stephen Deering – (Landscape Designer / Reserves Officer - City of Albany)  
Ms Vicki Northey (WA Museum)

### 3. CONFIRMATION OF PREVIOUS COMMITTEE MINUTES

Moved:- Rachael Wilsher-Saa Seconded:-Peter Haywood

THAT the minutes of the Amity Heritage Precinct Enhancement Committee meeting held on 06 April 2006 be accepted as a true record of the meeting

CARRIED

Moved:- Rachael Wilsher-Saa Seconded:- Roley Paver

THAT the minutes of the Amity Heritage Precinct Enhancement Committee meeting held on 16 June 2006 be accepted as a true record of the meeting

CARRIED

### 4. DISCLOSURE OF FINANCIAL INTEREST

Nil

## 5. BUSINESS ITEMS

### 5.1 Amended Draft Master Plan

Further to the last meeting with the consultants, the members discussed the latest amended version of the draft report '*Amity Heritage Precinct Masterplan*.

The following points were noted for further action:-

- Both the WA Museum and Historical Society stated a preference for any new ablution block to be retained on the North side of the railway line. The rationale was that AHS volunteers are mostly elderly and may find it difficult to cross the railway line and the inconvenience if a train is crossing. The WA Museum was also concerned at the impact of the toilet location on the oval window at the Eclipse building (*Action:- Jon Berry to discuss options further with the consultants*)
- WA Museum will be developing its strategic plan over the next 12 months and Albany is marked as a priority. The Strategic Plan will be guided by the Amity master plan currently under development and will be the document used by the WA Museum to allocate future resources.
- It was suggested future content for displays needed to be developed in collaboration and that the make-up of the Amity Committee would be a suitable forum to continue detailed planning.
- Stephen Deering suggested a strengthening of the physical connection of the various attractions is required. This could be achieved by a north/south-orientated car park, bollards and boardwalk or path. (*Action: Jon and Stephen to discuss options with Consultants*)

*[A preliminary sketch of this design consideration was subsequently prepared by the consultants and will be appended to the master plan for further comment and discussion]*

Moved: Rachael Wilsher-Saa

Seconded: Peter Haywood

THAT Council receive the final draft Amity Heritage Precinct Master Plan and report and seek formal comment from:-

- the Minister for Culture and the Arts, Tourism and Indigenous Affairs
- Albany Aboriginal Heritage Reference Group
- WA Museum
- Albany Historical Society Inc

CARRIED 4-0

It was agreed that the amended draft be sent back to the Consultants to present a Final Draft for comment by key stakeholders.



## **5.2 Proposed Welcome Wall**

The State Government has announced that a Welcome Wall was to be built in Albany to recognise migrants that had arrived in WA by sea. A similar wall exists in Fremantle. No locations had yet been considered however the Committee agreed the precinct may be a suitable location given the theme was proposed to be 'Arrival'. The WA Maritime Museum in Fremantle is steering the project if the public has queries and will be the liaison point for further discussion.

## **5.2 Funding Applications (Australian Tourism Development Program and Lotterywest Cultural Heritage Interpretation Program)**

Jon Berry reported the City had lodged funding applications as follows:-

- Australian tourism Development Program - \$100,000 (for implementation of selected works in Phase 1 of the draft master plan)
- Lotterywest Cultural Heritage Interpretation Program - \$15,000 (for detailed interpretation planning)

Both programs will advise the outcome by December 2006.

## **6. Next Meeting**

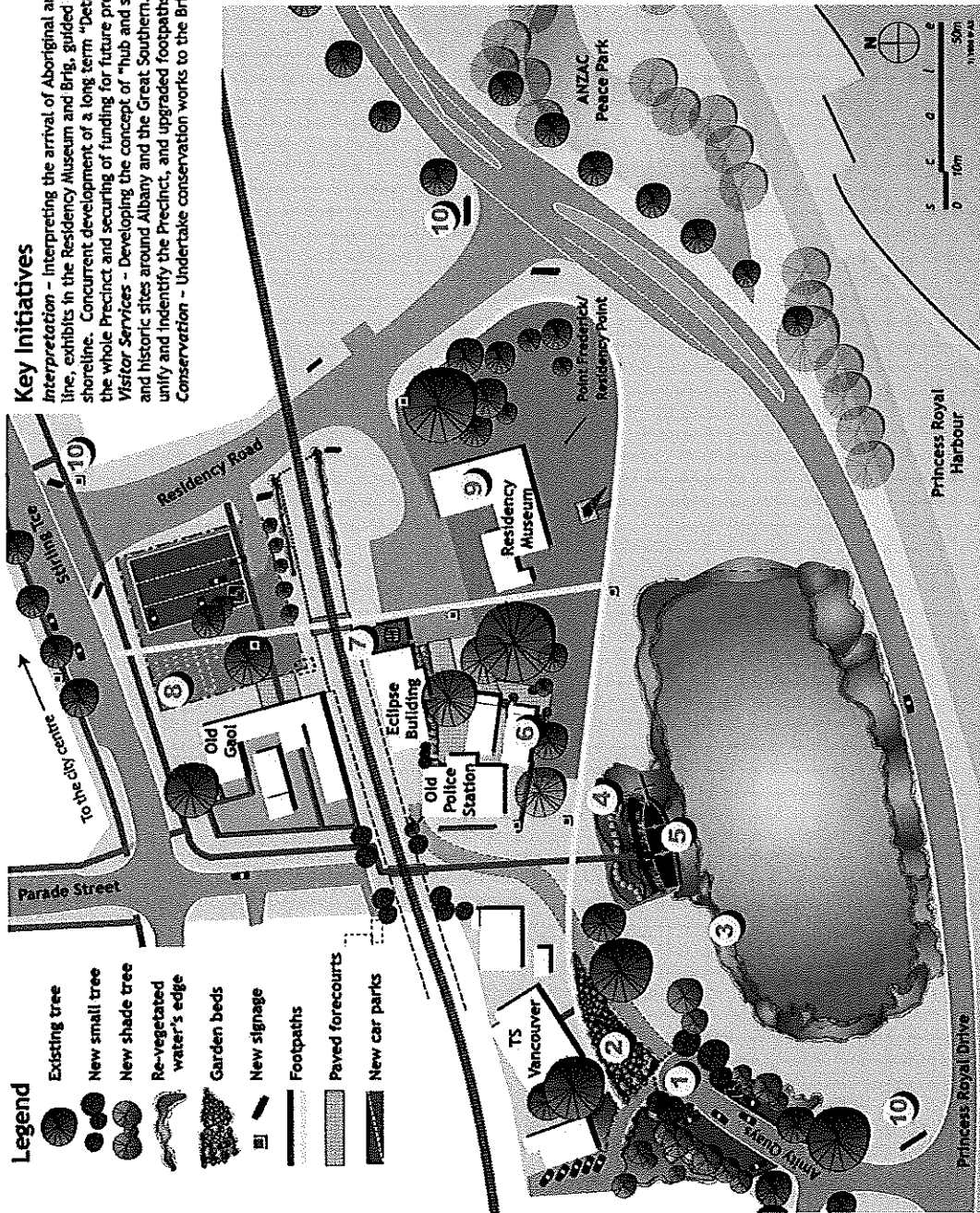
To be advised and after feedback is received from the major stakeholders. Peter Haywood indicated he would be absent between 20-27 September and Rachael Wilsher-Saa for the month of November.

## **7.MEETING CLOSE**

The Chairman closed the meeting at 2.15pm

**Legend**

- Existing tree
- New small tree
- New shade tree
- Re-vegetated water's edge
- Garden beds
- New signage
- Footpaths
- Paved forecourts
- New car parks



**Key Initiatives**

**Interpretation** - Interpreting the arrival of Aboriginal and European people to the site through a time line, exhibits in the Residency Museum and Brig, guided programmes, and restoration of the original shoreline. Concurrent development of a long term "Detailed Exhibition and Interpretation Plan" for the whole Precinct and securing of funding for future projects.

**Visitor Services** - Developing the concept of "hub and spokes", linking the precinct to other tourism and historic sites around Albany and the Great Southern. Creation of a 'brand' for the site to help unify and identify the Precinct, and upgraded footpaths and visitor access.

**Conservation** - Undertake conservation works to the Brig Amity.

**Proposals**

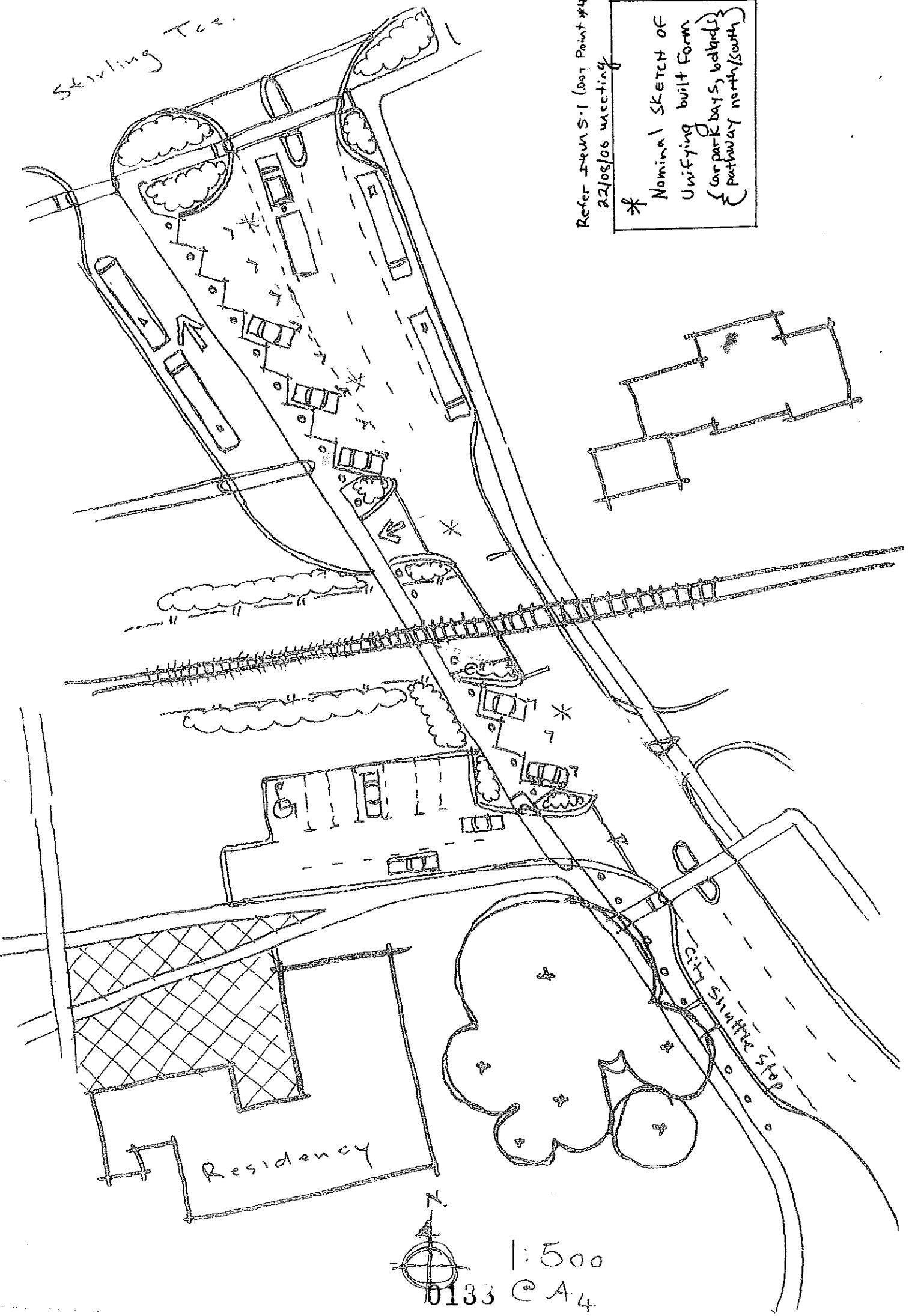
1. Core of the Precinct closed to public vehicles to help create a more pedestrian friendly character.
2. Installation of Bush Tucker Garden, location and design to be finalised in consultation with the Albany Aboriginal Reference Group.
3. Revegetation of the lake's edge to improve the visual quality and setting for the Brig.
4. Installation of a landscaped approach to the Brig, with improved security and a timber jetty
5. First stage of interpretation and artworks to the Brig Amity.
6. New cafe sited in an existing building to provide modest refreshments in a sheltered location.
7. Construction of new public toilets.
8. Building of a formal car park and 'parade ground' for the Old Gaol.
9. Installation of the 'Lockyer Gallery'.
10. Design and installation of a cohesive signage suite for the Precinct.

**Amity Precinct Masterplan**  
**Priority Stage of Development (1 ~ 5 years)**

Stirling Ter.

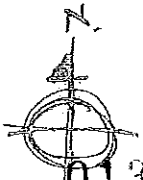
Refer Item S-1 (Day Point #4)  
22/08/06 meeting

\* Nominal SKETCH OF  
Unifying built form  
(car park bay 5, behind)  
pathway north/south



Residency

City Shuttle Stop  
Bays 5

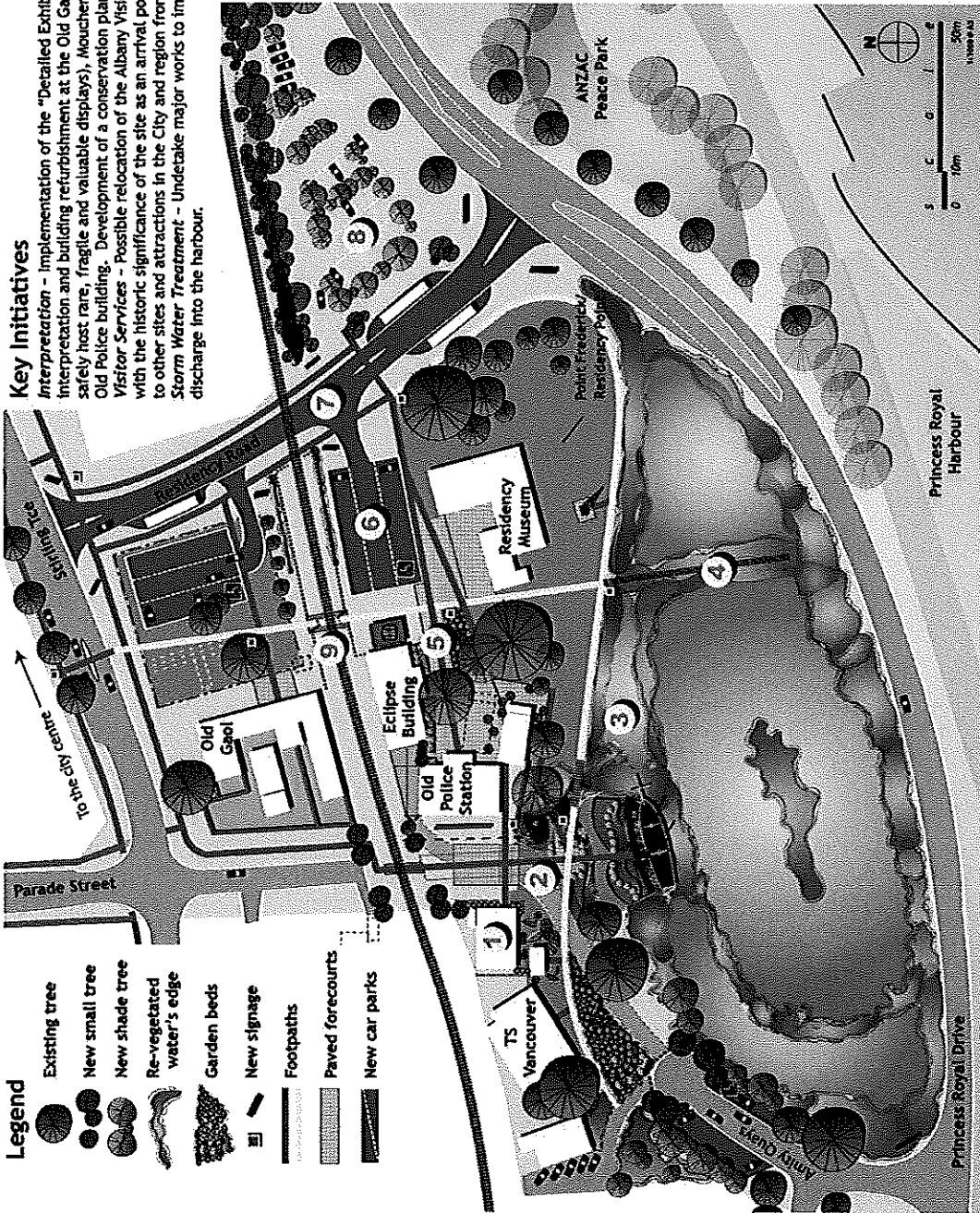


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**Legend**

- Existing tree
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- Footpaths
- Paved forecourts
- New car parks



**Key Initiatives**

**Interpretation** - Implementation of the "Detailed Exhibition and Interpretation Plan" including interpretation and building refurbishment at the Old Gool, the Brig Amity, the Residency building (to safely host rare, fragile and valuable displays), Mouchemore's Cottage, the Eclipse building and the Old Police building. Development of a conservation plan for the Precinct as a whole.

**Visitor Services** - Possible relocation of the Albany Visitor's Centre to the Residency building in line with the historic significance of the site as an arrival point, and the 'hub' concept of directing visitors to other sites and attractions in the City and region from this point.

**Storm Water Treatment** - Undertake major works to improve the quality of CBD storm water prior to discharge into the harbour.

**Proposals**

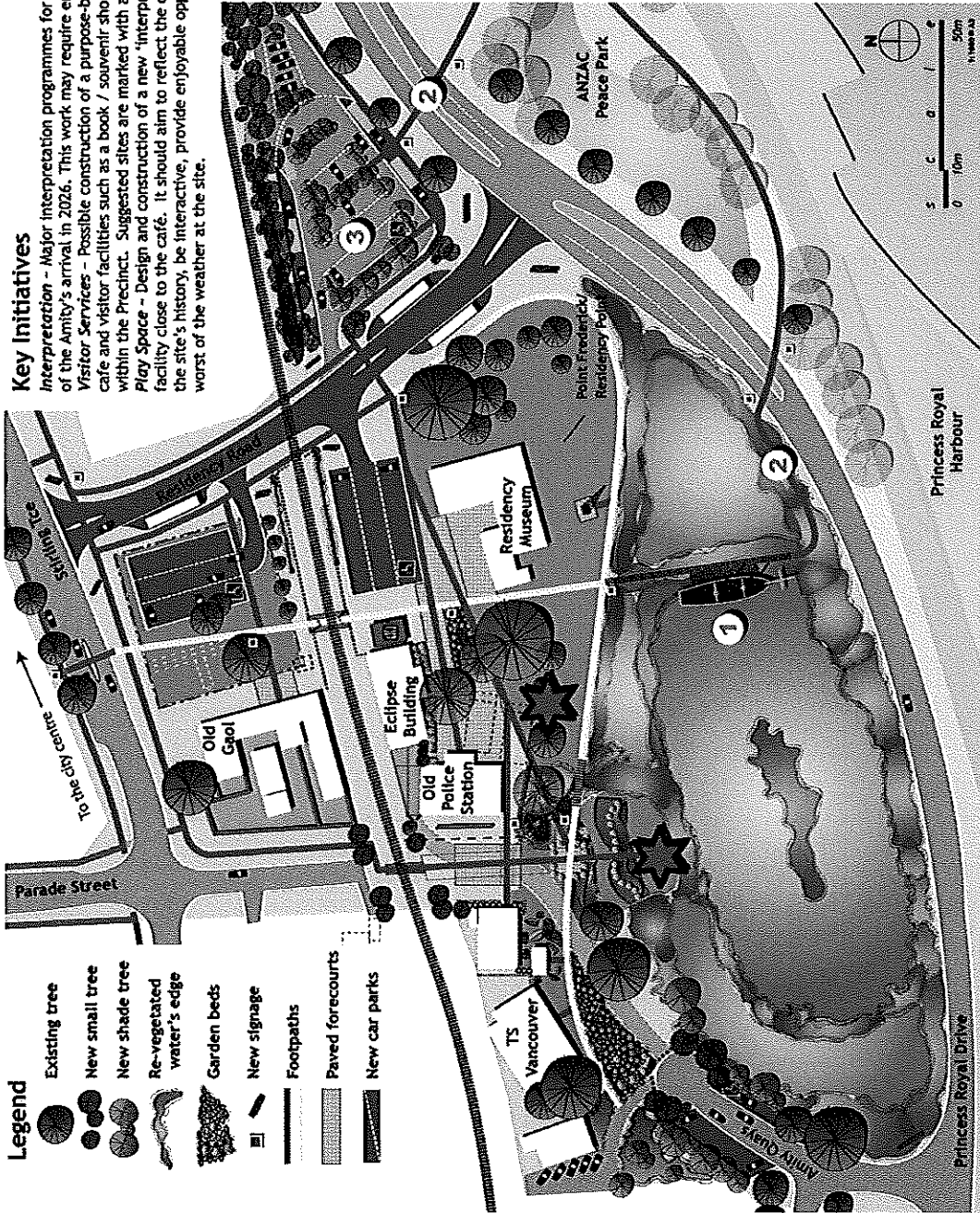
1. Installation of a setting for Mouchemore's cottage that interprets and integrates the cottage into the Precinct better.
2. Construction of the Parade St events forecourt, and axis paths & bridges.
3. Creation of three new landscaped storm water basins and conversion of the storm water drain to a stream.
4. Construction of the lake boardwalk with interpretation and in preparation for connection to the ANZAC Peace Park.
5. Paving of the remainder of the central forecourt and planting of feature garden once 'foreign' buildings and rolling stock removed.
6. Construction of new car park, built away from the front of the residency to allow a better setting for this historic building.
7. Re-alignment of Residency Rd to create bus parking and pedestrian crossing islands. Narrowing of the road to reduce the effect of the road as a barrier and slow traffic.
8. Planting of trees at eastern car park so that when it is paved (as a long term goal) the asphalt will be visually softened, shade will be available and the railway line will be screened;
9. Installation of a pedestrian priority automated rail gate, or upgraded facilities in line with Westrail criteria.



**Amity Precinct Masterplan  
Medium-term Stage of Development (5 ~ 10 years)**



- Legend**
- Existing tree
  - New small tree
  - New shade tree
  - Re-vegetated water's edge
  - Garden beds
  - New signage
  - Footpaths
  - Paved forecourts
  - New car parks



**Key Initiatives**

**Interpretation** - Major interpretation programmes for the Brig, with a view to the 200th anniversary of the Amity's arrival in 2026. This work may require encapsulation of the Brig.  
**Visitor Services** - Possible construction of a purpose-built facility for the WA Museum, including a cafe and visitor facilities such as a book / souvenir shop. This building should be an iconic element within the Precinct. Suggested sites are marked with a large star.  
**Play Space** - Design and construction of a new 'interpretive' playground to provide a child-friendly facility close to the café. It should aim to reflect the character of the Precinct, interpret elements of the site's history, be interactive, provide enjoyable opportunities to learn and be protected from the worst of the weather at the site.

**Proposals**

1. Relocation and refurbishment of the Brig Amity to improve its visibility at the Waterfront and create opportunities for additional interpretation.
2. Construction of linking paths to the ANZAC Peace Park and Waterfront developments.
3. Paving of the eastern car park and construction of footpath networks.