

---

# MINUTES

---

**Of the Ordinary Council Meeting  
Held on  
Tuesday, 20 March 2012  
7.00pm  
City of Albany Council Chambers**

## **CITY OF ALBANY STRATEGIC PLAN (2011-2021)**

The City of Albany Strategic Plan was adopted by Council on 16 August 2011 and is available at [www.albany.wa.gov.au](http://www.albany.wa.gov.au)

The Plan states our vision and values as:

### **VISION**

Western Australia's most sought after and unique regional city to live, work and visit.

### **VALUES**

The values of the City of Albany apply to elected members and staff who commit to:

- Results
- Ethical behaviour
- Accountability
- Leadership

**TABLE OF CONTENTS**

|  | <b>Pg#</b> |
|--|------------|
| <b>Details</b>   |            |
| <b>I. DECLARATIONS OF OPENING</b>  | 4          |
| <b>II. OPENING PRAYER</b>  | 4          |
| <b>III. ANNOUNCEMENTS BY MAYOR AND COUNCILLORS WITHOUT DISCUSSION</b>                                      | 4          |
| <b>IV. RESPONSE TO PREVIOUS UNANSWERED QUESTIONS FROM PUBLIC QUESTION TIME</b>                             | 4          |
| <b>V. PUBLIC QUESTION AND STATEMENT TIME</b>   | 4          |
| <b>VI. RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED</b>                        | 5          |
| <b>VII. APPLICATIONS FOR LEAVE OF ABSENCE</b>  | 5          |
| <b>VIII. CONFIRMATION OF MINUTES OF PREVIOUS MEETING</b>   | 6          |
| <b>IX. DECLARATIONS OF INTEREST</b>  | 7          |
| <b>X. IDENTIFICATION OF MATTERS FOR WHICH COUNCIL MAY SIT BEHIND CLOSED DOORS</b>                          | 8          |
| <br>   |            |
| <b>XI. PETITIONS, DEPUTATIONS AND PRESENTATIONS</b>  | 8          |
| <b>XII. ADOPTION OF RECOMMENDATIONS EN BLOC</b>  | 8          |
| <b>XIII. REPORTS</b>   |            |
| <b>1.0 OFFICE OF THE CEO</b>   |            |
| 1.2 Common Seal and Executed Document Report February 2012   | 1          |
| <br>   |            |
| <b>2.0 REPORTS-PLANNING AND DEVELOPMENT SERVICES</b>   |            |
| 2.1 Initiation of Amendment-Lots 2 and 13 on Strata Plan 37046 Cosy Corner Road, Kronkup                   | 1-11       |
| 2.2 Removal of Parking Restriction-Bus Bay Adelaide Crescent, Middleton Beach                              | 12-16      |
| 2.3 Final Approval of Scheme Amendment-Lots 6, 7, 8, 9, 10 and 11 McBride Road, Goode Beach                | 17-26      |
| 2.4 Final Amendment-Lots 5498 and 4925 Terry Road and Lots 1 (308) and 2 (314) Chester Pass Road, Walmsley | 27-38      |
| 2.5 Local Planning Scheme Policy-Lot 150 Barry Court, Collingwood Park                                     | 39-47      |
| 2.6 Regional Development Assistance Program Application for Manypeaks Townsite                             | 48-52      |
| 2.7 Planning and Services Reports-February 2012  | 53         |

**3.0 REPORTS-COMMUNITY SERVICES**

3.1 Airport Paper to be provided prior to the Ordinary Meeting of Council

**4.0 REPORTS-CORPORATE SERVICES**

|      |   |       |
|------|---|-------|
| 4.1  | List of Accounts for Payment-February 2012  | 1-2   |
| 4.2  | Financial Activity Statement-February 2012  | 3-12  |
| 4.3  | Lot 100 No 596 Albany Highway, Warrenup-Main Roads WA Land Requirement for Road Widening            | 13-17 |
| 4.4  | Provision of Legal Constructed Road Access to 17 Wheeldon Road                                      | 18-24 |
| 4.5: | Proposed Resumption of Portion of Lot 33 No 100 Rocky Crossing Road, Warrenup for Drainage Purposes | 25-30 |

**5.0 REPORTS – WORKS & SERVICES**

Nil.

**XIV. MOTIONS WITH NOTICE Nil.**

**XV. MOTIONS OF WHICH NOTICE WAS GIVEN AT THE PREVIOUS MEETING**

|      |   |   |
|------|---|---|
| 15.1 | Notice of Motion by Councillor Calleja-Revocation of Previous Decision of Council | 1 |
|------|---|---|

**XVI. URGENT BUSINESS APPROVED BY DECISION OF THE MEETING.**

|      |   |
|------|---|
| 16.1 | Motion to Revoke Previous Decision of Council by Mayor Wellington |
| 16.2 | Contract C11022-Construction of Concrete Kerbing                  |
| 16.3 | Albany Regional Airport-Increase in Passenger Levy                |

**XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION**

**XVIII. ANNOUNCEMENT OF NOTICES OF MOTIONS TO BE DEALT WITH AT THE NEXT MEETING**

**IX. ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC**

**XX. NEXT ORDINARY MEETING DATE**

**XXI. CLOSURE OF MEETING**



**I. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS**

The Mayor declared the meeting open at 7.02pm

**II. OPENING PRAYER**

The Mayor read the opening prayer

*“Heavenly Father, we thank you for the peace and beauty of this area. Direct and prosper the deliberations of this Council for the advancement of the City and the welfare of its people. Amen.”*

**ITEM 2.0: RESOLUTION**

**MOVED: COUNCILLOR CALLEJA**

**SECONDED: COUNCILLOR GREGSON**

**THAT Standing Order 3.1 be SUSPENDED to allow recording of proceedings.**

**CARRIED 13-0**

Councillor Elect Carolyn Dowling made her Declaration as witnessed by Mayor Dennis Wellington.

**III. ANNOUNCEMENTS BY MAYOR AND COUNCILLORS WITHOUT DISCUSSION**

**7.03pm Cr Calleja**

Councillor Calleja’s tabled address is detailed at Appendix B.

**7.07pm Cr Bowles**

Councillor Bowles tabled address is detailed at Appendix B.

**7.09pm Cr Dufty**

Summary of key points:

- Attended a citizenship ceremony and other functions during the last month, including the Sing Australia function, which was greatly enjoyed.

**7.11pm Cr Stocks**

Summary of key points:

- Disappointed that the owners of the Esplanade site owners were unsupportive of the community’s wish to beautify the site.

**ITEM 3.0: RESOLUTION**

**MOVED: COUNCILLOR HOLDEN**

**SECONDED: COUNCILLOR DUFTY**

**The Mayor's Report be RECEIVED.**

**CARRIED 13-0**

**IV. RESPONSE TO PREVIOUS UNANSWERED QUESTIONS FROM PUBLIC**

**Nil.**

**V. PUBLIC QUESTION AND STATEMENT TIME**

Each person asking questions or making comments at the Open Forum will be **LIMITED** to a time period of **4 MINUTES** to allow all those wishing to comment an opportunity to do so.

**7.14pm Mr Stephen Lipple, 30 Lynton Street, Swanbourne**

Mr Lipple's tabled address is detailed at Appendix B.

**7.20pm Ms Deborah Morton, Valentines on the Crescent, Adelaide Crescent, Albany**

Summary of key points:

- Concerned that safety for children crossing the road from the park would be compromised by having to pass through parked cars.

7.22pm There being no further speakers from the public gallery, the Mayor declared the Public Question and Statement Time closed.

**VI. RECORD OF ATTENDANCE/APOLOGIES/LEAVE OF ABSENCE (PREVIOUSLY APPROVED)**

|                     |              |
|---------------------|--------------|
| Mayor               | D Wellington |
| <b>Councillors:</b> |              |
| Breaksea Ward       | V Calleja    |
| Breaksea Ward       | R Hammond    |
| Frederickstown Ward | C Dowling    |
| Frederickstown Ward | G Stocks     |
| Kalgan Ward         | C Holden     |
| Kalgan Ward         | Y Attwell    |
| West Ward           | G Gregson    |
| West Ward           | D Dufty      |
| Yakamia Ward        | A Hortin JP  |
| Yakamia Ward        | R Sutton     |
| Vancouver Ward      | D Bostock    |
| Vancouver Ward      | S Bowles     |

**Staff:**

|   |           |
|---|-----------|
| Chief Executive Officer                               | F James   |
| Executive Director Planning<br>& Development Services | S Lenton  |
| Executive Director Works & Services                   | S Grimmer |

|         |              |
|---------|--------------|
| Minutes | J Williamson |
|---------|--------------|

**Apologies:**

|                                       |           |
|---------------------------------------|-----------|
| Executive Director Corporate Services | P Wignall |
| Executive Director Community Services | L Hill    |

**VII. APPLICATIONS FOR LEAVE OF ABSENCE**

**VIII. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS**

**ITEM 8.0: RESOLUTION**

**MOVED: COUNCILLOR STOCKS**

**SECONDED: COUNCILLOR GREGSON**

**THAT the minutes of the Ordinary Council Meeting held on 21 February 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings**

**CARRIED 13-0.**

**ITEM 8.0: RESOLUTION**

**MOVED: COUNCILLOR DUFTY**

**SECONDED: COUNCILLOR BOWLES**

**THAT the minutes of the Special Council Meeting held on 14 February 2012, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.**

**CARRIED 12-1**

**Record of Vote**

Against the Motion: Councillor Sutton

**IX. DECLARATIONS OF INTEREST**

| <b>Name</b>        | <b>Item Number</b> | <b>Nature of Interest</b>   |
|--------------------|--------------------|---|
| Councillor Hammond | 4.1                | <b>Impartiality.</b> Councillor Hammond is the subject of an agreement with the City and retains a beneficial interest in an entity receiving EFT27918.<br>Councillor Hammond remained in the Chamber and participated in the discussion and vote.    |
| Councillor Bowles  | 4.1                | <b>Impartiality.</b> Councillor Bowles has a personal and occasional business relationship with Donna Cameron Design who is a service provider to the City.<br>Councillor Bowles remained in the Chamber and participated in the discussion and vote. |
| Councillor Stocks  | 4.1                | <b>Financial.</b> Councillor Stocks is a shareholder in a labour hire company.<br>Councillor Stocks remained in the Chamber and participated in the discussion and vote.  |
| Councillor Attwell | 4.1                | <b>Financial.</b> Councillor Attwell declared an interest in receiving Councillor sitting fees and allowances.<br>Councillor Attwell remained in the Chamber and participated in the discussion and vote.   |

**X. IDENTIFICATION OF MATTERS FOR WHICH THE MEETING MAY SIT BEHIND CLOSED DOORS**

Nil.

**XI. PETITIONS, DEPUTATIONS AND PRESENTATIONS**

Nil.

**XII. ADOPTION OF RECOMMENDATIONS EN BLOC**

Nil.

**RISK MANAGEMENT FRAMEWORK**

**The City of Albany Organisational Risk Management Framework, which will be used as a Reference Document for the “Risk Identification and Mitigation” Section for all Papers in the Agenda, has been previously distributed to all Elected Members.**

**1.2: COMMON SEAL AND EXECUTED DOCUMENTS UNDER DELEGATION REPORTS**

**Responsible Officer** : Chief Executive Officer (F James)  
**Attachments** : Common Seal Report

**IN BRIEF**

- Receive the Common Seal Reports for February 2012, which include decisions made by Delegated Authority

**ITEM 1.2: RESOLUTION**

**MOVED: COUNCILLOR HOLDEN**  
**SECONDED: COUNCILLOR GREGSON**

**THAT the Common Seal Report for February 2012 be RECEIVED.**

**CARRIED 13-0**

NCSR1222241        PRO357  
COPY OF COMMON SEAL  
ITEM: 4.6 OCM: 15/03/2011  
REF: SALE OF LOT 409 (18) GIFFORD STREET, LOCKYER - TRANSFER OF LAND  
FORM  
PARTIES: CITY OF ALBANY AND HHG LEGAL GROUP  
MAYOR AND CEO 1 COPY

NCSR1222370        757-11  
COPY OF COMMON SEAL  
ITEM: N/A OCM: N/A  
REF: CONDITION 3 OF SUBDIVISION WAPC 757-11 LOT 2 BURT ST, MT CLARENCE  
PARTIES: CITY OF ALBANY AND AIKEN PTY LTD  
MAYOR AND CEO 1 COPY

NCSR1222541        136228  
COPY OF COMMON SEAL  
ITEM: N/A OCM: N/A  
REF: CONDITION 22 OF SUBDIVISION WAPC 136228  
PARTIES: CITY OF ALBANY AND AIKEN PTY LTD  
MAYOR AND CEO 1 COPY

NCSR1222550        AMD297  
COPY OF COMMON SEAL  
ITEM: 16/02/2010 OCM: 13.2.2  
REF: REZONING OF LOT 2 ROCKY CROSSING ROAD, WARRENUP  
PARTIES: CITY OF ALBANY AND V & A VANDENBERG  
MAYOR AND CEO 3 COPIES

NCSR1222615        PR.DEC.4  
COPY OF COMMON SEAL  
ITEM: 4.6 OCM: 15/03/2011  
REF: SURRENDER OF PORTION OF LEASE HELD BY ALBANY COMMUNITY RADIO  
PARTIES: CITY OF ALBANY AND DEPARTMENT OF REGIONAL DEVELOPMENT AND  
LANDS  
MAYOR AND CEO 1 COPY

NCSR1222618        PRO388  
COPY OF COMMON SEAL  
ITEM: 4.3.15 OCM: 14.12.2010  
ITEM:4.6 OCM: 15.03.2011  
REF: COUNCIL DELEGATION LEASES  
PARTIES: CITY OF ALBANY AND RAINBOW COAST NEIGHBOURHOOD CENTRE INC  
MAYOR AND CEO 1 COPY



NCSR1222646        PRO357  
COPY OF COMMON SEAL  
ITEM: 4.6 OCM: 15/03/2011  
REF: SALE OF LOT 404 (8) GIFFORD STREET, LOCKYER - TRANSFER OF LAND FORM  
PARTIES: CITY OF ALBANY AND HHG LEGAL GROUP  
MAYOR AND CEO 1 COPY

NCSR1222647        PRO357  
COPY OF COMMON SEAL  
ITEM: 4.6 OCM: 15/03/2011  
REF: SALE OF LOT 401 (2) GIFFORD STREET, LOCKYER - AUTHORITY TO ACT FORM  
PARTIES: CITY OF ALBANY AND HHG LEGAL GROUP  
MAYOR AND CEO 1 COPY

NCSR1222687        A5987  
COPY OF COMMON SEAL  
ITEM: N/A OCM: N/A  
REF: LODGING NOTIFICATION ON CERTIFICATE OF TITLE LOT 50,96 LANCASTER RD  
PARTIES: CITY OF ALBANY AND ECKARD ERICH KLEIN AND SHIRLEY PHYLLIS KLEIN  
MAYOR AND CEO 1 COPY

NCSR1222709        PRO383  
COPY OF COMMON SEAL  
ITEM: 4.3.15 OCM: 14.12.2010  
ITEM: 4.6 OCM: 15.03.2011  
REF: SUB LEASE - PART OF LOTTERIES HOUSE 211-217 NORTH ROAD YAKAMIA  
PARTIES: CITY OF ALBANY AND RAINBOW COAST NEIGHBOURHOOD CENTRE AND  
SILVER CHAIN NURSING ASSOCIATION INC (COMMONWEALTH CARELINK AND  
RESPIRE CENTRE)  
MAYOR AND CEO 1 COPY

NCSR1222709        PRO383  
COPY OF COMMON SEAL  
ITEM: 4.3.15 OCM: 14.12.2010  
ITEM: 4.6 OCM: 15.03.2011  
REF: SUB LEASE - PART OF LOTTERIES HOUSE 211-217 NORTH ROAD YAKAMIA  
PARTIES: CITY OF ALBANY AND RAINBOW COAST NEIGHBOURHOOD CENTRE AND  
SILVER CHAIN NURSING ASSOCIATION INC (COMMONWEALTH CARELINK AND  
RESPIRE CENTRE)  
MAYOR AND CEO 1 COPY

NCSR1222720        PRO371  
COPY OF COMMON SEAL  
ITEM: 4.6 OCM: 15.03.2011  
ITEM: 4.3.15 OCM:14.12.10  
REF: DEED OF LICENCE  
PARTIES: CITY OF ALBANY AND DESMOND AND JENNIFER WOLFE AND OCEAN  
BROADBAND LTD  
MAYOR AND CEO 1 COPY

EDR122235 RC.PER.1  
EXECUTED DOCUMENT  
ITEM N/A OCM N/A  
REF: FIRE EVENTS NOTICE SIGNED BY FESA  
PARTIES: CITY OF ALBANY  
CEO 1 COPY

EDR1222328 CS.AGR.5  
EXECUTED DOCUMENT  
ITEM: 4.6 OCM 15/03/2011  
REF: DEMAND RESPONSE SALES AND SERVICES AGREEMENT  
PARTIES: CITY OF ALBANY AND ENERNOC PTY LTD  
CEO 1 COPY

EDR1222450 RV.RPY.9  
EXECUTED DOCUMENT  
ITEM: N/A OCM: N/A  
REF: INTEREST ON OUTSTANDING RATES AND EMERGENCY SERVICES LEVY  
PARTIES: CITY OF ALBANY AND OFFICE OF STATE REVENUE - DEPARTMENT OF  
TREASURY  
CEO 1 COPY

EDR1222451 GR.STL.13  
EXECUTED DOCUMENT  
ITEM: 4.6 OCM 15/03/2011  
REF: COMMUNITY SPORTING AND RECREATION FACILITIES FUND SMALL GRANT  
APPLICATION  
PARTIES: CITY OF ALBANY AND DEPT. OF SPORT AND RECREATION AND ALBANY  
JUNIOR CRICKET ASSOCIATION  
CEO 1 COPY

EDR1222454 FM.AUT.1  
EXECUTED DOCUMENT  
ITEM: 4.6 OCM 15/03/2011  
REF: FORM 3 OF RENEWAL OF REGISTRATION OF BUSINESS NAME ALBANY  
REGIONAL BOOKING SERVICE  
PARTIES: CITY OF ALBANY AND DEPT. OF COMMERCE  
CEO 1 COPY

EDR1222456 CS.AGR.5  
EXECUTED DOCUMENT  
ITEM: 4.6 OCM 15/03/2011  
REF: EXCLUSIVE SUPPLY AGREEMENT FOR SUPPLY OF BEVERAGE PRODUCTS (4)  
YEARS  
PARTIES: CITY OF ALBANY AND COCA COLA AMATIL AUSTRALIA PTY LTD  
CEO 1 COPY

EDR1222611 GR.STL.2  
EXECUTED DOCUMENT  
ITEM: N/A OCM: N/A  
REF: ANNUAL REPORT TO WALGA ON ROADS EXPENDITURE FOR 2010/11  
FINANCIAL YEAR  
PARTIES: CITY OF ALBANY AND WALGA  
CEO 1 COPY

EDR1222620 CP.SEC.6  
EXECUTED DOCUMENT  
ITEM: N/A OCM: N/A  
REF: PURCHASE ORDER FOR ALBANY AIRPORT MASTER PLAN AND SECURITY  
UPGRADE JOB 7544  
PARTIES: CITY OF ALBANY AND AECOM AUSTRALIA  
CEO 1 COPY

EDR1222645 GS.PRG.23  
EXECUTED DOCUMENT  
ITEM: 4.3 OCM: 14.12.10  
REF: FUNDING APPLICATION FOR COMMODITY ROUTE SUPPLEMENTARY FUND  
PALMDALE RD AND PFEIFFER RD  
PARTIES: CITY OF ALBANY AND MAIN ROADS  
CEO 1 COPY

EDR1222648 IM.OPT.4  
EXECUTED DOCUMENT  
ITEM: N/A OCM: N/A  
REF: SUPPORT AGREEMENT FOR RADIO LINKS  
PARTIES: CITY OF ALBANY AND NEC PTY LTD  
CEO 1 COPY

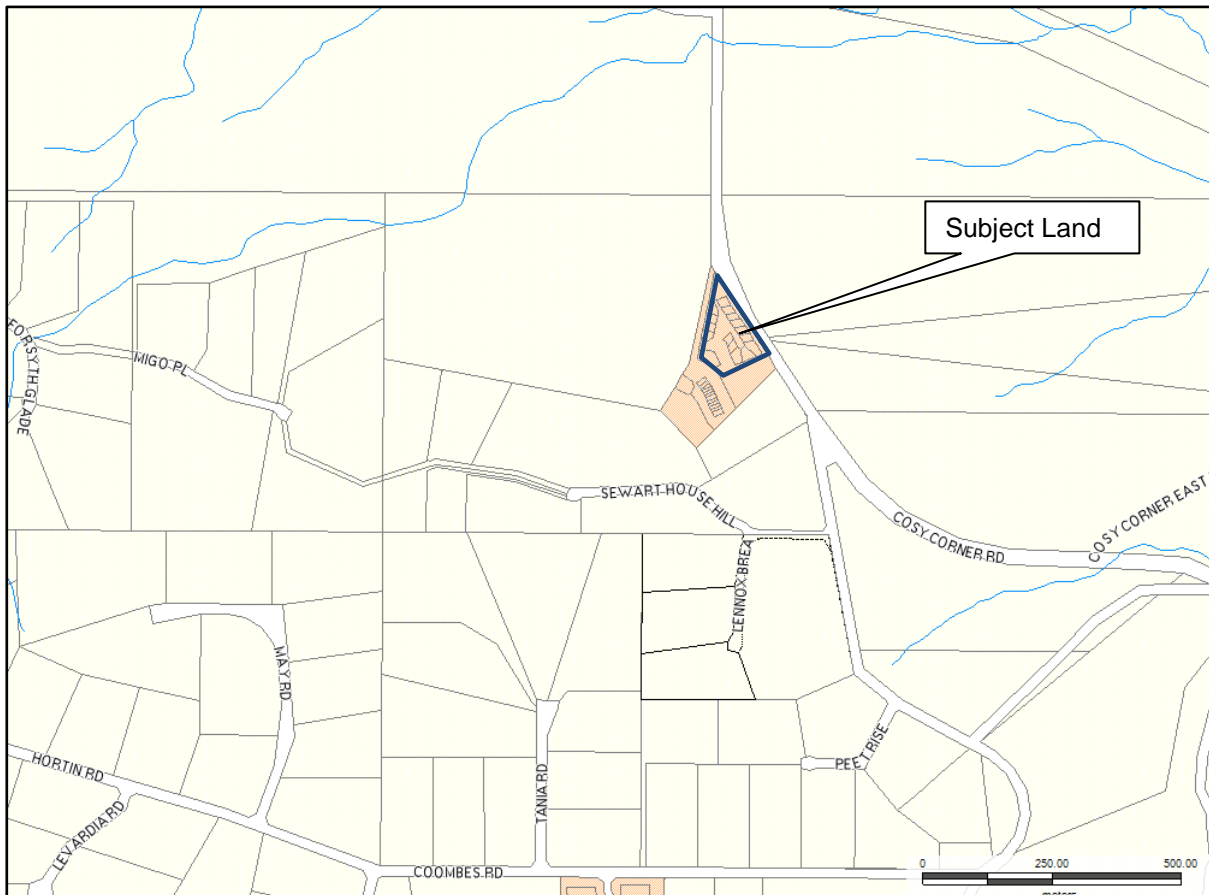
EDR1222705 PR.ACQ.1  
EXECUTED DOCUMENT  
ITEM: 4.9 OCM: 21.02.12  
REF: PORTION OF LAND LOT 9000. NO.688 LOWER DENMARK ROAD, CUTHBERT  
PARTIES: CITY OF ALBANY AND BJ PANIZZA  
CEO 1 COPY

EDR1222724 PS.MAI.4  
EXECUTED DOCUMENT  
ITEM: 4.6 OCM: 15.03.11  
REF: INVOICE - COMMERCIAL POOL BLANKET  
PARTIES: CITY OF ALBANY AND ELITE POOL COVERS  
CEO 1 COPY

**2.1: INITIATION OF AMENDMENT – LOTS 2 AND 13 ON STRATA PLAN  
37046 COSY CORNER ROAD, KRONKUP**

|                               |  |
|-------------------------------|--|
| <b>Land Description</b>       | : (Lots 2 and 13 on strata plan 37046) Unit 2 and 13, 256<br>Cosy Corner Road, Kronkup |
| <b>Proponent</b>              | : Harley Global Pty Ltd  |
| <b>Owner/s</b>                | : Geoscience Consulting Pty Ltd  |
| <b>Business Entity Name</b>   | : Geoscience Consulting Pty Ltd  |
| <b>Director/s</b>             | : Stephen Leonard Lipple   |
| <b>Councillor Workstation</b> | : Amendment Document (AMD311)  |
| <b>Responsible Officer(s)</b> | : Acting Executive Director Planning and Development<br>Services (S Lenton)            |

**Maps and Diagrams:**



**IN BRIEF**

- Determine whether to initiate the proposed Scheme Amendment to modify the existing scheme provisions in a way that it will permit a group dwelling and the permanent residential use of Lots 2 and 13 within the existing short term accommodation development.
- It is recommended that the amendment not be initiated, as the proposal is contrary to the intent of the area according to ALPS.

**ITEM 2.1: MOTION**

**THAT Councillor Duffy's Alternate Motion be accepted as an urgent item.**

**LOST 4-9**

**Record of Vote**

For the Motion: Councillors Sutton, Stocks, Duffy and Attwell

**ITEM 2.1: ALTERNATE MOTION BY COUNCILLOR DUFTY**

That Council in pursuance of section 75 of the Planning and Development Act 2005 resolves to initiate Amendment No. 311 to Town Planning Scheme No. 3, without modification, for the purposes of:

- 1) Amending the Scheme Text by inserting the following Additional Use and Condition in Special Use Zone Area No. 8 of Schedule III – Special Use Zones

| CODE NO. | LAND PARTICULARS  | ADDITIONAL USES  | SPECIAL CONDITIONS  |
|----------|---|------------------|---|
| 8        | Lot 101 (& Portion Lot 102) of TAA Location 33<br><br>Cosy Corner Road<br>Torbay<br><br>AMD 167GG 14/5/99 | Grouped Dwelling | 1.9 The 'Grouped Dwelling' use is permitted for Strata Lots 2 and 13 only |

**ITEM 2.1: RESOLUTION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR HAMMOND**

**SECONDED: COUNCILLOR HORTIN**

**THAT Council in pursuance of section 75 of the *Planning and Development Act 2005* and *Regulation 13(1)(b)* of the *Town Planning Regulations 1967* resolves NOT TO INITIATE Amendment No. 311 to Town Planning Scheme No. 3, as the proposal is not in accordance with the Councils endorsed Albany Local Planning Strategy and also does not represent orderly and proper planning.**

**CARRIED 9-4**

**Record of Vote**

Against the Motion: Councillors Duffy, Holden, Attwell and Sutton

**BACKGROUND**

1. Amendment 311 proposes to amend Town Planning Scheme (TPS) No. 3 by modifying the Special Use Zone Area No. 8 provisions in Schedule 3 of TPS 3 to allow for the permanent residential use of units 2 and 13 (Lots 2 and 13) 256 Cosy Corner Road, Kronkup.
2. Lots 2 and 13 on Strata Plan 37046 at number 256 Cosy Corner Road, Kronkup, Torbay form part of the 'Cosy Corner Beach Cottages' site (formerly known as Cosy Corner Eco-Village).
3. The Cosy Corner Beach Cottages site is currently zoned 'Special Use' and included as Special Use Zone Area No. 8 in Schedule 3 of TPS 3.
4. Special Use Zone Area No. 8 was set up for tourism uses and allows for the following additional uses:

*Chalet Accommodation (Max 15), Caretakers/Managers Dwelling, Private Recreation, Shop (Max. Retail NLA of 150m<sup>2</sup>) and other incidental or non defined activities considered appropriate by Council which are consistent with the objective of the zone.*

5. Special Use Zone Area No. 8 special conditions includes the following restriction:

*"Chalet length of stay shall be limited to 3 months in any 12 month period, and such restriction shall be noted on the titles of the chalet strata lots."*

**DISCUSSION**

6. The site currently contains the 'Cosy Corner Beach Cottages' accommodation and associated uses. The site consists of a total of eighteen strata lots which include a caretaker/manager's residence, a shop, chalets and recreational facilities.
7. The Site is currently serviced by electricity, bottled gas, telephone and septic systems in the common property areas. The amending document incorrectly refers to the development as being provided with services that includes sewerage (as opposed to septic systems). Reticulated sewer or water is not available.
8. Strata Lots 2 and 13 both contain existing chalets that are currently only permitted to allow the occupancy by a specific party for a maximum of three months in any 12 month period.
9. The site is adjacent to another holiday accommodation development known as the Torbay SeaView Apartments to the south, and rural land to the west (currently subject of a rezoning application from "Rural" to "Special Rural" AMD 308) and a Parks and Recreation Reserve to the east (opposite side of Cosy Corner Road).
10. The size of the 15 chalet lots range between 324m<sup>2</sup> and 546m<sup>2</sup> with the average lot size of 382m<sup>2</sup>. Lot 2 is 427 m<sup>2</sup> and Lot 3 is 546m<sup>2</sup>. The caretakers dwelling is located on a lot size of 993m<sup>2</sup> and the shop is located on a lot size of 1198m<sup>2</sup> the common property area is 5715m<sup>2</sup>.
11. The amendment is proposing to enable two of the 15 lots to be used as a group dwelling instead of chalet and thus also enable the permanent residential use of the dwelling instead of short stay accommodation (tourism use).

12. According to the applicant the Cosy Corner Beach Cottages site has been in operation for approximately ten years and although the majority of the site is developed, the site is not functioning to its full potential due to lack of demand.
13. The applicant is of the opinion that the proposal to modify the uses permitted in Special Use Zone Area No. 8 is consistent with the State Government and City of Albany requirements for mixed tourism and residential developments and:
  - a. *that the proposal will benefit the existing site by allowing passive surveillance and security as well as promoting the use and support of the shop and other facilities on site.*
  - b. *The proposal will help the Cosy Corner Beach Cottages site generally to be better used and facilitate the completion of the development (i.e. the construction of the three vacant strata lots).*
  - c. *The proposed amendment will ensure the main use of the site remains as tourism with the residential component limited to 13% of the site which is well below the State and Local Government planning requirements.*
14. Albany Local Planning Strategy - The most pertinent sections of the ALPS are as follows;
  - a) “Section 8.3.5 – Rural Living  
  
*...Ensure that future rural living areas are planned and developed in an efficient and co-ordinated manner by being located either adjacent to Albany as designated on the ALPS maps, or within existing rural townsites in accordance with Table 5 along with adequate services and community infrastructure....”*  
  
“The strategy’s objectives for Rural Living areas are to:
    - *Provide for compact growth of selected existing rural townsites in accordance with Table 5, based on land capability and available services and facilities....”*
15. Table 5 within the ALPS identifies the proposed function of Torbay Hill as; Rural residential and Tourist accommodation.
16. The strategy does not allow for additional growth of the Torbay Hill Townsite but allows for permanent residential via infill only and keeping the prevailing rural residential lot sizes.
17. ALPS does not envisage a change in the character of the Townsite and proposes the continuation of the tourism use and special rural (rural residential) use.
18. The proposal is likely to be a catalyst and precedent for changing other the short term accommodation uses to permanent residential uses. This will change the character of the Townsite, contrary to the intended rural-residential and tourism use and function of the area.
19. The proposal will lead to residential use of the area that will affect the amenity of the development and is likely to cause land use conflict that will be detrimental to the intended tourism use of the site.

20. Adequate provision has already been made for surveillance by allowing for a caretakers dwelling. It is also not clear how the permanent use of two units will increase the sustainability of the shop or facilitate the development of the other three units.
21. The way in which the site has been developed does not provide for the adequate separation between tourism and permanent residential uses and land use conflict will therefore be unavoidable.
22. The amendment is furthermore considered a spot rezoning, speculative and does not appear to have any strategic planning merit.
23. The proposed change will set an unwanted precedent for other units/lots within the development and the adjoining tourist site that would also like to change to permanent residential.
24. The amendment is therefore not recommended for initiation

### **GOVERNMENT CONSULTATION**

25. Should Council initiate the Amendment and the EPA decides not to assess the proposal, the Amendment will be referred to all relevant Government agencies for assessment and comment.

### **PUBLIC CONSULTATION / ENGAGEMENT**

26. Should Council initiate the Amendment and the Environmental Protection Authority (EPA) decides not to assess the proposal, the Amendment will be advertised to the public and individual notice will be provided to all affected and surrounding landowners.

### **STATUTORY IMPLICATIONS**

27. All Scheme Amendments undergo a statutory process in accordance with the Planning and Development Act 2005 and Town Planning Regulations 1967.
28. Council's resolution under Section 75 of the Planning and Development Act 2005 is required to amend the Scheme.
29. An Amendment to a Town Planning Scheme adopted by resolution of a Local Government must then be referred to the EPA for assessment.
30. Advertising of an Amendment for public inspection is for a period of 42 days and is not to commence until the EPA has determined that the Amendment is environmentally acceptable.
31. A resolution to amend a Town Planning Scheme should not be construed to mean that final approval will be granted to that amendment.



## STRATEGIC IMPLICATIONS

32. This item relates directly to the following elements of the City of Albany Strategic Plan (2011-2021):

**Key Focus Area**

*Sustainability and Development*

**Community Priority**

*A sustainable future*

**Proposed Strategies**

*Establish satellite township hubs in areas such as Young's Siding, Redmond, Manypeaks and Wellstead to provide services (basic shopping necessities and recreational areas.)*

33. Council's decision on the Scheme Amendment should be consistent with the objectives of the ALPS as the principal land use planning strategy for the City.
34. Albany Local Planning Strategy - The most pertinent sections of the ALPS are as follows;

b) "Section 6.2.4 Rural Town sites

*...The planning and development of rural townsites need to be based on appropriate development options to maintain their function and the availability of infrastructure and community facilities...*

*Actions: Identify in the LPS1 the settlements of Redmond, Manypeaks, Youngs Siding, Elleker, Torbay Hill, Kalgan, Wellstead, South Stirling and Cheyne Beach as existing rural focal points and settlement centres with the potential for additional development in accordance with Table 5. Structure planning is required for each townsite (CoA)."*

c) Section 8.3.1 – *Strategic Settlement Direction* sets the following Strategic Objective:

"Facilitate and manage sustainable settlement growth for the urban area in the City of Albany".

This objective is supported by a set of aims that have been devised to contain the spread of fragmented urban and rural living areas in the City. They are as follows:

- *Providing for growth in urban areas, rural townsites and rural living areas as designated in ALPS.*
- *Minimising the development footprint on the landscape to help protect biodiversity and the environment.*
- *Promoting energy conservation.*
- *Providing greater housing choice.*
- *Minimising journey length from home to work/school/services and encouraging the use of public transport, cycling and walking.*
- *Reducing government expenditure on servicing current and future populations.*

d) "Section 8.3.5 – Rural Living

*...Ensure that future rural living areas are planned and developed in an efficient and co-ordinated manner by being located either adjacent to Albany as designated on the ALPS maps, or within existing rural townsites in accordance with Table 5 along with adequate services and community infrastructure...."*

"The strategy's objectives for Rural Living areas are to:

- *Provide for compact growth of selected existing rural townsites in accordance with Table 5, based on land capability and available services and facilities..."*

35. Table 5 within the ALPS identifies the proposed function of Torbay Hill as; Rural residential and tourist accommodation.
36. The strategy does not allow for additional growth of the Torbay Hill town site but allows for Permanent residential via infill only and keeping the prevailing rural residential lot sizes.
37. ALPS does not envisage a change in the character of the Townsite and proposes the continuation of the tourism use and special rural use (rural residential).
38. The proposal is considered to be inconsistent consistent with the intent of the area as identified the ALPS.
39. Tourism Accommodation Strategy - The subject site is included in the Cosy Corner Precinct of the Tourism Accommodation Planning Strategy. The following Strategic Action recommended in the strategy: "Cosy Corner East and the **Torbay Locality area are a "Suitable Tourism Site / Locality"**, however Cosy Corner East has little potential to be expanded or redeveloped as a caravan park. The site retains value to the local community as a bush camp and the leasing of the reserve should proceed in accordance with the management plan. It should be retained as a Crown Reserve to preclude the land from being removed from longer term community ownership and potential conversion back to recreational usage. Development of larger tourism based projects in the locality should be encouraged but the form and scale of the development needs to be carefully planned and community support obtained through the rezoning process. No further action is recommended to zone land, or recognize this locality in the Community Planning Scheme."

## POLICY IMPLICATIONS

40. The State Government's position on the provision of tourism facilities is reported in the Tourism Planning Taskforce Report (January 2006) and further refined in the Western Australian Planning Commission's Planning Bulletin 83 dated July 2011. This bulletin sets out the policy position of the Western Australian Planning Commission (WAPC) to guide decision making by the WAPC and local government for subdivision, development and scheme amendment proposals for tourism purposes.

41. The Tourism Planning Taskforce (the Taskforce) was established in September 2002, to address the growing practice of using land zoned for tourism purposes for residential development and the effect of strata schemes on tourism developments. The primary concerns were related to the ongoing operation of strata titled tourist development; the potential conflict between short stay tourists and permanent residents; and the increasing pressure to redevelop tourism sites for other purposes such as residential.
42. This Planning Bulletin addresses the matters identified in the review while highlighting the key considerations when planning for tourism.
43. This Report does not intend to respond in detail to all of the issues contained in the Taskforce's report. The main concerns flowing from the report relate to the loss of, or the permanent residential occupation/conversion of, tourism infrastructure and to maintaining the low yield tourism assets for the next generation of tourists.
44. The Planning Bulletin Policy objectives include:
  - Highlighting the importance of strategic planning for tourism.
  - Recognise local and regional variations in tourism demand and development pressures; and their impacts on the viability of tourism development, in assessing and determining tourism proposals.
  - Provide guidance to local government in planning for tourism development to be undertaken as part of the local planning strategy process.
  - Provide guidance on the development of non tourism uses on tourism sites.
  - Provide for flexibility in the design and assessment of tourism and mixed use development
45. The planning bulletin also includes the following pertinent points for consideration;

Interim Policy

Where a local government does not have an endorsed local planning strategy or local tourism planning strategy consistent with the policy framework outlined in this bulletin, and a scheme amendment or development application is proposed for an existing tourist zoned site to support residential or a non-tourism use, the amendment report or development proposal should address the matters specified in this planning bulletin, the Local Planning Policy Manual 2010, and any other relevant State and local government policies.

If this site is located within an existing and or potential tourism precinct, the amendment report/development proposal should, where appropriate, take into account the issues and objectives for the precinct and the importance of tourism in the locality.

Residential development within tourism sites

Proposals for permanent residential use or other non-tourism uses on tourism sites to facilitate the development of tourist accommodation should be considered on a case by case basis. Determination of the suitability and extent of the residential development should be based on an assessment of the proposal against the following principles, the sites tourism value and other matters considered relevant to a particular site, precinct or location:

- Whether the site has the capacity to be developed for a mix of uses and can also deliver a sustainable tourism outcome that will result in the size, type and quality of tourist accommodation appropriate to the site and location.
- The suitability and sustainability of residential development within the broader planning and settlement context of the site.
- Assessment of the existing tourist accommodation facilities in the area which takes into consideration the capacity for new tourism development and the projected demand/range of tourist accommodation in a precinct, locality or region
- In all cases, the scale of residential development should complement the tourism component and priority given to locating the tourism component on those areas of the site providing the highest tourism amenity, (eg. the beachfront).
- Residential units are designed to encourage integration into the management/letting pool for the tourism facility.
- Innovative master planning of the site to integrate residential and tourism components of the site to both enhance the tourism component of the site and to ameliorate potential conflicts that may arise; such as noise, between tourist accommodation and permanent residents.
- Provision of appropriate lot sizes that will attract the desired tourism operator and type of tourism accommodation required.
- The intensity and compatibility of land use and development including consideration of lot sizes, building heights, scale and character of development and the potential impacts on the surrounding area.
- Compliance with the relevant State and local government policies and guidelines.
- The location of all units on the site shall provide for ease of tourism access through the site.
- The tourism component of a mixed use development shall incorporate those facilities normally associated with tourist accommodation developments such as recreation, entertainment facilities and integrated management facilities.

- Appropriate staging so that the tourism development and provision of facilities occurs concurrently to the residential component of a mixed use development.
  - Where strata titling is proposed, appropriate management arrangements in a management statement which ensures that all units will be let out for tourism purposes, preferably by an on-site letting agent (manager).
  - Conversion of an existing tourism development to facilitate a residential component should not be supported without a resultant tourism benefit; such as an increase in the number, or significant upgrade of, tourism units and facilities.
46. It is considered that the proposal is not in line with the objectives of this policy and the non-tourism development (i.e. residential) on the site will compromise the tourism values of the site; and it is anticipated that there will be a land use/planning conflict between the residential use and the adjacent and nearby land uses and zones including the tourism activity on the balance of the lot.
47. The Conversion of the tourism development to facilitate a residential component will not result in an increase of the tourism benefit; such as an increase in the number, or significant upgrade of, tourism units and facilities. According to the policy this proposal should therefore not be supported.

#### RISK IDENTIFICATION & MITIGATION

48. The risk identification and categorisation relies on the City's Risk Management Framework

| Risk  | Likelihood            | Consequence     | Risk Analysis | Mitigation  |
|---|-----------------------|-----------------|---------------|---|
| <i>The proposal will result in Land use conflict.</i>   | <i>Possible</i>       | <i>Moderate</i> | <i>Medium</i> | <i>Land use conflict between Residential use and Tourism use is unavoidable given the way that the site was developed.<br/><br/>Some of the risk can be mitigated through Strata rules. This may however not always be effective and practical the best mitigation will be not to support the proposal in accordance with officer's recommendation.</i> |
| <i>The proposal will set a precedent and will lead to a loss of tourism facilities in the area.</i> | <i>Almost certain</i> | <i>Moderate</i> | <i>High</i>   | <i>The only way to mitigate this risk will be not to support the proposal in accordance with officers recommendation.</i>   |

### **FINANCIAL IMPLICATIONS**

49. The prescribed planning fee of \$2500 has been received and staff has processed the application within existing budget lines.

### **LEGAL IMPLICATIONS**

50. Regulation 13(1) of the *Town Planning Regulations 1967* (as amended), requires that Council pass a resolution either:
- a) To proceed with the Scheme, adopt the proposed Scheme in accordance with the Act; or
  - b) Not to proceed with the Scheme, notify the Commission in writing of that resolution.
51. Council must therefore pass a clear resolution in accordance with regulation 13 (1) and if it resolves not to proceed with the Scheme Amendment under regulation 13(1)(b), it is required to notify the Commission in writing of that resolution.

### **ALTERNATE OPTIONS**

52. Council has the following options in relation to this item, which are to resolve:
- To initiate the Scheme Amendment without modifications;
  - To initiate the Scheme Amendment with modifications; or
  - Not to initiate the Scheme Amendment.
53. A resolution to initiate an Amendment to a Town Planning Scheme adopted by resolution of a Local Government must be referred to the EPA for assessment.
54. Advertising of an Amendment for public inspection is for a period of 42 days and is not to commence until the EPA has determined that the Amendment is environmentally acceptable.

### **SUMMARY CONCLUSION**

55. The amendment seeks to modify the existing scheme provisions in a way that it will permit a group dwelling and the permanent residential use of Lots 2 and 13 within the existing short term accommodation development.
56. The City officers do not recommend the amendment for initiation because they are of the opinion that the proposal is likely to;
- i. Be a catalyst and create a precedent for changing other short term accommodation uses to permanent residential uses. This will change the character of the town site, contrary to the intended rural-residential and tourism use and function of the area.
  - ii. The proposal will lead to residential use of the area that will affect the amenity of the development and is likely to cause land use conflict that will be detrimental to the intended tourism use of the site.
  - iii. The amendment is considered a spot rezoning, speculative and does not appear to have any strategic planning merit.

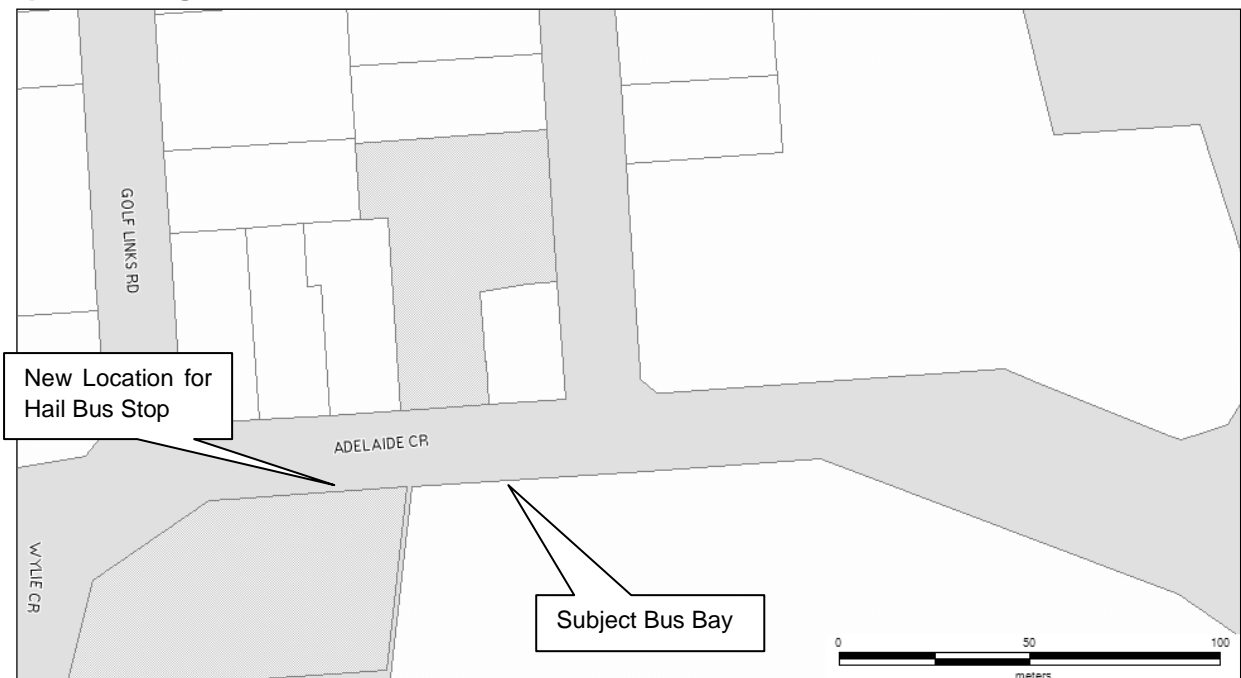
- iv. The way in which the site has been developed does not provide for the adequate separation between tourism and permanent residential uses land uses advocated in the WAPC Planning Bulletin No. 83.

|                                   |  |
|-----------------------------------|--|
| <b>Consulted References</b>       | WA Planning Commission (WAPC) Statements of Planning Policy (SPP's) SPP1 & SPP 3 |
| <b>File Number (Name of Ward)</b> | AMD 311 (West Ward)  |

**2.2: REMOVAL OF PARKING RESTRICTION – BUS BAY ADELAIDE CRESCENT MIDDLETON BEACH**

|                               |  |
|-------------------------------|--|
| <b>Land Description</b>       | : Bus Bay Adelaide Crescent, Middleton Beach   |
| <b>Proponent</b>              | : City of Albany   |
| <b>Owner/s</b>                | : City of Albany   |
| <b>Business Entity Name</b>   | : N/A  |
| <b>Attachment(s)</b>          | : Design of parking layout in verge bay<br>: Aerial photograph with proposed location for Hail Bus Stop                          |
| <b>Councillor Workstation</b> | : Copy of OCM 16/11/10 – Item 1.1<br>: Copy of letter from Public Transport Authority<br>: Copy of letter from Loves Bus Service |
| <b>Responsible Officer(s)</b> | : Acting Executive Director Planning and Development Services (S Lenton)   |

**Maps and Diagrams:**



**IN BRIEF**

- Remove the bus stop designation for the Adelaide Crescent road verge bay to allow parking.
- Relocate 'Hail Bus Stop' post and designation at least 20m to the west of the existing road verge bay on the same side of Adelaide Crescent.

**7.44PM Councillor Hammond left the Chamber**

**7.46PM Councillor Hammond returned to the Chamber**



**ITEM 2.2: RESPONSIBLE OFFICER RECOMMENDATION  
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council resolves to:

- 1) Remove the bus stop designation from the Adelaide Crescent road verge bay and replace with regular parking bays as per the Attached Plan(s);
- 2) Support the relocation of the 'Hail Bus Stop', at the developers cost, to a point at least 20m west of the existing Adelaide Crescent road verge bay in accordance with the specifications of the Public Transport Authority.
- 3) Delineate via road markings and signage a no-standing area between the relocated bus stop and the revised regular parking bays to be located in the existing embayment, at the developer's cost.
- 4) Advise all surrounding landowners of the parking change and place a notification in the local newspaper, at the developer's cost.

**ITEM 2.2: MOTION BY COUNCILLOR ATTWELL**

**MOVED: COUNCILLOR ATTWELL  
SECONDED: COUNCILLOR DUFTY**

**THAT this item be laid on the table for a period of at least one month to further investigate safety concerns.**

**CARRIED 10-3**

**Record of Vote**

Against the Motion: Councillors Bowles, Gregson and Holden

**BACKGROUND**

1. Council resolved to grant planning scheme consent for a change of use to 'Tavern' at 18 Adelaide Crescent, Middleton Beach at the Ordinary Council Meeting on 16 November 2010 (Item 1.1). The change of use, when implemented, would give rise to an increased demand for parking that cannot be accommodated on the existing developed site.
2. Condition A1 of the planning approval issued reads:  
  
*Prior to occupancy of the tavern use, the proponent is to provide 5 new car bays within the Adelaide Crescent Road Reserve, or where this is not possible or practical as determined by the Executive Director Works and Services, provide a cash-in-lieu contribution for the parking shortfall in accordance with the specifications of Council's Policy 'Guidelines for the Assessment of Off-site, Verge and Cash-In-Lieu Car parking Proposals'.*
3. The expectation of the City and Council was for the parking requirement associated with the change of use to be accommodated by the construction of bays in the road verge in the immediate vicinity. Such construction was to be to the City of Albany specifications at the developers cost.

4. Due to the location of services within the road verge and the requirement for the additional parking bays to be located within a 50m walking distance of the use; the developer proposes to utilise the under used 'Hail Bus Stop' bay opposite 18-20 Adelaide Crescent. The bay will be upgraded and elongated to accommodate the 5 required car parking bays.
5. The bay is a designated bus stop and under the City of Albany Parking and Parking Facilities Local Law 2009; parking is prohibited in the bay as well as 20m on the approach side to the bay and 10m beyond the departure side of the bay.
6. The designation of the bay as a bus stop needs to be rescinded to enable the development of the bay to accommodate general car parking.

### **DISCUSSION**

7. The planning approval for the tavern indicates the City of Albany preference for the off-site parking to be provided in the Adelaide Crescent road reserve. Such provision must be in close proximity to readily serve the site responsible for the demand. It is widely accepted that parking serving a specific site/use/operation should be located within a walkable 50m radius of the site.
8. With the Adelaide Crescent road reserve identified as the preferred location, the developer has investigated the practicalities and constraints such as the location of sewer and drainage services etc. This investigation identified the existing bus bay as the best location for the required 5 car parking bays.
9. The City of Albany Parking and Parking Facilities Local Law 2009 prohibits parking in, at and around bus stops. As such, Council is required to remove the designation of this bay as a bus stop, for the bay to be altered and used for general parking provision.
10. The Public Transport Authority requires a bus stop to be retained in this vicinity, but the stop is not required to be a dedicated bay as it is an on demand rather than a timed stop. The local bus company (Loves Bus Service) does not consider this an essential stop and has no objection to the removal of the bay.

### **GOVERNMENT CONSULTATION**

11. The Public Transport Authority has been consulted regarding the removal of the bus stop from the bay. Their response states that the bay is not essential from an operational perspective as the stop is not timed and buses only need to dwell for long enough to pick up and set down passengers. They have added that it is necessary to retain a bus stop at this location and have provided details of disability accessibility requirements for bus stops as a new (replacement) stop will need to comply with current requirements.

**PUBLIC CONSULTATION / ENGAGEMENT**

12. Loves Bus Service sent a response to the Public Transport Authority advising they have no objection to the removal of the bus stop at Adelaide Crescent.
13. The businesses and residents in close proximity to the existing bus bay have not been formally consulted, but will be informed as a result of the notification as outlined in part four (4) of the proposed resolution. It is anticipated that the businesses in close proximity to the existing bus bay will benefit from the additional 5 (non-exclusive) parking bays to be provided.

**STATUTORY IMPLICATIONS**

14. Clause 1.8 of the Parking and Parking Facilities Local Law 2009 states:

***“Powers of the local government***

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

**STRATEGIC IMPLICATIONS**

15. There are no strategic implications relating to this item.

**POLICY IMPLICATIONS**

16. There are no policy implications relating to this item.

**RISK IDENTIFICATION & MITIGATION**

17. The risk identification and categorisation relies on the City's Risk Management Framework.

| <b>Risk</b>  | <b>Likelihood</b> | <b>Consequence</b>   | <b>Risk Analysis</b> | <b>Mitigation</b>   |
|--|-------------------|----------------------|----------------------|---|
| <i>Re-locating the bus stop from the dedicated bay into the road may give rise to traffic conflict.</i>  | <i>Unlikely</i>   | <i>Insignificant</i> | <i>Low</i>           | <i>No mitigation – the frequency of use of the bus stop together with it being a hail only stop means this is unlikely to arise and is an ordinary traffic hazard for drivers.</i>                          |
| <i>Not re-locating the bus stop removes the developer's ability to provide compliant additional parking. The only remaining option would be a cash-in-lieu payment, which may mean the Tavern development is not financially viable.</i> | <i>Likely</i>     | <i>Moderate</i>      | <i>High</i>          | <i>The recommendation to re-locate the bus stop is reasoned and justified.</i><br><br><i>No mitigation – the economic and financial viability of a private development is not a City of Albany concern.</i> |
|  |                   |                      |                      |   |

**FINANCIAL IMPLICATIONS**

18. There are no financial implications for the City of Albany arising from this item. The costs associated with the relocation of the bus stop and work to upgrade the road verge bay for parking (including line marking the road) are to be borne by the developers of the tavern at 18 Adelaide Crescent.

**LEGAL IMPLICATIONS**

19. There are no legal implications relating to this item.

**ALTERNATE OPTIONS**

20. Council has the following options in relation to this item, which are:

- To resolve not to remove the bus stop designation over the Adelaide Crescent road verge bay;
- To remove the bus stop designation from the Adelaide Crescent road verge bay and re-allocate it to a point at least 20m west of the identified bay as per staff's recommendation.

**SUMMARY CONCLUSION**

21. At the time of consideration of the application for planning scheme consent for change of use to tavern; it was identified that the Adelaide Crescent road verge was potentially an appropriate location for off-site car parking provision.
22. Investigation by the developer has identified the existing bus stop bay as the most appropriate location for the required parking, due to the constraint of proximity of services elsewhere in the vicinity. It is important to note that the on-street bays will not be for the exclusive use of patrons attending the tavern of café, but available to all members of the public.
23. The City of Albany Parking and Parking Facilities Local Law requires a resolution of Council to alter any parking designation or prohibition, which in this instance is sought to move a 'Hail Bus Stop' approximately 20m west along Adelaide Crescent.
24. The Public Transport Authority and local bus company have no objection to this relocation of the bus stop.

|                                   |   |
|-----------------------------------|---|
| <b>Consulted References</b>       | City of Albany Parking and Parking Facilities Local Law 2009. |
| <b>File Number (Name of Ward)</b> | RD.DEC.8(Frederickstown Ward)                                 |
| <b>Previous References</b>        | Nil   |

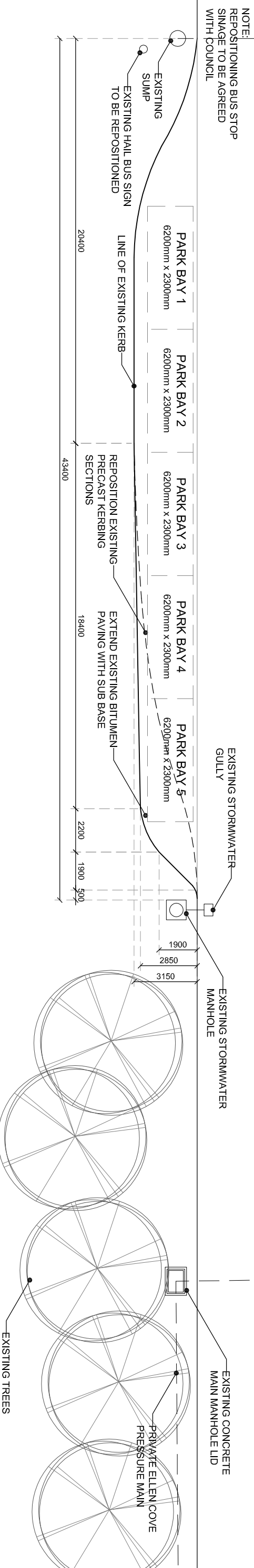
EXISTING BUILDING

BAY MERCHANTS  
CAFE

MARINE TERRACE

VACANT LAND

# ADELAIDE CRESCENT



| rev | date | description |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |
|     |      |             |

ANY REPRODUCED OR REPRODUCTION OF THIS DRAWING FROM ANY SOURCE WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS CONSTITUTES AN INFRINGEMENT OF COPYRIGHT.  
CONTRACTOR TO CHECK AND VERIFY ALL DIMENSIONS, LEVELS & ANGLES ON SITE PRIOR TO DRAWING. DO NOT SCALE.

HHH architects  
PO BOX 5427 / 118 N.V.V. RD  
T 86 2 2638  
F 86 2 3936  
E admin@hhharchitects.com.au

project  
BAY MERCHANTS CAFE  
Adelaide Crescent, Middleton Beach, Albany.  
client  
R & T FLOWERS

drawing  
PARKING BAY LAYOUT  
drawn: ml  
checked: H+H  
proj. no.: 7071407

scale 1:200 @ A3  
date 09/01/12  
diag no.  
A.10



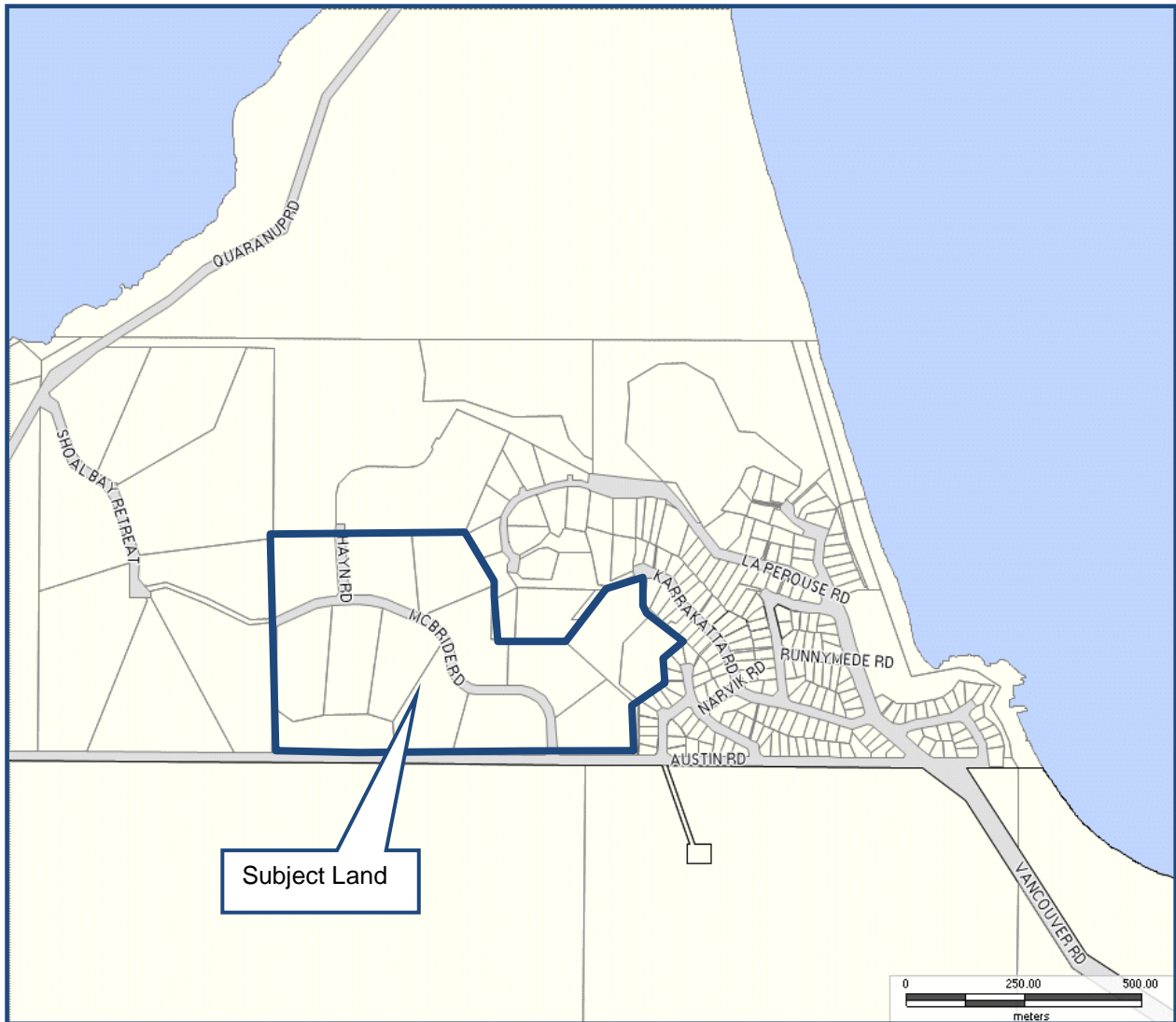


**2.3 FINAL APPROVAL OF SCHEME AMENDMENT – LOTS 6, 7, 8, 9, 10  
AND 11 MCBRIDE ROAD, GOODE BEACH**

|                               |   |
|-------------------------------|---|
| <b>Land Description</b>       | : Lots 6, 7, 8, 9, 10 & 11 McBride Road, Goode Beach  |
| <b>Proponent</b>              | : Ayton Baesjou Planning  |
| <b>Owner</b>                  | : Mr John Bates & Ms SA Swift ,J Bell ,Shelley Mettam, WF &<br>FD Beard, B & L Campbell, AW & GM Hogstrom   |
| <b>Business Entity Name</b>   | N/A   |
| <b>Attachment(s)</b>          | : Schedule of Submissions, Subdivision Guide Plan from  |
| <b>Appendices</b>             | : amendment ,The amendment document (AMD 293) without<br>attachments 2,3 and 4  |
| <b>Councillor Workstation</b> | : The Amendment Document (AMD 293) including<br>Attachment 1 - special provisions;<br>Attachment 2 -land capability ,geotechnical assessment ,<br>Flora and Fauna assessment;<br>Attachment 3 - Fire Management Plan<br>Attachment 4 - Visual Impact assessment |
| <b>Responsible Officer</b>    | : Acting E/Director Planning and Development Services (S<br>Lenton)   |



**Maps and Diagrams:**



**IN BRIEF**

- Consider the submissions received from the public consultation period and determine whether to grant final approval to the proposed Scheme Amendment to Town Planning Scheme No. 3,
- proposing modifications to the scheme provisions and the subdivision guide plan for “Special Rural Area 5”.
- Recommended that amendment be adopted for final approval subject to modifications.

**ITEM 2.3: RESOLUTION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR SUTTON**

**SECONDED: COUNCILLOR BOWLES**

**THAT Council:**

1. In pursuance of section 75 of the *Planning and Development Act 2005* and *Regulation 17(2)* of the *Town Planning Regulations 1967* **FINALLY ADOPTS WITH MODIFICATIONS** Amendment No. 293 to Town Planning Scheme No. 3 for the purpose of:

***Modifying the Plan of Subdivision and associated special provisions for “Special Rural” Zone No. 5 - McBride Road, Goode Beach.***

***Subject to the following alterations to the subdivision Guide plan ;***

- a. ***Increase the fire protection standards required for new dwellings to BAL 29 or BAL 40 to allow for improved vegetation connectivity across current Lots 8 and 9; and***
- b. ***Modify the location of the indicative building envelope on proposed Sublot 10 (south east corner of Lot 7) to allow for the retention of an undisturbed vegetation linkage along the eastern boundary of the subject land between Austin Road and Reserve 43531.***

**AND**

2. **NOTES** the staff recommendations within the attached Schedule of Submissions and **ENDORSES** those recommendations.

**CARRIED 13-0**

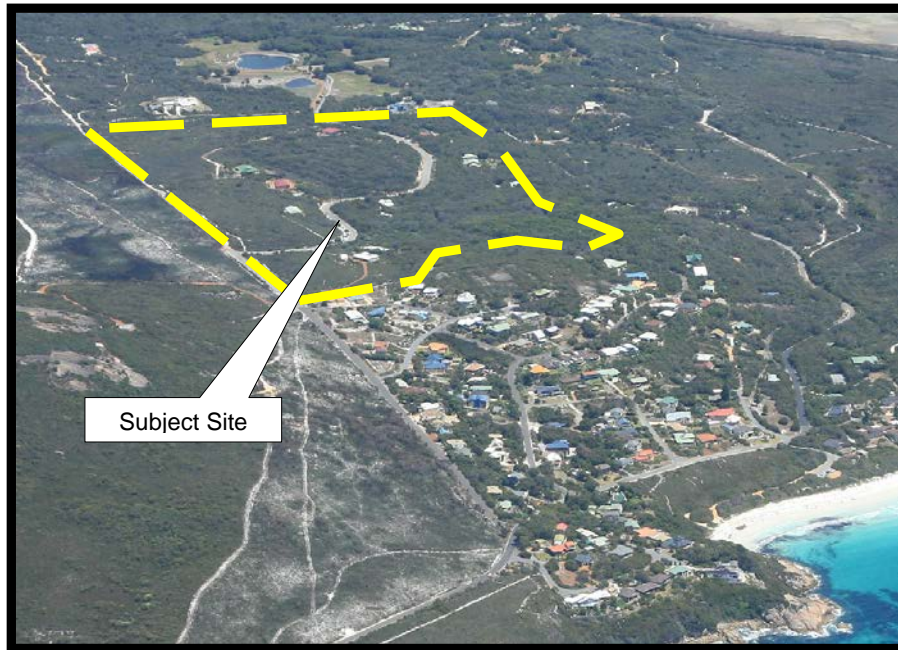
**BACKGROUND**

1. The City has received an application from Ayton Baesjou Planning (planning consultants) seeking to amend Town Planning Scheme No. 3 by amending the scheme provisions and the subdivision guide plan for “Special Rural Area Zone No. 5”.
2. The land is currently zoned “Special Rural” (Special Rural Zone No. 5) in Town Planning Scheme 3.
3. The current subdivision guide plan contains 12 lots of approximately 2 hectares each.
4. By amending the scheme provisions and the subdivision guide plan for Special Rural Zone No. 5, the subject area could be developed at a higher density with lot sizes not smaller than 1 hectare.
5. The amendment will potentially result in the creation of 6 additional lots through the subdivision of Lots 6, 7, 8, 9, 10 & 11 McBride Road, Goode Beach.

6. At its Ordinary Meeting on 18 March 2008 Council resolved to support the submission of a formal scheme amendment application for Lots 6, 7, 8, 9, 10 & 11 McBride Road, on condition that the following matters be addressed:
  - i) The development of a visual impact assessment report for the area and additional recommended landscape protection measures;
  - ii) a vegetation study and protection plan;
  - iii) a land capability study;
  - iv) a fire management plan; and
  - v) The Subdivision Guide Plan to be amended with lot sizes not being smaller than 1 hectare, were supported by the land capability study.
7. The matters outlined above have all been broadly addressed in the amending document, which was initiated by Council at the Ordinary Meeting held on 17 May 2011.
8. The successful completion of this Amendment will facilitate subdivision of the subject land for 'Special Rural' living, in keeping with the Strategic Objectives and aims set out in the Albany Local Planning Strategy (ALPS).

## **DISCUSSION**

9. The subject site area is identified within the Albany Local Planning Strategy (ALPS) for rural residential use (which reflects the current zoning of the land).
10. The amendment document discusses and includes:
  - i) a visual impact assessment report;
  - ii) an initial fauna and flora assessment;
  - iii) a land capability & geotechnical assessment with recommendations prepared by Landform Research consultants in October 2009 (included as an appendix to the document);
  - iv) a fire management plan; and
  - v) a proposed subdivision guide plan with all proposed lot sizes being larger than 1 hectare.
11. The proposed rezoning is considered an opportunity to allow for limited 'infill development' into existing special rural zoned and developed land.
12. The proposal is within an area identified for rural residential purposes and is consistent with the strategic direction of the City as documented in the ALPS. ALPS recommend increased densification and infill of developed areas.
13. Whilst the amendment is consistent with the strategic intent of the City, the proposal will involve the removal and/or disturbance of remnant vegetation to cater for new dwellings, fence lines, driveways and building protection zones. The amendment is also likely result in some impact on the amenity of the area.
14. The fire management plan (attachment 3 of the amendment document) highlights the extent of vegetation that will be affected by the proposal.



15. The amount of clearing involved will be reduced by increasing lot sizes above 1 hectare, placing building envelopes close to roads and through the sharing of building protection zones.
16. The loss of vegetation is unlikely to detrimentally affect visual amenity as per the consultant's visual assessment, however the proposal will nevertheless still have an impact on vegetation.
17. The special provisions and the guide plan include a requirement for all new dwellings to be constructed to the appropriate Australian Standard for dwellings in bushfire prone areas (AS3959 – 2009) as recommended in the fire management plan. The Bush Fire Attack Level (BAL) is identified as BAL 19 in the fire management plan.
18. At the conclusion of the advertising phase, seven written submissions were received. Of these submissions, one from the Department of Environment and Conservation and one from a nearby landowner are the most pertinent.

#### **GOVERNMENT CONSULTATION**

19. The Amendment documents were initially referred to the Environmental Protection Authority (EPA) as required by the *Planning and Development Act 2005* for environmental assessment. The EPA has advised that the Amendment has been assessed and does not require further formal assessment. However, additional advice and recommendations were provided.
20. The Amendment was also referred to WA Gas Networks (WestNet Energy), Telstra, Water Corporation, Western Power, Department of Health, Department of Water, Department of Environment and Conservation and Main Roads WA for assessment and comment.
21. Responses were received from Water Corporation, Western Power, Department of Water and Department of Health and the Department of Environment and Conservation and are summarised in the attached Schedule of Submissions.

22. As per the recommendations of the EPA, Staff at the City and the proponents had discussions with the DEC Albany Office. The discussions explored possible changes to the subdivision guide plan to:
- Increase the fire protection standards required for new dwellings to BAL 29 or BAL 40 to allow for improved vegetation connectivity across current Lots 8 and 9; and
  - Modify the location of the indicative building envelope on proposed Sub-lot 10 (south east corner of Lot 7) to allow for the retention of an undisturbed vegetation linkage along the eastern boundary of the subject land between Austin Road and Reserve 43531.
23. The matters raised by DEC can satisfactorily be dealt with by requiring amendments to the subdivision guide plan and special provisions as discussed.

### **PUBLIC CONSULTATION / ENGAGEMENT**

24. The Amendment was advertised in accordance with the requirements of the *Town Planning Regulations 1967* from 10 November 2011 to 22 December 2011 by placement of sign on-site, direct referral to affected and adjoining/ nearby landowners, relevant State Government agencies and advertisement in the local newspaper.
25. A total of two written submissions were received from members of the public as attached, the submissions received are summarised and discussed with a recommendation for each submission in the attached Schedule of Submissions.
26. The matters raised by the land owner of 39 McBride Road revolve around the impact that the changes will have on the character/ amenity, and removal of vegetation etc of the special residential area. Although the concerns raised are generally valid, the impact is not considered that much more adverse especially viewed in the context of the broader area that includes the adjoining special residential area and the likely impact that this will have once developed.
27. The proponent provided comment on the submissions which have been included in the Schedule of submissions.

### **STATUTORY IMPLICATIONS**

28. All scheme amendments undergo a statutory process in accordance with the *Planning and Development Act 2005* and *Town Planning Regulations 1967*.
29. Council's resolution under Regulation 25(i)(c) of the *Town Planning Regulations 1967* is required to amend the Scheme.
30. An amendment to a Town Planning Scheme adopted by resolution of a local government is to be referred to the Environmental Protection Authority (EPA) for assessment.
31. Advertising of an amendment for public inspection is for a period of 42 days and is not to commence until the EPA has determined that the amendment is environmentally acceptable.
32. A resolution to amend a Town Planning Scheme should not be construed to mean that final approval will be granted to that amendment.

## **STRATEGIC IMPLICATIONS**

33. This item relates to the following elements from the City of Albany Strategic Plan (2011-2021):

**Key Focus Area:**

Sustainability and Development

**Community Priority**

Single Town Planning Scheme

**Proposed Strategies**

- Provide greater flexibility in housing options so there is greater property diversity.
- Provide definitions of the type and location of future residential housing.
- Protect natural reserves.
- Develop strategies to retain prime agricultural land.

34. The Western Australian Planning Commission has prepared the Lower Great Southern Strategy to guide land use planning decisions within the region. The scheme amendment is consistent with the actions identified in the Lower Great Southern Strategy as detailed below:

*“Rural residential development should be consolidated in local planning strategies and located close to existing settlements rather than being randomly dispersed throughout rural areas.”*

35. The proposed rezoning will facilitate the densification of land adjacent to an existing settlement and is therefore considered to be in line with the LGSS recommendations. As the proposal results in the creation of 6 additional lots, the extent of infill is limited.

36. The subject area is located within an area shown for rural residential uses within the Albany Local Planning Strategy (ALPS) adopted by Council.

37. The proposal is in accordance with the strategic direction of the City as documented in the ALPS which promotes the densification and infill of developed areas, as detailed below:

*“ALPS recommends not supporting further subdivision of “greenfield” (undeveloped) rural land for rural residential development and that any subdivision of that type should be restricted to existing rural residential areas (infill development) and around townsites with suitable services.”*

*“8.3.5 Rural Living*

*The ALPS supports the infill development and subdivision of existing zoning and Council-initiated rezoning of Special Residential and Special Rural land in the City’s current Town Planning Schemes.”*

**RISK IDENTIFICATION & MITIGATION**

38. The risk identification and categorisation relies on the City’s Risk Management Framework

| <b>Risk</b>   | <b>Likelihood</b> | <b>Consequence</b> | <b>Risk Analysis</b> | <b>Mitigation</b>   |
|---|-------------------|--------------------|----------------------|---|
| <i>The proposal will result in some clearing of vegetation and the additional dwellings can affect the amenity of the existing dwellings.</i> | <i>Possible</i>   | <i>Minor</i>       | <i>Medium</i>        | <i>The impact on the amenity of the area can to some extent be mitigated through the use of existing regulations and procedures e.g. noise regulations and subdivision and development guidelines).</i>   |
| <i>Increased fire risk and introducing more dwellings in to an area of risk.</i>  | <i>possible</i>   | <i>Major</i>       | <i>High</i>          | <i>This risk can be mitigated to some extent by individual land owners/subdividers implementing the recommendations of the fire management plan<br/><br/>This requirement forms part of the special provisions of the Town Planning Scheme.</i> |

**FINANCIAL IMPLICATIONS**

39. The prescribed planning fee of \$3500 has been received and staffs have processed the application within existing budget lines.

**POLICY IMPLICATIONS**

40. Council is required to have regard to any WA Planning Commission (WAPC) Statements of Planning Policy (SPP) that apply to the scheme amendment. Any amendment to the planning scheme will be assessed by the WAPC to ensure consistency with the following State and regional policies.

**SPP 1 – State Planning Framework**

41. The Policy establishes state-wide key land use planning principles and informs the Commission, Local Government and others involved in the planning process in relation to sustainable land use and development across the State. It is designed to ensure there is coordination and integrated decision-making across all spheres of planning.



42. The proposal is consistent with the Lower Great Southern Strategy and the Albany Local Planning Strategy and is therefore in line with SPP1.

**SPP 2 – Environment and Natural Resources Policy**

43. SPP2 refines the principles of the State Planning Strategy and incorporates the recommendations of the Western Australian State Sustainability Strategy (2002) to ensure that planning decisions meet the needs of current and future generations through simultaneous environmental, social and economic improvements through the integration of land use planning and natural resource management.
44. The objectives of SPP 2 are:
- To integrate environment and natural resource management within broader land use planning and decision-making;
  - To protect, conserve and enhance the natural environment; and
  - To promote and assist in the wise and sustainable use and management of natural resources.
45. The proposal includes environmental information and a draft subdivision guide plan, however the extent to which the proposal conserves the natural environment is debatable. The amendment will be forwarded to the Environmental Protection Agency and the Department of Environment and Conservation for comment and advice, should the amendment be initiated.

**SPP 3 – Urban Growth and Settlement**

46. SPP 3 sets out the key principles and planning considerations that apply to planning for urban growth and expansion of settlements in the State.
47. The key policy measures in SPP 3 that apply to this proposal are:
- Managing rural residential growth such that it is located and designed in a sustainable manner which integrates with an overall pattern of settlement and reduces any potential negative impacts such as conflict with traditional rural uses, ensures services can be provided economically and does not occupy areas suitable for urban developments.
48. The amendment proposal is consistent with the key policy measures identified in SPP 3. The subject area is located within an area shown for Rural Residential purposes within the draft Albany Local Planning Strategy (ALPS) adopted by Council. The proposal is therefore consistent with the objectives or outcomes of the strategy.

**ALTERNATE OPTIONS & LEGAL IMPLICATIONS**

49. Council has the following options in relation to this item, which are to:
- Seek final approval to the scheme amendment without modification;
  - Seek final approval to the scheme amendment with modifications; or
  - Not seek final approval to the scheme amendment.



50. Council's decision on the scheme amendment is in effect a recommendation to the WA Planning Commission and Minister for Planning. The Minister for Planning is empowered under the *Planning and Development Act 2005* to make the final decision on the scheme amendment.

**SUMMARY CONCLUSION**

51. This proposed Scheme Amendment seeking to amend Town Planning Scheme No. 3 by modifying the scheme provisions and the subdivision guide plan for "Special Rural Area Zone No. 5" is recommended for final adoption subject to modifications.
52. The amendment is supported on the basis that that the rezoning will facilitate the densification/ infill development of an existing "Special Rural" zone and therefore result in the more efficient use of land already developed. This densification is also considered consistent with the actions and objectives associated with the ALPS and the LGSS.

|                                   |   |
|-----------------------------------|---|
| <b>Consulted References</b>       | WA Planning Commission (WAPC) Statements of Planning Policy (SPP's) SPP1; SPP2 and SPP 3<br>Lower Great Southern Strategy<br>Albany Local Planning Strategy |
| <b>File Number (Name of Ward)</b> | AMD 293 (Vancouver Ward)  |
| <b>Previous Reference</b>         | OCM 18/03/08 Item 11.3.2 SAR 129<br>OCM 17/05/2011 Item 2.3   |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter  | Summary of Submission  | Proponent Comment | Officer Comment   | Council Recommendation          |
|-----|--|--|-------------------|---|---------------------------------|
|     | Environmental Protection Authority<br>PO Box K822<br>PERTH WA 6842 | <p>The Environmental Protection Authority (EPA) considers that the proposed scheme amendment should not be assessed under Part IV Division 3 of the <i>Environmental Protection Act 1986</i> (EP Act) but nevertheless provides the following advice and recommendations.</p> <p><b>ADVICE AND RECOMMENDATIONS</b></p> <p><b>1. Environmental Issues</b></p> <p>Native vegetation and fauna linkages</p> <p>Advice and recommendations regarding the Environmental Issues</p> <p>The vegetation within the proposed scheme amendment area is highly likely to be of strategic importance to maintain a level of connectivity between the Torndirrup National Park to the south, and the City of Albany reserve to the north.</p> <p>Advice from DEC indicates that if the amendment is adopted using the current proposed subdivision plan the associated clearing and fuel reduction strategies for the Fire Management Plan will adversely</p> |                   | <p>Noted Staff at the City and the proponents had discussions with the DEC Albany Office regarding changes to the subdivision plan. The discussions Included: Relocation and clustering of building envelopes; Use of a higher level of bush fire protection building standard under AS 3959.</p> <p>It is recommended that any approval of the amendment be subject to the recommended modifications as discussed</p> <p>With Officers at the DEC.</p> | <p>The submission is noted.</p> |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission  | Proponent Comment | Officer Comment | Council Recommendation |
|-----|---------------------------|--|-------------------|-----------------|------------------------|
|     |                           | <p>affect native vegetation and fauna linkages across the amendment area.</p> <p>Where possible the linkages between Torndirrup National Park to the south and the City of Albany reserve to the north should be retained in their natural state.</p> <p>In order to minimize clearing of these linkages, while providing appropriate bushfire protection for residents, the EPA highly recommends consultation with the DEC Albany Office and the Fire and Emergency Services Authority of Western Australia. Changes to the subdivision plan that should be investigated include: Relocation and clustering of building envelopes; Use of a higher level of bush fire protection building standard under AS 3959, for example BAL-29 or BAL-40, so that buildings offer better protection against bushfire attack. If buildings offer better protection a reduction in the requirement to reduce fuel load in the Hazard Separation Zones may be possible.</p> |                   |                 |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter   | Summary of Submission  | Proponent Comment | Officer Comment   | Council Recommendation   |
|-----|---|--|-------------------|---|--------------------------|
| 1   | Water Corporation<br>629 Newcastle Street<br>LEEDERVILLE<br>WA 6007 | <p><b>Water</b><br/>Reticulated water is currently available to the subject area. If extensions are required, all water mains must be laid within the existing and proposed road reserves, on the correct alignment and in accordance with the Utility Providers Code of Practice.</p> <p><b>Wastewater</b><br/>The subject area falls outside a planned sewerage catchment. If reticulated sewerage is required to serve the development the developer should arrange for Sewerage Planning to be undertaken.</p> <p><b>Urban Water Management</b><br/>Water strategy and management issues should be addressed in accordance with the State Water Strategy 2003, State Water Plan 2007, and Department of Water document Better Urban Water Management.</p> <p><b>General Comments</b><br/>The principle followed by the Water Corporation for the funding of subdivision or development is one of user pays. The developers are expected to provide all reticulation if required.</p> |                   | <p>At the time of subdivision the connection of any new lots to reticulated water will be required.</p> <p>It is expected that the developer will make the necessary contributions to the cost of upgrading infrastructure.</p> | The submission is noted. |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter  | Summary of Submission   | Proponent Comment   | Officer Comment  | Council Recommendation   |
|-----|--|---|---|--|--|
|     |  | A contribution for water headworks may also be required. In addition the developers may be required to fund new works or the upgrading of existing works and protection of all Water Corporation works. The Water Corporation may also require land being ceded free of cost for works. |   |  |  |
| 2   | Department of Health<br>PO Box 8172<br>Perth Business Centre WA 6849               | Information provided by Landform Research in regard to the site indicate that on-site disposal of wastewater is achievable.<br><br>The Department of Health has no objection to the modified subdivision guide plan.  | Noted.  | Nil.   | The submission is noted.   |
| 3   | Department of Water<br>PO Box 525<br>Albany Western Australia 6331                 | The Department of Water reviewed the proposal and has no objections.  | Noted   | Nil  | The submission is noted  |
| 4   | Department of Environment and Conservation<br>120 Albany Highway<br>ALBANY WA 6330 | DEC does not support this proposed amendment in its current form and recommends that modifications to the proposed plan of subdivision and the fire management plan are made in order to retain as fauna linkages several existing areas of un-modified native vegetation connectivity  | P3. Land to the north is zoned Special Residential and also accommodates a Tourist (Chalet) Development site. As a result, this area will be extensively cleared for development with vegetation modified further for | Staff at the City and the proponents had discussions with the DEC Albany Office regarding changes to the subdivision plan. The discussions | The submission is noted and Partially upheld.<br><br>any approval of the amendment be subject to the recommended |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission   | Proponent Comment  | Officer Comment  | Council Recommendation                                       |
|-----|---------------------------|---|--|--|--|
|     |                           | <p>between Torndirrup National Park, Reserve 43477 and other vegetated private lots to the south of the subject land and various City of Albany reserves to the north, including the karri woodland Reserve 29531, Reserve 43531, Reserve 43527, Reserve 45735 and Lake Vancouver Reserve 48916 and its associated catchment, and the Vancouver Peninsula (Reserves A 25295 and 49672)...</p> <p>Native vegetation connectivity between these various reserves should be a fundamental objective within the scheme amendment area.</p> <p>In its advice to the City of Albany regarding this scheme amendment (24 October 2011), the Environmental Protection Authority (EPA) advised that where possible these fauna linkages should be retained in their natural state. The EPA recommended that consultation should occur with DEC in order to minimize clearing of the linkages.</p> <p>On the basis of informal discussions that you initiated with the consultant</p> | <p>fire protection.</p> <p>The Fire Management Plan (FMP) and council's review show that to adequately protect existing development, the subject land required widespread fuel load reduction. As a result of this, even without the proposed development, it is questionable where it is possible to achieve the DEC desire for a strategic unmodified native vegetation connection. The only way for this to really be achieved would be for lots to be acquired by the DEC as they become available.</p> <p>P4. The EPA noted that "where possible" these linkages should be retained in their natural state. Unfortunately given current and approved development along with the effect of the lot sizes of existing development and the requirements of contemporary fire protection controls, it appears unlikely that these linkages can be retained in their natural state.</p> <p>P5. Inaccurate. The two</p> | <p>Included: Relocation and clustering of building envelopes; Use of a higher level of bush fire protection building standard under AS 3959.</p> <p>It is recommended that any approval of the amendment be subject to the recommended modifications as discussed</p> <p>With Officers at the DEC.</p> <p>Required modifications should include the increase in fire protection standards required for new dwellings to BAL 29 or BAL 40 to allow for an improved vegetation connectivity across current Lots 8 and 9. a minor readjustment westwards of the indicative building</p> | <p>modifications as discussed to the satisfaction of DEC</p> |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission  | Proponent Comment  | Officer Comment  | Council Recommendation |
|-----|---------------------------|--|--|--|------------------------|
|     |                           | <p>and DEC, it appears likely that modifications to the subdivision plan and to the associated fire management plan may be possible in order to achieve this goal.</p> <p><b>IN CONCLUSION</b><br/>As it stands this proposed amendment will result in the total modification of native vegetation across the whole of the subject land.</p> <p>There are currently good fauna linkages across the current six lot sub-division which provide connectivity between the Torndirrup National Park in the south and the Vancouver Peninsula including a significant Conservation management category wetland (Lake Vancouver) in the north. There is also a good linkage to Reserve 29531 which is largely remnant karri woodland and to Reserve 43531 between Austin Road and Karrakatta Road. Both of these reserves are vested in the City of Albany and the karri reserve in particular provides habitat for native species including Baudin's and Carnaby's Black Cockatoo.</p> <p>Unless the fire protection standards required for new dwellings are</p> | <p>components are - of the additional six lots and – updating the provisions relating to fire protection (amongst other things) for new development on the lots.</p> <p>P6. Inaccurate. Components involve replacing the current requirements for a 50m LFA (low fuel area), maintained to BPZ (building protection zone) levels, with a 20m BPZ and a 20m HSA (hazard separation area, within which vegetation is thinned and environmental/ aesthetic functions will remain). There is also the stipulation of fire safe dwelling construction standards and the strategic linking of the fire access network benefiting the wider area.</p> <p>The Fire Management Plan and Fire Hazard Assessment has been prepared to Planning for Fire (PFF) standards. This is the prevailing fire safety standard and concerns itself with</p> | <p>envelope on proposed Sub-lot 10 (south east corner of Lot 7) would also allow for the retention of an undisturbed vegetation linkage along the eastern boundary of the subject land between Austin Road and Reserve 43531 .</p> |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission   | Proponent Comment   | Officer Comment                 | Council Recommendation |
|-----|---------------------------|---|---|---------------------------------|------------------------|
|     |                           | <p>increased to BAL 29 or BAL 40 the conservation connectivity across current Lots 8 and 9 will be lost. A better conservation outcome would be to not include these two lots in the subdivision proposal.</p> <p>While retention of connectivity across current Lots 8 and 9 is the priority, a minor readjustment westwards of the indicative building envelope on proposed Sub-lot 10 (south east corner of Lot 7) would also allow for the retention of an undisturbed vegetation linkage along the eastern boundary of the subject land between Austin Road and Reserve 43531 .</p> <p>As a corollary to these comments, it is recommended that in future draft fire management plans which include areas of native vegetation be discussed with DEC before formal inclusion into scheme amendments or subdivision proposals. This would help in stream-lining the subsequent processing of proposals.</p> <p><i>Please refer to the submission received from DEC for more detailed comments</i></p> | <p>prevailing vegetation types for hazard ratings. Also, in the context of Planning for Fire, where wider HSAs can be provided, this is preferred as the method to reduce risk levels.</p> <p>In this instance, HSAs can be provided along with improved construction methods to actually reduce the amount of land that needs to be fuel reduced to BPZ levels (from 50m to 20m). Without the controls to be introduced, the FMP found that the entire site required some hazard reduction. As a result, the existing high hazard levels (existing denser bush areas) cannot be considered as the condition they would remain in the long term. The win -w that by increasing the fire safety levels by increasing construction requirements and graduating the reduced fuel areas, the over all level of significant vegetation modification is reduced whilst at the same time permitting controlled</p> | <p>Staff Note this comment.</p> |                        |



## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission | Proponent Comment   | Officer Comment | Council Recommendation |
|-----|---------------------------|-----------------------|---|-----------------|------------------------|
|     |                           |                       | <p>and limited subdivision.</p> <p>P8. This voluntary option currently exists for all landowners in the state.</p> <p>P9. In this instance PFF and councils own assessment require significant vegetation modification to cater for the existing development. The proposed development quantifies and reduces the level of top tier hazard reduction (BPZ) required.</p> <p>P10. To comply with existing fire protection requirements significantly more top tier vegetation modification is required than is the following subdivision and the application of the up to date controls.</p> <p>P11. Accepted.</p> <p>P12. Opinion Noted.</p> <p>P13. Inaccurate. Outside building envelopes there will be a 20m area of limited hazard reduction/vegetation modification (6 photos show the level (or lack of) clearing/hazard reduction required in these areas.</p> |                 |                        |

**SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission | Proponent Comment   | Officer Comment | Council Recommendation |
|-----|---------------------------|-----------------------|---|-----------------|------------------------|
|     |                           |                       | <p>P14. Opinion Noted.</p> <p>P15. As the site stands, with the outdated combination of fire protection requirements, application of Planning for Fire – without the proposed additional fire protection mechanisms included in the proposal, would necessitate the entire 12.1ha to be significantly hazard reduced.</p> <p>P16. Accepted. Most landowners have not implemented the 50m low fuel area requirements and the site does not meet applicable standards or appear to be adequately managed. As a result, more robust, legible and applicable (enforceable) fire protection requirements are included in the proposal.</p> <p>P17. Opinion Noted.</p> <p>P18. Hazard reduction to HSA levels (6 -8t/ha) is n considered “clearing”. The attached photos show areas maintained to this level. Most environmental, aesthetic and amenity benefits will obviously</p> |                 |                        |

**SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission | Proponent Comment   | Officer Comment | Council Recommendation |
|-----|---------------------------|-----------------------|---|-----------------|------------------------|
|     |                           |                       | <p>remain.<br/>                     Also, in terms of fuel reduction activities and the interpretation of clearing, it should be noted that there is periodic fuel reduction burns in the national park area flanking Austin Road. This reduces the fuel loads, reduces the risk to the greater Goode Beach locality the national park but is not considered clearing.<br/>                     P19. Inaccurate. As the area is, at the moment, significant site wide vegetation modification is necessary. The proposal actually reduces the level of required vegetation modification in many areas by basically improving fire access and increasing the fire safety rating required of new dwellings.<br/>                     P20. Noted. The fire plan has been prepared and endorsed on the basis of the applicable state policy.<br/>                     P21. Hazard Separation Areas at 6<br/>                     "clearing" in all situations. Also see note at</p> |                 |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission | Proponent Comment   | Officer Comment | Council Recommendation |
|-----|---------------------------|-----------------------|---|-----------------|------------------------|
|     |                           |                       | <p>P18.</p> <p>P22. A construction standard of BAL19 for new dwellings was seen by the fire plan and council's officers to be the best compromise between building protection and reducing the need for vegetation modification.</p> <p>P23. Inaccurate. The site is not fire safe. To be fire safe, the area would currently require site wide fuel reduction and an expansion of low fuel areas (BPZs) to 50m. By virtue of the controls included within the proposal, a reduction in level of fuel reduction and reducing BPZ and HSA requirements by 10m in width is possible. On all fire protection advice, leaving the site as it is even with the current level of development is not acceptable. Not ideal but the compromise is a possibility; ie, Increase dwelling construction requirements for Future Lots 5, 6, 7 &amp; 8 to BAL29</p> |                 |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission | Proponent Comment   | Officer Comment | Council Recommendation |
|-----|---------------------------|-----------------------|---|-----------------|------------------------|
|     |                           |                       | <p>and reduce the combined BPZ &amp; HSA requirements accordingly. As a result of the connection across existing Lots 8 &amp; 9 is retained.</p> <p>P25. Similarly, not ideal but building envelope relocation to the west for Future Lot 10 could be undertaken to maintain the linkage in that area.</p> <p>P26. Noted. Council &amp; FESA are the fire authorities and responsibility rests with them. Also, the opportunity for input is already provided within pre advertising and referral processes.</p> <p>Summary Action.</p> <p>Increase dwelling construction requirements for future Lots 5, 6, 7 &amp; 8 to BAL29 and reduce the combined BPZ &amp; HSA requirements accordingly in accord with plan previously provided.</p> <p>Relocate building envelope of Future Lot 10 to the west in accord with plan previously provided.</p> |                 |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter                                | Summary of Submission  | Proponent Comment  | Officer Comment  | Council Recommendation  |
|-----|--|--|--|--|-------------------------|
| 5   | Robert Paul<br>Hornsby<br>PO Box 5462<br>Albany W A 6332 | <p>I am a long-term resident at 39 (Lot 3) McBride Road, Goode Beach having purchased the property in 1999.</p> <p>I oppose the new plan of subdivision and the Amendment for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The proposed subdivision diverts from the original (and successful) intention in creating Special Rural Zone No. 5 which was to create a rural residential retreat emphasising minimal impact on both the landscape and natural vegetation.</li> <li>2. The reduction of lot size to one hectare is akin to re-zoning the lands from Special Rural to Special Residential, which is not what was originally planned for the locality.</li> <li>3. The proposed subdivision will eventually destroy the retreat environment of seclusion, peace and quiet, and tranquillity within the area. The proponents subjectively claim that because of the existing</li> </ol> | <ol style="list-style-type: none"> <li>1. View Noted.</li> <li>2. Proposal is not for Special Residential development. 1ha lots are Special Rural. Existing lots to the north and east being 4000m2 and 6-7000m2 are Special Residential.</li> <li>3. Existing and approved subdivision in the immediate area (abutting the subject land) have changed the character of SRZ No. 5. This proposal simply fits in with that changing character. Lots remain within the special rural band so as to provide graduation between the existing much smaller special residential and</li> </ol> | <ol style="list-style-type: none"> <li>1. Noted</li> <li>2. Noted and agree that this was not originally planned. a change in strategy allows for densification for a more efficient use of land were the land is capable</li> </ol> | The submission is noted |

**SCHEDULE OF SUBMISSIONS**

| No. | Name/Address of Submitter | Summary of Submission   | Proponent Comment   | Officer Comment  | Council Recommendation |
|-----|---------------------------|---|---|--|------------------------|
|     |                           | <p>development in the area, and the approved development yet to occur, accommodation of the proposal will not change the character of the Goode Beach Village. This may be the case but is hardly the point- the proposal will significantly change the intended character of Special Rural Zone No.5.</p> <p>4. The proposed subdivision and additional lots will severely impact upon both the landscape and the natural vegetation through the erection of six more houses and potential outbuildings - the natural vegetation through clearing for houses, outbuildings, building and land fire protection areas (as required under the provisions of the Development Guide Plan itself (and other legislation), and hazard separation zones.</p> <p>5. With a maximum building envelope of 2,000 square metres allowed per block, building protection zones plus</p> | <p>residential lots to the north, north east and east and the large special rural lots south of McBride road.</p> <p>4. Building envelopes, building standards and fire protection requirements have been specifically planned to have minimum impact. By the use of these measures, the gross level of vegetation modification to ensure fire safety is reduced.</p> <p>5. Not accepted. Building envelopes may effectively be a maximum of 2000m<sup>2</sup>. Experience shows however that landowners use much less area. Areas shown for "Hazard Separation" are not cleared in the conventional sense. In these areas fuel levels are reduced and managed as such.</p> <p>Photos follow showing that significant vegetation density remains to provide for environmental and</p> | <p>3. Noted the proposed change will have some affect on the character of the Special rural area.</p> <p>4. Noted This impact was considered and the use of shared building envelopes and higher levels of AS3959 have been utilised to reduce this impact It is however still likely to have a visual impact.</p> |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission  | Proponent Comment   | Officer Comment   | Council Recommendation |
|-----|---------------------------|--|---|---|------------------------|
|     |                           | <p>driveways and firebreaks the area fully cleared is considerable. When the hazard separation zones are added the ground cleared is at least 50% of the new blocks.</p> <p>6. The proponent in their submission at Item 7.0 seem to suggest that clearing will be even greater than this, based on the Landform Research Report dated 28/07/11, page 4, 72.5% of the land will be subject to some form of clearing, that is, only 27.5% of natural remnant bush will remain. This will adversely impact the area, see paragraph 9. They also say that clearing is reduced by fuel reduction areas being shared across boundaries but this is only true in regard to two of the six new blocks.</p> <p>7. The blocks on the southern side of Zone 5 border the Torndirrup National Park and Reserve 43477. 5 of the 6 blocks on the northern side of Zone 5 border Reserves 8019, 7100, 29531 and 43531. The</p> | <p>aesthetic functions.</p> <p>6. Not accepted. The report outlines that less clearing is required for building envelopes and building Protection zones.</p> <p>7. Noted.</p> | <p>5. And 6 Noted<br/>As the existing required protection areas and fuel reduction is not in place the future impact should be considered with this in mind</p> <p>This impact was considered and the use of shared building envelopes and higher levels of AS3959 have been utilised to reduce this impact It is however still likely to have a visual impact.</p> |                        |



## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission  | Proponent Comment   | Officer Comment | Council Recommendation |
|-----|---------------------------|--|---|-----------------|------------------------|
|     |                           | <p>National Park and those Reserves hold an abundance of native flora and fauna, habitat, birdlife and ecosystems of global significance. The proponent, in their submission at 6.2 (para 6) suggests that the fauna from the National Park 'could access the site'. In fact, the fauna (and birdlife) roam through the whole of Zone 5 at will.</p> <p>8. The proponents suggest that the species in the area are relatively small and so are unlikely to be significantly impacted on by the addition of six dwellings. If the species are so small, then I would suggest that they will be significantly impacted by the clearing of such large areas of native vegetation. This will have a great impact on the territorial habits of the fauna and birdlife; their habitats and ecosystems. These are ecosystems with high biodiversity values and need protecting.</p> | <p>8. Unclear.</p> <p>9. SRZ No. 5 being privately owned Special Rural zoned land is already removed from the conservation estate. The area, being surrounded on two sides by much more intensive residential development will always be compromised in its environmental function. The proposal meets this context by making provision for development whilst applying continued fire protection and clearing controls to minimise overall impacts and improve fire safety.</p> <p>10. SRZ No. 5 being privately owned Special Rural zoned land is already removed from the conservation estate. The area, being surrounded on two sides by much more intensive residential development will always be compromised in its environmental function. The proposal meets this context by making provision for development whilst applying continued fire</p> | Noted           |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission   | Proponent Comment   | Officer Comment   | Council Recommendation |
|-----|---------------------------|---|---|---|------------------------|
|     |                           | <p>9. In terms of natural remnant vegetation, zone 5 plays an important role as it acts as an essential corridor to preserve habitats for flora and fauna and maintain biodiversity. To quote from planning principle 4.2 in the Albany Local Planning Strategy, 'The decline of species is often caused by fragmentation or isolation of habitats.</p> <p>10. The most important vegetation linkages connect areas of high conservation value such as national parks and reserves.' One could not find a more obvious example of an important linkage, Zone 5 beings surrounded by Torndirrup National Park and Crown Reserves 43477, 8019, 7100, 29531 and 43531.</p> <p>11. I am advised by the DEC that they have concerns regarding the clearing of vegetation linkages, particularly any clearing on existing lots 5 and 7 which will compromise the fauna linkages form the National Park through to the</p> | <p>protection and clearing controls to minimise overall impacts and improve fire safety.</p> <p>Noted. See 9. above.<br/> 11. Noted. See 9. above.<br/> 12. Demand and viability are not valid planning rationales. Examples mentioned are for Special Residential (smaller) lots with significantly different characteristics to the lots included within Amendment No. 239.<br/> 13. Agreed. This is not a reason in itself but is a valid consideration given this context ensures lesser environmental and amenity impact than were the area dominated by larger lots and given an appropriate level of infrastructure servicing already exists.<br/> 14. Not relevant.<br/> 15. Not relevant.<br/> 16. Noted. Temporary and transient impacts are possible from a number of other activities that may be</p> | <p>10 and 11 Noted, Staff have discussed this matter with the DEC and modifications are being proposed to ensure the retention of some of these linkages.</p> |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission  | Proponent Comment   | Officer Comment                       | Council Recommendation |
|-----|---------------------------|--|---|---------------------------------------|------------------------|
|     |                           | <p>Karri Forest, Lake Vancouver and Vancouver Peninsula. I share those concerns.</p> <p>12. There is no demand for this type of life-style block in the area. The Hayn Road subdivision some two to three years ago seems to be for eight blocks of 6001 square metres - all appear to be unsold. The La Perouse Court subdivision about five years ago seems to be for at least nine blocks around 2,000 square metres six appear to be unsold. The La Peruse Road subdivision over five years ago was for 10 blocks of about 4,000 square metres - seven appear unsold.</p> <p>13. The fact that the locality is dominated by lots a third to a fifth smaller than that prevailing in Zone 5 is not a valid reason for intensification.</p> <p>14. Six of the eleven owners, 55% of blocks directly affected in McBride Road are not involved in the subdivision. As they've all been advised of the</p> | <p>undertaken within the area but these are also possible from a number of other activities that may be undertaken within the area regardless of the proposal.</p> <p>17. Not accepted. Given the approved Hayn Road Special Residential lots &amp; Tourist Development (chalet) site, McBride Road will accommodate something in the order of 31 dwelling units of traffic.</p> <p>The potential additional 6 lots resulting from this proposal is less than 20% - well within the capability of the road.</p> <p>18. See 17. above.</p> <p>19. Not accepted. A small increase in lot numbers (6) in the context of the level of development and population in the Goode Beach locality would be difficult to measure.</p> <p>20. See 19. above.</p> <p>21. See 19. above.</p> <p>22. See 19. above.</p> <p>23. Inaccurate. The proposed fire protection</p> | <p>12 to 14 the comment are noted</p> |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission   | Proponent Comment  | Officer Comment   | Council Recommendation |
|-----|---------------------------|---|--|---|------------------------|
|     |                           | <p>monetary gains to be had from subdivision one can conclude that all prefer the retreat lifestyle above monetary gain.</p> <p>15. The proponent claims that five of those not involved in the process do not object to the proposal but as the proposal was put in a mercenary fashion one wonders whether the long term impacts were considered at the time they are said not to have objected.</p> <p>16. The peace and quiet and tranquillity within the area is unsurpassed and on many days one can hear the waves break on Goode &amp; Cable Beaches, several kilometres away. The subdivision, clearing and building of 6 house, hazard and protection zones, and many outbuildings will create excessive and prolonged noise from Bobcats, Bulldozers (particularly as they reverse and a very loud safety beeper comes on) and Contractors (most of whom want to share their CDs and</p> | <p>measures actually improve the fire safety of the subject and surrounding land.</p> <p>24. Not accepted. The existing context of the area, existing support, existing lot size and approved development in the area, ability to improve fire safety, make this area and proposal a positive.</p> <p>Impacts will be minor and controlled. Given the location of development of Lot 3</p> | <p>15 Comment is noted the support for the proposal is formally assessed as part public consultation phase of the amendment process.</p> <p>16. it is likely that there will be a marginal increase in the impact on the amenity of the surrounding lots.</p> |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission  | Proponent Comment | Officer Comment   | Council Recommendation |
|-----|---------------------------|--|-------------------|---|------------------------|
|     |                           | <p>Radio with the whole neighbourhood).</p> <p>17. It will also create a much heavier traffic flow and thus more traffic noise on Vancouver Road, Austin Road and McBride Road and will increase the danger of traffic accidents due to the layouts of Austin and McBride Roads.</p> <p>18. Subsequent to any subdivision and building there is likely to be at least a 50% increase in traffic flows and traffic noise along McBride Road with unwelcome ramifications for the residents of Austin Road, particularly when traffic flows downhill to Vancouver Road and it is easy to exceed the speed limit of 60 kph.</p> <p>19. There is also likely to be at least a 50% increase in population noise from lawnmowers, chainsaws, farm bikes, trail bikes (including more riding illegally in the National Park), machinery, music and from barking dogs.</p> |                   | <p>17 and 18 The change in traffic at a full built out scenario is likely to increase from a current planned 96 vehicle movements a day to 144 vehicle movements a day (variable of 8 vehicle movements a day per lot is used in the calculation).</p> <p>19 to 24. It is likely that there will be a marginal increase in the impact on the amenity of the surrounding lots.</p> |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission   | Proponent Comment | Officer Comment   | Council Recommendation |
|-----|---------------------------|---|-------------------|---|------------------------|
|     |                           | <p>20. More dogs in the area will also lead to more dogs attacking fauna in the Torndirrup Nation Park and on Reserves.</p> <p>21. There will also be a large increase in population pollution from wood fires and burning of firebreaks and garden refuse together with landscape pollution from the roofs of many more buildings.</p> <p>22. There is Banksia dieback in the zone which will be spread as a result of the considerable increase in traffic flow arising from the subdivision.</p> <p>23. There will be an increase in fire danger for the area, particularly for the lots south of McBride Road, despite the fire control measures suggested. It is a confirmed fact that besides lightning, fires are caused by people.</p> <p>24. Having majority landowner support and support for controlled intensification within the Albany Local Planning Strategy are insufficient</p> |                   | <p>In general Although the concerns raised are generally valid, the impact is not considered that much more adverse especially viewed in the context of the broader area that includes the adjoining special residential area and the likely impact that this will have once developed.</p> |                        |

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter                            | Summary of Submission   | Proponent Comment   | Officer Comment   | Council Recommendation  |
|-----|--|---|---|---|-------------------------|
|     |  | <p>reasons to jeopardise the biodiversity and tranquillity of the area. Having peace and quiet and tranquillity as an environment to live in is hard to find and is why people moved to this area to live in the first place. The subdivision is an exercise for monetary gain at the expense of destroying this environment.</p> <p>I trust my opinion will be considered, and the Councillors of the City of Albany have the opportunity to appreciate this amazing location for what it is, and reaffirm that stance by upholding my objections and rejecting the application for planning scheme amendment.</p> |   |   |                         |
| 6   | Roy Frederick Machin<br>Rositer Road<br>,Goode Beach | <ol style="list-style-type: none"> <li>1. Raised a matter regarding the plans not showing recently completed houses.</li> <li>2. Concerns were also raised about possible storm water and drainage (associated with the lots on Rositer Road) impacts on proposed lots 10 and 11.</li> </ol>  | <ol style="list-style-type: none"> <li>1. Correct. The existing residential lots, for the purposes of forward planning, are assumed developed with residential dwellings. P3-5. Noted. At the time of subdivision, council will require the construction and drainage of the Lot 11 access and strategic fire break. Whilst at the time of</li> </ol> | <ol style="list-style-type: none"> <li>1. The existing residential lots, for the purposes of forward planning, are assumed developed With residential dwellings.</li> <li>2. Appropriate Storm Drainage infrastructure</li> </ol> | The submission is noted |

## SCHEDULE OF SUBMISSIONS

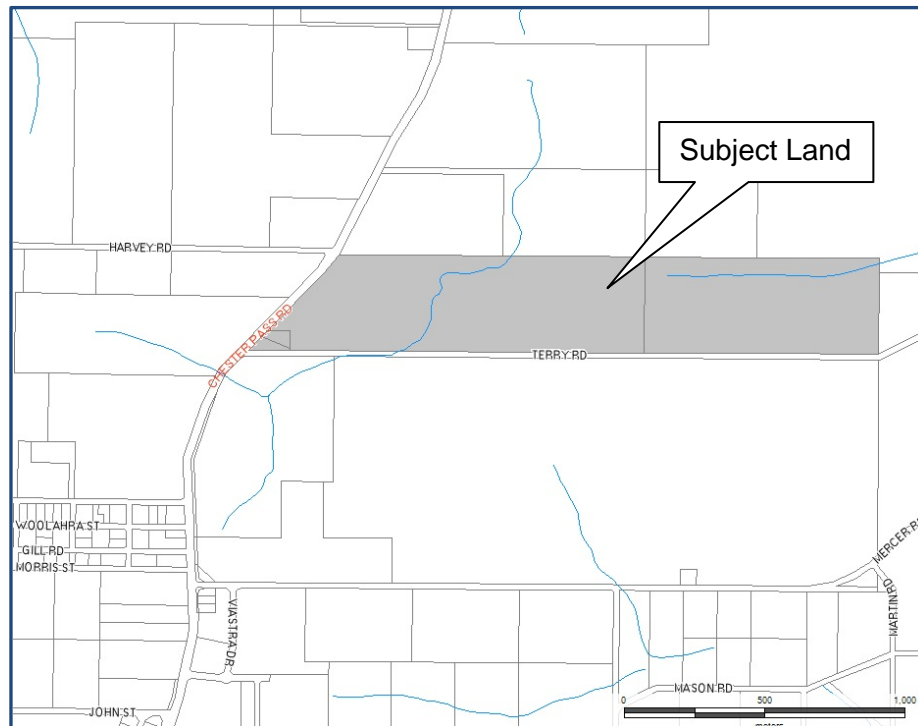
| No. | Name/Address of Submitter | Summary of Submission   | Proponent Comment  | Officer Comment  | Council Recommendation |
|-----|---------------------------|---|--|--|------------------------|
|     |                           | <p>please refer to the submission for more detail.</p> <p>.</p> | <p>development on Lot 11, council will require stormwater drainage buildings and impermeable surfaces.</p> | <p>will be required as a condition of subdivision all pre development flows will have to be taken into consideration in the design of the stormwater system.</p> |                        |
| 12  |                           | •   | •  |  |                        |



**2.4: FINAL OF AMENDMENT – LOTS 5498 AND 4925 TERRY ROAD  
AND LOTS 1 (308) AND 2 (314) CHESTER PASS ROAD, WALMSLEY**

|                               |   |
|-------------------------------|---|
| <b>Land Description</b>       | : Lots 5498 and 4925 Terry Road and Lots 1 (308) and 2 (314) Chester Pass Road, Walmsley  |
| <b>Proponent</b>              | : Ayton Baesjou Planning  |
| <b>Owner/s</b>                | : Cammit Pty Ltd ATF The Giumelli Family Trust; G & S Davies; P List; L & W Spinks; G Grayson; and R & P Weir                                 |
| <b>Business Entity Name</b>   | : N/A   |
| <b>Attachment(s)</b>          | : Schedule of submissions<br>: Copy of DPI advice from May 2007   |
| <b>Councillor Workstation</b> | : Copy of OCM 19/06/07 – Item 11.3.6 (SAR 116)<br>: Copy of OCM 16/08/11 – Item 2.1<br>: Amendment Document (AMD298)<br>: Copy of submissions |
| <b>Responsible Officer(s)</b> | : Acting Executive Director – Planning and Development Services (S Lenton)  |

**Maps and Diagrams:**



**IN BRIEF**

- Consider the submissions received from the public consultation period and determine whether to grant final approval to the proposed scheme amendment to rezone Lots 5498 and 4925 Terry Road and Lots 1 (308) and 2 (314) Chester Pass Road, Walmsley from the 'Rural' zone to the 'Residential Development' zone.

**ITEM 2.4: RESOLUTION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR ATTWELL**

**SECONDED: COUNCILLOR DUFTY**

**THAT Council:**

- 1) In pursuance of section 75 of the *Planning and Development Act 2005* and *Regulation 17(2) of the Town Planning Regulations 1967* **FINALLY ADOPTS WITH MODIFICATIONS** Amendment No. 298 to Town Planning Scheme No. 3 for the purposes of:
  - i) Rezoning Lots 4925 and 5498 Terry Road and Lots 1 (308) and 2 (314) Chester Pass Road, Walmsley from the 'Rural' zone to 'Residential Development' zone; and
  - ii) Amending the Scheme Maps accordingly.
- 2) **NOTES** the staff recommendations within the attached Schedule of Submissions and **ENDORSES** those recommendations.

**CARRIED 12-1**

**Record of Vote**

Against the Motion: Councillor Bostock

**BACKGROUND**

1. Amendment 298 proposes to amend Town Planning Scheme (TPS) No. 3 by rezoning Lots 5498 and 4925 Terry Road and Lots 1 (308) and 2 (314) Chester Pass Road, Walmsley from the 'Rural' zone to the 'Residential Development' zone.
2. A Scheme Amendment Request (SAR 116) for Lot 5498 Terry Road was considered at the Ordinary Council Meeting on 19 August 2007 and it was resolved:

*"THAT, subject, but not limited to, the following matters being addressed subject to the satisfaction of Council:*

- i) A clearly defined zoning boundary (including the possible inclusion of the two triangular lots to the southwest) being adopted and justified;*
- ii) A land capability assessment;*
- iii) Outline development planning, in the form of a conceptual district structure plan showing both the land's connection to the existing urban front (including its relationship with Chester Pass Road), and constraints and opportunities including possible surrounding land use conflicts;*
- iv) Identification of servicing needs and infrastructure requirements to accommodate future subdivision; and*
- v) An Integrated Water Management Plan being prepared across the whole site prior to subdivision to ensure that water sensitive design principles are adhered to.*
- vi) An overall nutrient and drainage management plan being prepared to demonstrate how nutrients and stormwater will be managed on-site.*
- vii) A foreshore management plan being prepared to ensure the protection of the existing creek line.*
- viii) The remnant vegetation being retained and incorporated into Public Open Space where required.*

*Council advises that it is prepared to entertain the submission of a formal application for rezoning Lot 5498 Terry Road, Walmsley from the 'Rural' zone to the 'Residential Development' zone."*

3. The above matters were broadly addressed in the scheme amendment document as follows:
  - A clearly defined zoning boundary was identified, including the two lots within the south-west corner of the subject land, as mentioned above.
  - A land capability and geotechnical report was appended to the amendment document to inform the opportunities and constraints plan.
  - A conceptual district structure plan was prepared in the form of an opportunities and constraints plan showing the land's connection to the existing urban front, including its relationship with Chester Pass Road.
  - The amendment document was identified that the land can be serviced with reticulated water and sewer, power and telecommunications.
  - A preliminary water management was included within land capability and geotechnical report.
  - A preliminary nutrient management plan was included within the land capability and geotechnical report.
  - The opportunities and constraints plan identified the need to protect the creek line through stock proof fencing, revegetation and reservation.
  - Vegetation was identified for retention on the opportunities and constraints plan.
4. Staff were satisfied with the level of information received for this stage of the planning process. At the detailed outline development plan stage, several studies would need to accompany the proposal inclusive of a traffic report, foreshore management plan and local water management strategy.
5. The amendment was considered for initiation at the Ordinary Council Meeting on 16 August 2011 and it was resolved:

*"THAT Council in pursuance of Section 75 of the Planning and Development Act 2005 and Regulation 17(2) of the Town Planning Regulations 1967 resolves to INITIATE Amendment No. 298 to Town Planning Scheme No. 3 without modifications by:*

  - i. *Rezoning Lots 1, 2, 4925 & 5498 Terry Road, Walmsley from the 'Rural' zone to 'Residential Development' zone."*
6. Council is now required to consider the submissions received from the public consultation period and determine whether to grant final approval to the proposed scheme amendment.

**DISCUSSION**

7. The subject lots cover an area of approximately 71.1ha and lie to the east of Chester Pass Road, approximately 4.8km north of Albany town centre. The land is generally flat from Chester Pass Road eastward, until it reaches a drainage line running across Lot 5498 in a south-west to north-easterly direction, where it begins to slope upward to the east, before briefly levelling out and dropping gently back toward a drainage line along the northern edge of Lot 4925. Much of the land has been cleared for pasture, although some vegetation remains on Lots 1, 2 and along the boundaries of Lot 5498. Lot 5498 is also traversed by a shelter belt, roughly adjacent to the drainage line, and stands of parkland cleared vegetation are located in the south-eastern corner of Lot 5498 and close to the northern end of Lot 4925's eastern boundary. Two dams lie within the north-west quarter of Lot 5498, one large and one small, while smaller dams are also found at the eastern end of Lot 5498 and the western end of Lot 4925. Land uses are of a rural residential nature on Lots 1 and 2, each occupied by a dwelling and associated outbuildings, while Lots 5498 and 4925 are predominantly used for rural residential purposes, with some limited grazing activity. A dwelling and associated outbuildings stand close to the mid-point along the southern boundary of Lot 5498 and a dwelling and associated outbuildings also stand close to the southern boundary of Lot 4925, near its western end.
8. The surrounding land is primarily covered by the 'Rural' zoning, although Lot 10 Chester Pass Road, on the southern side of Terry Road is covered by the 'Service Industry' and 'Landscape Protection' zones, while Lot 4925 is bounded to the north by an area of 'Parks and Recreation' Reserve and to the east by a 'Public Purposes' Reserve.
9. The area has been identified as being suitable for 'Future Urban' development in the Albany Local Planning Strategy (ALPS) and given a Priority 3 designation on Map 9B. This has been largely influenced by the relatively flat topography and unconstrained nature of the land and its proximity to a major road. Priority 3 areas are described in the ALPS as follows:  
  
*"Priority 3 areas are logical extensions of the Priority 2 locations and/or existing urban areas and include parts of McKail, Gledhow, Warrenup, Walmsley and Big Grove. Priority 3 areas are expected to be rezoned with local structure planning undertaken in the near future. These areas are capable of producing lots within the medium-term."*
10. In addition to the designation of the land within the ALPS as 'Future Urban', the proposal also needs to be assessed against the specific strategic objectives and aims set out in Sections 8.3.1 and 8.3.2 of the ALPS text, which promote urban lot consolidation and staged incremental development.
11. The subject land is situated approximately 700m to the north of the existing urban front, which currently lies to the south of Mercer Road (St Ives Village and the Catalina Central development). The land to the south of the subject land, which includes a mixture of industrial and rural zoned land, is not part of the amendment proposal. Land to the west of the subject land between Henry Street and to the south of Harvey Road has previously been rezoned to 'Residential Development'.

12. The rezoning of the land to 'Residential Development' could be considered premature on the basis that the land is separated from the urban front, and does not include that land south of the subject land. It is also noted that there is continued expansion of Albany's suburbs in Bayonet Head, Yakamia, Little Grove, Big Grove, Lange and Gledhow which are expected to meet the majority of the demand for an increase of approximately 7,000 residents to the City within the next 10 years (based on current growth rates of 1.6% per annum). Beyond this timeframe it is expected that land to the north of Mercer Road, including the locality of Walmsley, will be required for residential expansion.
13. In 2007 when Council considered the Scheme Amendment Request proposal, the Department of Planning provided the following advice:
- "The site may be restricted in its use as residential land due to the close location to the existing rural and tourism activities, such as the strawberry farm and winery to the north that may need buffers from residential development due to spraying and other farm practices, and the current industrial zoning to the south. Detailed planning for the area may indicate the retention of these rural and tourism assets as the best option.*
- As such the proposal to have residential development in this area via the proposed Residential Development zone is very premature and should not be considered until much further down the line when that area including the strawberry farm and winery have fully comprehensive planning strategies developed for the area."*
14. The proposal would not play a significant role in meeting the short to medium term residential expansion requirements of the City, and if Council were not minded to support the amendment at this time, there would be no significant planning loss incurred.
15. The proposal seeks to rezone the land to 'Residential Development' and not 'Residential', which requires the preparation of a comprehensive Outline Development Plan before subdivision and or development can be considered. In this regard Clause 5.5 of Town Planning Scheme No. 3 requires an outline development plan to be undertaken over those areas contained within the Residential Development zone, *together with other areas determined by Council having regard to:*
- c) land holdings adjacent to or in the vicinity of the subject land.*
16. Any outline development plan for the subject land would need to include detailed planning over all of the land to the south, to tie in within the existing urban front and promote a coordinated approach to planning as advocated in the ALPS (the Department of Planning would also provide guidance on the land to be included in such a plan). This has been acknowledged in the amendment document.
17. In the interim period the land could continue to be utilised for its current use (grazing), with a zoning designation that reinforces and protects its future use for fully serviced urban development.

18. The opportunities and constraints plan contained in the amendment is consistent with Council's draft road hierarchy plan, as identified in the City's Local Planning Policy No. 1, being its Conceptual District Structure Plan, as the main north-south and east-west road connections have been identified. The land capability report has also identified that the land is capable of accommodating fully serviced residential development in the future.
19. Whilst the amendment may be considered premature given its distance from the urban front and the likelihood that residential growth within this area is unlikely to eventuate within the next 5 to 10 years, it does reinforce the future urban designation with the ALPS, providing adequate protection from inappropriate land uses in the intervening period which may compromise the future planning of the locality. The environmental investigations contained within the land capability report have identified that at this stage of the planning process the land can support fully serviced residential development into the future. As per Clause 5.5 of Town Planning Scheme No. 3, no development or subdivision can proceed unless a comprehensive Outline Development Plan is prepared, and in this case it would be essential that such a plan incorporate the land holding to the south to promote a coordinated outcome.
20. Although the proposal may be considered somewhat premature at this time, the requirement for an Outline Development Plan would preclude the subdivision and development of the subject lots in isolation. Final adoption is therefore recommended.

#### **GOVERNMENT CONSULTATION**

21. The Amendment was referred to WA Gas Networks (WestNet Energy), Telstra, Water Corporation, Western Power, Department of Agriculture and Food WA, Department of Water, Department of Environment and Conservation, Department of Education, Fire and Emergency Services Authority and Main Roads WA for assessment and comment. Responses were received from Telstra, Water Corporation, Western Power, Department of Agriculture and Food WA, Department of Water, Department of Environment and Conservation, Department of Education, Fire and Emergency Services Authority and Main Roads WA and are summarised in the attached Schedule of Submissions.

#### **PUBLIC CONSULTATION / ENGAGEMENT**

22. The Amendment was advertised in accordance with the requirements of the *Town Planning Regulations 1967* from 15 December 2011 to 26 January 2012 by placement of a sign on-site, direct referral to affected and adjoining/nearby landowners and advertisement in the local newspaper.
23. A total of eleven written submissions were received as attached. The submissions received are summarised and discussed with a recommendation for each submission in the attached Schedule of Submissions.

## STATUTORY IMPLICATIONS

24. All scheme amendments undergo a statutory process in accordance with the *Planning and Development Act 2005* and *Town Planning Regulations 1967*. Council's decision on the final approval of the amendment requires endorsement by the WAPC and the approval of the Minister for Planning.

## STRATEGIC IMPLICATIONS

25. Council's decision on the Scheme Amendment should be consistent with the objectives of the ALPS as the principal land use planning strategy for the City.

26. Section 8.3.1 – *Strategic Settlement Direction* sets the following Strategic Objective:

*“Facilitate and manage sustainable settlement growth for the urban area in the City of Albany”.*

This objective is supported by a set of aims that have been devised to contain the spread of fragmented urban and rural living areas in the City. They are as follows:

- *Providing for growth in urban areas, rural townsites and rural living areas as designated in ALPS.*
- *Minimising the development footprint on the landscape to help protect biodiversity and the environment.*
- *Promoting energy conservation.*
- *Providing greater housing choice.*
- *Minimising journey length from home to work/school/services and encouraging the use of public transport, cycling and walking.*
- *Reducing government expenditure on servicing current and future populations.*

27. Section 8.3.2 – *Urban Lot Consolidation and Staged Incremental Development* sets the following Strategic Objective:

*“Support the consolidation of serviced urban areas and facilitate staged fully-serviced incremental-development nodes.”*

The draft ALPS states that *“the benefits of incrementally-staged urban development are that it will:*

- *Establish a more sustainable urban form by minimising the development footprint and better protecting the environment.*
- *Manage growth to make it continuous, minimising urban sprawl or creation of disjointed communities.*
- *Retain agricultural land for productive uses.*
- *Maximise the use of existing infrastructure, services and facilities.*
- *Minimise distances and travel time between homes and education, retail, community and recreation services.*
- *Retain the current high levels of accessibility to the Albany City Centre.*
- *Promote greater participation in public and alternate transport options.*

*The ALPS supports incrementally-staged urban expansion based on comprehensive precinct and structure planning. The progressive development of the Future Urban areas has been classified into five Development Priority stages. The extent to which Future Urban areas are developed within the lifetime of the ALPS will be determined largely by population growth, employment opportunities, availability of infrastructure to service growth and the ability of the development and housing industry to satisfy market demand.*

*Priority 3 areas are logical extensions of the Priority 2 locations and/or existing urban areas and include parts of McKail, Gledhow, Warrenup, Walmsley and Big Grove. Priority 3 areas are expected to be rezoned with local structure planning undertaken in the near future. These areas are capable of producing lots within the medium-term”.*

28. The rezoning proposal in itself does not promote sustainable consolidated settlement growth, as identified in Section 8.3.1 and 8.3.2 of the ALPS, however the subsequent Outline Development Plan prepared over the land and the surrounding locality would need to be prepared taking the above matters into account to ensure a coordinated development. The staging of the subdivision and how it relates and integrates with the urban front would need to be addressed in such a plan.
29. This item relates to the following elements from the City of Albany Strategic Plan (2011-2021):

**Key Focus Area:**

*Sustainability and Development*

**Community Priority**

*Single Town Planning Scheme*

**Proposed Strategies**

- *Provide greater flexibility in housing options so there is greater property diversity.*
- *Provide definitions of the type and location of future residential housing.*
- *Protect natural reserves.*
- *Develop strategies to retain prime agricultural land.*

**POLICY IMPLICATIONS**

30. Council is required to have regard to any Western Australian Planning Commission Statements of Planning Policy (SPP) that apply to the scheme amendment. Any amendment to the Town Planning Scheme will be assessed by the Western Australian Planning Commission to ensure consistency with the following State and Regional Policies.
31. **SPP 1 – State Planning Framework**

The Policy establishes state-wide key land use planning principles and informs the Commission, Local Government and others involved in the planning process in relation to sustainable land use and development across the State. It is designed to ensure there is coordination and integrated decision-making across all spheres of planning.



To be consistent with SPP1, the future Outline Development Plan would specifically need to focus on:

- assisting in the conservation and management of natural resources, including air quality, energy, waterways and water quality, land, agriculture and minerals, to support both environmental quality and sustainable development over the long term;
- preventing environmental problems which might arise as a result of siting incompatible land uses close together through the use of appropriate separation buffers;
- integrating land use and transport planning and promoting patterns of land use which reduce the need for transport; and
- protecting agricultural land resources from inappropriate uses through the use of appropriate separation buffers.

**32. SPP 3 – Urban Growth and Settlement**

SPP 3 sets out the key principles and planning considerations that apply to planning for urban growth and expansion of settlements in the State.

To be consistent with SPP3, the future Outline Development Plan would specifically need to focus on:

- promoting the development of a sustainable and liveable neighbourhood form which reduces energy, water and travel demand whilst ensuring safe and convenient access to employment and services by all modes; and
- coordinating new development with the efficient, economic and timely provision of infrastructure and services.

**RISK IDENTIFICATION & MITIGATION**

33. The risk identification and categorisation relies on the City's Risk Management Framework.

| <b>Risk</b>   | <b>Likelihood</b> | <b>Consequence</b> | <b>Risk Analysis</b> | <b>Mitigation</b>   |
|---|-------------------|--------------------|----------------------|---|
| The proposal may generate land use conflict (through noise and spray drift) due to an existing strawberry farm immediately to the north of the subject land.                              | Possible          | Medium             | High                 | Provision of an appropriate vegetated buffer within any future local structure plan and placement of notifications on titles at the time of subdivision to advise prospective purchasers of the operations of the strawberry farm.  |
| Support for the rezoning proposal may give a false impression that the land can be developed in isolation, rather than as a collective whole, for fully serviced residential development. | Likely            | Medium             | Medium               | Amendment document to identify that a comprehensive Outline Development Plan, including land to the south of the subject land, would need to be prepared prior to any subdivision or development being considered on the site. Council has the power under Clause 5.5 of Town Planning Scheme No. 3 to determine the boundary to which an Outline Development Plan applies. |

**FINANCIAL IMPLICATIONS**

34. The prescribed planning fee of \$3500 has been received and staff have processed the application within existing budget lines.
35. Should Council support the Scheme Amendment, the property owners would be responsible for lodging an application for subdivision and extending services to the subject land at their own cost. The City of Albany will be liable for contributions to the upgrade and expansion of the local road and stormwater drainage networks, and the provision of services, such as the ongoing maintenance of public open space and collection of household refuse.

## **LEGAL IMPLICATIONS**

36. Section 75 of the *Planning Development Act 2005* allows Council to pass a resolution to amend its Town Planning Scheme.
37. Regulation 17(2)(a) of the *Town Planning Regulations 1967* allows Council to pass a resolution that the Scheme be adopted with or without modification.

## **ALTERNATE OPTIONS**

38. Council has the following options in relation to this item, which are:
- To adopt the Scheme Amendment without modifications;
  - To adopt the Scheme Amendment with modifications as per staff's recommendation; or
  - To resolve not to adopt the Scheme Amendment and advise the WAPC of the reasons for not doing so.
39. If Council believes the amendment is premature, the following alternate motion could be put by a Council member:

THAT Council:

- 1) In pursuance of section 75 of the *Planning and Development Act 2005* and *Regulation 17(2)* of the *Town Planning Regulations 1967* resolves NOT TO ADOPT Amendment No. 298 to Town Planning Scheme No. 3 for the purposes of:
  - i. Rezoning Lots 4925 and 5498 Terry Road and Lots 1 (308) and 2 (314) Chester Pass Road, Walmsley from the 'Rural' zone to 'Residential Development' zone; and
  - ii. Amending the Scheme Maps accordingly.
- 2) ADVISES the Western Australian Planning Commission that it does not wish to finally adopt the amendment primarily on the basis that the proposed amendment is premature given the considerable distance of the land from the existing urban front and that there is an abundance of other land already identified to meet the short to medium residential expansion needs of the City.

## **SUMMARY CONCLUSION**

40. The subject land is identified on Map 9B of the ALPS for 'Future Urban' development. The amendment seeks to rezone the land to the 'Residential Development' zone, which requires the preparation of an Outline Development Plan to the satisfaction of Council and the Western Australian Planning Commission before any subdivision or development can take place. Council has full control as to the boundaries of such a plan, which would need to include land to the south to Mercer Road, ensuring the development of the land is part of a larger coordinated precinct.

41. Although the proposal may be considered somewhat premature at this time, the requirement for an Outline Development Plan would preclude the subdivision and development of the subject lots in isolation. Final adoption is therefore recommended.

|                                   |  |
|-----------------------------------|--|
| <b>Consulted References</b>       | WA Planning Commission (WAPC) Statements of Planning Policy (SPP's) SPP1 & SPP 3 |
| <b>File Number (Name of Ward)</b> | AMD298 (Yakamia Ward)  |
| <b>Previous References</b>        | OCM 19/06/07 – Item 11.3.6 (SAR 116)   |

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3  
AMENDMENT No. 298  
SCHEDULE OF SUBMISSIONS**

| <b>No.</b> | <b>Name/Address of Submitter</b>   | <b>Summary of Submission</b>  | <b>Officer Comment</b>  | <b>Staff Recommendation</b> |
|------------|--|---|---|-----------------------------|
| 1          | Environmental Protection Authority<br>Locked Bag 33<br>Cloisters Square<br>PERTH WA 6850 | <p>The Environmental Protection Authority (EPA) has determined that the proposed scheme amendment should not be assessed under Part IV Division 3 of the <i>Environmental Protection Act 1986</i> (EP Act), but nevertheless provides the following advice and recommendations:</p> <p><b>1. Environmental Issues</b></p> <ul style="list-style-type: none"> <li>• Native Vegetation</li> <li>• Water Quality and Quantity</li> </ul> <p><b>2. Advice and recommendations regarding Environmental Issues</b></p> <p><b>Native Vegetation</b></p> <p>The EPA is aware that three vegetation units border the subject area, namely:</p> <p>Unit 12 Jarrah/Marri/Sheoak Laterite Forest;<br/>Unit 13 Jarrah/Sheoak/Eucalyptus staeri Sandy Woodland; and<br/>Unit 39 Pericalymma spongiocaule Low Heath</p> <p>The first two units are relatively widespread</p> | <p>Appropriate revegetation buffer areas would be incorporated into any future local structure plan over the subject land.</p> <p>A foreshore management plan would be required at the time of subdivision.</p> | The submission is noted.    |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address<br>Submitter | of | Summary of Submission  | Officer Comment | Staff<br>Recommendation |
|-----|---------------------------|----|--|-----------------|-------------------------|
|     |                           |    | <p>within the region, however Unit 39 is much more restricted in its distribution within the Albany Regional Vegetation Survey 2010 study area and is currently under consideration for its significance. This vegetation unit immediately abuts the subject land in the north-east corner. The EPA recommends that consideration is required to establish a revegetation buffer within the subject land to provide protection for this down-slope community. Furthermore, to prevent undue threats to Unit 39, it is the EPA's recommendation that the stormwater runoff, including runoff from severe flood events, be restricted from entering the north-east sector of the subject land.</p> <p><b>Water Quality and Quantity</b></p> <p>A tributary that run into the King River transverses the subject land. The EPA recommends that a foreshore management plan be developed as part of the planning stage to ensure the adequate protection of this existing creek line and to protect the water quality and quantity that enters the King River.</p> |                 |                         |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter   | Summary of Submission  | Officer Comment | Staff Recommendation     |
|-----|---|--|-----------------|--------------------------|
| 2   | Telstra – Forecasting & Area Planning – South Western Access<br>Team Manager – Forecasting Network & Technology<br>Locked Bag 2525<br>PERTH WA 6001 | No objections.   | Nil.            | The submission is noted. |
| 3   | Water Corporation<br>PO Box 915<br>ALBANY WA 6331   | <p>Although the Water Corporation has water and wastewater planning to serve this land with water services, these lots are remote from the development front and may be considered to be a pioneer development. Subdivision of this land will require connection to the existing reticulated water and wastewater schemes. Developers should liaise with the Water Corporation at the preliminary structure planning stage of any development to determine the Corporation's requirements.</p> <p><b><u>Water</u></b></p> <p>The 200mm diameter water main in Chester Pass Road fronting this development does not have sufficient capacity to provide water services to the full development of these</p> | Nil.            | The submission is noted. |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address<br>Submitter | of | Summary of Submission  | Officer Comment | Staff<br>Recommendation |
|-----|---------------------------|----|--|-----------------|-------------------------|
|     |                           |    | <p>lots. The Water Corporation's Capital Investment Program currently has the upgrading of this main scheduled for December 2016. Development prior to this upgrade will require funding by the developer.</p> <p><b><u>Wastewater</u></b></p> <p>Prior to the development of these lots a significant amount of permanent wastewater infrastructure would be required (see attached wastewater planning diagram), which is not currently scheduled in the Water Corporation's Capital Investment Program. Initial development of this land may be commenced with the use of a temporary wastewater pump station pumping to an adequate discharge point to the south.</p> <p><b><u>Funding</u></b></p> <p>The principle followed by the Water Corporation for the funding of subdivision and development is one of 'user pays'. The developer is therefore expected to provide all reticulated water and sewerage and to</p> |                 |                         |



## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter   | Summary of Submission  | Officer Comment   | Staff Recommendation     |
|-----|---|--|---|--------------------------|
|     |   | contribute to necessary headworks. Additionally, the developer may be required to fund new works or the upgrading of existing works to provide for the increased demand resulting from the development.  |   |                          |
| 4   | Western Power<br>Locked Bag 2520<br>PERTH WA 6001                         | No objections. However, there are overhead powerlines and/or underground cables adjacent to, or traversing, the subject land.  | Nil.  | The submission is noted. |
| 5   | Department of Agriculture and Food<br>444 Albany Highway<br>ORANA WA 6330 | <p>While the Department of Agriculture and Food WA does not specifically object to the proposed rezoning of Lots 5498 and 4925 Terry Road and Lots 1 (308) and 2 (314) Chester Pass Road <b>strong concerns are raised</b> in regard to the potential for future land use conflict against the adjacent land currently used for intensive food production (the strawberry farm directly to the north of Lots 5498 and 4925).</p> <p>The Department acknowledges the comprehensive assessment and supporting documentation prepared by Ayton Baesjou Planning, although it does not address matters relating to buffers and setbacks between the adjacent rural land and Lots</p> | <p>An Agricultural Impact Assessment would be required to accompany any future structure plan prepared for the area. The structure plan would be required to incorporate appropriate landscaped buffers, based on the recommendations of the Agricultural Impact Assessment and consistent with the Environmental Protection Authority's guidelines for <i>Separation Distances between Industrial and Sensitive Land Uses</i>, in order to mitigate any potential land use conflict.</p> <p>Additionally, a notation would be provided on the structure plan</p> | The submission is noted. |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address<br>Submitter | of | Summary of Submission  | Officer Comment   | Staff<br>Recommendation |
|-----|---------------------------|----|--|---|-------------------------|
|     |                           |    | <p>5498 and 4925.</p> <p>While there are several examples across Australia and internationally where land used for intensive food production can co-exist near or within urban areas, although it can only be so with sufficient buffers, vegetation screening and setbacks in place to reduce potential land use conflict.</p> <p>It is therefore recommended by the Department that an Agricultural Impact Assessment (as presented in Appendix 3 of the State Planning Policy No. 2.5) is undertaken to ensure that sufficient buffers, etc. are taken into consideration.</p> <p>The Department also recommends that memorials/caveats are recorded for the proposed 'Residential Development' area, noting that the adjacent 'Rural' zoned land to the north is used for intensive agricultural purposes (i.e. irrigated annual horticulture for food production).</p> <p>It should be noted that any changed land use on rural land needs to include sufficient buffers, vegetation screening and/or</p> | <p>requiring memorials to be placed on the certificates of title of any future lots, advising that the adjacent 'Rural' zoned land to the north is used for intensive agricultural purposes (i.e. irrigated annual horticulture for food production). This would be implemented at the time of subdivision.</p> |                         |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter                                    | Summary of Submission  | Officer Comment   | Staff Recommendation              |
|-----|--|--|---|-----------------------------------|
|     |  | <p>setbacks on the re-zoned land to minimise land use conflict. To ensure that agricultural operations on land next to rezoned areas are not restricted, the Department recommends that minimum setbacks/buffers should be incorporated into the rezoned areas in accordance with the Environmental Protection Authority's guidelines for <i>Separation Distances between Industrial and Sensitive Land Uses</i>. These guidelines set out minimum separation distances for a range of agricultural activities including market gardens, orchards and dairies.</p> |   |                                   |
| 6   | <p>Department of Water<br/>PO Box 525<br/>ALBANY WA 6331</p> | <p><b>Waterways</b></p> <p>A minor non-perennial waterway traverses Lot 5498 and drains directly into the King River. This waterway is currently in a degraded condition. Through the development process, this waterway should be restored to provide ecological, social and passive recreation functions. A biophysical assessment should be conducted to determine the appropriate foreshore reserve. At subdivision stage a foreshore management plan should be prepared.</p>  | <p>A biophysical assessment would be undertaken at the structure planning stage to determine the final extent of the foreshore reserve. A foreshore management plan would be prepared at the time of subdivision.</p> | <p>The submissions are noted.</p> |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter   | Summary of Submission   | Officer Comment  | Staff Recommendation   |
|-----|---|---|--|--|
|     |   | <p><b>Stormwater Management</b></p> <p>A local water management strategy (LWMS) should be prepared and submitted with the outline development plan. The LWMS should be prepared in accordance with Department of Water guidelines.</p> <p><b>Land Capability</b></p> <p>More detailed information on the capability of the site to support the land use change is required. In particular, information is required on soils and groundwater.</p>                        |  |  |
| 7   | <p>Department of Environment and Conservation<br/>120 Albany Highway<br/>ALBANY WA 6330</p> | <p><b>1. General Comments and Locality Setting</b></p> <p>The proposed amendment involves minimal impacts upon native vegetation and is therefore consistent with the EPA and City of Albany preference to see further expansion of residential areas in and around Albany located on already cleared land. Any potentially adverse off-site impacts appear to be manageable through sound planning initially through the outline development plan and subsequently</p> | <p>The level of detail provided in the DEC's submission is acknowledged. However, as with other submissions, many of these specific issues would be dealt with through a future structure plan over the subject land, including:</p> <ul style="list-style-type: none"> <li>• The provision of appropriate revegetation buffer areas;</li> <li>• Initial stormwater drainage design (with detailed stormwater drainage design being undertaken at the</li> </ul> | <p>The submission is upheld in part.</p> <p><u>Modification required:</u></p> <p>The reference in Section 3.5.7 to a primary school site on Henry Street is deleted.</p> |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission  | Officer Comment  | Staff Recommendation |
|-----|---------------------------|--|--|----------------------|
|     |                           | <p>through eventual subdivision conditions.</p> <p>The subject land does not have potential to fulfil a significant connectivity conservation function <i>per se</i> through any requirement to revegetate <i>linkages</i> with uncleared lands outside the area, however there is a case for some 'boundary buffering' using revegetation in the NE sector of the subject land. The proponents already foreshadow the potential enhancement of two isolated areas of remnant native vegetation within the area.</p> <p><b>2. The tributary which crosses the property</b></p> <p>DEC is not able to comment on the water quality and management aspects of this tributary and advice will presumably have been sought by the City from the Department of Water on these matters.</p> <p><b>3. Proximity to uncleared Crown reserves</b></p> <p>The subject land lies adjacent to three Crown reserves (Attachment 1):</p> | <p>time of subdivision);</p> <ul style="list-style-type: none"> <li>• The protection and enhancement of remnant native vegetation;</li> <li>• The provision of a notation requiring memorials to be placed on the certificates of title of any future lots, advising that the adjacent 'Rural' zoned land to the north is used for intensive agricultural purposes (which would then be implemented at the time of subdivision); and</li> <li>• Application of the methodology contained within the Planning for <i>Bushfire Protection Guidelines – Edition 2</i>.</li> </ul> <p>It has also been confirmed with the Department of Education that the DEC are correct in noting that the school site referred to in Section 3.5.7 has been withdrawn.</p> |                      |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address<br>Submitter | of | Summary of Submission  | Officer Comment | Staff<br>Recommendation |
|-----|---------------------------|----|--|-----------------|-------------------------|
|     |                           |    | <p>Reserve 39532, <i>Gravel</i>, City of Albany (northern boundary);<br/> Reserve 329, <i>Recreation</i>, City of Albany (northern boundary and a small section of eastern boundary); and<br/> Reserve 27179, <i>Tertiary Education</i>, Minister for Education (eastern boundary).</p> <p>The former reserve has been almost totally cleared or partially rehabilitated following gravel extraction but retains an approximately 50-70m wide strip of uncleared vegetation along the common boundary with the subject land. The other two reserves are uncleared except for some boundary firebreaks or other sandy access tracks. They will be strongly supported by DEC to remain uncleared as they now form one of the last remaining large area of significant vegetation within the Albany peri-urban zone.</p> <p>Examination of the ARVS data indicates that three vegetation units border the subject land (Attachment 2):</p> <ul style="list-style-type: none"> <li>• Unit 12 Jarrah/Marri/Sheoak Laterite</li> </ul> |                 |                         |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission  | Officer Comment | Staff Recommendation |
|-----|---------------------------|--|-----------------|----------------------|
|     |                           | <p>Forest (identified by a grey/blue colour on Attachment 2);</p> <ul style="list-style-type: none"> <li>• Unit 13 Jarrah/Sheoak/<i>Eucalyptus staeri</i> Sandy Woodland (identified by a tan colour on Attachment 2); and</li> <li>• Unit 39 <i>Pericalymma spongiocaula</i> Low Heath (identified by a pink colour on Attachment 2)</li> </ul> <p>The first two units are relatively widespread in the study area but the third unit is much more restricted and may be distributed mainly within the ARVS area only. It contains two Priority Flora species and is currently being further assessed for its significance. It is susceptible to <i>Phytophthora</i> dieback and is fire sensitive. Although there is no clearly defined surface watercourse on Lot 4925, the unit is down-slope of the NE section of the subject land, hence may be at threat from any <i>Phytophthora</i> or other waterborne diseases or unnatural nutrient run-off originating in that part of the subject land.</p> <p>The vegetation within the two latter Crown reserves is classified as <i>Residual</i> which equates with <i>Very Good</i> to <i>Excellent</i> to</p> |                 |                      |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission   | Officer Comment | Staff Recommendation |
|-----|---------------------------|---|-----------------|----------------------|
|     |                           | <p><i>Pristine Condition</i> under the Keighery classification (Attachment 3). The strip of vegetation between the gravel reserve and the subject land is classified by the ARVS as <i>Transformed</i> (equating to <i>Degraded</i> through to <i>Good Condition</i>).</p> <p>In the context of the proposed scheme, the following factors may require consideration to the adjoining Crown land:</p> <ul style="list-style-type: none"> <li>• Any development of the subject land should be 'self-contained', with no runoff emissions permitted in the NE sector. Please note the comments below regarding stormwater management;</li> <li>• The <i>Pericalymma spongiocaula</i> Low Heath (Unit 39) which is under further consideration for its significance immediately abuts the subject lands in the NE corner. Consideration is required to establish a revegetated buffer within the subject land as additional protection for this down-slope community; and</li> <li>• The development should be fully self-contained with regard to fire protection, with increased lot sizes enabling greater building envelope setback distances and</li> </ul> |                 |                      |



## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission   | Officer Comment | Staff Recommendation |
|-----|---------------------------|---|-----------------|----------------------|
|     |                           | <p>with higher order bush fire hazard building standards mandatory so as to reduce any hazard separation zones that may otherwise impact upon <i>Residual</i> vegetation in the adjoining Crown Lands. The penultimate sentence of Section 3.5.6 should include reference to biodiversity as a goal as well as 'fire protection guidelines'.</p> <p><b>4. Remnant native vegetation</b></p> <p>The proponents have noted the presence of two areas of remnant native vegetation within the subject land. The potential significance of these is as follows:</p> <ul style="list-style-type: none"> <li>• A narrow triangular area is located towards the NE corner of Lot 4925. Examination of aerial photography clearly shows this area to be highly degraded and the ARVS does not record it even as <i>Transformed</i> native vegetation. However, it lies immediately adjacent to the south of the area discussed above where revegetation to create a protective buffer for buffering of the <i>Pericalymma spongiocaula</i> Low</li> </ul> |                 |                      |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address<br>Submitter | of | Summary of Submission   | Officer Comment | Staff<br>Recommendation |
|-----|---------------------------|----|---|-----------------|-------------------------|
|     |                           |    | <p>Heath (Unit 39) occurring in the Crown reserve is raised. Hence before it is dismissed for its apparent lack of inherent conservation value, it may be a potential 'building block' for any agreed revegetation and provide a limited amount of buffering shelter, especially in its eastern half. It should therefore remain subject to Clearing of Native Vegetation mechanisms. The proponents have already indicated retention of this vegetation in their Opportunities and Constraints figure after page 24; and</p> <ul style="list-style-type: none"> <li>• A second area of Unit 12 vegetation which is in <i>Transformed</i> condition is located within the SE corner of Lot 5498. The proponents also indicate retention of this vegetation. This area should certainly be retained. It lies only about 80m north of a strip of native vegetation in <i>Very Good Condition (Modified)</i> running east-west across Lot 392 to the south (Attachment 3). Furthermore, if this area is fenced to protect it from stock grazing its condition will significantly improve with time, and there could be a degree of 'symbiotic</li> </ul> |                 |                         |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address<br>Submitter | of | Summary of Submission  | Officer Comment | Staff<br>Recommendation |
|-----|---------------------------|----|--|-----------------|-------------------------|
|     |                           |    | <p>protection' between it and the<br/>aforementioned vegetation to the south.</p> <p>In the eighth dot point of page 15, Section 3.5.5 Stormwater Management, there is reference to direction and disposal of stormwater <i>"to the north-east"</i>. In view of the comments above in dot point one, any such planning for stormwater in this part of the subject land will need to be carefully designed so as to avoid undue threat towards Unit 39 vegetation in the adjoining Crown land. This may require an engineering solution in order direct excess water flows (including runoff from severe flood events) along contours around the unit and associated revegetation works.</p> <p><b>5. Other matters</b></p> <p>The western third of the subject land adjoins an existing strawberry farm on its northern boundary and a proposed Service Industrial Area on Lot 10 to the SW. There could be cross boundary issues in both cases with regard to emissions and noise and these will have to be addressed through subsequent planning stages, including</p> |                 |                         |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter   | Summary of Submission  | Officer Comment  | Staff Recommendation     |
|-----|---|--|--|--------------------------|
|     |   | <p>possible Section 70A notifications.</p> <p>In Section 3.5.7 there is reference to a future primary school site on Henry Street to the west of Chester Pass Road. This potential locality has now been withdrawn by the Department of Education.</p> <p>In Section 3.5.10 the first dot point on page 18 suggests possible rehabilitation of the gravel pit on Crown reserve 39532 to provide a district open space facility. If such a concept is advanced, any use or development should be self-contained with regard to the adjoining Crown reserve 329 including <i>in situ</i> fire protection and <i>Phytophthora</i> dieback hygiene management.</p> |  |                          |
| 8   | Department of Education<br>151 Royal Street<br>EAST PERTH WA 6004 | No objections.   | Nil.   | The submission is noted. |
| 9   | FESA  | FESA expects that the methodology included in the Planning for <i>Bushfire Protection Guidelines – Edition 2</i> is applied to the subject land.   | The methodology contained within the Planning for <i>Bushfire Protection Guidelines – Edition 2</i> would be applied to any future structure plan covering the subject land. | The submission is noted. |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter | Summary of Submission  | Officer Comment   | Staff Recommendation     |
|-----|---------------------------|--|---|--------------------------|
| 10  | Main Roads WA             | <p>Noise modelling of Chester Pass Road indicates that a noise attenuation buffer in the order of 165 metres will be required on Lots 1 (308) and 2 (314) Chester Pass Road and Lot 5498 Terry Road.</p> <p>Main Roads would look to impose the following conditions upon any future development of Lots 1, 2, 5498 and 4925 given the proximity of a major freight route:</p> <ol style="list-style-type: none"> <li>1. Limited access to Chester Pass Road. All traffic from the development should be designed to exit onto Terry Road. The Terry Road/Chester Pass Road intersection will require upgrading to accommodate the increased traffic resulting from the development.</li> <li>2. A point to point restrictive covenant for the benefit of Main Roads WA being registered on the certificates of title of all lots fronting Chester Pass Road pursuant to section 129BA of the Transfer of Land Act, to prohibit vehicular access from these lots onto Chester Pass Road</li> </ol> | <p>Limitations on access to Chester Pass Road, upgrading of the Terry Road/Chester Pass Road intersection, a noise attenuation buffer and initial stormwater drainage design would be incorporated into any future structure plan prepared over the subject land.</p> <p>Additionally, a notation would be provided on the structure plan requiring a point to point restrictive covenant to be registered on the certificates of title of any future lots fronting Chester Pass Road, in order to restrict vehicular access. This would be implemented at the time of subdivision.</p> <p>Detailed stormwater drainage design would be addressed at the time of subdivision.</p> | The submission is noted. |

## AMENDMENT No. 298

## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter                         | Summary of Submission  | Officer Comment         | Staff Recommendation     |
|-----|---|--|-------------------------|--------------------------|
|     |   | <p>and notice of this restriction to be placed on the diagram or plan of survey (deposited plan) at the expense of the applicant.</p> <p>3. A noise attenuation buffer of 165 metres for Lots 1, 2 and 5498 shall be established and notification of this requirement shall be placed on the Certificates of Title for affected lots.</p> <p>4. No stormwater drainage shall be discharged from the development into the Chester Pass Road drainage system.</p> <p>Main Roads is aware of the relatively narrow road reserve (40 metres in some sections) along Chester Pass Road. When Main Roads realigns and reconstructs Chester Pass Road into a four lane divided highway, land may be required from Lots 1, 2 and 5498.</p> |                         |                          |
| 11  | Mr W & Mrs R Tweedie<br>Freshpict Strawberry Farm | As the owners of Freshpict Strawberry Farm at 382 Chester Pass Road, we would like to make comments on the proposed  | See submission 5 above. | The submission is noted. |

## AMENDMENT No. 298

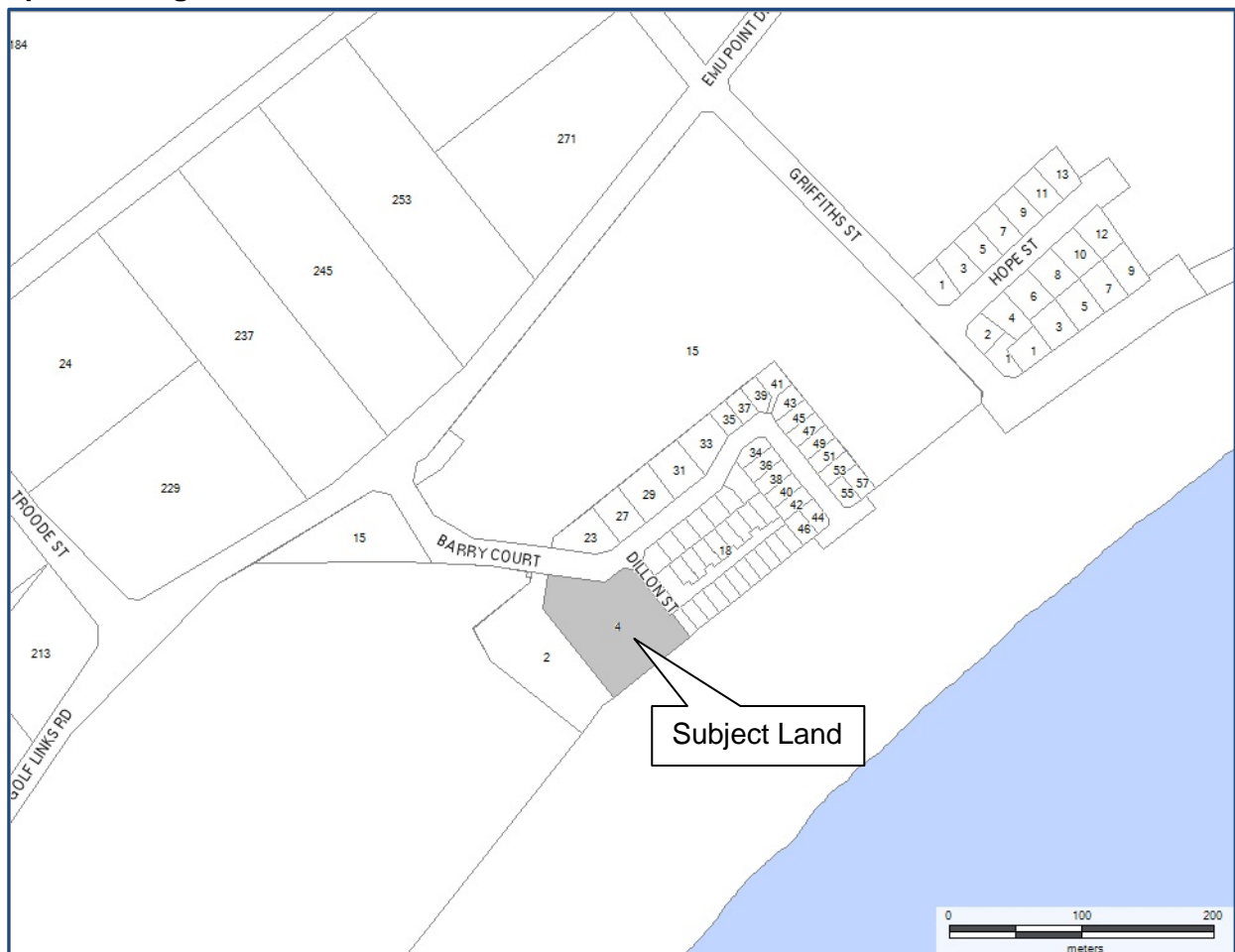
## SCHEDULE OF SUBMISSIONS

| No. | Name/Address of Submitter                 | Summary of Submission   | Officer Comment | Staff Recommendation |
|-----|---|---|-----------------|----------------------|
|     | 382 Chester Pass Road<br>WALMSLEY WA 6330 | <p>amendment to Town Planning Scheme No. 3.</p> <p>Although we are not against the development, we would like Council to take into account the fact that we plan to continue growing strawberries at 382 Chester Pass Road for the foreseeable future. We have a substantial investment in our property and the very nature of our business means that we need to spray some chemicals on our crop to protect it from rot, insects, etc. We would ask the Council to effect, if the amendment is approved, appropriate setbacks to enable us to continue our agricultural business with no restrictions on our general operations on the farm.</p> <p>We do try to minimise our impact on our neighbours and will continue to do so into the future. We would like Council to make sure that the future owners of any properties that are development next door to us are aware of the operations that we undertake agriculturally in the normal production of our strawberry crop.</p> |                 |                      |

**2.5: LOCAL PLANNING SCHEME POLICY – LOT 150 BARRY COURT,  
COLLINGWOOD PARK**

|                               |  |
|-------------------------------|--|
| <b>Land Description</b>       | : Lot 150 Barry Court, Collingwood Park  |
| <b>Proponent</b>              | : Harley Global  |
| <b>Owner/s</b>                | : Walker Paddon Real Estate Pty Ltd  |
| <b>Business Entity Name</b>   | : Walker Paddon Real Estate Pty Ltd  |
| <b>Attachment(s)</b>          | : Local Planning Policy – Lot 150 Barry Court, Collingwood Park                    |
| <b>Councillor Workstation</b> | : Copy of WAPC subdivision approval no. 141114<br>: Copy of proponent's submission |
| <b>Responsible Officer(s)</b> | : Acting Executive Director – Planning and Development Services (S Lenton)         |

**Maps and Diagrams:**





**IN BRIEF**

- Consider whether to adopt the draft Local Planning Scheme policy for Lot 150 Barry Court, Collingwood Park for the purpose of public advertising.

**ITEM 2.5: RESOLUTION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR STOCKS**

**SECONDED: COUNCILLOR DUFTY**

**THAT Council adopts the draft Local Planning Scheme policy for Lot 150 Barry Court, Collingwood Park, for the purpose of public advertising, subject to the following modification:**

- i) Revision of the Development Plans to illustrate materials consistent with Section A2.6 *Materials and Colours* of the draft Local Planning Scheme policy.**

**CARRIED 12-1**

**Record of Vote**

Against the Motion: Councillor Bostock

**BACKGROUND**

1. The Local Planning Scheme policy has been prepared in response to WAPC subdivision approval no. 141114, condition no. 13 which requires that:

*“Prior to the commencement of any subdivisional works, Design Guidelines being prepared for the subject land in consultation with and approved by the City of Albany, and the satisfaction of the Western Australian Planning Commission. The Design Guidelines are to include principles of development which address:*

- i) The location and description of short stay tourist accommodation units and grouped dwellings;*
- ii) A unified design theme for development;*
- iii) The visual and acoustic privacy, and solar access of dwellings through external and internal building design; and site design and landscaping;*
- iv) Streetscape appearance;*
- v) The required minimum density and titling of short stay tourist accommodation;*
- vi) The common management of all units for short stay tourist accommodation being provided by a common facility manager;*
- vii) Should common facilities such as reception, manager’s residence, restaurant, or pool be provided, these are to be constructed in the first stage should the short stay accommodation units be constructed in stages;*

- viii) *Any short stay units with more than two (2) bedrooms being dual keyed and allowing units to be separately let out to guests;*
- ix) *All common facilities such as reception, manager’s residence, restaurant, or pool being constructed in the first stage should the short stay accommodation units be constructed in stages; and*
- x) *The need for a programme for the construction and completion of the short stay tourist accommodation units and other buildings to be developed on Lot B, to be agreed with the City of Albany, including, in the event that the development involves the further subdivision of Lot B into survey strata lots, provision for the building/s on any proposed survey strata lot to be constructed to plate height prior to the issue or transfer of title for that lot. (Local Government).”*
2. The proponent has stated in their submission that the draft local planning policy addresses the following aspects of condition no. 13:
- *“The location and description of short-stay accommodation and grouped dwellings;*
  - *A unified design theme for the development;*
  - *Visual and acoustic privacy and solar access;*
  - *Streetscape appearance.”*

However, they have also stated that they do not believe it appropriate for the items listed in condition no. 13 v) – x) to be included in the draft policy for the following reasons:

- *“The density of the proposed development is indicated within the Development Plans. Density of Grouped Dwellings will be as per the ‘R30’ density code of the R-Codes;*
  - *With regards to the common management of tourist accommodation, this will be established by the Strata Management Agreement. We do not think this is an appropriate issue to be included within the Design Guidelines;*
  - *As indicated on the Development Plans, no such common facilities as listed in sub-condition vii) will be included in the proposed development. As such, we do not think that these should be included within the Design Guidelines;*
  - *Proposed short-stay accommodation has been designed to accommodate a dual-key facility; and*
  - *This lot has the potential to be developed for either a survey strata or built strata development, in accordance with the Development Plans. Should it be required, there is sufficient provision for the Western Australian Planning Commission to impose a condition at the time of survey strata subdivision requiring the construction of dwellings to plate height, as outlined in WAPC Development Control Policy 2.3 – Residential Subdivision.”*
3. Staff are supportive of this position and consider that the draft policy should be progressed on this basis.

4. Council is now required to consider the draft Local Planning Scheme Policy and determine whether to adopt the policy for the purpose of public advertising.

#### **DISCUSSION**

5. The subject lot covers an area of 6108m<sup>2</sup> on the south side of Barry Court, approximately 4.2km north-east of Albany town centre. The land is relatively flat and has recently been cleared following subdivision approval.
6. The surrounding land is primarily covered by the 'Tourist Residential' zoning, although Reserve 14789, adjacent to the south-eastern boundary of the subject lot, is designated for 'Parks and Recreation'.
7. The Albany Golf Club clubhouse and putting practice greens lie to the south-west of the subject lot and the coastal foreshore reserve to the south-east. The subject lot is bounded on its northern and north-eastern edges by Barry Court and Dillon Close. There are a mixture of private and tourist residential dwellings and a small number of undeveloped lots on the opposite sides of these streets.
8. The design guidelines and development plans contained with the draft policy are considered appropriate and are broadly consistent with the built form of the locality. However, it is recommended that the Development Plans contained within the draft policy are modified prior to advertising to illustrate materials consistent with Section A2.6 *Materials and Colours* of the policy's written statement.
9. Subject to the above modification, staff would recommend that Council adopt the draft Local Planning Scheme Policy for the purpose of public advertising.

#### **GOVERNMENT CONSULTATION**

10. Consultation with State Government agencies will not be necessary as part of the advertising process for this draft Local Planning Policy.

#### **PUBLIC CONSULTATION / ENGAGEMENT**

11. Should Council resolve to adopt the draft Local Planning Policy for the purpose of public advertising, it will be advertised in accordance with Clause 7.21.2(a) of Town Planning Scheme (TPS) No. 1A (see paragraph 13 below).

#### **STATUTORY IMPLICATIONS**

12. The subject lot is zoned 'Tourist Residential' and has a density coding of R20.

13. Clause 7.21 of TPS No. 1A sets out the processes to adopt and modify town planning scheme policies and also provides direction on what function the policies have in the decision-making process.

*“7.21 POWER TO MAKE POLICIES*

- 7.21.1 In order to achieve the objectives of the Scheme, the Council may make Town Planning Scheme policies relating to parts or all of the Scheme area and relating to one or more of the aspects of the control of development.*
- 7.21.2 A Town Planning Scheme policy shall become operative only after the following procedures have been completed:*
- (a) The Council having prepared and having resolved to adopt a draft Town Planning Scheme Policy, shall advertise a summary of the draft policy once a week for two consecutive weeks in a newspaper circulating in the area giving details of where the draft policy may be inspected and where, in what form, and during what period (being not less than 21 days) representations may be made to the Council.*
  - (b) The Council shall review its Draft Town Planning Scheme Policy in the light of any representations made and shall then decide to finally adopt the draft policy with or without amendment, or not proceed with the draft policy.*
  - (c) Following final adoption of a Town Planning Scheme Policy, details thereof shall be advertised publicly and a copy kept with the scheme documents for inspection during normal office hours.*
- 7.21.3 A Town Planning Scheme policy may only be altered or rescinded by:*
- (a) Preparation and final adoption of a new policy pursuant to this clause, specifically worded to supersede an existing policy.*
  - (b) Publication of a formal notice of rescission by the Council twice in a newspaper circulating in the area.*
- 7.21.4 A Town Planning Scheme policy shall not bind the Council in respect of any application for planning consent but the Council shall take into account the provisions of the policy and objectives which the policy was designed to achieve before making its decision.”*

**STRATEGIC IMPLICATIONS**

14. Council’s decision on the Scheme Amendment should be consistent with the objectives of the Albany Local Planning Strategy (ALPS) as the principal land use planning strategy for the City.

15. Section 5.4 – *Tourism* sets the following Planning Principle:

*“Albany will remain the premier tourism destination on the South Coast and will provide a complete tourism experience”.*

This is expanded upon by Section 5.4.2 – *Accommodation*, which sets the following Planning Objective:

*“Promote the development of sustainable tourist accommodation.”*

16. Section 8.3.3 – *Urban Infill* sets the following Strategic Objective:

*“Support urban infill development based on compatibility of land uses and infrastructure capacity”.*

17. The proposal is considered to be consistent with these principles and objectives.

18. This item relates to the following elements from the City of Albany Strategic Plan (2011-2021):

**Key Focus Area:**

*Sustainability and Development*

**Community Priority**

*Tourism Development*

**Proposed Strategies**

- *Improve and expand tourism infrastructure.*

**Community Priority**

*Single Town Planning Scheme*

**Proposed Strategies**

- *Provide greater flexibility in housing options so there is greater property diversity.*
- *Establish streetscape development guidelines for private development projects.*
- *Provide flexibility for development in key tourism areas.*

**POLICY IMPLICATIONS**

19. Council is required to have regard to any Western Australian Planning Commission Statements of Planning Policy (SPP) that apply to the proposal.

20. **SPP 1 – State Planning Framework**

The Policy establishes state-wide key land use planning principles and informs the Commission, Local Government and others involved in the planning process in relation to

sustainable land use and development across the State. It is designed to ensure there is coordination and integrated decision-making across all spheres of planning.

SPP1 describes the factors which represent good and responsible decision-making in land use planning:

It is considered that the proposal:

- adopts a risk-management approach which aims to avoid or minimise environmental degradation and hazards;
- prevents environmental problems which might arise as a result of siting incompatible land uses close together;
- provides housing choice and diversity to suit the needs of different households;
- encourages safe environments, high standards of urban design and a sense of neighbourhood and community identity;
- provides sites for tourism accommodation taking account of their special location and servicing needs;
- will ensure that decisions are made in accordance with plans and policies, and decisions are made expeditiously; and
- facilitates the efficient use of existing urban infrastructure and human services and prevents development in areas which are not well serviced, where services and facilities are difficult to provide economically and which creates unnecessary demands for infrastructure and human services.

#### 21. **SPP 3 – Urban Growth and Settlement**

SPP 3 sets out the key principles and planning considerations that apply to planning for urban growth and expansion of settlements in the State.

It is considered that the proposal will:

- build on an existing community with established local and regional economies and enhance the quality of life in that community;
- manage the growth and development of the area in recognition of relevant climatic, environmental and community values and constraints; and
- promote the development of a sustainable and liveable neighbourhood form, while providing choice of housing and creating an identifiable sense of place for the community.

**RISK IDENTIFICATION & MITIGATION**

22. The risk identification and categorisation relies on the City's Risk Management Framework.

| <b>Risk</b>   | <b>Likelihood</b> | <b>Consequence</b> | <b>Risk Analysis</b> | <b>Mitigation</b>                                       |
|---|-------------------|--------------------|----------------------|---|
| Not adopting the draft Local Planning Scheme policy will prevent the development of the land, as it will not be possible to clear WAPC subdivision approval no. 141114. | Possible          | Medium             | Medium               | Mitigation is entirely dependent on Council's decision. |

**FINANCIAL IMPLICATIONS**

23. No planning fee was required for this item and staff have processed the application within existing budget lines.

**LEGAL IMPLICATIONS**

24. A draft Local Planning Scheme policy can be prepared by either a planning consultant or City of Albany staff and adopted by Council in accordance with Clause 7.21 of TPS No. 1A (see paragraph 13 above). It should be noted that Clause 7.21 does not provide a right of appeal, should Council decide not to adopt the draft policy.

**ALTERNATE OPTIONS**

25. Council has the following options:

- Adopt the draft Local Planning Scheme policy for the purpose of public advertising, without modification;
- Adopt the draft Local Planning Scheme policy for the purpose of public advertising, subject to modification; or
- Not adopt the draft Local Planning Scheme policy for the purpose of public advertising.

**SUMMARY CONCLUSION**

26. The adoption of the draft Local Planning Scheme policy will be necessary in order to clear WAPC subdivision approval no. 141114 and allow the development of the land to take place.

27. The draft policy is consistent with the objectives of the ALPS and SPP's 1 and 3. It is therefore considered appropriate that Council adopts the draft Local Planning Scheme policy for the purpose of public advertising.

# BEACH SIDE APARTMENTS

## DESIGN GUIDELINES

LOT 150 BARRY COURT, ALBANY

A01 - Site Plan 1:200

A02 - Type 'A' Floor Plans 1:100

A03 - Type 'B' Floor Plans 1:100

A04 - Type 'A' Elevations 1:100

A05 - Type 'B' Elevations 1:100

A06 - Typical Streetscape

Proposed Beach Side Apartments  
 Lot 150 Barry Court, Albany

| Rev. | Date     | Item              | Issued To     |
|------|----------|-------------------|---------------|
| --   | 31/10/11 | DESIGN GUIDELINES | Walker Paddon |

|                 |                    |                               |                       |
|-----------------|--------------------|-------------------------------|-----------------------|
| Drawing Title:  |                    |                               |                       |
| Drawn:<br>TT    | Date:<br>OCT '11   | Drawing Number:<br>A00 of A06 | Job No.:<br>C-1397-10 |
| Checked:<br>CBM | Scale:<br>AS SHOWN | Stage / Revision:<br>--       |                       |





| TOTAL BUILDING AREAS      |           |           |
|---------------------------|-----------|-----------|
| LOCATION                  | AREA (m²) | PERIM (m) |
| <b>SITE AREA</b>          |           |           |
| TOTAL SITE AREA           | 6,103.82  |           |
| TOTAL LANDSCAPE AREA      | 1,989.05  |           |
| <b>GROUND FLOOR LEVEL</b> |           |           |
| GROUND FLOOR LIVING       | 1,391.49  |           |
| GARAGE                    | 576.99    |           |
| COURTYARD                 | 316.35    |           |
| PORCH                     | 38.34     |           |
| STORE                     | 82.80     |           |
| TOTAL GROUND FLOOR        | 2,405.97  |           |
| <b>FIRST FLOOR LEVEL</b>  |           |           |
| FIRST FLOOR LIVING        | 1,558.35  |           |
| BALCONY 1                 | 259.38    |           |
| TOTAL FIRST FLOOR         | 1,817.73  |           |
| TOTAL LIVING              | 2,949.84  |           |
| TOTAL AREA                | 4223.70   |           |

| BUILDING AREAS (TYPE A) |           |           |
|-------------------------|-----------|-----------|
| LOCATION                | AREA (m²) | PERIM (m) |
| CARPORT                 | 30.86     |           |
| PORCH                   | 2.14      |           |
| GROUND FLOOR            | 77.06     |           |
| STORE                   | 4.68      |           |
| UPPER FLOOR             | 84.28     |           |
| BALCONY                 | 22        |           |
| TOTAL AREA              | 221.02    |           |

| BUILDING AREAS (TYPE B) |           |           |
|-------------------------|-----------|-----------|
| LOCATION                | AREA (m²) | PERIM (m) |
| CARPORT                 | 33.25     |           |
| PORCH                   | 2.12      |           |
| STORE                   | 4.50      |           |
| GROUND FLOOR            | 77.55     |           |
| UPPER FLOOR             | 88.87     |           |
| BALCONY                 | 6.82      |           |
| TOTAL AREA              | 213.11    |           |

**SITE PLAN**

Scale 1:500

**Perth Office:**  
Suite 5, 10-12 Main St, Osborne Park WA 6017  
PH: 9443 2037  
MOB: 0448 805 330

**Albany Office:**  
338 Middleton Road  
Albany WA 6330  
PH: 9842 1157  
FAX: 9842 5157  
admin@cbddd.com  
www.cbddd.com.au

**MEMBERS OF BUILDING DESIGNERS ASSOCIATION**

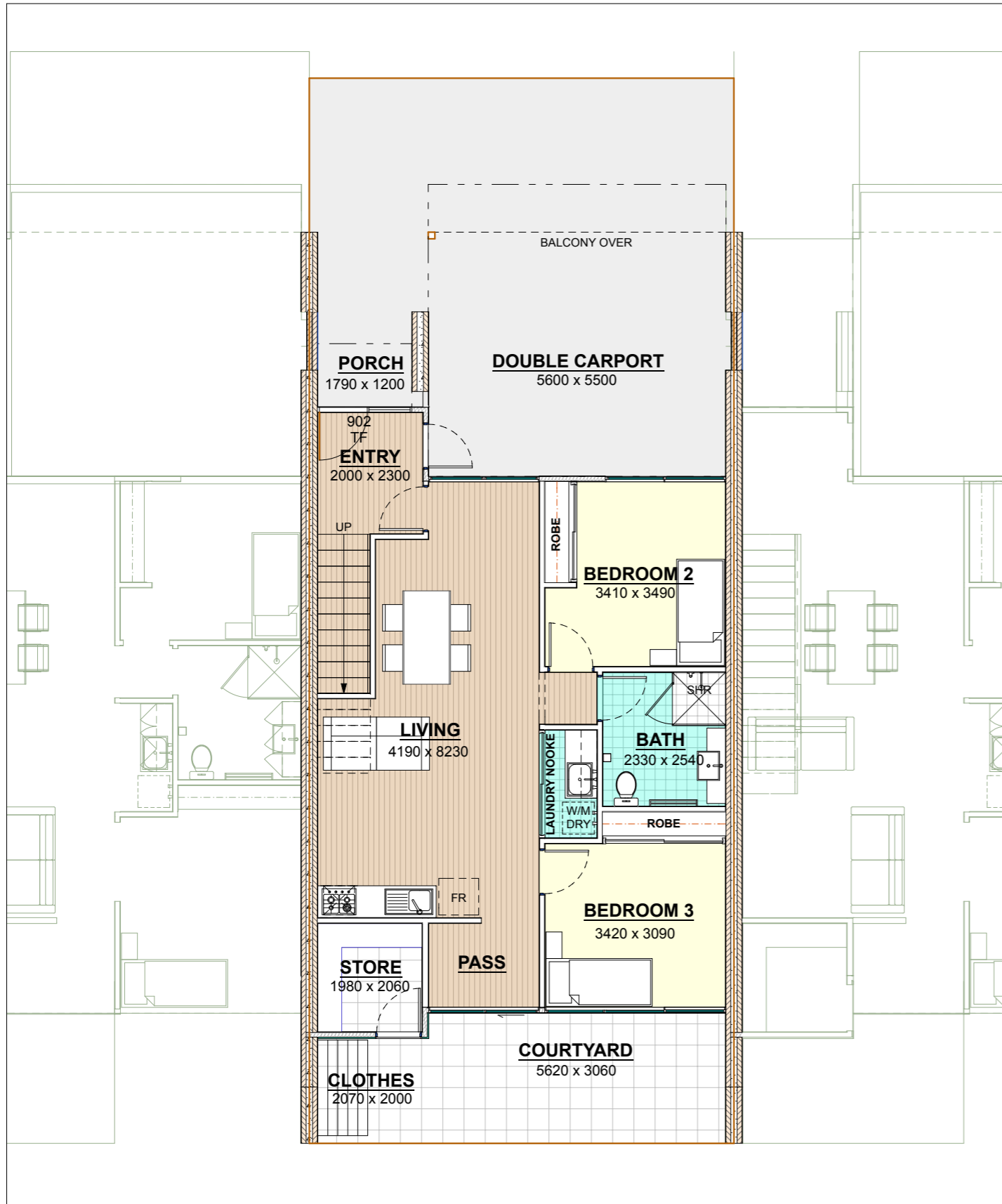
listen. interpret. create.  
concept building design  
INNOVATION IN COMMERCIAL AND RESIDENTIAL DESIGN

COPYRIGHT LAWS APPLY TO ALL CONCEPT BUILDING DESIGN DRAWINGS. ©

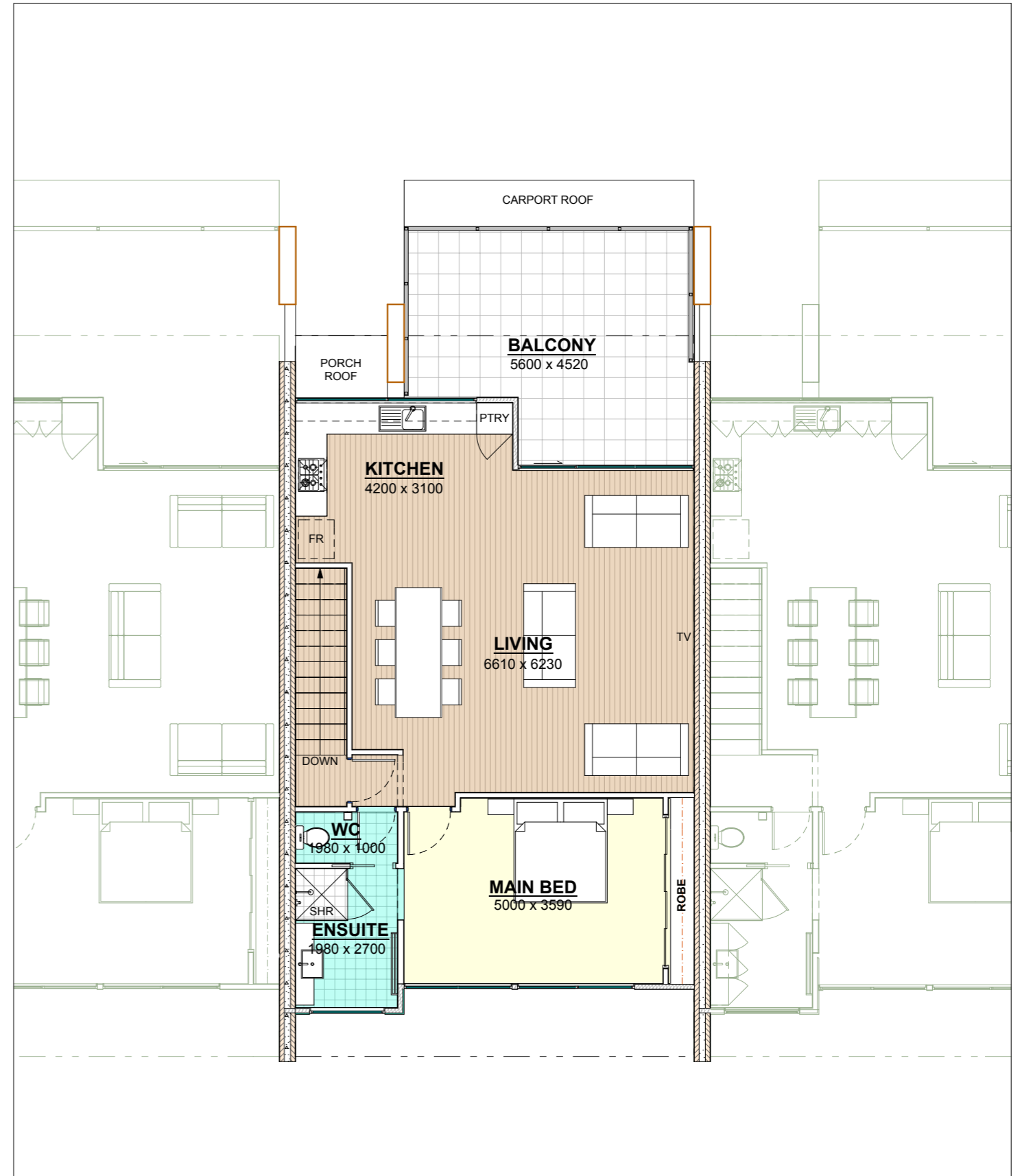
Proposed Beach Side Apartments  
Lot 150 Barry Court, Albany

|      |          |                   |               |
|------|----------|-------------------|---------------|
| Rev. | Date     | Item              | Issued To     |
| --   | 31/10/11 | DESIGN GUIDELINES | Walker Paddon |

|                 |                    |                               |                       |
|-----------------|--------------------|-------------------------------|-----------------------|
| Drawing Title:  |                    |                               |                       |
| Drawn:<br>TT    | Date:<br>OCT '11   | Drawing Number:<br>A01 of A06 | Job No.:<br>C-1397-10 |
| Checked:<br>CBM | Scale:<br>AS SHOWN | Stage / Revision:<br>--       |                       |



**(TYPE A) GROUND FLOOR**  
Scale 1:100



**(TYPE A) FIRST FLOOR**  
Scale 1:100

**Perth Office:**  
Suite 5, 10-12 Main St, Osborne Park WA 6017  
PH: 9443 2037  
MOB: 0448 805 330

**Albany Office:**  
338 Middleton Road  
Albany WA 6330  
PH: 9842 1157  
FAX: 9842 5157  
admin@cddd.com  
www.cddd.com.au

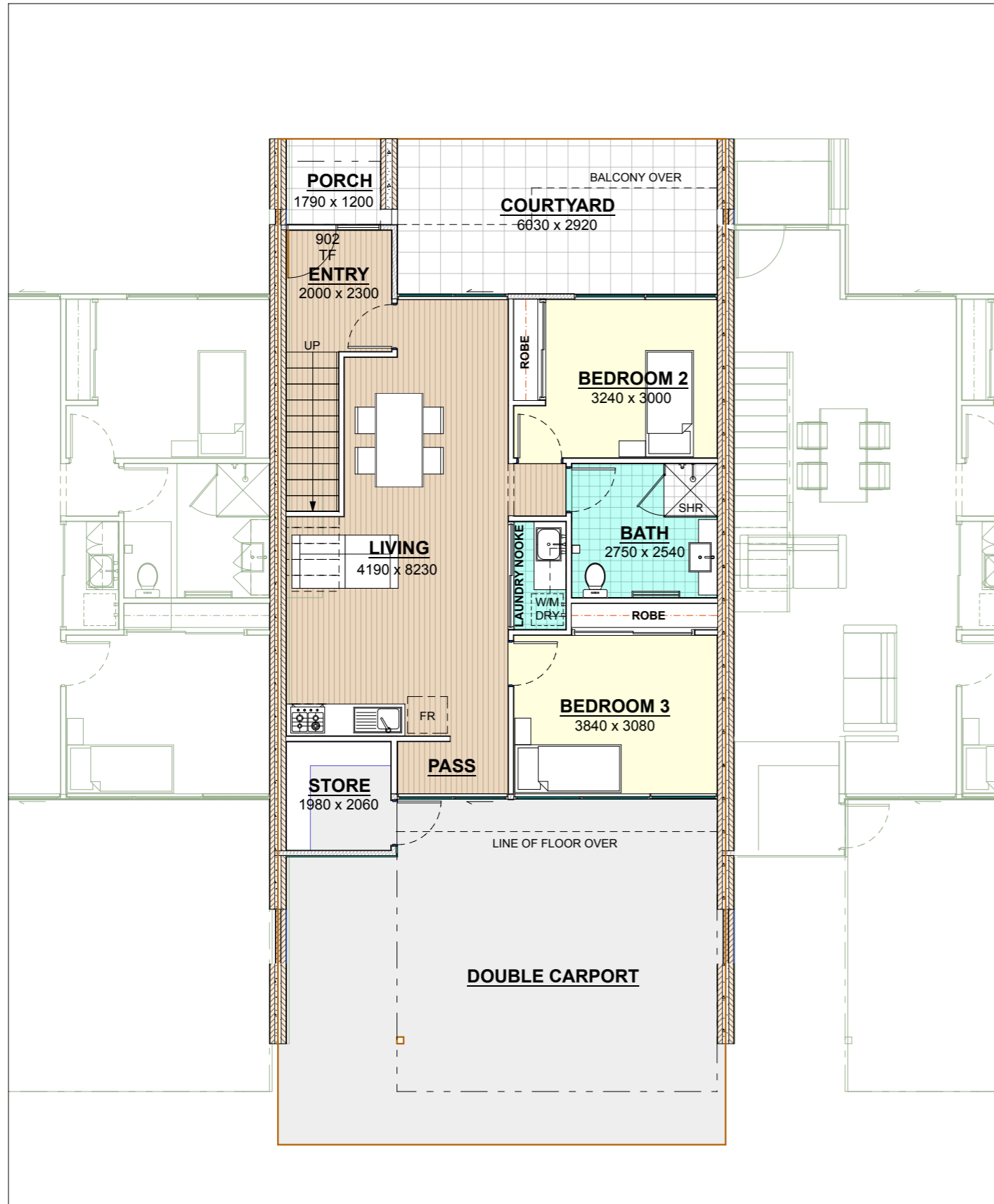
COPYRIGHT LAWS APPLY TO ALL CONCEPT BUILDING DESIGN DRAWINGS.



Proposed Beach Side Apartments  
Lot 150 Barry Court, Albany

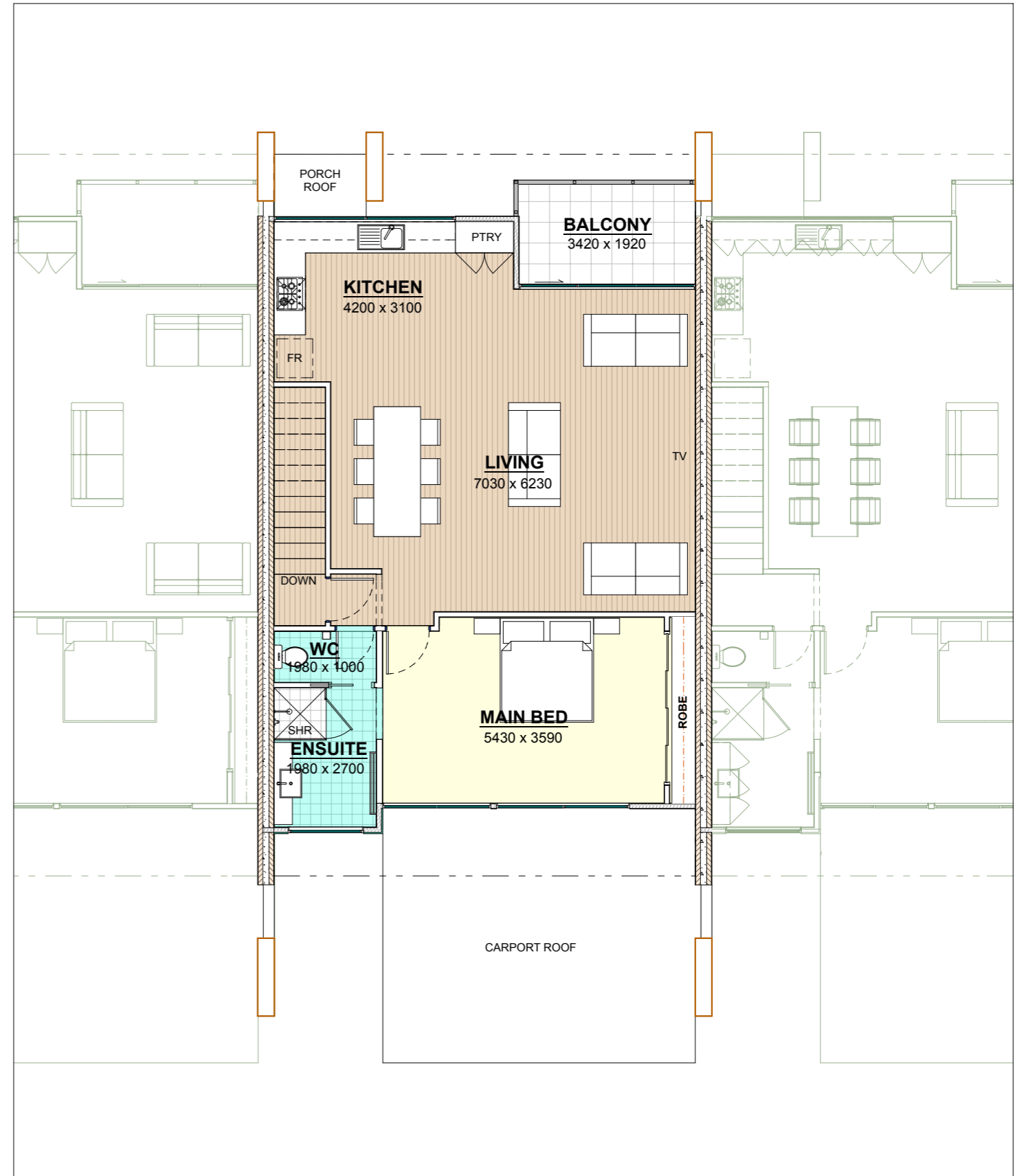
| Rev. | Date     | Item              | Walker Paddon |
|------|----------|-------------------|---------------|
| --   | 31/10/11 | DESIGN GUIDELINES | Issued To     |

|                 |                    |                               |                       |
|-----------------|--------------------|-------------------------------|-----------------------|
| Drawing Title:  |                    |                               |                       |
| Drawn:<br>TT    | Date:<br>OCT '11   | Drawing Number:<br>A02 of A06 | Job No.:<br>C-1397-10 |
| Checked:<br>CBM | Scale:<br>AS SHOWN | Stage / Revision:<br>--       |                       |



**(TYPE B) GROUND FLOOR**

Scale 1:100



**(TYPE B) FIRST FLOOR**

Scale 1:100

**Perth Office:**  
Suite 5, 10-12 Main St, Osborne Park WA 6017  
PH: 9443 2037  
MOB: 0448 805 330

**Albany Office:**  
338 Middleton Road  
Albany WA 6330  
PH: 9842 1157  
FAX: 9842 5157  
admin@cbdd.com  
www.cbdd.com.au

**MEMBERS OF BUILDING DESIGNERS ASSOCIATION**

listen. interpret. create.  
concept building design  
INNOVATION IN COMMERCIAL AND RESIDENTIAL DESIGN

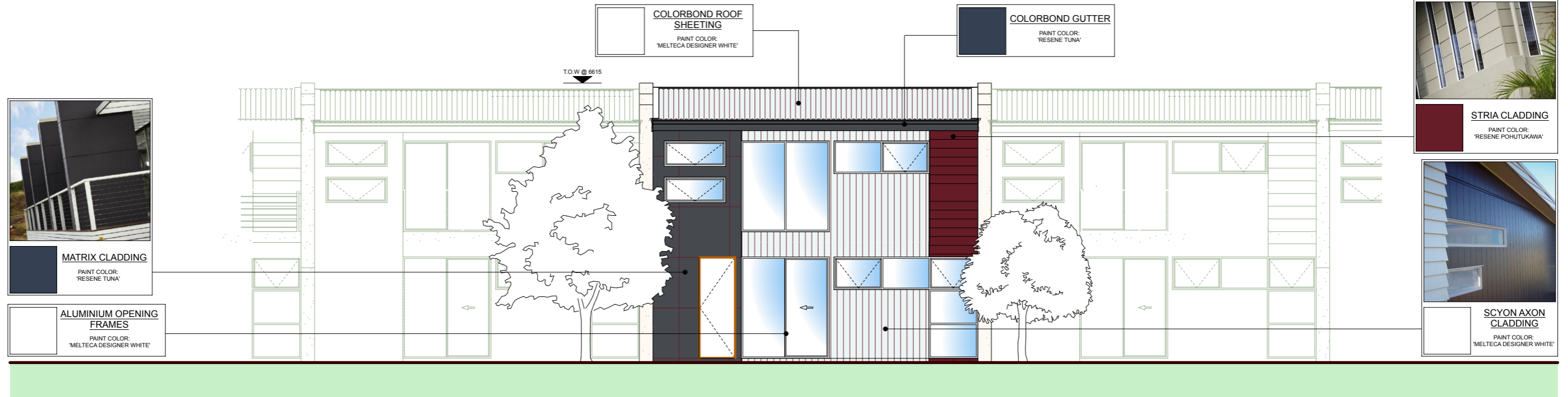
COPYRIGHT LAWS APPLY TO ALL CONCEPT BUILDING DESIGN DRAWINGS. ©

Proposed Beach Side Apartments  
Lot 150 Barry Court, Albany

|      |          |                   |               |
|------|----------|-------------------|---------------|
| Rev. | Date     | Item              | Issued To     |
| --   | 31/10/11 | DESIGN GUIDELINES | Walker Paddon |

|                 |                    |                               |                       |
|-----------------|--------------------|-------------------------------|-----------------------|
| Drawing Title:  |                    |                               |                       |
| Drawn:<br>TT    | Date:<br>OCT '11   | Drawing Number:<br>A03 of A06 | Job No.:<br>C-1397-10 |
| Checked:<br>CBM | Scale:<br>AS SHOWN | Stage / Revision:<br>--       |                       |





**FRONT (TYPE A)**  
Scale 1:100

N



**REAR (TYPE A)**  
Scale 1:100

S

**Perth Office:**  
Suite 5, 10-12 Main St, Osborne Park WA 6017  
PH: 9443 2037  
MOB: 0448 805 330

**Albany Office:**  
338 Middleton Road  
Albany WA 6330  
PH: 9842 1157  
FAX: 9842 5157  
admin@cbdd.com  
www.cbdd.com.au

listen. interpret. create.  
concept building design  
INNOVATION IN COMMERCIAL AND RESIDENTIAL DESIGN

MEMBERS OF  
BUILDING DESIGNERS ASSOCIATION

COPYRIGHT LAWS APPLY TO ALL CONCEPT BUILDING DESIGN DRAWINGS. ©

Proposed Beach Side Apartments  
Lot 150 Barry Court, Albany

|      |          |                   |                            |
|------|----------|-------------------|----------------------------|
| Rev. | Date     | Item              | Walker Paddon<br>Issued To |
| --   | 31/10/11 | DESIGN GUIDELINES |                            |

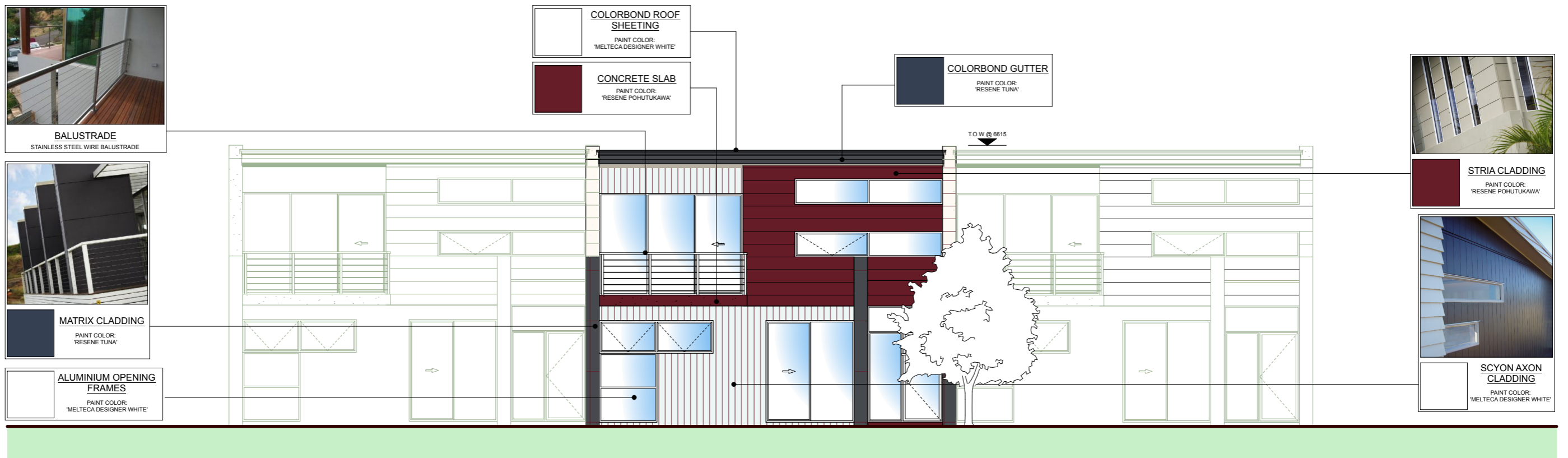
|                 |                    |                               |                       |
|-----------------|--------------------|-------------------------------|-----------------------|
| Drawing Title:  |                    |                               |                       |
| Drawn:<br>TT    | Date:<br>OCT '11   | Drawing Number:<br>A04 of A06 | Job No.:<br>C-1397-10 |
| Checked:<br>CBM | Scale:<br>AS SHOWN | Stage / Revision:<br>--       |                       |



**FRONT (TYPE B)**

Scale 1:100

N



**REAR (TYPE B)**

Scale 1:100

S

**Perth Office:**  
Suite 5, 10-12 Main St, Osborne Park WA 6017  
PH: 9443 2037  
MOB: 0448 805 330

**Albany Office:**  
338 Middleton Road  
Albany WA 6330  
PH: 9842 1157  
FAX: 9842 5157  
admin@cbdd.com  
www.cbdd.com.au

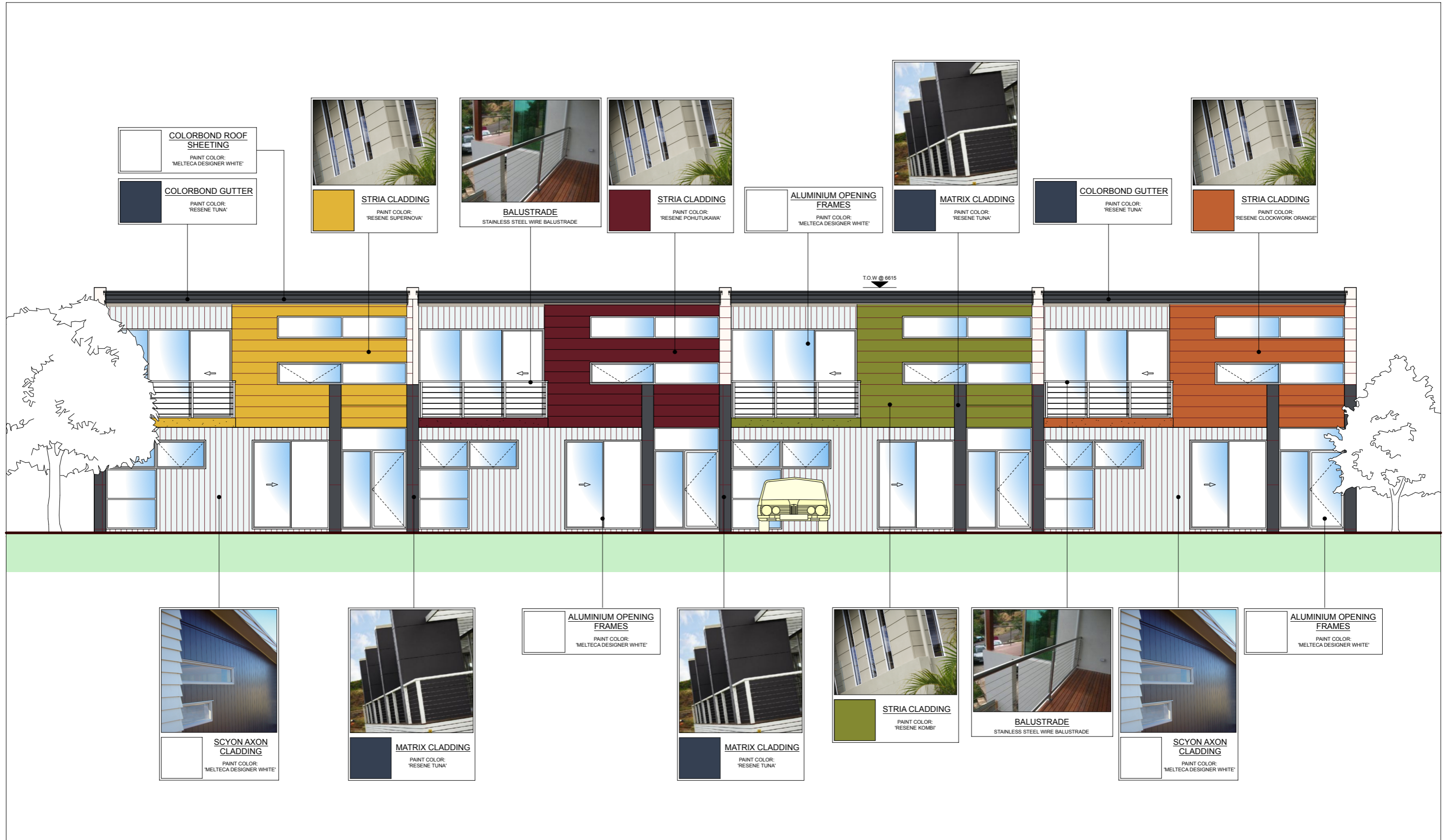
COPYRIGHT LAWS APPLY TO ALL CONCEPT BUILDING DESIGN DRAWINGS.



Proposed Beach Side Apartments  
Lot 150 Barry Court, Albany

| Rev. | Date     | Item              | Issued To     |
|------|----------|-------------------|---------------|
| --   | 31/10/11 | DESIGN GUIDELINES | Walker Paddon |

|                 |                    |                               |                       |
|-----------------|--------------------|-------------------------------|-----------------------|
| Drawing Title:  |                    |                               |                       |
| Drawn:<br>TT    | Date:<br>OCT '11   | Drawing Number:<br>A05 of A06 | Job No.:<br>C-1397-10 |
| Checked:<br>CBM | Scale:<br>AS SHOWN | Stage / Revision:<br>--       |                       |



E00

**STREETSCAPE ELEVATION TYPE 'B'**

Scale 1:100

**Perth Office:**  
Suite 5, 10-12 Main St, Osborne Park WA 6017  
PH: 9443 2037  
MOB: 0448 805 330

**Albany Office:**  
338 Middleton Road  
Albany WA 6330  
PH: 9842 1157  
FAX: 9842 5157  
admin@cbddd.com  
www.cbddd.com.au

MEMBERS OF BUILDING DESIGNERS ASSOCIATION

listen. interpret. create.  
concept building design  
INNOVATION IN COMMERCIAL AND RESIDENTIAL DESIGN

COPYRIGHT LAWS APPLY TO ALL CONCEPT BUILDING DESIGN DRAWINGS. ©

Proposed Beach Side Apartments  
Lot 150 Barry Court, Albany

| Rev. | Date     | Item              | Walker Paddon |
|------|----------|-------------------|---------------|
| --   | 31/10/11 | DESIGN GUIDELINES | Issued To     |

|                 |                    |                               |                       |
|-----------------|--------------------|-------------------------------|-----------------------|
| Drawing Title:  |                    |                               |                       |
| Drawn:<br>TT    | Date:<br>OCT '11   | Drawing Number:<br>A06 of A06 | Job No.:<br>C-1397-10 |
| Checked:<br>CBM | Scale:<br>AS SHOWN | Stage / Revision:<br>--       |                       |



*Objective:*

**To ensure that residences and short-stay accommodation at Lot 150 Barry Court, Collingwood Park respects and blend harmoniously with existing development and enable all residents and tourists to maximise their enjoyment of the natural coastal setting through appropriate house design.**

## A1 Relationship to Other Planning Instruments

These Design Guidelines are to be read in conjunction with the following planning instruments with relevant provisions of these instruments applied as appropriate to the subject land:

- City of Albany Town Planning Scheme (TPS1A)
- City of Albany Local Laws and Policies
- Residential Design Codes of Western Australia (R-Codes)

Where a provision of this Policy is inconsistent with the Residential Design Codes of Western Australia (R-Codes), this Policy will prevail to the extent of the inconsistency to the satisfaction of the City of Albany.

## A2 Scope

These Design Guidelines apply to the short stay accommodation and permanent residential development on Lot 150 Barry Court, Collingwood Park.

### Policy Statement

The specific Design Guideline requirements for short stay accommodation and permanent residential development on Lot 150 Barry Court, Collingwood Park are outlined in the provisions below. Development in accordance with these Design Guidelines is deemed to comply. However, alternative designs may be considered subject to demonstration that any proposed development is in keeping with the objectives and intent of the Design Guidelines and subject to Council approval.

#### A2.1 Approval process

##### **A2.1.1 Short-Stay Accommodation and Permanent Residential Component**

A2.1.1.1 Applications for Planning Consent are to be assessed by the City of Albany in accordance with these Design Guidelines.

#### A2.2 Building Setbacks

##### **A2.2.1 Short-Stay Accommodation Component**

A2.2.1.1 Buildings are required to be setback at least 5m from the common property driveway, except where the setback is considered a side setback (as outlined in A2.2.1.4);

A2.2.1.2 Carports are to be accessible from the common property driveway and are to be setback at least 1m from the common property driveway;

A2.2.1.3 A porch, verandah, balcony or equivalent is permitted to have a nil setback to a public road reserve, but must be setback at least 1.5m from the common property driveway;

- A2.2.1.4 Side setbacks are permitted to be nil (wall on boundary) for up to 90% of the boundary length; and
- A2.2.1.5 Lots 16 and 17 are considered landmark sites of the short-stay accommodation component. All designs on these lots will be subject to special consideration of Council.

**A2.2.2 Permanent Residential Component**

- A2.2.2.1 All building setbacks are to be in accordance with the R-Codes.

A2.3 Streetscape

**A2.3.1 Short-Stay Accommodation Component**

- A2.3.1.1 Primary elevations shall be designed to provide surveillance over the public realm;
- A2.3.1.2 Fencing heights and designs to be in accordance with the Design Guideline requirements including the following:
- Fences, except for those screening clothes drying areas, are not permitted in the setback area from the common property driveway;
  - Side and rear fences to common boundaries (behind the building line) - Maximum 1800mm high and either solid or visually permeable;
  - Front and side fences adjoining the public realm - Generally a maximum of 900mm high and visually permeable providing view through the fence (in excess of 50% open). Where outdoor living areas are provided adjacent to the public realm, 30% of the adjacent boundary fence may be 1.5m high with 25% open; and
- A2.3.1.3 Garages/garage doors are not permitted. Carports must be maintained in an open state.
- A2.3.1.3 Verandahs and awnings are to be in accordance with the requirements of the R-Codes.

**A2.3.2 Permanent Residential Component**

- A2.3.2.1 Primary elevations shall be designed to provide surveillance over the public realm;
- A2.3.2.2 Garages and Carports are to be located within the nominated envelopes as shown on the Development Plan; and
- A2.3.2.3 All other requirements are to be as per R-Codes specifications.

A2.4 Built Form

**A2.4.1 Short-Stay Accommodation and Permanent Residential Component**

- A2.4.1.1 Buildings must be designed to complement the existing character and colours of Albany. Documentary and physical evidence should be submitted as part of any application to justify the proposal;
- A2.4.1.2 Buildings must be designed to respond to Albany's climate and take advantage of the climatic benefits that the region offers;
- A2.4.1.3 Buildings must be orientated to north to maximise solar access to living space;
- A2.4.1.4 One main living space is to be situated on the north side of the building with a major northern opening preferably opening to an outdoor living space or balcony;
- A2.4.1.5 The house and outbuildings should be orientated to take advantage of cross ventilation through the summer, but provide shelter from strong winter winds associated with storms and passing cold fronts;
- A2.4.1.6 Buildings must be sealed to comply with the Building Codes of Australia;
- A2.4.1.7 Roofs must be designed to minimise their visual impact. This includes pitched roofs having the principal ridge running in a generally north south direction



- and ensuring that Skillion roofs are designed with a fall to the south to limit overshadowing of the neighbours to the south; and
- A2.4.1.8 Tiled roofs are not permitted within the Short-Stay Accommodation Component. Tiled roofs are permitted within the Permanent Residential Component.

## A2.5 Height and Bulk

### **A2.5.1 Short-Stay Accommodation Component**

- A2.5.1.1 Wall height is to be a maximum height of 7m, measured from the NGL;
- A2.5.1.2 Roof height is to be a maximum of 9m measured from the NGL;
- A2.5.1.3 Buildings are to have a maximum plot ratio of 1.1;
- A2.5.1.4 Building form and massing should be used to encourage cross ventilation, provide summer shade and permit winter sun access;
- A2.5.1.5 Careful design of form and materials must be used to break up the perceived bulk of buildings;
- A2.5.1.6 Consideration should be given to the form and mass of adjacent properties when designing new dwellings; and
- A2.5.1.7 The use of landscaping should be considered to help soften walls and rooflines.

### **A2.5.2 Permanent Residential Component**

- A2.5.2.1 Wall and roof height is to be in accordance with Category B of Table 3 of the R-Codes;
- A2.5.2.2 Building bulk and scale is to be in accordance with the R-Codes;
- A2.5.2.3 Building form and massing should be used to encourage cross ventilation, provide summer shade and permit winter sun access;
- A2.5.2.4 Careful design of form and materials must be used to break up the perceived bulk of buildings;
- A2.5.2.5 Consideration should be given to the form and mass of adjacent properties when designing new dwellings; and
- A2.5.2.6 The use of landscaping should be considered to help soften walls and rooflines.

## A2.6 Materials and Colours

### **A2.6.1 Short-Stay Accommodation and Permanent Residential Component**

- A2.6.1.1 The choice of materials for external walls must be selected from a range of materials that complements the existing palette of Albany materials. External materials should preferably be selected from the following locally identifiable materials:
- Painted weatherboards/fibre cement/timber cladding;
  - Rendered masonry or tilt-up concrete; or
  - Face brick.
- A2.6.1.2 A colour scheme must complement the existing colours and materials used in Barry Court and Dillon Close, Collingwood Park;
- A2.6.1.3 Roofs shall be finished with tiles or Colorbond in accordance with Clause 2.4.1.8 of this policy and shall have a BCA Colour Absorptance Figure between 0.40 – 0.62. Zinalume roofing is not permitted; and
- A2.6.1.4 The colour of the garage doors should match or complement the dwelling.

## A2.7 Privacy and Outdoor Living Spaces

### **A2.7.1 Short-Stay Accommodation Component**

A2.7.1.1 Major openings and private balconies are to be positioned to minimise overlooking of adjacent properties living space; and

A2.7.1.2 An outdoor living space is to be provided for each dwelling and is to be a minimum of 16m<sup>2</sup> in area, with a minimum dimension of 2.9m, with a direct connection to at least one main living space.

**A2.7.2 Permanent Residential Component**

A2.7.1.1 Major openings and private balconies are to be positioned to minimise overlooking of adjacent properties living space; and

A2.7.1.2 An outdoor living space is to be provided for each dwelling and is to be a minimum of 16m<sup>2</sup> in area, with a minimum dimension of 3m, with a direct connection to at least one main living space.

A2.8 Landscaping

**A2.8.1 Short-Stay Accommodation and Permanent Residential Component**

A2.8.1.1 A landscape plan must be submitted with Development Plans to the City and be approved by the City for each lot;

A2.8.1.2 Gardens must be designed to respond to Albany's climate, take advantage of climate benefits (such as solar gain in winter) and follow good environmental principles such as low water use and weed control;

A2.8.1.3 Materials and finishes must reflect the landscape qualities of the site;

A2.8.1.4 Plants from the City of Albany's unsuitable species list must not be used (refer to approved Landscaping Plan); and

A2.8.1.5 Gardens should not impact negatively on neighbours by preventing them from taking advantage of solar passive design by over shadowing.

A2.9 Access and Parking

**A2.9.1 Short-Stay Accommodation and Permanent Residential Component**

A2.9.1.1 Short-stay accommodation units are to have a maximum driveway width of 6m, with permanent residential units to have a maximum driveway width of 9m, or 40% of the common property driveway frontage, whichever is the lesser.

|                                   |  |
|-----------------------------------|--|
| <b>Consulted References</b>       | WA Planning Commission (WAPC) Statements of Planning Policy (SPP's) SPP1 & SPP 3 |
| <b>File Number (Name of Ward)</b> | DAP007 (Breaksea Ward)   |

**2.6: REGIONAL DEVELOPMENT ASSISTANCE PROGRAM  
APPLICATION FOR MANYPEAKS TOWNSITE**

|                               |  |
|-------------------------------|--|
| <b>Land Description</b>       | : N/A  |
| <b>Proponent</b>              | : City of Albany   |
| <b>Owner</b>                  | : N/A  |
| <b>Business Entity Name</b>   | : N/A  |
| <b>Attachment</b>             | : Nil  |
| <b>Councillor Workstation</b> | : RDAP Application   |
| <b>Responsible Officer(s)</b> | : Acting Executive Director Planning and Development Services (S Lenton) |

**IN BRIEF**

- The City is preparing an application for funding under the Regional Development Assistance Program to undertake feasibility and structure planning for the expansion of the Manypeaks townsite.
- As part of the application, the Council is required to provide a Council resolution supporting the application.

**ITEM 2.6: RESOLUTION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR HORTIN**

**SECONDED: COUNCILLOR CALLEJA**

**THAT Council SUPPORT the application under the Regional Development Assistance Program for funding to undertake feasibility and structure planning for the expansion of the Manypeaks townsite as recommended in the Lower Great Southern Strategy and Albany Local Planning Strategy.**

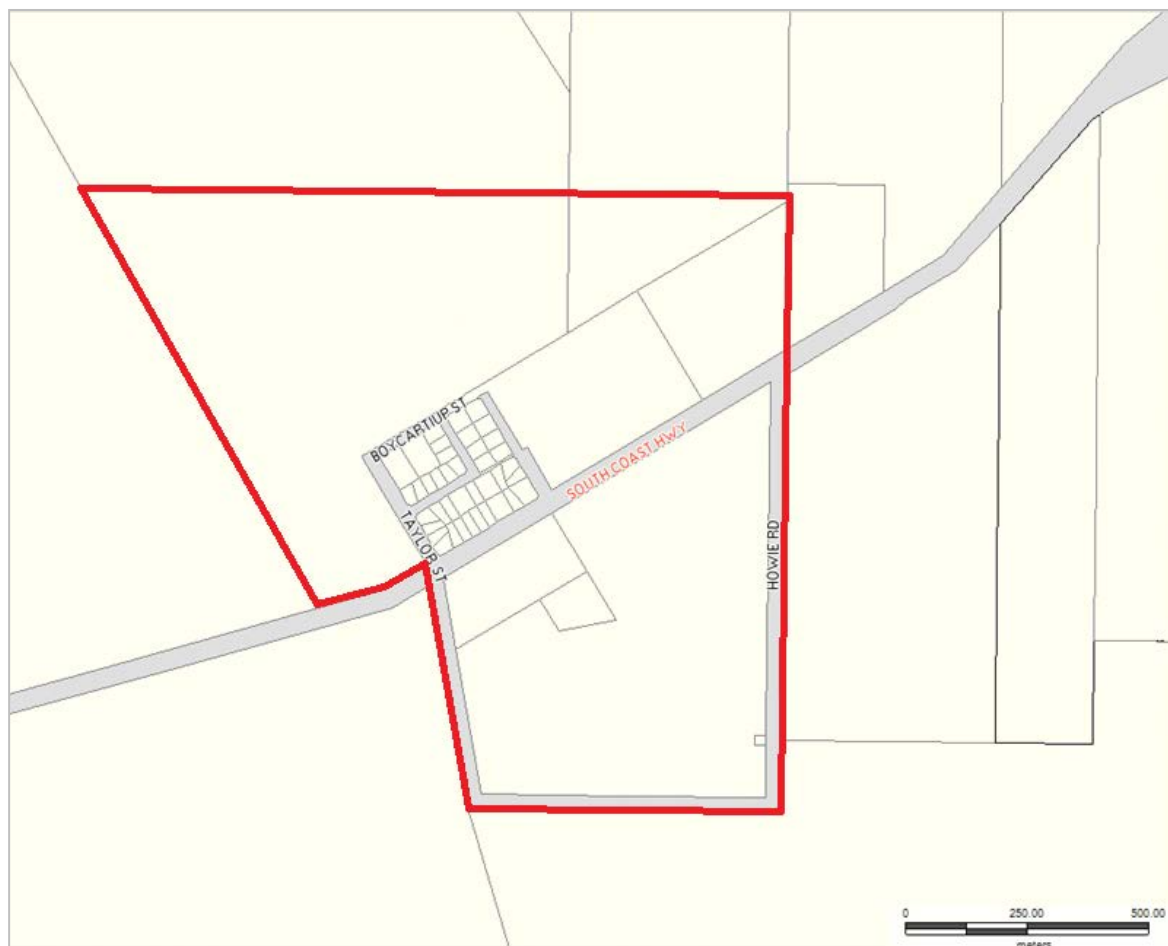
**CARRIED 13-0**

**BACKGROUND**

1. The Manypeaks Community and Recreation Association were 7 years ago (in 2005) advised that it was reluctant to progress an application for State Government funding for the expansion of Manypeaks because it was unlikely to be successful and would continue to monitor the situation in light of any decisions taken by Grange Resources on the development of the Southdown mineral resource. Since that time, the Association has continued to monitor and lobby for the expansion of the townsite.
2. The City has previously prepared applications for State Government funding for the expansion of the Wellstead townsite and creation of additional lots at Cheynes Beach in 2001.
3. The release of land (7 years on) and townsite expansion at Manypeaks would be advantageous because it will assist the City deliver on the outcomes of the Albany Local Planning Strategy to consolidate and develop the existing rural townsites within the City.

**DISCUSSION**

4. The City has now prepared an application for funding through LandCorp under the State Government's Regional Development Assistance Program for the funding of feasibility and structure planning to enable the modest expansion of the Manypeaks townsite.
5. The application has been prepared in conjunction with the Manypeaks Community and Recreation Association who have provided assistance to staff and provided a formal letter of support for the proposal.
6. The application has also been supported by the Department of Regional Development and Lands and Great Southern Development Commission who have provided letters of support for the proposal.
7. The area at Manypeaks to be subject to the feasibility and structure planning proposal is shown in the image below. This area is taken from the area recommended in the City's adopted Albany Local Planning Strategy (Figure 17):



**AREA AT MANYPEAKS TO BE INVESTIGATED**

8. As part of the application, the Council is required to provide a resolution supporting the application, which is the purpose for this report to Council.

## **GOVERNMENT CONSULTATION**

9. Staff have consulted with the relevant government agencies including the Great Southern Development Commission and Department of Regional Development and Lands regarding the application. No objections were raised to the application.

## **PUBLIC CONSULTATION / ENGAGEMENT**

10. Staff have consulted with the Manypeaks Community and Recreation Association at this stage. Should the proposal proceed to be funded, consultation with the wider Manypeaks community will be undertaken through the feasibility and structure planning processes.

## **STATUTORY IMPLICATIONS**

11. The preparation of Regional Development Assistance Program applications is undertaken in accordance with the LandCorp Guidelines. Any grant funding received is required to be used in accordance with the Grant Agreement.

## **STRATEGIC IMPLICATIONS**

12. This item directly relates to the following elements of the adopted City of Albany Strategic Plan (2011-2021)

***Key Focus Area***

Sustainability and Development

***Community Priority***

A sustainable future

***Proposed Strategies***

- Establish satellite township hubs in areas such as Young's Siding, Redmond, Manypeaks and Wellstead to provide services (*basic shopping necessities and recreational areas*).

***Key Focus Area***

Community Focussed Organisation

***Community Priority***

Support for community groups

***Proposed Strategies***

- Provide financial assistance grants to community organisations to assist and promote community projects and activities.
- Support community groups by identifying funding opportunities.

13. The preparation of this application assists the City to deliver on its strategic plan for Albany.

14. The Albany Local Planning Strategy deals with the development of existing Rural Townsites (Part 8.3.6) within the City and includes the following actions:

| ACTIONS   |
|---|
| Provide for the development of existing rural townsites within the City in accordance with Table 5. New development needs to minimise the impact on existing agricultural land, the landscape, fire risk, costs of providing and maintaining infrastructure, supply and demand and size of lots, availability of existing zoned land and extent of development <b>(CoA)</b> . |
| Kalgan, Manypeaks and Elleker are to be the first-priority townsites for limited Rural Living development in accordance with Table 5 and using the above criteria. This is in addition to Wellstead, which already has an existing townsite strategy to guide growth <b>(CoA)</b> .   |

| ACTIONS  |
|--|
| Include the rural townsites of Wellstead, Redmond, Manypeaks, Youngs Siding, Elleker, Torbay, Torbay Hill, Kalgan, South Stirling and Cheynes Beach as Rural Townsite zones in the LPS1 and facilitate the completion of structure plans for each <b>(CoA)</b> . |

#### **POLICY IMPLICATIONS**

15. There are no City policies affecting this report or recommendation.

#### **RISK IDENTIFICATION & MITIGATION**

16. The risk identification and categorisation relies on the City's Risk Management Framework:

| Risk   | Likelihood      | Consequence  | Risk Analysis | Mitigation  |
|--|-----------------|--------------|---------------|---|
| <i>City does not support application for or Regional Development Assistance Program funding application not successful</i> | <i>Unlikely</i> | <i>Minor</i> | <i>Low</i>    | <i>Mitigation entirely dependent on Council's and LandCorp's decision on funding application.</i> |

#### **FINANCIAL IMPLICATIONS**

17. The costs associated with preparing the Regional Development Assistance Program application has been undertaken by the Planning & Development Services Directorate using existing staff resources within existing budget lines.
18. Should funding under the Regional Development Assistance Program application be successful, all costs associated with completing the feasibility and structure planning processes etc would be undertaken by the Planning & Development Services Directorate using existing staff resources within existing budget lines.

**LEGAL IMPLICATIONS**

19. There are no legal implications affecting this report or recommendation.
20. There are no rights of appeal available to applicants under the Regional Development Assistance Program. Should this application be unsuccessful, the City is able to apply again in the future.

**ALTERNATE OPTIONS**

21. The Council has the following options in relation to the Regional Development Assistance Program application:
- Option A  
*To support the application, as is, or undertake modifications; or*
  - Option B  
*To not support the application; or*

**SUMMARY CONCLUSION**

22. An application under the Regional Development Assistance Program for funding to undertake feasibility and structure planning for the expansion of the Manypeaks townsite. Expansion at this time is recommended because it will assist the City deliver on the outcomes of the Albany Local Planning Strategy to consolidate and develop the existing rural townsites within the City.

|                                   |   |
|-----------------------------------|---|
| <b>Consulted References</b>       | <i>RDAP Submission Information Guide</i>                      |
| <b>File Number (Name of Ward)</b> | GS.APC.11 (Kalgan Ward)                                       |
| <b>Previous Reference</b>         | OCM 18/09/01 Item 11.3.1 & 11.3.2<br>OCM 16/08/05 Item 11.1.1 |



## Regional Development Assistance Program 2012 Application Form

Remember to use the sample form in the **Submission Guide** to assist you in filling out this application form.

**NAME:** Simon Lenton (A/Executive Director Planning & Development Services)

Faileen James (Chief Executive Officer)

**ORGANISATION:** City of Albany

**ADDRESS:** 102 North Road

Yakamia WA 6330

**CONTACT NUMBER:** (08) 9841 9333

**EMAIL ADDRESS:** simonl@albany.wa.gov.au

faileenj@albany.wa.gov.au

### ORGANISATION OVERVIEW:

The City of Albany is a Local Government Authority under the Local Government Act. The City encompasses a municipal area of approximately 4,800km<sup>2</sup> with a resident population of some 36,000 persons which includes the rural townsite of Manypeaks.

Albany is situated on the south coast of WA and is the regional centre for the Great Southern with a combined regional population of some 50,000 persons.

### POTENTIAL CONTRIBUTION BY APPLICANT TO THE PROJECT (land, works, in-kind support etc):

The land to be considered in the expansion is mainly Crown Land with a small portion of private land to the west of the existing townsite. Should the feasibility and structure plan work proceed, the proposed expansion could be funded in part through the sales of the existing Crown lots within the townsite (Lots 7, 10, 11, 12, 18, 24, 47-50).

The City of Albany will contribute to the project as follows:

- Provide in-kind support and officer assistance to LandCorp.
- Provide research and consultation assistance, available data and other information required by LandCorp to progress the proposal.
- Should the proposal proceed, contribute to construction tasks associated with the provision of servicing infrastructure including stormwater drainage and road construction and upgrading.

---

**Fill out the next section as applicable. Remember, the more information you can provide, the easier it is to assess and prioritise your project.**

**REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION**

(Remember to attach additional information to support your case)

**Overview of Proposal - Description**

Proposal overview - including residential or light industrial, number of lots, style and vision

The proposal is for funding for the preparation of a feasibility plan and structure plan to facilitate the expansion of the existing Manypeaks townsite.

Manypeaks is a small rural townsite (see Appendix 1) within the City of Albany and approximately 40km to the north-east of the Albany CBD. There are 39 lots available within the present townsite as follows:

|                   |           |
|-------------------|-----------|
| Private Lots      | 29        |
| Crown Lots        | 10        |
| <b>Total Lots</b> | <b>39</b> |

Of the 29 privately owned lots, 25 have been developed with houses etc (i.e. 86%). The townsite acts as the local service centre for the surrounding farming communities from the early days of settlement in the 1950's through the Soldier Settlement Schemes. The townsite includes residences, commercial/rural supply business, school, community hall, waste transfer station, fire brigade, sporting grounds for tennis, cricket etc.

Manypeaks has been designated a Rural Townsite within the City of Albany Local Planning Strategy (ALPS). The planning objective adopted by the City for these centres is as follows:

STRATEGIC OBJECTIVE

*“Facilitate and promote the retention and sustainable growth of existing rural settlements.”*

The Rural Planning Issues Review prepared by Landvision Planning Consultants concluded:

*“With the increase in transportation cost, the re-emergence of demand for people choosing to live in smaller, friendlier communities and changes in technology allowing home-based businesses to operate, the impact of isolation is greatly diminished and it is anticipated the growth of rural townsites is inevitable and desirable.”*

The ALPS supports the retention and modest expansion of Manypeaks as the primary rural community focal point and settlement centre in the area. The expansion of the townsite to a sufficient size is necessary to support the local store and community, sport and educational facilities.

In addition, the advent of mining projects such as Grange Resources magnetite mine at Wellstead and nickel projects in Ravensthorpe has generated additional interest in securing land in these communities for workers and their families.

The majority of the expansion is proposed for adjoining Crown Land with some private land included to the west of the townsite. The proposed 114ha area will adequately for the potential expansion and allocation of certain areas to particular uses (such as commercial land along the highway frontage).

The proposal is to complete a feasibility/environmental study and structure plan for the Manypeaks townsite to:

- Identify development constraints and opportunities in

**REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION****(Remember to attach additional information to support your case)**

|   |   |
|---|---|
|   | <p>consultation with the local community, key stakeholders and government agencies;</p> <ul style="list-style-type: none"> <li>• Determine servicing requirements for new lots (e.g. water supply, effluent disposal, electricity supplies etc);</li> <li>• Through the structure plan process, determine land use and development controls, lot sizes, permissibility of land uses etc; and</li> <li>• Provides the flexibility to respond to changing circumstances over time.</li> </ul>   |
| <b>Site Overview - Description</b>  |   |
| Land area   | Approximately 114.6ha (total)   |
| Location plan (attach)  | See attached Location Plan (Appendix 1)   |
| Description of land   | <p>Land to be investigated (see Appendix 2) comprises Crown and freehold land as follows:</p> <p><i>Freehold Land</i></p> <ul style="list-style-type: none"> <li>• Pt. Location 6263 South Coast Highway, Manypeaks and</li> </ul> <p><i>Crown Land</i></p> <ul style="list-style-type: none"> <li>• Lot 10 Green Street, Manypeaks</li> <li>• Lot 11 Green Street, Manypeaks</li> <li>• Lot 12 Green Street, Manypeaks</li> <li>• Lot 18 Green Street, Manypeaks</li> <li>• Lot 47 Norman Street, Manypeaks</li> <li>• Lot 48 Norman Street, Manypeaks</li> <li>• Lot 49 Norman Street, Manypeaks</li> <li>• Lot 50 Norman Street, Manypeaks</li> <li>• Reserve 38923 (Lot 51) South Coast Highway, Manypeaks</li> <li>• Reserve 23464 (Lot 500) South Coast Highway, Manypeaks</li> <li>• Pt. Reserve 15107</li> <li>• Reserve 35986</li> </ul> |
| <b>Local Government Support - Description</b>   |   |
| Delivery options (LGA joint venture or partnership, LandCorp project management advice) | Partnership between the City and LandCorp.  |
| Local Government Authority Council Resolution (in support of application)               | See attached Council Resolution.<br><b>to be completed</b>  |
| Supporting works (possible grants, in kind work (e.g. LGA construct roads))             | <p>The City of Albany will contribute to the project as follows:</p> <ul style="list-style-type: none"> <li>• Undertake data acquisition, complete research, report preparation and community consultation processes.</li> <li>• Provide support and assistance to LandCorp to progress the proposal.</li> <li>• Should the proposal proceed, contribute to the siteworks, roadwork's components of the expansion.</li> </ul>   |
| <b>Community Expectations</b>   |   |
| Local Council's   | The City of Albany supports the expansion of Manypeaks as set out in this application.  |

**REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION**

(Remember to attach additional information to support your case)

| <p>expectations/views</p>  | <p>In accordance with the City's adopted Local Planning Strategy, the City expects that the proposed expansion of Manypeaks will ultimately assist maintain and enhance the existing rural community and services.</p>   |           |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
|--|--|-----------|-----------------|-----------|-----------------|---------|---------|----------------|---------|---------|-----------------|---------|--------|-----------------|---------|--------|----------------|---------|---------|
| <p>Local community views</p>   | <p>The majority of local landowners support the expansion of the townsite as planned. The structure plan would be subject to community consultation.</p>   |           |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| <p>Lobby/interest groups</p>   | <p>The City of Albany has met with the Manypeaks Community &amp; Recreation Association in developing this RDAP application.</p> <p>The Manypeaks Community &amp; Recreation Association supports the RDAP application and the expansion of the townsite as planned. Letter of support attached (Appendix 6) <b>to be completed</b></p> <p>The City is not aware of any other lobby groups with an interest in the project.</p>  |           |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| <p>Local market conditions (sales evidence) and likely demand (from Regional Development Commissions and local real estate/marketing advice)</p> | <p>Given Manypeaks close proximity to Albany and its location between Albany and the mines at Wellstead and Ravensthorpe, there is significant potential. In addition, the townsite has direct access to the coastline (15kms away) which improves its attractiveness to new residents.</p> <p>This is supported by the anecdotal advice from the owner of the Manypeaks Store (Appendix 6). <b>to be completed</b></p> <p>In terms of sales within the area, the following house sales data was obtained from realestate.com.au:</p> <table border="1" data-bbox="612 1025 1350 1218"> <thead> <tr> <th>Property</th> <th>Sale Price (\$)</th> <th>Sale Date</th> </tr> </thead> <tbody> <tr> <td>30 Green Street</td> <td>317,000</td> <td>11/2008</td> </tr> <tr> <td>8 Green Street</td> <td>185,000</td> <td>12/2009</td> </tr> <tr> <td>20 Green Street</td> <td>290,000</td> <td>3/2010</td> </tr> <tr> <td>22 Green Street</td> <td>235,000</td> <td>9/2010</td> </tr> <tr> <td>4 Green Street</td> <td>285,000</td> <td>10/2010</td> </tr> </tbody> </table> <p>These sales provide evidence of good values being achieved for house/land within Manypeaks.</p> | Property  | Sale Price (\$) | Sale Date | 30 Green Street | 317,000 | 11/2008 | 8 Green Street | 185,000 | 12/2009 | 20 Green Street | 290,000 | 3/2010 | 22 Green Street | 235,000 | 9/2010 | 4 Green Street | 285,000 | 10/2010 |
| Property   | Sale Price (\$)  | Sale Date |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| 30 Green Street  | 317,000  | 11/2008   |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| 8 Green Street   | 185,000  | 12/2009   |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| 20 Green Street  | 290,000  | 3/2010    |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| 22 Green Street  | 235,000  | 9/2010    |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| 4 Green Street   | 285,000  | 10/2010   |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| <p>Surrounding land uses and environment (built &amp; natural)</p>   | <p>The land surrounding the Manypeaks townsite is rural. The land is largely cleared and used for traditional farming activities including cropping and grazing. There is a lake system comprising 'Lake Pleasant View' which is north of the townsite (See Appendix 3).</p> <p>The townsite fronts South Coast Highway which connects Albany and Esperance.</p>   |           |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| <p><b>Legal - Description</b></p>  |  |           |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| <p>Title Details/Search/Reconciliation of titles in project area</p>   | <p>As attached (see Appendix 4).</p>   |           |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |
| <p>Form of tenure/title (interest)</p>   | <p><i>Freehold Land</i></p> <ul style="list-style-type: none"> <li>• Pt Location 6263 South Coast Highway, Manypeaks</li> </ul> <p><i>Crown Land</i></p> <ul style="list-style-type: none"> <li>• Lot 10 Green Street, Manypeaks (Unallocated Crown Land)</li> <li>• Lot 11 Green Street, Manypeaks (Unallocated Crown Land)</li> <li>• Lot 12 Green Street, Manypeaks (Unallocated Crown Land)</li> <li>• Lot 18 Green Street, Manypeaks (Reserve without Management Order)</li> <li>• Lot 47 Norman Street, Manypeaks (Unallocated Crown Land)</li> </ul>  |           |                 |           |                 |         |         |                |         |         |                 |         |        |                 |         |        |                |         |         |

| <b>REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION</b><br>(Remember to attach additional information to support your case)  |  |
|---|--|
|   | <ul style="list-style-type: none"> <li>• Lot 48 Norman Street, Manypeaks (Unallocated Crown Land)</li> <li>• Lot 49 Norman Street, Manypeaks (Unallocated Crown Land)</li> <li>• Lot 50 Norman Street, Manypeaks (Unallocated Crown Land)</li> <li>• Reserve 38923 (Lot 51) South Coast Highway, Manypeaks (Reserve under Management Order)</li> <li>• Reserve 23464 (Lot 500) South Coast Highway, Manypeaks (Reserve under Management Order)</li> <li>• Reserve 15107 – No title details available</li> <li>• Reserve 35986 – No title details available</li> </ul>  |
| Encumbrances, easements etc. (2 <sup>nd</sup> schedule of C/T)  | <p><i>Freehold Land</i></p> <ul style="list-style-type: none"> <li>• Pt Location 6263 South Coast Highway, Manypeaks<br/>Encumbrances: Mortgage registered and Caveat lodged</li> </ul> <p><i>Crown Land</i></p> <ul style="list-style-type: none"> <li>• Lot 10 Green Street, Manypeaks. Nil encumbrances.</li> <li>• Lot 11 Green Street, Manypeaks. Nil encumbrances.</li> <li>• Lot 12 Green Street, Manypeaks. Nil encumbrances.</li> <li>• Lot 18 Green Street, Manypeaks. Encumbrances: Reserve 35986 for the purpose of Park.</li> <li>• Lot 47 Norman Street, Manypeaks. Nil encumbrances.</li> <li>• Lot 48 Norman Street, Manypeaks. Nil encumbrances.</li> <li>• Lot 49 Norman Street, Manypeaks. Nil encumbrances.</li> <li>• Lot 50 Norman Street, Manypeaks. Nil encumbrances.</li> <li>• Lot 51 South Coast Highway, Manypeaks. Encumbrances: Reserve 38923 for the purpose of Rubbish Disposal Site. Management Order registered.</li> <li>• Lot 500 South Coast Highway, Manypeaks. Encumbrances: Reserve 23464 for the purpose of Recreation and Fire Station Site. Management Order registered.</li> <li>• Reserve 15107 – No title details available</li> <li>• Reserve 35986 – No title details available</li> </ul> |
| Native Title  | <p>Currently there are 2 registered Native Title applications that have lodged with the Commonwealth Native Title Tribunal as follows:</p> <ol style="list-style-type: none"> <li>1) Southern Noongar WC 96/109</li> <li>2) Wagyl Kaip WC 98/70</li> </ol>   |
| Search for other interests in & claims of rights over land  | See above.   |
| Mining tenements e.g. Prospecting Licenses/Mining Leases affecting land (Dept of Mineral & Petroleum Resources) Approval under s.16(3) of the Mining Act 1978 (required?) | No known mining encumbrances on land.  |
| <b>Planning - Description</b>   |  |
| Zoning (current and proposed)   | <p><i>Current Zoning</i></p> <p>Comprises Rural and Private Clubs &amp; Institutions Zones and Parks &amp; Recreation and Civic &amp; Cultural Reserve.</p> <p><i>Proposed Zoning</i></p> <p>Rural Village zone with structure plan (to be adopted by City/WAPC) to control densities, land uses and development controls.</p>   |
| Previous/existing planning  | Limited work undertaken to date.   |

**REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION**

**(Remember to attach additional information to support your case)**

|  |  |
|--|--|
| proposals and work (indicative subdivision plans, concept plans, structure plans etc.)                               | Manypeaks has been identified within the WAPC's Lower Great Southern Strategy and City's Local Planning Strategy as a Rural Townsite for expansion with the expansion area identified.   |
| Current/likely subdivision condition requirements from servicing authorities.  | The feasibility study would include liaison with service providers regarding future servicing.<br>There is no reticulated potable water supply or reticulated sewer available in the townsite and residents utilise on-site effluent disposal systems and roof catchment water tanks accordingly.<br>Telephone and electricity supply is available to the townsite.<br>Additional roads (sealed and drained) will need to be provided to service the new lots. |
| Environmental Protection Act 1986 (WA) assessment advice received under s.38 & s.48A of Act during scheme amendments | The feasibility study would include the necessary environmental reporting including flora/fauna, groundwater/surface water protection etc.<br>The Structure Plan would be referred to the EPA for their assessment.  |
| Planning status for surrounding land/locality  | The Manypeaks expansion project is supported by the WAPC's adopted Lower Great Southern Strategy and the City's adopted Local Planning Strategy (copies attached).   |

**Engineering/Servicing - Description**

|   |   |
|---|---|
| Services to land & capacity (upgrading requirements) – services constraints             | The feasibility study would include liaison with service providers regarding future servicing.<br>There is no reticulated potable water supply or reticulated sewer available in the townsite and residents utilise on-site effluent disposal systems and roof catchment water tanks accordingly.<br>These have effectively serviced the existing settlement. |
| Location of services (including location of redundant services) & impact on development | The capacity and location of electricity supplies will need to be determined with Western Power through the structure plan process.<br>There are sealed roads available within the townsite. The expansion would require construction of new urban roads (to a sealed standard).  |
| Flood Plain/Storm surge constraints   | There are no flooding issues affecting Manypeaks.   |
| Development restrictions (moratoriums) - noise, dust, access, traffic                   | There are no known restrictions to the development of Manypeaks.  |

**Archaeological/Ethnographic (Aboriginal heritage)**

|  |  |
|--|--|
| Ethnographic - (Indigenous Affairs Dept.) Site register AAD Section 18 clearance                           | The City of Albany and Department of Indigenous Affairs completed an Aboriginal Heritage Survey in 2006 for the entire municipal area to identify sites/places of Aboriginal cultural significance that may be affected by future development planning.<br>There are no sites/places identified in the report within the Manypeaks townsite. |
| Archaeological - (Western Australian Aboriginal Heritage Act 1972-80) Aboriginal Site Register (WA Museum) | There are a number of registered Aboriginal Heritage Sites in the vicinity of Manypeaks (Appendix 5 - copy of DIA Listing attached) associated with Lake Pleasant View to the north of the townsite.<br>There are no registered sites within the Manypeaks townsite.   |

**Heritage**

| <b>REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION</b><br>(Remember to attach additional information to support your case) |  |
|--|--|
| Historical/cultural significance   | There are a no cultural heritage places/sites in the Manypeaks townsite identified on the City's Municipal Heritage Inventory or Heritage Council of WA's Register of Heritage Places.   |
| <b>Environmental</b>   |  |
| Flora (DEC– priority list)<br>(Regionally significant vegetation)  | No detailed environmental studies have been completed. These will be completed as part of the feasibility/structure plan process.  |
| Fauna (DEC– priority list;<br>Endangered Species /<br>International Treaties)  | No detailed environmental studies have been completed. These will be completed as part of the feasibility/structure plan process.<br><br>There are a number of IUCN Category Reserves associated with Lake Pleasant View and South/North Sister Nature Reserves.   |
| System 6 Wetlands /<br>Environmental Protection (Swan<br>Coastal Plain Wetlands) Policy<br>2000<br>WRC's Wetland Atlas         | No detailed environmental studies have been completed. These will be completed as part of the feasibility/structure plan process.<br><br>There are no System 6 wetlands within the Manypeaks townsite or expansion area.<br><br>There are a number of Nationally Important Wetlands associated with Lake Pleasant View to the north of the townsite. |
| Groundwater priority areas (water<br>supply protection zones)  | There are no groundwater priority areas or water supply protection zones affected in the vicinity of Manypeaks.  |
| Contamination (contaminated<br>Sites Act, hazardous materials,<br>UXO register, prior site use)                                | There are no contaminated sites, hazardous materials or UXO identified in the Manypeaks townsite or expansion area identified by the City or Department of Environment and Conservation Contaminated Sites database.<br><br>There is a waste transfer station operated by the City on Reserve 38923.   |
| Buffer Zones (industry, rail,<br>aircraft, agricultural uses / animal<br>production, radio/telephone<br>towers)                | There are no existing buffers at Manypeaks. Detailed assessment will be completed as part of the feasibility/structure plan process.   |
| Noise, light, dust, odour impact<br>etc. of adjoining land uses.   | There are no existing adverse impacts or land use conflicts evident at Manypeaks. Detailed assessment will be completed as part of the feasibility/structure plan process.<br><br>There is a waste transfer station operated by the City on Reserve 38923.   |
| Geotechnical/soil types  | Land capability is high for housing/road construction and on-site effluent disposal. Detailed assessment will be completed as part of the feasibility/structure plan process.  |
| Environment Protection &<br>Biodiversity Conservation Act<br>1999 (Commonwealth) –<br>Environment Australia                    | If necessary due to environmental issues identified, the structure plan will be referred to the Commonwealth for approval.   |
| <b>Other Comments/Observations</b>   |  |
| Reasons for Application  | The reason for the application is to achieve funding to complete the necessary feasibility and structure planning exercises to facilitate the expansion of the Manypeaks townsite in accordance with the outcomes of the adopted Regional and Local Planning Strategies.   |
| Reason for selecting proposed<br>development option  | No other options are available.  |

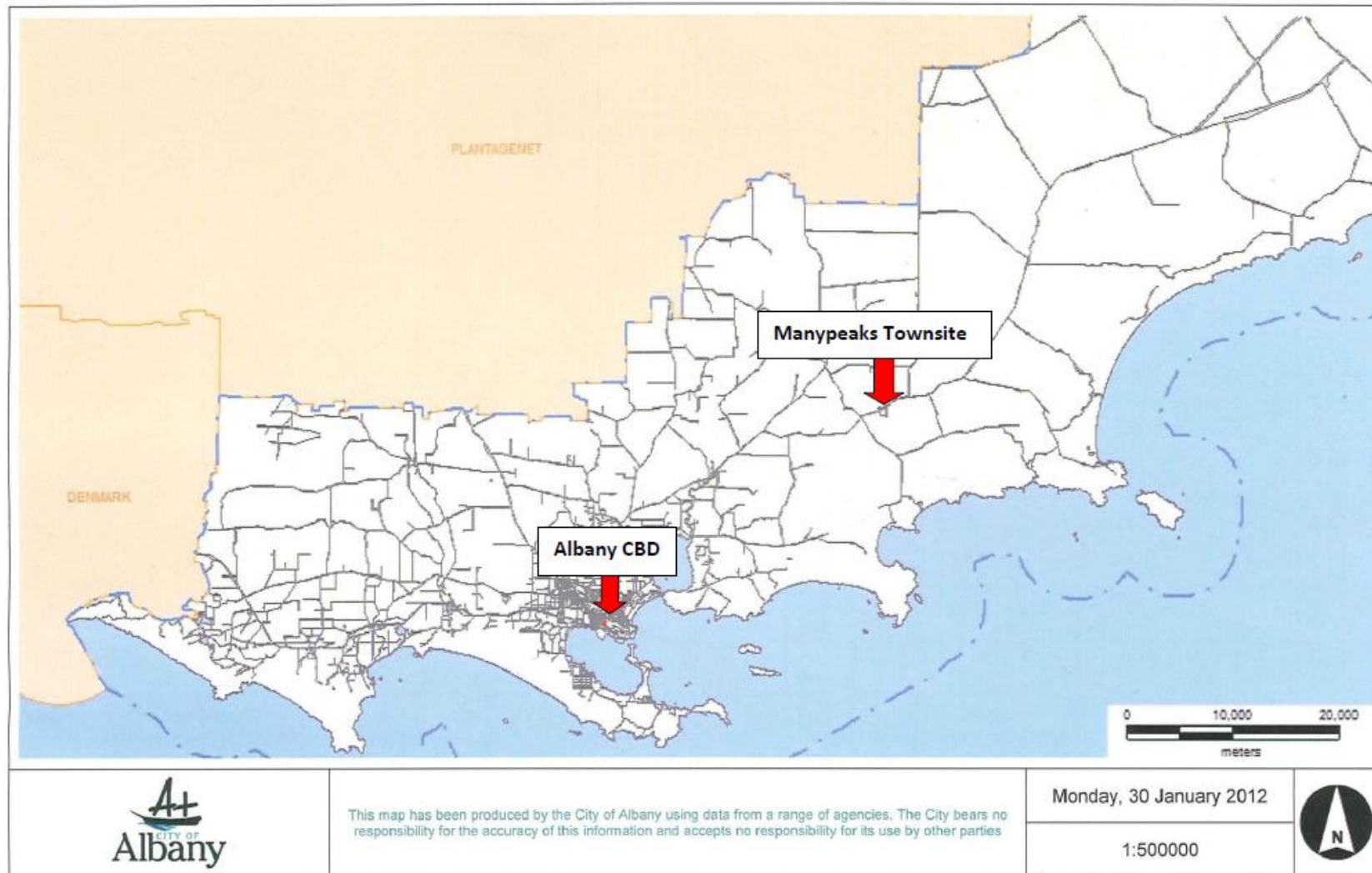
**REGIONAL DEVELOPMENT ASSISTANCE PROGRAM APPLICATION****(Remember to attach additional information to support your case)**

(include any other options explored)

Other comments

Nil.





**APPENDIX 1 - LOCATION PLAN**



APPENDIX 2 – AREA AT MANYPEAKS TO BE INVESTIGATED





This map has been produced by the City of Albany using data from a range of agencies. The City bears no responsibility for the accuracy of this information and accepts no responsibility for its use by other parties

Tuesday, 7 February 2012

1:50000



**APPENDIX 3 – AERIAL IMAGE SHOWING SURROUNDING USES**

**APPENDIX 4 – CERTIFICATE OF TITLES**

WESTERN AUSTRALIA



|                                       |                                   |
|---------------------------------------|-----------------------------------|
| REGISTER NUMBER<br><b>500/DP61997</b> |                                   |
| DUPLICATE<br>EXISTS<br><b>N/A</b>     | DATE DUPLICATE MADE<br><b>N/A</b> |

**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**

VOLUME **LR3158** FOLIO **526**

UNDER THE TRANSFER OF LAND ACT 1993  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*J. Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 500 ON DEPOSITED PLAN 61997

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** CITY OF ALBANY OF POST OFFICE BOX 484, ALBANY  
(XE H628081 ) REGISTERED 20 DECEMBER 2000

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- 1. L135232 RESERVE 23464 FOR THE PURPOSE OF RECREATION AND FIRE STATION SITE  
REGISTERED 11.11.2009.  
H628081 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED. WITH POWER  
TO LEASE FOR ANY TERM NOT EXCEEDING 21 YEARS. REGISTERED 20.12.2000.

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.  
(2) The land and interests etc. shown herein may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown herein may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP61997 [SHEET 1].  
PREVIOUS TITLE: LR3121-839.  
PROPERTY STREET ADDRESS: LOT 500 SOUTH COAST HWY, MANYPEAKS.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

END OF PAGE 1 - CONTINUED OVER

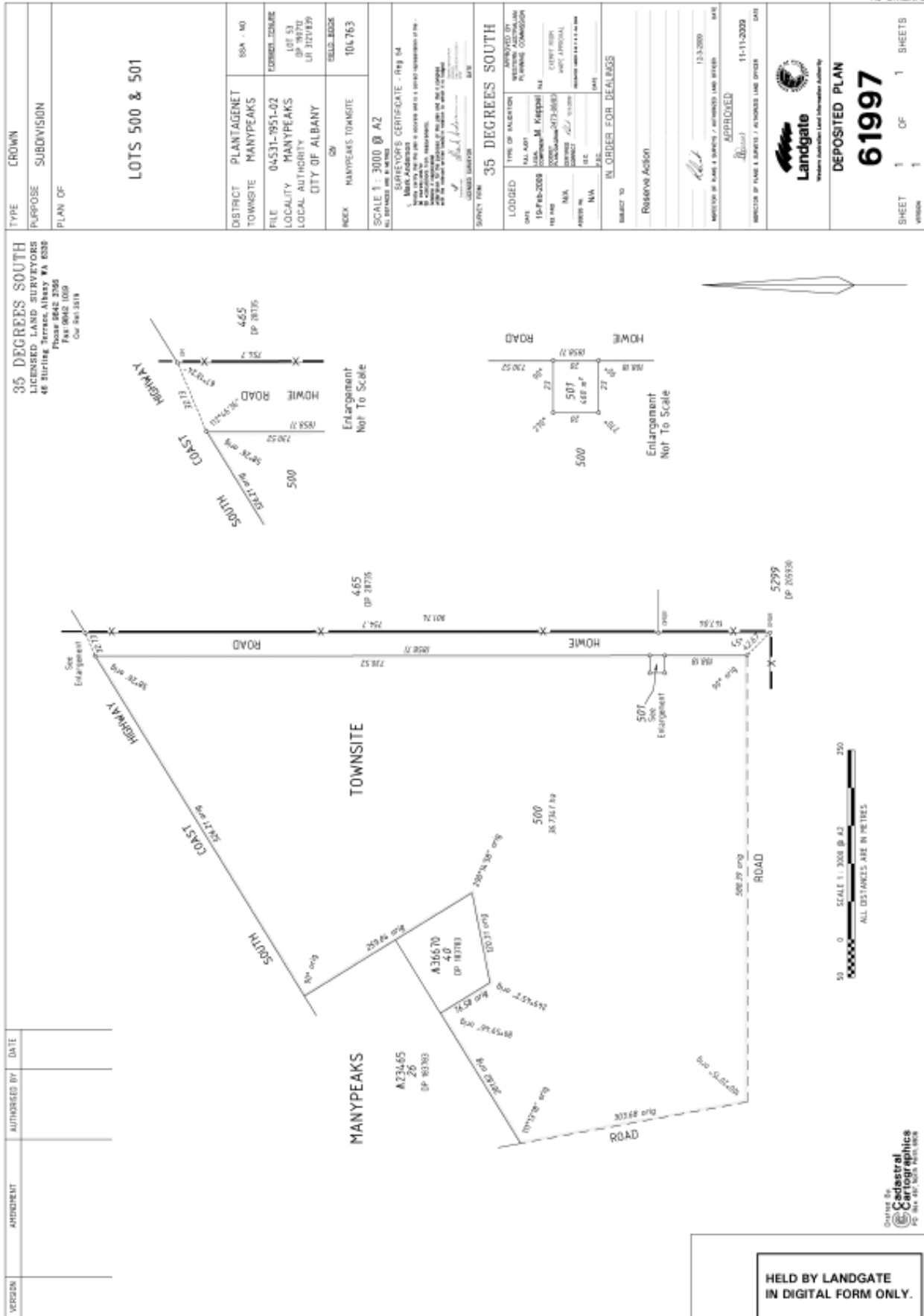
LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon Feb 6 16:02:01 2012 JOB 38467147

ORIGINAL CERTIFICATE OF CROWN LAND TITLE  
QUALIFIED

REGISTER NUMBER: 500/DP61997 VOLUME/FOLIO: LR3158-526 PAGE 2

NOTE 1: A000001A CORRESPONDENCE FILE 04531-1951-02RO  
NOTE 2: SUBJECT TO SURVEY - NOT FOR ALIENATION PURPOSES

**CLT FOR LOT 500 (RESERVE 23464) SOUTH COAST HIGHWAY**



LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Feb 7 10:18:35 2012 JOB 38471531

DP FOR LOT 500 (RESERVE 23464) SOUTH COAST HIGHWAY






|                                       |   |
|---------------------------------------|---|
| REGISTER NUMBER<br><b>24/DP162026</b> |   |
| DUPLICATE EDITION<br><b>2</b>         | DATE DUPLICATE ISSUED<br><b>23/7/2008</b> |

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1238** FOLIO **157**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

*R. Roberts*  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 24 ON DEPOSITED PLAN 162026

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

KYLIE ROSE MOUCHEMORE OF 4 TAYLOR STREET, MANYPEAKS  
VINCENT LARRY PANAI OF 27 KENNY CRESCENT, GERALDTON  
AS TENANTS IN COMMON IN EQUAL SHARES

(T K653723 ) REGISTERED 11 JULY 2008

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. K653724 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 11.7.2008.
2. \*L487294 MEMORIAL. LEGAL AID COMMISSION ACT 1976. AS TO 1/2 SHARE OF KYLIE ROSE MOUCHEMORE ONLY. LODGED 24.11.2010.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1238-157 (24/DP162026).  
PREVIOUS TITLE: This Title.  
PROPERTY STREET ADDRESS: 4 TAYLOR ST, MANYPEAKS.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF MANYPEAKS TOWN LOT/LOT 24 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 24 ON DEPOSITED PLAN 162026 ON 07-MAY-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon Feb 6 16:13:10 2012 JOB 38467265

**CoT FOR LOT 24 TAYLOR STREET**



|                                       |                                     |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>10/DP162026</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>       | DATE DUPLICATE ISSUED<br><b>N/A</b> |

WESTERN AUSTRALIA


**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**

VOLUME **LR3150** FOLIO **659**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*R. Roberts*  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 10 ON DEPOSITED PLAN 162026

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** UNALLOCATED CROWN LAND

**PRIMARY INTEREST HOLDER:** STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.  
 (2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
 (3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP162026 [SHEET 1].  
 PREVIOUS TITLE: LR3150-653.  
 PROPERTY STREET ADDRESS: 18 GREEN ST, MANYPEAKS.  
 LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
 RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).



WESTERN AUSTRALIA



|                                       |                                     |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>11/DP162026</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>       | DATE DUPLICATE ISSUED<br><b>N/A</b> |


**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**

VOLUME **LR3150** FOLIO **660**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*R. Roberts*  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 11 ON DEPOSITED PLAN 162026

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** UNALLOCATED CROWN LAND

**PRIMARY INTEREST HOLDER:** STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.  
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP162026 [SHEET 1].  
PREVIOUS TITLE: LR3150-653.  
PROPERTY STREET ADDRESS: 7 GREEN ST, MANYPEAKS.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).



|                                       |                                     |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>12/DP162026</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>       | DATE DUPLICATE ISSUED<br><b>N/A</b> |

WESTERN AUSTRALIA

**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**

VOLUME **LR3150** FOLIO **661**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*B. Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 12 ON DEPOSITED PLAN 162026

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** UNALLOCATED CROWN LAND

**PRIMARY INTEREST HOLDER:** STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.  
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP162026 [SHEET 1].  
PREVIOUS TITLE: LR3150-653.  
PROPERTY STREET ADDRESS: 5 NORMAN ST, MANYPEAKS.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

| Lot. Nos:<br>1-24  | District<br>MANYPEAKS (SITE PLANTING) | C.P. No           | Name of Applicant   | Acres  | File No<br>690/50 |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
|--|---------------------------------------|-------------------|---------------------|--|-------------------|--------|---------|-------------------|---------------------|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|---|--|--|--|
|  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| At least observed at .....<br>Or assessed from ..... <i>Dec. 20.025</i><br>Date of surveying ..... <i>15 July</i> ..... <i>1950</i><br>F.M. Book No. <i>265</i> ..... Page <i>493</i><br>Scale ..... <i>ASIO links - chain to 88 feet</i><br>Public Plan No. <i>4519/40</i>  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Course</th> <th>Bearing</th> <th>Distance in Links</th> <th>Description of Tree</th> </tr> </thead> <tbody> <tr><td>A</td><td></td><td></td><td></td></tr> <tr><td>B</td><td></td><td></td><td></td></tr> <tr><td>C</td><td></td><td></td><td></td></tr> <tr><td>D</td><td></td><td></td><td></td></tr> <tr><td>E</td><td></td><td></td><td></td></tr> <tr><td>F</td><td></td><td></td><td></td></tr> </tbody> </table>                   |                                       |                   |                     |  |                   | Course | Bearing | Distance in Links | Description of Tree | A |  |  |  | B |  |  |  | C |  |  |  | D |  |  |  | E |  |  |  | F |  |  |  |
| Course   | Bearing                               | Distance in Links | Description of Tree |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| A  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| B  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| C  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| D  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| E  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| F  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| <p><b>SURVEYOR'S CERTIFICATE</b></p> <p>I hereby certify that this Survey was performed by me personally (or under my own personal supervision, inspection and full check) to strict accordance with the Regulations for the Guidance of Surveyors, and that this plan is to all respects correct.</p> <p>Date: <i>21.9.50</i> ..... <i>Unassisted Surveyor</i></p>  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| <p><b>OFFICE REFERENCE</b></p> Diagram drawn: <i>By Challenge</i> <i>By Z.B. 50</i><br>Assent No.: <i>1720</i> ..... <i>Passed</i> <i>By 23 July 1950</i><br>Statutory Ref No.: <i>2</i> ..... <i>Pl. 41.44</i><br>Change class: <i>115</i> ..... <i>678</i><br>Appeal class: <i>50</i><br>Area: <i>5.982 acres</i><br>Compared with <i>L.S. J. Blythcott, R.L. 20</i><br>Examined: <i>11.2.50</i> ..... <i>27</i><br>Diagram passed: <i>11.2.50</i> .....<br>Date: <i>11/53</i> ..... <i>Inspector of Plans and Surveys</i> |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| Survey approved: <i>10/10/50</i> ..... <i>Surveyor General</i><br>Date: <i>23.1.53</i>   |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| On Standard Plan<br>On Public Plan: <i>18/10/1950</i> ..... <i>S. 3-52</i><br>On Completion<br>Crown Grant Proposed  |                                       |                   |                     |  |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |
| <p><b>DIAGRAM NO. 62096</b></p>  |                                       |                   |                     | Registered: <i>18.1.1950</i> ..... <i>1950</i> |                   |        |         |                   |                     |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |

LANDGATE COPY OF ORIGINAL NOT TO SCALE The Feb 7 10:18:35 2012 JOB 38471531

**DP FOR LOT 24 TAYLOR STREET, LOTS 10 & 11 OFF GREEN STREET AND LOT 12 OFF NORMAN STREET**

WESTERN



AUSTRALIA

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>47/DP185303</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>       | DATE DUPLICATE ISSUED<br><b>N/A</b> |

RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE

VOLUME **LR3150** FOLIO **608**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.



REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 47 ON DEPOSITED PLAN 185303

**STATUS ORDER AND PRIMARY INTEREST HOLDER:**  
(FIRST SCHEDULE)

**STATUS ORDER/INTEREST:** UNALLOCATED CROWN LAND**PRIMARY INTEREST HOLDER:** STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.  
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP185303 [SHEET 1].  
PREVIOUS TITLE: LR3150-606.  
PROPERTY STREET ADDRESS: 19 NORMAN ST, MANYPEAKS.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon Feb 6 16:02:01 2012 JOB 38467147

**CLT FOR LOT 47 NORMAN STREET**



|                                       |                                     |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>48/DP185303</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>       | DATE DUPLICATE ISSUED<br><b>N/A</b> |

WESTERN AUSTRALIA


**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**

VOLUME **LR3150** FOLIO **609**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*R. Roberts*  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 48 ON DEPOSITED PLAN 185303

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** UNALLOCATED CROWN LAND

**PRIMARY INTEREST HOLDER:** STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.
- (2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.
- (3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP185303 [SHEET 1].  
PREVIOUS TITLE: LR3150-606.  
PROPERTY STREET ADDRESS: 15 NORMAN ST, MANYPEAKS.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon Feb 6 16:02:01 2012 JOB 38467147

**CLT FOR LOT 48 NORMAN STREET**

WESTERN



AUSTRALIA

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>49/DP185303</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>       | DATE DUPLICATE ISSUED<br><b>N/A</b> |

**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**

VOLUME **LR3150** FOLIO **610**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*R Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 49 ON DEPOSITED PLAN 185303

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** UNALLOCATED CROWN LAND

**PRIMARY INTEREST HOLDER:** STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required. Lot as described in the land description may be a lot or location.  
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP185303 [SHEET 1].  
PREVIOUS TITLE: LR3150-606.  
PROPERTY STREET ADDRESS: 11 NORMAN ST, MANYPEAKS.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).





|                                       |                                     |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>50/DP185303</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>       | DATE DUPLICATE ISSUED<br><b>N/A</b> |

RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE

VOLUME **LR3150** FOLIO **611**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*R. Roberts*  
REGISTRAR OF TITLES



**LAND DESCRIPTION:**

LOT 50 ON DEPOSITED PLAN 185303

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** UNALLOCATED CROWN LAND

**PRIMARY INTEREST HOLDER:** STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.  
(2) The land and interests etc. shown hereon may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown hereon may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

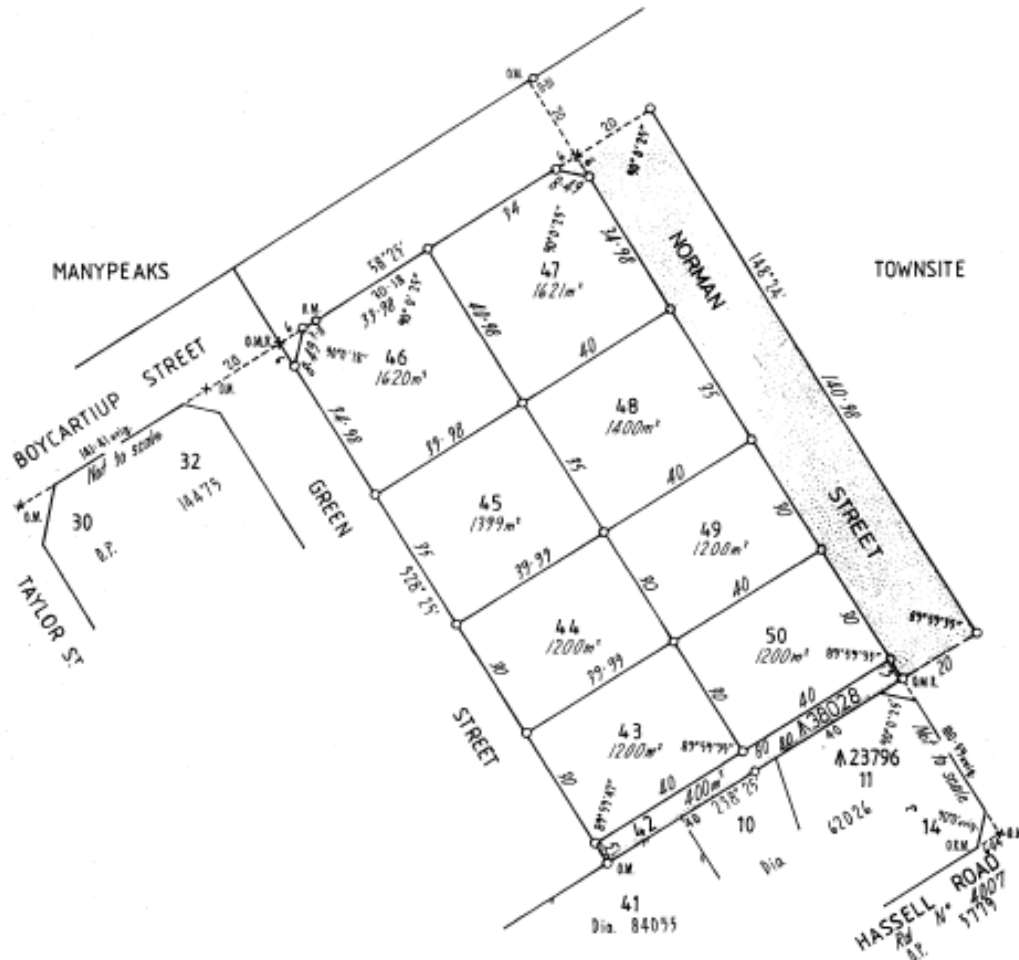
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP185303 [SHEET 1].  
PREVIOUS TITLE: LR3150-606.  
PROPERTY STREET ADDRESS: 9 NORMAN ST, MANYPEAKS.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon Feb 6 16:02:01 2012 JOB 38467147

**CLT FOR LOT 50 NORMAN STREET**

A38028 Gaz 19.11.82 Pg 4520 L.J.O 14.12.82



AMENDMENTS

DP 185303



CD 85303



|  |                                   |                                      |   |
|--|-----------------------------------|--------------------------------------|---|
| LAND DISTRICT<br>PLANTAGENET   | MANYPEAKS LOTS 42 - 50            |                                      | FILE No. 3445/78  |
| SURVEYOR'S CERTIFICATE<br>I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection and field check), in strict accordance with the Licensed Surveyors (Guidance of Surveyors) Regulations, 1961.<br><br><i>M. E. Sawler</i><br>Licensed Surveyor<br>Date 22.6.83 |                                   |                                      | SCALE 1:1000<br>All measurements in metres  |
| Azimuth observed at or assumed from 91M 62026  | Calc. Bl. No. Fol.                | Compared with F.B. <i>M. S. 9102</i> | SURVEY APPROVED<br><i>X Amian</i>   |
| Date of marking 20.7.82  | Account No. <i>M. S. 9102</i>     | Examined <i>188/266 20/2 20/9/82</i> | Date 7.1.83 for Surveyor General  |
| Surveyor M. E. Sawler  | Diagrams passed                   | Inspector of Plans and Surveys       | Recorded on Public Plan L.J.O. 14.12.82   |
| Field Book No. 97 Page 485   | Reference                         | Date 6.1.83                          | Registered on Key Plan 451/96<br>Custodian of Plans<br>DEPT. OF LANDS AND SURVEYS |
| Cadastral Plan Manypeaks Townships   | Diagram Drawn D. Bye Date 11.8.82 |                                      | DIAGRAM No. 85303   |

S.107

LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Feb 7 10:18:35 2012 JOB 38471531

DP FOR LOTS 47, 48, 49 & 50 NORMAN STREET



WESTERN



AUSTRALIA

|   |                                     |
|---|-------------------------------------|
| REGISTER NUMBER<br><b>6263/DP165969</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>         | DATE DUPLICATE ISSUED<br><b>N/A</b> |

**RECORD OF CERTIFICATE OF TITLE**  
UNDER THE TRANSFER OF LAND ACT 1893

VOLUME **1721**      FOLIO **49**

The person described in the first schedule is the registered proprietor of an estate in fee simple in the land described below subject to the reservations, conditions and depth limit contained in the original grant (if a grant issued) and to the limitations, interests, encumbrances and notifications shown in the second schedule.

REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 6263 ON DEPOSITED PLAN 165969

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

HARALD BEHRENDT  
LEONIE CAROL BEHRENDT  
BOTH OF LOT 104 ULSTER ROAD, ALBANY  
AS JOINT TENANTS

(T F994699 ) REGISTERED 3 OCTOBER 1995

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:**  
(SECOND SCHEDULE)

1. G782662 MORTGAGE TO WESTPAC BANKING CORPORATION REGISTERED 5.5.1998.
2. \*G959890 CAVEAT BY RICHARD JAMES JACKSON, GREGORY JACKSON LODGED 24.11.1998.

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
\* Any entries preceded by an asterisk may not appear on the current edition of the duplicate certificate of title.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF TITLE-----

**STATEMENTS:**

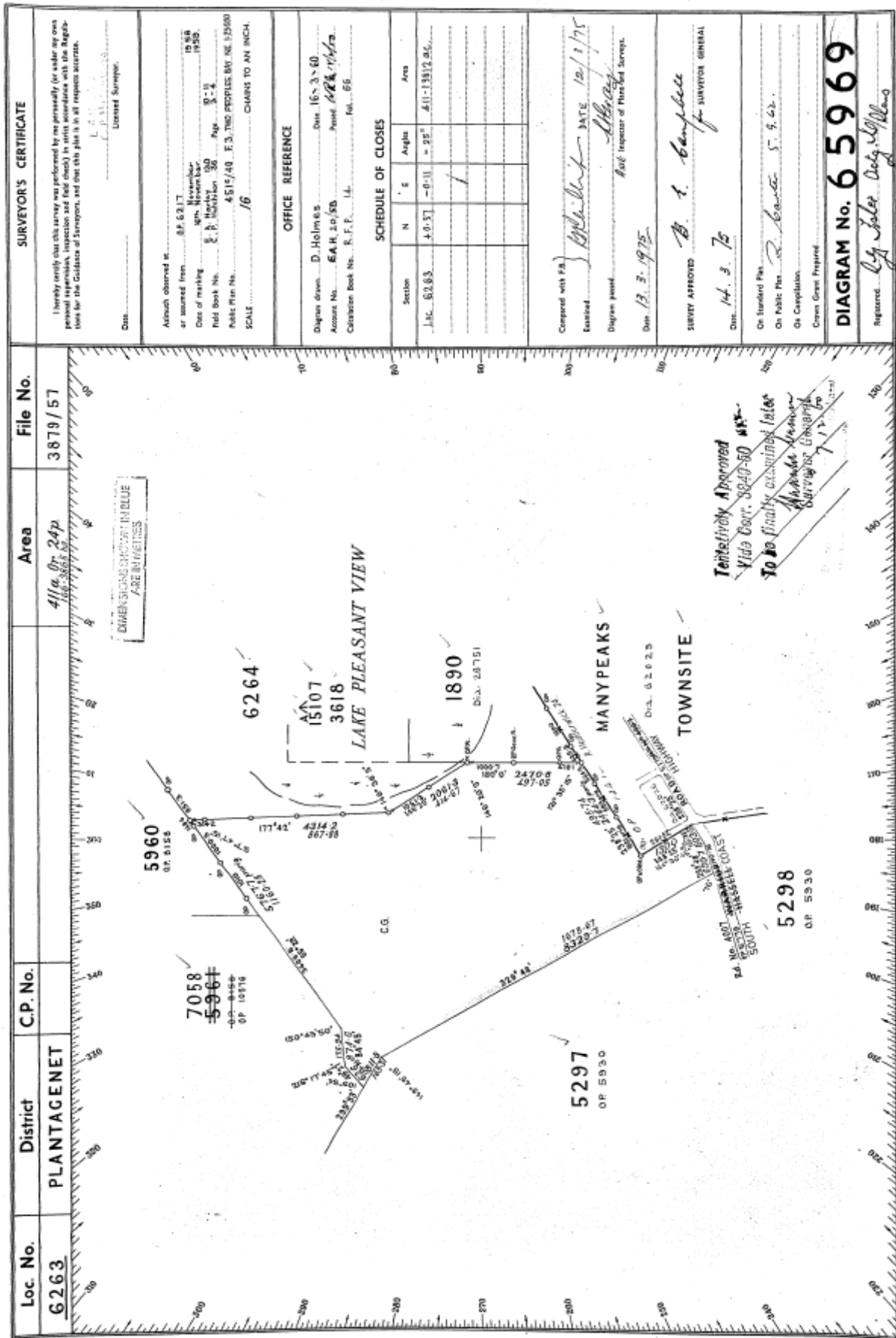
The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: 1721-49 (6263/DP165969).  
PREVIOUS TITLE: This Title.  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

- NOTE 1: A000001A LAND PARCEL IDENTIFIER OF PLANTAGENET LOCATION 6263 (OR THE PART THEREOF) ON SUPERSEDED PAPER CERTIFICATE OF TITLE CHANGED TO LOT 6263 ON DEPOSITED PLAN 165969 ON 01-AUG-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 2: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE OR ON THE CURRENT EDITION OF DUPLICATE CERTIFICATE OF TITLE.

LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon Feb 6 16:13:10 2012 JOB 38467265

**CoT FOR LOCATION 6263 SOUTH COAST HIGHWAY**



DP FOR LOCATION 6263 SOUTH COAST HIGHWAY



|                                       |                                     |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>51/DP186458</b> |                                     |
| DATE OF THIS EDITION<br><b>N/A</b>    | DATE REPLACED/DROPPED<br><b>N/A</b> |

WESTERN AUSTRALIA

**RECORD OF QUALIFIED CERTIFICATE  
OF  
CROWN LAND TITLE**

VOLUME: **LR3123** PAGE: **884**

UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*JG Roberts*  
REGISTRAR OF TITLES

**LAND DESCRIPTION:**

LOT 51 ON DEPOSITED PLAN 186458

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** RESERVE UNDER MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** CITY OF ALBANY OF YORK STREET, ALBANY  
(XE H670850 ) REGISTERED 16 FEBRUARY 2001

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- RESERVE 38923 FOR THE PURPOSE OF RUBBISH DISPOSAL SITE  
H670850 MANAGEMENT ORDER. CONTAINS CONDITIONS TO BE OBSERVED.  
REGISTERED 16.2.2001.

- Warning: (1) A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.  
(2) The land and interests etc. shown herein may be affected by interests etc. that can be, but are not, shown on the register.  
(3) The interests etc. shown herein may have a different priority than shown.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

SKETCH OF LAND: DP186458 [SHEET 1].  
PREVIOUS TITLE: This Title.  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

NOTE 1: A000001A CORRESPONDENCE FILE 02992-1983-01RO.

END OF PAGE 1 - CONTINUED OVER

LANDGATE COPY OF ORIGINAL NOT TO SCALE Mon Feb 6 16:13:10 2012 JOB 38467265

ORIGINAL CERTIFICATE OF CROWN LAND TITLE  
QUALIFIED

REGISTER NUMBER: 51/DP186458 VOLUME/FOLIO: LR3123-884 PAGE 2

- NOTE 2: LAND PARCEL IDENTIFIER OF MANYPEAKS TOWN LOT/LOT 51 ON SUPERSEDED PAPER CERTIFICATE OF CROWN LAND TITLE CHANGED TO LOT 51 ON DEPOSITED PLAN 186458 ON 11-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.
- NOTE 3: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE.

**CLT FOR LOT 51 (RESERVE 38923) SOUTH COAST HIGHWAY**



WESTERN AUSTRALIA

**RECORD OF CERTIFICATE  
OF  
CROWN LAND TITLE**


UNDER THE TRANSFER OF LAND ACT 1893  
AND THE LAND ADMINISTRATION ACT 1997

|                                       |                                     |
|---------------------------------------|-------------------------------------|
| REGISTER NUMBER<br><b>18/DP162026</b> |                                     |
| DUPLICATE EDITION<br><b>N/A</b>       | DATE DUPLICATE ISSUED<br><b>N/A</b> |

VOLUME **LR3124** FOLIO **144**

**NO DUPLICATE CREATED**

The undermentioned land is Crown land in the name of the STATE of WESTERN AUSTRALIA, subject to the interests and Status Orders shown in the first schedule which are in turn subject to the limitations, interests, encumbrances and notifications shown in the second schedule.

*E. Roberts*  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 18 ON DEPOSITED PLAN 162026

**STATUS ORDER AND PRIMARY INTEREST HOLDER:  
(FIRST SCHEDULE)**

**STATUS ORDER/INTEREST:** RESERVE WITHOUT MANAGEMENT ORDER

**PRIMARY INTEREST HOLDER:** STATE OF WESTERN AUSTRALIA

**LIMITATIONS, INTERESTS, ENCUMBRANCES AND NOTIFICATIONS:  
(SECOND SCHEDULE)**

- RESERVE 35986 FOR THE PURPOSE OF PARK

Warning: A current search of the sketch of the land should be obtained where detail of position, dimensions or area of the lot is required.  
Lot as described in the land description may be a lot or location.

-----END OF CERTIFICATE OF CROWN LAND TITLE-----

**STATEMENTS:**

The statements set out below are not intended to be nor should they be relied on as substitutes for inspection of the land and the relevant documents or for local government, legal, surveying or other professional advice.

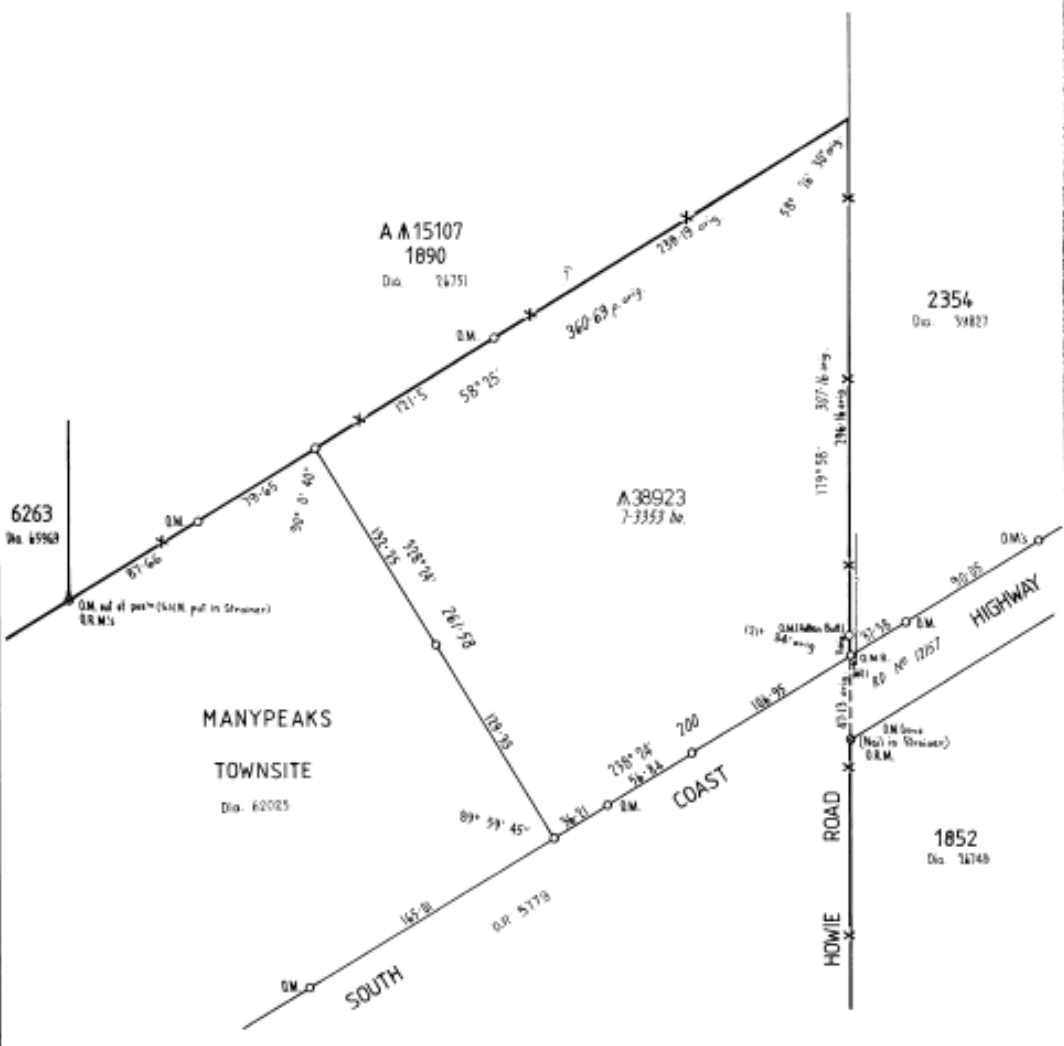
SKETCH OF LAND: DP162026 [SHEET 1].  
PREVIOUS TITLE: This Title.  
PROPERTY STREET ADDRESS: NO STREET ADDRESS INFORMATION AVAILABLE.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.  
RESPONSIBLE AGENCY: DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS (SLSD).

NOTE 1: A000001A CORRESPONDENCE FILE 03695-1989-01RO.  
NOTE 2: LAND PARCEL IDENTIFIER OF MANYPEAKS TOWN LOT/LOT 18 ON SUPERSEDED PAPER CERTIFICATE OF CROWN LAND TITLE CHANGED TO LOT 18 ON DEPOSITED PLAN 162026 ON 11-SEP-02 TO ENABLE ISSUE OF A DIGITAL CERTIFICATE OF TITLE.  
NOTE 3: THE ABOVE NOTE MAY NOT BE SHOWN ON THE SUPERSEDED PAPER CERTIFICATE OF TITLE.

A 38923 Gaz 2.11.84 Pg 3525

AMENDMENTS

(1) R. HEDDERWICK 24



DP 186458



CD 86458



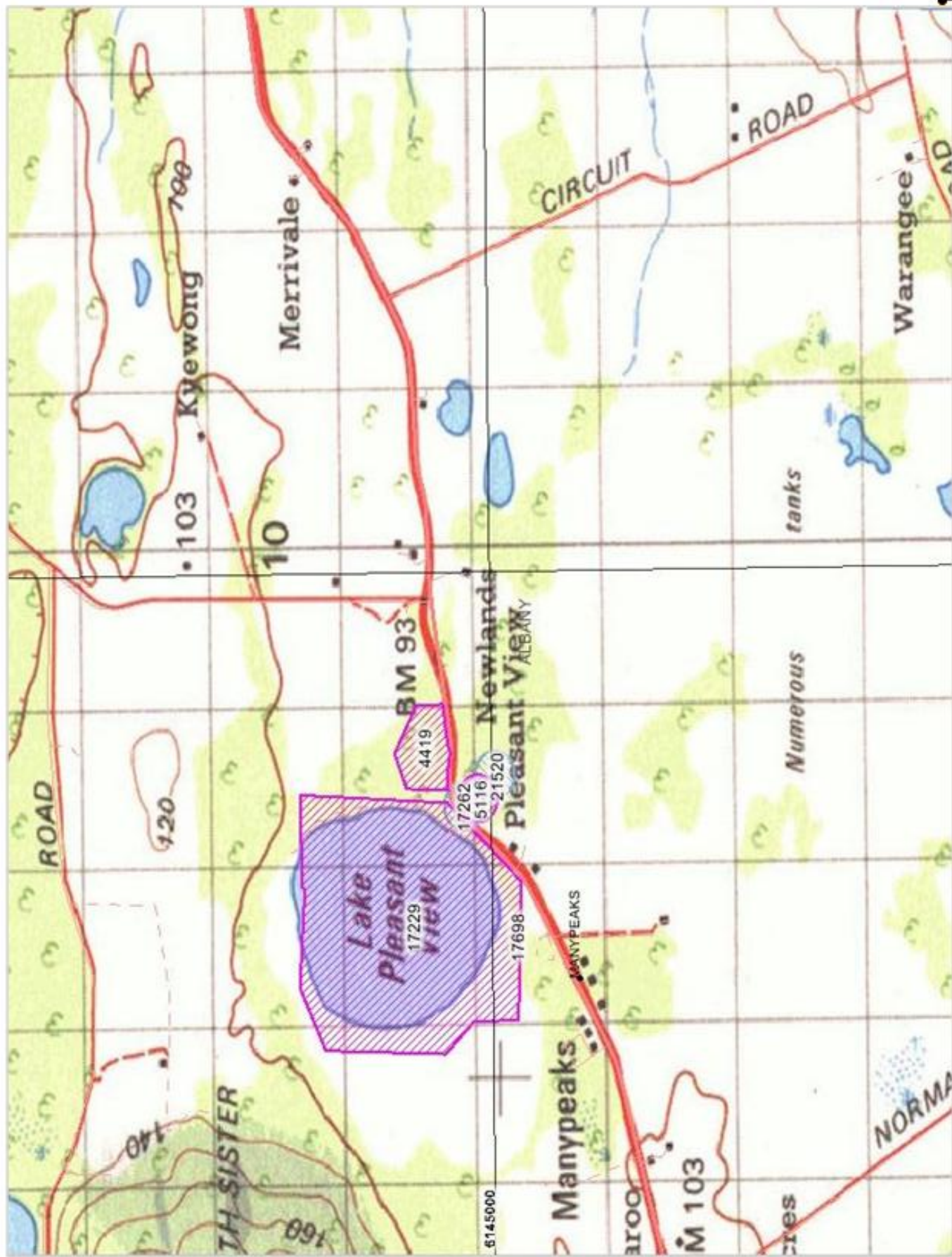
|   |  |  |  |   |
|---|--|--|--|---|
| LAND DISTRICT PLANTAGENET   |  | MANYPEAKS LOT 51                                     |  | FILE No. 2992-983   |
| SURVEYOR'S CERTIFICATE  |  | Azimuth observed at DIA. 65969                       |  | SCALE 1:2500<br>All measurements in metres  |
| I hereby certify that this survey was performed by me personally (or under my personal supervision, inspection and field check), in strict accordance with the Licensed Surveyors (Evidence of Surveyors) Regulations, 1961.<br><br><i>M. E. SAUZIER</i><br>Licensed Surveyor<br>Date 26.2.87 |  | or assumed from DIA. 65969                           |  | SURVEY APPROVED<br><i>[Signature]</i><br>Surveyor General                         |
|   |  | Date of marking 8 <sup>th</sup> MAY 1984             |  |   |
|   |  | Surveyor M. E. SAUZIER                               |  | Calc. Bk. No. ... Fol. ...  |
| Field Book No. 50 Page 5-7  |  | Compared with F.B. ...                               |  | Date ...  |
| Cadastral Plan MANYPEAKS TOWNSITE   |  | Account No. ...                                      |  | Recorded on Public Plan L.J.G. 5-11-84  |
| Reference ...   |  | Examined ... 28.9.84                                 |  | Registered On Key Plan MANYPEAKS TOWNSITE<br>Custodian of Plans<br>Date 31.7.1984 |
| Diagram Drawn G. HARRIER Date 30.7.84   |  | Diagram passed ...<br>Inspector of Plans and Surveys |  | DEPT. OF LANDS AND SURVEYS<br>DIAGRAM No. 86458                                   |

S 107

LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Feb 7 10:18:35 2012 JOB 38471531

DP FOR LOTS 18 & 51 (RESERVES 38923 & 35986) SOUTH COAST HIGHWAY





APPENDIX 5 - ABORIGINAL HERITAGE SITES/PLACES AT MANYPEAKS

## APPENDIX 6 – LETTERS OF SUPPORT

To be completed

**2.7: PLANNING AND SERVICES REPORTS FEBRUARY 2012**

**Responsible Officer** : Acting Executive Director Planning and  
Development Services (S Lenton)  
**Attachment** : Planning and Services Reports February 2012

**IN BRIEF**

- Receive the contents of the Planning and Services Report for February 2012.

**ITEM 2.7: RESOLUTION**  
**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR GREGSON**  
**SECONDED: COUNCILLOR SUTTON**

**THAT the Planning and Services Report for February 2012 be RECEIVED.**

**CARRIED 13-0**




**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Development  
Subject : Building Activity – February 2012  
Date : 1 March 2012

---

1. In February 2012, sixty-three (63) building licences were issued for building activity worth \$6,369,956. This includes three (3) demolition licences and one (1) sign licence.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for February 2012, the eighth month of activity in the City of Albany for the financial year 2011-2012 .

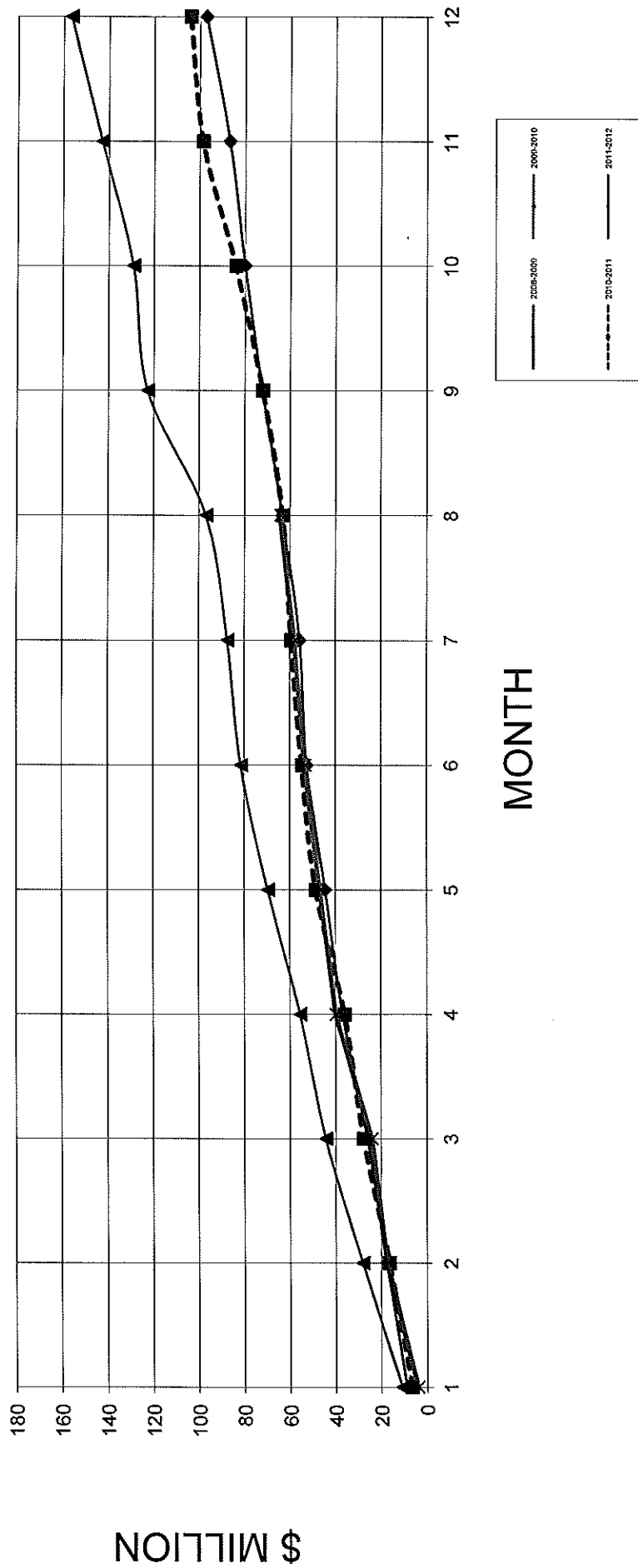
  
\_\_\_\_\_  
Kaye Hamilton  
Administration Officer – Development

CITY OF ALBANY

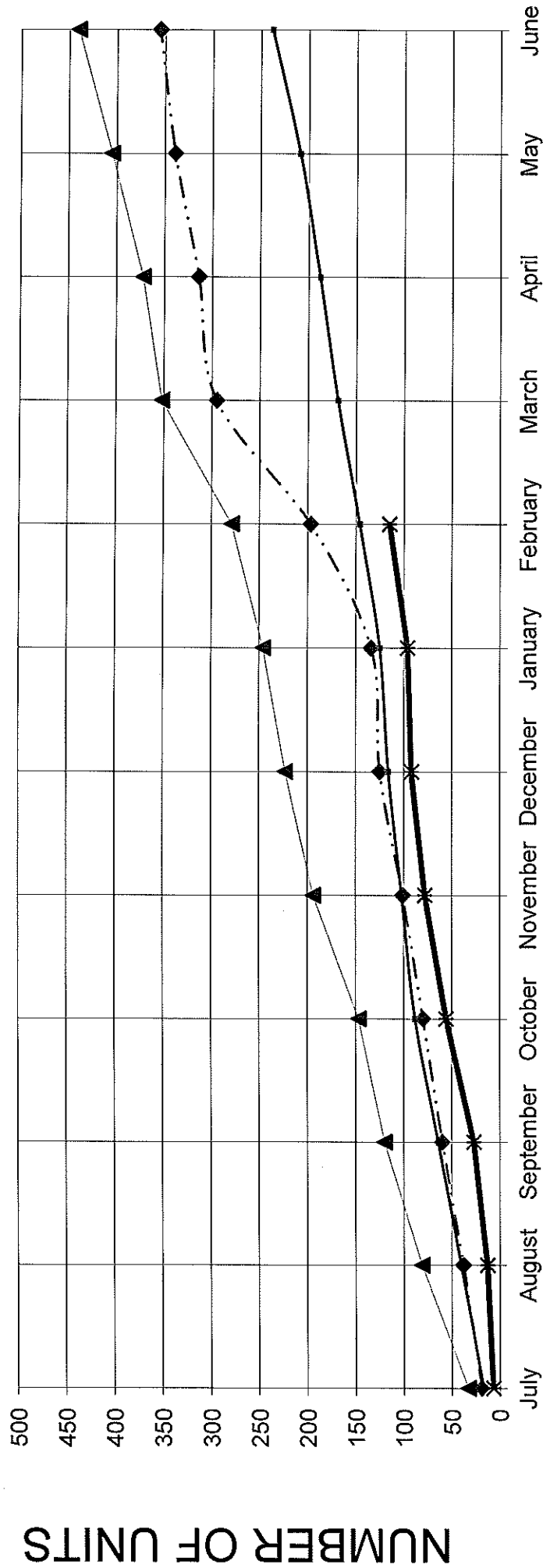
BUILDING CONSTRUCTION STATISTICS FOR 2011 - 2012

| 2010/2011      | 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           | 7               | 2,030,335  |                |           | 14                     | 253,722   | 22                   | 547,734   |              |          | 1              | 30,000     | 3                     | 953,927    | 5     | 35,000    | 3,850,718      |
| AUGUST         | 13              | 3,921,741  |                |           | 7                      | 123,878   | 8                    | 71,080    | 1            | 420,000  |                |            | 7                     | 8,839,775  | 3     | 23,800    | 13,400,274     |
| SEPTEMBER      | 13              | 3,430,898  | 1              | 775,000   | 17                     | 236,818   | 21                   | 508,779   |              |          |                |            | 5                     | 921,642    | 11    | 784,400   | 6,657,537      |
| OCTOBER        | 18              | 4,021,693  | 11             | 1,122,000 | 13                     | 166,187   | 26                   | 335,425   |              |          | 1              | 9,500,000  | 3                     | 525,000    | 6     | 64,100    | 15,734,405     |
| NOVEMBER       | 12              | 2,964,229  | 10             | 1,600,000 | 18                     | 338,943   | 20                   | 651,957   |              |          |                |            | 8                     | 1,251,332  | 6     | 157,000   | 6,963,461      |
| DECEMBER       | 14              | 3,948,628  |                |           | 19                     | 437,720   | 22                   | 618,341   |              |          | 16             | 1,371,698  | 1                     | 100,000    | 9     | 157,540   | 6,633,927      |
| 2011           |                 |            |                |           |                        |           |                      |           |              |          |                |            |                       |            |       |           |                |
| JANUARY        | 4               | 1,048,284  |                |           | 10                     | 361,591   | 24                   | 851,381   |              |          | 2              | 454,860    | 3                     | 1509750    | 5     | 145,000   | 4,370,866      |
| FEBRUARY       | 16              | 4,400,121  | 3              | 1,020,430 | 15                     | 285,033   | 20                   | 390,902   |              |          | 2              | 237,670    |                       |            | 7     | 35,800    | 6,369,956      |
| MARCH          |                 |            |                |           |                        |           |                      |           |              |          |                |            |                       |            |       |           | 0              |
| APRIL          |                 |            |                |           |                        |           |                      |           |              |          |                |            |                       |            |       |           | 0              |
| MAY            |                 |            |                |           |                        |           |                      |           |              |          |                |            |                       |            |       |           | 0              |
| JUNE           |                 |            |                |           |                        |           |                      |           |              |          |                |            |                       |            |       |           | 0              |
| TOTALS TO DATE | 97              | 25,765,929 | 25             | 4,517,430 | 113                    | 2,203,892 | 163                  | 3,975,599 | 1            | 420,000  | 22             | 11,594,228 | 30                    | 14,101,426 | 52    | 1,402,640 | 63,981,144     |

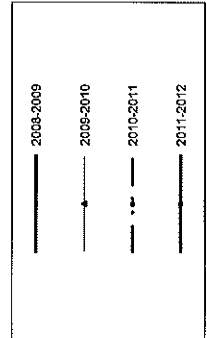
BUILDING ACTIVITY  
\$M Value



# DWELLING UNITS



## MONTH



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

Applications determined for February 2012

| Application Number | Builder                            | Owner   | Description of Application     | Street # | Property Description      | Street Address    | Suburb          |
|--------------------|------------------------------------|---|--------------------------------|----------|---------------------------|-------------------|-----------------|
| 301801             | D & A HOLLAND                      | BUNBURY DIOCESAN TRUSTEES                           | GROUP DWELLING X 2             | 11       | Town Lot 106 Location Alb | CLIFF STREET      | ALBANY          |
| 301981             | OWNER BUILDER                      | M J & S J ODOHERTY                                  | PATIO                          | 30       | Lot 10                    | FESTING STREET    | ALBANY          |
| 302042             | CAMERON CHARLES BROWN              | P & D WARREN  | DEMOLITION OF DWELLING         | 31       | Lot 10                    | EARL STREET       | ALBANY          |
| 302051             | OWNER BUILDER                      | R & E IFFLA   | DEMOLITION OF DWELLING         | 29       | Location                  | HILL STREET       | ALBANY          |
| 301982             | J & TW DEKKER PTY LTD              | Owner's Name and address not shown at their request | ALTERATIONS AND ADDITIONS      | 23       | AT 448 Lot 6 Location 283 | JEEDA CLOSE       | BAYONET HEAD    |
| 301985             | DAVE BRENZI                        | M D GIUNTOLI  | RETAINING WALL                 | 94       | Location 280              | BAYONET HEAD ROAD | BAYONET HEAD    |
| 302028             | JOHN FOLEY                         | F A & E M LOVE                                      | SHED                           |          | Location 371              | BATTLE ROAD       | BAYONET HEAD    |
| 302035             | OUTDOOR WORLD                      | C GUNBY   | PATIO                          | 89       | Lot 102 Location 284      | ALLWOOD PARADE    | BAYONET HEAD    |
| 302021             | ECOFIT HOMES                       | ALBANY LIFESTYLE VILLAGE PARK HOME - Site 26        |                                | 20       | Lot 930 Location 359      | ALISON PARADE     | BAYONET HEAD    |
| 301986             | WA COUNTRY BUILDERS PTY LTD        | Owner's Name and address not shown at their request | DWELLING GARAGE                | 65       | Lot 500 Location 3470     | YATANA ROAD       | BAYONET HEAD    |
| 302057             | WA COUNTRY BUILDERS PTY LTD        | Owner's Name and address not shown at their request | ALFRESCO & RETAINING WALL      | 5        | Lot 348 Location 284      | CORINE WAY        | BAYONET HEAD    |
| 302055             | OWNER BUILDER                      | J H & M M BERNHARDT                                 | ALFRESCO SHED & RETAINING WALL | 26       | Lot 34 Lot 61             | ELIZABETH STREET  | BAYONET HEAD    |
| 302061             | RYDE BUILDING COMPANY PTY LTD      | Owner's Name and address not shown at their request | DWELLING GARAGE AND ALFRESCO   | 35       | Location 4790             | GRENFELL DRIVE    | BAYONET HEAD    |
| 302068             | KOSTERS STEEL CONSTRUCTION PTY LTD | A G & R C LOLLEY                                    | PATIO                          | 44       | Location 4790             | WATERS ROAD       | BAYONET HEAD    |
| 302015             | METROOF ALBANY                     | Owner's Name and address not shown at their request | CARPORT - SITE 13A             | 7        | Lot 600 Lot 18            | PANORAMA ROAD     | BIG GROVE       |
| 302017             | OWNER BUILDER                      | M T GRAY & M J ADAMS                                | SIDE BOUNDARY FENCE            | 248B     | Location ASL 02 Lot 1     | ALBANY HIGHWAY    | CENTENNIAL PARK |

| Application Number | Builder                            | Owner   | Description of Application            | Street # | Property Description               | Street Address             | Suburb              |
|--------------------|------------------------------------|---|---------------------------------------|----------|------------------------------------|----------------------------|---------------------|
| 302027             | OWNER BUILDER                      | M T GRAY & M J ADAMS  | SIDE BOUNDARY FENCE                   | 248A     | Location ASL                       | ALBANY HIGHWAY             | CENTENNIAL          |
| 302016             | GS & LA IRONMONGER                 | Owner's Name and address                                      | RETAINING WALL                        | 2        | 02 Lot 4<br>Location               | VINE STREET                | PARK<br>CENTENNIAL  |
| 302020             | CAMERON CHARLES BROWN              | <i>not shown at their request</i><br>HAWKINGS FAMILY TRUST    | PART DEMOLITION OF                    | 137      | ASL129 Lot<br>11<br>Lot 2          | LOCKYER AVENUE             | PARK<br>CENTENNIAL  |
| 302025             | OUTDOOR WORLD                      | PTY LTD<br>D ANDERSON   | COMMERCIAL BUILDING<br>PATIO          | 12       | Location SL22                      | BARKER ROAD                | PARK<br>CENTENNIAL  |
| 302031             | OWNER BUILDER                      | N C WHITE   | PATIO                                 | 4        | Lot 31<br>Lot 14                   | ARDROSS                    | PARK<br>COLLINGWOOD |
| 301843             | La Rosa Constructions WA Pty Ltd   | CITY OF ALBANY &<br>REDWOOD CORPORATE                         | RECREATION ROOM                       | 41-51    | Location RES<br>22698 AT995        | CRESCENT<br>MERMAID AVENUE | PARK<br>EMU POINT   |
| 301967             | ALBANY SHED BUILDERS               | PTY L<br>D W HINE & C A HINE                                  | WAREHOUSE                             | 978      | AT988<br>Location 1516             | CHESTER PASS<br>ROAD       | KING RIVER          |
| 301973             | OWNER BUILDER                      | M A HEWSON  | ALTERATIONS AND                       | 10       | Lot 150<br>Location TAA            | TANIA ROAD                 | KRONKUP             |
| 301965             | ANTHONY & JENNIFER STEELE          | A M STEELE  | ADDITIONS<br>ANCILLARY                | 555      | 36 Lot 10<br>Location 24           | FRENCHMAN BAY<br>ROAD      | LITTLE GROVE        |
| 302006             | SCOTT PARK HOMES GREAT             | Owner's Name and address                                      | ACCOMMODATIONS<br>DWELLING GARAGE AND | 16       | Lot 25<br>Lot 408                  | GIFFORD STREET             | LOCKYER             |
| 301917             | SOUTHERN PTY LTD<br>CRL WILMOT     | <i>not shown at their request</i><br>Owner's Name and address | ALFRESCO<br>PATIO & DECK              | 3        | Location 50<br>Lot 50              | SHELL BAY ROAD             | LOWER KING          |
| 301980             | SCOTT PARK HOMES GREAT             | <i>not shown at their request</i><br>L R & L EVANS            | DWELLING GARAGE &                     | 17       | Lot 353                            | NEPTUNE PASS               | MCKAIL              |
| 301945             | SOUTHERN PTY LTD<br>GREAT SOUTHERN | J M & K L CRANNAGE  | ALFRESCO<br>RETAINING WALL            | 62       | Location 492<br>Location 198       | CENTAURUS<br>TERRACE       | MCKAIL              |
| 302014             | OWNER BUILDER                      | K J & V A BENNETT   | DWELLING AND GARAGE                   | 19       | Location 381<br>Lot 668            | GERDES WAY                 | MCKAIL              |
| 302036             | RYDE BUILDING COMPANY PTY LTD      | Owner's Name and address                                      | SINGLE DWELLING                       | 3        | Location 381                       | MCGONNELL ROAD             | MCKAIL              |
| 302038             | JOSH BUTTON                        | <i>not shown at their request</i><br>JS BUTTON                | SHED                                  | 5        | Lot 202<br>Location 381<br>Lot 768 | CORDERY WAY                | MCKAIL              |

| Application Number | Builder                            | Owner  | Description of Application                  | Street # | Property Description             | Street Address      | Suburb          |
|--------------------|------------------------------------|--|---|----------|----------------------------------|---------------------|-----------------|
| 302032             | RYDE BUILDING COMPANY PTY LTD      | Owner's Name and address                                       | SINGLE DWELLING                             | 51       | Lot 343                          | SATELLITE CLOSE     | MCKAIL          |
| 302033             | OWNER BUILDER                      | <i>not shown at their request</i><br>CS BERGER & MJ BERGER     | PATIO                                       | 26       | Location 492                     | DORADO BEND         | MCKAIL          |
| 302058             | WA COUNTRY BUILDERS PTY LTD        | Owner's Name and address                                       | DWELLING                                    | 57       | Lot 278<br>Location 386          | ALBANY HIGHWAY      | MCKAIL          |
| 302065             | OWNER BUILDER                      | <i>not shown at their request</i><br>T R & N A WILKINSON       | SHED  | 18       | Lot 7<br>Location 492            | MOON PARADE         | MCKAIL          |
| 301998             | JAR & DA DOCKING                   | N R & V D SHEARER  | SPA   | 40       | Lot 177<br>Location Sub A Lot 81 | WYLIE CRESCENT      | MIDDLETON BEACH |
| 301996             | RH ESKETT                          | C E O'DONNELL  | SHED  | 22       | Location                         | WARREN ROAD         | MILLBROOK       |
| 302026             | OWNER BUILDER                      | KJ JACKSON   | SHED  | 17       | 208/510 Lot<br>Location 135      | COOGEE STREET       | MILPARA         |
| 302034             | KOSTERS STEEL CONSTRUCTION PTY LTD | LD & SA BARSBY   | PATIO                                       | 45       | Lot 3<br>Location 251            | GILL STREET         | MILPARA         |
| 301999             | JAR & DA DOCKING                   | N P & J L WIGNALL  | DWELLING GARAGE<br>ALFRESCO AND FRONT FENCE | 18       | Lot 301<br>Location 45           | HENLEY GROVE        | MIRA MAR        |
| 300941             | JR GOMM                            | M M & J FEICHTINGER  | NEW DWELLING AND<br>RETAINING WALLS         | 25A      | Lot 242<br>Lot 2                 | BERESFORD STREET    | MIRA MAR        |
| 301974             | NEW HORIZON HOMES (WA) PTY LTD     | Owner's Name and address                                       | 2 STOREY DWELLING &<br>RETAINING WALLS      | 37       | Lot 214                          | MCLEOD STREET       | MIRA MAR        |
| 301764             | DWAYNE TEN HAAF                    | <i>not shown at their request</i><br>J H & S J DOBBE           | RETAINING WALLS<br>SHED & PATIO             | 20       | Location PL44                    | BERESFORD STREET    | MIRA MAR        |
| 301698             | OWNER BUILDER                      | Owner's Name and address<br><i>not shown at their request</i>  | ADDITIONS AND<br>ALTERATIONS                | 47       | Location 44                      | GREENSHIELDS STREET | MIRA MAR        |
| 301635             | OWNER BUILDER                      | Owner's Name and address<br><i>not shown at their request</i>  | PATIO DECK CARPORT &<br>RETAINING WALL      | 261      | Location 112                     | ALBANY HIGHWAY      | MT MELVILLE     |
| 302018             | KOSTERS STEEL CONSTRUCTION PTY LTD | <i>not shown at their request</i><br>T S COLLINS & S M COLLINS | PATIO                                       | 277      | Location 2824                    | CHESTER PASS ROAD   | NAPIER          |
| 301959             | Danny & Robyn De Jong              | D F & R A DE JONG  | DWELLING ALTERATIONS-                       | 1377     | Location 5506                    | CHESTER PASS ROAD   | NAPIER          |
|                    |                                    |  | ADDITIONS AND NEW SHED                      |          | Lot 1                            |                     |                 |

| Application Number | Builder                                  | Owner   | Description of Application | Street # | Property Description             | Street Address      | Suburb       |
|--------------------|--|---|----------------------------|----------|----------------------------------|---------------------|--------------|
| 302009             | OUTDOOR WORLD                            | Owner's Name and address                                      | SHED                       | 20       | Location 231                     | LURLINE STREET      | ORANA        |
| 302008             | GC EVANS                                 | <i>not shown at their request</i><br>Owner's Name and address | DWELLING AND GARAGE        | 22       | Lot 300<br>Location<br>PL384 Lot | WHIDBY STREET       | ORANA        |
| 301349             | A BOCCAMAZZO                             | <i>not shown at their request</i><br>S C ORZEL                | ADDITIONS AND ALTERATIONS  | 65       | Lot 119<br>Lot 257               | CARBINE STREET      | ORANA        |
| 302041             | OWNER BUILDER                            | TJ HENDERSON  | SHED                       | 13       | Location 231                     | MINOR ROAD          | ORANA        |
| 302053             | TURPS STEEL FABRICATIONS                 | IC R DUNN   | SHED                       | 7        | Lot 19<br>Location 355           | FLEMINGTON STREET   | ORANA        |
| 302023             | PULS PATIOS                              | S D TOUCHELL  | PATIO                      | 6        | Location 384                     | BROUGHTON STREET    | ORANA        |
| 302012             | OWNER BUILDER                            | T G & E J WATKINS   | SHED - STABLES             | 470      | Location 33                      | ROBINSON ROAD       | ROBINSON     |
| 302013             | MALCOLM HARDING                          | M J MCILWAINE   | PATIO                      | 140      | Location 33                      | FRENCHMAN BAY ROAD  | ROBINSON     |
| 302030             | WA COUNTRY BUILDERS PTY LTD              | BJ NEEDLE & DL CULLODEN                                       | SINGLE DWELLING            | 49       | Location 42                      | PREMIER CIRCLE      | SPENCER PARK |
| 302064             | OWNER BUILDER                            | BOOTH<br>B T & J L MORGAN                                     | RETAINING WALL             | 42       | Lot 86<br>Location 42            | MCWHAIE DRIVE       | SPENCER PARK |
| 301901             | RYDE BUILDING COMPANY PTY LTD            | Owner's Name and address<br><i>not shown at their request</i> | DWELLING GARAGE & ALFRESCO | 48880    | Lot 666<br>Location 2450         | SOUTH COAST HIGHWAY | TORBAY       |
| 302022             | PLANTAGANET SHEDS & STEEL PTY LTD        | J S M & L M POETT   | SHED                       | 118      | Lot 171                          | DELORAINIE DRIVE    | RENEWUP      |
| 302039             | Sarah Anne O'Flaherty                    | Owner's Name and address                                      | SINGLE DWELLING            | 71       | Location<br>5492/5493 Lot<br>246 | WARRENUP PLACE      | RENEWUP      |
| 302043             | OWNER BUILDER                            | <i>not shown at their request</i><br>A & S O'FLAHERTY         | SHED                       | 71       | Location<br>5492/5493 Lot<br>246 | WARRENUP PLACE      | RENEWUP      |
| 302001             | KOSTERS STEEL                            | DILHORNE PTY LTD  | SHED                       |          | Location<br>1019/6758 Lot<br>211 | PARKER BROOK ROAD   | WILLYUNG     |
| 302004             | CONSTRUCTION PTY LTD<br>CALTEX AUSTRALIA | CALTEX ENERGY WA  | SIGNS X 4                  |          | Location 401                     | MENANG DRIVE        | WILLYUNG     |
|                    | PETROLEUM P/L                            |   |                            |          | Lot 90                           |                     |              |



| Application Number | Builder                              | Owner  | Description of Application | Street # | Property Description    | Street Address         | Suburb   |
|--------------------|--------------------------------------|--|----------------------------|----------|-------------------------|------------------------|----------|
| 302010             | OUTDOOR WORLD                        | Owner's Name and address<br><i>not shown at their request.</i> | PATIO                      | 149      | Location 441            | ROCKY CROSSING         | WILLYUNG |
| 302005             | ROB HETHERINGTONS<br>PRACTICAL HANDS | ING MANAGEMENT LTD   | PATIO WALL                 | 10       | Lot 22<br>Location 7426 | ROAD<br>BARNESBY DRIVE | YAKAMIA  |
| 302059             | TURPS STEEL FABRICATIONS             | L G & M A NIXON  | CARPORT                    | 9        | Lot 112<br>Location 243 | JUNIPER COURT          | YAKAMIA  |
|                    |                                      |  |                            |          | Lot 669                 |                        |          |

**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Planning  
Subject : Planning Scheme Consents – February 2012  
Date : 1 March 2011

---

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of February 2012.
2. Within the period there was a total of twenty four (24) decisions made on active Planning Scheme Consents ;
  - Twenty one (21) Planning Scheme Consents were approved under delegated authority;
  - One (1) Planning Scheme Consent was approved;
  - One (1) Planning Scheme Consent was cancelled; and
  - One (1) Planning Scheme Consent was refused.

---

**Jessica Davidson**  
Administration Officer – Planning

**PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY****Applications determined for February**

| <b>Application Number</b> | <b>Application Date</b> | <b>Applicant</b>                       | <b>Street Address</b> | <b>Locality</b>  | <b>Description of Application</b>  | <b>Decision</b>   | <b>Decision Date</b> | <b>Assessing Officer</b> |
|---------------------------|-------------------------|--|-----------------------|------------------|--|-------------------|----------------------|--------------------------|
| P2115276                  | 23/12/2011              | Powerhouse Architectural Drafting      | Cliff Way             | Albany           | Single House - (Additions - Design Code and Policy Relaxations)                | Delegate Approved | 14/02/2012           | Taylor Gunn              |
| P2115218                  | 12/10/2011              | Concept Building Design And Drafting   | Hill Street           | Albany           | Single House (Design Codes Relaxation)   | Delegate Approved | 17/02/2012           | Adrian Nicoll            |
| P2120016                  | 2/02/2012               | PJ Sauvage                             | Cuthbert Street       | Albany           | Single House - Additions (Heritage Listed)                                     | Delegate Approved | 21/02/2012           | Taylor Gunn              |
| P2120011                  | 25/01/2012              | H&H Architects                         | Stirling Terrace      | Albany           | Alteration to Education Establishment  | Delegate Approved | 24/02/2012           | Taylor Gunn              |
| P2120014                  | 2/02/2012               | R Holmes                               | Hercules Crescent     | Centennial Park  | Builders Yard; Light Industry; Warehouse (Storage Units)                       | Delegate Approved | 16/02/2012           | Adrian Nicoll            |
| P2120007                  | 17/01/2012              | Daniele Property Group                 | Mermaid Avenue        | Emu Point        | Private Recreation (recreation room within existing caravan park)              | Delegate Approved | 28/02/2012           | Adrian Nicoll            |
| P2115250                  | 22/11/2011              | RJ Wolfenden                           | Roundhay Street       | Gledhow          | Industry - General (Storage of motor vehicles for wrecking)                    | Delegate Approved | 10/02/2012           | Jan Van Der Mescht       |
| P2120005                  | 13/01/2012              | Ayton Baesjou Planning                 | Chester Pass Road     | King River       | Industry - Rural (Warehouse - Storage)   | Delegate Approved | 10/02/2012           | Jessica Anderson         |
| P2115274                  | 22/12/2011              | Ayton Baesjou Planning                 | South Coast Highway   | King River       | Rural Industry - (bulk stock feed - storage and sales)                         | Delegate Approved | 17/02/2012           | Jessica Anderson         |
| P2120018                  | 1/02/2012               | Co-Operative Bulk Handling Limited     | Chillinup Road        | Kojaneerup South | Industry - Rural (grain receival storage - weighbridge additions)              | Delegate Approved | 13/02/2012           | Taylor Gunn              |
| P2120002                  | 6/01/2012               | Brendan Douglas Farrell                | Forsyth Glade         | Kronkup          | Arts and Crafts Manufacturing and Sales only if produced on site (Photography) | Delegate Approved | 2/02/2012            | Jessica Anderson         |
| P2115222                  | 17/10/2011              | LL Boston                              | Migo Place            | Kronkup          | Single House - Outbuilding (located outside approved building envelope)        | Refused           | 21/02/2012           | Taylor Gunn              |
| P2115273                  | 22/12/2011              | Palmer Earthmoving (Australia) Pty Ltd | South Coast Highway   | Marbelup         | Industry - Extractive (Sand and Gravel) - Retrospective Application            | Delegate Approved | 24/02/2012           | Taylor Gunn              |
| P2115266                  | 13/12/2011              | NL Knuiman                             | Scorpio Drive         | McKail           | Family Daycare   | Delegate Approved | 13/02/2012           | Deb Delury               |
| P2120003                  | 9/01/2012               | SP Klein                               | Lancaster Road        | McKail           | Ancillary Accommodation  | Delegate Approved | 15/02/2012           | Deb Delury               |

AGENDA ITEM 2.7 REFERS

| Application Number | Application Date | Applicant                         | Street Address      | Locality    | Description of Application  | Decision          | Decision Date | Assessing Officer |
|--------------------|------------------|-----------------------------------|---------------------|-------------|---|-------------------|---------------|-------------------|
| P2120026           | 20/02/2012       | LL Boston                         | Warren Road         | Millbrook   | overheight/oversize outbuilding   | Delegate Approved | 23/02/2012    | Jessica Anderson  |
| P2120004           | 12/01/2012       | JF Power                          | Middleton Road      | Mt Clarence | Caretaker's House   | Delegate Approved | 29/02/2012    | Deb Delury        |
| P2295089           | 6/04/2009        | S Kettle                          | Albany Highway      | Mt Melville | Home Business (Art Gallery)   | Cancelled         | 24/02/2012    | Tom Wenbourne     |
| P2120028           | 21/02/2012       | M Swarbrick                       | Maxwell Street      | Mt Melville | Waste Disposal Site - Weighbridge (Additions)   | Delegate Approved | 28/02/2012    | Adrian Nicoll     |
| P2120010           | 24/01/2012       | Steven Martyn                     | Brunswick Road      | Port Albany | Fuel Depot - (replace existing tank)  | Delegate Approved | 8/02/2012     | Adrian Nicoll     |
| P2120022           | 15/02/2012       | Malcolm Harding                   | Frenchman Bay Road  | Robinson    | Single House - Outbuilding (existing outbuilding to be demolished on completion of new outbuilding) | Delegate Approved | 23/02/2012    | Deb Delury        |
| P2115271           | 19/01/2012       | Ryde Building Company Pty Ltd     | South Coast Highway | Torbay      | Grouped Dwelling (Second Dwelling on Rural Lot)   | Delegate Approved | 16/02/2012    | Taylor Gunn       |
| P2115081           | 12/04/2011       | Planning Solutions (Aust) Pty Ltd | Menang Drive        | Willyung    | Service Station   | Delegate Approved | 2/02/2012     | Adrian Nicoll     |
| P2115088           | 14/04/2011       | R Ryan                            | Bethel Way          | Yakamia     | Home Business - Landscape Design  | Approved          | 28/02/2012    | Tom Wenbourne     |

**4.1: LIST OF ACCOUNTS FOR PAYMENT – FEBRUARY 2012**

**File Number (Name of Ward)** : FM.FIR.2 - All Wards  
**Appendices** : List of Accounts for Payment  
**Responsible Officer** : Acting Executive Director Corporate Services (P Wignall)

**ITEM 4.1: RESOLUTION**  
**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR GREGSON**  
**SECONDED: COUNCILLOR SUTTON**

**The list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 21 February 2012 totalling \$2,604,800.51 be RECEIVED.**

**CARRIED 13-0**

**BACKGROUND**

1. Council has delegated to the Chief Executive Officer the exercise of its power to make payments from the City's municipal and trust funds. In accordance with Regulation 13 of the Local Government (Financial Management) Regulations 1996, a list of accounts paid by the Chief Executive Officer is to be provided to Council.

**DISCUSSION**

2. The table below summarises the payments drawn from the municipal fund for the period ending 21 February 2012. Further details of the accounts authorised for payment by the Chief Executive Officer is included within the Elected Members Report/Information Bulletin.

**Municipal Fund**

|                          |              |                              |
|--------------------------|--------------|------------------------------|
| Trust                    | Totalling    | \$0.00                       |
| Cheques                  | Totalling    | \$52,004.00                  |
| Electronic Fund Transfer | Totalling    | \$1,682,207.12               |
| Credit Cards             | Totalling    | \$4,934.58                   |
| Payroll                  | Totalling    | \$865,800.51                 |
|                          | <b>TOTAL</b> | <b><u>\$2,604,800.51</u></b> |

3. As at 21 February 2012, the total outstanding creditors, stands at **\$451,281.10** and made up follows:

|              |                     |
|--------------|---------------------|
| Current      | \$381,724.47        |
| 30 Days      | \$44,693.83         |
| 60 Days      | \$3,662.54          |
| 90 Days      | \$21,200.26         |
| <b>TOTAL</b> | <b>\$451,281.10</b> |

4. Cancelled cheques – 27874 & 27875 – incorrect names on cheques – reissued on cheques 27877 & 27897. Cheque 25913 – cancelled due to being outdated and never presented.

**STATUTORY IMPLICATIONS**

5. Regulation 12(1)(a) of the Local Government (Financial Management) Regulations 1996, provides that payment may only be made from the municipal fund or a trust fund if the Local Government has delegated this function to the Chief Executive Officer or alternatively authorises payment in advance.
6. The Chief Executive Officer has delegated authority to make payments from the municipal and trust fund.
7. Regulation 13 of the Local Government (Financial Management) Regulations 1996 provides that if the function of authorising payments is delegated to the Chief Executive Officer, then a list of payments must be presented to Council and recorded in the minutes.

**FINANCIAL IMPLICATIONS**

8. Expenditure for the period to 21 February 2012 has been incurred in accordance with the 2011/2012 budget parameters.

**POLICY IMPLICATIONS**

9. The City's 2011/2012 Annual Budget provides a set of parameters that guides the City's financial practices.

**SUMMARY CONCLUSION**

10. That list of accounts have been authorised for payment under delegated authority.

|                                   |                      |
|-----------------------------------|----------------------|
| <b>File Number (Name of Ward)</b> | FM.FIR.2 - All Wards |
|-----------------------------------|----------------------|

TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

AGENDA ITEM 4.1 REFERS

| EFT/CHQ | Date | Name | Description | Amount | Amount |
|---------|------|------|-------------|--------|--------|
|---------|------|------|-------------|--------|--------|

MASTERCARD TRANSACTIONS - January 2012

| Date            | Payee               | Description   | Amount          | Amount          |
|-----------------|---------------------|---|-----------------|-----------------|
| 16-January-2012 | Skywest             | Flight F James - Albany/Perth, Perth/Albany WARCA Meeting                       | 478.00          | 478.00          |
| 20-January-2012 | Miss Maud           | Accommodation F James 18/1 + 19/1 - WARCA Meeting                               | 385.00          | 385.00          |
| 23-January-2012 | WOTIF Com Pty Ltd   | Accommodation H Hutchinson, J Allen 12 + 13/3/12 - Contract Mgmt Fundamentals C | 564.95          | 564.95          |
| 25-January-2012 | Ibis Hotel          | Accommodation L Hill 28 + 29/1/12   | 270.00          | 270.00          |
| 13-January-2012 | National Sea Change | Registration for Aust Coastal Councils Conference - Mayor Wellington            | 1,311.07        | 1,311.07        |
| 18-January-2012 | National Sea Change | Registration for Aust Coastal Councils Conference + Dinner tickets - F James    | 1,501.57        | 1,501.57        |
| Various         | Sundry < \$ 200.00  |   | 423.99          | 423.99          |
| <b>TOTAL</b>    |                     |   | <b>4,934.58</b> | <b>4,934.58</b> |

Payroll - 25th January 2012 - 17th February 2012

|              |            |  |                   |                   |
|--------------|------------|--|-------------------|-------------------|
| 25/01/2012   | Payroll    |  | 422,874.56        | 422,874.56        |
| 8/02/2012    | Payroll    |  | 429,205.14        | 429,205.14        |
| 9/02/2012    | Sundry Pay |  | 43.89             | 43.89             |
| 9/02/2012    | Sundry Pay |  | 139.05            | 139.05            |
| 10/02/2012   | Sundry Pay |  | 2,036.21          | 2,036.21          |
| 14/02/2012   | Sundry Pay |  | 5,474.97          | 5,474.97          |
| 17/02/2012   | Sundry Pay |  | 6,026.69          | 6,026.69          |
| <b>TOTAL</b> |            |  | <b>865,800.51</b> | <b>865,800.51</b> |

AGENDA ITEM 4.1 REFERS

| Chq   | Date       | Name                                | Description  | Amount  |
|-------|------------|-------------------------------------|--|---------|
| 27860 | 25/01/2012 | GEOFF WALDECK                       | AUSTRALIA DAY ENTERTAINMENT  | 300.00  |
| 27861 | 25/01/2012 | LINDA MOYLAN                        | AUSTRALIA DAY ENTERTAINMENT  | 500.00  |
| 27862 | 25/01/2012 | LESTER COVNE                        | AUSTRALIA DAY ENTERTAINMENT  | 150.00  |
| 27863 | 25/01/2012 | SOUTHERN EDGE ARTS                  | AUSTRALIA DAY ENTERTAINMENT  | 1000.00 |
| 27864 | 25/01/2012 | KRIS NELSON                         | AUSTRALIA DAY ENTERTAINMENT  | 800.00  |
| 27865 | 25/01/2012 | KEN EWERS-VERGE                     | AUSTRALIA DAY ENTERTAINMENT  | 300.00  |
| 27866 | 25/01/2012 | JAMES GENTLE                        | AUSTRALIA DAY ENTERTAINMENT  | 710.00  |
| 27867 | 25/01/2012 | CITY OF PERTH                       | LOST/DAMAGED STOCK   | 9.20    |
| 27868 | 25/01/2012 | DEPARTMENT OF TRANSPORT             | AMAZING ALBANY NUMBER PLATES - 054-A                                       | 155.00  |
| 27869 | 25/01/2012 | DEPARTMENT OF TRANSPORT             | VEHICLE REGISTRATION   | 283.75  |
| 27870 | 25/01/2012 | PETTY CASH - ALBANY PUBLIC LIBRARY  | PETTY CASH REIMBURSEMENTS  | 250.65  |
| 27871 | 25/01/2012 | TOYWORLD ALBANY                     | VOUCHER FOR FIRST & SECOND PLACE FASHION PARADE - AUSTRALIA DAY            | 250.00  |
| 27872 | 25/01/2012 | WATER CORPORATION                   | WATER USAGE CHARGES KINDERGARTEN @ LAMBERT ST LOCKYER<br>19/9/11 - 12/1/12 | 166.25  |
| 27873 | 25/01/2012 | WESTERN POWER CORPORATION           | LOWER DENMARK RD, CUTHERBT SP035671  | 1500.00 |
| 27876 | 02/02/2012 | DONNA DAVIS                         | 2ND PERFORMANCE AT CHRISTMAS IN THE COVE                                   | 100.00  |
| 27877 | 02/02/2012 | MARK & KATE TURNER                  | CROSSOVER SUBSIDY LOT 622 WATERS ROAD                                      | 155.60  |
| 27878 | 02/02/2012 | AMP FLEXIBLE LIFETIME SUPER PLAN    | Superannuation contributions   | 784.61  |
| 27879 | 02/02/2012 | AMP RSA                             | Superannuation contributions   | 309.04  |
| 27880 | 02/02/2012 | HESTA SUPER FUND                    | Superannuation contributions   | 1049.15 |
| 27881 | 02/02/2012 | IOOF INVESTMENT MANAGEMENT LTD      | Superannuation contributions   | 374.59  |
| 27882 | 02/02/2012 | MEDIA SUPER                         | Superannuation contributions   | 189.74  |
| 27883 | 02/02/2012 | MLC NOMINEES PTY LTD                | Superannuation contributions   | 381.36  |
| 27884 | 02/02/2012 | MLC NOMINEES PTY LIMITED            | Superannuation contributions   | 578.25  |
| 27885 | 02/02/2012 | NATIONAL MUTUAL RETIREMENT FUND     | Superannuation contributions   | 381.31  |
| 27886 | 02/02/2012 | IOOF GLOBAL ONE (EX SKANDIA GLOBAL) | Superannuation contributions   | 780.92  |
| 27887 | 02/02/2012 | IOOF GLOBAL ONE (EX SKANDIA GLOBAL) | Superannuation contributions   | 393.92  |
| 27888 | 02/02/2012 | SUPERWRAP PERSONAL SUPER PLAN       | Superannuation contributions   | 896.91  |
| 27889 | 02/02/2012 | TOWER TRUST LIMITED                 | Superannuation contributions   | 309.04  |
| 27890 | 02/02/2012 | UNI SUPER                           | Superannuation contributions   | 258.79  |
| 27891 | 02/02/2012 | ALBANY PIPE BAND                    | Pipe Band for Proclamation Day   | 150.00  |
| 27892 | 02/02/2012 | CITY OF STIRLING                    | COUNCIL CONTRIBUTION FOR LONG SERVICE LEAVE - KARL POSA                    | 328.72  |
| 27893 | 02/02/2012 | DEPARTMENT OF TRANSPORT             | AMAZING ALBANY NUMBER PLATE 2904A  | 155.00  |



|       |   |  |          |
|-------|---|--|----------|
| 27894 | 02/02/2012 TELSTRA CORPORATION LIMITED                  | TELEPHONE CHARGES  | 5717.29  |
| 27895 | 02/02/2012 WATER CORPORATION                            | WATER USAGE CHARGES - VARIOUS LOCATIONS  | 2792.65  |
| 27896 | 02/02/2012 ZURICH AUSTRALIA INSURANCE COMPANY LTD       | CLAIM NO # 024070  | 300.00   |
| 27897 | 02/02/2012 MICHAEL KING                                 | CROSSOVER SUBSIDY 73 ANGOVE STREET   | 282.23   |
| 27898 | 07/02/2012 DEPARTMENT OF JUSTICE - FINES ENFORCEMENT    | OUTSTANDING INFRINGEMENTS TO FER   | 5762.00  |
| 27899 | 09/02/2012 URI BEN-AVRAHAM                              | CROSSOVER SUBSIDY 16B REGENT STREET GLEDHOW  | 294.01   |
| 27900 | 09/02/2012 CHARL & MARIETTE BOTHA                       | CROSSOVER SUBSIDY 10 MCCARDELL CRESENT BAYONET HEAD  | 176.22   |
| 27901 | 09/02/2012 CLARK RUBBER BUNBURY                         | PURCHASE OF 2 FLOATING MATS FOR SWIM SCHOOL  | 258.00   |
| 27902 | 09/02/2012 ALBANY PUBLIC LIBRARY                        | TEA MONEY FOR 3 MONTHS (OCT 11 - DEC 11) @72 PER MONTH   | 216.00   |
| 27903 | 09/02/2012 DEPARTMENT OF TRANSPORT                      | VEHICLE REGISTRATION   | 146.85   |
| 27904 | 09/02/2012 EFFECTS PICTURE FRAMING                      | FRAMING OF FREEMAN OF THE CITY ANNETTE KNIGHT CERTIFICATE AND IMAGE  | 150.00   |
| 27905 | 09/02/2012 PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE | PETTY CASH REIMBURSEMENTS  | 190.55   |
| 27906 | 09/02/2012 PETTY CASH - CITY OF ALBANY                  | PETTY CASH REIMBURSEMENTS  | 455.80   |
| 27907 | 09/02/2012 PETTY CASH - FORTS                           | PETTY CASH REIMBURSEMENTS  | 157.10   |
| 27908 | 09/02/2012 ALBANY VISITORS CENTRE                       | ACCOMODATION FOR AUSTRALIA DAY REPRESENTATIVE LARRY KICKETT FOR 26 JANUARY 2012 THREE CHIMNEYS BED AND BREAKFAST | 170.00   |
| 27909 | 10/02/2012 WATER CORPORATION                            | FOI APPLICATION  | 50.00    |
| 27910 | 16/02/2012 CAHILLS MOTOR TRIMMING                       | VEHICLE MAINTENANCE  | 40.00    |
| 27911 | 16/02/2012 B A & E G CAPELLI                            | VISITORS CENTRE MERCHANDISE  | 480.00   |
| 27912 | 16/02/2012 LANDGATE                                     | LODGEEMENT OF DEED OF EASEMENT (STIRLING CLUB)   | 160.00   |
| 27913 | 16/02/2012 DOMINO'S PIZZA ALBANY                        | FIRE EMERGENCY RESPONSE - MEALS  | 644.50   |
| 27914 | 16/02/2012 KENNETH ROBERT EWERS-VERGE                   | MC FOR NEW YEARS CONCERT   | 300.00   |
| 27915 | 16/02/2012 GRIMWADE PUBLICATIONS                        | FORTS MERCHANDISE  | 459.00   |
| 27916 | 16/02/2012 KMART ALBANY                                 | PRESENTS AND CHIPS AND LOLLIES ETC FOR THE COA STAFF XMAS PARTY 2011   | 575.50   |
| 27917 | 16/02/2012 SENSIS PTY LTD                               | YELLOW PAGES DIRECTORY   | 287.10   |
| 27918 | 16/02/2012 TAYSON PTY LTD ATF RIH FAMILY TRUST          | ARTWORK PAYMENT RE AGREEMENT   | 1387.00  |
| 27919 | 16/02/2012 TELSTRA CORPORATION LIMITED                  | TELEPHONE CHARGES  | 13880.05 |
| 27920 | 16/02/2012 WATER CORPORATION                            | WATER USAGE CHARGES - VARIOUS LOCATIONS  | 2662.35  |
| 27921 | 16/02/2012 JO-JOES PIZZA AND KEBAB                      | PIZZAS FOR YAC   | 58.00    |

AGENDA ITEM 4.1 REFERS

**TOTAL \$ 52,004.00**

EFT Date Name

Description

AGENDA ITEM 4.1 REFERRALS

|          |            |  |   |          |
|----------|------------|--|---|----------|
| EFT72165 | 25/01/2012 | ACTIV FOUNDATION INC.                    | INDUSTRIAL BROOM HEADS  | 500.01   |
| EFT72166 | 25/01/2012 | ALBANY ADVERTISER LTD                    | ADVERTISING   | 213.13   |
| EFT72167 | 25/01/2012 | ALBANY HYDRAULICS                        | VEHICLE PARTS   | 117.59   |
| EFT72168 | 25/01/2012 | ALBANY INDUSTRIAL SERVICES PTY LTD       | Hire of truck & loader to remove sea weed from beach  | 3192.75  |
| EFT72169 | 25/01/2012 | ALBANY PRINTERS                          | TIMEBOOKS AS SPECIFIED  | 2500.00  |
| EFT72170 | 25/01/2012 | ALBANY SWEEP CLEAN                       | Sweeping of carparks, pathways and boardwalks for December 2011   | 4968.00  |
| EFT72171 | 25/01/2012 | ALBANY INDOOR PLANT HIRE                 | INDOOR PLANT HIRE   | 980.31   |
| EFT72172 | 25/01/2012 | ALBANY OFFICE PRODUCTS - NORTH ROAD      | STATIONERY SUPPLIES   | 140.50   |
| EFT72173 | 25/01/2012 | ALINTA                                   | GAS USAGE CHARGES 8/12/2011 - 11/1/2012   | 272.60   |
| EFT72174 | 25/01/2012 | PAPERBARK MERCHANTS                      | NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY   | 1741.33  |
| EFT72175 | 25/01/2012 | ANNABEL JANE ARNOLD                      | WORKSHOP FACILITATION 21/1/2012   | 247.50   |
| EFT72176 | 25/01/2012 | ATC WORK SMART                           | TEMPORARY STAFF/RECRUITMENT - A COUSINS   | 15302.19 |
| EFT72177 | 25/01/2012 | AUSTRALIA POST                           | POST OFFICE AGENCY FEES   | 698.83   |
| EFT72178 | 25/01/2012 | ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD | Hours Hire of Traffic Control   | 4967.67  |
| EFT72179 | 25/01/2012 | BEST OFFICE SYSTEMS                      | HP Q2610A toner cartridge   | 205.00   |
| EFT72180 | 25/01/2012 | BEVANS (WA) PTY LTD                      | BAGS OF ICE   | 20.00    |
| EFT72181 | 25/01/2012 | BIBBULMUN TRACK FOUNDATION               | MEMBERSHIP - AFFILIATED ORGANISATION  | 100.00   |
| EFT72182 | 25/01/2012 | BROWNES FOODS OPERATIONS PTY LTD         | CATERING SUPPLIES   | 72.25    |
| EFT72183 | 25/01/2012 | MARK BYRNES                              | WORK COMPLETED RE LEGISLATIVE COMPLIANCE TO 23/1/2012   | 1323.00  |
| EFT72184 | 25/01/2012 | CAMLIN SPRINGS WATER DISTRIBUTORS        | WATER CONTAINER REFILLS   | 240.00   |
| EFT72185 | 25/01/2012 | DONNA CAMERON DESIGN                     | CONCEPT AND DESIGN FOR THE INSIGHT CURATORS CHOICE 2012 EXHIBITION  | 2059.20  |
| EFT72186 | 25/01/2012 | J & S CASTLEHOW ELECTRICAL SERVICES      | Being for maintenance done on the York Street street lights on the 22/12/11 and the 23/12/11  | 5193.83  |
| EFT72187 | 25/01/2012 | CLARK TRANSPORT                          | ANIMAL TRANSPORT  | 198.00   |
| EFT72188 | 25/01/2012 | COCA-COLA AMATIL PTY LTD                 | CATERING SUPPLIES   | 429.78   |
| EFT72189 | 25/01/2012 | COLES SUPERMARKETS AUSTRALIA PTY LTD     | GROCERIES   | 58.03    |
| EFT72190 | 25/01/2012 | COURIER AUSTRALIA                        | FREIGHT CHARGES   | 36.85    |
| EFT72191 | 25/01/2012 | COVS PARTS PTY LTD                       | VEHICLE PARTS   | 96.16    |
| EFT72192 | 25/01/2012 | DOWNER EDI WORKS PTY LTD                 | Drops of Hotmix to repair roadway   | 462.80   |
| EFT72193 | 25/01/2012 | 35 DEGREES SOUTH                         | Preparation & Lodgement of Interest Only Deposited Plan - Deed of Easement over Lot 745 No 73-79 Sanford Road, Centennial (PCYC land) including all Landgate fees | 2926.00  |
| EFT72194 | 25/01/2012 | CGS QUALITY CLEANING                     | CONTRACT CLEANING   | 706.02   |
| EFT72195 | 25/01/2012 | LANDGATE                                 | GROSS RENTAL VALUATIONS   | 5468.66  |
| EFT72196 | 25/01/2012 | SIMON EDWARDS                            | AIR BP CALL OUTS  | 39.83    |
| EFT72197 | 25/01/2012 | EVERITE SIGNS                            | Three 600x400 digitally printed and UV protected  | 269.50   |
| EFT72198 | 25/01/2012 | FAT CATS CARWASH                         | CAR DETAILING A9013   | 44.00    |
| EFT72199 | 25/01/2012 | THE FIXUPPERY                            | WINDOW CLEANING   | 140.00   |
| EFT72200 | 25/01/2012 | GRAY & LEWIS                             | CONTRACT PLANNING SERVICES  | 247.50   |

EFT72201 25/01/2012 GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES

Hire of pilot vehicle to escort float to and from Bakers Junction Landfill/Hours hire of

1174.88

EFT72202 25/01/2012 GREAT SOUTHERN PACKAGING SUPPLIES

of float to move dozer to and from Bakers Junction Landfill/Hours hire of dozer to cover tip face and move material at Bakers Junction Landfill

2204.00

EFT72203 25/01/2012 GWN GREAT SOUTHERN

CLEANING SUPPLIES  
Television advertising for Christmas in the Cove

175.00

EFT72204 25/01/2012 HAESE'S PICTURE FRAMING & GALLERY

FRAMED PHOTO MONTAGE - DEPARTURE GIFT FOR GRAEME BRIDE

5106.86

EFT72205 25/01/2012 IPLEX PIPELINES AUSTRALIA PTY LTD

LENGTHS OF 450mm BLACK MAX PIPE

3494.82

EFT72206 25/01/2012 ISIS CAPITAL LIMITED

MONTHLY GYM EQUIPMENT

208.99

EFT72207 25/01/2012 KNOTT'S PLUMBING PTY LTD

PLUMBING REPAIRS/MAINTENANCE

125.00

EFT72208 25/01/2012 DAVID LEECH

MERCHANDISE ORDER

2780.00

EFT72209 25/01/2012 JAMES MCLEAN

INTERIOR WORKS AT TOWN HALL

126.28

EFT72210 25/01/2012 MT ROMANCE AUSTRALIA PTY LTD

MERCHANDISE ORDER

137.50

EFT72211 25/01/2012 BROADCAST AUSTRALIA

FACILITIES LEASING 1/1/2012 - 30/6/2012

2000.00

EFT72212 25/01/2012 MICHAEL JAMES O'DOHERTY

ALBANY BOAT SHOW

2500.00

EFT72213 25/01/2012 SANDRA O'DOHERTY

ALBANY BOAT SHOW

526.35

EFT72214 25/01/2012 OPUS INTERNATIONAL CONSULTANTS LTD

Footpath design

57.00

EFT72215 25/01/2012 PAULS PET FOODS

DOG KIBBLES

2708.59

EFT72216 25/01/2012 PETER GRAHAM AND COMPANY LTD

DRUMS OF UNSEED OIL & KERO

285.40

EFT72217 25/01/2012 PFD FOOD SERVICES PTY LTD

CATERING SUPPLIES

2737.46

EFT72218 25/01/2012 HANSON CONSTRUCTION MATERIALS PTY LTD

M3 OF 25 / 14 / 70 SLUMP CONCRETE

2851.20

EFT72219 25/01/2012 RADIOWEST BROADCASTERS PTY LTD

RADIO ADVERTISING ALAC

3035.00

EFT72220 25/01/2012 RAINBOW COAST FENCING

To supply and install 65 metres of ringlock fence and 1/ 3.0 metre gate on Mercer Road.

143.44

EFT72221 25/01/2012 REPLICCA MEDALS

FORTS MERCHANDISE

184.80

EFT72222 25/01/2012 ROLSH PRODUCTIONS

MERCHANDISE ORDER

685.20

EFT72223 25/01/2012 ROYAL LIFE SAVING SOCIETY AUSTRALIA

SWIMMING & LIFESAVING MANUALS

651.00

EFT72224 25/01/2012 SRH TRANSPORT

RECONSTITUTED LIMESTONE BLOCKS

4989.60

EFT72225 25/01/2012 SAXXON IT

IT SUPPORT 23/12/2011 & 3-6/1/2012

236.50

EFT72226 25/01/2012 SEEK LIMITED

SEEK JOB AD MANAGER HUMAN RESOURCES

150.00

EFT72227 25/01/2012 SERENITY PARK

ANIMAL DISPOSAL

22.00

EFT72228 25/01/2012 G & L SHEETMETAL

GALV PRESSING

670.40

EFT72229 25/01/2012 SKILL HIRE WA PTY LTD

CASUAL STAFF

336.60

EFT72230 25/01/2012 SOUTHERN ELECTRICS

CHLORINE SUPPLIES

1912.24

EFT72231 25/01/2012 SOUTHWAY DISTRIBUTORS (WA) PTY LTD

CATERING SUPPLIES

552.20

EFT72232 25/01/2012 SOUTHCOAST SECURITY SERVICE

SECURITY SERVICES

130.00

EFT72233 25/01/2012 ST JOHN AMBULANCE AUSTRALIA

Basic Workplace First Aid for Warren Barton  
Construction inspections at ANZAC Peace Park: 1. Footing and mesh

1155.00

EFT72234 25/01/2012 STRUCTERRE CONSULTING ENGINEERS

certification prior to concrete pour of the path 2. Footing and mesh certification for the lone pine

173.04

EFT72235 25/01/2012 DAVID THEODORE

REIMBURSEMENTS FOR FORTS MERCHANDISE

115.42

EFT72236 25/01/2012 THE VEGIE SHOP

GROCERIES

1118.18

EFT72237 25/01/2012 THINKWATER ALBANY

IRRIGATION SUPPLIES

AGENDA ITEM 4.1 REFERS

|          |   |   |           |
|----------|---|---|-----------|
| EFT72238 | 25/01/2012 TOTAL EDEN                                       | IRRIGATION SUPPLIES   | 165.00    |
| EFT72239 | 25/01/2012 TRUCKLINE  | VEHICLE PARTS   | 46.71     |
| EFT72240 | 25/01/2012 TRU-BLU GROUP PTY LTD                            | HIRE OF TOILETS AND LIGHTS FOR NEW YEARS EVE FAMILY CONCERT IN ALISON HARTMAN GARDENS | 2425.02   |
| EFT72241 | 25/01/2012 ALBANY & GREAT SOUTHERN WEEKENDER                | TOURIST ADVERT FOR THE WHOLE MONTH OF DECEMBER  |           |
| EFT72242 | 25/01/2012 WESTCARE INDUSTRIES                              | LIBRARY LABELS  | 31.24     |
| EFT72243 | 25/01/2012 WESTSHRED DOCUMENT DISPOSAL                      | DOCUMENT DISPOSAL   | 313.50    |
| EFT72244 | 25/01/2012 WESTERN WORK WEAR                                | PROTECTIVE SAFETY BOOTS   | 160.00    |
| EFT72245 | 25/01/2012 WEST-OZ WEB SERVICES                             | MONTHLY MARKETING FEE ON COMPLETED BOOKINGS 1/11 - 31/1/2011                          | 241.05    |
| EFT72246 | 25/01/2012 WOOD AND GRIEVE ENGINEERS                        | Williyung Rd Design(SLK 1.18 - 1.68)  | 6776.00   |
| EFT72247 | 25/01/2012 ZENITH LAUNDRY                                   | LAUNDRY/LINEN SERVICES  | 29.86     |
| EFT72248 | 25/01/2012 CONTRACT CONTROL INTERNATIONAL PTY LTD           | SOOS CONTRACT MANAGEMENT FUNDAMENTALS   | 1584.00   |
| EFT72249 | 02/02/2012 ALBANY COMMUNITY HOSPICE                         | Payroll deductions  | 44.00     |
| EFT72250 | 02/02/2012 AMP SUPERANNUATION LIMITED                       | Superannuation contributions  | 1176.82   |
| EFT72251 | 02/02/2012 AUSTRALIAN TAXATION OFFICE                       | Payroll deductions  | 230372.89 |
| EFT72252 | 02/02/2012 AUSTRALIAN SERVICES UNION WA BRANCH              | Payroll deductions  | 3941.20   |
| EFT72253 | 02/02/2012 AUSTRALIAN PRIMARY SUPERANNUATION FUND           | Superannuation contributions  | 319.88    |
| EFT72254 | 02/02/2012 AUSTRALIAN SUPER                                 | Superannuation contributions  | 1289.70   |
| EFT72255 | 02/02/2012 AUSTRALIAN ETHICAL SUPERANNUATION FUND           | Superannuation contributions  | 316.32    |
| EFT72256 | 02/02/2012 BT SUPER FOR LIFE                                | Superannuation contributions  | 741.54    |
| EFT72257 | 02/02/2012 BT SUPER FOR LIFE                                | Superannuation contributions  | 381.36    |
| EFT72258 | 02/02/2012 CHILD SUPPORT AGENCY                             | Payroll deductions  | 211.42    |
| EFT72259 | 02/02/2012 COLONIAL FIRST STATE ROLLOVER & SUPER FUND       | Superannuation contributions  | 422.75    |
| EFT72260 | 02/02/2012 COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER  | Superannuation contributions  | 737.40    |
| EFT72261 | 02/02/2012 GENERATIONS PERSONAL SUPER FUND                  | Superannuation contributions  | 62.45     |
| EFT72262 | 02/02/2012 GENERATIONS PERSONAL SUPER FUND                  | Payroll deductions  | 449.70    |
| EFT72263 | 02/02/2012 GENERATIONS PERSONAL SUPER FUND                  | Superannuation contributions  | 34.70     |
| EFT72264 | 02/02/2012 HBF OF WA  | Payroll deductions  | 683.40    |
| EFT72265 | 02/02/2012 ING INTEGRA SUPER                                | Superannuation contributions  | 337.66    |
| EFT72266 | 02/02/2012 ING ONE ANSWER PERSONAL SUPER                    | Superannuation contributions  | 495.40    |
| EFT72267 | 02/02/2012 MACQUARIE BANK                                   | Payroll deductions  | 3670.14   |
| EFT72268 | 02/02/2012 MACQUARIE BANK LIMITED                           | Superannuation contributions  | 2579.12   |
| EFT72269 | 02/02/2012 ONEPATH MASTERSFUND                              | Superannuation contributions  | 1719.95   |
| EFT72270 | 02/02/2012 REST SUPERANNUATION                              | Superannuation contributions  | 4736.34   |
| EFT72271 | 02/02/2012 MARITIME SUPER                                   | Superannuation contributions  | 96.89     |
| EFT72272 | 02/02/2012 SPECTRUM SUPER                                   | Superannuation contributions  | 215.03    |
| EFT72273 | 02/02/2012 SUMMIT MASTER TRUST PERSONAL SUPERANNUATION PLAN | Superannuation contributions  | 91.81     |
| EFT72274 | 02/02/2012 WA LOCAL GOVT SUPERANNUATION                     | Superannuation contributions  | 106647.40 |
| EFT72275 | 02/02/2012 WAYNE JOHN STEAD PTY LTD SUPERANNUATION FUND     | Payroll deductions  | 1490.43   |
| EFT72276 | 02/02/2012 WESTSCHEME                                       | Superannuation contributions  | 2535.76   |
| EFT72277 | 02/02/2012 ABA SECURITY                                     | SECURITY SERVICES   | 294.80    |

AGENDA ITEM 4.1 REVENUE

|          |            |  |  |          |
|----------|------------|--|--|----------|
| EFT72278 | 02/02/2012 | ADVERTISER PRINT                               | STATIONERY SUPPLIES                                  | 363.85   |
| EFT72279 | 02/02/2012 | ALBANY V-BELT AND RUBBER                       | VEHICLE PARTS  | 112.30   |
| EFT72280 | 02/02/2012 | ALBANY STATIONERS                              | STATIONERY SUPPLIES                                  | 520.95   |
| EFT72281 | 02/02/2012 | ALBANY OFFICE PRODUCTS - NORTH ROAD            | STATIONERY SUPPLIES                                  | 74.55    |
| EFT72282 | 02/02/2012 | ALBANY MILK DISTRIBUTORS                       | MILK DELIVERIES HANRAHAN ROAD                        | 1683.40  |
| EFT72283 | 02/02/2012 | ALUNTA   | GAS USAGE CHARGES 8/12/2011 - 9/1/2012               | 7011.00  |
| EFT72284 | 02/02/2012 | ALL EVENTS PROSOUND HIRE                       | Audio Visual for Australia Day Family Fun Day 2012   | 1422.49  |
| EFT72285 | 02/02/2012 | ALL-TECH MECHANICAL                            | Carry out 250 hr service on Bomag compactor on site. | 12479.68 |
| EFT72286 | 02/02/2012 | ATC WORK SMART                                 | TEMPORARY STAFF                                      | 676.50   |
| EFT72287 | 02/02/2012 | AUSTRAL MERCANTILE COLLECTIONS PTY LTD         | RATES DEBT RECOVERY                                  | 122.17   |
| EFT72288 | 02/02/2012 | BARNESBY FORD                                  | VEHICLES/VEHICLE PARTS/REPAIRS                       | 151.35   |
| EFT72289 | 02/02/2012 | BAREFOOT CLOTHING MANUFACTURERS                | UNIFORMS   | 611.60   |
| EFT72290 | 02/02/2012 | BATTERY WORLD                                  | BATTERY PURCHASES                                    | 4819.59  |
| EFT72291 | 02/02/2012 | ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD       | Hours Hire of Traffic Control                        | 180.18   |
| EFT72292 | 02/02/2012 | BLACKWOODS                                     | SAFETY EQUIPMENT                                     | 1736.65  |
| EFT72293 | 02/02/2012 | BRANDNET PTY LTD T/AS MILITARY SHOP            | FORTS MERCHANDISE                                    | 16603.53 |
| EFT72294 | 02/02/2012 | BUILDING AND CONSTRUCTION IND TRAINING FUND    | BCTIF LEVY COLLECTED JANUARY 2012                    | 2016.00  |
| EFT72295 | 02/02/2012 | BUILDING COMMISSION                            | BSL LEVY COLLECTED JANUARY 2012                      | 21562.37 |
| EFT72296 | 02/02/2012 | J & S CASTLEHOW ELECTRICAL SERVICES            | ELECTRICAL SERVICES/MAINTENANCE/REPAIRS              | 250.00   |
| EFT72297 | 02/02/2012 | CITY OF ALBANY BAND INCORPORATED               | PERFORMANCE AT RESIDENCY MUSEUM 21/1/2012            | 2551.00  |
| EFT72298 | 02/02/2012 | CJD EQUIPMENT PTY LTD                          | Clutch kit to suit Isuzu Giga truck.                 | 5547.09  |
| EFT72299 | 02/02/2012 | BIS CLEANAWAY LIMITED                          | RUBBISH REMOVAL CONTRACT                             | 908.81   |
| EFT72300 | 02/02/2012 | COCA-COLA AMATIL PTY LTD                       | CATERING SUPPLIES                                    | 15048.00 |
| EFT72301 | 02/02/2012 | COFFEY COMMERCIAL ADVISORY PTY LTD             | Centennial Park Recreation Precinct Masterplan       | 486.02   |
| EFT72302 | 02/02/2012 | COLES SUPERMARKETS AUSTRALIA PTY LTD           | GROCERIES  | 1420.00  |
| EFT72303 | 02/02/2012 | CONTACT METAL INDUSTRIES                       | Rails (for concreting)                               | 1262.64  |
| EFT72304 | 02/02/2012 | COURIER AUSTRALIA                              | FREIGHT CHARGES                                      | 69.73    |
| EFT72305 | 02/02/2012 | COVS PARTS PTY LTD                             | VEHICLE PARTS  | 924.80   |
| EFT72306 | 02/02/2012 | DOWNER EDI WORKS PTY LTD                       | Drops of Hotmix to repair bridge footpath            | 194.45   |
| EFT72307 | 02/02/2012 | AL CURNOW HYDRAULICS                           | VEHICLE PARTS/MAINTENANCE                            | 2385.90  |
| EFT72308 | 02/02/2012 | 35 DEGREES SOUTH                               | Survey works on Martin Road footpath                 | 29.86    |
| EFT72309 | 02/02/2012 | SIMON EDWARDS                                  | AIR BP CALL OUT REIMBURSEMENTS                       | 53.19    |
| EFT72310 | 02/02/2012 | FARM FRESH W/SALEERS (VIOLET PARK HOLDINGS P/L | CATERING SUPPLIES                                    | 28.00    |
| EFT72311 | 02/02/2012 | ALBANY FILTER CLEAN                            | FILTERS CHANGES AND CLEANED                          | 70.00    |
| EFT72312 | 02/02/2012 | TAMMY FLETT                                    | REIMBURSEMENT - TRAINING                             | 88.00    |
| EFT72313 | 02/02/2012 | FORPARK AUSTRALIA                              | END CAPS   | 855.80   |
| EFT72314 | 02/02/2012 | W & M FRICKER PLUMBERS                         | PLUMBING REPAIRS/MAINTENANCE                         | 531.00   |
| EFT72315 | 02/02/2012 | GLASS SUPPLIERS                                | WINDOW REGLAZING                                     | 796.45   |
| EFT72316 | 02/02/2012 | STANLEY GOODMAN                                | Rates refund for assessment A214700                  | 285.19   |
| EFT72317 | 02/02/2012 | GRANDE FOOD SERVICE                            | CATERING SUPPLIES                                    | 741.90   |
| EFT72318 | 02/02/2012 | GREAT SOUTHERN PACKAGING SUPPLIES              | CLEANING SUPPLIES                                    | 1183.62  |
| EFT72319 | 02/02/2012 | GERRY GREGSON                                  | MILEAGE CLAIM 1606 KM @ \$0.737 18/10/11 - 18/1/12   |          |

AGENDA ITEM 4.1 REPER

|          |            |   |  |          |
|----------|------------|---|--|----------|
| EFT72320 | 02/02/2012 | GWN GREAT SOUTHERN                      | ADVERTISING  | 3184.50  |
| EFT72321 | 02/02/2012 | PROTECTOR FIRE SERVICES PTY LTD         | ANNUAL TESTING OF FIRE EQUIPMENT   | 141.90   |
| EFT72322 | 02/02/2012 | HIDEWOOD QUALITY PRINTERS               | SIPPER CARDS FOR ALAC  | 475.00   |
| EFT72323 | 02/02/2012 | THE HOPPING KANGAROO PTY LTD            | SUPPLY OF 245 LAPEL PINS   | 1251.25  |
| EFT72324 | 02/02/2012 | HUDSON HENNING AND GOODMAN              | STAFF CONTRACT ADVICE  | 13647.50 |
| EFT72325 | 02/02/2012 | JACK THE CHIPPER                        | FIREBREAK MAINTAINANCE   | 3392.50  |
| EFT72326 | 02/02/2012 | JUDE CODNER                             | EA TO THE CEO 11/1/2012 - 25/1/2012  | 6173.20  |
| EFT72327 | 02/02/2012 | MT SOUNNESS & THE SOUNNESS FAMILY TRUST | Gravel Royalty payment   | 1606.00  |
| EFT72328 | 02/02/2012 | KLB SYSTEMS                             | ThinkCentre M81 SFF, 13-2100, 4GB, 320GB, Multiburner, HD Graphics with<br>DP to DVI dongle, Gigabit Ethernet, |          |
| EFT72329 | 02/02/2012 | KNOTTS PLUMBING PTY LTD                 | PLUMBING REPAIRS/MAINTENANCE   | 874.75   |
| EFT72330 | 02/02/2012 | KOOKAS CATERING                         | CATERING CIVIC FUNCTION ALBANY SUMMER SCHOOL   | 1705.00  |
| EFT72331 | 02/02/2012 | LA FREEGARD                             | Verge Slashing at Nullaki Fence line   | 31445.00 |
| EFT72332 | 02/02/2012 | ALBANY PARTY HIRE                       | Hire of 200 white Pipee Chair, 2 x Table - Dura Trestle 1800   | 866.00   |
| EFT72333 | 02/02/2012 | MIDALIA STEEL PTY LTD                   | STEEL SUPPLIES   | 74.60    |
| EFT72334 | 02/02/2012 | MINORBA GRAZING CO                      | Treated Pine Posts Assorted sizes  | 1736.80  |
| EFT72335 | 02/02/2012 | MIB INDUSTRIES PTY LTD                  | COMBINATION COVER - FLUSH FINISH/SEMI MOUNTABLE KERB/CENTRE<br>GRATE - FLUSH 1050 x 1050 x 150                 | 2671.46  |
| EFT72336 | 02/02/2012 | NATURE'S ALTERNATIVE                    | VISITORS CENTRE MERCHANDISE  | 36.00    |
| EFT72337 | 02/02/2012 | THE NET IN HAT COMPANY PTY LTD          | VISITORS CENTRE MERCHANDISE  | 330.88   |
| EFT72338 | 02/02/2012 | NIKANA CONTRACTING PTY LTD              | RUBBISH REMOVAL BOAT HARBOUR SKIP BINS   | 1750.58  |
| EFT72339 | 02/02/2012 | ALBANY COMMUNITY PHARMACY               | FIRST AID SUPPLIES   | 166.80   |
| EFT72340 | 02/02/2012 | PERTH THEATRE TRUST                     | RECOUP PROGRAMMING COSTS CAPECALLIE AEC PRINCESS ROYAL   | 5000.00  |
| EFT72341 | 02/02/2012 | HANSON CONSTRUCTION MATERIALS PTY LTD   | M3 OF 25 / 14 / 70 CONCRETE  | 3990.14  |
| EFT72342 | 02/02/2012 | PLASTICS PLUS                           | 240 litre wheelie bins for Wellstead Community Hall  | 184.80   |
| EFT72343 | 02/02/2012 | BJ & SM PORTEOUS                        | Rates refund for assessment A38520   | 348.01   |
| EFT72344 | 02/02/2012 | SIGNS PLUS                              | MAGNETIC BADGES  | 93.50    |
| EFT72345 | 02/02/2012 | SITEFX WA PTY LTD                       | The purchase of a 60 Kg drum of Rubber Soft Fall   | 627.00   |
| EFT72346 | 02/02/2012 | SKILL HIRE WA PTY LTD                   | PLACEMENT- PAUL LONG TRUCK DRIVER  | 4361.56  |
| EFT72347 | 02/02/2012 | SOUTHWAY DISTRIBUTORS (WA) PTY LTD      | CATERING SUPPLIES  | 1558.33  |
| EFT72348 | 02/02/2012 | SAI GLOBAL LTD                          | INTERNET DOWNLOAD  | 116.77   |
| EFT72349 | 02/02/2012 | STIRLING CONNECTIONERY PLUS             | CATERING SUPPLIES  | 955.24   |
| EFT72350 | 02/02/2012 | STORM OFFICE NATIONAL                   | STATIONERY SUPPLIES  | 66.50    |
| EFT72351 | 02/02/2012 | MJ & B STONEHOUSE                       | Rates refund for assessment A123961  | 596.10   |
| EFT72352 | 02/02/2012 | ALBANY LOCK SERVICE                     | Replacement of two bi- padlocks for the manypeaks transfer station   | 316.10   |
| EFT72353 | 02/02/2012 | SUPER CHEAP AUTOS                       | ARMORALL PROTECTANT  | 112.20   |
| EFT72354 | 02/02/2012 | SYNERGY                                 | ELECTRICITY CHARGES GROUPED ACCOUNT  | 54523.58 |
| EFT72355 | 02/02/2012 | T & C SUPPLIES                          | Pallets of Grey Cement   | 1740.91  |
| EFT72356 | 02/02/2012 | DAVID THEODORE                          | REIMBURSEMENTS FOR HELMETS FOR PROGRAMMES  | 191.65   |
| EFT72357 | 02/02/2012 | THE VEGIE SHOP                          | GROCERIES  | 114.30   |
| EFT72358 | 02/02/2012 | TOTAL GREEN RECYCLING                   | E WASTE RECYCLING  | 2472.01  |
| EFT72359 | 02/02/2012 | ALBANY TYREPOWER                        | TYRE PURCHASES/MAINTENANCE   | 45.00    |

AGENDA ITEM 4.1 REFERRS

|          |   |   |          |
|----------|---|---|----------|
| EFT72360 | 02/02/2012 ALBANY & GREAT SOUTHERN WEEKENDER        | ADVERTISING   |          |
| EFT72361 | 02/02/2012 WELLSTEAD COMMUNITY RESOURCE CENTRE INC. | TELEPHONE CALLS AND PRINTING COSTS  | 8.60     |
| EFT72362 | 02/02/2012 WESTERN WORK WEAR                        | Pairs of Safety Protective Boots  | 234.70   |
| EFT72363 | 02/02/2012 YAKKA PTY LTD                            | UNIFORMS  | 0.30     |
| EFT72364 | 02/02/2012 ZENITH LAUNDRY                           | LAUNDRY/LINEN SERVICES  | 22.44    |
| EFT72365 | 09/02/2012 ABA SECURITY                             | Monitoring from 01 January to 31 March 2012   | 1251.69  |
| EFT72366 | 09/02/2012 ADVERTISER PRINT                         | STATIONERY SUPPLIES   | 331.00   |
| EFT72367 | 09/02/2012 AECOM AUSTRALIA PTY LTD                  | ALBANY AIRPORT MASTER PLAN AND SECURITY UPGRADE   | 48182.72 |
| EFT72368 | 09/02/2012 AEG OGDEN (PERTH) PTY LTD                | COA CAPERCAILLE CONTRIBUTION  | 5500.00  |
| EFT72369 | 09/02/2012 ALBANY BRAKE AND CLUTCH                  | VEHICLE MAINTENANCE   | 40.00    |
| EFT72370 | 09/02/2012 ALBANY SWEEP CLEAN                       | SWEEP DRIVEWAYS, ROAD ACCESS & PARKING AREAS  | 346.50   |
| EFT72371 | 09/02/2012 ALBANY CHAMBER OF COMMERCE & INDUSTRY    | ACCI ANNUAL MEMBERSHIP 1/1/12 - 31/12//12   | 300.00   |
| EFT72372 | 09/02/2012 ALBANY RETRAVISION                       | CORDLESS TELEPHONE WITH THREE HANDSETS FOR FORTS VOLUNTEERS,<br>CARETAKER AND RETAIL STORE.   | 175.00   |
| EFT72373 | 09/02/2012 ALBANY STOCKFEEDS                        | 6 HAY BALES - OAT AND HAY   | 128.35   |
| EFT72374 | 09/02/2012 ALBANY CURTAIN CENTRE                    | SUPPLY & FIT OF BLINDS VANCOUVER ARTS CENTRE  | 924.00   |
| EFT72375 | 09/02/2012 ALBANY OFFICE PRODUCTS - NORTH ROAD      | STATIONERY SUPPLIES   | 301.95   |
| EFT72376 | 09/02/2012 ALBANY NEWS DELIVERY                     | NEWSPAPER DELIVERIES  | 71.30    |
| EFT72377 | 09/02/2012 ALBANY SWIMMING CLUB INC                 | COMMUNITY FINANCIAL ASSISTANCE  | 1000.00  |
| EFT72378 | 09/02/2012 ALBANY QUALITY LAWNMOWING                | LAWN MOWING LOTTERIES HOUSE   | 100.00   |
| EFT72379 | 09/02/2012 ALBANY MILK DISTRIBUTORS                 | MILK DELIVERIES   | 718.03   |
| EFT72380 | 09/02/2012 ALEA                                     | NVR2012 SUPPORT READING MAGNETS (40PK): HOW TO READ TO YOUR<br>BABY, HOW TO SUPPORT YOUR BEGINNING READER & HOW TO SUPPORT<br>YOUR DEVELOPING READER. | 245.00   |
| EFT72381 | 09/02/2012 ALINTA                                   | GAS USAGE CHARGES 24/10/11 - 25/1/12  | 25.70    |
| EFT72382 | 09/02/2012 ALL EVENTS PROSOUND HIRE                 | EVENT SOUND FOR PROCLAMATION DAY 21 JANUARY 2012  | 280.00   |
| EFT72383 | 09/02/2012 AMITY PAINTING & DECORATING              | Town Hall painting of Lesser Hall and Former Council Meeting Room   | 6105.00  |
| EFT72384 | 09/02/2012 AMPAC DEBT RECOVERY (WA) PTY LTD         | DEBT RECOVERY   | 571.56   |
| EFT72385 | 09/02/2012 JESSICA ANDERSON                         | REIMBURSEMENT OF \$300 TRAINING ALLOCATION  | 300.00   |
| EFT72386 | 09/02/2012 ARDESS NURSEERY                          | PLANT SUPPLIES  | 163.05   |
| EFT72387 | 09/02/2012 ANNABEL JANE ARNOLD                      | CULTIVATING GROWTH WORKSHOP 4TH FEB 2012  | 220.00   |
| EFT72388 | 09/02/2012 ATC WORK SMART                           | TEMPORARY STAFF   | 18896.10 |
| EFT72389 | 09/02/2012 YVONNE ATTWELL                           | DEPUTY MAJOR SITTING FEES & ALLOWANCES 17/10/11 - 31/12/11  | 2608.70  |
| EFT72390 | 09/02/2012 AURORA ENVIRONMENTAL                     | CONSULTING SERVICES YAKAMIA REVIEW  | 176.00   |
| EFT72391 | 09/02/2012 BAIL SAND & GRAVEL SUPPLIES              | COMPACTION SAND   | 1430.00  |
| EFT72392 | 09/02/2012 BARNESBY FORD                            | VEHICLES/VEHICLE PARTS/REPAIRS  | 1346.37  |
| EFT72393 | 09/02/2012 BAREFOOT CLOTHING MANUFACTURERS          | UNIFORMS  | 615.65   |
| EFT72394 | 09/02/2012 BARETT'S MINI EARTHMOVING & CHIPPING     | Remove 1 large dead leader from Marri Tree  | 1690.00  |
| EFT72395 | 09/02/2012 BENNETT'S BATTERIES                      | OIL PURCHASE  | 176.00   |
| EFT72396 | 09/02/2012 BEST OFFICE SYSTEMS                      | PHOTOCOPIER CHARGES   | 1418.40  |
| EFT72397 | 09/02/2012 BLACKWOODS                               | 9 volt batteries  | 199.90   |

EFT72398 09/02/2012 ALBANY BOBCAT SERVICES

18 hours of bobcat work at the Emu Point bike track real  
12 Jan 2012

AGENDA ITEM 4.1 REPER

EFT72399 09/02/2012 AIR BP  
EFT72400 09/02/2012 BRANDNET PTY LTD T/AS MILITARY SHOP  
EFT72401 09/02/2012 BROWNES FOODS OPERATIONS PTY LTD  
EFT72402 09/02/2012 CARDNO (WA) PTY LTD

AVGAS PURCHASES 4893.72  
FORTS MERCHANDISE 1028.07  
CATERING SUPPLIES 441.57  
HANRAHAN TIP LEACHATE PROJECT - DESIGN AND PROJECT MANAGEMENT  
OF STAGE 1 IMPROVEMENTS 6844.17

EFT72403 09/02/2012 BUNNINGS BUILDING SUPPLIES PTY LTD

HARDWARE/TOOL SUPPLIES 50.57

EFT72404 09/02/2012 CAMPBELL CONTRACTORS

CONTRACT C11013 CONSTRUCTION OF CONCRETE PATHWAY - ULSTER RD 34310.00

EFT72405 09/02/2012 J & S CASTLEHOW ELECTRICAL SERVICES

Electrical works 20060.18

EFT72406 09/02/2012 SYNERGY GRAPHICS

DESIGN OF SAFETY EXPO POSTER 198.00

EFT72407 09/02/2012 GAYNOR CLARKE

DEVELOPMENT OF COAS TOURISM STRATEGY 2011 -2016 825.00

EFT72408 09/02/2012 BIS CLEANAWAY LIMITED

RUBBISH REMOVAL CONTRACT 384.89

EFT72409 09/02/2012 COLES SUPERMARKETS AUSTRALIA PTY LTD

GROCERIES 891.37

EFT72410 09/02/2012 ALBANY SIGNS

Australia Day Signage 396.00

EFT72411 09/02/2012 35 DEGREES SOUTH

Survey works on Le Grande Avenue 1419.00

EFT72412 09/02/2012 CGS QUALITY CLEANING

CONTRACT CLEANING 880.33

EFT72413 09/02/2012 ELLEKER GENERAL STORE

FUEL PURCHASES 79.98

EFT72414 09/02/2012 EYERITE SIGNS

SUPPLY AND INSTALL UPDATES TO THE COUNCILLORS BOARD 248.60

EFT72415 09/02/2012 EYELINE AUSTRALIA PTY LTD

SPORTS STORE PURCHASES 67.50

EFT72416 09/02/2012 FARM FRESH W/SALEMS (VIOLET PARK HOLDINGS P/L

CATERING SUPPLIES 29.60

EFT72417 09/02/2012 FARMERS CENTRE (1978) PTY LTD

VEHICLE PARTS 175.80

EFT72418 09/02/2012 FAT CATS CARWASH

CAR WASHING/VACUUMING 9011A 88.00

EFT72419 09/02/2012 THE FIXUPPERY

WINDOW WASHING 171.00

EFT72420 09/02/2012 FLIPS ELECTRICS

RETICULATION SUPPLIES 968.00

EFT72421 09/02/2012 FUELS WEST PETROLEUM

LITRES FUEL DIESEL 5081.78

EFT72422 09/02/2012 GALLERY 500

Repair to artworks 55.00

EFT72423 09/02/2012 GLASS SUPPLIERS

REGLAZE WINDOWS/DOORS 589.60

EFT72424 09/02/2012 SOUTHERN SHARPENING SERVICES (FORMERLY SOUTHERN  
BLADE WORKS)

SHARPENING SERVICES 39.50

EFT72425 09/02/2012 GREAT SOUTHERN PERSONNEL

LIBRARY ASSISTANCE SERVICES DECEMBER 2011 74.76

EFT72426 09/02/2012 GREAT SOUTHERN PACKAGING SUPPLIES

CLEANING SUPPLIES 350.90

EFT72427 09/02/2012 GT BEARING AND ENGINEERING SUPPLIES

VEHICLE PARTS 42.00

EFT72428 09/02/2012 PROTECTOR FIRE SERVICES PTY LTD

FIRE EQUIPMENT MAINTENANCE 88.00

EFT72429 09/02/2012 HART SPORT

SPORT EQUIPMENT 126.50

EFT72430 09/02/2012 HARVEY NORMAN COMPUTERS ALBANY

NIKON P500 CAMERA 521.00

EFT72431 09/02/2012 HAWKINGS NOMINEES PTY LTD

1 NIGHTS ACCOMMODATION 350.00

EFT72432 09/02/2012 HELVETICA PUBLISHING

PUBLICATIONS FOR FORTS 600.00

EFT72433 09/02/2012 LINDA HILL

AIRPORT UPGRADE MEETINGS REIMBURSEMENTS 67.77

EFT72434 09/02/2012 JOHN HOBBS

TRAVELLING ALLOWANCE 12.00

EFT72435 09/02/2012 I W PROJECTS

WASTE MANAGEMENT CONSULTING SERVICES 3620.93

EFT72436 09/02/2012 JOHN ALEXANDER JAMIESON

Carry out Survey works of the active Landfill area 3258.20



AGENDA ITEM 4.1 REFERRALS

|          |            |  |  |           |
|----------|------------|--|--|-----------|
| EFT72437 | 09/02/2012 | JJ'S HIAB SERVICES                       | HOURS TRUCK HIRE TO TRANSPORT MATERIALS  | 95.70     |
| EFT72438 | 09/02/2012 | JUST SEW EMBROIDERY                      | POLOS AND LOGOS - YAC  | 875.60    |
| EFT72439 | 09/02/2012 | JUST A CALL DELIVERIES                   | INTERNAL MAIL DELIVERIES   | 150.00    |
| EFT72440 | 09/02/2012 | JUST FIDDLING                            | CROSSBOW MUSICAL SERVICES - ENDEAVOUR RECEPTION AT AEC   | 68.75     |
| EFT72441 | 09/02/2012 | KEN STONE MOTOR TRIMMERS                 | REPAIRS TO GYM EQUIPMENT   | 1485.00   |
| EFT72442 | 09/02/2012 | KLB SYSTEMS                              | Lenovo ThinkStation S20, tower, Intel Xeon W3503 Quad-Core 2.4GHz, 4GB DDR3, 500GB SATA, Memory card reader, NVIDIA Quadro 600 1GB, Win7 x64, 3 years warranty |           |
| EFT72443 | 09/02/2012 | KNOTTS PLUMBING PTY LTD                  | PLUMBING REPAIRS/MAINTENANCE   | 3237.63   |
| EFT72444 | 09/02/2012 | LA FREEGARD                              | Verge Slashing at Nullaki Fence line   | 12000.00  |
| EFT72445 | 09/02/2012 | LORLAINE DISTRIBUTORS PTY LTD            | CLEANING SUPPLIES  | 243.25    |
| EFT72446 | 09/02/2012 | LOWER KING LIQUOR & GENERAL STORE        | SOFT DRINKS FOR BUSH FIRE BRIGADES   | 27.98     |
| EFT72447 | 09/02/2012 | KAYE I MALE                              | Rates refund for assessment A35100   | 162.46    |
| EFT72448 | 09/02/2012 | JAMES MCLEAN                             | INTERIOR WORKS AT TOWN HALL  | 1230.00   |
| EFT72449 | 09/02/2012 | MIDWEST FIREWORKS                        | Australia Day Fireworks 2012   | 10000.00  |
| EFT72450 | 09/02/2012 | MIRA MAR VETERINARY SERVICES             | DISPOSAL OF ANIMALS  | 311.50    |
| EFT72451 | 09/02/2012 | JOHN MOIR                                | RUBBISH REMOVAL CAPE RICHE   | 1560.00   |
| EFT72452 | 09/02/2012 | NATALE RADOVICIC                         | THE CURATORS CHOICE  | 1590.00   |
| EFT72453 | 09/02/2012 | ALBANY NEAT AND TRIM LAWNS               | LAWN MOWING AT THE VAC   | 160.00    |
| EFT72454 | 09/02/2012 | PN & ER NEWMAN QUALITY CONCRETE PRODUCTS | Concrete cylinder 900mm x 600mm  | 143.00    |
| EFT72455 | 09/02/2012 | NIKANA CONTRACTING PTY LTD               | REMOVAL OF RUBBISH BOAT HARBOUR SKIP BINS  | 614.24    |
| EFT72456 | 09/02/2012 | OKEEFE'S PAINTS                          | PAINT & PAINTING SUPPLIES  | 247.85    |
| EFT72457 | 09/02/2012 | OPUS INTERNATIONAL CONSULTANTS LTD       | Reissue construction plans for Humphreys Street upgrade as stage 1 asphalt overlay and stage 2 drainage, also revise the BoQ to reflect stage 1 & 2.           | 643.78    |
| EFT72458 | 09/02/2012 | ORICA AUSTRALIA P/L                      | CHLORINE SUPPLIES  | 317.13    |
| EFT72459 | 09/02/2012 | PAINT INDUSTRIES PTY LTD                 | RUNWAY PAINT 20 X 20 LITRES WHITE  | 1961.30   |
| EFT72460 | 09/02/2012 | PAUL G ROBERTSON AND ASSOCIATES          | CONSULTANT ENGINEER ROAD ASSETS  | 12555.40  |
| EFT72461 | 09/02/2012 | W P REID                                 | Lift and relay m2 of brick paving at 56 Susan Crt  | 264.00    |
| EFT72462 | 09/02/2012 | RICOH                                    | PHOTOCOPIER CHARGES  | 13648.25  |
| EFT72463 | 09/02/2012 | SAXXON IT                                | IT SUPPORT SERVICES  | 11626.20  |
| EFT72464 | 09/02/2012 | A SCHILO                                 | CURATORS FEE FOR INSIGHT CURATORS CHOICE EXHIBITION  | 2403.23   |
| EFT72465 | 09/02/2012 | SEEK LIMITED                             | ADVERTISING POSITIONS VACANT   | 709.50    |
| EFT72466 | 09/02/2012 | SHEILAH RYAN                             | GARDENING AT VAC   | 780.00    |
| EFT72467 | 09/02/2012 | SKILL HIRE WA PTY LTD                    | CASUAL STAFF   | 1998.04   |
| EFT72468 | 09/02/2012 | SMITH CONSTRUCTIONS                      | TENDER C11005 - FOOTPATH, WALLS & LIGHTING CONSTRUCTION FOR ANZAC PEACE PARK AWARDED TO SMITH CONSTRUCTIONS, SCM 30 AUGUST 2011 - ITEM 6.1 CLAIM 4             | 145634.12 |
| EFT72469 | 09/02/2012 | SOUTHERN TOOL & FASTENER CO              | HARDWARE/TOOL SUPPLIES   | 49.25     |
| EFT72470 | 09/02/2012 | SOUTHWAY DISTRIBUTORS (WA) PTY LTD       | CATERING SUPPLIES  | 2113.63   |
| EFT72471 | 09/02/2012 | SOUTHCOAST SECURITY SERVICE              | SECURITY SERVICES FOR AUSTRALIA DAY - 2012   | 2059.20   |
| EFT72472 | 09/02/2012 | SOUTHERN FENCING                         | Supply & Install 1 x 3.5m gate and gatepost and repair approx. 30mtrs of damaged fence/line  | 1925.00   |

AGENDA ITEM 4.1 REFERRS

|          |            |   |  |          |
|----------|------------|---|--|----------|
| EFT72473 | 09/02/2012 | ST JOHN AMBULANCE AUSTRALIA                             | AMBULANCE SERVICE  | 22.55    |
| EFT72474 | 09/02/2012 | ALBANY LOCK SERVICE                                     | LOCK SERVICES  | 1024.08  |
| EFT72475 | 09/02/2012 | T & C SUPPLIES  | HARDWARE SUPPLIES  | 255.66   |
| EFT72476 | 09/02/2012 | TF D'APRILE MOBILE REPAIRS & MAINTENANCE                | VEHICLE MAINTENANCE/REPAIRS  | 369.00   |
| EFT72477 | 09/02/2012 | THE NAKED BEAN COFFEE ROASTERS                          | CATERING SUPPLIES  | 120.30   |
| EFT72478 | 09/02/2012 | THE VEGIE SHOP  | GROCERIES  | 330.20   |
| EFT72479 | 09/02/2012 | TOLL PRIORITY   | FREIGHT COSTS  | 7445.90  |
| EFT72480 | 09/02/2012 | TOTAL EDEN  | IRRIGATION SUPPLIES  | 3456.84  |
| EFT72481 | 09/02/2012 | TOTAL GREEN RECYCLING                                   | E WASTE RECYCLING  | 2596.20  |
| EFT72482 | 09/02/2012 | VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)            | GREEN WASTE TICKETS  | 1671.78  |
| EFT72483 | 09/02/2012 | ALBANY & GREAT SOUTHERN WEEKENDER                       | January 2012 Monthly info Page - Community info Page                     | 691.56   |
| EFT72484 | 09/02/2012 | WESTERN WORK WEAR                                       | UNIFORMS   | 4537.50  |
| EFT72485 | 09/02/2012 | WORKPLACE RELATIONS & MANAGEMENT CONSULTANTS<br>PTY LTD | CONSULTANT 2/12/2011 - BENCHMARKING EXERCISE                             | 95.17    |
| EFT72486 | 09/02/2012 | WURTH AUSTRALIA PTY LTD                                 | ASSORTED HOSE CLAMPS AND R CLIPS   | 9.54     |
| EFT72487 | 09/02/2012 | ZENITH LAUNDRY  | LINEN/LAUNDRY SERVICES   | 1116.58  |
| EFT72488 | 16/02/2012 | ABA SECURITY  | SECURITY SERVICES  | 7319.40  |
| EFT72489 | 16/02/2012 | AD CONTRACTORS PTY LTD                                  | Litres of Catamol for Urban Patching Truck                               | 1349.00  |
| EFT72490 | 16/02/2012 | ADVERTISER PRINT  | 30000 BLANK BUSINESS CARDS   | 4445.70  |
| EFT72491 | 16/02/2012 | AEG OGDEN (PERTH) PTY LTD                               | CIVIC RECEPTION FOR CITY OF ALBANY TO WELCOME HMB ENDEAVOUR<br>(REPLICA) | 213.13   |
| EFT72492 | 16/02/2012 | ALBANY ADVERTISER LTD                                   | ADVERTISING  | 1298.50  |
| EFT72493 | 16/02/2012 | ALBANY BRAKE AND CLUTCH                                 | VEHICLE MAINTENANCE  | 11162.80 |
| EFT72494 | 16/02/2012 | ALBANY INDUSTRIAL SERVICES PTY LTD                      | Hours Hire of Semi Tipper  | 1105.07  |
| EFT72495 | 16/02/2012 | ALBANY V-BELT AND RUBBER                                | FILTERS/VEHICLE PARTS  | 1232.00  |
| EFT72496 | 16/02/2012 | ALBANY REFRIGERATION                                    | REFRIGERATION & AIRCONDITIONING REPAIRS & MAINTENANCE                    | 75.00    |
| EFT72497 | 16/02/2012 | HOME TIMBER & HARDWARE                                  | 1 x voucher for Australia Day prize                                      | 437.30   |
| EFT72498 | 16/02/2012 | ALBANY OFFICE PRODUCTS - NORTH ROAD                     | STATIONERY ITEMS   | 3120.00  |
| EFT72499 | 16/02/2012 | ALL EVENTS PROSOUND HIRE                                | RECOMMISSIONING OF TOWN HALL THEATRE                                     | 1018.60  |
| EFT72500 | 16/02/2012 | ALLIED PUMPS  | Being for the service of the Elen Cove and the Emu Point pump station.   | 74436.28 |
| EFT72501 | 16/02/2012 | AMPAC DEBT RECOVERY (WA) PTY LTD                        | RATES DEBT RECOVERY  | 338.25   |
| EFT72502 | 16/02/2012 | ARDESS NURSERY  | 54 X AUSTRALIAN NATIVE PLANT TUBES FOR AUSTRALIA DAY CEREMONY.           | 434.50   |
| EFT72503 | 16/02/2012 | ARTCRAFT PTY LTD  | STREET BLADES  | 5279.03  |
| EFT72504 | 16/02/2012 | ATC WORK SMART  | TEMPORARY STAFF  | 6383.19  |
| EFT72505 | 16/02/2012 | AUSTRALIA POST  | POSTAGE/AGENCY FEES  | 88.00    |
| EFT72506 | 16/02/2012 | AUSTENITIC STEEL PRODUCTS                               | REPAIRS TO STREET SWEEPER  | 135.00   |
| EFT72507 | 16/02/2012 | BAKERS FOOD & FUEL                                      | FUEL SUPPLIES FOR BUSH FIRE BRIGADE                                      | 1430.00  |
| EFT72508 | 16/02/2012 | BARRETT'S MINI EARTHMOVING & CHIPPING                   | Remove one dead Jarrah on Willyung Rd                                    | 1133.76  |
| EFT72509 | 16/02/2012 | ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD                | Hours Hire of Traffic Control  | 3150.00  |
| EFT72510 | 16/02/2012 | MATTHEW BIRD  | RELOCATION EXPENSES  | 329.07   |
| EFT72511 | 16/02/2012 | BLACKWOODS  | SAFETY EQUIPMENT   |          |

EFT72512 16/02/2012 BLOOMIN FLOWERS

BOX ARRANGEMENT OF FLOWERS FOR STAFF MEMBER JAGENNATHAN 4.1 REFERS  
FOR PRODUCING SLIDE SHOW FOR FREEMAN FUNCTION IN PERSONAL TIME.

|          |            |  |  |          |
|----------|------------|--|--|----------|
| EFT72513 | 16/02/2012 | ALBANY BOBCAT SERVICES                         | Construct alternative pathway due to existing                  | 560.00   |
| EFT72514 | 16/02/2012 | BOC GASES AUSTRALIA LIMITED                    | CONTAINER SERVICE RENTAL                                       | 159.92   |
| EFT72515 | 16/02/2012 | BOOEKASY AUSTRALIA PTY LTD                     | BOOEKASY BOOKING RETURNS/COMMISSIONS/MONTHLY FEES JAN - 2012   | 7099.13  |
| EFT72516 | 16/02/2012 | BROWNES FOODS OPERATIONS PTY LTD               | CATERING SUPPLIES  | 261.74   |
| EFT72517 | 16/02/2012 | MARK BYRNES                                    | LEGISLATIVE COMPLIANCE WORK COMPLETED TO 14/2/2012             | 2954.00  |
| EFT72518 | 16/02/2012 | C&C MACHINERY CENTRE                           | Supply Door and Window glass and seals                         | 1427.41  |
| EFT72519 | 16/02/2012 | CABCHARGE AUSTRALIA LIMITED                    | CAB CHARGES  | 73.04    |
| EFT72520 | 16/02/2012 | CAMTRANS ALBANY PTY LTD                        | PACKS OF BGC EAST PAVE 60 CHARCOAL                             | 4369.68  |
| EFT72521 | 16/02/2012 | CAMPBELL CONTRACTORS                           | CONTRACT C11013 CONSTRUCTION OF CONCRETE PATHWAY - ULSTER ROAD | 42300.00 |
| EFT72522 | 16/02/2012 | J & S CASTLEHOW ELECTRICAL SERVICES            | Data cabling for new IT section at North Rd building           | 10087.21 |
| EFT72523 | 16/02/2012 | BIS CLEANAWAY LIMITED                          | RUBBISH REMOVAL CONTRACT                                       | 10901.85 |
| EFT72524 | 16/02/2012 | COCA-COLA AMATIL PTY LTD                       | CATERING SUPPLIES  | 366.57   |
| EFT72525 | 16/02/2012 | COLES SUPERMARKETS AUSTRALIA PTY LTD           | GROCERIES  | 347.34   |
| EFT72526 | 16/02/2012 | TRUGRADE PTY LTD (FORMERLY COSMIC PRODUCTS)    | 5 Ltr SoSafe Yellow & 5 X SLITRE SoSafe Blue                   | 924.00   |
| EFT72527 | 16/02/2012 | COUNTRY CARRIERS                               | FREIGHT COSTS  | 29.18    |
| EFT72528 | 16/02/2012 | ALBANY SIGNS                                   | SIGNAGE  | 16500.00 |
| EFT72529 | 16/02/2012 | ADAM COUSINS                                   | REIMBURSEMENT FOR FUEL   | 50.01    |
| EFT72530 | 16/02/2012 | COVS PARTS PTY LTD                             | VEHICLE PARTS  | 85.38    |
| EFT72531 | 16/02/2012 | CUTTING EDGES PTY LTD                          | GRADER BLADES 7FT - GB7658HT                                   | 8162.22  |
| EFT72532 | 16/02/2012 | 35 DEGREES SOUTH                               | FEATURE AND CONTOUR SURVEY                                     | 2563.00  |
| EFT72533 | 16/02/2012 | CGS QUALITY CLEANING                           | CONTRACT CLEANING  | 19375.70 |
| EFT72534 | 16/02/2012 | LANDGATE                                       | TITLE SEARCHES   | 144.00   |
| EFT72535 | 16/02/2012 | DEPARTMENT OF TRANSPORT                        | SEARCH FOR VEHICLE OWNERSHIP                                   | 60.00    |
| EFT72536 | 16/02/2012 | ALBANY ENGINEERING COMPANY                     | Repair Compactor tilt ram as required                          | 420.72   |
| EFT72537 | 16/02/2012 | EVELINE AUSTRALIA PTY LTD                      | SPORTS STORE PURCHASES   | 72.20    |
| EFT72538 | 16/02/2012 | FARM FRESH W/SALEERS (VIOLET PARK HOLDINGS P/L | CATERING SUPPLIES  | 62.84    |
| EFT72539 | 16/02/2012 | THE FIXUPPERY                                  | WINDOW WASHING   | 228.01   |
| EFT72540 | 16/02/2012 | CAROLYN FLETT LEADLIGHTS                       | VISITORS CENTRE MERCHANDISE                                    | 115.00   |
| EFT72541 | 16/02/2012 | FUELS WEST PETROLEUM                           | LITRES FUEL DIESEL   | 24995.59 |
| EFT72542 | 16/02/2012 | GALLERY 500                                    | ART SUPPLIES   | 1054.25  |
| EFT72543 | 16/02/2012 | GORDON WALMSLEY PTY LTD                        | Supply and lay asphalt 25mm                                    | 6820.00  |
| EFT72544 | 16/02/2012 | GRANDE FOOD SERVICE                            | CATERING SUPPLIES  | 148.35   |
| EFT72545 | 16/02/2012 | GREAT SOUTHERN GROUP TRAINING                  | TEMPORARY STAFF  | 1953.06  |
| EFT72546 | 16/02/2012 | GREEN SKILLS INC                               | CASUAL STAFF 4-31/1/2012                                       | 25093.48 |
| EFT72547 | 16/02/2012 | GREAT SOUTHERN PACKAGING SUPPLIES              | CLEANING SUPPLIES  | 635.31   |
| EFT72548 | 16/02/2012 | GT BEARING AND ENGINEERING SUPPLIES            | ROLLS PINK FLAGGING TAPE                                       | 50.00    |
| EFT72549 | 16/02/2012 | GYM CARE                                       | GYM EQUIPMENT REPAIR   | 298.43   |
| EFT72550 | 16/02/2012 | HARVEY WORLD TRAVEL (ALBANY)                   | AIR FARE FOR MAYOR DENNIS WELLINGTON PERTH TO MELBOURNE        | 840.00   |

AGENDA ITEM 4.1 REFERRS

|          |            |  |   |          |
|----------|------------|--|---|----------|
| EFT72551 | 16/02/2012 | PROTECTOR FIRE SERVICES PTY LTD          | FIRE EQUIPMENT MAINTENANCE  | 428.80   |
| EFT72552 | 16/02/2012 | HARVEY NORMAN ELECTRICAL ALBANY          | ELECTRICAL GOODS VAC  | 79.40    |
| EFT72553 | 16/02/2012 | HART SPORT                               | SPORT EQUIPMENT   | 550.00   |
| EFT72554 | 16/02/2012 | HAYNES ROBINSON                          | CHEVNE BEACH LEASE - PRO 191 LOT 24 BAXTERI - WALLIS  | 240.00   |
| EFT72555 | 16/02/2012 | HELEN LEEDER-CARLSON                     | WEDNESDAY PAINTING WITH HELEN   | 236.21   |
| EFT72556 | 16/02/2012 | RATTEN & SLATER MACHINERY                | VEHICLE PARTS   | 140.37   |
| EFT72557 | 16/02/2012 | TOLL IPEC                                | FREIGHT CHARGES   | 4235.00  |
| EFT72558 | 16/02/2012 | JOHN ALEXANDER JAMIESON                  | Re-establish Bakers Junction Landfill perimeter   | 25.48    |
| EFT72559 | 16/02/2012 | ROGER & JUNE JOHNSON                     | Rates refund for assessment A6180   | 61.60    |
| EFT72560 | 16/02/2012 | JULENNI                                  | VISITORS CENTRE MERCHANDISE   | 46.00    |
| EFT72561 | 16/02/2012 | JULIUS MEDIA GROUP PTY LTD               | TRAINING CRITICAL SKILLS  | 247.50   |
| EFT72562 | 16/02/2012 | JUST SEW EMBROIDERY                      | EMBROIDERY OF LOGOS   | 768.90   |
| EFT72563 | 16/02/2012 | KNOTTS PLUMBING PTY LTD                  | PLUMBING REPAIRS/MAINTENANCE  | 3062.50  |
| EFT72564 | 16/02/2012 | KOOKAS CATERING                          | CATERING FOR CIVIC RECEPTION  | 3100.00  |
| EFT72565 | 16/02/2012 | LA FREEGARD                              | VERGE SLASHING/FIREBREAK AND WEED CONTROL   | 75.00    |
| EFT72566 | 16/02/2012 | LEADING EDGE COMPUTERS ALBANY            | Sunix USB 2.0 & FireWire Combo 32bit PCI card   | 970.20   |
| EFT72567 | 16/02/2012 | LEASE CHOICE                             | PHOTOCOPIER LEAS V1691100006  | 289.00   |
| EFT72568 | 16/02/2012 | PHILLIP NORMAN LEE                       | Rates refund for assessment A48333  | 53289.15 |
| EFT72569 | 16/02/2012 | CALTEX ENERGY WA                         | LITRES DIESEL FUEL  | 180.00   |
| EFT72570 | 16/02/2012 | THE LOCALS TRADING PTY LTD               | VISITORS CENTRE MERCHANDISE   | 148.80   |
| EFT72571 | 16/02/2012 | LORLAINE DISTRIBUTORS PTY LTD            | CANS 400G ODOURLESS FLYSPRAY  | 754.01   |
| EFT72572 | 16/02/2012 | M2 TECHNOLOGY PTY LTD                    | FEB 2012 MSGS ON HOLD PROGRAM   | 260.62   |
| EFT72573 | 16/02/2012 | M & B SALES PTY LTD                      | BUILDING MAINTENANCE SUPPLIES   | 54.00    |
| EFT72574 | 16/02/2012 | ALBANY PARTY HIRE                        | Hire of 75 Champagne Flute Glasses for Civic Reception  | 204.72   |
| EFT72575 | 16/02/2012 | MCLEODS BARRISTERS & SOLICITORS          | LOCAL PLANNING SCHEME NO.1  | 825.00   |
| EFT72576 | 16/02/2012 | JAMES MCLEAN                             | BOOKSHELVING FOR VAC  | 24.15    |
| EFT72577 | 16/02/2012 | MIDALIA STEEL PTY LTD                    | STEEL SUPPLIES  | 420.00   |
| EFT72578 | 16/02/2012 | AIRPORT SECURITY PTY LTD                 | AVIATION SECURITY IDENTIFICATION CARDS  | 271.20   |
| EFT72579 | 16/02/2012 | MOSS CONVEYANCING                        | Rates refund for assessment A48333  | 1120.90  |
| EFT72580 | 16/02/2012 | MT BARKER COMMUNICATIONS                 | Repair spray unit on truck as required  | 132.50   |
| EFT72581 | 16/02/2012 | NATURE'S ALTERNATIVE                     | VISITORS CENTRE MERCHANDISE   | 14.45    |
| EFT72582 | 16/02/2012 | NEVILLES HARDWARE & BUILDING SUPPLIES    | HARDWARE SUPPLIES   | 1760.00  |
| EFT72583 | 16/02/2012 | PN & ER NEWMAN QUALITY CONCRETE PRODUCTS | Double grate lid 2000mm x 1100mm x 150mm  | 269.35   |
| EFT72584 | 16/02/2012 | CORR ART                                 | ARTISTIC DEVELOPMENT SERIES   | 1482.14  |
| EFT72585 | 16/02/2012 | HANSON CONSTRUCTION MATERIALS PTY LTD    | CONSTRUCTION MATERIALS  | 60.00    |
| EFT72586 | 16/02/2012 | PULL IT TRAILER HIRE                     | PROCLAMATION DAY EVENT COST   | 305.25   |
| EFT72587 | 16/02/2012 | QUALITY PUBLISHING AUSTRALIA             | MERCHANDISE ORDER   | 660.00   |
| EFT72588 | 16/02/2012 | R & L BITUMEN REPAIR SERVICES            | Removal of Plastic Speed Hump and Installation of New Asphalt Speed Hump at Hanrahan Rd Weighbridge Entry | 15600.00 |
| EFT72589 | 16/02/2012 | RAMPED TECHNOLOGY                        | IT SUPPORT AND STAFF COVERAGE   | 59.24    |
| EFT72590 | 16/02/2012 | REPLICA MEDALS                           | FORTS MERCHANDISE   | 7484.25  |
| EFT72591 | 16/02/2012 | ROBINSON BUILDTTECH                      | Contract C09023 Emu Point Toilet Ablution Block   |          |

| Account Number | Date       | Description                                  | Amount   |
|----------------|------------|--|----------|
| EFT72592       | 16/02/2012 | MP ROGERS AND ASSOCIATES PTY LTD             |          |
| EFT72593       | 16/02/2012 | ALBANY TRAFFIC CONTROL                       | 1896.95  |
| EFT72594       | 16/02/2012 | UNITED TOOLS ALBANY                          | 377.30   |
| EFT72595       | 16/02/2012 | SECUREPAY PTY LTD                            | 40.29    |
| EFT72596       | 16/02/2012 | SEEK LIMITED                                 | 236.50   |
| EFT72597       | 16/02/2012 | SERENITY PARK                                | 270.00   |
| EFT72598       | 16/02/2012 | SKILL HIRE WA PTY LTD                        | 9226.58  |
| EFT72599       | 16/02/2012 | SKYWEST AIRLINES                             | 1549.20  |
| EFT72600       | 16/02/2012 | SOUTHERN ELECTRICS                           | 10553.57 |
| EFT72601       | 16/02/2012 | SOUTHERN TOOL & FASTENER CO                  | 514.98   |
| EFT72602       | 16/02/2012 | SOUTHWAY DISTRIBUTORS (WA) PTY LTD           | 1667.41  |
| EFT72603       | 16/02/2012 | SOUTHCOST SECURITY SERVICE                   | 12282.16 |
| EFT72604       | 16/02/2012 | STAR SALES AND SERVICE                       | 1360.70  |
| EFT72605       | 16/02/2012 | SAI GLOBAL LTD                               | 408.00   |
| EFT72606       | 16/02/2012 | STIRLING CONNECTIONERY PLUS                  | 711.26   |
| EFT72607       | 16/02/2012 | ST JOHN AMBULANCE AUSTRALIA                  | 165.00   |
| EFT72608       | 16/02/2012 | JIM STONE                                    | 150.00   |
| EFT72609       | 16/02/2012 | ALBANY LOCK SERVICE                          | 36.40    |
| EFT72610       | 16/02/2012 | T & C SUPPLIES                               | 1277.58  |
| EFT72611       | 16/02/2012 | THE NAKED BEAN COFFEE ROASTERS               | 246.60   |
| EFT72612       | 16/02/2012 | THURLEBY HERB FARM                           | 817.63   |
| EFT72613       | 16/02/2012 | TOTAL PACKAGING (WA) PTY LTD                 | 407.00   |
| EFT72614       | 16/02/2012 | TOTAL GREEN RECYCLING                        | 9053.22  |
| EFT72615       | 16/02/2012 | ALBANY TYREPOWER                             | 905.30   |
| EFT72616       | 16/02/2012 | UPTOWN MUSIC                                 | 200.00   |
| EFT72617       | 16/02/2012 | VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD) | 132.00   |
| EFT72618       | 16/02/2012 | WA HINO SALES AND SERVICE                    | 1295.83  |
| EFT72619       | 16/02/2012 | ALBANY & GREAT SOUTHERN WEEKENDER            | 775.94   |
| EFT72620       | 16/02/2012 | WELLSTEAD COMMUNITY RESOURCE CENTRE INC.     | 16.40    |
| EFT72621       | 16/02/2012 | WESTERBERG PANEL BEATERS                     | 300.00   |
| EFT72622       | 16/02/2012 | WESTERN WORK WEAR                            | 1500.00  |
| EFT72623       | 16/02/2012 | WEST-OZ WEB SERVICES                         | 132.00   |
| EFT72624       | 16/02/2012 | WILCOX SAFETY & SIGNS                        | 143.00   |
| EFT72625       | 16/02/2012 | CAMERON WOODS                                | 167.07   |
| EFT72626       | 16/02/2012 | YAKKA PTY LTD                                | 421.76   |
| EFT72627       | 16/02/2012 | ZENITH LAUNDRY                               | 59.55    |

TOTAL

\$1,682,207.12

Creditors Trial Balance  
As at 28.02.2012

AGENDA ITEM 4.1 REFERS

| Creditor # | Name   | 30.11.2011<br>> 90 days | 30.12.2011<br>> 60 days | 29.01.2012<br>> 30 days | 28.02.2012<br>Current | Total     |
|------------|--|-------------------------|-------------------------|-------------------------|-----------------------|-----------|
| AAR2       | ARRB GROUP LTD   | 0.00                    | 0.00                    | 0.00                    | 1358.50               | 1358.50   |
| ABA1       | ABA SECURITY   | 0.00                    | 0.00                    | 0.00                    | 88.00                 | 88.00     |
| ADC1       | AD CONTRACTORS PTY LTD                                       | 21090.26                | 0.00                    | 0.00                    | 1573.00               | 22663.26  |
| ALB1       | ALBANY ADVERTISER LTD  | 0.00                    | 0.00                    | 1935.77                 | 3612.72               | 5548.49   |
| ALB105     | HOME FIMBER & HARDWARE                                       | 0.00                    | 0.00                    | 0.00                    | 110.00                | 110.00    |
| ALB11      | ALBANY INDUSTRIAL SERVICES PTY LTD                           | 0.00                    | 0.00                    | 0.00                    | 6841.45               | 6841.45   |
| ALB118     | ALBANY GLASS   | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00      |
| ALB12      | OPTeon (ALBANY AND GREAT SOUTHERN WA)                        | 0.00                    | 0.00                    | 0.00                    | 1045.00               | 1045.00   |
| ALB14      | ALBANY PRINTERS  | 0.00                    | 0.00                    | 0.00                    | 141.90                | 141.90    |
| ALB142     | ALBANY SCUBA DIVING ACADEMY                                  | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00      |
| ALB154     | ALBANY SKIPS AND WASTE SERVICES                              | 0.00                    | 0.00                    | 0.00                    | 205.00                | 205.00    |
| ALB166     | ALBANY OFFICE PRODUCTS - NORTH ROAD                          | 0.00                    | 0.00                    | 0.00                    | 1663.75               | 1663.75   |
| ALB24      | ALBANY V-BELT AND RUBBER                                     | 0.00                    | 0.00                    | 0.00                    | 181.56                | 181.56    |
| ALB26      | ALBANY STATIONERS  | 0.00                    | 0.00                    | 0.00                    | 111.85                | 111.85    |
| ALB270     | ALBANY COMBINED CABS PTY LTD                                 | 0.00                    | 0.00                    | 0.00                    | 35.70                 | 35.70     |
| ALB30      | ALBANY COMMUNITY HOSPICE                                     | 0.00                    | 0.00                    | 0.00                    | 22.00                 | 22.00     |
| ALB40      | ALBANY CAMERA HOUSE  | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00      |
| ALB48      | ALBANY STOCKFEEDS  | 0.00                    | 0.00                    | 0.00                    | 24.50                 | 24.50     |
| ALB7       | ALBANY CRANE HIRE  | 0.00                    | 0.00                    | 1551.00                 | 0.00                  | 1551.00   |
| AMP2       | AMP FLEXIBLE LIFETIME SUPER PLAN                             | 0.00                    | 0.00                    | 0.00                    | 365.21                | 365.21    |
| AMP3       | AMP SUPERANNUATION LIMITED                                   | 0.00                    | 0.00                    | 0.00                    | 588.41                | 588.41    |
| AMP6       | AMP RSA  | 0.00                    | 0.00                    | 0.00                    | 154.52                | 154.52    |
| AND2       | ANDIMAPS   | 0.00                    | 0.00                    | 0.00                    | 920.00                | 920.00    |
| ANG2       | PAPERBARK MERCHANTS (FORMERLY ANGUS AND ROBERTSON BOOK WORK) | 0.00                    | 0.00                    | 0.00                    | 160.84                | 160.84    |
| ARD2       | ARDESS NURSERY   | 0.00                    | 0.00                    | 22.15                   | 39.95                 | 62.10     |
| ATC1       | ATC WORK SMART   | 0.00                    | 0.00                    | 0.00                    | 1870.55               | 1870.55   |
| AUD2       | AUDIOCOM ALBANY  | 0.00                    | 0.00                    | 0.00                    | 79.00                 | 79.00     |
| AUS11      | AUSTRALIAN TAXATION OFFICE                                   | 0.00                    | 0.00                    | 0.00                    | 111518.07             | 111518.07 |
| AUS112     | IOOF GLOBAL ONE (EX SKANDIA GLOBAL)                          | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00      |
| AUS125     | AUSTRALIAN ETHICAL SUPERANNUATION FUND                       | 0.00                    | 0.00                    | 0.00                    | 114.07                | 114.07    |
| AUS145     | AUSCOINSWEST   | 0.00                    | 0.00                    | 566.50                  | 0.00                  | 566.50    |
| AUS22      | AUSTRALIAN SERVICES UNION WA BRANCH                          | 0.00                    | 0.00                    | 0.00                    | 2072.46               | 2072.46   |
| AUS72      | AUSTRALIAN PRIMARY SUPERANNUATION FUND                       | 0.00                    | 0.00                    | 0.00                    | 159.94                | 159.94    |
| AUS73      | AUSTRALIAN SUPER   | 0.00                    | 0.00                    | 0.00                    | 699.80                | 699.80    |
| BAN1       | BT EQUIPMENT PTY LTD (TUTT BRYANT EQUIPMENT)                 | 0.00                    | 0.00                    | 0.00                    | -1570.54              | -1570.54  |
| BAN2       | BANKWEST   | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00      |
| BAR36      | BARKERS TRENCHING SERVICES                                   | 0.00                    | 0.00                    | 0.00                    | 1210.00               | 1210.00   |
| BELL2      | SALLY RUTH BELL  | 0.00                    | 0.00                    | 0.00                    | 24.54                 | 24.54     |
| BEN15      | ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD                     | 0.00                    | 0.00                    | 3192.28                 | 0.00                  | 3192.28   |

| Creditor # | Name  | 30.11.2011<br>> 90 days | 30.12.2011<br>> 60 days | 29.01.2012<br>> 30 days | 28.02.2012<br>Current | Total    |
|------------|---|-------------------------|-------------------------|-------------------------|-----------------------|----------|
| BEN8       | BENNETTS BATTERIES                              | 0.00                    | 0.00                    | 0.00                    | 1850.20               | 1850.20  |
| BIT1       | ALBANY BITUMEN SPRAYING                         | 0.00                    | 0.00                    | 0.00                    | 4900.50               | 4900.50  |
| BLA13      | BLACKWOODS                                      | 0.00                    | 0.00                    | 461.47                  | 317.73                | 779.20   |
| BOB1       | ALBANY BOBCAT SERVICES                          | 0.00                    | 0.00                    | 0.00                    | 2360.00               | 2360.00  |
| BR033      | BROWNES FOODS OPERATIONS PTY LTD                | 0.00                    | 0.00                    | 627.62                  | 288.54                | 916.16   |
| BSD1       | CARDNO (WA) PTY LTD                             | 0.00                    | 0.00                    | 0.00                    | 186.00                | 186.00   |
| BTB1       | BT SUPER FOR LIFE                               | 0.00                    | 0.00                    | 0.00                    | 370.77                | 370.77   |
| BTS2       | BT SUPER FOR LIFE                               | 0.00                    | 0.00                    | 0.00                    | 190.68                | 190.68   |
| BUL3       | BULLIVANTS HANDLING SAFETY                      | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| BUN1       | BUNNINGS BUILDING SUPPLIES PTY LTD              | 0.00                    | 0.00                    | 848.61                  | 979.36                | 1827.97  |
| CAM3       | CAMTRANS ALBANY PTY LTD                         | 0.00                    | 0.00                    | 275.00                  | 0.00                  | 275.00   |
| CAM9       | CAMLN SPRINGS WATER DISTRIBUTORS                | 0.00                    | 0.00                    | 0.00                    | 408.00                | 408.00   |
| CAP4       | CAPE AGENCIES                                   | 0.00                    | 0.00                    | 123.00                  | 0.00                  | 123.00   |
| CAS2       | J & S CASTLEHOW ELECTRICAL SERVICES             | 0.00                    | 0.00                    | 229.46                  | 11438.24              | 11667.70 |
| CHI1       | CHILD SUPPORT AGENCY                            | 0.00                    | 0.00                    | 0.00                    | 238.84                | 238.84   |
| CJD1       | CJD EQUIPMENT PTY LTD                           | 0.00                    | 0.00                    | 0.00                    | 4060.87               | 4060.87  |
| COC9       | COCA-COLA AMATIL PTY LTD                        | 0.00                    | 0.00                    | 1455.62                 | 2204.36               | 3659.98  |
| COL24      | COLONIAL FIRST STATE ROLLOVER & SUPER FUND      | 0.00                    | 0.00                    | 0.00                    | 190.36                | 190.36   |
| COL26      | COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER | 0.00                    | 0.00                    | 0.00                    | 368.70                | 368.70   |
| COL3       | COLES SUPERMARKETS AUSTRALIA PTY LTD            | 0.00                    | 0.00                    | 119.14                  | 902.63                | 1021.77  |
| COL33      | COLONIAL FIRST STATE FIRSTCHOICE PERSONAL SUPER | 0.00                    | 0.00                    | 0.00                    | 456.06                | 456.06   |
| COM33      | COMFORT INN BAY OF ISLES                        | 0.00                    | 0.00                    | 0.00                    | 148.00                | 148.00   |
| COV1       | COVS PARTS PTY LTD                              | 0.00                    | 0.00                    | 151.64                  | 302.35                | 453.99   |
| CSR1       | DOWNER EDI WORKS PTY LTD                        | 0.00                    | 0.00                    | 0.00                    | 1752.79               | 1752.79  |
| CSR2       | HOLCIM (AUSTRALIA) PTY LTD                      | 0.00                    | 0.00                    | 5421.30                 | 5936.47               | 11357.77 |
| CSR4       | DO NOT USE                                      | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| CUR4       | AL CURROW HYDRAULICS                            | 0.00                    | 0.00                    | 92.84                   | 0.00                  | 92.84    |
| CYN3       | CYNERGIC COMMUNICATIONS                         | 0.00                    | 0.00                    | 0.00                    | 493.90                | 493.90   |
| D&K2       | D & K ENGINEERING                               | 0.00                    | 0.00                    | 0.00                    | 1215.50               | 1215.50  |
| DEL1       | CGS QUALITY CLEANING                            | 0.00                    | 3960.00                 | 0.00                    | 548.29                | 4508.29  |
| DEP1       | LANDGATE  | 0.00                    | 0.00                    | 3911.00                 | 0.00                  | 3911.00  |
| DEP48      | DEPARTMENT OF RACING, GAMING AND LIQUOR         | 0.00                    | 0.00                    | 0.00                    | 50.00                 | 50.00    |
| FAR2       | FARM FRESH W/SALEERS (VIOLET PARK HOLDINGS P/L  | 0.00                    | 0.00                    | 0.00                    | 5.88                  | 5.88     |
| FAR5       | FARM FRESH PHARMACY                             | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| FIX1       | THE FIXUPPERY                                   | 0.00                    | 0.00                    | 0.00                    | 547.29                | 547.29   |
| FOR10      | FORSYTH RAF & DK                                | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| GEN4       | GENERATIONS PERSONAL SUPER FUND                 | 0.00                    | 0.00                    | 0.00                    | 42.34                 | 42.34    |
| GEN5       | GENERATIONS PERSONAL SUPER FUND                 | 0.00                    | 0.00                    | 0.00                    | 224.85                | 224.85   |
| GEN6       | GENERATIONS PERSONAL SUPER FUND                 | 0.00                    | 0.00                    | 0.00                    | 23.52                 | 23.52    |

Creditors Trial Balance  
As at 28.02.2012

AGENDA ITEM 4.1 REFERS

| Creditor # | Name   | 30.11.2011<br>> 90 days | 30.12.2011<br>> 60 days | 29.01.2012<br>> 30 days | 28.02.2012<br>Current | Total    |
|------------|--|-------------------------|-------------------------|-------------------------|-----------------------|----------|
| GE015      | GEOFABRICS AUSTRALASIA PTY LTD               | 0.00                    | 0.00                    | 0.00                    | 3251.99               | 3251.99  |
| GIB3       | BILL GIBBS EXCAVATIONS                       | 0.00                    | 0.00                    | 0.00                    | 10320.75              | 10320.75 |
| GIA2       | GLASS SUPPLIERS                              | 0.00                    | 0.00                    | 1244.00                 | 818.75                | 2062.75  |
| GOR4       | GORDON WAIMSLEY PTY LTD                      | 0.00                    | 0.00                    | 0.00                    | 5846.00               | 5846.00  |
| GRA3       | GRAY & LEWIS                                 | 0.00                    | 0.00                    | 0.00                    | 680.90                | 680.90   |
| GRE12      | GREAT SOUTHERN INSTITUTE OF TECHNOLOGY       | 0.00                    | 0.00                    | 0.00                    | 429.00                | 429.00   |
| GRE32      | GREAT SOUTHERN PERSONNEL                     | 0.00                    | 0.00                    | 0.00                    | 95.79                 | 95.79    |
| GRE49      | GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES | 0.00                    | 0.00                    | 0.00                    | 14272.59              | 14272.59 |
| GRE55      | GREAT SOUTHERN PACKAGING SUPPLIES            | 0.00                    | 0.00                    | 0.00                    | 6472.30               | 6472.30  |
| GRE78      | GREAT SOUTHERN HEALTHCARE EQUIPMENT          | 0.00                    | 0.00                    | 0.00                    | 64.90                 | 64.90    |
| GRE89      | GREAT SOUTHERN LIQUID WASTE                  | 180.00                  | 0.00                    | 560.00                  | 0.00                  | 740.00   |
| GTE1       | GT BEARING AND ENGINEERING SUPPLIES          | 0.00                    | 0.00                    | 0.00                    | 15.00                 | 15.00    |
| GWN2       | GWN GREAT SOUTHERN                           | 0.00                    | 0.00                    | 0.00                    | 1100.00               | 1100.00  |
| HALL       | HALMARK EDITIONS PTY LTD                     | 0.00                    | 0.00                    | 0.00                    | 275.00                | 275.00   |
| HAR42      | HARVEY NORMAN COMPUTERS ALBANY               | 0.00                    | 0.00                    | 0.00                    | 69.00                 | 69.00    |
| HBF2       | HBF OF WA                                    | 0.00                    | 0.00                    | 0.00                    | 341.70                | 341.70   |
| HEA17      | HEADSETTERA                                  | 0.00                    | 0.00                    | 269.50                  | 269.50                | 539.00   |
| HES2       | HESTA SUPER FUND                             | 0.00                    | 0.00                    | 0.00                    | 508.59                | 508.59   |
| HOW1       | RATTEN & SLATER MACHINERY                    | 0.00                    | 0.00                    | 0.00                    | 142.68                | 142.68   |
| IBM1       | IBM AUSTRALIA LTD                            | 0.00                    | 0.00                    | 0.00                    | 1307.08               | 1307.08  |
| IMI1       | IML ACF LIFETRACK APPLICATION TRUST          | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| ING4       | ING INTEGRA SUPER                            | 0.00                    | 0.00                    | 0.00                    | 159.78                | 159.78   |
| ING5       | ING ONE ANSWER PERSONAL SUPER                | 0.00                    | 0.00                    | 0.00                    | 224.77                | 224.77   |
| ING8       | ING INTEGRA SUPER                            | 0.00                    | 0.00                    | 0.00                    | 68.65                 | 68.65    |
| IOO1       | IOOF INVESTMENT MANAGEMENT LTD               | 0.00                    | 0.00                    | 0.00                    | 399.15                | 399.15   |
| ISI1       | ISIS CAPITAL LIMITED                         | 0.00                    | 0.00                    | 0.00                    | 3494.82               | 3494.82  |
| JIM3       | JIMS TEST AND TAG                            | 0.00                    | 0.00                    | 0.00                    | 1857.53               | 1857.53  |
| KAN1       | KANDOO WINDSCREENS                           | 0.00                    | 0.00                    | 0.00                    | 341.00                | 341.00   |
| KEY5       | KEY2DESIGN                                   | 0.00                    | 0.00                    | 0.00                    | 148.50                | 148.50   |
| KIN30      | KINGOPEN PTY LTD                             | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| KLB1       | KLB SYSTEMS                                  | 0.00                    | 0.00                    | 0.00                    | 6380.00               | 6380.00  |
| KN01       | KNOTTS PLUMBING PTY LTD                      | 0.00                    | 0.00                    | 0.00                    | 2042.85               | 2042.85  |
| LIB3       | STATE LIBRARY OF WA                          | 0.00                    | 0.00                    | 457.60                  | 0.00                  | 457.60   |
| LIF1       | LIFETIME SUPERANNUATION FUND                 | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| LOR1       | LORLAINE DISTRIBUTORS PTY LTD                | 0.00                    | 0.00                    | 0.00                    | 58.95                 | 58.95    |
| LOS3       | LOST THE PLOT PRODUCTIONS                    | 0.00                    | 0.00                    | 0.00                    | 386.10                | 386.10   |
| M2T1       | M2 TECHNOLOGY PTY LTD                        | 0.00                    | 0.00                    | 0.00                    | 1559.23               | 1559.23  |
| MAC21      | MACQUARIE BANK                               | 0.00                    | 0.00                    | 0.00                    | 1835.07               | 1835.07  |
| MAC22      | MACQUARIE BANK LIMITED                       | 0.00                    | 0.00                    | 0.00                    | 1439.56               | 1439.56  |



Creditors Trial Balance  
As at 28.02.2012

AGENDA ITEM 4.1 REFERS

| Creditor # | Name                                     | 30.11.2011<br>> 90 days | 30.12.2011<br>> 60 days | 29.01.2012<br>> 30 days | 28.02.2012<br>Current | Total    |
|------------|--|-------------------------|-------------------------|-------------------------|-----------------------|----------|
| MANI       | ALBANY CITY MOTORS                       | 0.00                    | 0.00                    | 0.00                    | 1052.07               | 1052.07  |
| MEDI0      | MEDIA SUPER                              | 0.00                    | 0.00                    | 0.00                    | 158.11                | 158.11   |
| MER9       | MERRIFIELD REAL ESTATE                   | 0.00                    | 0.00                    | 0.00                    | 400.00                | 400.00   |
| MET2       | METROOF ALBANY                           | 0.00                    | 0.00                    | 0.00                    | 1081.63               | 1081.63  |
| MIDI       | MIDALIA STEEL PTY LTD                    | 0.00                    | 0.00                    | 0.00                    | 515.80                | 515.80   |
| MISS       | MISS MAUD SWEDISH HOTEL                  | 0.00                    | 0.00                    | 0.00                    | 394.45                | 394.45   |
| MIC3       | MIC NOMINEES PTY LTD                     | 0.00                    | 0.00                    | 0.00                    | 228.82                | 228.82   |
| MIC5       | MIC NOMINEES PTY LIMITED                 | 0.00                    | 0.00                    | 0.00                    | 382.14                | 382.14   |
| MOD1       | MODERN TEACHING AIDS PTY LTD             | 0.00                    | 0.00                    | 0.00                    | 549.89                | 549.89   |
| MOU1       | MT ROMANCE AUSTRALIA PTY LTD             | 0.00                    | 0.00                    | 292.50                  | 0.00                  | 292.50   |
| MOU4       | MOUNTAIN DESIGNS                         | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| MOU6       | MT BARKER COMMUNICATIONS                 | 0.00                    | 0.00                    | 0.00                    | 1134.10               | 1134.10  |
| NEW2       | PN & ER NEWMAN QUALITY CONCRETE PRODUCTS | 0.00                    | 0.00                    | 0.00                    | 957.00                | 957.00   |
| NMR1       | NATIONAL MUTUAL RETIREMENT FUND          | 0.00                    | 0.00                    | 0.00                    | 193.33                | 193.33   |
| OFF3       | OFFICEMORKS SUPERSTORES PTY LTD          | 0.00                    | 0.00                    | 0.00                    | 87.80                 | 87.80    |
| OKE1       | OKEEFE'S PAINTS                          | 0.00                    | 0.00                    | 0.00                    | 121.80                | 121.80   |
| ONE5       | ONEPATH MASTERFUND                       | 0.00                    | 0.00                    | 0.00                    | 740.59                | 740.59   |
| OR11       | ORICA AUSTRALIA P/L                      | 0.00                    | 0.00                    | 0.00                    | 3581.93               | 3581.93  |
| PCM1       | PC MACHINERY                             | 0.00                    | 0.00                    | 0.00                    | 769.01                | 769.01   |
| PIO3       | FULTON HOGAN INDUSTRIES                  | 0.00                    | 0.00                    | 3960.00                 | 0.00                  | 3960.00  |
| PIO4       | HANSON CONSTRUCTION MATERIALS PTY LTD    | 0.00                    | 0.00                    | 4726.48                 | 5594.16               | 10320.64 |
| PTT1       | PITNEY BOWES AUSTRALIA LTD               | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| QCC1       | QCC HOSPITALITY SOLUTIONS                | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| RAC2       | RAC                                      | -70.00                  | 0.00                    | 0.00                    | 0.00                  | -70.00   |
| RAI1       | RADIOWEST BROADCASTERS PTY LTD           | 0.00                    | 0.00                    | 0.00                    | 645.70                | 645.70   |
| RED1       | RED ROOSTER ALBANY                       | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| REE4       | REECE PTY LTD                            | 0.00                    | 0.00                    | 25.07                   | 0.00                  | 25.07    |
| REP6       | REPLICA MEDALS                           | 0.00                    | 0.00                    | 425.04                  | 113.25                | 538.29   |
| RES6       | REST SUPERANNUATION                      | 0.00                    | 0.00                    | 0.00                    | 2340.17               | 2340.17  |
| ROG5       | MP ROGERS AND ASSOCIATES PTY LTD         | 0.00                    | 0.00                    | 0.00                    | 1332.16               | 1332.16  |
| ROS13      | ROSMECH SALES AND SERVICE PTY LTD        | 0.00                    | 0.00                    | 0.00                    | 2218.87               | 2218.87  |
| RUL1       | SRH TRANSPORT                            | 0.00                    | 0.00                    | 0.00                    | 459.00                | 459.00   |
| RYA2       | RYALL'S WATER WORKOUT                    | 0.00                    | 0.00                    | 0.00                    | 62.00                 | 62.00    |
| SAN4       | UNITED TOOLS ALBANY                      | 0.00                    | 0.00                    | 0.00                    | 56.55                 | 56.55    |
| SCO17      | SCOTT PARK HOMES GREAT SOUTHERN PTY LTD  | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| SEA8       | MARITIME SUPER                           | 0.00                    | 0.00                    | 0.00                    | 73.52                 | 73.52    |
| SKA10      | IOOF GLOBAL ONE (EX SKANDIA GLOBAL)      | 0.00                    | 0.00                    | 0.00                    | 390.46                | 390.46   |
| SKA11      | IOOF GLOBAL ONE (EX SKANDIA GLOBAL)      | 0.00                    | 0.00                    | 0.00                    | 160.72                | 160.72   |
| SKA9       | IOOF GLOBAL ONE (EX SKANDIA GLOBAL)      | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |

| Creditor # | Name   | 30.11.2011<br>> 90 days | 30.12.2011<br>> 60 days | 29.01.2012<br>> 30 days | 28.02.2012<br>Current | Total    |
|------------|--|-------------------------|-------------------------|-------------------------|-----------------------|----------|
| SKY5       | SKYWEST AIRLINES                             | 0.00                    | 0.00                    | 0.00                    | 472.27                | 472.27   |
| SMI2       | SMITHS ALUMINIUM & 4WD CENTRE                | 0.00                    | 0.00                    | 0.00                    | 575.00                | 575.00   |
| SOU1       | SOUTHERN ELECTRICS                           | 0.00                    | 0.00                    | 1212.26                 | 2408.92               | 3621.18  |
| SOU5       | SOUTHERN TOOL & FASTENER CO                  | 0.00                    | 0.00                    | 10.34                   | 17.80                 | 28.14    |
| SOU9       | SOUTHWAY DISTRIBUTORS (WA) PTY LTD           | 0.00                    | 0.00                    | 578.96                  | 3822.61               | 4401.57  |
| SPE7       | SPECTRUM SUPER                               | 0.00                    | 0.00                    | 0.00                    | 110.85                | 110.85   |
| SPO14      | SPOTLIGHT                                    | 0.00                    | 0.00                    | 0.00                    | 81.20                 | 81.20    |
| STA2       | STAR SALES AND SERVICE                       | 0.00                    | 0.00                    | 0.00                    | 66.80                 | 66.80    |
| STA5       | DEPARTMENT OF PREMIER & CABINET              | 0.00                    | 0.00                    | 832.60                  | 0.00                  | 832.60   |
| STF7       | BIOSCOPE DISTRIBUTION PTY LTD                | 0.00                    | 0.00                    | 0.00                    | 108.90                | 108.90   |
| SUB2       | SUBWAY                                       | 0.00                    | 0.00                    | 0.00                    | 60.00                 | 60.00    |
| SUP10      | SUPERWRAP PERSONAL SUPER PLAN                | 0.00                    | 0.00                    | 0.00                    | 392.19                | 392.19   |
| SUP2       | ALBANY LOCK SERVICE                          | 0.00                    | 0.00                    | 0.00                    | 210.65                | 210.65   |
| T&C1       | T & C SUPPLIES                               | 0.00                    | 0.00                    | 88.13                   | 995.78                | 1083.91  |
| TEL1       | TELSTRA CORPORATION LIMITED                  | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| TEL13      | TELSTRA-NETWORK INTEGRITY SERVICES           | 0.00                    | 0.00                    | 0.00                    | 0.00                  | 0.00     |
| TEL2       | TELSTRA CORPORATION LIMITED                  | 0.00                    | 0.00                    | 0.00                    | 29.95                 | 29.95    |
| THE6       | THE NAKED BEAN COFFEE ROASTERS               | 0.00                    | 0.00                    | 0.00                    | 558.70                | 558.70   |
| THE80      | THE VEGIE SHOP                               | 0.00                    | 0.00                    | 0.00                    | 260.01                | 260.01   |
| TH11       | THINKWATER ALBANY                            | 0.00                    | 0.00                    | 0.00                    | 2787.68               | 2787.68  |
| TOT1       | TOTAL EDEN                                   | 0.00                    | 0.00                    | 0.00                    | 2537.21               | 2537.21  |
| TOW4       | TOWER TRUST LIMITED                          | 0.00                    | 0.00                    | 0.00                    | 154.52                | 154.52   |
| TRA2       | TRAILBLAZERS                                 | 0.00                    | 0.00                    | 0.00                    | 138.00                | 138.00   |
| TRU3       | TRU-BLU GROUP PTY LTD                        | 0.00                    | 0.00                    | 2041.16                 | 22.46                 | 2063.62  |
| TYR1       | ALBANY TYREPOWER                             | 0.00                    | 0.00                    | 0.00                    | 3225.50               | 3225.50  |
| UNI20      | UNI SUPER                                    | 0.00                    | 0.00                    | 0.00                    | 126.29                | 126.29   |
| VAC1       | VANCOVER WASTE SERVICES (ARMOGEDIN PTY LTD)  | 0.00                    | 0.00                    | 182.00                  | 24900.22              | 25082.22 |
| VIS12      | VISIT MERCHANDISE PTY LTD                    | 0.00                    | 0.00                    | 0.00                    | 219.35                | 219.35   |
| WAL10      | WA LOCAL GOVT SUPERANNUATION                 | 0.00                    | 0.00                    | 0.00                    | 52795.44              | 52795.44 |
| WAT1       | WATER CORPORATION                            | 0.00                    | 0.00                    | 0.00                    | 71.90                 | 71.90    |
| WAY2       | WAYNE JOHN STEAD PTY LTD SUPERANNUATION FUND | 0.00                    | 0.00                    | 0.00                    | 537.54                | 537.54   |
| WEB1       | VICTOR WEBB                                  | 0.00                    | 0.00                    | 3000.00                 | 0.00                  | 3000.00  |
| WEI1       | ALBANY & GREAT SOUTHERN WEEKENDER            | 0.00                    | 0.00                    | 1404.27                 | 2795.41               | 4199.68  |
| WES10      | WA LOCAL GOVERNMENT ASSOCIATION              | 0.00                    | -297.46                 | 0.00                    | 0.00                  | -297.46  |
| WES11      | LANDMARK LIMITED                             | 0.00                    | 0.00                    | 474.32                  | 219.84                | 694.16   |
| WES15      | WESTERN POWER                                | 0.00                    | 0.00                    | 0.00                    | 738.10                | 738.10   |
| WES24      | WESTSHRED DOCUMENT DISPOSAL                  | 0.00                    | 0.00                    | 939.95                  | 0.00                  | 939.95   |
| WES44      | WESTERN POWER CORPORATION                    | 0.00                    | 0.00                    | 0.00                    | 420.00                | 420.00   |
| WES49      | WESTSCHEME                                   | 0.00                    | 0.00                    | 0.00                    | 1238.38               | 1238.38  |

Creditors Trial Balance  
As at 28.02.2012

AGENDA ITEM 4.1 REFERS

| Creditor # Name                      | 30.11.2011      | 30.12.2011     | 29.01.2012      | 28.02.2012       | Total            |
|--------------------------------------|-----------------|----------------|-----------------|------------------|------------------|
|                                      | > 90 days       | > 60 days      | > 30 days       | Current          |                  |
| WES54 WESTERN WORK WEAR              | 0.00            | 0.00           | 0.00            | 640.00           | 640.00           |
| WES66 WEST COAST ANALYTICAL SERVICES | 0.00            | 0.00           | 0.00            | 1953.90          | 1953.90          |
| WES9 WESTRAC EQUIPMENT PTY LTD       | 0.00            | 0.00           | 0.00            | 2572.16          | 2572.16          |
| WIG1 WIGNALLS WINES                  | 0.00            | 0.00           | 0.00            | 383.13           | 383.13           |
| WOO29 CAMERON WOODS                  | 0.00            | 0.00           | 0.00            | 164.00           | 164.00           |
| WRE1 WREN OIL                        | 0.00            | 0.00           | 381.15          | 0.00             | 381.15           |
| YAK1 YAKKA PTY LTD                   | 0.00            | 0.00           | 604.10          | 1890.03          | 2494.13          |
| ZEN1 ZENITH LAUNDRY                  | 0.00            | 0.00           | 0.00            | 124.50           | 124.50           |
| <b>Totals</b>                        | <b>21200.26</b> | <b>3662.54</b> | <b>44693.83</b> | <b>381724.47</b> | <b>451281.10</b> |

**4.2: FINANCIAL ACTIVITY STATEMENT – 29 FEBRUARY 2012**

**Responsible Officer** : Acting Executive Director Corporate Services (P Wignall)

**IN BRIEF**

- Statement of Financial Activity reporting on the revenue and expenditure of the City of Albany for the reporting period ending 29 February 2012.

**ITEM 4.2: RESOLUTION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR HAMMOND**

**SECONDED: COUNCILLOR CALLEJA**

**The Financial Activity Statement for the period ending 29 February 2012 be RECEIVED.**

**CARRIED 13-0**

**BACKGROUND**

1. The Statement of Financial Activity for the period ending 29 February 2012 has been prepared and is attached.
2. In addition to the statutory requirement to provide Council with a Statement of Financial Performance, the City provides Council with a monthly investment summary to ensure the performance of the investment portfolio is in accordance with anticipated returns and complies with the Investment of Surplus Funds Policy.

**DISCUSSION**

3. In accordance with section 34(1) of the Local Government (Financial Management) Regulations 1996, the City of Albany is required to prepare each month a Statement of Financial Activity reporting on the revenue and expenditure of the local authority.
4. The requirement for local governments to produce a Statement of Financial Activity was gazetted in March 2005 to provide elected members with a greater insight in relation to the ongoing financial performance of the local government.
5. Additionally, each year a local government is to adopt a percentage or value to be used in Statements of Financial Activity for reporting material variances. Variations in excess of \$100,000 are reported to Council.

*“Please note that rounding errors may occur when whole numbers are used, as they are in the reports that follow. The ‘errors’ may be \$1 or \$2 when adding sets of numbers. This does not mean that the underlying figures are incorrect.”*

6. STATEMENT OF FINANCIAL ACTIVITY – AS AT 29 FEBRUARY 2012

|   | Actual<br>Year to Date<br>29-Feb-12 | Current<br>Budget<br>Year to Date<br>29-Feb-12 | Current<br>Budget<br>vs Actual<br>Variance |   |
|---|-------------------------------------|--|--|---|
| <b>REVENUE</b>  |                                     |  |  | * |
| Operating Grants, Subsidies and Cont                    | 2,324,216                           | 2,159,319                                      | 164,897                                    | √ |
| Fees and Charges  | 9,860,690                           | 10,055,664                                     | -194,974                                   | X |
| Interest Earnings                                       | 802,204                             | 492,448  | 309,756                                    | √ |
| Other Revenue   | 1,214,134                           | 1,702,869                                      | -488,735                                   | X |
|   | <b>14,201,244</b>                   | <b>14,410,300</b>                              | <b>-209,056</b>                            |   |
| <b>EXPENDITURE</b>                                      |                                     |  |  |   |
| Employee Costs  | 10,398,854                          | 10,981,217                                     | -582,363                                   | √ |
| Materials and Contracts                                 | 6,609,519                           | 9,179,467                                      | -2,569,948                                 | √ |
| Utility Charges   | 1,025,231                           | 988,797  | 36,434                                     | X |
| Interest Expenses                                       | 503,920                             | 504,419  | -499                                       | √ |
| Insurance Expenses                                      | 576,012                             | 576,516  | -504                                       | √ |
| Other Expenditure                                       | 1,058,236                           | 1,935,008                                      | -876,772                                   | √ |
| Depreciation  | 7,789,723                           | 7,875,392                                      | -85,670                                    | √ |
|   | <b>27,961,493</b>                   | <b>32,040,816</b>                              | <b>-4,079,323</b>                          |   |
| <b>Adjustment for Non-cash Revenue and Expenditure:</b> |                                     |  |  |   |
| Depreciation  | <b>-7,789,723</b>                   | <b>-7,875,392</b>                              | <b>85,670</b>                              |   |
| <b>CAPITAL REVENUE</b>                                  |                                     |  |  |   |
| Non-Operating Grants, Subsidies and Cont                | 2,671,515                           | 3,479,743                                      | -808,228                                   | X |
| Proceeds from asset disposals                           | 87,190                              | 1,009,926                                      | -922,736                                   | X |
| Proceeds from New Loans                                 | 0                                   | 0  | 0  |   |
| Self-Supporting Loan Principal Revenue                  | 15,271                              | 15,530   | -259                                       | X |
| Transfers from Reserves (Restricted Assets)             | 4,855,084                           | 4,865,148                                      | -10,064                                    | X |
|   | <b>7,629,060</b>                    | <b>9,370,347</b>                               | <b>-1,741,287</b>                          |   |
| <b>CAPITAL EXPENDITURE</b>                              |                                     |  |  |   |
| Capital Expenditure                                     | 2,929,417                           | 10,662,771                                     | -7,733,354                                 | √ |
| Repayment of Loans                                      | 428,109                             | 428,253  | -144                                       | √ |
| Transfers to Reserves (Restricted Assets)               | 3,845,947                           | 3,807,931                                      | 38,016                                     | X |
|   | <b>7,203,474</b>                    | <b>14,898,955</b>                              | <b>-7,695,482</b>                          |   |
| Estimated Surplus B/fwd                                 |                                     |  |  |   |
| ADD Net Current Assets July 1 B/fwd                     | <b>4,582,872</b>                    | <b>4,582,872</b>                               | <b>n/a</b>                                 |   |
| LESS Net Current Assets Year to Date                    | <b>24,667,249</b>                   | <b>31,274,794</b>                              | <b>n/a</b>                                 |   |
| Amount Raised from Rates                                | <b>-25,629,318</b>                  | <b>-25,561,281</b>                             | <b>-68,037</b>                             |   |

\* √ Is higher than expected revenue or lower than expected expenditure

\* X is lower than expected revenue and higher than expected Expenditure

## 7. CITY OF ALBANY – NET CURRENT ASSETS – AS AT 29 FEBRUARY 2012

|   | Actual<br>29-Feb-12 | Actual<br>30-Jun-11 |
|---|---------------------|---------------------|
| <b>NET CURRENT ASSETS</b>                             |                     |                     |
| Composition of Net Current Asset Position             |                     |                     |
| <b>CURRENT ASSETS</b>                                 |                     |                     |
| Cash - Unrestricted                                   | 20,609,249          | 5,767,118           |
| Cash - Restricted                                     | 5,378,147           | 6,634,295           |
| Receivables   | 5,138,132           | 2,136,618           |
| Inventories   | 2,821,992           | 3,202,824           |
| <b>Total Current Assets</b>                           | <b>33,947,520</b>   | <b>17,740,855</b>   |
| <b>LESS: CURRENT LIABILITIES</b>                      |                     |                     |
| Payables and Provisions                               | 3,902,124           | 6,523,688           |
|   | <b>30,045,396</b>   | <b>11,217,167</b>   |
| Less: Cash - Restricted - Trust                       | (1,071,289)         | (1,318,300)         |
| Less: Cash - Restricted - Reserves                    | (4,306,858)         | (5,315,995)         |
| <b>NET CURRENT ASSET POSITION</b>                     | <b>24,667,249</b>   | <b>4,582,872</b>    |
| <br><b>NET CURRENT ASSETS PER BALANCE SHEET</b>       | <br>22,308,631      | <br>2,819,432       |
| <b>Difference</b>                                     | <b>(2,358,618)</b>  | <b>(1,763,440)</b>  |
| <b>Difference Represented by:</b>                     |                     |                     |
| Restricted Cash (Trust)                               | 1,071,289           | 1,318,300           |
| Reserve Funds - Financial Assets                      | 327,010             | 327,010             |
| Reserve Funds - Other                                 | 3,979,848           | 4,988,985           |
| Self Supporting Loans (part of Receivables and Other) | (15,271)            |                     |
|   | <b>5,362,876</b>    | <b>6,634,295</b>    |
| <b>Less:</b>  |                     |                     |
| Borrowings  | 6,710,066           | 7,138,175           |
| Trust Liabilities                                     | 1,011,428           | 1,259,560           |
| <b>Difference</b>                                     | <b>(2,358,618)</b>  | <b>(1,763,440)</b>  |

**8. CITY OF ALBANY– STATEMENT OF FINANCIAL POSITION–AS AT 29 FEBRUARY 2012**

|                                     | <b>Actual<br/>29-Feb-12</b> | <b>Actual<br/>30-Jun-11</b> |
|-------------------------------------|-----------------------------|-----------------------------|
| <b>CURRENT ASSETS</b>               |                             |                             |
| Cash - Municipal                    | 20,609,249                  | 5,767,118                   |
| Restricted cash (Trust)             | 1,071,289                   | 1,318,300                   |
| Reserve Funds - Financial Assets    | 327,010                     | 327,010                     |
| Reserve Funds - Other               | 3,979,848                   | 4,988,985                   |
| Receivables & Other                 | 5,122,861                   | 2,136,618                   |
| Investment Land                     | 2,084,068                   | 2,398,674                   |
| Stock on hand                       | 737,924                     | 804,150                     |
|                                     | <b>33,932,249</b>           | <b>17,740,855</b>           |
| <b>CURRENT LIABILITIES</b>          |                             |                             |
| Borrowings                          | 6,710,066                   | 7,138,175                   |
| Creditors prov - Annual leave & LSL | 2,487,008                   | 2,381,578                   |
| Trust Liabilities                   | 1,011,428                   | 1,259,559                   |
| Creditors prov & accruals           | 1,415,116                   | 4,142,110                   |
|                                     | <b>11,623,618</b>           | <b>14,921,422</b>           |
| <b>NET CURRENT ASSETS</b>           | <b>22,308,631</b>           | <b>2,819,432</b>            |
| <b>NON CURRENT ASSETS</b>           |                             |                             |
| Receivables                         | 46,211                      | 46,211                      |
| Pensioners Deferred Rates           | 370,759                     | 370,759                     |
| Investment Land                     | 4,509,155                   | 4,509,155                   |
| Property, Plant & Equip             | 71,692,218                  | 71,237,891                  |
| Infrastructure Assets               | 185,135,011                 | 190,555,179                 |
| Local Govt House Shares             | 19,501                      | 19,501                      |
|                                     | <b>261,772,854</b>          | <b>266,738,695</b>          |
| <b>NON CURRENT LIABILITIES</b>      |                             |                             |
| Borrowings                          | 12,626,394                  | 12,626,394                  |
| Creditors & Provisions              | 464,911                     | 464,911                     |
|                                     | <b>13,091,305</b>           | <b>13,091,305</b>           |
| <b>NET ASSETS</b>                   | <b>270,990,181</b>          | <b>256,466,823</b>          |
| <b>EQUITY</b>                       |                             |                             |
| Accumulated Surplus                 | 247,181,219                 | 231,648,724                 |
| Reserves                            | 5,034,328                   | 6,043,465                   |
| Asset revaluation Reserve           | 18,774,634                  | 18,774,634                  |
|                                     | <b>270,990,181</b>          | <b>256,466,823</b>          |

**9. STATEMENT OF COMPREHENSIVE INCOME (BY NATURE OR TYPE) –  
AS AT 29 FEBRUARY 2012**

**Nature / Type**

|   | <b>YTD Actual<br/>2011/12</b> | <b>Budget-Total<br/>2011/12</b> | <b>Actual<br/>2010/11</b> |
|---|-------------------------------|---------------------------------|---------------------------|
| <b>INCOME</b>   |                               |                                 |                           |
| Rates   | 25,629,318                    | 25,619,665                      | 24,114,001                |
| Grants & Subsidies  | 2,065,799                     | 2,710,582                       | 3,570,141                 |
| Contributions. Reimb & Donations                              | 258,418                       | 349,697                         | 1,215,224                 |
| Fees & Charges  | 9,860,690                     | 13,327,249                      | 7,660,720                 |
| Service Charges   | 322                           | 0                               | 3,741,095                 |
| Interest Earned   | 802,204                       | 697,000                         | 1,184,413                 |
| Other Revenue / Income  | 1,215,652                     | 617,625                         | 860,783                   |
|   | <b>39,832,403</b>             | <b>43,321,818</b>               | <b>42,346,378</b>         |
| <b>EXPENDITURE</b>  |                               |                                 |                           |
| Employee Costs  | 10,398,854                    | 16,948,783                      | 15,295,323                |
| Utilities   | 1,025,231                     | 1,319,732                       | 1,507,429                 |
| Interest Expenses   | 503,920                       | 1,042,761                       | 1,114,199                 |
| Depreciation on non current assets                            | 7,789,723                     | 11,817,938                      | 11,449,614                |
| Contracts & materials   | 6,609,519                     | 12,973,799                      | 11,290,975                |
| Insurance expenses  | 576,012                       | 584,845                         | 543,500                   |
| Other Expenses  | 1,058,956                     | 223,994                         | 1,665,462                 |
|   | <b>27,962,215</b>             | <b>44,911,852</b>               | <b>42,866,502</b>         |
| <b>Change in net assets from operations</b>                   | <b>11,870,188</b>             | <b>(1,590,034)</b>              | <b>(520,124)</b>          |
| Grants and Subsidies - non-operating                          | 2,580,104                     | 6,770,372                       | 9,180,800                 |
| Contributions Reimbursements<br>and Donations - non-operating | 91,411                        | 3,148,907                       | 1,567,374                 |
| Profit/Loss on Asset Disposals                                | (18,345)                      | (905,815)                       | 142,634                   |
| Cash Backing of Reserves                                      | 0                             | 718,230                         | 0                         |
| Fair value - Investments adjustment                           |                               |                                 | 0                         |
|   | <b>14,523,358</b>             | <b>8,141,660</b>                | <b>10,370,684</b>         |



**10. PORTFOLIO VALUATION – MARKET VALUE – AS AT 29 FEBRUARY 2012**

| Security                 | Maturity Date | Security Cost (Incl accrued interest) | Current Interest % | Market Value Dec-11 | Market Value Jan-12 | Market Value Feb-12 | Latest Monthly Variation |
|--------------------------|---------------|---------------------------------------|--------------------|---------------------|---------------------|---------------------|--------------------------|
| <b>MUNICIPAL ACCOUNT</b> |               |                                       |                    |                     |                     |                     |                          |
| CBA                      | 4/11/2011     | 2,000,000                             | 5.70%              |                     |                     |                     |                          |
| CBA                      | 4/12/2011     | 1,000,000                             | 5.66%              |                     |                     |                     |                          |
| CBA                      | 6/01/2012     | 2,000,000                             | 5.57%              | 2,000,000           |                     |                     |                          |
| CBA                      | 3/02/2012     | 1,000,000                             | 5.48%              | 1,000,000           | 1,000,000           |                     |                          |
| CBA                      | 5/02/2012     | 2,000,000                             | 5.40%              |                     | 2,000,000           |                     |                          |
| CBA                      | 4/03/2012     | 1,000,000                             | 5.23%              |                     |                     | 1,000,000           |                          |
| CBA                      | 4/03/2012     | 2,000,000                             | 5.23%              |                     |                     | 2,000,000           |                          |
| NAB                      | 4/12/2011     | 2,000,000                             | 5.53%              |                     |                     |                     |                          |
| NAB                      | 3/01/2012     | 1,000,000                             | 5.70%              | 1,000,000           |                     |                     |                          |
| NAB                      | 2/05/2012     | 1,000,000                             | 6.10%              |                     | 1,000,000           | 1,000,000           |                          |
| NAB                      | 2/04/2012     | 2,000,000                             | 5.92%              | 2,000,000           | 2,000,000           | 2,000,000           |                          |
| ANZ                      | 4/01/2012     | 3,000,000                             | 5.80%              | 3,000,000           |                     |                     |                          |
| ANZ                      | 2/04/2012     | 3,000,000                             | 5.50%              |                     | 3,000,000           | 3,000,000           |                          |
| BENDIGO                  | 4/11/2011     | 1,000,000                             | 5.50%              |                     |                     |                     |                          |
| BENDIGO                  | 6/01/2012     | 1,000,000                             | 5.50%              | 1,000,000           |                     |                     |                          |
| BENDIGO                  | 3/02/2012     | 1,000,000                             | 5.25%              |                     | 1,000,000           |                     |                          |
| BENDIGO                  | 5/03/2012     | 1,000,000                             | 5.00%              |                     |                     | 1,000,000           |                          |
| BANKWEST                 | 4/01/2012     | 2,000,000                             | 5.80%              | 2,000,000           |                     |                     |                          |
| BANKWEST                 | 5/03/2012     | 2,000,000                             | 5.50%              |                     | 2,000,000           | 2,000,000           |                          |
|                          |               |                                       |                    | <b>12,000,000</b>   | <b>12,000,000</b>   | <b>12,000,000</b>   | n/a                      |

| Security   | Maturity Date | Security Cost (Incl accrued interest) | Current Interest | Market Value      | Market Value      | Market Value      | Latest Monthly Variation |
|--|---------------|---------------------------------------|------------------|-------------------|-------------------|-------------------|--------------------------|
| <b>RESERVES ACCOUNT</b><br>No funds currently invested |               |                                       |                  | 0                 | 0                 | 0                 |                          |
| <b>COMMERCIAL SECURITIES - CDOs (New York Mellon)</b>  |               |                                       |                  | <b>0</b>          | <b>0</b>          | <b>0</b>          | n/a                      |
| Saphir (Endeavour) AAA                                 | 4/08/2011     | 413,160                               | 9.10%            | 0                 | 0                 | 0                 | 0                        |
| Zircon (Merimbula AA)                                  | 20/06/2013    | 502,450                               | 8.87%            | 0                 | 0                 | 0                 | 0                        |
| Zircon (Coolangatta AA)                                | 20/09/2014    | 1,002,060                             | 9.12%            | 0                 | 0                 | 0                 | 0                        |
| Beryl (AAAGlobal Bank Note)                            | 20/09/2014    | 200,376                               | 8.42%            | 0                 | 0                 | 0                 | 0                        |
|  |               | <b>2,118,046</b>                      |                  | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b>                 |
| <b>COMMERCIAL SECURITIES - CDOs - Other</b>            |               |                                       |                  |                   |                   |                   |                          |
| Magnolia (Flinders AA)                                 | 20/03/2012    | 171,994                               | 9.32%            | 144,500           | 144,500           | 144,500           | 0                        |
| Start (Blue Gum AA-)                                   | 22/06/2013    | 276,708                               | 8.77%            | 0                 | 0                 | 0                 | 0                        |
| Corsair (Kakadu AA)                                    | 20/03/2014    | 273,710                               | 8.37%            | 68,750            | 68,750            | 68,750            | 0                        |
| Helium (C=Scarborough AA)                              | 23/06/2014    | 602,244                               | 8.77%            | 0                 | 0                 | 0                 | 0                        |
|  |               | <b>1,324,656</b>                      |                  | <b>213,250</b>    | <b>213,250</b>    | <b>213,250</b>    | <b>0</b>                 |
| <b>PORTFOLIO TOTAL</b>                                 |               |                                       |                  | <b>12,213,250</b> | <b>12,213,250</b> | <b>12,213,250</b> | <b>0</b>                 |

## 11. FINANCIAL RATIOS - AS AT 29 FEBRUARY 2012

| CITY OF ALBANY FINANCIAL RATIOS |   | 30-Jun-10 | 30-Jun-11 | 29-Feb-12 | Benchmark |
|---------------------------------|---|-----------|-----------|-----------|-----------|
| <b>Liquidity Ratios</b>         |   |           |           |           |           |
|                                 | Current Ratio <sup>1</sup>                                | 117.4%    | 81.3%     | 269.1%    | >100%     |
|                                 | Untied Cash to trade creditors Ratio <sup>2</sup>         | 51.2%     | 273.6%    | 2533.1%   | >100%     |
| <b>Financial Position Ratio</b> |   |           |           |           |           |
|                                 | Debt Ratio <sup>3</sup>                                   | 11.3%     | 9.8%      | 8.4%      | <100%     |
| <b>Debt Ratios</b>              |   |           |           |           |           |
|                                 | Debt Service Ratio <sup>4</sup>                           | 7.5%      | 9.0%      | 2.3%      | <10%      |
|                                 | Gross Debt to Revenue Ratio <sup>5</sup>                  | 56.9%     | 46.7%     | 48.7%     | <60%      |
|                                 | Gross Debt to Economically Realisable Assets <sup>6</sup> | 25.9%     | 22.6%     | 18.5%     | <30%      |
| <b>Coverage Ratio</b>           |   |           |           |           |           |
|                                 | Rate Coverage Ratio <sup>7</sup>                          | 63.3%     | 46.0%     | 64.4%     | >33%      |
| <b>Effectiveness Ratio</b>      |   |           |           |           |           |
|                                 | Outstanding Rates Ratio <sup>8</sup>                      | 5.4%      | 3.3%      | 15.5%     | <5%       |

1. This ratio focuses on the liquidity position of a local government.
2. This ratio provides an indication of whether a local government has sufficient unrestricted cash to pay its trade creditors. The ratio is high at present as the due date for rates has just passed. The ratio will reduce steadily in the coming months.
3. The ratio is a measure of total liabilities to total assets or alternatively the number of times total liabilities are covered by the total assets of a local government. The lower the ratio of total liabilities to total assets, the stronger is the financial position of the local government.
4. This ratio measures a local government's ability to service debt (principal and interest) out of its available operating revenue.
5. This ratio measures a local government's ability to service debt in any given year out of total revenue.
6. This ratio provides a measure of whether a local government has sufficient realisable assets to cover its total borrowings.
7. The Coverage Ratio measures the local government's dependence on rate revenue to fund its operations. The higher the ratio, the less dependent a local government is on grants and external sources to fund its operations.
8. The Effectiveness Ratio measures the effectiveness of a local government with the collection of its rates. It would be expected to be above 5% at this time of the year, as it includes rates which are being paid by instalments, this will reduce steadily to be below the benchmark at 30 June.

**STATUTORY IMPLICATIONS**12. *Section 34 of the Local Government (Financial Management) Regulations 1996 provides:*

- I. A local government is to prepare each month a statement of financial activity reporting on the source and application of funds, as set out in the annual budget under regulation 22 (1)(d), for that month in the following detail –
  - a) annual budget estimates, taking into account any expenditure incurred for an additional purpose under section 6.8(1)(b) or (c);
  - b) budget estimates to the end of the month to which the statement relates;
  - c) actual amounts of expenditure, revenue and income to the end of the month to which the statement relate
  - d) material variances between the comparable amounts referred to in paragraphs (b) and (c); and
  - e) the net current assets at the end of the month to which the statement relates.
- II. Each statement of financial activity is to be accompanied by documents containing –
  - a) an explanation of the composition of the net current assets of the month to which the statement relates, less committed assets and restricted assets;
  - b) an explanation of each of the material variances referred to in sub regulation (1)(d); and
  - c) such other supporting information as is considered relevant by the local government.
- III. The information in a statement of financial activity may be shown –
  - a) according to nature and type classification;
  - b) by program; or
  - c) by business unit
- IV. A statement of financial activity, and the accompanying documents referred to in sub regulation (2), are to be –
  - (a) presented at an ordinary meeting of the council within 2 months after the end of the month to which the statement relates; and
  - (b) recorded in the minutes of the meeting at which it is presented.

**FINANCIAL IMPLICATIONS** Expenditure for the period ending 29 February 2012 has been incurred in accordance with the 2011/12 proposed budget parameters. Details of any budget variation in excess of \$100,000 (year to date) follow. There are no other known events which may result in a material non recoverable financial loss or financial loss arising from an uninsured event.

**13. VARIANCES TO BUDGET IN EXCESS OF \$100,000 - AS AT 29 FEBRUARY 2012**

| Account   | Original Budget | Current Budget | YTD Budgets | YTD Actuals | YTD Variance | YTD Percentage Variance | Variance Ticks | Comments  |
|---|-----------------|----------------|-------------|-------------|--------------|-------------------------|----------------|---|
| <b>CHIEF EXECUTIVE OFFICER</b>                  |                 |                |             |             |              |                         |                |   |
| 182820. CEO - SALARIES                          | 448,409         | 618,740        | 412,488     | 268,953     | 143,535      | 35%                     | ✓              | Major Projects salary line added during corporate restructure. Costs to date have been allocated to Works & Services. Not all positions have been filled. Subject to Q3 review. |
| <b>DIRECTOR COMMUNITY</b>                       |                 |                |             |             |              |                         |                |   |
| 137930. A/PORT-LANDING FEES                     | (1,274,464)     | (1,274,464)    | (802,907)   | (910,801)   | 107,894      | 13%                     | ✓              | Additional charges introduced this financial year for ILS training fees.  |
| <b>DIRECTOR CORPORATE</b>                       |                 |                |             |             |              |                         |                |   |
| 103430. MAJOR PLANT-P/LOSS SALE OF ASSETS       | 1,267,411       | 1,267,410      | 760,447     | 39,189      | 721,258      | 95%                     | ✓              | Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.  |
| 106030. INTEREST ON INVESTMENTS                 | (450,000)       | (475,966)      | (317,304)   | (525,164)   | 207,860      | 66%                     | ✓              | Higher than anticipated interest rates. Adjustments to be made Q3.  |
| 106640. INFORMATION TECHNOLOGY                  | 272,860         | 277,860        | 231,187     | 21,602      | 209,585      | 91%                     | ✓              | Timing difference, expenditure is expected to be in line with budget at financial year end.   |
| 148230. PASSENGER VEHICLES-P/LOSS SALE OF ASSET | 1,053,522       | 1,053,522      | 526,762     | 65,873      | 460,889      | 87%                     | ✓              | Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.  |
| 185030. Proceeds Investment Land                | 0               | (2,000,000)    | (1,333,328) | (358,636)   | (974,692)    | -73%                    | ✗              | Cull Road development continues to be offered for sale.   |

\*\*REFER DISCLAIMER\*\*

| Account   | Original Budget | Current Budget | YTD Budgets | YTD Actuals | YTD Variance | YTD Percentage Variance | Variance Ticks | Comments   |
|---|-----------------|----------------|-------------|-------------|--------------|-------------------------|----------------|--|
| 185270. Carrying Value Investment Land Sold<br><b>DIRECTOR WORKS &amp; SERVICES</b> | 0               | 2,446,899      | 1,631,264   | 314,606     | 1,316,658    | 81%                     | ✓              | Cull Road development continues to be offered for sale.  |
| 100040. ROAD SAFETY   | 232,488         | 371,308        | 247,488     | 114,043     | 133,445      | 54%                     | ✓              | Total costs for the year are expected to be in line with budget.<br>Contractor has commenced pickup. Approximately \$100,000 worth of steel has been collected but funds not received due to timing issue. |
| 108830. SALE OF SCRAP METAL   | (200,000)       | (200,000)      | (133,280)   | (24,386)    | (108,894)    | -82%                    | ✗              | Unspent funds to be transferred to Strategic Projects - District Water Management Strategy & Development Contribution Plan. Subject to Q3 adjustment for restructure to Office of CEO.                     |
| 110270. CITY DESIGN - PROJECTS  | 245,000         | 245,000        | 163,264     | 10,732      | 152,532      | 93%                     | ✓              | Unspent funds to be transferred to Strategic Projects - Drainage Asset Manage Plan. Subject to Q3 adjustment for restructure to Office of CEO.   |
| 110920. CITY ASSETS PROJECTS  | 254,450         | 254,450        | 182,076     | (13,754)    | 195,830      | 108%                    | ✓              | Savings made due to cancellation of Cleanaway MOU. Reduction in staff overtime with changes to staff rostering.  |
| 118520. REFUSE-TIP MAINTENANCE  | 1,389,700       | 1,389,700      | 926,024     | 743,677     | 182,347      | 20%                     | ✓              | Reduced amount of waste received at landfill sites. Increase competition in the marketplace for receiving industrial waste.  |
| 119530. REFUSE-INC HANRAHAN ROAD  | (1,720,000)     | (1,720,000)    | (1,002,932) | (754,122)   | (248,810)    | -25%                    | ✗              | Expenses are currently below budget. Annual costs expected to be in line with budget.  |
| 132220. ROAD MAINTENANCE  | 3,925,000       | 3,925,000      | 2,615,608   | 2,173,288   | 442,320      | 17%                     | ✓              |  |

\*\*REFER DISCLAIMER\*\*

| Account                                     | Original Budget | Current Budget | YTD Budgets | YTD Actuals | YTD Variance | YTD Percentage Variance | Variance Ticks | Comments  |
|---|-----------------|----------------|-------------|-------------|--------------|-------------------------|----------------|---|
| 135440. Passenger Vehicles Purchase         | 777,101         | 777,101        | 388,550     | 84,296      | 304,254      | 78%                     | ✓              | Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.                  |
| 135540. Commercial Vehicles (Utes) Purchase | 1,100,000       | 1,100,000      | 550,000     | 0           | 550,000      | 100%                    | ✓              | Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.                  |
| 135640. Major Plant Purchase                | 1,065,000       | 1,065,000      | 532,500     | 66,400      | 466,100      | 88%                     | ✓              | Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.                  |
| 138070. Waste Minimisation Contract         | 2,363,896       | 2,363,896      | 1,575,280   | 1,428,741   | 146,539      | 9%                      | ✓              | Year-to-date expenses are below budget. This is only a timing difference and annual costs are expected to be in line with budget. |
| 141150. Road Funding - Other                | (868,000)       | (907,000)      | (453,500)   | (172,000)   | (281,500)    | -62%                    | ×              | Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.               |
| 141250. Road Funding - TIRES                | (400,000)       | (400,000)      | (400,000)   | (160,000)   | (240,000)    | -60%                    | ×              | Balance of funding received once jobs completed. Related jobs expected to be finished before end of financial year.               |
| 141550. Passenger Vehicle Proceeds          | (625,017)       | (625,017)      | (312,508)   | (60,909)    | (251,599)    | -81%                    | ×              | Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.                  |
| 141650. Commercial Vehicles Proceeds        | (550,000)       | (550,000)      | (275,000)   | 0           | (275,000)    | -100%                   | ×              | Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.                  |
| 141750. Major Plant Proceeds                | (735,000)       | (735,000)      | (420,420)   | (23,563)    | (396,857)    | -94%                    | ×              | Timing of plant replacement. Preparation of tender documents for vehicle replacement currently being undertaken.                  |

\*\*REFER DISCLAIMER\*\*

| Account                           | Original Budget | Current Budget | YTD Budgets | YTD Actuals | YTD Variance | YTD Percentage Variance | Variance Ticks | Comments  |
|-----------------------------------|-----------------|----------------|-------------|-------------|--------------|-------------------------|----------------|---|
| 144920. CITY ASSETS-SALARIES      | 582,146         | 485,261        | 323,504     | 186,926     | 136,578      | 42%                     | ✓              | Works & Services restructure - salaries being re-allocated.   |
| 147320. FUEL & OIL                | 687,186         | 687,186        | 457,936     | 327,921     | 130,015      | 28%                     | ✓              | Fuel price and usage not as high as budgeted for. Usage likely to increase in the next quarter.   |
| 147920. PLANT-ALLOCATE TO W/SERV. | (2,932,540)     | (2,932,540)    | (1,954,232) | (1,741,678) | (212,554)    | -11%                    | ×              | This is an internal "billing" of plant and machinery used on various jobs around the City. As work is performed by Works and Services, plant use is billed to the job. As can be seen in 132220 Road Maintenance and 149940 Asset Preservation, for example, maintenance activity has been below budget, but should be in line with budget by financial year end. |
| 149840. ASSET UPGRADE-REGIONAL RD | 2,496,259       | 2,154,815      | 1,446,854   | 118,614     | 1,328,240    | 92%                     | ✓              | Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.  |
| 149940. ASSET PRESERVATION        | 3,195,730       | 2,943,730      | 1,988,434   | 345,380     | 1,643,054    | 83%                     | ✓              | Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.  |
| 150140. DRAINAGE CONSTRUCTION     | 1,175,070       | 2,386,259      | 1,667,644   | 331,307     | 1,336,337    | 80%                     | ✓              | Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.  |



\*\*REFER DISCLAIMER\*\*

| Account                      | Original Budget | Current Budget | YTD Budgets | YTD Actuals | YTD Variance | YTD Percentage Variance | Variance Ticks | Comments  |
|------------------------------|-----------------|----------------|-------------|-------------|--------------|-------------------------|----------------|---|
| 151640. PATHWAY CONSTRUCTION | 1,498,497       | 1,577,997      | 1,051,488   | 553,221     | 498,267      | 47%                     | ✓              | Year to date expenses are below budget. This is only a timing difference, and annual costs are expected to be in line with budget.  |
| 151840. PARKS & RESERVES     | 106,721         | 253,150        | 168,696     | 32,518      | 136,178      | 81%                     | ✓              | Emu Point Erosion project will be costed to Major Projects (\$70,000) in Q3 review for restructure to Office of CEO. Timing difference-all other projects will be completed before end of financial year. |
| 152140. WASTE/TIPS PROJECTS  | 1,930,010       | 1,735,011      | 1,048,788   | 66,667      | 982,121      | 94%                     | ✓              | Most of the leachate project works delayed to next financial year. Weighbridge shelter to be constructed 6-8 weeks. Some design work and minor capping/drainage work to occur before May.                 |

**POLICY IMPLICATIONS**

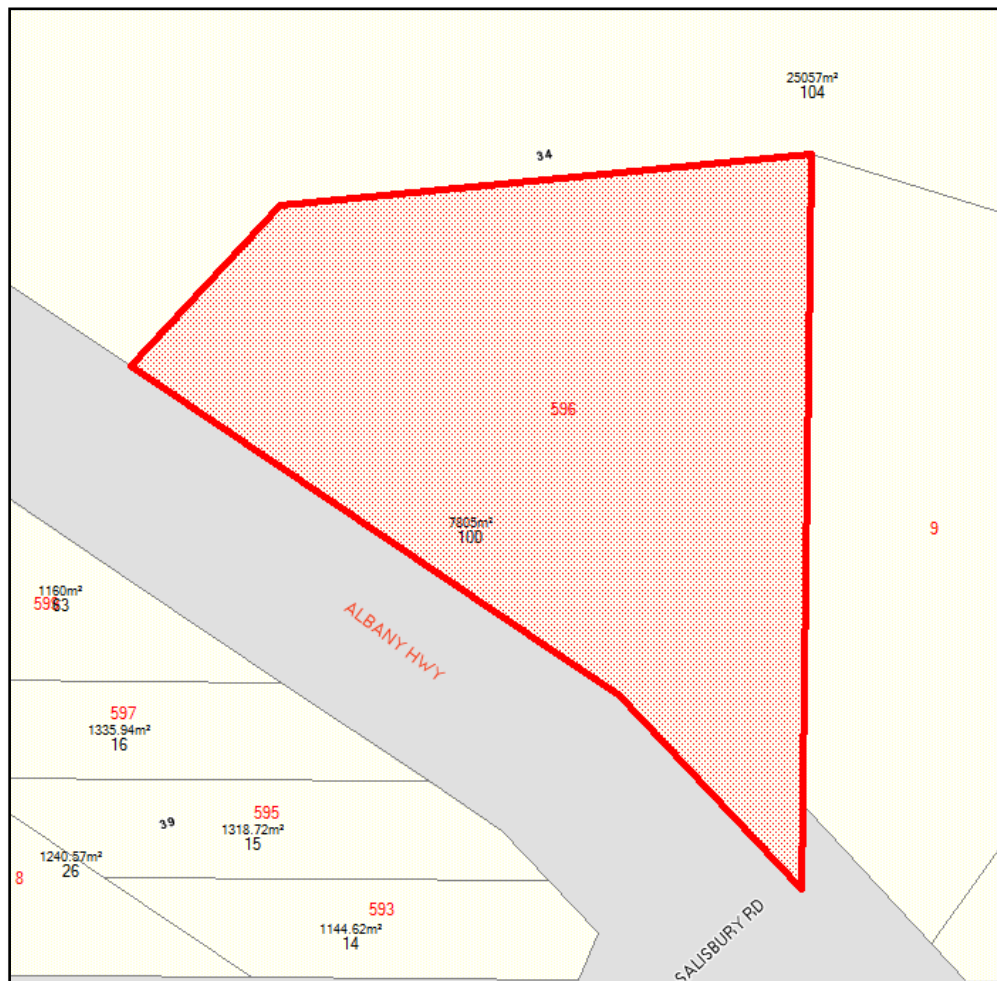
- 14. The City's 2010/11 Annual Budget provides a set of parameters that guides the City's financial practices.
- 15. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

|                                   |                      |
|-----------------------------------|----------------------|
| <b>File Number (Name of Ward)</b> | FM.FIR.2 - All Wards |
|-----------------------------------|----------------------|

**4.3: LOT 100 No 596 ALBANY HIGHWAY, WARRENUP – MAIN ROADS WA LAND REQUIREMENT FOR ROAD WIDENING**

**Land Description** : Lot 100 No 596 Albany Highway, Warrenup  
**Proponent** : Main Roads WA  
**Owner** : HJ & DA Norton  
**Attachments** : Land Requirements Plan (produced by Main Roads WA – Drawing 201101-081)  
**Responsible Officer(s)** : Acting Executive Director Corporate Services (P Wignall).

**Maps and Diagrams:**



**IN BRIEF**

- Council is requested to consider the proposal by Main Roads WA to widen portion of Albany Highway to accommodate the installation of the future dual carriageway. The road reserve will also accommodate a footpath, proposed to be constructed by the City as part of the 2012/13 Capital Works Program. A resolution of Council is required to enact the road dedication provisions of the *Land Administration Act 1997*.

**RECOMMENDATION**

**ITEM 4.3: RESOLUTION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR HOLDEN**

**SECONDED: COUNCILLOR DUFTY**

**THAT Council:**

- i) **SUPPORTS** the proposal by Main Roads WA to acquire land from Lot 100 No 596 Albany Highway, Warrenup (as depicted in Drawings 201101-081) to allow the widening of Albany Highway, on the condition that Main Roads WA fully complies with the Taking by Agreement provisions of section 168 of the *Land Administration Act 1997*;
- ii) **SUPPORTS** the action by Main Roads WA to seek approval of the Minister for Lands, under section 56 of the *Land Administration Act 1997*, to dedicate the land to be taken for road widening as a public road;
- iii) **INDEMNIFIES** the Minister for Lands, on behalf of Main Roads WA, from any claims for compensation, as is required under Section 56 of the *Land Administration Act 1997*; and
- iv) **REQUIRES** that Main Roads WA indemnify the Council against all costs and charges, including any claims for compensation that may arise, associated with this dedication action.

**CARRIED 13-0**

**BACKGROUND**

1. Main Roads WA has sought Council's support to acquire land from Lot 100 No 596 Albany Highway, Warrenup for inclusion in the Albany Highway road reserve to accommodate the future dual carriageway.
2. Main Roads WA has requested that Council provide an appropriate resolution for the road widening, in order to satisfy the requirements of the *Land Administration Act 1997*.
3. Main Roads WA has indicated that it will indemnify Council against all costs and charges that relate to the dedication action.
4. Main Roads WA has consulted with the affected landowners. The landowners are supportive and have signed a consent form agreeing in principle to the proposed works and the taking of the land, though compensation negotiations are ongoing.

## **DISCUSSION**

5. The request from Main Roads WA to assist with the widening of the Albany Highway road reserve will support proposed upgrading works to create a dual carriageway in this section of the highway.
6. The City's footpath along Albany Highway has been extended north from Lancaster Road and crossing the road to Bottrell Close, as part of the 2011/12 Capital Works program. It is proposed that a further extension to this path from Bottrell Close to Kooyong Avenue will be listed for consideration in the 2012/13 Capital Works Program. This section of footpath will pass through the land proposed to be taken for the widening of Albany Highway.
7. On a previous and similar occasion, a verbal conversation with officers at the Department for Regional Development and Lands confirmed that Main Roads WA does not have any power to comply with the provisions of Section 56 of the *Land Administration Act 1997* with respect to road dedication and the Council must do this on behalf of Main Roads WA. However, Main Roads WA is responsible for all of the consultation, costs and charges associated with this action.

## **GOVERNMENT CONSULTATION**

8. No other consultation with government agencies has occurred on this matter, however the road widening will be taken by way of the subdivision process administered by the Western Australian Planning Commission. As part of the process, relevant Government agencies are invited to comment.

## **PUBLIC CONSULTATION / ENGAGEMENT**

9. No public consultation by the City of Albany is required on the proposal under the statutory provisions. Main Roads WA, as the body progressing the land acquisition, road widening and road dedication processes, will be responsible for negotiation with the affected landowner.

## **STATUTORY IMPLICATIONS**

10. Section 56 of the *Land Administration Act 1997* allows the dedication of land as a road. In doing so, the Local Government must indemnify the Minister for Lands against any claim for compensation.
11. Section 168 of the *Land Administration Act 1997* sets the procedure for acquiring land for public works through a Taking by Agreement. Part 10 of the Act states that every person having an interest in land taken under the Act is entitled to compensation.
12. The creation of a road occurs through the subdivision process detailed under Part 10 of the *Planning and Development Act 2005*. Section 168 of this Act states all land shown on a diagram or plan of survey of a subdivision shown as a new road or road widening will be dedicated as a road.

**STRATEGIC IMPLICATIONS**

13. This item directly relates to the following elements of the City of Albany Strategic Plan 2011-2021:

***Key Focus Area****Lifestyle and Environment****Community Priority****Road Improvements****Proposed Strategies****Advocate to Main Roads for improvements to Albany Highway***POLICY IMPLICATIONS**

14. There are no policy implications relevant to this item.

**RISK IDENTIFICATION & MITIGATION**

15. The risk identification and categorisation relies on the City's Risk Management Framework.

| Risk  | Likelihood | Consequence   | Risk Analysis | Mitigation  |
|---|------------|---|---------------|---|
| Council does not approve Main Roads WA request to assist with the widening of Albany Highway. | Unlikely   | Moderate - The Main Roads managed road would remain in a substandard state with traffic congestion and safety concerns. | Medium        | Council supports Main Roads WA request and comply with the provisions of the <i>Land Administration Act 1997</i> to permit the road works to occur. |

**FINANCIAL IMPLICATIONS**

16. Beyond staff time involved in organising the land matters, there are no financial implications relevant to this item, as all costs associated with the land acquisition, road widening, road dedication and any subsequent claims for compensation are to be borne by Main Roads WA.

**LEGAL IMPLICATIONS**

17. The widening of Albany Highway will ensure that there is sufficient road reserve available to undertake the proposed works on land legitimately reserved for this purpose.

**ALTERNATE OPTIONS**

18. Council can:
- Decline the request and Albany Highway will remain as is; or
  - Support the request to allow for the road widening and road dedication to improve traffic movement and pedestrian safety in the area.

**SUMMARY CONCLUSION**

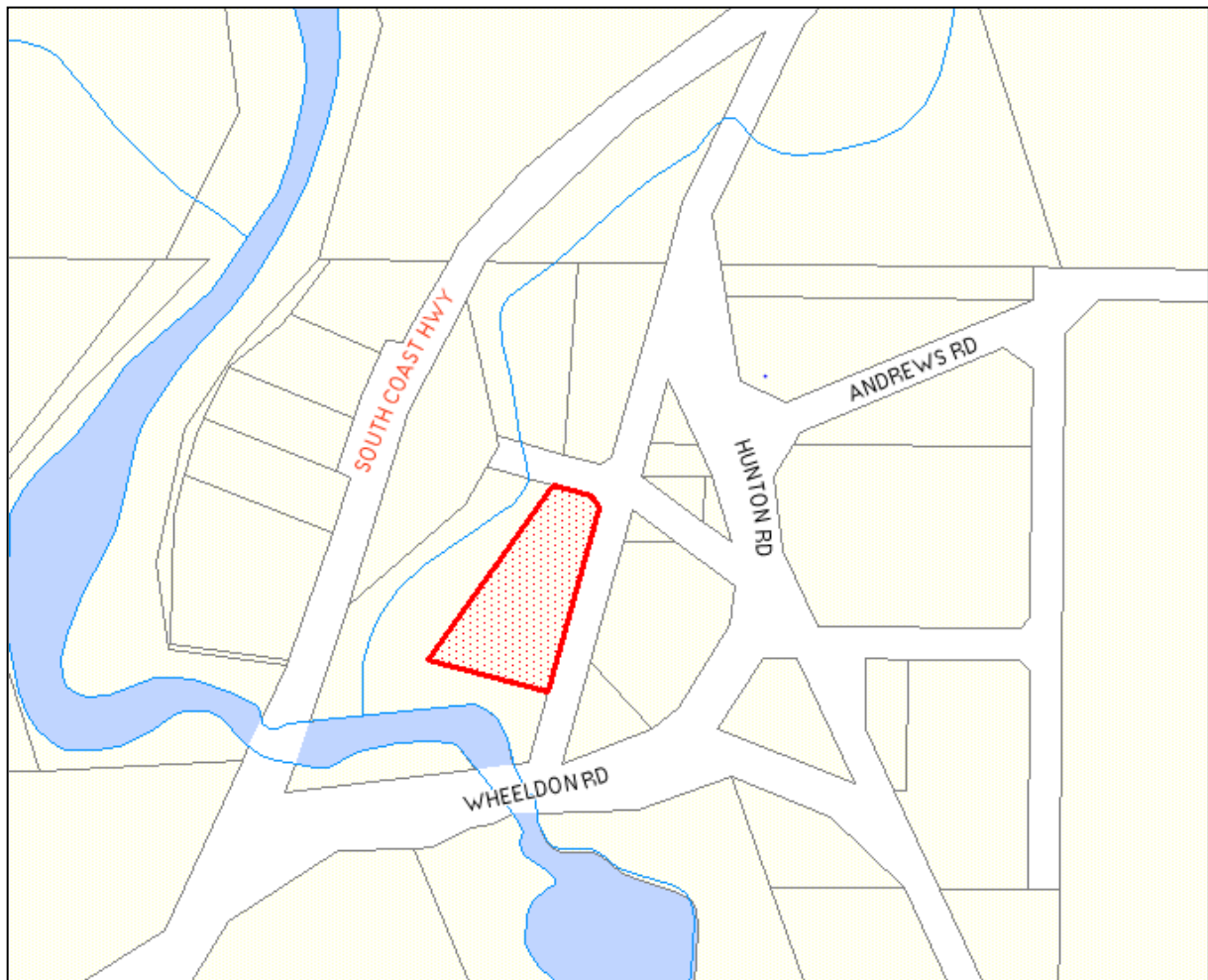
19. The proposed widening of Albany Highway will be undertaken to facilitate roads works to improve the safety and standard of this section of the highway. Main Roads is negotiating with the affected landowners to secure the taking of the land by agreement and will be responsible for all administrative costs and processes to create the wider road reserve.
20. Council's resolution is sought to comply with the provisions of the *Land Administration Act 1997* relative to the dedication of this land as a road reserve as Main Roads WA do not have any powers under this Act.

|                                   |   |   |
|-----------------------------------|---|---|
| <b>Consulted References</b>       | : | <i>Land Administration Act 1997</i><br><i>Planning and Development Act 2005</i> |
| <b>File Number (Name of Ward)</b> | : | RD.DEC.2  |
| <b>Previous Reference</b>         | : | No previous references  |

**4.4: PROVISION OF LEGAL CONSTRUCTED ROAD ACCESS TO 17 WHEELDON ROAD**

|                               |  |
|-------------------------------|--|
| <b>Land Description</b>       | : Lot 23 No 17 Wheeldon Road, Kalgan & surrounding Crown Land (road reserve, unallocated Crown land (Lot 2)) |
| <b>Proponent</b>              | : City of Albany; N Gibbons; Kalgan Settlers Association   |
| <b>Owner</b>                  | : N & S Gibbons; State of WA (Crown)   |
| <b>Attachments</b>            | : Map Showing Interests  |
| <b>Responsible Officer(s)</b> | : Acting Executive Director Corporate Services (P Wignall)   |

**Maps and Diagrams:**



**IN BRIEF**

- Council is requested to consider an alternative access route for 17 Wheeldon Road, as Council's previous resolution to use Lot 2 Hunton Road (Unallocated Crown Land) has not been supported by the South West Aboriginal Land and Sea Council because of the native title rights that exist over all Unallocated Crown Land and the Noongar heritage values of this area.



**ITEM 4.4: RESOLUTION  
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR GREGSON  
SECONDED: COUNCILLOR STOCKS**

**THAT Council SUPPORTS the use of the existing dedicated road reserve running between Hunton Road and Wheeldon Road and portion of Reserve 13909, Kalgan as a means for providing constructed road access to Lot 23 No 17 Wheeldon Road, Kalgan, subject to the receiving the final approval of the submitted section 18 application from the Minister for Indigenous Affairs.**

**CARRIED 13-0**

**BACKGROUND**

1. At the meeting held on 21 September 2010, Council considered the options to provide a legal constructed access route to 17 Wheeldon Road, as this property does not currently have constructed road frontage. The owners of this property have been informally accessing their property through the adjoining Reserve 22325, which is vested in the Kalgan Settlers Association.
2. The Kalgan Settlers Association have sought the City's support to prevent vehicles using their reserve as a thoroughfare, due to safety concerns and their intention to limit disturbance to the heritage building situated on this lot. Council has previously been advised that it is within the Association's rights to barricade the existing track to prevent vehicles informally accessing the land.
3. It was proposed to use Lot 2 Hunton Road, which is Unallocated Crown Land, as the means for accessing 17 Wheeldon Road, as this land offers minimal clearing requirements to provide vehicle access to the property. Council, at its meeting held on 21 September 2010, resolved to seek the Minister for Lands' approval to dedicate this portion of Unallocated Crown Land as a road.
4. It was only through liaising with the Department for Regional Development and Lands to progress the Council resolution, that the requirement to consult with the South West Aboriginal Land and Sea Council was identified. Our process is now to refer all proposals on Crown Land to the South West Aboriginal Land and Sea Council for comment. It cannot be determined why this process was not followed previously, as other officers were responsible.
5. As the access track was proposed to be located in Crown Land, the matter was referred to the South West Aboriginal Land and Sea Council for comment. This agency advised of the following:
  - a) The area around Kalgan is of significant importance to the Noongar community and proposals to do anything in the area of the Registered Site will be met with concern;
  - b) The land surface through the Kalgan Hall reserve has been disturbed by past and present uses and, as such, the claimants consider this the most appropriate place to access the property;
  - c) The claimants would like to minimise the level of disturbance to the surface and subsurface of the site;

**\*\*REFER DISCLAIMER\*\***

- d) It is unlikely that the City will, under any circumstances, obtain agreement from the Noongar community for the Unallocated Crown Land to be used for a roadway; and
  - e) It is the preference of the South West Aboriginal Land and Sea Council that the City discusses this matter further with the Kalgan Settlers Association to facilitate the access through their land.
6. As a result of this advice, City officers met with members of the Kalgan Settlers Association to discuss this matter further. However, the Association maintains their position that they would like the access route to be relocated. The Association plans to restore the existing heritage-listed Kalgan Hall and wants to protect this building. They would also like to maintain the site for their own future use and possible expansion, without the physical limitation the access track poses.

## **DISCUSSION**

7. In view of the significant objections by the South West Aboriginal Land and Sea Council and the Kalgan Settlers Association to the use of both the Kalgan Settlers Association Reserve 22325 and the adjoining Unallocated Crown Land at Lot 2 Hunton Road, an alternative means for accessing 17 Wheeldon Road was explored.
8. There is currently an unconstructed dedicated road reserve running between Wheeldon and Hunton Road, between private land holdings at 17 and 22 Wheeldon Road and the Kalgan Settlers Association Reserve. It is understood that there was historically a road constructed in this location, though there is little evidence of this today and much of the vegetation has regrown. This road has previously been known as James Street or Cape Richie Road.
9. The Department for Regional Development and Lands has advised that this road reserve was dedicated as a road on 26 December 1896. Accordingly, Native Title has been extinguished on this land parcel.
10. The majority of the land is well vegetated in this area, however there is a previously cleared path leading from Hunton Road through to the properties at 17 and 22 Wheeldon Road. It appears this path may have been cleared to install power and telecommunications services, though again much of the vegetation has partially regrown.
11. It was considered that the least obtrusive path for the access track was to follow the previously cleared line, which means a small portion of the access track will cut through Reserve 13909, a 'C' class reserve vested in the City of Albany for Recreation purposes. This route has been chosen as it minimises the amount of vegetation that will need to be removed and it is likely that the ground in this significant Aboriginal site has previously been disturbed by the installation of services through the area.
12. As there is a registered Aboriginal Site (Site 5523 – Kalgan Hall Archaeological Site) impacting the whole area between the Kalgan River, Hunton Road and Wheeldon Road, compliance with the *Aboriginal Heritage Act 1972* is required. To this end, a section 18 approval has been sought to undertake works in a registered Aboriginal site.

## **GOVERNMENT CONSULTATION**

13. Advice on this matter has been sought from the Department of Indigenous Affairs and the Department for Regional Development and Lands.
14. The Department for Regional Development and Lands have advised that the native title has been extinguished on this land by way of dedication of the road in 1896 and compliance with the *Native Title Act 1993* is not required. Though, compliance with the *Aboriginal Heritage Act 1972* will be required as the road reserve is situated in a Registered Aboriginal Site.
15. The Department for Indigenous Affairs has advised that the proposed access track is situated in Registered Aboriginal Site 5523 (Kalgan Hall) and approval will be required under the provisions of the *Aboriginal Heritage Act 1972*. This application was lodged with the Department on 1 December 2011.
16. The section 18 application was considered at the Aboriginal Cultural Materials Committee held on 8 February 2012 and a recommendation has been made to the Minister for Indigenous Affairs. No indication of this recommendation can be obtained prior to the Minister's decision and the Minister has 30 working days in which to make this decision (being the 21 March 2012).
17. Contact was made with the Department for Indigenous Affairs to advise of the timing constraints of this project and the need to commence works before the area becomes too wet. The Department has assured that every effort will be made to convey the Minister's decision to the City prior to the Council meeting at which this report will be considered. Further information on the Minister's decision will be circulated to Council as soon as it becomes available.

## **PUBLIC CONSULTATION / ENGAGEMENT**

18. As part of identifying an alternative access track to 17 Wheeldon Road, the City has undertaken consultation with the South West Aboriginal Land and Sea Council and the Kalgan Settlers Association.
19. The proposed access track and the use of the existing dedicated road reserve were discussed with members of the local Noongar community. It was in this meeting that the proposal to use the existing road reserve was actually developed. As such, it has the support of some members of the local Noongar community.
20. In addition, the consultant engaged to undertake the archaeological and ethnographic assessment required as part of the section 18 application process met with two members of the Noongar community. Both members stated their preference for the track to follow the previously cleared path and supported the City's attempts to minimise ground disturbing activities in this significant area.

21. Should Council support this proposal, consultation will be undertaken with the owners of 22 Wheeldon Road, as these owners are situated nearby the proposed works, however no works will occur on their land. This is the same as the process adopted for all capital works where, once all approvals are in place, nearby owners are given prior notification of the works occurring.

#### **STATUTORY IMPLICATIONS**

22. Section 5 of the *Aboriginal Heritage Act 1972* protects places of Aboriginal cultural significance.
23. Section 17 of the *Aboriginal Heritage Act 1972* states that any person who alters in any way an Aboriginal site commits an offence. Section 18 of this Act states that approval may be sought for any works or actions that may be likely to result in a breach of section 17 in respect to any Aboriginal site. This approval must be granted by the Minister for Indigenous Affairs via the Department for Indigenous Affairs.

#### **STRATEGIC IMPLICATIONS**

24. This item relates directly to the following elements of the City of Albany Strategic Plan (2011-2021)

##### **Key Focus Area**

Lifestyle and Environment

##### **Community Priority**

Preservation of Albany's uniqueness

##### **Proposed Strategies**

Retain Albany's unique heritage aspects (ANZAC Story, first European settlement, Indigenous history)

#### **POLICY IMPLICATIONS**

25. There are no policy implications relevant to this item.

**RISK IDENTIFICATION & MITIGATION**

26. The risk identification and categorisation relies on the City's Risk Management Framework.

| <b>Risk</b>   | <b>(L)</b> | <b>(C)</b>  | <b>Risk Rating</b> | <b>Mitigation</b>  |
|---|------------|---|--------------------|--|
| If an alternative access route is not agreed, the Kalgan Settlers Association may prevent access to their Reserve leaving the owners of 17 Wheeldon Road with no constructed access to their property | Possible   | Medium – Private landowners will have no means for accessing property held in their ownership | High               | The City would be required to find a suitable access track to 17 Wheeldon Road that is agreeable to all stakeholders and seek the necessary approvals to construct the track and then build the track. |

**FINANCIAL IMPLICATIONS**

27. Council has allocated an amount of \$30,818 in the 2011/12 budget for the construction of an access track to 17 Wheeldon Road.
28. The Heritage Survey required as part of the section 18 application required the appointment of a suitable consultant, at a cost of \$6,085. This included provision for two Aboriginal monitors to attend the site and undertake a survey of the area.

**LEGAL IMPLICATIONS**

29. The City is legally required to lodge a section 18 approval prior to undertaking any works in a Registered Aboriginal Site. This requirement is being observed and the decision of the Minister is forthcoming.

**ALTERNATE OPTIONS**

30. The City has explored other options for providing constructed road access to the owners of 17 Wheeldon Road, including maintaining the existing access track through the Kalgan Settlers Association Reserve and using the unallocated Crown Land at Lot 2 Hunton Road as a means of access.
31. As significant objections have been raised to these possibilities, it is now considered that there is little alternative available to using the existing dedicated road reserve running between Hunton and Wheeldon Road.

**SUMMARY CONCLUSION**

32. The Council has previously resolved to provide a legal constructed road access to 17 Wheeldon Road through the unallocated Crown Land at Lot 2 Hunton Road and as an alternative to the existing informal access track through the Kalgan Settler's Association Reserve 22325. This proposal was not referred to the South West Aboriginal Land and Sea Council for comment until after Council's resolution and the Department for Regional Development and Lands advised of the requirement to do so. It is now the City's process to refer all proposals on Crown Land to the South West Aboriginal Land and Sea Council for comment. It cannot be determined why this process was not followed previously, as other officers were responsible.
33. In view of the significant objections received to the use of Lot 2 Hunton Road, an alternative access track is proposed to be situated on the existing dedicated road reserve running between Wheeldon Road and Hunton Road. Council's support of the proposed route is sought on this basis. Approval to use this land and construct the access track has been sought from the Minister for Indigenous Affairs and Council will be advised of the outcomes of this process as soon as it becomes available.

|                                   |   |   |
|-----------------------------------|---|---|
| <b>Consulted References</b>       | : | Land Administration Act 1997<br>Aboriginal Heritage Act 1972<br>Native Title Act 1993 |
| <b>File Number (Name of Ward)</b> | : | RD.ACQ.1; DES186  |
| <b>Previous Reference</b>         | : | OCM 21/09/2010 Item 3.1   |





**Location Plan 1 – Provision of Legal Constructed Road Access to 17 Wheeldon Road**

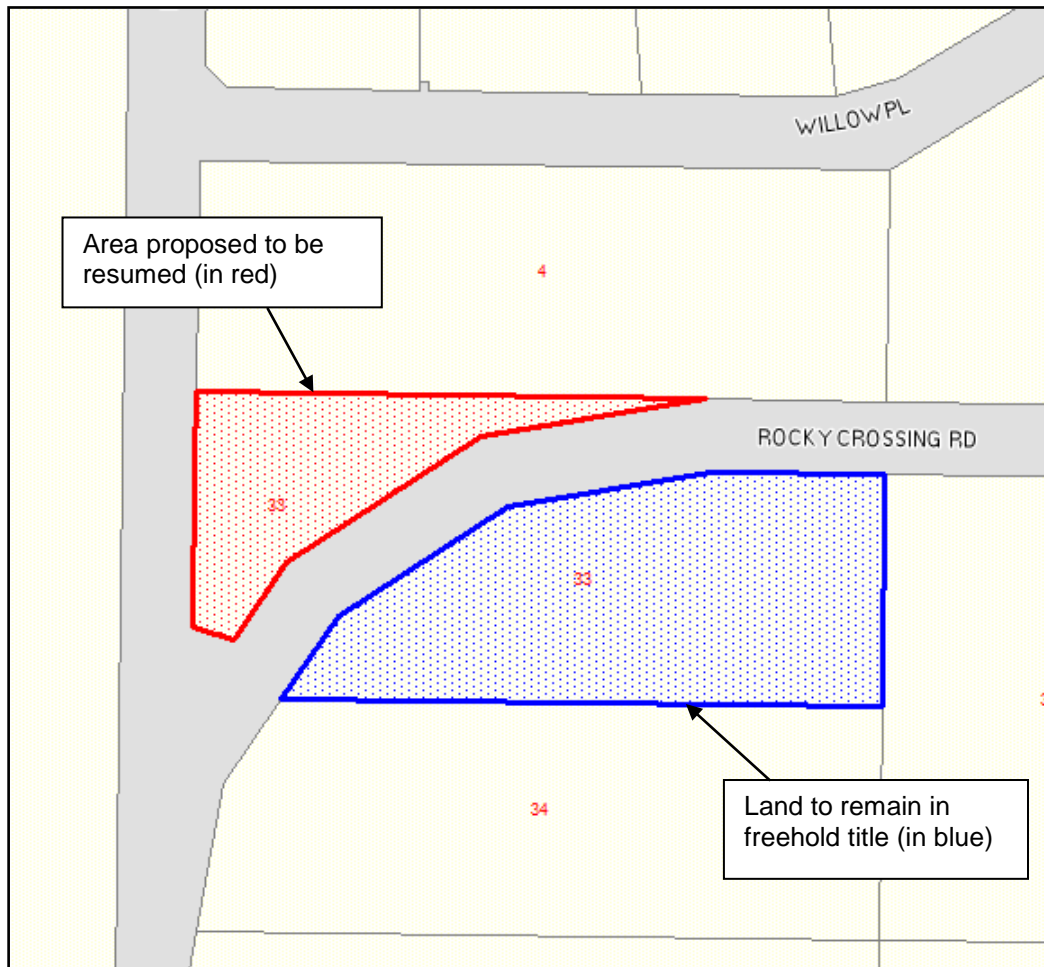
..... Proposed Access Track



**4.5: PROPOSED RESUMPTION OF PORTION OF LOT 33 NO 100 ROCKY CROSSING ROAD, WARRENUP FOR DRAINAGE PURPOSES**

**Land Description** : Lot 33 No 100 Rocky Crossing Road, Warrenup  
**Proponent** : City of Albany  
**Owner** : Mrs Ada Mol  
**Responsible Officer(s)** : Acting Executive Director Corporate Services (Pamela Wignall)

**Maps and Diagrams:**



**IN BRIEF**

- Council is requested to consider the resumption of a 3444m<sup>2</sup> portion of Lot 33 No 100 Rocky Crossing Road, Warrenup to allow the creation of a drainage reserve. This action is in lieu of undertaking remediation works on this currently privately owned land (to rectify previous works undertaken by City staff in the 2005 flood event, which has impacted on the useability and saleability of this private lot).



**ITEM 4.5: RESOLUTION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR HOLDEN**

**SECONDED: COUNCILLOR DUFTY**

**THAT Council:**

- i) **SUPPORTS** the Taking by Agreement, under section 168 of the *Land Administration Act 1997*, of a 3444m<sup>2</sup> portion of land from Lot 33 No 100 Rocky Crossing Road, Warrenup, situated on the north-west boundary of Rocky Crossing Road, for drainage purposes.
- ii) **SEEKS** approval under Section 168 of the *Planning & Development Act 2005* to resume the 3444m<sup>2</sup> portion of land to be taken from Lot 33 No 100 Rocky Crossing Road, Warrenup as a drainage reserve, through the lodgement of a subdivision application; and
- iii) **REQUESTS** that, under section 41 of the *Land Administration Act 1997*, the Minister for Lands reserves the 3444m<sup>2</sup> portion of land currently contained in Lot 33 No 100 Rocky Crossing Road, Warrenup for drainage purposes and that, pursuant to section 46 of the *Land Administration Act 1997*, the Management Order for this land be granted to the City of Albany.

**CARRIED 13-0**

**BACKGROUND**

1. In May 2011 and with the support of the relevant Ward Councillor, the City received a letter of complaint from the owner of Lot 33 No 100 Rocky Crossing Road, Warrenup. This letter advised:
  - a. There is a stormwater culvert that passes underneath Rocky Crossing Road between the two portions of her lot (which spans on either side of this road) and this culvert drains a large surrounding catchment area;
  - b. The stormwater previously drained overland into Lot 4 No 115 Rocky Crossing Road, however after the 2005 flooding event, complaints were raised by the owner of Lot 4 No 115 Rocky Crossing Road. The City then cut a swale through the north-west portion of Lot 33 No 100 Rocky Crossing Road;
  - c. This swale channels water through the privately owned property and to the piped drainage system along Neilson Road, which then drains into the creek line at the bottom of the valley;
  - d. These drainage works are making it difficult to sell this property as a useable space and have devalued the land; and
  - e. There is also a Western Power high voltage power line running across the same north-west portion of Lot 33 No 100 Rocky Crossing Road, which also devalues the land.

**\*\*REFER DISCLAIMER\*\***

2. The owner requested that the Council considered resuming the portion of her property that was used for drainage purposes or reconstitute it so any drainage impacts are “pre-2005” condition.
3. It is noted that there are no written records of the Works & Services’ work having been undertaken on Lot 33 No 100 Rocky Crossing Road, although long servicing staff are aware of the work being undertaken. A flood damage assessment report was commissioned following the 2005 flooding event and this document (prepared by Opus in April 2005) does note damage has occurred to Lot 4 No 115 Rocky Crossing Road. The report states that the stormwater run-off from Rocky Crossing Road has washed out the residents’ driveway and while this damage was repaired, a way to divert the water away from Lot 4 No 115 Rocky Crossing Road should be investigated. The Works & Services solution to this recommendation was to cut a waterway swale through the north-east portion of Lot 33 No 100 Rocky Crossing Road.

## **DISCUSSION**

4. City officers have investigated the portion of land proposed to be resumed and considered the works that will be required to remediate the land to its pre-2005 condition. A swale has been cut through the middle of the 3444m<sup>2</sup> portion of land. Remediation works will include levelling and filling the affected land and piping the existing overland drainage to Neilson Road. It is estimated that these works will cost approximately \$37,000. This is a very preliminary estimate without detailed design and additional works may be required once the detailed design is completed.
5. Following the initial contact from the affected landowner, a valuation was sought to determine the compensation that might be payable to resume the land. The land was valued at \$130,000, as it was considered that if the land was subdivided (because it is already divided by Rocky Crossing Road), the 3444m<sup>2</sup> portion could be developed as a single house lot.
6. Despite the valuation, the owner of the property has offered the land to Council for an amount of \$30,000. The owner has been provided a copy of the valuation and encouraged to seek independent professional advice. The owner has sought appropriate advice from her solicitor and real estate agent and has advised that she is still prepared to accept \$30,000 as compensation for the land.
7. The landowner has now entered into a Consent to Taking by Agreement, as required under the provisions of the *Land Administration Act 1997*, which provides written agreement to the compensation amount of \$30,000.
8. The proposed land resumption will cost approximately \$37,000 in total, providing for the compensation payable and all costs and fees associated with the creation of new titles (i.e. survey charges, creation of plans, Landgate fees, settlement etc).
9. Given the value of compensation the owner has agreed to, compared to the estimate for remediation works, it is considered cost effective over the long term for the City to resume the land for drainage purposes and the land will continue to be used as an overland drainage route. In this circumstance, remediation works would not be required at this time.

## **GOVERNMENT CONSULTATION**

10. The City has discussed this matter with the Department for Regional Development and Lands to determine if there is anything in legislation that would influence the amount of compensation payable for land. This Department has advised that this is an agreement between the local authority and the affected landowner/s and there are no provisions stating that a certain level of compensation is payable when a land resumption occurs.
11. No consultation with other government agencies has occurred on this matter as yet. Should Council approve the resumption, the subdivision application (which is the process used to resume the land into Crown land title) will require that the Western Australian Planning Commission refers the proposal to all the relevant servicing and government agencies for comment.

## **PUBLIC CONSULTATION / ENGAGEMENT**

12. There is no requirement under the provisions of the *Land Administration Act 1997* to advertise this matter for public comment. All engagement with the affected landowner has been kept confidential during the negotiation phase of the land resumption process, as is appropriate. No other landowners are considered to be impacted by the proposed land resumption.

## **STATUTORY IMPLICATIONS**

13. Section 41 of the *Land Administration Act 1997* allows the Minister for Lands to reserve Crown Land to the Crown for one or more purposes in the public interest.
14. Section 46 of the *Land Administration Act 1997* allows the Minister for Lands to place the care, control and management of a reserve in a person or management body, subject to any conditions the Minister may specify.
15. Section 168 of the *Land Administration Act 1997* sets the procedure for acquiring land for public works through a Taking by Agreement. Part 10 of the Act states that every person having an interest in land taken under the Act is entitled to compensation.
16. Section 220 of the *Land Administration Act 1997* states that the compensation payable to the claimant may be determined by agreement between the acquiring authority and the claimant.

**STRATEGIC IMPLICATIONS**

17. This item relates directly to the following elements of the City of Albany Strategic Plan (2011-2021)

**Key Focus Area**

*Organisational Performance*

**Community Priority**

*Policy and Procedures*

**Proposed Strategies**

*Develop clear processes and policies and ensure consistent, transparent application across the organisation.*

**POLICY IMPLICATIONS**

18. There are no policy implications relevant to this item.

**RISK IDENTIFICATION & MITIGATION**

19. The risk identification and categorisation relies on the City's Risk Management Framework

| Risk  | Likelihood | Consequence   | Risk Rating | Mitigation   |
|---|------------|---|-------------|--|
| If Council does not support proposal to resume land, remediation works are required to be undertaken. | Possible   | Moderate – cost of remediation works may be higher than the cost of resuming the land | Medium      | Support the proposal to resume the land as a drainage reserve. |

**FINANCIAL IMPLICATIONS**

20. The proposed land resumption will cost approximately \$37,000 in total, providing for the compensation payable and all costs and fees associated with the creation of new titles (i.e. survey charges, creation of plans, Landgate fees, settlement etc). The City will pay all "settlement" fees. These costs can be accommodated in the land acquisition line item in the 2011/12 budget and will be addressed in the Q3 review.
21. It is estimated that the costs of remediating the property to its pre-2005 condition will be \$37,000, however this is a preliminary estimate only and additional works may be required once detailed design is complete.

**LEGAL IMPLICATIONS**

22. The resumption of land from Lot 33 No 100 Rocky Crossing Road will legitimise the current use of the north-western portion of this property as an overland stormwater drainage route.

**ALTERNATE OPTIONS**

23. Given that it is believed to be the works undertaken by the City that has caused damage to this land, it is not considered that the City has any alternative than to address the concerns of this landowner in some way. The two options for addressing this matter are:
- a. Undertake remediation works on this land and install a new drainage system to Neilson Road; or
  - b. Resume the land as a drainage reserve and allow it to continue to be used as an overland stormwater drainage route.

**SUMMARY CONCLUSION**

24. The proposed land resumption and creation of drainage reserve will better reflect the current use of the land as an overland stormwater drainage route. Given the owner's consent to the resumption for a compensation amount that is likely to be no more than the cost of remediation works, it is considered to be in the City's best interests to take this land for drainage purposes.

|                                   |   |   |
|-----------------------------------|---|---|
| <b>Consulted References</b>       | : | Land Administration Act 1997<br>Planning and Development Act 2005 |
| <b>File Number (Name of Ward)</b> | : | A37122  |
| <b>Previous Reference</b>         | : | No previous references  |

**XIV. MOTIONS WITH NOTICE**

**XV. MOTIONS OF WHICH NOTICE WAS GIVEN AT THE PREVIOUS MEETING**

**15.1: NOTICE OF MOTION BY COUNCILLOR CALLEJA-TO REVOKE PREVIOUS DECISION OF COUNCIL**

**NOTICE OF MOTION TO REVOKE A PREVIOUS DECISION OF COUNCIL**

In accordance with Regulation 10(1a) of the *Local Government (Administration) Regulations 1996*, we the undersigned hereby move to have Report Item 4.8 – Albany Entertainment Centre (AEC) Committee Meeting Minutes, which was moved at the Ordinary Council Meeting held on 19 October 2010, be revoked.

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

**ITEM 15.1: REVOCATION MOTION BY COUNCILLOR CALLEJA  
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR CALLEJA  
SECONDED: COUNCILLOR DUFTY**

**THAT the Motion resolved at Report Item 4.8 – Albany Entertainment Centre (AEC) Committee Meeting Minutes – dated 19 October 2010 as follows:**

***All bookings for the performing arts space in the Town Hall be approved by the Albany Entertainment Centre (AEC) Management Body after 31 December 2010 with no reasonable requests being refused.***

**Be REVOKED.**

**CARRIED 13-0**

**Reason:**

This resolution does not reflect the Albany Entertainment Centre and the City's management practices regarding Town Hall bookings.

Town Hall management is solely the responsibility of the City. The City and AEC have a collaborative relationship and the above resolution is now outdated.

**Officer's Comment (CEO F James):**

The intent behind the original resolution of Council was to work collaboratively with the Albany Entertainment Centre management, to ensure Town Hall bookings did not unreasonably "compete" between the two sites, but rather that the two sites complement each other in bookings.

The City currently manages Town Hall bookings with no referral to Albany Entertainment Centre. With the employment of a Manager for Cultural and Community Development, the City can now work towards maximising opportunities for the Town Hall

Now that basic maintenance and repairs are under way, the Town Hall will hopefully start to be increasingly used for events which are appropriate for its seating numbers. City of Albany staff have had conversations with some entities regarding possible upcoming performances.

City of Albany staff continue to have a good working relationship with the Albany Entertainment Centre in discussing performing arts options for both venues. The Albany Entertainment Centre Committee (which Councillors Sarah Bowles and Vince Calleja are members) is very keen to see a vibrant performing arts community across the town, and acknowledge that the Albany Entertainment Centre should not be the only venue to make that happen.

At the AEC Advisory Committee meeting held Friday 10 February 2012, the committee and AEG Ogden agreed that the original Council resolution is now outdated, and that they had no objection to it being rescinded.

**ITEM 15.1: MOTION BY COUNCILLOR CALLEJA**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR CALLEJA**

**SECONDED: COUNCILLOR BOWLES**

**THAT Council note that the City of Albany is currently, and will continue to be, with the agreement and consent of the Albany Entertainment Centre Advisory Committee, solely responsible for the management of the Town Hall, including venue bookings.**

**CARRIED 13-0**

**XVI. URGENT BUSINESS TO BE APPROVED BY DECISION OF THE MEETING**

**16.1: MOTION TO REVOKE PREVIOUS DECISION OF COUNCIL BY MAYOR WELLINGTON**

**NOTICE OF MOTION TO REVOKE A PREVIOUS DECISION OF COUNCIL**

In accordance with Regulation 10(1a) of the *Local Government (Administration) Regulations 1996*, we the undersigned hereby move to have Report Item 16.3 – Albany Regional Airport-Fee for Provision of Security Services, which was moved at the Ordinary Council Meeting held on 21 February 2012, be revoked.

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

Name\_\_\_\_\_ Signature\_\_\_\_\_ Date\_\_\_\_\_

**ITEM 16.1: MOTION**  
**VOTING REQUIREMENT: ABSOLUTE MAJORITY**

**MOVED: MAYOR WELLINGTON**  
**SECONDED: COUNCILLOR CALLEJA**

**THAT Item 16.1 be ACCEPTED as an urgent item to be dealt with at this meeting.**

**CARRIED 13-0**  
**ABSOLUTE MAJORITY**



**ITEM 16.1: REVOCATION MOTION BY MAYOR WELLINGTON  
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

**MOVED: MAYOR WELLINGTON  
SECONDED: COUNCILLOR CALLEJA**

**THAT the Motion resolved at Report Item 16.3 – Albany Regional Airport-Fee for Provision of Security Services, dated 21 February 2012,as follows:**

**THAT Council:**

- 1. APPROVE the fee of an additional \$20 on each arriving and departing ticket from 1 July 2012 (determined on information in Confidential Attachment One) for provision of security screening services at the Albany Airport.**
- 2. DIRECT the Chief Executive Officer to make submissions to the Department of Transport regarding Council’s deliberation and determination of the ticketing fee, and seek the Department’s approval of the Council approved fee.**

**Be REVOKED.**

**CARRIED 13-0  
ABSOLUTE MAHORITY**

**16.2: CONTRACT C11022 – CONSTRUCTION OF CONCRETE KERBING**

**ITEM 16.2: RESOLUTION**  
**VOTING REQUIREMENT: ABSOLUTE MAJORITY**

**MOVED: COUNCILLOR DUFTY**  
**SECONDED: COUNCILLOR GREGSON**

**THAT Item 16.2-Contract C11022-Construction of Concrete Kerbing-be ACCEPTED as an urgent item.**

**CARRIED 13-0**  
**ABSOLUTE MAJORITY**

**Proponent** : City of Albany  
**Owner** : City of Albany  
**Responsible Officer(s)** : Acting Director Works & Services (S Grimmer)

**IN BRIEF**

- Contract C11022 – Construction of Concrete Kerbing be AWARDED to Gordon Walmsley Pty Ltd for the period up to 30 June 2013, following which period the contract will be retendered.

**RECOMMENDATION**

**ITEM 16.2 RESPONSIBLE OFFICER RECOMMENDATION**  
**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR DUFTY**  
**SECONDED: COUNCILLOR GREGSON**  
**THAT Council:**

**ACCEPT the Tender from Gordon Walmsley Pty Ltd and award contract C11022 for the construction of concrete kerbing for a period up to 30 June 2013, following which period the contract will be retendered.**

**CARRIED 13-0**

**BACKGROUND**

1. Due to an expiry of the current construction of concrete kerbing contract, tenders were called for the provision of concrete kerbing for a period up to 30 June 2013. The tender is for the supply and placement of concrete kerbing on roads within the City of Albany.

**DISCUSSION**

2. A total of three tender documents were downloaded from the City of Albany website.
3. One completed tender document was submitted on/before the stipulated closing date and time. The following table summarises the tenderer and overall evaluation score applicable to the submission.

| <b>Tenderer</b>         | <b>Total Evaluation Score</b> |
|-------------------------|-------------------------------|
| Gordon Walmsley Pty Ltd | 872.50                        |

4. The tender documents included tender evaluation criteria using the weighted attribute method. This method scores the evaluation criteria and weights their importance to determine an overall point score for each tender. The criteria are tabled below:

| <b>Criteria</b>                     | <b>% Weight</b> |
|-------------------------------------|-----------------|
| Cost                                | 55              |
| Technical Compliance and Experience | 15              |
| Reliability                         | 15              |
| Quality Accreditation               | 15              |
| <b>Total</b>                        | <b>100</b>      |

5. Gordon Walmsley Pty Ltd has been a previous contractor for the City of Albany and has proved a reliable local operator.
6. On the basis of the total evaluation score which considers cost, technical compliance and experience, reliability and quality Gordon Walmsley Pty Ltd is considered a suitable company.

#### **GOVERNMENT CONSULTATION**

7. Nil.

#### **PUBLIC CONSULTATION / ENGAGEMENT**

8. A request for tenders was published in the West Australian on 18 January 2012 and the Great Southern Weekender on 19 January 2012.

#### **STATUTORY IMPLICATIONS**

9. Regulation 11 of the *Local Government (Functions and General) Regulations 1996 (Regulations)* requires Council to publicly tender if the contract is, or is expected to be, more, or worth more, than \$250,000.
10. Regulation 18 of the Regulations outlines a number of requirements relating to choice of tender. Council is to decide which of the acceptable tenders is the most advantageous to Council. It may also decline to accept any tender.
11. Regulation 19 of the Regulations requires Council to advise each tenderer in writing the result of Council's decision.

## STRATEGIC IMPLICATIONS

12. This item directly relates to the following elements of the 2011 City of Albany Strategic Plan:

**Key Focus Area**

*Lifestyle and Environment*

**Community Priority**

*A built environment for active lifestyles*

*And*

**Key Focus Area**

*Lifestyle and Environment*

**Community Priority**

*Road improvements*

## POLICY IMPLICATIONS

13. The City of Albany Tender Policy and Regional Price Preference Policy are applicable to this item.

## RISK IDENTIFICATION & MITIGATION

14. The risk identification and categorisation relies on the City's Risk Management Framework.

| <b>Risk</b>                                      | <b>Likelihood</b> | <b>Consequence</b> | <b>Risk Analysis</b> | <b>Mitigation</b>  |
|--|-------------------|--------------------|----------------------|--|
| Non compliance with contract or business failure | Unlikely          | Medium             | Medium               | General conditions of contract allow for contract termination on the basis of failure to supply goods & services |

## FINANCIAL IMPLICATIONS

15. The value of this tender is in excess of \$250,000 and therefore the approval is referred to Council for consideration.
16. The cost per job will be included in the specific budget line item.

## LEGAL IMPLICATIONS

17. Nil.

## ALTERNATE OPTIONS

18. Council can accept or reject the tenders as submitted.

## SUMMARY CONCLUSION

19. On reviewing the one submission, the evaluation team assessed Gordon Walmsley Pty Ltd as being a suitable tenderer across the evaluation criteria in terms of cost, technical compliance and experience, reliability and quality. Gordon Walmsley Pty Ltd is recommended to be awarded the construction of concrete kerbing contract.

|                                   |   |
|-----------------------------------|---|
| <b>Consulted References</b>       | Local Government (Functions and General) Regulations 1995<br>Council Policy – Purchasing (Tenders & Quotes)<br>Council Policy – Buy Local (Regional Price Preference) |
| <b>File Number (Name of Ward)</b> | C11022  |
| <b>Previous Reference</b>         |   |

**ITEM 16.3: ALBANY REGIONAL AIRPORT-INCREASE IN PASSENGER LEVY**

|                               |  |
|-------------------------------|--|
| <b>Land Description</b>       | : Albany Regional Aerodrome, Western Australia   |
| <b>Proponent</b>              | : City of Albany                                 |
| <b>Owner</b>                  | : City of Albany                                 |
| <b>Attachments</b>            | : Ordinary Council Meeting, Item 16.3            |
| <b>Responsible Officer(s)</b> | : Executive Director Community Services (L Hill) |

**IN BRIEF**

- As a result of Federal legislation, effective 1 July 2012, the City of Albany is required to implement security screening and associated works at Albany Airport.
- An increase to current passenger levy from 1 July 2012, is proposed to recover costs associated with those works.

**ITEM 16.3: RESOLUTION  
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

**MOVED: MAYOR WELLINGTON  
SECONDED: COUNCILLOR HAMMOND**

**THAT Item 16.3 is ACCEPTED as an urgent item to be dealt with at this meeting.**

**CARRIED 13-0  
ABSOLUTE MAJORITY**

**ITEM 16.3: RESOLUTION  
VOTING REQUIREMENT: ABSOLUTE MAJORITY**

**MOVED: MAYOR WELLINGTON  
SECONDED: COUNCILLOR HAMMOND**

**THAT Council APPROVE an additional \$20.00 be added to the current passenger levy for each arriving and departing passenger, effective 1 July 2012.**

**CARRIED 13-0  
ABSOLUTE MAJORITY**

**BACKGROUND**

1. At the February 2012 Ordinary Council Meeting, Council considered and approved the addition of \$20.00 to each passenger ticket, effective 1 July 2012, to cover costs of introduction and operational management of security screening.
2. Since the February 2012 Ordinary Council Meeting, new information has been received regarding adding a fee to a regular public transport ticket.

**DISCUSSION**

3. Skywest have confirmed that an inbound and outbound fee can be collected, and the preferred approach is to apply the fee additional to the current passenger levy, rather than determining a specific tax for security screening.

- Further investigations with Skywest, its governing body the International Air Transport Association (IATA) and the Australian Competition & Consumer Commission (ACCC) reveal potential issues relating to describing and applying the additional fee as a security screening tax, and specifically, potential difficulties in applying a fee as to passenger tickets.

**GOVERNMENT CONSULTATION**

- Department of Transport have confirmed that the additional passenger levy can be added to the current levy, reflecting costs to operate the Airport, particularly as it relates to security screening and associated works.

**PUBLIC CONSULTATION / ENGAGEMENT**

- Community communication regarding the increase in fares has begun and will continue in order to communicate the addition of the levy and why it is required.

**STATUTORY IMPLICATIONS**

- The City of Albany is to comply with *Aviation Security Regulations 2005* by introducing security screening for all departing passengers and baggage on 1 July 2012.

**STRATEGIC IMPLICATIONS**

- This item directly relates to the following elements of the 2011 City of Albany Strategic Plan:

Key Focus Area

*Albany’s Role as a Regional Hub*

Community Priority

*Albany Regional Airport*

**POLICY IMPLICATIONS**

- All fees and charges are required to be approved by Council.

**RISK IDENTIFICATION & MITIGATION**

- The risk identification and categorisation relies on the City’s Risk Management Framework.

| Risk  | Likelihood | Consequence | Risk Analysis | Mitigation  |
|---|------------|-------------|---------------|---|
| Passenger backlash re the requirement to charge additional passenger levy.                    | Likely     | Moderate    | High          | Communication to passenger and community regarding reason for additional fee.             |
| Delay to adding fee to cover costs for security screening will increase unrecoverable costs . | Unlikely   | Moderate    | High          | Council consider and endorse additional passenger levy at March Ordinary Council Meeting. |
| Reduction in passengers utilising air travel due to cost.                                     | Likely     | Minor       | Medium        | Work with tourism stakeholders to encourage more leisure travel.                          |

## FINANCIAL IMPLICATIONS

11. The City of Albany has been successful in securing \$1.25 million in Regional Airports Development Scheme (RADS) funding (noting a requirement of this grant is that it will be matched funding by the City). This grant is to be used for funding development of the Albany Airport Master Plan and to enable introduction of security screening.
12. RADS funding is to be spent over the financial years of 2011-12 and 2012-13.
13. City of Albany can source up to \$350,000 from the Federal Government to purchase security equipment in order for Albany Airport to operate initially on Band 5 at 1 July 2012, then at Band 4 as soon as possible after 1 July 2012.
14. There is no funding or subsidy available to cover operational costs to provide ongoing security screening services and the associated costs of changes to the airport.

## LEGAL IMPLICATIONS

15. There are no legal implications associated with this item.

## ALTERNATE OPTIONS

16. An option to the recommendation is that Council can absorb the costs of security provision at the Airport. This is not recommended given the current financial resources of the City.

## SUMMARY CONCLUSION

17. Consider an addition to the current passenger levy, to be added to each in and outbound passenger.

|                                   |   |   |
|-----------------------------------|---|---|
| <b>Consulted References</b>       | : | <i>Aviation Transport Security Regulations</i>  |
| <b>File Number (Name of Ward)</b> | : | C11006  |
| <b>Previous Reference</b>         | : | OCM 17 May 2011 Item 3.2<br>SCM 8 September 2011 Item 6.2<br>OCM 21 February 2012 Item 16.3 |



**XVII. REQUEST FOR REPORTS FOR FUTURE CONSIDERATION.**

Nil.

**XVIII. ANNOUNCEMENT OF NOTICES OF MOTION TO BE DEALT WITH AT THE NEXT MEETING.**

**ITEM 18.1: NOTICE OF MOTION BY COUNCILLOR BOSTOCK**

**THAT the holders of the following staff positions be designated as “Senior Employees” under the provisions of the *Local Government Act 1995* s. 5.37 (1):**

- 1. Executive Director Corporate Services**
- 2. Executive Director Community Services**
- 3. Executive Director Planning and Development Services**
- 4. Executive Director Works and Services**

**Councillor’s Reason:**

Under the new management structure Councillors must work directly with Executive Directors on a daily basis and should have input into their appointment and dismissal, according to s. 5.37, 5.38 and 5.39 of the LGD. 1995.

**XIX. ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC**

Nil.

**XX. NEXT ORDINARY MEETING DATE**

Tuesday 17 April 2012.

**ITEM 21.0: RESOLUTION**

**VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR HOLDEN**

**SECONDED: COUNCILLOR SUTTON**

**THAT Standing Order 3.1 be RESUMED to stop recording of proceedings.**

**CARRIED 13-0**

**XXI. CLOSURE OF MEETING**

There being no further business, the Presiding Member declared the meeting closed at 8.21PM.

A handwritten signature in black ink, appearing to read 'Dennis W Wellington', written in a cursive style.

---

Dennis W Wellington  
**MAYOR**

**STATUS REPORT ON DEFERRED ITEMS  
FROM PREVIOUS MEETINGS**

| <b>Meeting Date</b> | <b>Item Number</b> | <b>Details/Status</b>  |
|---------------------|--------------------|--|
| 16/11/2010          | 2.6                | Surrender Lease over Hangar Site 2 at Albany Airport.<br><b>REQUIRES FURTHER CONSIDERATION BY COUNCIL PENDING THE COMPLETION OF THE AIRPORT MASTERPLAN/BUSINESS PLAN.</b>  |
| 19/04/2011          | 4.7                | Audit Committee Recommendations.<br>That Council request the Chief Executive Officer to further review the investment of Surplus Funds Policy through the Finance Strategy Committee, prior to recommendation to Council.<br><b>PENDING. - AWAITING DEVELOPMENT OF FIVE YEAR (FINANCE) PLAN.</b> |
| 17/05/2011          | 3.1                | Albany Leisure and Aquatic Centre.<br>That the Business Plan be Brought back to Council for the Approval of the Recommendation.<br><b>PENDING COMPLETION OF BUSINESS PLAN TO BE PRESENTED TO FUTURE OCM.</b>   |

**TABLED DOCUMENTS**

| <b>NAME</b>       | <b>REFERENCE</b> | <b>FILE</b> |
|-------------------|------------------|-------------|
| Mr Stephen Lipple | Item 2.1         | GO.COM.3    |

**TABLED DOCUMENTS BY ELECTED MEMBERS**

| <b>NAME</b>        | <b>REFERENCE</b>            | <b>FILE</b> |
|--------------------|-----------------------------|-------------|
| Councillor Calleja | PIAF                        | GO.COM.3    |
| Councillor Bowles  | Write in the Great Southern | GO.COM.3    |

**TABLED DOCUMENTS BY STAFF**

Nil

**TABLED ADDRESS BY COUNCILLOR BOWLES**

Write in The Great Southern.

The inaugural Write in the Great Southern festival for writers and readers was a great success with all events well attended and many packed to the rafters.

Among the highlights were the live radio plays performed in the Paperbark Merchants shop-front window and broadcast on ABC Local Radio, and readings by Kim Scott and Janet Turner Hospital on the Amity.

Write in the Great Southern was the brain child of Bookmark, born of Creative Albany, and forged in partnership with the PIAF's Great Southern Festival and the Perth Writers' Festival. Visiting international authors included Elliot Perlman and Janet Turner Hospital, interstate author Marieke Hardy, and all were joined by West Australian lights Kim Scott, Peter Docker and Andrew Relph.

Among Great Southern authors to step up were Barbara Temperton, Warren Flynn, Carol Peterson, Sarah Drummond, Jon Doust, Maree Dawes and Graham Kershaw.

The festival utilised a number of venues – the View at the AEC, Liberté, Paperbark Merchants, Tea Tree Books in Denmark, with most events held at the WA Museum Albany.

Organisers were ecstatic with the numbers, the official bookseller, Paperbark Merchants, was enthused by book sales and all parties agreed the festival was a success.

It is worth reminding council that the City was one of the major sponsors, along with the Perth Writers' Festival and the Great Southern Development Commission.

**TABLED ADDRESS BY COUNCILLOR CALLEJA**

As a lover of the PIAF Great Southern Festival, I would like to express my sincere thanks to Rod Vervest and PIAF team for their fantastic achievements with this year's program.

It's certainly the best that I have ever attended.

This was a hugely ambitious program, with a diversity that was, really quite incredible.

PIAF is no ordinary festival – it is 60 years old and the longest standing festival in the southern hemisphere.

The Great Southern Festival is 10 years old and in the 2011 program reached 18,000 people (50% of Albany's population!).

Albany is the only regional city in Australia that has the commitment of an international arts festival to deliver it a program. Not one event or two...a **program** of 6 weeks duration that brings artists here from around the world. It is not just passive entertainment – the GS program stimulates and nourishes our own local arts organisations, children, young adults, musicians and employs the services of many businesses.

There is no doubt that PIAF are proud of its association with Albany and the success it enjoys here. But the cultural, social and economic impact of this festival should never be underestimated.

This City should feel honoured that it is in the gaze of this festival and feel proud that its citizens support it with such an incredible passion.

The Great Southern Festival has come such a long way with local sponsors and audiences that PIAF in Albany is now a respected model throughout Australia of how this sort of thing can happen in regional communities.

Now is the time that we need to look at a greater commitment and engagement from the City. Council needs to look to the future and seriously look at the incredible impact this festival has in Albany and the region and compare it to other events that we support.

With other regional centres like Geraldton and Margaret River eagerly wanting to take on events like ours, now is a critical time to secure Albany as part of this festival in the years to come as it grows,

We need to ensure that The Great Southern festival does not diminish and filter towards other regional areas willing to give a greater commitment.

No event is safe... think about the Grand Prix?

Let's not be complacent about things we truly value.

We have a gift...  
No one else has it...

And remember...this is an incredibly huge point of difference to any other regional centre in WA.

TABLED ADDRESS BY MR STEPHEN LIPPLE

ADDRESS TO CITY OF ALBANY COUNCIL RE SCHEME AMENDMENT SA311

Mr Mayor and councillors, I thank you for the opportunity to personally advocate the grant of Scheme Amendment SA311, namely allowing permanent residency for Lots 2 & 13 within the Strata Plan 37046 at Cosy Corner.

I appreciate Council's consideration in deferring this item from February till tonight allowing circulation of further information in addition to the original comprehensive application. It was helpful that councillors organised a site meeting with myself and Harley Global Senior Planner, Genelle Abolis.

Tonight, I ask Council to distinguish between this new, personal and private application which is independent of a previous shotgun approach by the Strata members seeking approval of permanent residency for all 17 lots. Clearly this was non-compliant with WAPC and City of Albany policy and guidelines. The negative report and adverse recommendation by Administration reflects that situation.

I emphasise that SA311 before you tonight is an independent application (though with the blessing of the strata members) and it is regrettable that Administration have not positively revised their report to reflect the fact that 311 is completely compliant with WAPC Tourist Planning Bulletin 83 and the Albany Local Planning Scheme.

SA311 relates to an application for two of 17 lots being allowed to have permanent occupation as permitted by Planning Bulletin 83, which allows up to 25% of a tourist complex to have permanent residents. SA311, if granted, would create less than 13% residential accommodation. As thoroughly documented by respected town planners, Harley Global, SA311 complies with the detailed guidelines of Bulletin 83.

SA311 also complies with ALPS:

- This policy allows change based on merit;
- There is no distinction between urban and rural tourist sites in the applicable policies;
- There is no Special Rural land affected;
- It is not a town site;
- The change will preserve amenity and indeed enhance amenity through provision of much improved surveillance and contribution of social capital to the local area.
- Existing City of Albany regulations plus Strata bylaws will protect amenity regarding noise, traffic, pets, preserving local native landscaping etc. There is strong protection against any perceived conflict between occupants, whether shop tenants, caretaker, tourists, private owners or the potential two permanent residents at Lots 2 and 13.
- Subject Lots 2 and 13 are large, residential sized blocks on the periphery of the complex with considerable separation from adjoining houses;
- Existing internal and external buffers will retain privacy between various users of the strata. Any slight additional screening required may readily be provided;

- I note that concerning tourists, tourist accommodation use is much less than 5% of available bed nights for the 8 cottages (out of 17 lots) still wanting to be providers of tourist accommodation;
- SA311 is not contrary to tourism provisions and the scope for continued tourism endeavour far exceeds demand;
- There will be no change to character. Greater character change is envisaged for the adjoining olive farm which under SA308 proposes 5 subdivisions with 8 residential dwellings plus option for a restaurant.
- However, SA311 will not create a change in rural land use or landscape;
- Approval of SA311 will not materially impact the City;
- It does not constitute spot rezoning as it conforms to existing planning provisions;
- It is not speculative, since as applicant I have had a twelve year association with the strata, was inaugural voluntary chairman and until recently served continuously on the Council of Owners;
- It does not create a precedent for this strata or any other site since Bulletin 83 directs assessment to be made on a case by case basis.

In conclusion Mr Mayor and councillors, this scheme amendment is compliant, rational and meritorious. I urge that you approve the application.

Thank you.