



MINUTES

**For the Ordinary Meeting of Council
Held on
Tuesday 21 May 2013
6.00pm
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

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

ORDINARY COUNCIL MEETING
MINUTES – 21/05/2013
** REFER DISCLAIMER **

TABLE OF CONTENTS

	Details	Pg#
I.	DECLARATION OF OPENING	4
II.	OPENING PRAYER	4
III.	ANNOUNCEMENTS BY MAYOR AND COUNCILLORS WITHOUT DISCUSSION	4
IV.	RESPONSE TO PREVIOUS UNANSWERED QUESTIONS FROM PUBLIC QUESTION TIME	6
V.	PUBLIC QUESTION AND STATEMENT TIME	8
VI.	RECORD OF ATTENDANCE, APOLOGIES AND LEAVE OF ABSENCE PREVIOUSLY APPROVED	11
VII.	APPLICATIONS FOR LEAVE OF ABSENCE	11
VIII.	CONFIRMATION OF MINUTES OF PREVIOUS MEETING	13
IX.	DECLARATIONS OF INTEREST	14
X.	IDENTIFICATION OF MATTERS FOR WHICH COUNCIL MAY SIT BEHIND CLOSED DOORS	15
XI.	PETITIONS, DEPUTATIONS AND PRESENTATIONS	15
XII.	ADOPTION OF RECOMMENDATIONS EN BLOC	15
XIII.	REPORTS	
1.0	OFFICE OF THE CEO	
1.1.1	Governance Committee	1
1.2	Common Seal and Executed Documents under Delegation Report	2
2.0	PLANNING AND DEVELOPMENT SERVICES	
2.1	Planning and Development Committee-Nil	1
2.2	Planning and Building Reports-April 2013	2
2.3	Development Application-Change of Use to Tavern (Restricted)-222-226 Stirling Terrace, Albany	3-8
2.4	Final Approval of Amendment-Lot 116 Forsyth Glade, Kronkup	9-18

ORDINARY COUNCIL MEETING
MINUTES – 21/05/2013
** REFER DISCLAIMER **

3.0	COMMUNITY SERVICES	
3.1	Community Grants and Event Sponsorship Policy Adoption	1-9
4.0	CORPORATE SERVICES	
4.1	List of Accounts for Payment-April 2013	1-2
4.2	Financial Activity Statement-March 2013	3-4
4.3	Final Approval for New Lease-Mr Terry Charles Hulkes-Cheyne Beach Road, Cheynes	5-11
5.0	WORKS AND SERVICES	
5.1	Review of Asset Management Strategy	1-3
XIV.	MOTIONS WITH NOTICE	1
XV.	MOTIONS OF WHICH NOTICE WAS GIVEN AT THE PREVIOUS MEETING	1
15.1	Notice of Motion by Councillor Attwell	
XVI.	URGENT BUSINESS APPROVED BY DECISION OF THE MEETING	1
XVII.	REQUEST FOR REPORTS FOR FUTURE CONSIDERATION	1
XVIII.	ANNOUNCEMENT OF NOTICES OF MOTIONS TO BE DEALT WITH AT THE NEXT MEETING	1
IX.	ITEMS TO BE DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC	1
XX.	NEXT ORDINARY MEETING DATE	1
XXI.	CLOSURE OF MEETING	1

I. DECLARATION OF OPENING AND ANNOUNCEMENT OF VISITORS

The Mayor declared the meeting open at [6:00:10 PM](#)

II. 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

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR DUFTY

SECONDED: COUNCILLOR HOLDEN

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

CARRIED 12-0

III. ANNOUNCEMENTS BY MAYOR AND COUNCILLORS WITHOUT DISCUSSION

[6:01:02 PM](#) **Councillor Stocks**

Summary of key points:

- Antiquated ADSL service means unreliable and intermittent internet connection, which is creating difficulties for business

[6:02:51 PM](#) **Councillor Bowles**

Summary of key points:

- Volunteer sundowner
- Well done to everyone involved

[6:03:28 PM](#) **Councillor Bostock**

Summary of key points:

- Attended Volunteer Sundowner as a volunteer
- Excellent evening

[6:04:05 PM](#) **Councillor Holden**

Summary of key points:

- Attended volunteer sundowner

Mayor's Report

Below is a brief summary of Mayoral Office activities since the last Council meeting held on Tuesday 16 April 2013.

- Community radio commitment
- Attend 100th Birthday celebrations for Mrs Hanna Waylor
- Quararup Memorial Service at Camp Quararup Grave Site
- Attend Anzac Day Service at Clarence Estate
- Address Seniors at the Middleton Beach Bowling Club
- Attend Kapyong Day at St Johns Church and War Memorial
- Host US Consul General Ms Aleisha Woodward at Motel Le Grande "Meet and Greet"
- Attend Dawn Service at the Desert Mounted Corps Memorial
- Attend Anzac Memorial Service at Anzac Peace Park
- Attend Official Opening at Amaroo Village on Pioneer Road
- Attend Opening of Albany Health Campus
- Attend celebration of New Roof at Strawberry Hill Farm
- Australia's Biggest Morning Tea at City of Albany offices
- Anzac Centenary Public Meeting at the Albany Town Hall
- Attend Friends of Emu Point and Middleton Beach Group meeting
- Attend Volunteer Sundowner at the Boatshed
- Two Citizenship Ceremonies with a total of 65 conferees
- Private Citizenship Ceremony on 21 May 2013

ITEM 3.0: RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON

SECONDED: COUNCILLOR HORTIN

The Mayor's Report be RECEIVED.

CARRIED 12-0

IV. RESPONSE TO PREVIOUS UNANSWERED QUESTIONS FROM PUBLIC

At the Special Council Meeting held on 30 April 2013, questions from Ms Faileen James were taken on notice. Those questions and the responses are as follows:

1. *Recently the City of Albany was accepting medical waste at its general landfill site including contaminated syringes, bloody operating theatre swabs and body tissue parts. Does this practice continue and what protections does the community have under the new scheme that waste contaminants such as HIV and hepatitis B and C are not a risk to the community by this land use?*

The City of Albany landfill site is licensed to accept Type 2 Special Waste (Biomedical Waste). This type of waste is classified as not requiring incineration and is approved for supervised burial. It does not include body parts. This type of waste is taken to the crematorium for disposal.

Strict procedures are followed in respect to burial of this type of waste. The practise is compliant with all requirements and is considered appropriate given the relatively small volume of this waste stream received annually.

2. *The Hanrahan Road waste site has for several years been leaching environmentally damaging poisons into surrounding lands and waterways adjacent to that site. What safeguards are within the new scheme to avoid this, and protect adjacent landholders and the community's waterways from contamination?*

Water monitoring data does not indicate any environmentally damaging "poisons" are leaching into surrounding lands and waterways at dangerous levels. The landfill is regulated by the DEC through the issue of a landfill licence and the conditions imposed by the licence. The City works closely with the DEC to ensure it meets the requirements of the licence and that environmental conditions are closely monitored. The new leachate system aims to contain all leachate within the site. The final stage of the leachate system will be complete next year.

3. *What safeguards are within the scheme to protect current listed heritage sites and sites not currently listed but of historical significance including indigenous heritage sites of cultural significance?*

Part 7 of draft Local Planning Scheme 1 sets out a process to establish and maintain a heritage list. A recommended modification to the Scheme allows for all places contained on the Schedule of Places of Heritage Value under TPS 1A deemed to be Heritage List under the new Scheme.

With regard to the protection of indigenous heritage sites, Section 10.6 lists matters to be considered by Local Government in considering an application for planning approval. A recommended modification to the Scheme requires that the conservation of any place that has been included on Department of Indigenous Affairs database of Aboriginal heritage site or any other Aboriginal Heritage Study adopted by the Local Government be considered.

4. *What safeguards are in the new scheme to ensure valuable agricultural land is maintained for food production?*

Valuable agricultural land has been identified by the Department of Agriculture and Food under the Lower Great Southern Strategy and shown in the Albany Local Planning Strategy. The draft LPS1 zones this land as Priority Agriculture. The objectives of this zone are to:

- i) Identify agricultural land resources that are considered to be of State and/or regional significance;
 - ii) Provide for sustainable intensive and extensive agriculture activities or rural industries that do not impact upon agricultural activities and protect those land uses from incompatible developments;
 - iii) Manage in a sustainable manner the soil and water resources available in the zone;
 - iv) Prevent land uses and development within the zone that may adversely impact on the continued use of the zone for agricultural purposes; and
 - v) Provide for value-adding opportunities to agricultural and rural products on-site.
5. *Has the City had regard to the policies of the Shire of Jerramungup which developed policies that have received state accolades for the protection of agricultural land?*

Section 2.2 of the draft LPS1 allows for the preparation of Local Planning Policies by the local government in respect of any matter related to the planning and development of the Scheme area. It was, however not the objective within the review process of planning schemes to develop local planning policies.

6. *How does the scheme ensure that the wonderful views of the harbour and the Sound, for which this community is prized, is retained for public enjoyment in perpetuity?*

LPS1 includes height controls in certain zones and appropriate R-codes to protect these significant areas. State planning policies and guidelines, like visual landscape planning in Western Australia, are taken into account when planning applications are assessed.

There is no established planning principle within the WA planning system that allows for the protection of views and hence it is not contained under Section 10.6 (Matters to be considered by Local Government) of draft LPS1. Where such a principle has been established (for example under the British planning system) only views to heritage buildings in public domain are protected, not landscape views. Should the people of Albany wish to introduce such a planning principle as a matter to be considered in the assessment of planning applications, it will require the process under Section 2.2 (Preparation of a Local Planning Policy) of draft LPS1 to be followed.

At the Special Council Meeting held on 30 April 2013, Ms Juliet Albany asked a question which was taken on notice. The question and response is as follows:

“The adoption of the scheme gives legal weight to attached policies. In September 2011 Policy Manual published by Council included the conceptual District Structure Plan. A number of residents of Parade Street and Serpentine Road met to protest the values attached by this policy to their roads. Councillor Wellington attended this meeting and gave an undertaking that Council would work with the residents. How is this commitment to be undertaken now, with the new Town Planning Scheme? Is there a view of the Conceptual District Structure Plan planned, and in what time frame, and if not, why not?”

Local people are still waiting, we are still not happy and yet it looks as if we are not being heard.”

The Conceptual District Structure Plan is only a conceptual guide. It is acknowledged that the Conceptual District Structure Plan requires more work, and discussions around refining this plan have commenced with the Department of Planning. These discussions will form part of the Albany Local Planning Strategy review process.

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.

6:07:22 PM Mr Barry Crane, Kronkup

Summary of key points:

- Spoke in support of the Responsible Officer Recommendation for Item 2.4: Final Approval of Amendment-Lot 116 Forsyth Glade, Kronkup.

6:10:18 PM Mr Tony Stanton, Little Grove

Mr Stanton’s Tabled Address is detailed at Appendix B. Summary of key points:

- Fee increase at ALAC for people with disabilities

Executive Director Community Services provided the following response to Mr Stanton’s address:

The City and its dedicated, professional staff have achieved significant improvements and outcomes in the access and inclusion area more generally. A small sample of this work includes:

- Provision of beach wheelchairs at Emu Pt and Middleton Beach so people with disabilities can enjoy Albany’s two popular tourist beaches.
- A floating jetty at Emu Point.
- Infrastructure improvements at the ALAC which allow people with disabilities easy access to the pool.
- Wheelchair access throughout ALAC - daily
- Water wheelchair at ALAC
- Dry wheelchair at ALAC.
- Disability exercise classes taken in pool twice per week, enjoyed by approx 25 people per class.

ORDINARY COUNCIL MEETING
MINUTES – 21/05/2013
** REFER DISCLAIMER **

- Disability Games on Wednesday mornings in the ALAC basketball court area held weekly, enjoyed by 50 people per session.
- Universal access change rooms (x2) plus hoist at ALAC used daily & intensively
- Some machines in the ALAC gym are now able to cater for wheelies – e.g. arm ergometer, cable.
- Large Print, Adult literacy and Audio Book Collections, Home Library Service
- EBook, eAudio and alternative digital formats such as 'Daisy'
- Assistive technology, with SIMON Text to speech reader and CCTV Print-magnifier machine for the Vision-impaired
- Technology familiarisation sessions at the Library e.g. EBook devices, basic internet searching etc.
- Volunteer opportunities at Library – We have one volunteer with severe epilepsy help out at the library one hour per week
- Increase to borrowing entitlements for all users across all formats (previously had a number of restrictions)
- Increasing resources considering special needs e.g. e-audio books and physical resources acquired through building partnerships such as through a recent donation from Ladies Auxiliary wing of the Association for the Blind
- Room hire at the Vancouver Arts Centre which is currently used weekly by three organisations which provide services to people with disabilities.
- Improving accessibility at the Vancouver Arts Centre.
- Special rubbish collection service for eligible people with mobility and other impairments who cannot manoeuvre their wheelie bins without assistance.
- Establishing an Access and Inclusion Working Group which advises the City on improvements needed to its services, facilities and information in order to be more accessible.
- Working with the Disability Services Commission and the Princess Royal Sailing Club to deliver a 'sailability program'
- Recognising and celebrating 'Sportspeople with Disabilities' at the Sportsperson of the Year Awards.

Over time the City has developed excellent and productive working relationships with stakeholders in the disability services sector. These stakeholders are largely supportive of the work we do, and the professionalism of the City's staff. The City, its Executive and staff are always looking for ways to make our services and our information more accessible to people with disabilities, and this is not only appreciated by our stakeholders, but by people with disabilities and their carers/families who benefit from the services we deliver.

An example of this support from our stakeholders comes from the WA Disabled Sports Association, which has supported Council's decision to align the fees for 1:1 'special needs swim classes with the so-called mainstream classes. I quote Derek Mahady:

- *"For the record, our position regarding "special fees" or concessions is as follows:*
 - *Disability by itself does not warrant concession;*
 - *Each local authority determines its own policy on concessions/rates and which services, given individual circumstances and needs presented;*
 - *WADSA encourages concessions to those in need of them, whether they are disabled or not;*
 - *WADSA's support of this stance is we provide training awareness, support, modified activities, adaptive equipment and sustainable program advice successfully to a broad range of councils across the state, including an extensive program at ALAC, all free of charge."*

ORDINARY COUNCIL MEETING
MINUTES – 21/05/2013
** REFER DISCLAIMER **

The City is dedicated to the ongoing professional development of its staff. In relation to training, Section 5 of the current Enterprise Agreement states:

- *“Training shall be provided by the City to employees who work an average of 16 hours or more in each 4 week cycle.(regardless of them being permanent employees or casual employees)*
- *The parties agree that training for re-accreditation and other approved training shall be undertaken in paid time and the costs associated with the training shall be covered by the City”.*

The City’s Disability Access and Inclusion Plan (DAIP) was prepared with full consultation with the sector; with people with disabilities, their families and carers, and submitted with the Disability Services Commission prior to the expiration of the City’s previous DAIP. The Disability Services Commission has approved the current Access and Inclusion Plan.

The Albany Small Business Association have been consulted with in relation to their financial offer of support and are happy to work with the City to provide a more sustainable solution to this issue.

In summary, the City has a solid record of achievement in provision of services to people with disabilities, and in fostering collaborative working partnerships with various disability services stakeholders. In relation to the ALAC fees, the Council will next review all its fees and charges for the 2013/14 financial year at the June 2013 OCM.

6:20:45 PM Mr Frank Ruggera, 69 Elizabeth Street, Lower King

Summary of key points:

- Thanked Council and the City of Albany, in particular the Works and Services team, on behalf of the Lower King Progress Association for the work recently carried out on Elizabeth Street, Lower King.
- The road is now much safer for pedestrians and other road users.

6:21:39 PM Ms Delma Baesjou, Ayton Baesjou Planning

Summary of key points:

- Spoke in support of the Responsible Officer Recommendation for Item 2.4: Final Approval of Amendment-Lot 116 Forsyth Glade, Kronkup.

6:24:52 PM Mr Jim Swann, Albany Legal

Summary of key points:

- Item 2.3: Development Application-Change of Use to Tavern (Restrictex)-222-226 Stirling Terrace, Albany
- Addressed Council on behalf of the proponent and requested support for the application

6:27:17 PM There being no further speakers the Mayor declared the Public Question and Statement Time closed

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

Mayor D Wellington

Councillors:

Breaksea Ward	R Hammond
Breaksea Ward	V Calleja
Frederickstown Ward	C Dowling
Frederickstown Ward	G Stocks
Kalgan Ward	C Holden
Kalgan Ward	Y Attwell
West Ward	D Dufty
Yakamia Ward	R Sutton
Yakamia Ward	A Hortin JP
Vancouver Ward	S Bowles
Vancouver Ward	D Bostock

Staff:

Acting Chief Executive Officer	G Adams
Executive Director Planning & Development Services	D Putland
Executive Director Works & Services	M Thomson
Executive Director Community Services	C Woods
Minutes	J Williamson

Apologies:

West Ward	G Gregson (Leave of Absence)
Chief Executive Officer	G Foster (Apology)

Two members of the media and approximately 15 members of the public were in attendance.

VII. APPLICATIONS FOR LEAVE OF ABSENCE

**ITEM 7.0: RESOLUTION 1
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR CALLEJA
SECONDED: COUNCILLOR BOWLES**

THAT Councillor Dowling be granted leave of absence from 27 May 2013 to 4 June 2013.

CARRIED 12-0

ITEM 7.0: RESOLUTION 2
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR BOWLES
SECONDED: COUNCILLOR DUFTY

THAT Councillor Calleja be granted leave of absence from 30 May 2013 to 4 June 2013.

CARRIED 12-0

ITEM 7.0: RESOLUTION 3
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR HORTIN

THAT Councillor Dufty be granted leave of absence from 18 June 2013 to 25 June 2013.

CARRIED 12-0

ITEM 7.0: RESOLUTION 4
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR DOWLING
SECONDED: COUNCILLOR STOCKS

THAT Mayor Wellington be granted leave of absence from 18 June 2013 to 25 June 2013.

CARRIED 12-0

VIII. CONFIRMATION OF MINUTES OF PREVIOUS MEETINGS

ITEM 8.0: RESOLUTION 1
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR STOCKS
SECONDED: COUNCILLOR BOWLES

THAT the minutes of the Ordinary Council Meeting held on 16 April 2013, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

CARRIED 12-0

ITEM 8.0: RESOLUTION 2
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR DOWLING
SECONDED: COUNCILLOR HORTIN

THAT the minutes of the Special Council Meeting held on 30 April 2013, as previously distributed, be CONFIRMED as a true and accurate record of proceedings.

CARRIED 12-0

ORDINARY COUNCIL MEETING
MINUTES – 21/05/2013
** REFER DISCLAIMER **

IX. DECLARATIONS OF INTEREST

Name	Item Number	Nature of Interest
Councillor Attwell	4.1	Financial. Payment to JG Kelly and YW Attwell for the returned of a defect liability bond. Councillor Attwell left the Chamber and did not participate in the discussion or vote.
Councillor Stocks	4.1	Financial. Councillor Stocks is a shareholder of a company listed for payment. Councillor Stocks left the Chamber and did not participate in the discussion or vote.
Councillor Bowles	4.1	Impartiality. Councillor Bowles is the secretary of Great Southern Factor Inc. Paperbark Merchants have a sponsorship arrangement with Great Southern Factor Inc. Councillor Bowles 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.

21/05/2013

REFER DISCLAIMER

1.1.1: GOVERNANCE COMMITTEE

Proponent : City of Albany
Attachment : Confirmed Minutes of Governance Committee Meeting held on 8 April 2013
Responsible Officer(s) : Acting Chief Executive Officer (G Foster)

ITEM 1.1.1: RESOLUTION**VOTING REQUIREMENT: SIMPLE MAJORITY****MOVED: COUNCILLOR SUTTON****SECONDED: COUNCILLOR BOWLES****THAT the CONFIRMED minutes of the Governance Committee Meeting held on 8 April 2013, be RECEIVED.****CARRIED 12-0**



GOVERNANCE COMMITTEE

CONFIRMED MINUTES

for the meeting held 5.30pm Monday 8 April 2013,
in the Margaret Coates Boardroom, City Office, North Road, Albany

(File Ref: CM.MEE.6/AM1330838)

Terms of Reference: *The Committee is established under section 7.1A of the Local Government Act 1995 (the Act) and its Regulations. The Committee does not have any delegated authority from Council.*

1.0 ATTENDANCE

Mayor	D Wellington(Chair)
Councillors:	
R Hammond	Member
D Bostock	Member
S Bowles	Member
C Holden	Member
A Hortin	Member
V Calleja	Member
C Dowling	Member
G Stocks	Member
Y Attwell	Member
Staff:	
Chief Executive Officer	G Foster
Executive Director Corporate Services	G Adams
Executive Director Community Services	C Woods
Apologies/Leave of Absence:	
G Gregson	Member
R Sutton	Member
D Dufty	Member

2.0 CONFIRMATION OF MINUTES

ITEM 2.0: RECOMMENDATION

**MOVED: COUNCILLOR BOSTOCK
SECONDED: COUNCILLOR STOCKS**

THAT the minutes of the Governance Committee Meeting held on 11 March 2013, as previously distributed, be accepted as a true and accurate record of proceedings.

CARRIED

3.0 STANDING ITEMS

3.1 Staff Movements

ITEM 3.0: RECOMMENDATION

**MOVED: COUNCILLOR BOWLES
SECONDED: COUNCILLOR HORTIN**

THAT the Staff Movements Report for March 2013 be NOTED.

CARRIED

4.0 ITEMS FOR DISCUSSION

4.1: City of Albany Business Units-Councillor Holden

Councillor Holden brought forward discussion on the City of Albany involving itself in business, specifically Albany Regional Day Care, ALAC cafe and Albany Visitor Centre. Councillor Holden stated that these are three areas that Council do not have to be involved in, and the ALAC Cafe should be leased or sold. Councillor Holden also questioned whether the City should be running ALAC and raised the following points:

- Regional Day Care Centre was successful compared to privately run child care centres. Why are we running a Visitor Centre, when it could be run by a private enterprise.
- The Strategic Asset Management Plan required the City to make allowance for building replacement. If so, why will the City be setting aside money for business units that are not a core requirement?

Mayor Wellington stated that it had historically been difficult to attract potential lessees for the ALAC cafe and that a tender had had no responses. It may be highly desirable that the City did not run the cafe but there has been no commercial interest.

Executive Director Community Services responded that the cafe was now running at a small profit. It is not recommended to lease out various units of ALAC as separate entities.

There was general discussion over Council's responsibility to provide for the community's needs, and whether services needed to be rationalised.

AGENDA ITEM 1.1.1 REFERS

Chief Executive Officer responded that local government generally provide services that are not profit driven. Local government is a social service institution.

Executive Director Corporate Services will have the finance team examine options for business units at the direction of Council.

5.0 ITEMS TO BE DISCUSSED AT NEXT MEETING

6.0 GENERAL DISCUSSION

Staff left the meeting at 7.19PM.

7.0 DATE OF NEXT MEETING: 9 May 2013

8.0 CLOSURE OF MEETING

STATUS REPORT ON DEFERRED ITEMS FROM PREVIOUS MEETINGS

Meeting Date	Item No.	Details/Status
11/03/2013	4.1	STANDING ORDERS LOCAL LAW. Laid on the table. Council is currently operating under Standing Orders Local Law 2009, pending review of Local Law Meeting Procedures 2011 by the Joint Standing Committee on Delegated Legislation.

1.2: COMMON SEAL AND EXECUTED DOCUMENTS UNDER DELEGATION REPORTS

Responsible Officer : Chief Executive Officer (G Foster)
Attachments : Common Seal Report

IN BRIEF

- Receive the Common Seal Reports for April 2013, which include decisions made by Delegated Authority

ITEM 1.2: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR DOWLING

THAT the Common Seal Report for April 2013 be RECEIVED.

CARRIED 12-0

NCSR1330070 CM/STD.2
COPY OF COMMON SEAL
ITEM 1.4 OCM: 19.02.13
RE: PARKING AND PARKING FACILITIES AMENDMENT LOCAL LAW 2012
PARTIES: CITY OF ALBANY
SIGNED BY MAYOR AND A/CEO G FOSTER 1 COPY

NCSR1330073 C12018
COPY OF COMMON SEAL
ITEM 4.4 OCM: 19.02.13
RE: CONTRACTS (X3) FOR C12018 PANEL OF SUPPLIERS - LEGAL SERVICES
PARTIES: CITY OF ALBANY AND LATRO LAWYERS, HAYNES ROBINSON, ALBANY
LEGAL
SIGNED BY MAYOR AND A/CEO G FOSTER 6 COPIES

NCSR1330213 655-10
COPY OF COMMON SEAL
ITEM N/A OCM: N/A
RE: SECTION 70A NOTIFICATION FOR SURVEY STRATA APPROVAL 655-10 LOT 1 & 2
ON SP 58677 SOUTH COAST HWY
PARTIES: CITY OF ALBANY AND THEODORE GLYN WATKINS AND ELIZABETH JOAN
WATKINS
SIGNED BY MAYOR AND A/CEO G FOSTER 1 COPY

NCSR1330214 143603
COPY OF COMMON SEAL
ITEM N/A OCM: N/A
RE: SECTION 70A NOTIFICATION FOR SUBDIVISION APPROVAL 143603 LOT 11 ON
DP 725829 WOLLASTON ROAD
PARTIES: CITY OF ALBANY AND HANK FRANCIS MORRISON AND LYNDA GAYE
FORD
SIGNED BY MAYOR AND A/CEO G FOSTER 1 COPY

NCSR1330314 PRO172
COPY OF COMMON SEAL
ITEM: 1.1 OCM: 18.09.12
RE: DEED OF ASSIGNMENT OF LEASE - HANGAR SITE 7 ALBANY REGIONAL
AIRPORT 35615 ALBANY HIGHWAY DROME
PARTIES: CITY OF ALBANY AND IAN REEVES - ASSIGNOR AND RANDALL WIGGINS -
ASSIGNEE
SIGNED BY MAYOR AND A/CEO G FOSTER 3 COPIES

NCSR1330315 PRO351
COPY OF COMMON SEAL
ITEM: 1.1 OCM: 18.09.12
RE: DEED OF EXTENSION OF LEASE - 39 MERCER ROAD WALMSLEY
PARTIES: CITY OF ALBANY AND SOUTH COAST NATURAL RESOURCE
MANAGEMENT INC.
SIGNED BY MAYOR AND A/CEO G FOSTER 2 COPIES

NCSR1330316 C12008

COPY OF COMMON SEAL

ITEM: 5.1 OCM: 19.02.13

RE: CONTRACTS C12008 (A) GREENWASTE COLLECTION ONLY WITH
TRANSPACIFIC CLEANAWAY AND C12008 (B) GREENWASTE - PROCESSING ONLY
WITH VANCOUVER WASTE SERVICES PTY LTD.

PARTIES: CITY OF ALBANY AND TRANSPACIFIC CLEANAWAY AND VANCOUVER
WASTE SERVICES PTY LTD.

SIGNED BY MAYOR AND A/CEO G FOSTER 4 COPIES

EDR1329862 C12019
EXECUTED DOCUMENT
ITEM: 5.3 OCM: 16.10.12
RE: PROGRESS PAYMENT NO 2 FOR CONTRACT C12019 - LOWER DENMARK ROAD
(SLK14.65-18.2)
PARTIES: CITY OF ALBANY AND ARMOGEDIN (TRADING AS GREAT SOUTHERN
SANDS)
SIGNED BY A/CEO G FOSTER 1 COPY

1329863 PRO380
EXECUTED DOCUMENT
ITEM:1.1 OCM: 18.9.12
RE:RESIDENTIAL TENANCY AGREEMENT FORM 24A - 35615 ALBANY HIGHWAY
DROME (AIRPORT RESIDENCE)
PARTIES: CITY OF ALBANY AND ANNA PAGE
SIGNED BY A/CEO G FOSTER 2 COPIES

EDR1329993 GS.PRG.22
EXECUTED DOCUMENT
ITEM: 1.1 OCM: 18.09.12
RE: FUNDING AGREEMENT REGIONAL ROAD GROUP
PARTIES: CITY OF ALBANY AND MAIN ROADS REGIONAL ROAD GROUP
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1330066 GS.APC.7
ITEM: 4.6 OCM: 15.03.11
RE: CONDITIONS OF GRANT SCHEDULE FOR LOTTERIES TRAILS GRAND ROUND -
REALIGNMENT OF MUNDA BIDDI TRAIL ELLEKER TO ALBANY
PARTIES: CITY OF ALBANY AND LOTTERYWEST
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1330069 GS.APC.53
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.3.11
RE: PARTICIPATION - SPORTSPERSON AWARD GRANT AGREEMENT AND
ACQUITTAL
PARTIES: CITY OF ALBANY AND DEPARTMENT OF SPORT AND RECREATION
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1330095 PS.ACQ.1
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.03.11
RE: RESOURCE OT RISK - GENERATED BUSINESS CASE FOR CITY OF ALBANY
PARTIES: CITY OF ALBANY
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1330210 RD.ACQ.1
EXECUTED DOCUMENT
ITEM: 4.7 OCM: 19.03.13
RE: APPLICATION FOR APPROVAL OF FREEHOLD LOT 4559 STANLEY ROAD -
YOUNGS SIDING
PARTIES: CITY OF ALBANY
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1330211 PRO289
EXECUTED DOCUMENT
ITEM: N/A OCM: N/A
RE: APPLICATION FOR PLANNING SCHEME CONSENT - UWA BUILDING - REPAIRS
TO STAIRCASE
PARTIES: CITY OF ALBANY AND CONTRACTOR PETER BAXENDALE CONSULTING
ENGINEER
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1330243 GS.PRG.22
EXECUTED DOCUMENT
ITEM: 4.6 OCM: 15.03.2011
RE: GRANT ACQUITTAL FOR DEPARTMENT OF REGIONAL DEVELOPMENT AND
LANDS - ANZAC PEACE PARK PROJECT 2010-2011 (GROUP ALLOCATION CLGF)
PARTIES: CITY OF ALBANY AND DEPARTMENT OF REGIONAL DEVELOPMENT AND
LANDS
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1330319 A181595
EXECUTED DOCUMENT
ITEM: N/A OCM: N/A
RE: APPLICATION FOR BUILDING PERMIT - 33-39 STIRLING TERRACE ALBANY
PARTIES: CITY OF ALBANY AND UWA ALBANY
SIGNED BY A/CEO G FOSTER 1 COPY

EDR1330322 AMD308
EXECUTED DOCUMENT
ITEM: 2.5 OCM: 11.10.11
ITEM: 2.4 OCM: 19.06.12
RE: REZONING OF LOT 4 COSY CORNER ROAD, KRONKUP FROM "RURAL" ZONE TO
"SPECIAL RURAL" ZONE
PARTIES: CITY OF ALBANY AND A & P LONDON
SIGNED BY A/CEO G FOSTER 3 COPIES

**2.2: PLANNING AND BUILDING REPORTS APRIL 2013 AND
CORRECTED PLANNING AND BUILDING REPORTS FOR MARCH
2013.**

Responsible Officer : Executive Director Planning and Development
Services (D Putland)
Attachment : Planning and Building Reports April 2013
Corrected Planning and Building Reports March
2013

IN BRIEF

- Receive the corrected contents of the Planning and Building Reports received by Council at the Ordinary Council Meeting held 19 March 2013. The reports presented to the March OCM were incorrect due to an administrative error.
- Receive the contents of the Planning and Building Report for April 2013

**ITEM 2.2: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR HORTIN
SECONDED: COUNCILLOR SUTTON**

THAT Responsible Officer Recommendations 1 and 2 be carried EN BLOC.

CARRIED 12-0

**ITEM 2.2: RESPONSIBLE OFFICER RECOMMENDATION 1
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT the corrected Planning and Building Report for March 2013 be RECEIVED.

CARRIED EN BLOC

**ITEM 2.2: RESPONSIBLE OFFICER RECOMMENDATION 2
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT the Planning and Building Report for April 2013 be RECEIVED.

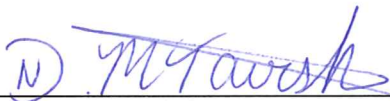
CARRIED EN BLOC

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – March 2013
Date : 10 April 2013

1. In March 2013, 71 building permits were issued for building activity worth \$6,868,612.00. This included 3 demolition licences and 2 sign licences.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the permits issued for March 2013, the ninth month of activity in the City of Albany for the financial year 2012/2013.



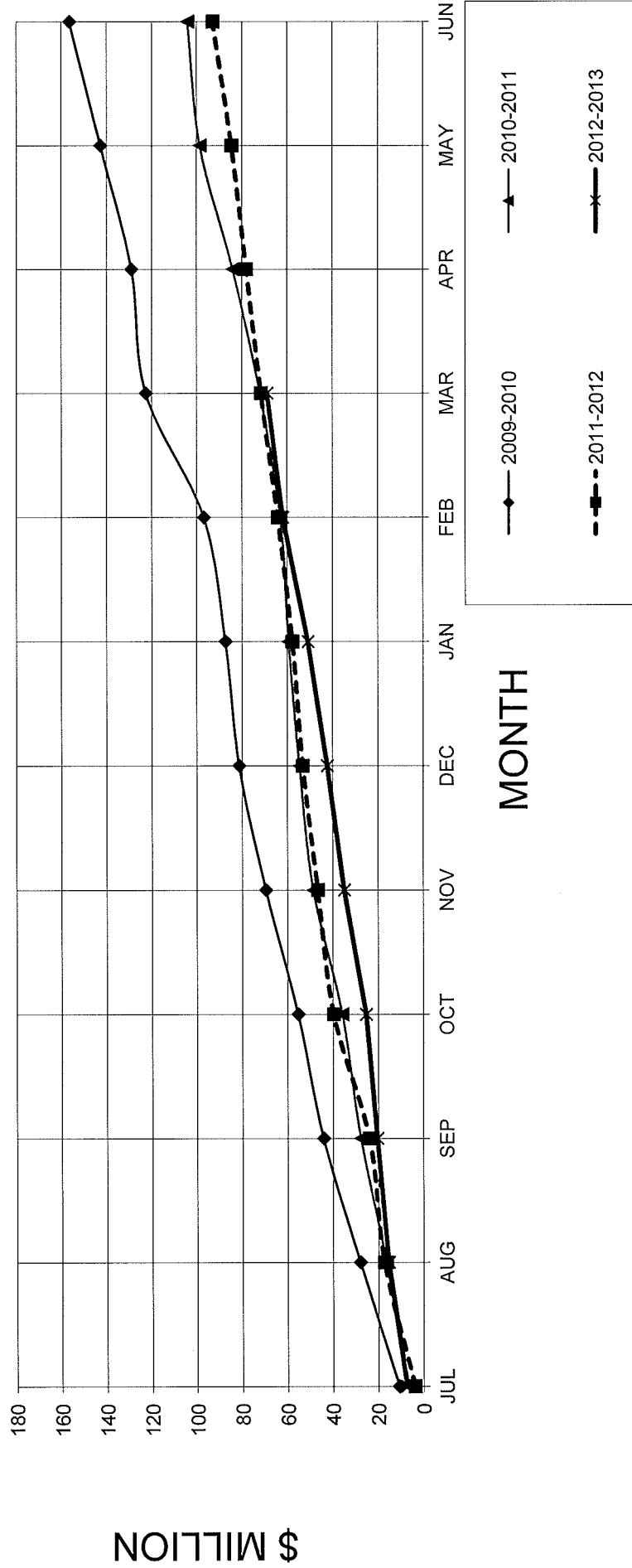
Druella McTavish
Building Services Liaison Officer

CITY OF ALBANY

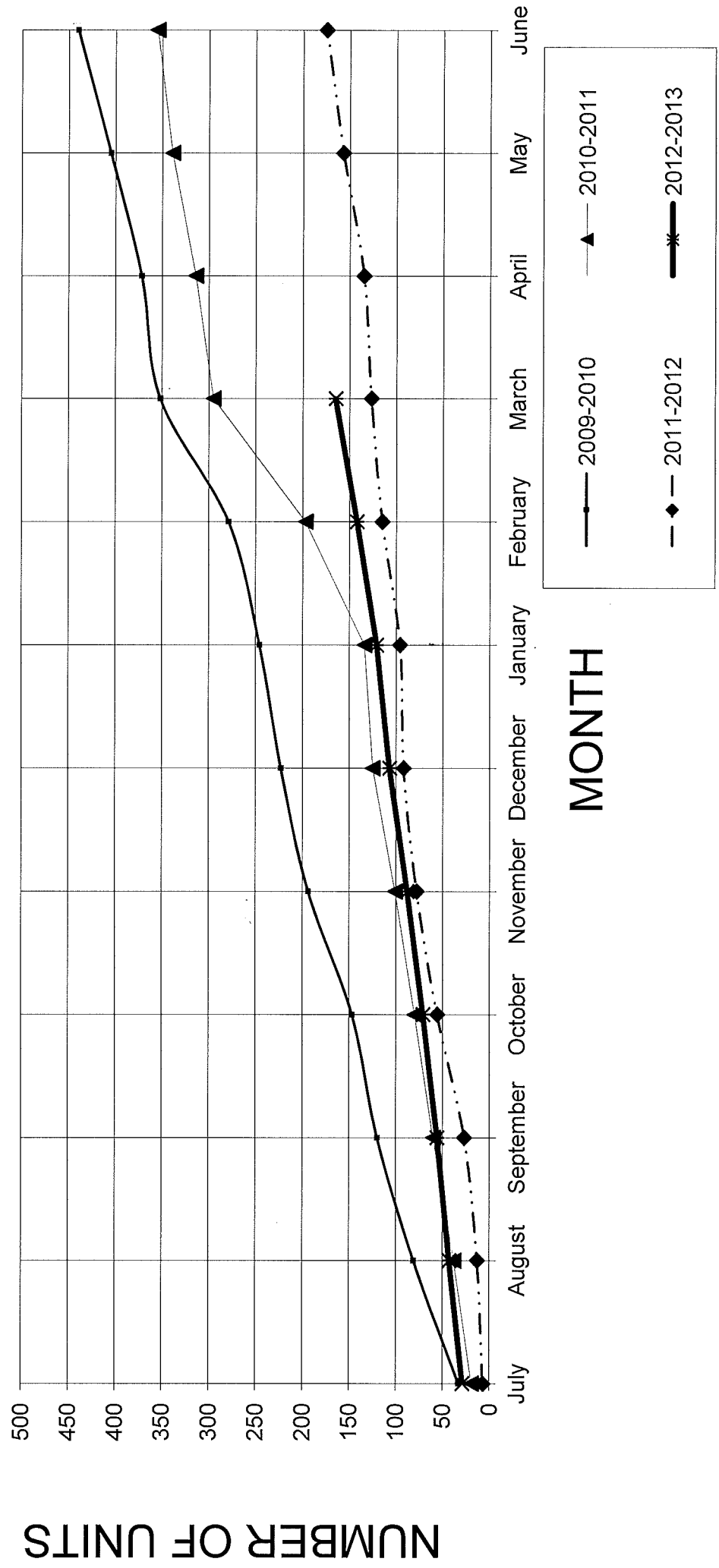
BUILDING CONSTRUCTION STATISTICS FOR 2012 - 2013

2012/2013	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	22	4,930,929	7	1,540,000	29	88,932	27	626,539			1	47,755	5	182,000	3	55,000	7,471,155
AUGUST	14	3,147,178			14	398,741	19	508,776			2	3,183,000	3	505,000	7	208,268	7,950,963
SEPTEMBER	13	3,038,367	0	0	13	295,781	4	126,277	0	0	0	0	1	1,319,449	12	353,613	5,133,487
OCTOBER	15	3,380,083	0	0	15	443,633	3	360,000	0	0	0	0	0	0	6	727,986	4,911,702
NOVEMBER	16	4,319,242	1	3,080,100	17	309,953	19	587,386	0	0	1	900,000	3	63,000	6	367,733	9,627,414
DECEMBER	18	5,491,722	1	185,000	19	73,900	18	379,118	0	0	0	0	6	1,002,000	6	389,900	7,521,640
JANUARY	14	4,044,988	0	0	14	349,665	14	453,957	0	0	1	2,614,700	3	867,193	3	120,578	8,451,081
FEBRUARY	19	5,402,377	2	4,258,553	21	171,645	17	145,218	0	0	0	0	10	960,664	5	105,300	11,043,757
MARCH	23	5,389,389.00	0	0	23	304,420	18	322,709	0	0	0	0	4	489,979	7	362,115	6,868,612
APRIL																	
MAY																	0
JUNE																	0
TOTALS TO DATE	154	39,144,275	11	9,063,653	165	2,436,670	139	3,509,980	0	0	5	6,745,455	35	5,389,285	55	2,690,493	68,979,811

BUILDING ACTIVITY \$M Value



DWELLING UNITS



Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130035	OUTDOOR WORLD	Owner's name and address	PATIO - UNCERTIFIED		70 Lot 232	GREEN ISLAND	BAYONET HEAD
130099	PULS PATIOS	not shown at their request KG PARKER & CM	SHED - UNCERTIFIED		91 Lot 931	CRESCENT ALLWOOD PARADE	BAYONET HEAD
130122	PULS PATIOS	THOMAS ALBANY LIFESTYLE	PATIO - UNCERTIFIED		20 Lot 500	ALISON PARADE	BAYONET HEAD
130125	RYDE BUILDING	VILLAGE PTY LTD Owner's name and address	NEW DWELLING - UNCERTIFIED		16 Lot 452	PAUL TERRY DRIVE	BAYONET HEAD
130126	RYDE BUILDING	COMPANY PTY LTD Owner's name and address	NEW DWELLING - UNCERTIFIED		15 Lot 669	MCCARDELL CRESCENT	BAYONET HEAD
130167	RYDE BUILDING	COMPANY PTY LTD Owner's name and address	NEW DWELLING - UNCERTIFIED		2 Lot 740	UNION CLOSE	BAYONET HEAD
130181	RYDE BUILDING	COMPANY PTY LTD Owner's name and address	NEW DWELLING - UNCERTIFIED		24 Lot 725	GRENFELL DRIVE	BAYONET HEAD
130189	OWNER BUILDER	COMPANY PTY LTD not shown at their request ZR HARFIELD	PATIO - UNCERTIFIED		27 Lot 633	WATERS ROAD	BAYONET HEAD
130196	TRICOAST CIVIL	LOWE PTY LTD &	RETAINING WALLS -		Lot 9005	LOWER KING ROAD	BAYONET HEAD
120561	OCCUPANCY PERMIT	HOUSING AUTHORITY AMAROO CARE	UNCERTIFIED OCCUPANCY PERMIT		63 Lot 304	PIONEER ROAD	CENTENNIAL PARK
130139	AD CONTRACTORS	SERVICES INC G D'AURIZIO	DEMOLITION PERMIT		116 Lot 251	LOCKYER AVENUE	CENTENNIAL
130160	PTY LTD Baroven Pty Ltd	STEAD ROAD PTY LTD	FIT OUT - CERTIFIED		160 Lot 300	ALBANY HIGHWAY	PARK CENTENNIAL
130172	EYERITE SIGNS	Owner's name and address not shown at their request	SIGN		Lot 45	SANFORD ROAD	PARK CENTENNIAL
130199	Baroven Pty Ltd	STEAD ROAD PTY LTD	BUILDING APPROVAL CERTIFICATE DEMOLITION (RELOCATE)		160 Lot 300	ALBANY HIGHWAY	PARK CENTENNIAL
130176	RA POMERY & CO	F & B ATKINS	DEMOLITION (RELOCATE)		9 Lot 932	ROE PARADE	PARK EMU POINT
130144	BUILDING APPROVAL CERT	K & P PEARNS	EXISTING DWELLING) BUILDING APPROVAL CERT		3 Location 366 Lot 132	FLEET STREET	GLEDHOW

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130154	OUTDOOR WORLD	Owner's name and address	PATIO - UNCERTIFIED	263	Lot 1	SOUTH COAST HIGHWAY	GLEDHOW
130177	WREN (WA) PTY LTD	not shown at their request G & D HATHAWAY	SHED - UNCERTIFIED	111	Lot 201	PEARSON PLACE	GLEDHOW
130190	GC EVANS	Owner's name and address	NEW HOUSE - UNCERTIFIED	4	Location 2308	HART VIEW	KING RIVER
130086	BUILDING APPROVAL	not shown at their request D & R DE BONDE	UNCERTIFIED BUILDING APPROVAL	125	Lot 29	COOMBES ROAD	KRONKUP
130076	CERT RYDE BUILDING	Owner's name and address	CERTIFICATE FOR PATIO RETAINING WALLS, W NEW DWELLING -	116	Lot 39	O'CONNELL STREET	LITTLE GROVE
130115	COMPANY PTY LTD AGCRETE	not shown at their request B & G MYERS	UNCERTIFIED SHED - UNCERTIFIED	116	Lot 39	O'CONNELL STREET	LITTLE GROVE
130131	MCB CONSTRUCTION PTY LTD	L & C TAYLOR	SHED - UNCERTIFIED	104	Lot 11	BAY VIEW DRIVE	LITTLE GROVE
130142	HOME GROUP WA GREAT SOUTHERN PTY LTD	Owner's name and address	NEW DWELLING -	2A	Lot 150	SHORE TERRACE	LITTLE GROVE
130033	LEIGH SELEPAK & JENNIFER SOLLIS	not shown at their request LA SELEPAK & JA SOLLIS	UNCERTIFIED NEW DWELLING -		Lot 5	MAI STREET	LOCKYER
130051	LEIGH SELEPAK & JENNIFER SOLLIS	JA SOLLIS & LA SELEPAK	UNCERTIFIED SHED - UNCERTIFIED		Lot 5	MAI STREET	LOCKYER
130123	JENNIFER SOLLIS RYDE BUILDING	Owner's name and address	ADDITIONS GAMESROOM - UNCERTIFIED	17	Location 6298	BANKS STREET	LOCKYER
130011	COMPANY PTY LTD DUNKELD CONSTRUCTION PTY LTD	not shown at their request AB CURNOW & S CURNOW	UNCERTIFIED PATIO/CARPORT -	99	Location 7	THE ESPLANADE	LOWER KING
130145	WA COUNTRY BUILDERS PTY LTD	CURNOW Owner's name and address	UNCERTIFIED NEW DWELLING -		Location 520	HILLVIEW RISE	LOWER KING
130192	PULS PATIOS	not shown at their request ER GORMAN	UNCERTIFIED PATIO - UNCERTIFIED	7	Location 7	WINDERMERE ROAD	LOWER KING
130194	TURPS STEEL FABRICATIONS	GS SWANEPOEL & C DE VRIES	SHED - UNCERTIFIED	39B	Lot 1	SLATER STREET	LOWER KING
130180	KOSTERS STEEL CONSTRUCTION PTY LTD	S & A COPPACK	SHED - UNCERTIFIED		Lot 25	LAITHWOOD CIRCUIT	MARBELUP

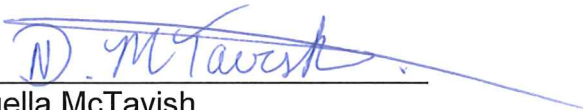
Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130119	HOME GROUP WA GREAT SOUTHERN PTY LTD	Owner's name and address	NEW DWELLING -		40: Lot 357	COMET CORNER	MCKAIL
130128	WREN (WA) PTY LTD	not shown at their request WK DERRICK & LT	UNCERTIFIED NEW DWELLING -		29: Lot 345	COMET CORNER	MCKAIL
130132	WREN (WA) PTY LTD	ARMSTRONG AP DRUMMOND	UNCERTIFIED NEW DWELLING -		34: Lot 360	COMET CORNER	MCKAIL
130136	AIKEN PTY LTD	E & C ABALOS	UNCERTIFIED NEW DWELLING -		24: Location 381 Lot	ORION AVENUE	MCKAIL
130140	RYDE BUILDING COMPANY PTY LTD	Owner's name and address	CERTIFIED NEW DWELLING -		754 23: Lot 348	COMET CORNER	MCKAIL
130141	HOME GROUP WA GREAT SOUTHERN PTY LTD	not shown at their request Owner's name and address	UNCERTIFIED NEW DWELLING -		31: Location 381 Lot 703	O'KEEFE PARADE	MCKAIL
130156	WREN (WA) PTY LTD	Owner's name and address	UNCERTIFIED NEW DWELLING -		23: Location 492 Lot 174	MOON PARADE	MCKAIL
130163	FORMATION HOMES PTY LTD	not shown at their request Owner's name and address	UNCERTIFIED NEW DWELLING -		19: Lot 728	KITCHER PARADE	MCKAIL
130170	HOME GROUP WA GREAT SOUTHERN PTY LTD	not shown at their request Owner's name and address	UNCERTIFIED NEW DWELLING -		13: Lot 339	SATELLITE CLOSE	MCKAIL
130174	DENMARK SHEDS & PATIO CONSTRUCTION	not shown at their request AP DRUMMOND	UNCERTIFIED SHED - UNCERTIFIED		34: Lot 360	COMET CORNER	MCKAIL
130175	RYDE BUILDING	Owner's name and address	NEW DWELLING -		35: Location 381 Lot	GERDES WAY	MCKAIL
130149	COMPANY PTY LTD OWNER BUILDER	not shown at their request M WAREING & LE VAN HALTEREN	UNCERTIFIED SIGN		716 Lot 1 26A	MIDDLETON ROAD	MIDDLETON BEACH
130203	BUILDING APPROVAL CERT	M MANDZIJ & DW HALL	BUILDING APPROVAL CERT - STRATA		11: Lot 11	BARNETT STREET	MIDDLETON BEACH
120560	OCCUPANCY PERMIT OWNER BUILDER	R & P KERRUISH	OCCUPANCY PERMIT		157: Lot 5	CHESTER PASS ROAD	MILPARA
130166	OWNER BUILDER	MR R K & G F STUTLEY	GARAGE - UNCERTIFIED		94: Lot 132	RUFUS STREET	MILPARA
130184	R & DG CEKEREVAC	J & N HAMMENT	ALTERATION TO		58: Lot 7	RUFUS STREET	MILPARA
			DWELLING - CERTIFIED				

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130155	OUTDOOR WORLD	Owner's name and address not shown at their request SI NELSON	PATIO - UNCERTIFIED	12	Lot 1125	SUFFOLK STREET	MOUNT CLARENCE MOUNT
130138	MS SUSANNE IRENE		ALTERATIONS TO	2-4	Location Lot 32	DICKS STREET	
130143	NELSON MARTYN METTAM	MHR METTAM	ORIGINAL FLOORPLAN NEW DWELLING -	14-20	33 Lot 1	GILLAM PLACE	MELVILLE MOUNT
130164	SONNY ORO	SVAN THIEL	CERTIFIED PATIO - UNCERTIFIED	6	Lot 289	MAWSON STREET	MELVILLE MOUNT
130178	OWNER BUILDER	JT MCCORMICK	SHED - UNCERTIFIED	11	Lot 8	VICTORIA STREET	MELVILLE MOUNT
130130	CREATION HOMES	ALBANY PORT AUTHORITY	ADDITIONS/ALTERATION	158	Lot 12	PRINCESS ROYAL DRIVE	MELVILLE PORT ALBANY
130159	RYAN & JANE TAYLOR	Owner's name and address not shown at their request CM MCINTYRE & WG	S - CERTIFIED NEW DWELLING - UNCERTIFIED		Location 6636 Lot 2	REDMOND WEST ROAD	REDMOND WEST ROBINSON
130137	DOWNRITE DEMOLITION	CURLEWIS R & T HARVEY	DEMOLITION PERMIT	76	Lot 106	ROBINSON ROAD	ROBINSON
130148	OWNER BUILDER		SHED - UNCERTIFIED	23	Location 33 Lot 10	SEAWOLF ROAD	ROBINSON
130182	PULS PATIOS	D & E CHILDS	VERANDAH - UNCERTIFIED	154	Location 2480 Lot 222	PRINCESS AVENUE	ROBINSON

CITY OF ALBANY
REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – April 2013
Date : 3 May 2013

1. In April 2013, 62 building permits were issued for building activity worth \$5,397,763.00, 2 demolition licences and 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 permits issued for April, the tenth month of activity in the City of Albany for the financial year 2012/2013.



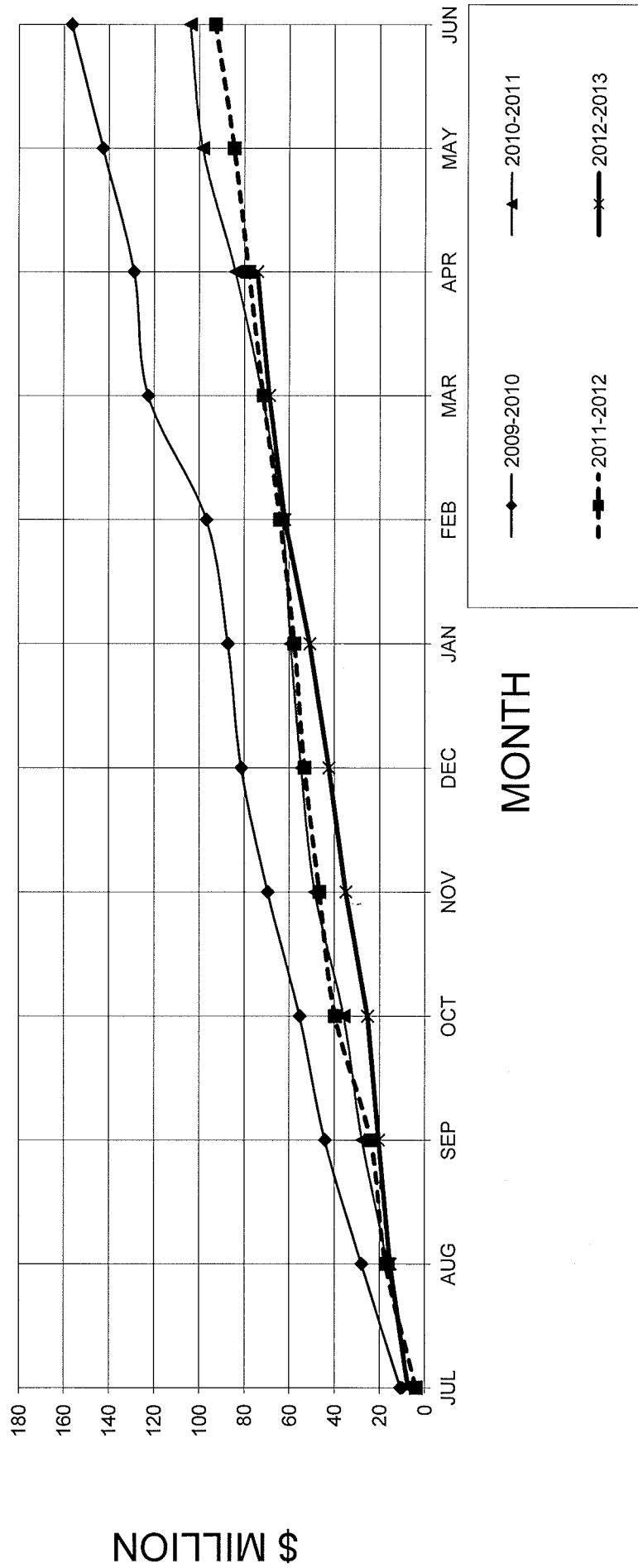
Druella McTavish
Building Services Liaison Officer

CITY OF ALBANY

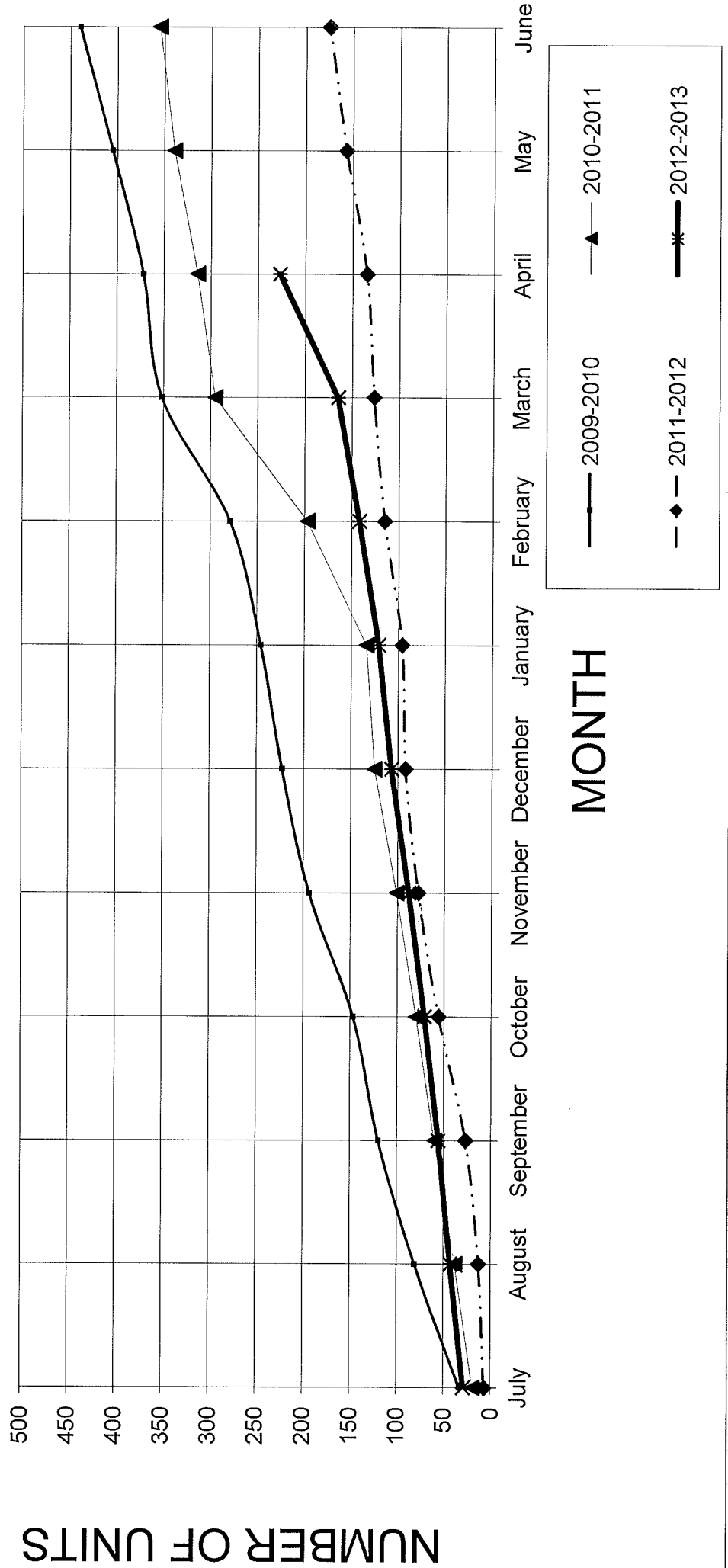
BUILDING CONSTRUCTION STATISTICS FOR 2012 - 2013

2012/2013	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	22	4,930,929	7	1,540,000	6	88,932	27	626,539			1	47,755	5	182,000	3	55,000	7,471,155
AUGUST	14	3,147,178			21	398,741	19	508,776			2	3,183,000	3	505,000	7	208,268	7,950,963
SEPTEMBER	13	3,038,367	0	0	25	295,781	4	126,277	0	0	0	0	1	1,319,449	12	353,613	5,133,487
OCTOBER	15	3,380,083	0	0	31	443,633	3	360,000	0	0	0	0	0	0	6	727,986	4,911,702
NOVEMBER	16	4,319,242	1	3,080,100	16	309,953	19	587,386	0	0	1	900,000	3	63,000	6	367,733	9,627,414
DECEMBER 2012	18	5,491,722	1	185,000	3	73,900	18	379,118	0	0	0	0	6	1,002,000	6	389,900	7,521,640
JANUARY	14	4,044,988	0	0	12	349,665	14	453,957	0	0	1	2,614,700	3	867,193	3	120,578	8,451,081
FEBRUARY	19	5,402,377	2	4,258,553	13	171,645	17	145,218	0	0	0	0	10	960,664	5	105,300	11,043,757
MARCH	23	5,389,389.00	0	0	19	304,420	18	322,709	0	0	0	0	4	489,979	7	362,115	6,868,612
APRIL	12	3,120,332	0	0	20	388,243	22	291,776	0	0	0	0	3	1,527,575	5	69,837	5,397,763
MAY																	0
JUNE																	0
TOTALS TO DATE	166	42,264,607	11	9,063,653	177	2,824,913	161	3,801,756	0	0	5	6,745,455	38	6,916,860	60	2,760,330	74,377,574

BUILDING ACTIVITY
\$M Value



DWELLING UNITS



BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for April 2013

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130212	OCCUPANCY PERMIT	PERPETUAL TRUSTEES	OCCUPANCY PERMIT	42-68	Lot 104	ALBANY HIGHWAY	ALBANY
130221	MALCOLM DOUGLAS WARBURTON COFFEY CARPENTRY	AUSTRALIA LTD Owner's name and address not shown at their request C & P SALMAGGI	ADDITION - UNCERTIFIED EXTENSION OF DECK - UNCERTIFIED	47 9 37	Location Lot 2 3 Lot 108 Lot 141	FESTING STREET FREEMAN CLOSE KURANNUP ROAD	ALBANY BAYONET HEAD BAYONET HEAD
130197	GS & LA IRONMONGER	DP WATSON & EJ MAY	ALTERATIONS AND ADDITIONS - UNCERTIFIED	69	Lot 709 Lot 9000	MEANANGER CRESCENT HOUGHTON BOULEVARD	BAYONET HEAD BAYONET HEAD
130206	K NIELSEN	K & M DIGNEY Owner's name and address	PATIO - UNCERTIFIED NEW DWELLING -	35 34	Lot 629 Lot 157	WATERS ROAD KURANNUP ROAD	BAYONET HEAD BAYONET HEAD
130218	HOME GROUP WA GREAT SOUTHERN PTY LTD	not shown at their request L VOGT & JR HERBERT Owner's name and address	UNCERTIFIED PATIO - UNCERTIFIED PATIO TO EXISTING SHED	4	Lot 788	GRESHAM TERRACE	BAYONET HEAD
130267	TURPS STEEL	not shown at their request Owner's name and address	UNCERTIFIED SHED & PATIO -	206	Lot 508	LOWER KING ROAD	BAYONET HEAD
130274	FABRICATIONS OCCUPANCY PERMIT	not shown at their request CUSCUNA NOMINEES PTY LTD	UNCERTIFIED OCCUPANCY PERMIT	50	Lot 12	LION STREET	CENTENNIAL
130204	T C & A H HOWARTH	T & A HOWARTH	NEW DWELLING -	17	Lot 43	SANFORD ROAD	PARK CENTENNIAL
130223	EYERITE SIGNS	VELWARE PTY LTD	CERTIFIED SIGN	3-5	Location Lot 45 47	DOUGLAS STREET	PARK CENTENNIAL
130243	OUTDOOR WORLD	Owner's name and address not shown at their request	SHED - UNCERTIFIED	51	Lot 11	CHARLES STREET	PARK GLEDHOW
130214	SOUTH COAST SHEDS	V & K SCAMOZZI	SHED - UNCERTIFIED	70	Lot 18	HUNTON ROAD	KALGAN
130260	OWNER BUILDER	CA BUTLER	RELOCATED SHED - UNCERTIFIED				

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130228	GRANDEUR HOMES	J & D WOODBURY	RECEPTION/ADMIN & STAFF ROOM - CERTIFIED	11		SHELLEY BEACH ROAD	KRONKUP
130200	(MVA) PTY LTD PAUL LENEGAN	ST IVES VILLAGES PTY LTD	PATIO - UNCERTIFIED	21	Lot 1000	BROOKS GARDEN	LANGE
130235	RYDE BUILDING COMPANY PTY LTD	LTD Owner's name and address not shown at their request	NEW DWELLING - UNCERTIFIED	20	Lot 410	BOULEVARD GIFFORD STREET	LOCKYER
130096	MCB CONSTRUCTION PTY LTD	R & K BELL	SHED - UNCERTIFIED	103	Lot 341	THE ESPLANADE	LOWER KING
130157	BUILDING APPROVAL	PL BIRD	BUILDING APPROVAL	164	Location 50 Lot	BON ACCORD ROAD	LOWER KING
130198	ERT RH ESKETT	NB WILKINSON	CERT SHED - UNCERTIFIED	52	Lot 214	BUSHBY ROAD	LOWER KING
130210	METROOF ALBANY	JD HENDERSON & TJ KNAPP	SHED - UNCERTIFIED	11	Lot 24	MORILLA ROAD	LOWER KING
130215	PULS PATIOS	MW ROBSON	PATIO - UNCERTIFIED	57	Lot 303	BAKER STREET NORTH	LOWER KING
130234	SOUTH COAST SHEDS	S & R TREASURE	SHED - UNCERTIFIED	21	Lot 55	BARAMEDA ROAD	LOWER KING
130248	KOSTERS OUTDOOR PTY LTD	T & K BLIGHT	PATIO - UNCERTIFIED	15	Lot 56	BARAMEDA ROAD	LOWER KING
130259	SOUTH COAST SHEDS	D & K BENSEMAN	GARAGE - UNCERTIFIED	649	Location 7 Lot 7	LOWER KING ROAD	LOWER KING
130261	TOWNER BUILDER	GR FREEBOROUGH	SHED - UNCERTIFIED	23	Lot 102	BUSHBY ROAD	LOWER KING
130134	DAVID ANDREW	D & S ROGERS	NEW DWELLING - UNCERTIFIED	24	Location 37/16	GILGE ROAD	LOWLANDS
130245	KOSTERS OUTDOOR PTY LTD	BL FULLER	UNCERTIFIED SHED - UNCERTIFIED	4795	Lot 124	SOUTH COAST HIGHWAY	MARBELUP
130161	MD PHILIP	CD SAMPSON	SHED AND PATIO - UNCERTIFIED	20	Lot 750	STODDART CORNER	MCKAIL
130162	TOWNER BUILDER	D & J BELLAIRS	PATIO ROOF - UNCERTIFIED	18	Location 377 Lot	GLADVILLE ROAD	MCKAIL
130209	TOWNER BUILDER	P & J GRAHAM	UNCERTIFIED GARAGE - UNCERTIFIED	7	Location 399 Lot 171	WEBB STREET	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130211	WA COUNTRY	Owner's name and address	NEW DWELLING -	23	Location 492 Lot	ETHEREAL DRIVE	MCKAIL
130231	BUILDERS PTY LTD PULS PATIOS	not shown at their request R & J HILL	UNCERTIFIED PATIO - UNCERTIFIED	154 20	Lot 523	CLEAVE CLOSE	MCKAIL
130241	OUTDOOR WORLD	Owner's name and address	PATIO - UNCERTIFIED	3	Location 381 Lot	OAK COURT	MCKAIL
130230	OCCUPANCY PERMIT	not shown at their request CITY OF ALBANY	OCCUPANCY PERMIT	3 2	Location RES	FLINDERS PARADE	MIDDLETON
300728A	BOCCAMAZZO	VESTED CROWN LAND) MR T J & MS S R BELL	SHED	26149 Lot 651 20	Lot 60	BRONTE STREET	BEACH MILPARA
130255	RONALD SANKEY	DY VON HOMBRACHT	CARPORIT - UNCERTIFIED	5	Lot 78	STEPHEN STREET	MILPARA
130262	KOSTERS OUTDOOR PTY LTD	P & K PETERS	LEAN TO-TO EXISTING SHED - UNCERTIFIED	30	Lot 5	HAVOC ROAD	MILPARA
130232	FORMATION HOMES PTY LTD	Owner's name and address not shown at their request AJ WILSON	NEW DWELLING - UNCERTIFIED	61 23	Lot 23 Lot 52	SEYMOUR STREET NELSON STREET	MIRA MAR MIRA MAR
130237	MCB CONSTRUCTION PTY LTD	T & M GIUMELLI	SHED - UNCERTIFIED PATIO - UNCERTIFIED	180	Lot 151	MIDDLETON ROAD	MIRA MAR
130246	TURPS STEEL FABRICATIONS	JT MCCORMICK	SHED - UNCERTIFIED	11	Lot 8	VICTORIA STREET	MOUNT
130178	OWNER BUILDER						
130233	WISHART HOMES PTY LTD	RC MCLEAN & JL HEALY	ROOF COVER OVER EXISTING BALCONY AND OVER REAR DECK - UNCER	2	Lot 12	SHERRATT STREET	MELVILLE MOUNT
130188	MR A M & MRS K L VANDERLEER	A & K VANDERLEER	ADDITION - CERTIFIED	81		FRENCHMAN BAY ROAD	MELVILLE MOUNT
130227	PULS PATIOS	SC BONTEMPO	PATIO - UNCERTIFIED	33	Location 222 Lot	SIERRA CRESCENT	MELVILLE MOUNT
130185	CREATION HOMES	ALBANY PORT AUTHORITY	ALTERATION TO ROOF HEIGHT - CERTIFIED	172 158	Location	PRINCESS ROYAL DRIVE	MELVILLE MOUNT
							PORT ALBANY
							HARBOUR Lot 12

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
130193	MCB CONSTRUCTION	AD RAE	DEMOLITION OF SINGLE	46	Lot 1	GLEDHOW SOUTH ROAD	ROBINSON
130251	PTY LTD KOSTERS OUTDOOR	JP BANKS	STOREY DWELLING CARPORT - UNCERTIFIED	10	Lot 405	YEO COURT	SEPPINGS
130179	PTY LTD RYDE BUILDING	Owner's name and address	NEW DWELLING -	35A	Lot 1	HILLMAN STREET	SPENCER PARK
130213	COMPANY PTY LTD Wauters Enterprises Pty	not shown at their request ROMAN CATHOLIC	UNCERTIFIED JUNIOR SCHOOL	30	Location Lot	MARTIN ROAD	SPENCER PARK
130217	Ltd PULS PATIOS	BISHOP OF BUNBURY AM BOWMAN	CLASSROOM - CERTIFIED PATIO - UNCERTIFIED	105	27 222 221 Lot 3	DAVID STREET	SPENCER PARK
130219	KOSTERS STEEL CONSTRUCTION PTY	ROMAN CATHOLIC	RELOCATION OF EXISTING STORAGE SHED 2 X NEW STORAGE	30	Location Lot	MARTIN ROAD	SPENCER PARK
130220	LTD WAUTERS	BISHOP OF BUNBURY ROMAN CATHOLIC	SHEDS & DEMOLITION OF EXISTING VECHILE SHED	27 222 221 30	Location Lot	MARTIN ROAD	SPENCER PARK
130222	ENTERPRISES PTY LTD R & E SCHLAGER	BISHOP OF BUNBURY L QIN & L WANG	WATERTANK & PARTIAL DEM NEW DWELLING -	27 222 221 130	Location 42 Lot 656	ANGOVE ROAD	SPENCER PARK
130244	KOSTERS OUTDOOR PTY LTD HOME GROUP WA	M & T MORRISON Owner's name and address	UNCERTIFIED SHED - UNCERTIFIED	90	Location 43 Lot 24	HARDIE ROAD	SPENCER PARK
130257	GREAT SOUTHERN	Owner's name and address	AMENDMENT TO BP130168 SITE ORIENTATION AND REVISED ENERGY A	1667	Location 6618	HUNWICK ROAD	TORBAY
130183	PTY LTD J & TW DEKKER PTY LTD	not shown at their request A & K BOSEGGIA	NEW DWELLING - UNCERTIFIED	72	Lot 255	WARRENUP PLACE	WARRENUP

CITY OF ALBANY

REPORT

To : His Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – April 2013
Date : 3 May 2013

1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of April 2013.
2. Within this period 36 Planning Scheme Consent applications were determined, of these;
 - 33 Planning Scheme Consent applications were approved under delegated authority;
 - 1 Planning Scheme Consent application was conditionally approved by Council; and
 - 2 Planning Scheme Consent applications were cancelled.



Jessica Davidson
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for April 2013

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2130074	22/02/2013	M Pocock	Grey Street West	Albany	Single House - Additions (Design Codes Relaxation)	Delegate Approved	29/04/2013	Tom Wenbourne
P2130138	5/04/2013	Radiant Being	Proudlove Parade	Albany	Shop; Private Recreation (Yoga); Consulting Room (Massage Therapy)	Cancelled	12/04/2013	Deb Delury
P2130150	15/04/2013	D Barndon	Festing Street	Albany	Single House - Additions (Design Codes Relaxation)	Delegate Approved	23/04/2013	Jessica Anderson
P2130130	3/04/2013	Turps Steel Fabrications	Gresham Terrace	Bayonet Head	Single House - Additions (Patio and Outbuilding - Design Codes Relaxation)	Delegate Approved	24/04/2013	Deb Delury
P2130093	6/03/2013	Roberts Gardiner Architects	Graham Street	Centennial Park	Office (Incidental To General Industry - Steel Fabrication)	Delegate Approved	24/04/2013	Tom Wenbourne
P2130108	13/03/2013	E Eddy	Lockyer Avenue	Centennial Park	Bulky Goods Outlet (Second Hand Furniture)	Delegate Approved	5/04/2013	Tom Wenbourne
P2130022	21/01/2013	T Hulkes	Cheyne Road	Cheynes	Single House (Accommodation Associated with the Fishing Industry) and Outbuilding	Delegate Approved	4/04/2013	Tom Wenbourne
P2130119	18/03/2013	G Brockway	Barry Court	Collingwood Park	Grouped Dwelling - Addition (Unit 20 Patio Extension)	Delegate Approved	8/04/2013	Jessica Anderson
P2130076	22/02/2013	Great Southern Sand And Landscaping Supplies	Allan Road	Elleker	Industry - Extractive (Gravel)	Delegate Approved	2/04/2013	Jessica Anderson
P2130145	9/04/2013	C Butler	Hunton Road	Kalgan	Single House - Outbuilding	Delegate Approved	18/04/2013	Jessica Anderson
P2130063	19/02/2013	MCB Construction	The Esplanade	Lower King	Single House - Outbuilding (Policy Variation)	Approved	22/04/2013	Jessica Anderson
P2130123	22/03/2013	P Bird	Bon Accord Road	Lower King	Single House - Revised Plans (P295350)	Delegate Approved	18/04/2013	Deb Delury
P2130133	3/04/2013	South Coast Sheds	Bushby Road	Lower King	Single House - Addition (Carport)	Delegate Approved	22/04/2013	Deb Delury
P2130134	3/04/2013	South Coast Sheds	Lower King Road	Lower King	Single House - Outbuilding (Side Setback Relaxation)	Delegate Approved	18/04/2013	Jessica Anderson
P2130065	20/02/2013	A Pilgrim	Lower Denmark Road	Lowlands	Change Of Use - Chalet	Delegate Approved	19/04/2013	Tom Wenbourne
P2130062	18/02/2013	City Of Albany	South Coast Highway	Marbelup	Industry - Extractive (Gravel)	Delegate Approved	22/04/2013	Jessica Anderson

AGENDA ITEM 2.2 REFERS

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2130084	28/02/2013	D Mills	Lowanna Drive	Marbelup	Shed (Domestic Storage)	Delegate Approved	19/04/2013	Julian Berzins
P2130135	3/04/2013	Puls Patios	Scorpio Drive	McKail	Single House - Addition (Carport) - Design Codes Relaxation	Cancelled	17/04/2013	Julian Berzins
P2130136	4/04/2013	L Knuiman	Scorpio Drive	McKail	Single House - Addition (Carport) - Design Codes Relaxation	Delegate Approved	23/04/2013	Julian Berzins
P2130116	15/03/2013	J & M Rechichi	Checkers Walk	Middleton Beach	Single House (Overheight And Overlooking)	Delegate Approved	2/04/2013	Jessica Anderson
P2130141	8/04/2013	P & C Thompson	Gidley Farm Road	Millbrook	Single House - Outbuilding	Delegate Approved	16/04/2013	Jessica Anderson
P2130073	22/02/2013	B Dunkeld	Chester Pass Road	Milpara	Change Of Use - From Warehouse And Office To Light Industry (Mechanical Workshop); Office x 4; Trade Industry	Delegate Approved	11/04/2013	Tom Wenbourne
P2130089	5/03/2013	A Richardson	Merrifield Street	Milpara	Transport Depot	Delegate Approved	4/04/2013	Jessica Anderson
P2130090	5/03/2013	A Richardson	Merrifield Street	Milpara	Temporary Site Office (Incidental To Transport Depot)	Delegate Approved	4/04/2013	Jessica Anderson
P2130118	19/03/2013	Agcrete Albany	Wakefield Crescent	Mira Mar	Development (Earthworks In Excess Of 600mm) - Retaining Wall	Delegate Approved	11/04/2013	Jessica Anderson
P2130140	28/03/2013	A & K Vanderleer	Frenchman Bay Road	Mount Elphinstone	Single House - Additions (Design Codes Relaxation)	Delegate Approved	10/04/2013	Tom Wenbourne
P2130102	8/03/2013	Concept Building Design And Drafting	Albany Highway	Mount Melville W	Single House (Design Codes Relaxation)	Delegate Approved	15/04/2013	Tom Wenbourne
P2130125	25/03/2013	P Wilson	Redmond West Road	Redmond West	Home Occupation (Preserves And Food Products)	Delegate Approved	16/04/2013	Deb Delury
P2130086	1/03/2013	D Culloden-Booth	Premier Circle	Spencer Park	Home Occupation (Dress Making And Clothing Alterations)	Delegate Approved	8/04/2013	Jessica Anderson
P2130103	11/03/2013	W Casserly	Deloraine Drive	Warrenup	Single House	Conditionally Approved	17/04/2013	Adrian Nicoll
P2130142	8/04/2013	G Heffernan	Deloraine Drive	Warrenup	Single House - Addition (Patio)	Delegate Approved	30/04/2013	Jessica Anderson
P2130128	28/03/2013	H Ten Haaf	Chester Pass Road	Willyung	Caravan Park - Garage	Delegate Approved	11/04/2013	Adrian Nicoll
P2130143	9/04/2013	D Meade	Negri Road	Willyung	Transport Depot	Delegate Approved	26/04/2013	Deb Delury

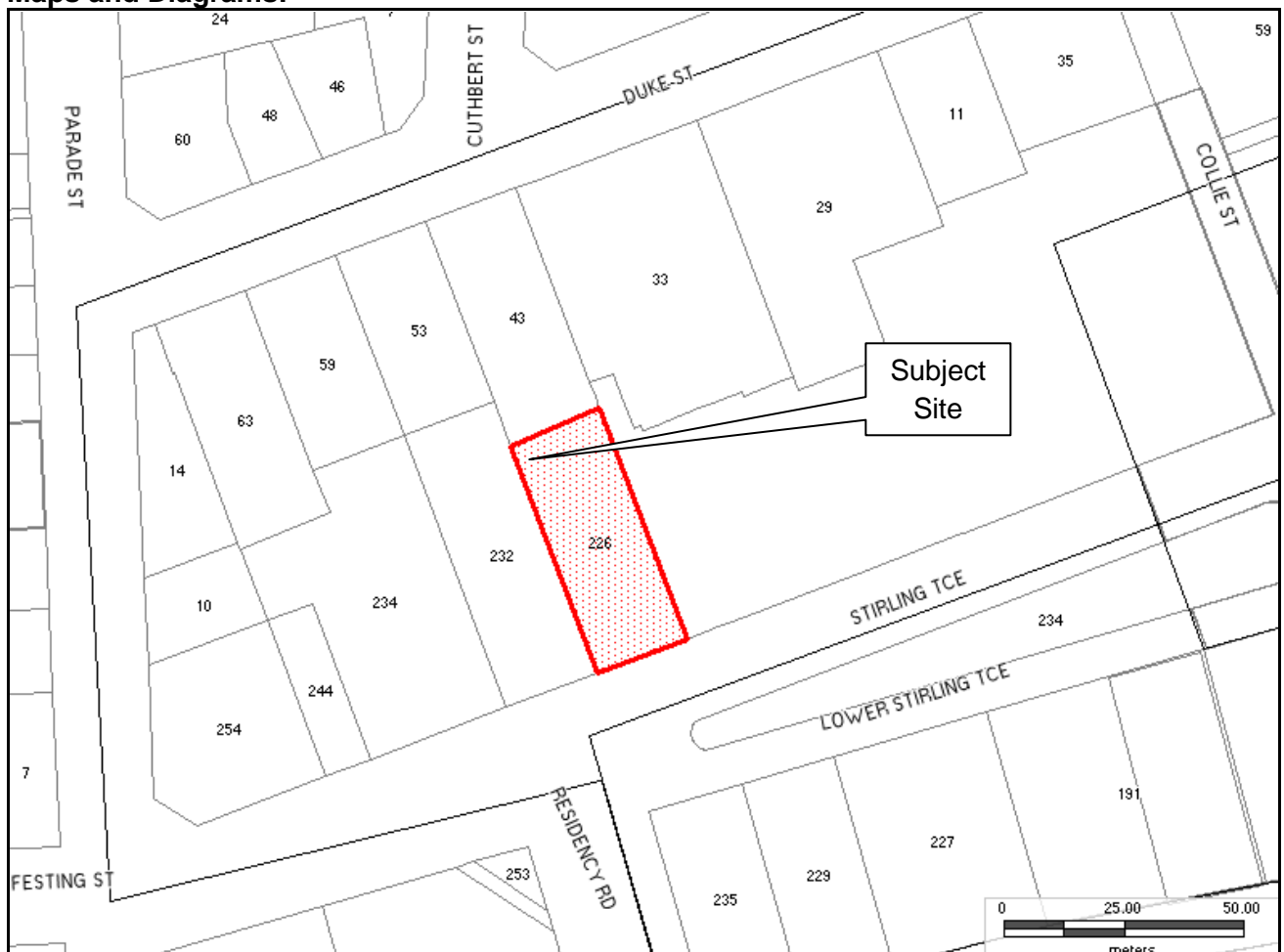
AGENDA ITEM 2.2 REFERS

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2130115	14/03/2013	J Small	Leonora Street	Yakamia	Development - Earthworks In Excess Of 600mm (Retaining Wall)	Delegate Approved	3/04/2013	Deb Delury
P2130060	15/02/2013	City Of Albany	Lilydale Road	Youngs Siding	Industry - Extractive (Gravel)	Delegate Approved	11/04/2013	Jessica Anderson
P2130161	19/04/2013	BP Davis	Sleeman Road	Youngs Siding	Single House - Outbuilding	Delegate Approved	29/04/2013	Jessica Anderson

**2.3: DEVELOPMENT APPLICATION – CHANGE OF USE TO TAVERN
(RESTRICTED) - 222 – 226 STIRLING TERRACE, ALBANY**

Land Description : (Lot 25) No. 222 – 226 Stirling Terrace, Albany
Proponent : Albany Legal – Marcus Hodge
Owner : Dean & Tammi Oorschot
Business Entity Name : Rustlers Steakhouse
Attachments : Detailed description of operation and Site Plan.
Government Agencies and Public submissions
Responsible Officer(s) : Executive Director Planning & Development Services
(D Putland)

Maps and Diagrams:



IN BRIEF

- The Subject site was granted Planning Scheme Consent in April 2010 for a change of use to Restaurant. Council accepted a relaxation of parking provision based on the hours of operation outside normal business hours and a reciprocal parking arrangement with a nearby business.
- Liquor Licence Regulations require service of liquor within the restaurant to be at a table, which has resulted in the upstairs function room at the premises not being utilised.
- Council is asked to consider a change of use to Tavern (restricted) that will operationally enable the upstairs to be utilised for catered private parties and corporate functions where patrons are likely to be standing.
- A restricted Tavern does not permit the takeaway sale of packaged liquor. It is for sale and supply of liquor for consumption on the premises only.

RECOMMENDATION

**ITEM 2.3: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR HAMMOND**

1. **THAT Council resolves to ISSUE a Notice of Planning Scheme Consent for Tavern (Restricted) at (Lot 25) 222 – 226 Stirling Terrace, Albany subject to the following conditions:**
 - a) **The premises shall not open to patrons before 1700hrs Monday to Friday inclusive, unless otherwise approved in writing by or on behalf of the City of Albany.**
 - b) **The ground floor of the premises shall continue to be set out and available as a restaurant.**
 - c) **The premises shall only be advertised as a restaurant and function venue.**
 - d) **All parking spaces shall continue to be marked out and maintained in good repair to the satisfaction of the City of Albany.**
 - e) **Stormwater disposal shall continue to be managed in accordance with the City of Albany's Subdivision and Development Guidelines.**
 - f) **No signs shall be erected on the lot without City of Albany approval, in accordance with the City of Albany's Sign Bylaws.**
2. **THAT Council AUTHORISES the Executive Director Planning and Development Services to ISSUE a Section 40 Certificate for a restricted Tavern at (Lot 25) 222 – 226 Stirling Terrace, Albany.**

CARRIED 12-0

BACKGROUND

1. The subject site is zoned Central Area under Town Planning Scheme No.1A. Planning scheme consent was granted in October 2009 for a change of use to Restaurant. The proponents then requested Council to reconsider a condition requiring parking provided on a neighbouring lot to be secured via a caveat on the title of the neighbouring property.
2. Following Council's resolution; the condition was subsequently varied with an amended planning consent issued on 29 April 2010.

3. Liquor Licensing requirements restrict the service of liquor in a restaurant to table service only. In their application the operators have outlined how this has impacted on their ability to use the upstairs function room. The owners state that this room has not been used since they opened the restaurant and they are seeking this change of use to bring the room into use.
4. The owner's are seeking a restricted tavern as this would allow them to use the upstairs room for private functions and parties and serve liquor to patrons without the patrons having to be seated at a table. The restricted tavern licence does not permit the takeaway sales of packaged liquor.
5. A restricted tavern is defined as a tavern under the planning scheme. As a Tavern is classified as "3C" application under Council Guideline 'Planning Applications', it is required to be determined by Council.

DISCUSSION

6. This application seeks a change of use to permit the viable operation of the first floor as a licensed function room at Rustler's Steakhouse. The proponent has outlined in their covering statement how the intended use function is constrained under the current approved use and resulting liquor licence restrictions.
7. The restaurant use was approved having been assessed as meeting a car parking provision of 21 car parking bays with bays located both on and off-site. This required car parking provision was calculated including the floor area of the first floor element that has been under utilised.
8. The 21 car parking bays were considered acceptable given that the use would be operating after 5pm on weekdays and at weekends outside of the hours of peak demand for parking in the immediate vicinity. The city is not aware of any parking issues arising in the area since the use of the restaurant commenced under this arrangement. The hours of operation are not intended to change as a result of this proposal.
9. According to the Use Development Table of Town Planning Scheme 1A a restaurant requires one parking space for every four seats (1 standard table). In the same Development Table a tavern requires one parking space for every 6m² of public area. City staff consider that these parking requirements are equivalent to each other, so the change from restaurant to tavern and vice versa would not result in any greater parking demand.
10. The proponent has requested this change of use be considered as a restricted tavern and they will retain the same number of tables for restaurant patrons. Under Liquor Licensing a restricted tavern can only sell and supply liquor for consumption on the premises, the takeaway sale of packaged liquor will not be allowed. Provided the ground floor of the premises remains setup as a restaurant, it is unlikely there will be any discernible difference in the operation of the restaurant business. It does however mean that the small first floor room could be used for private functions with finger buffet style standing catering and drink service.
11. As the proposed change of use has been advertised (despite not being required under Town Planning Scheme 1A) and no objections were received; City staff consider the proposal to be acceptable and recommends the approval of the application.

GOVERNMENT CONSULTATION

12. The application was referred to WA Police. Other Government Agencies were also consulted due to land ownership interests within the 250m radius of the site targeted for consultation.
13. A response from the Department of Regional Development & Lands was received stating they have no comment regarding the proposal.

PUBLIC CONSULTATION / ENGAGEMENT

14. The application was advertised with a sign onsite and an advertisement in the public notices section of the Weekender appearing on Thursday 28 February 2013.
15. The application was also referred to all landowners within a 250m radius of the subject site via a letter. This resulted in 99 letters being sent.
16. The only consultation response received was from the Department of Regional Development & Lands stating they have no comment regarding the proposal.

STATUTORY IMPLICATIONS

17. The subject site is zoned Central Area under Town Planning Scheme No.1A and a tavern is a permitted use in this zone. The proposed use can therefore be approved with or without conditions if deemed necessary.

STRATEGIC IMPLICATIONS

18. This item relates to the following elements of 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 and attractions.*
- *Encourage diversity in tourism product, including food and wine, indigenous tourism, heritage tourism, through partnerships with key tourism stakeholders.*

POLICY IMPLICATIONS

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

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>The applicant appeals to a State Administrative Tribunal if the proposal is refused.</i>	<i>Likely</i>	<i>Moderate</i>	<i>High</i>	<i>The decision is based on sound planning grounds. If a decision is made to refuse the application, sound reasoning is required to provide solid defence at a State Administrative Tribunal.</i>
<i>Concerns that a “Tavern” may cause anti social behaviour etc.</i>	<i>Low</i>	<i>Minor</i>	<i>Low</i>	<i>This will be monitored and controlled by the Licensee and Police. In reality the operation under the restricted tavern licence will not be significantly different to the current approved operation.</i>

FINANCIAL IMPLICATIONS

- 21. The proponent has paid the appropriate fee as per the Planning Application Fees Schedule adopted by Council. This fee is non-refundable.
- 22. Planning staff have processed this application within accepted timeframes and the scope of existing budget lines.

LEGAL IMPLICATIONS

- 23. If Council refuses the application, the proponent would then be entitled to seek a review of that decision with the State Administrative Tribunal.

ALTERNATE OPTIONS

- 24. Council has the option to refuse to grant Planning Scheme Consent for the proposed (Restricted) Tavern and the venue would continue to operate under its current restrictions.

SUMMARY CONCLUSION

- 25. The application seeks Planning Scheme Consent for the change of use to tavern that is restricted to no takeaway sales and the ground floor will remain set up as a restaurant.
- 26. The change of use is required to enable the first floor function room to be fully utilised for buffet style catered functions where patrons will normally be standing rather than be required to be seated, as per the current liquor licence restrictions.
- 27. The change of use will result in little change to the current operation of the premises and will not give rise to greater parking demand than the existing use.

28. Staff recommend that the restricted tavern use applied for be approved.

Consulted References	:	Town Planning Scheme No. 1A
File Number (Name of Ward)	:	A97061 (Frederickstown Ward)
Previous Reference	:	OCM 15/12/2009 Item 13.1.4



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PO Box 5333 Albany WA 6332

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Fax: (08) 9847 4233
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Tom Wenbourne
Planning and Development Services
City of Albany
102 North Road
Yakamia WA 6330

31 January 2013

Matter No: 10331

BY HAND

Dear Tom,

Rustlers Steakhouse – Restricted Tavern Use & Section 40 Certificate

We act for the Applicants and Landowners in the enclosed Application for Grant of Planning Scheme Consent.

We refer to our previous conversations regarding the above and provide the following in support of a request for a change of use to Restricted Tavern, Planning Scheme Consent Section and 40 Certificate for Rustlers Steakhouse, Albany (**Rustlers**).

Enclosed are the following:

1. Application for Grant of Planning Scheme Consent
2. 2 copies of floor and site plans detailing the areas applicable to the proposed Restricted Tavern Licence, being identical to the areas under the Restaurant Licence.
3. Cheques for fees regarding Change of Use Application and Section 40 Certificate.

A. Background

We note the following with regard to the Application for Planning Scheme Consent and the Section 40 Certificate request:

1. Rustlers currently holds a Restaurant Liquor Licence.
2. The Applicants are the landowners and the owner/operators of Rustlers, Dean & Tammi Oorschot.
3. The Applicants are currently unable to use their upstairs area for functions that do not involve a full meal and table service – ie. any catered corporate (standing) and cocktail style functions. Effectively the upstairs area is not used at all, including additional restaurant tables, given the inefficiencies of splitting the dining area between different levels.
4. The Applicant wishes to use the upstairs area for standing catered and cocktail functions, as a complement to its core restaurant business and to extend its service offering to the local community.
5. A Restricted Tavern Licence is the only category of licence offered by the Department of Racing, Gaming & Liquor (**DRGL**) that will allow the upstairs area to be used for these types of catered functions, given:

- a. All other categories of licence (including liquor without a meal) require either seated table service, or the installation of toilets upstairs, neither of which is feasible in the space available;
- b. A Small Bar Licence is not possible, given it is not permitted to allow access from one type of licensed area to another;
- c. Each distinct licensed area requires its own toilet facilities, given it is not permissible to leave a licensed area to access toilets;
- d. Individual occasional permits for functions (ETPs) will not be sustainable as DRGL considers a regular requirement for such permits indicates that a permanent class of licence is required; and
- e. Discussions with DRGL confirm that a Restricted Tavern Licence is the most appropriate category of licence for the premises under the circumstances.

B. Relevant Considerations

The Applicant notes the following as relevant to the City considering the application and addressing the information requirements:

1. Licensed Area:
The licensed area will be identical to the area currently licensed under the Restaurant Licence. The Restaurant Licence will be entirely replaced by the proposed Restricted Tavern Licence.
2. Advertising and Promotion:
Rustlers will continue to be promoted as a restaurant and functions venue only. Rustlers will maintain its core restaurant business, with small functions as a complement.
3. Signage
Signage on the building will not change due to the grant of a Tavern Licence.
4. Trading Hours:
Rustler's hours of trading will not change and restrictions imposed on trading hours under the existing planning approval are proposed to continue. Rustlers will also be further restricted in the hours it may serve alcohol in accordance with the normal requirements of a Restricted Tavern Licence.
5. Parking
The amount of parking required due to the change of use is unlikely to change, given the following:
 - a. No take-away sales will be offered or permitted. As such, the turnover of parking and volume of traffic is unlikely to change.
 - b. Under the existing planning guidelines for Taverns, a relaxation of the guidelines will be required, which is requested to the extent of approving the proposed Restricted Tavern use on the basis of current parking availability.
 - c. We also note that the arrangements entered into allowing use of the neighbouring parking at Smith Thornton Accountants is currently underutilised. The 11 bays available in that carpark are very rarely used by patrons of Rustlers. As such, we suggest that any concern that additional parking may be required under the proposed use is offset by the 11 bays that continue to remain available next door.

- d. The applicants are not aware of any shortage of parking having been reported by patrons or residents.
- e. With the Police Station adjacent to Rustlers, any parking violations from a public safety perspective are unlikely and would be quickly actioned.
- f. We consider that in the case of Rustlers, the parking requirement in practice will be the same as that for the existing Restaurant use.

6. Amenity & Security

Rustlers directly adjoins the Albany Police Station. The Applicant considers that this will be significant in addressing any risk of antisocial behaviour or detriment to the amenity within the locality.

The types of functions proposed are small corporate and social functions, aimed at the current demographic of patrons of the restaurant.

There will be no change to noise levels associated with the change of use. As noted above, hours of trading will not change.

C. Conditions to Consent

The Applicant offers the following conditions to apply to the grant of Planning Scheme Consent and the Section 40 Certificate:

1. The number of tables available to restaurant patrons will not be reduced.
2. The venue will be advertised as a restaurant and functions venue only.

Should the City consider other conditions to be appropriate, the Applicant would be happy to discuss prior to consideration by Council.

Please feel free to contact me should you have any queries, or require further information.

Kind regards
Yours faithfully



Marcus Hodge
Principal

Encl 4

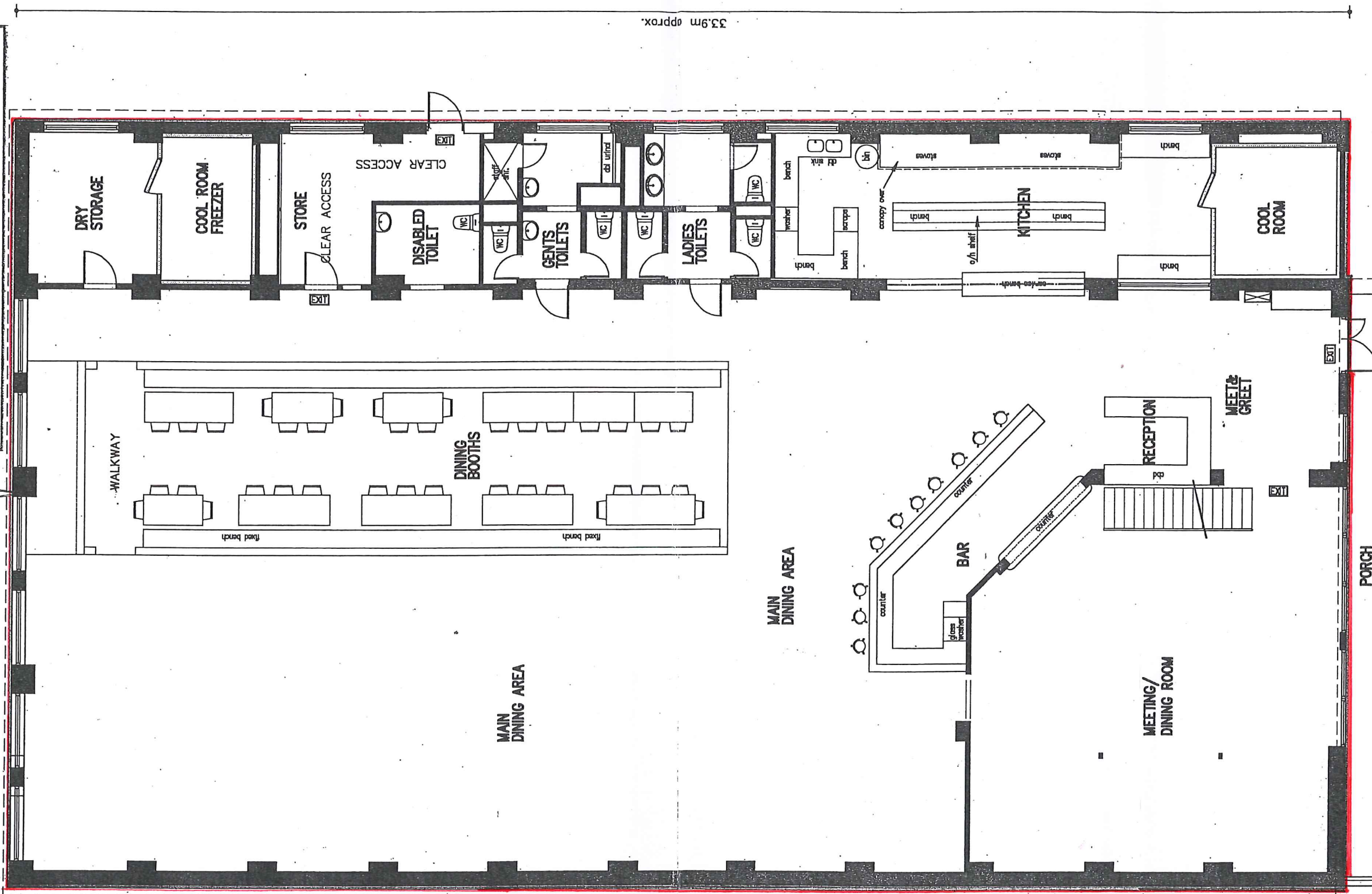
LIQUOR CONTROL ACT 1988

The area outlined in red on this plan is the defined licensed area. It is a condition of the licence that this area shall not be altered without approval.

Decision No. **A210652** Date **29/08/2010**

19.27

CENSING



33.9m approx.

RECEIVED
14 JUL 2010

Dept. of Racing Gaming & Liquor

project: **RUSTLER'S STEAKHOUSE - FLOOR PLAN
LOT 25 STIRLING TERRACE, ALBANY**

scale: **1:100**

content: **FLOOR PLAN**

RECEIVED

14 JUL 2010

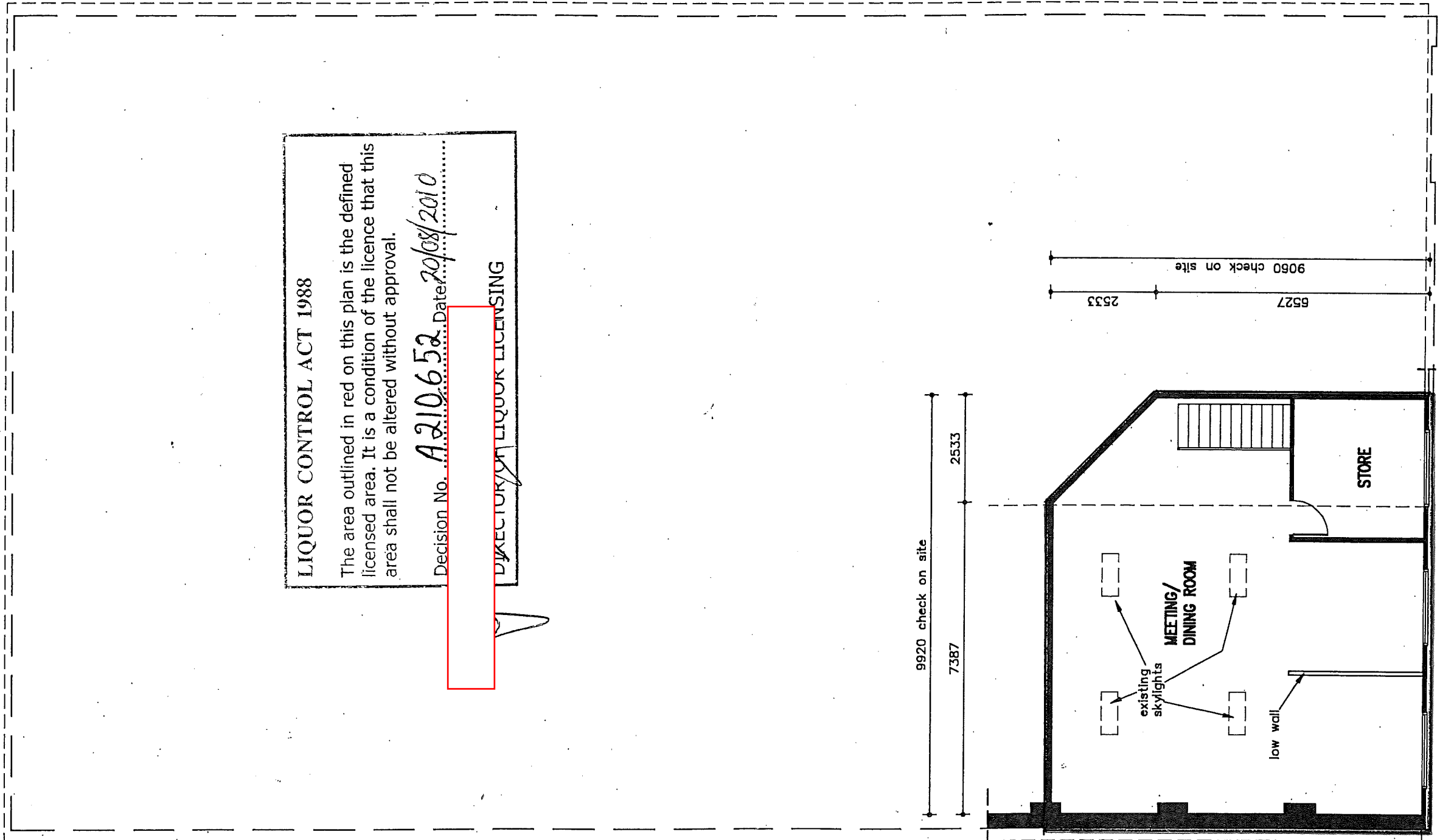
Dept. of Racing Gaming & Liquor

LIQUOR CONTROL ACT 1988

The area outlined in red on this plan is the defined licensed area. It is a condition of the licence that this area shall not be altered without approval.

Decision No. A210652 Date 20/08/2010

DIRECTOR OF LIQUOR LICENSING



Project: RUSTLER'S STEAKHOUSE - UPPER FLOOR PLAN
 LOT 25 STIRLING TERRACE, ALBANY

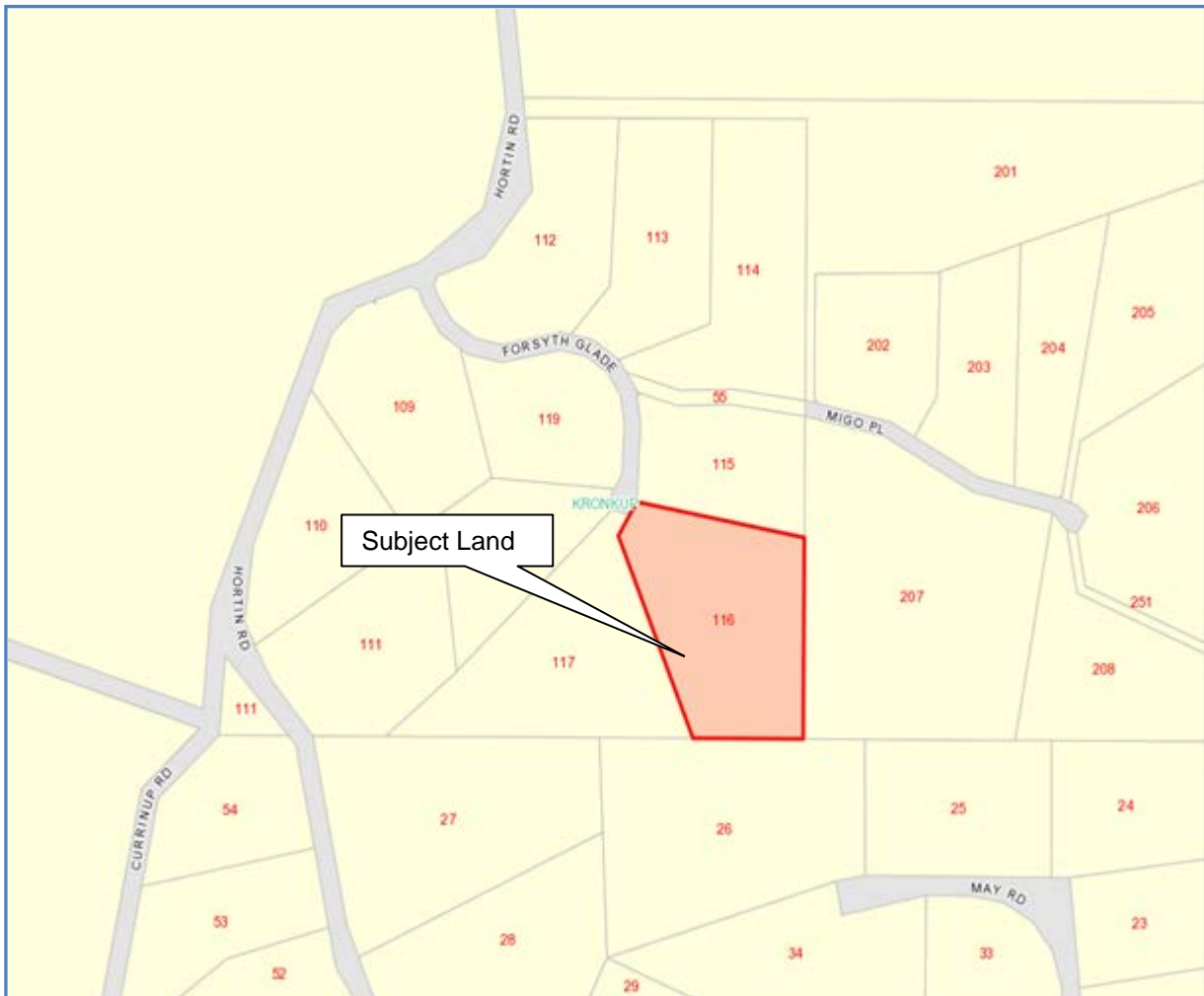
scale: 1:100

content: UPPER FLOOR PLAN

**2.4: FINAL APPROVAL OF AMENDMENT – LOT 116 FORSYTH GLADE,
KRONKUP**

Land Description	: Lot 116 Forsyth Glade, Kronkup
Proponent	: Ayton Baesjou Planning
Owner	: Simon John Nevill & Anne Louise Ireland
Business Entity Name	: N/A
Attachment (s)	: Proposed modified subdivision guide plan and supplementary guide plan
Councillor Workstation	: Amendment Document (AMD315)
Responsible Officer	: Executive Director Planning and Development Services (D Putland)

Maps and Diagrams:



IN BRIEF

- It is recommended that Council adopts the proposed Town Planning Scheme Amendment (AMD315) to modify the subdivision guide plan for 'Special Rural' zone area no. 14 by amending the Development Exclusion and Landscape Protection Area on Lot 116 Forsyth Glade, so that it reflects the existing structures and cleared areas, subject to modification.
- The existing large shed on the lot was not constructed in the location that was approved, but was unlawfully constructed by the previous landowners within the Development Exclusion and Landscape Protection Area. Approximately 2900m² of vegetation was also unlawfully cleared in association with this construction. Further clearing took place in 2012, pre-emptively preparing the site for the construction of a proposed house.
- The amendment document proposes an additional 3,850m² (approx.) of clearing around the existing cleared area to establish building protection and hazard separation zones consistent with the methodology prescribed in *Planning for Bush Fire Protection Guidelines – Edition 2*. The reasons provided are that this is the most environmentally sensitive outcome, as it minimises the need for further clearing and is 200m² lesser in area than the building area shown on the SGP.
- Although the SGP shows an area of approximately 7000m² that is not covered by a Development Exclusion or Landscape Protection Area, this is intended to allow for a degree of flexibility in the precise location of a building envelope. Special provision 5.2 of the current scheme provisions limits the size of a building envelope to 3000m².
- The amendment document states that *“Further clearing is not supported by DEC...The quality of existing vegetation was deemed to be ‘excellent’ and (DEC Land for Wildlife) staff concluded that further major disturbance of the vegetation would downgrade the quality of the block as a habitat for native flora and fauna.”* A copy of the DEC advice is included within the amendment document.
- The objectives of the zone are to *“create rural residential retreats which blend in with the landscape, minimise visual impact from Hortin Road and minimise the export of nutrients from the site.”* The objectives emphasise minimising visual landscape impact, which must also be weighed against the impact of clearing additional areas of native vegetation.

**ITEM 2.4: AMENDMENT BY COUNCILLOR DUFTY
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR DUFTY
SECONDED: COUNCILLOR HAMMOND**

THAT “subject to the fill material, used to raise the site level under the current ownership, being removed in order to set the house as low as possible in the landscape” be removed from the Responsible Officer Recommendation and replaced with:

“the future dwelling on Lot 116 Forsyth Glade is set as close as practical to the current, modified ground level, to minimise earthworks and maximise vegetation protection.”

CARRIED 11-1

Record of Vote

Against the Motion: Councillor Bostock

Councillor's Reason:

The intent of the zone is to protect the landscape and minimise visual impact. It follows that earthworks and clearing should be minimised.

I am concerned that further modifications relating to removal of the "fill to set the house as low as possible in the lower" (recommended by officers) are unnecessary and overly prescriptive.

The exact location of the proposed house and determination of floor level are matters to be finalised/determined at the development stage (at the time of Planning Scheme Consent/Building Permit).

**ITEM 2.4: AMENDED RESPONSIBLE OFFICER RECOMMENDATION
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR DUFTY
SECONDED: COUNCILLOR HAMMOND**

1. **THAT Council grant an exemption to the current moratorium on Scheme amendments to allow adoption of Amendment No. 315 due to the exceptional circumstances outlined in the report;**
2. **THAT Council, in pursuance of section 75 of the *Planning and Development Act 2005*, resolves to ADOPT SUBJECT TO MODIFICATION Amendment No. 315 to Town Planning Scheme No. 3 for the purposes of modifying the subdivision guide plan for 'Special Rural' zone area no. 14 by amending the Development Exclusion and Landscape Protection Area on Lot 116 Forsyth Glade, Kronkup, with the future dwelling on Lot 116 Forsyth Glade being set as close as practical to the current, modified ground level, to minimise earthworks and maximise vegetation protection and that the document and plans are modified accordingly so that it reflects the existing structures and cleared areas.**

CARRIED 12-0

**ITEM 2.4: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR DUFTY
SECONDED: COUNCILLOR HAMMOND**

3. **THAT Council grant an exemption to the current moratorium on Scheme amendments to allow adoption of Amendment No. 315 due to the exceptional circumstances outlined in the report;**
4. **THAT Council, in pursuance of section 75 of the *Planning and Development Act 2005*, resolves to ADOPT SUBJECT TO MODIFICATION Amendment No. 315 to Town Planning Scheme No. 3 for the purposes of modifying the subdivision guide plan for 'Special Rural' zone area no. 14 by amending the Development Exclusion and Landscape Protection Area on Lot 116 Forsyth Glade, Kronkup, with the future dwelling on Lot 116 Forsyth Glade being set as close as practical to the current, modified ground level, to minimise earthworks and maximise vegetation protection and that the document and plans are modified accordingly so that it reflects the existing structures and cleared areas.**

CARRIED 12-0

BACKGROUND

1. The application was advertised for public comment, with five responses received, four of which raised objections or concerns about the likely impact of the proposed development on the visual amenity of the area, due to increased visibility from Hortin road and other lots in vicinity, and the undesirable precedent that would be set should the application be granted approval.
2. Amendment No. 315 proposes to amend Town Planning Scheme (TPS) No. 3 by modifying the subdivision guide plan (SGP) for 'Special Rural' zone no. 14 by amending the Development Exclusion and Landscape Protection Area on Lot 116 Forsyth Glade so that it reflects the existing structures and cleared areas.
3. The development of Lot 116 Forsyth Glade, which lies within 'Special Rural' zone area no. 14, should be in accordance with the subdivision guide plan and the special provisions set out in TPS No. 3, *Schedule 1 – Special Rural Zones*.
4. The current SGP specifies a Development Exclusion and Landscape Protection Area on Lot 116 to ensure that buildings and structures are not constructed on land that is;
 - *within 50 metres of a watercourse;*
 - *within 30 metres of Hortin Road;*
 - *within 15 metres of any other boundaries;*
 - *above the 96 metre contour; or*
 - *subject to winter waterlogging.*
5. In May 2012, the landowner had submitted a building licence application for a single house on the lot. While assessing the application, Staff noted that while the existing large shed on the lot had been previously issued a building licence, it had not been constructed in the location approved, but had been unlawfully constructed by the previous landowners within the Development Exclusion and Landscape Protection Area.
6. Approximately 2900m² of vegetation had been unlawfully cleared in association with the construction of the outbuilding. Additional clearing was conducted in 2012, pre-emptively preparing the site for the construction of the proposed house.
7. The landowners were informed that the proposed house could not be approved in the location shown on the submitted plans and were encouraged to review the proposal in accordance with the scheme provisions and subdivision guide plan.
8. The landowners subsequently lodged an application for Planning Scheme Consent, which proposed to locate the house within the Development Exclusion and Landscape Protection Area, as shown on the subdivision guide plan and described in the special provisions for 'Special Rural' zone area no. 14.
9. The application was advertised for public comment, assessed by Staff and a report item prepared for Council to consider at its Ordinary Meeting on 16 October 2012. Amendment No. 315 proposes to amend Town Planning Scheme (TPS) No. 3 by modifying the subdivision guide plan (SGP) for 'Special Rural' zone no. 14 by amending the Development Exclusion and Landscape Protection Area on Lot 116 Forsyth Glade so that it reflects the existing structures and cleared areas

10. After discussions with the Executive Director Planning and Development Services, the landowner withdrew the item from consideration and indicated to Council an intent to lodge a Town Planning Scheme amendment to revise the Development Exclusion and Landscape Protection Area to reflect the locations of existing structures and cleared areas.
11. Given that the Development Exclusion and Landscape Protection Area is fixed on the SGP and that there is a requirement within the attendant scheme provisions that *“Buildings tanks and structures shall not be constructed within the ‘Development Exclusion Area’ designated on the subdivision guide plan”*, Staff considered the lodgement of a Town Planning Scheme amendment an appropriate course of action, as it is the only statutory instrument that can be used to modify the Development Exclusion and Landscape Protection Area and special provisions.
12. A Town Planning Scheme Amendment was lodged on 28 November 2012 and presented to Council at its Ordinary Meeting on 18 December 2012, where it was resolved:
 1. *“THAT Council grant an exemption to the current moratorium on Scheme amendments to allow initiation of Amendment No. 315 due to the exception circumstances outlined in the report;*
 2. *THAT Council in pursuance of section 75 of the Planning and Development Act 2005 resolves TO INITIATE Amendment No. 315 to Town Planning Scheme No. 3 for the purposes of:*
 - i) *Modifying the subdivision guide plan for ‘Special Rural’ zone area no. 14 by amending the Development Exclusion and Landscape Protection Area on Lot 116 Forsyth Glade, Kronkup so that it reflects the existing structures and cleared areas.”*
13. Following advertisement for public comment, sixteen submissions were received, four of which raised objections or concerns about the likely impact of the proposed development on the visual amenity of the area, due to increased visibility from Hortin road and other lots in vicinity, and the undesirable precedent that would be set, should the amendment be finally adopted in its current form.
14. Twelve submissions expressed support for the proposal, although it is known that the landowners have canvassed their neighbours for support, which may have led to the unusually high number of submissions.

DISCUSSION

15. The subject lot covers an area of 3.73ha and lies to the south-east of Forsyth Glade, approximately 1.1km west-south-west of the Cosy Corner Cafe and Store and approximately 24km west-south-west of the Albany central area. Lot 116 lies on the lower northern slopes of Torbay Hill and rises from its north-west corner to its south-east corner by approximately 45m across 245m, or a gradient of approximately 1 in 5.44. The lot is vegetated, with the exception of the centrally located cleared area, which accommodates two sheds and a water tank, the access driveway and the fire access tracks along the boundaries. The vegetation types vary across the site, from Karri forest in the south-eastern corner, through to Marri, Sheoak/Banksia woodland in the middle of the block and low woodland fringing the wetland area at the northern end of the block.

16. The surrounding land to the west, north and east is zoned 'Special Rural' and will be subject to the same planning controls as the subject lot. The land to the south, although also zoned 'Special Rural', is covered by Town Planning Scheme No. 3.2B (Torbay Hill), which has a different set of planning controls to the subject lot.
17. Much of the subject lot is constrained by a Development Exclusion and Landscape Protection Area, which, according to the original Town Planning Scheme amendment that rezoned the land (Amendment No. 126), begins at approximately the 96m AHD contour and covers the higher slopes. As outlined above, the existing cleared area has been created close to the centre of the lot, above the 100m AHD contour and well within the Development Exclusion and Landscape Protection Area.
18. The intent of the Development Exclusion and Landscape Protection area, as outlined above, is to ensure that buildings and structures are not constructed on land that is;
- *within 50 metres of a watercourse;*
 - *within 30 metres of Hortin Road;*
 - *within 15 metres of any other boundaries;*
 - *above the 96 metre contour; or*
 - *subject to winter waterlogging.*
19. This is supported by special provisions 5.1 and 5.2, which state that:
- "Buildings tanks and structures shall not be constructed within the 'Development Exclusion Area' designated on the Subdivision Guide Plan"; and*
- "All building shall be located within a building envelope not exceeding 3000m². The location of building envelopes shall be determined on-site with the landowner in conjunction with Council with the intention of maximising views whilst maintaining the external and internal visual impact of dwellings, outbuildings and access legs."*
20. As outlined above, unlawful development has previously occurred in the subject lot, with two sheds and a water tank located in a clearing of approximately 2900m², situated entirely within the Development Exclusion and Landscape Protection Area.
21. The amendment proposes to create a building envelope of approximately 6800m², based around this existing clearing. The proponent's rationale for this is that it minimises the need for further clearing and is 200m² lesser in area than the building area shown on the SGP. The proponent has illustrated the two areas on a separate plan for comparative purposes.
22. Special provision 5.2 limits the size of a building envelope to 3000m². Although the SGP shows an area of approximately 7000m² that is not covered by a Development Exclusion or Landscape Protection Area, this is intended to allow for a degree of flexibility in the precise location of a building envelope.

23. Part 3 of the amendment document states that *"it is estimated that 80% of the cleared area has been cleared for more than 11 years. It appears there was no action or complaints in the intervening period."* While it is true there was no action taken or complaints made in this period, it appears from the aerial photographs provided on page seven of the amendment document that this statement is somewhat misleading. The aerial photograph of the site from 2002 shows minimal clearing around the large shed, which is estimated to be approximately 10-15% of the current cleared area. Significant clearing took place sometime between 2002 and 2007, as indicated by the aerial photograph from 2007, which shows a cleared area similar to that which exists today. The aerial photograph from 2010 confirms that there was some vegetation regrowth on the site between 2007 and 2010. This regrowth has since been cleared for a second time, as identified in the amendment document.
24. The amendment document states that the landowners undertook the clearing and earthworks to prepare the site for a proposed house *"in good faith"*, as they assert that at the time of purchase, they were misinformed about the special provisions that apply to the lot, the existence of the Development Exclusion and Landscape Protection Area and the legitimacy of the existing shed's location on the lot. In their earlier development application they stated that *"we feel we have been 'wronged' primarily by the real estate agent and previous owners."* The amendment document also states that the landowners have undertaken some revegetation works on the lot, with more than 300 seedlings having been planted in selected areas down slope of the proposed house site.
25. The rationale for the amendment is that while a house site could be accommodated in the identified development area adjacent to the drainage line near the northern boundary, it would necessitate additional clearing and removal of vegetation. It is contended that constructing a house in this area would result in further clearing on the lot, which would have an additional impact on the amenity of the area in the medium term, and that such clearing would be over and above the 20m wide building protection zone required to be maintained around the existing sheds and tank that are proposed to be retained.
26. The amendment document proposes to undertake a further 3,850m² (approx.) of clearing around the existing cleared area to create building protection and hazard separation zones, consistent with the methodology prescribed in *Planning for Bush Fire Protection Guidelines – Edition 2*, and reasons that this is the most environmentally sensitive outcome.
27. The amendment document states that *"additional clearing on Lot 116 is not desirable and could be regarded as contrary to the objectives of the zone. Further clearing is not supported by DEC. The property was surveyed in 2011 as part of the 'Land for Wildlife' scheme. The quality of existing vegetation was deemed to be 'excellent' and (DEC Land for Wildlife) staff concluded that further major disturbance of the vegetation would downgrade the quality of the block as a habitat for native flora and fauna."* A copy of the DEC advice is included within the amendment document.

28. While it would be preferable not to clear additional vegetation on the lot, it must be noted that the objectives of the zone are to *“create rural residential retreats which blend in with the landscape, minimise visual impact from Hortin Road and minimise the export of nutrients from the site.”* The objectives place an emphasis on minimising visual landscape impact and this must be weighed against the impact on vegetation. The intent of the Development Exclusion and Landscape Protection Area was to prohibit residences and outbuildings from being located in that area, thereby reducing the visual landscape impact from surrounding vantage points.
29. *Part 4 – Landscape Protection Area* within the amendment document explores the visual landscape impact in some detail and echoes the DEC advice. However, another misleading statement appears in this part of the document, where it is stated that *“further clearing can be avoided by accommodating the proposed dwelling within the existing cleared area.”* While clearing would be minimised, it is likely that some further selective clearing would be required to establish a 20m building protection zone around any future house. If the methodology set out in *Planning for Bush Fire Protection Guidelines – Edition 2* is to be applied in full, further parkland clearing would be required to establish a hazard separation zone of at least 10-15m (assuming construction of the house to withstand Bushfire Attack Level (BAL) 29).
30. Further to this, the amendment document states that “anecdotally, both a Torbay Catchment Group officer and representatives from the local Bushfire Brigade agree that enforcing the building envelope would be detrimental because of the increased fire risk and the destruction of high quality bush.”
31. *Part 5 – Visual Amenity* within the amendment document states that the landowners intend to construct a relatively small two-bedroom house with a floor area of less than 200m². This will be subject to a separate application for Planning Scheme consent, should the Scheme amendment be adopted. The amendment document notes that the proposed house would be as per the previously lodged development application, although the floor level has now been lowered by 2.5m, setting the house on the 107m AHD contour, rather than the 110m AHD contour.
32. *Part 6 – Fire Safety* within the amendment document outlines the intention to apply Australian Standard 3959 *Building in Bushfire Prone Areas*, but makes no reference to the fire mitigation measures prescribed in *Planning for Bushfire Protection Guidelines – Edition 2*. The document states that the application of AS 3959 provides scope for a site-specific fire hazard assessment as a prerequisite to the issue of a Building Permit, if required by the City of Albany. However, the proponent has provided a separate fire hazard assessment to supplement the amendment document. It has recommended that any new buildings on site should be constructed to withstand Bushfire Attack Level (BAL) 29, under AS 3959. It also recommends that a Building Protection Zone/Hazard Separation Zone (BPZ/HSZ) of 25m is provided to the south, east and west of the dwelling and a (BPZ/HSZ) of 45m is provided to the north of the dwelling. The BPZ/HSZ incorporates 20m of clearing immediately around the dwelling, which shown be slashed or mown to no more than 50mm and kept clear of leaf litter, and the remainder of the zone parkland cleared.

33. When the previous development application was advertised for public comment, four (4) responses were received, which raised objections or concerns about the likely impact of the proposed development on the visual amenity of the area, due to increased visibility from Hortin road and other lots in vicinity, and the undesirable precedent that would be set, should the application be granted approval.
34. Following advertising of Amendment No. 315 for public comment, sixteen (16) responses were received, twelve (12) of which are supportive of the proposal, and four (4) of which raise objections or concerns about the likely impact of the proposed development on the visual amenity of the area, due to increased visibility from Hortin road and other lots in vicinity, and the undesirable precedent that would be set, should the application be granted approval.
35. The amendment document states that the size and finish of a proposed future house will minimise its visual landscape impact. It is also proposed to set the house 2.5m lower on the hillside than previously. However, while this will assist in addressing visual landscape impact, its effectiveness may be less than anticipated due to the clearing requirements to provide an adequate Building Protection Zone/Hazard Separation Zone. Staff therefore recommend that the fill material, used to raise the site level under the current ownership, be removed in order to set the house as low as possible in the landscape and that the document and plans are modified accordingly. This should address the majority of the concerns raised in the submissions.
36. Staff also acknowledge that the variation of the subdivision guide plan does present a risk to Council, as it may set a precedent for the Development Exclusion and Landscape Protection Areas on other lots in the locality to be varied by means of a Town Planning Scheme amendment. However, due to the exceptional circumstances of this case it is considered that it can be justified in this instance.
37. Should Members still have concerns about the possible landscape impact of building in the proposed location, albeit at a lower level, Staff consider that a viable alternative exists that would further mitigate these concerns. By designating a dwelling site on plan, to the west of the existing shed and immediately south of the access driveway, any future dwelling could be set even lower into the hillside, although this would entail a cut and retaining behind the dwelling. This would further reduce its visual landscape impact on the site, which is more in keeping with the objectives of the zone and it is also likely that it would alleviate some of the community concerns that were raised. However, this would in turn push the BPZ/HSZ further north, impacting the vegetation below the driveway, although it would be offset by revegetation on the higher slopes.
38. It is recommended that Council adopts the proposed Town Planning Scheme amendment, subject to modification.

GOVERNMENT CONSULTATION

39. The amendment was referred to WA Gas Networks, Telstra, Water Corporation, Western Power, Department of Water, and Department of Environment and Conservation for assessment and comment. Responses were received from Water Corporation, Western Power, Department of Water, and Department of Environment and Conservation. These submissions are summarised, discussed and accompanied by appropriate recommendations in the attached Schedule of Submissions.

PUBLIC CONSULTATION / ENGAGEMENT

40. The Amendment was advertised in accordance with the requirements of the *Town Planning Regulations 1967* from 28 February 2013 to 11 April 2013 by placement of a sign on-site, direct referral to affected and adjoining/nearby landowners and advertisement in the local newspaper.
41. Sixteen submissions were received from adjoining landowners/members of the public and are summarised in the attached Schedule of Submissions. Staff's comments and recommendations are also provided in the schedule and the broad issues are discussed in paragraphs 30-33 above.

STATUTORY IMPLICATIONS

42. All scheme amendments undergo a statutory process in accordance with the *Planning and Development Act 2005* and *Town Planning Regulations 1967*.
43. 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

44. There are no strategic implications relating directly to this item.

POLICY IMPLICATIONS

45. 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.
46. **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.

RISK IDENTIFICATION & MITIGATION

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Potential bushfire risk</i>	<i>Possible</i>	<i>Severe</i>	<i>High</i>	<i>Application of the methodology set out in Planning for Bush Fire Protection Guidelines – Edition 2 and Australian Standard 3959 – Construction of Buildings in Bushfire Prone Areas.</i>
<i>Establishment of precedent that could prejudice the consideration of future planning matters in the locality.</i>	<i>Likely</i>	<i>Minor</i>	<i>Medium</i>	<i>Mitigation is entirely dependent on Council's decision.</i>

FINANCIAL IMPLICATIONS

47. There are no financial implications directly relating to this item.

LEGAL IMPLICATIONS

48. Section 75 of the *Planning and Development Act 2005* allows Council to pass a resolution to amend its Town Planning Scheme.

49. Regulation 17(2)(a) of the *Town Planning Regulations 1967* allows Council to adopt the Scheme with or without modification.

ALTERNATE OPTIONS

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

- To adopt the Scheme amendment without modification;
- To adopt the Scheme amendment with modification;
- To resolve not to adopt the Scheme Amendment and advise the WAPC of the reasons for not doing so.

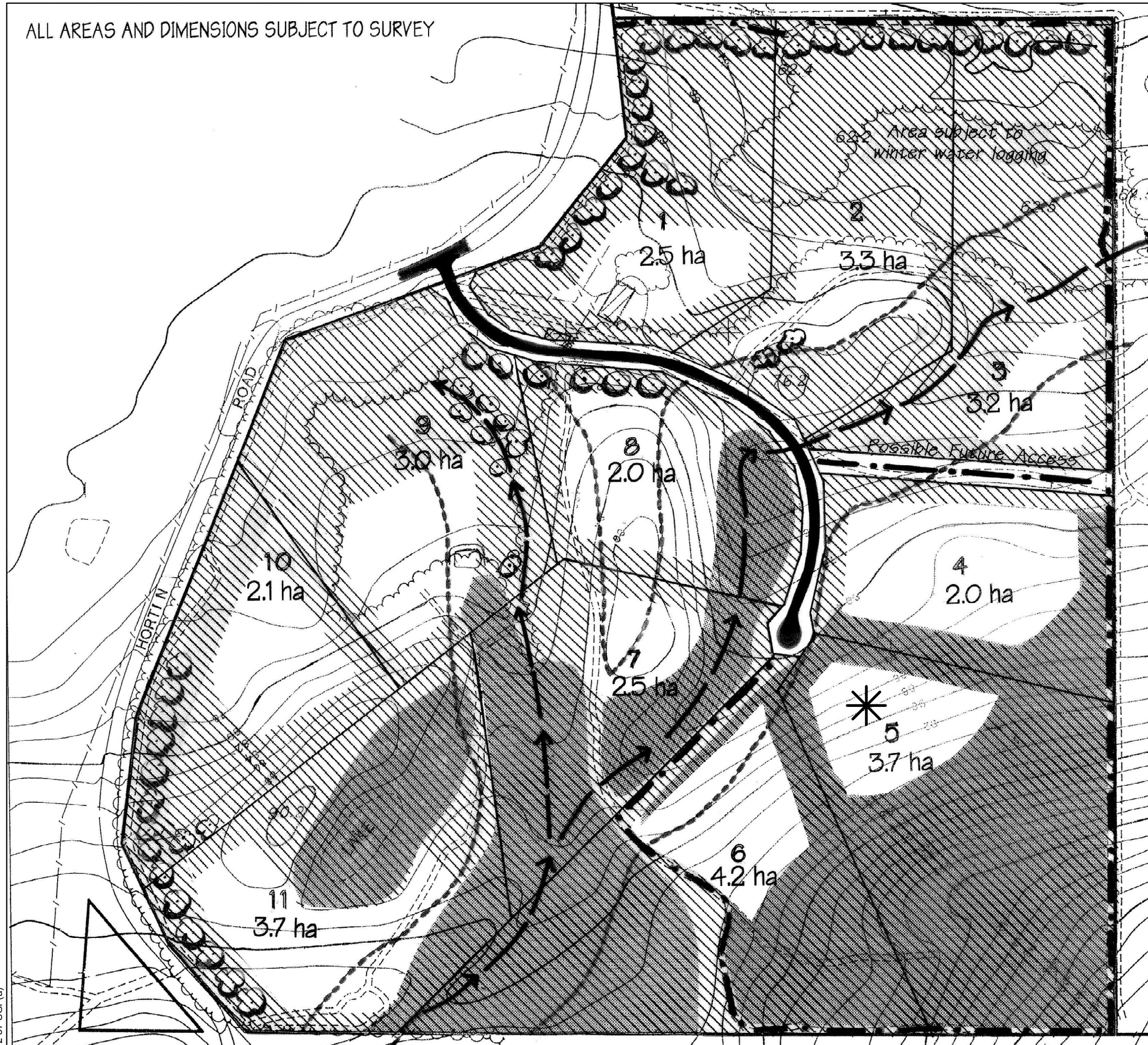
SUMMARY CONCLUSION

51. Staff recommend that Council finally adopt the amendment, subject to the fill material, used to raise the site level under the current ownership, being removed in order to set the house as low as possible in the landscape and that the document and plans being modified accordingly.

Consulted References	WA Planning Commission (WAPC) Statements of Planning Policy (SPP's) SPP1
File Number (Name of Ward)	AMD315 (West Ward)
Previous References	O.C.M. 16/10/2012 – Item 2.3; O.C.M. 18/12/2013 – Item 2.4

**SUBDIVISION
GUIDE PLAN**
Lot 1 Hortin Road
Torbay, City of Albany

ALL AREAS AND DIMENSIONS SUBJECT TO SURVEY



LEGEND

- PROPOSED TREE PLANTING
- LANDSCAPE PROTECTION AREA
- STRATEGIC FIRE BREAKS
- EXISTING DWELLING
- EXISTING TRACKS
- DEVELOPMENT EXCLUSION AREA
- REMNANT VEGETATION
- DRAINAGE LINE
- 50m CREEKLINE SETBACK
- ANY DEVELOPMENT WITHIN LOT 5 (current Lot 116) IS TO BE IN ACCORDANCE WITH SITE PLAN 12-37-SP(b)

ORIG A3
SCALE 1:2500
0 20 40

Original Plan No A95-20-2b
TPS 3 Amendment 126
Gazetted 16/04/1996
Updated November 2012
TPS 3 Amendment 315

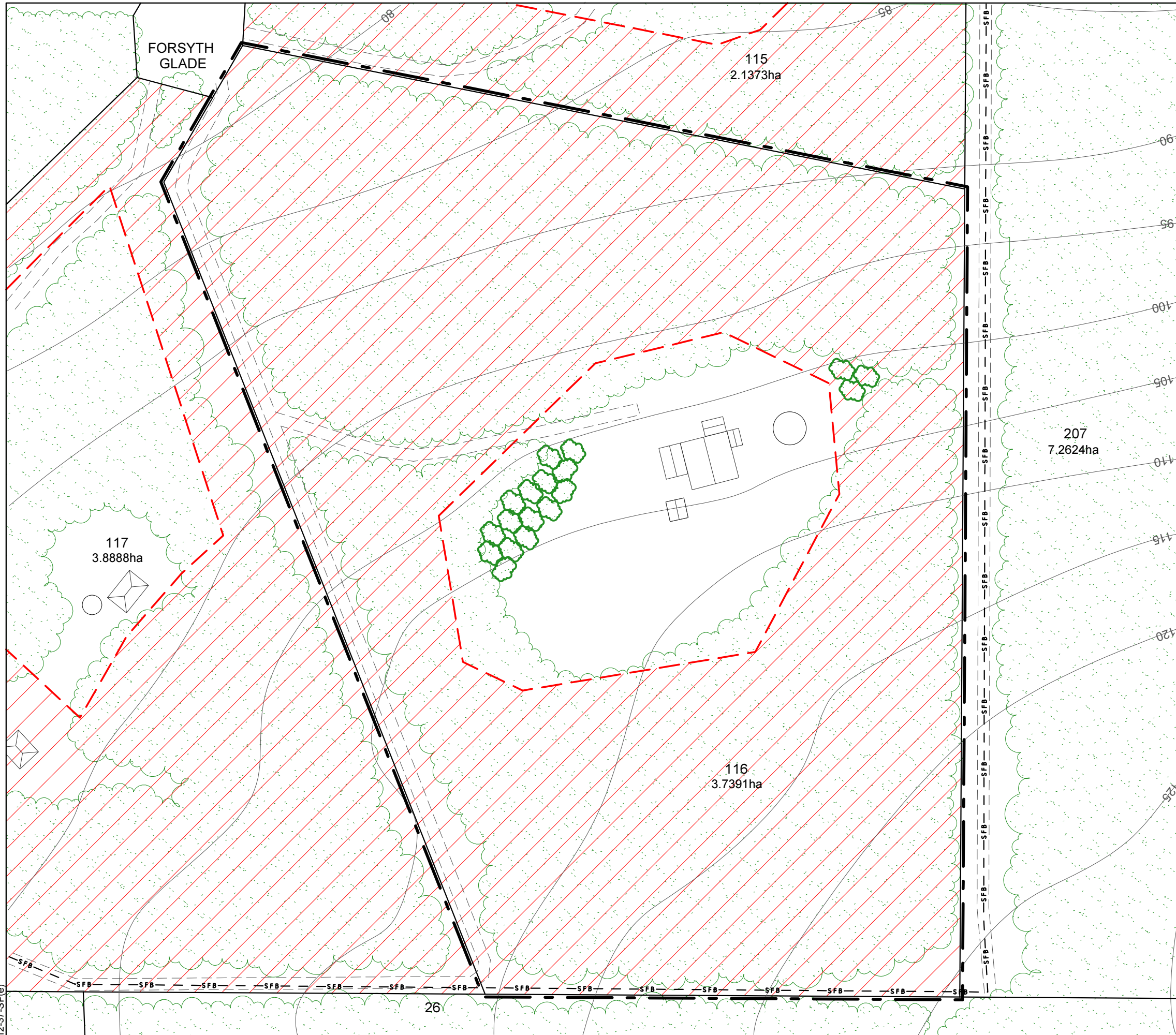
ADOPTED BY RESOLUTION OF THE COUNCIL OF THE _____ OF _____
AT THE _____ COUNCIL MEETING
ON THE _____ DAY OF _____
CHIEF EXECUTIVE OFFICER _____

AYTON BAESJOU
PLANNING
11 Duke Street
Albany WA 6330
Ph 9842 2304 Fax 9842 8494

12-37-SGP(a)

SITE PLAN

Lot 116 Forsyth Glade Kronkup, City of Albany



LEGEND

- Subject Land
- Existing Vegetation
- Existing Buildings
- Existing Water Tank
- Existing Tracks
- Development Exclusion Area
- Strategic Fire Break
- Revegetation

ORIG A3
SCALE 1:1000

0 5 10 15 20 25

- NOTES**
- Any dwelling on the site should be constructed to comply with AS 3959.
 - Replanting to be carried out using local provenance plant material and species of the Marri and Sheoak/ Banksia woodland complexes.

ADOPTED BY RESOLUTION OF THE COUNCIL OF THE _____ OF _____

AT THE _____ COUNCIL MEETING

ON THE _____ DAY OF _____

CHIEF EXECUTIVE OFFICER _____

12-37-SP(e)

CITY OF ALBANY TOWN PLANNING SCHEME No. 3
AMENDMENT No. 315
SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
1	Environmental Protection Authority Locked Bag 33 Cloisters Square PERTH WA 6850	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) and that it is not necessary to provide any advice or recommendations.	Nil.	The submission is noted.
2	Water Corporation PO Box 100 LEEDERVILLE WA 6902	No comments.	Nil.	The submission is noted.
3	Western Power Locked Bag 2520 PERTH WA 6001	No objections.	Nil.	The submission is noted.
4	Department of Water PO Box 525 ALBANY WA 6331	No objections.	Nil.	The submission is noted.
5	Department of Environment and Conservation 120 Albany Highway ALBANY WA 6330	The Department of Environment and Conservation (DEC) has no objections to the amendment and recognises the benefits of modifying the current Subdivision Guide Plan to align the development exclusion area with the historical clearing that has occurred to negate the need for further clearing and rehabilitation of the already cleared area. DEC recommends that minimum Building	The comments in relation to modification of the subdivision guide plan are noted. It is acknowledged that the proposed amendment would provide a more satisfactory outcome purely in terms of flora conservation. However, there are a number of other relevant planning considerations that are examined in more detail below. The comments in relation to Bushfire	The submission is noted. <u>Modifications required:</u> The notation on the modified subdivision guide plan shall be amended with the following wording: <i>“Any habitable buildings on the site shall be constructed to withstand</i>

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		Attack Level 29 (BAL-29) building standards be required as this will result in Hazard Separation Zone being considerably reduced or not required outside the Building Protection subject to vegetation type and slope.	Attack Level 29 (BAL-29) are noted and it is considered that any future habitable buildings erected on the site should be constructed to withstand BAL-29 under <i>Australian Standard 3959 – Construction of Buildings in Bushfire-Prone Areas.</i>	<i>Bushfire Attack Level (BAL) 29 under Australian Standard 3959 – Construction of Buildings in Bushfire-Prone Areas.”</i>
6		<p>We are submitting support for the application to amend the building envelope as per the ‘Comparative Development Footprints’ that we received. We also support the building work being done in the most cost efficient way, regardless of elevation, which should also have minimal ground disturbance. We believe that supporting this amendment and elevation will in no way adversely affect us as direct neighbours who have an elevated view of the property.</p> <p>We do believe that the owners bought in good faith with no intention of deceiving anyone. Why would one make a rod for their own back, especially an experienced owner-builder who also seems to have a genuine concern for the environment?</p> <p>We understand the hardships of owner-building, including the hidden costs, without this on top of it. When someone does make an honest mistake it is not our job to work with them to help remedy the situation in a</p>	It is acknowledged that ----- do not consider that the proposed amendment would have a direct impact on the amenity of their property and would allow for the retention of a wildlife corridor at the southern extent of Lot 116 Forsyth Glade.	The submission is noted.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>rational and expedient way (<i>Officer's note: In the context of the submission, it is presumed that this is a typographical error and should read "...it is our job..."</i>). It also appears to be a logical argument to move the envelope.</p> <p>Our experience with the City of Albany Building Department has been nothing but excellent. They helped me all along the way, above and beyond the call of duty. My hopes are that they are able to extend this help to the owners of Lot 116 Forsyth Glade. Should the amendment be approved, it would not affect us adversely in any way and we believe that it ensures there is still a natural bush corridor available to wildlife, supporting a philosophy that we value.</p>		
7		<p>I fully support the City's proposed amendment of the Development Exclusion and Landscape Protection Area on Lot 116, Forsyth Glade, Kronkup. This property is --- --- in Forsyth Glade and I have been witness to the previous changes, shed-building and clearing by the three previous owners, prior to the purchase of the land by the present owners.</p> <p>As the current clearing and shed-building were undertaken several years ago by the first and second owners of the property, any</p>	The comments regarding the owners of Lot 116 Forsyth Glade having acted in "good faith" and the opposition to further clearing on the lot are noted.	The submission is noted.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3
AMENDMENT No. 315
SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>objections by surrounding landowners should have been made to the City of Albany at that time and not nearly a decade later. We, the residents of Forsyth Glade, were all aware of the shed location and the clearing of land at the time they were undertaken; it is not a new revelation for any of us.</p> <p>During the recent selling period of this block, the advertisements did not mention that either the shed or the clearing were within the 'Development Exclusion and Landscape Protection Area' (and not within the permitted Building Envelope. The new owners purchased the land in good faith, enquiring with the City of Albany and to the Real Estate Agent (now unfortunately deceased) to verify this fact.</p> <p>The proposed footprint of 6757m², (as opposed to the original footprint of 6985m²) is further up the hill and would result in the proposed dwelling (and existing shed) being further away from the adjacent Lot 115, and although slightly closer to Lot 117, the natural vegetation between the two properties would ensure privacy and screening.</p> <p>It would be criminal for further, unnecessary clearing to be made on Lot 116, notwithstanding the additional cost the</p>		

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>present owner would incur. In addition further clearing would double the amount of natural vegetation lost on this block, further disturbing the natural flora and fauna. This subdivision's original aim was to preserve the remnant natural bush of the area. In achieving this aim, it permitted land owners a certain amount of permissible clearing, i.e. our building envelopes. Where that actual clearing was originally designated is not as important as ensuring unnecessary and duplicated clearing does not occur in our bushland.</p> <p>I fully support Amendment No. 315 being approved and the owners being allowed to build their dwelling on the existing clearing, adjacent to the existing shed.</p>		
8		<p>We are property owners at -----, Kronkup. We are aware the owners of 43 Forsyth Glade have applied for a planning scheme amendment to move the building envelope to a location already cleared by a previous owner of the block. We understand that if the amendment is not approved, this would result in a need to clear the current building envelope which contains native vegetation and wetland. This area is also a habitat for native fauna. While we believe it is very important that land owners comply with the requirements of the relevant subdivision guidelines, in this</p>	The opposition to further clearing of vegetation on Lot 116 Forsyth Glade is noted.	The submission is noted.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		case it would seem to make no sense to clear yet more native bush when an area has already been cleared by a previous owner. We therefore support Amendment No. 315.		
9		I am happy with the proposed amendment. The current clearing has been in place for over a decade and it would seem inappropriate to conduct even more vegetation clearing on the hill unless it is absolutely necessary.	The opposition to further clearing of vegetation on Lot 116 Forsyth Glade is noted.	The submission is noted.
10		We have received correspondence from the owners of Lot 116 Forsyth Glade, regarding their application to build on their block. From what they are saying it seems that we should be encouraging them to build on an area that has already been cleared, rather than clearing another area to do same. There is not much remnant flora and fauna left in this area and everything should be done to try and preserve the small amount that is left. Accordingly, I ask that maybe you reinstate the approval that was given so that they can build on the cleared area as was originally approved.	The opposition to further clearing of vegetation on Lot 116 Forsyth Glade is noted. However, it should be noted that no approval has been issued either for the existing clearing or any future house. While the existing large shed on the lot had previously been approved under a building licence, it was found that it had not been constructed in the location approved, but had been unlawfully constructed by the previous landowners within the Development Exclusion and Landscape Protection Area. Furthermore, approximately 2900m ² of vegetation had been unlawfully cleared at the time of construction of the shed and additional clearing was	The submission is noted.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
			conducted in 2012 by the current landowners, pre-emptively preparing the site for the construction of their proposed house.	
11		I would hate to see more trees felled on Lot 116 Forsyth Glade and have no objection to the house being built on the area already cleared.	The opposition to further clearing of vegetation on Lot 116 Forsyth Glade is noted.	The submission is noted.
12		<p>The subdivision subject to this amendment took place an area of remnant bush and was designed with a designated building envelope on each block, in order to preserve as much of that bush as possible. On Lot 116 Forsyth Glade, a previous owner had cleared an area outside the designated envelope. That is unfortunate, but now that is has happened and considering the sub-division was designed to preserve the remnant bush, it is less important where that clearing is, than that there should be one such clearing. I am informed and believe that now that clearing has occurred, it cannot be restored to its original condition.</p> <p>Also there is within the area cleared by a previous owner, a building for which I am also informed and believe, the usual permissions were sought and granted.</p> <p>Finally, Lot 116 Forsyth Glade was</p>	<p>The opposition to further clearing of vegetation on Lot 116 Forsyth Glade is noted.</p> <p>As outlined above, the existing large shed on the lot had previously been approved under a building licence, but was found to have been unlawfully constructed by the previous landowners within the Development</p>	The submission is noted.

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3
 AMENDMENT No. 315
 SCHEDULE OF SUBMISSIONS**

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>purchased with the present clearing and building in place. The new owners are not responsible for the current situation. Mr. Nevill is a naturalist with a publication on native flora to his credit. The preservation of the bush matters to him. It would have been cheaper and less stressful to have simply cleared the original envelope, leaving the earlier clearing to take care of itself. His application is therefore a principled attempt to avoid that outcome.</p>	<p>Exclusion and Landscape Protection Area, rather than in the approved location. Furthermore, approximately 2900m² of vegetation was unlawfully cleared at the time of construction of the shed and additional clearing was conducted in 2012 by the current landowners, pre-emptively preparing the site for the construction of their proposed house.</p>	
13		<p>I write in support of the scheme amendment requested by the owners of Lot 116 Forsyth Glade.</p> <p>As owner (with my wife) as a house and block in-----, I'm not directly affected by the dispute over the building envelope that has drawn criticism from some of his neighbours. As only a part-time resident, I might well be said to have even less credibility as a supporter. However, through reading the landowners' account of the dispute that has raged over the past year or more, I'm persuaded that they have been unfortunate victims of other people's mistakes and quite probably of a campaign by opponents without any cogent reasons to object to their plans.</p> <p>It is clear that in preparing to build in what their critics, including the Council, have said</p>	<p>The opposition to further clearing of vegetation on Lot 116 Forsyth Glade is noted.</p> <p>It is understood by staff that the planning regulations, as they apply to 'Special Rural' zone Area No. 14, have only been amended once; by Amendment No. 126 in April 1996, which rezoned the land from 'Rural' to 'Special Rural' and applied the current planning provisions. However, the City of Albany's position on certain planning matters may also differ from those of the former Shire of Albany, although this is not reflected in the provisions for 'Special Rural' zone Area No. 14.</p>	<p>The submission is noted.</p>

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>is the wrong place, they were following all the specifications set out in the real estate advertisement for the property that they bought. That fact, plus the telling report from Penny Hussey, project officer of Land for Wildlife, makes clear that for them to now to adhere to the building envelope they were never presented with would involve unnecessary environmental damage.</p> <p>I make two further comments. In thirty years of owning our block in ----- – but only eight since we built on it – my wife and I have seen many changes in the Council’s rules about where to build, how many properties may or may not be on a block and whether extra ones can be free-standing or connect to the original. If action is to be taken against ‘mistakes’ such as that made by the owners of Lot 116 Forsyth Glade, it surely should be against real estate agents who fail to keep up to date with such changes. Secondly, despite all the changes Torbay Hill contains many houses and sheds with much greater visual impact than promised by the proposed amendment.</p>	<p>It is acknowledged that some works may be undertaken without approval, due to an individual being misinformed or simply having been unaware that a local government approval is required. However, these mistakes can sometimes be rectified by applying retrospectively, provided that the works undertaken are compliant with, or can be made to comply with the current planning regulations. In this instance, the landowners have been unfortunate enough to inherit a problem created by a previous owner. However, due to the nature of the planning system, it is now their responsibility to rectify the situation. In this instance, they have chosen to lodge an application to amend the Town Planning Scheme. As with any retrospective application, this must be assessed as though no work has been undertaken on-site and</p>	

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3
 AMENDMENT No. 315
 SCHEDULE OF SUBMISSIONS**

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
			<p>staff must consider the individual planning merits of the case and determine whether an approval would have been granted prior to any work being carried out.</p>	
<p>14</p>		<p>We are writing to you concerning the proposed re-alignment of the building envelope on Lot 116 Forsyth Glade.</p> <p>Although we are not immediate neighbours of this property, we have been residents of Torbay Hill for thirty-six years, and have been involved with the adjacent subdivision in Migo Place and Stewart House Hill, which took place seven years ago.</p> <p>To us it seems quite sensible to approve the scheme amendment to move the building envelope on Lot 116 from the original location to that which has already been cleared. This will allow significant areas of the block to remain as natural bushland, but also provide a safe 20m building protection zone around the proposed house site.</p> <p>We would also question how this situation has arisen. Did the original owner construct the shed on the property without the knowledge of the local authority, or did the local authority approve the construction of the shed even though it was built outside the original building envelope? In either</p>	<p>The opposition to further clearing of vegetation on Lot 116 Forsyth Glade is noted.</p> <p>As outlined above, the existing large shed on the lot had previously been approved under a building licence, but was found to have been unlawfully constructed by the previous landowners within the Development Exclusion and Landscape Protection</p>	<p>The submission is noted.</p>

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>case, we cannot understand why the present owner of the property is being put to inconvenience and expense to rectify a problem caused by someone else's action or inaction.</p> <p>We would very strongly recommend that the scheme amendment to move the building envelope on Lot 116 be approved.</p>	<p>Area, rather than in the approved location. Furthermore, approximately 2900m² of vegetation was unlawfully cleared at the time of construction of the shed and additional clearing was conducted in 2012 by the current landowners, pre-emptively preparing the site for the construction of their proposed house.</p> <p>As also outlined above, the current landowners have been unfortunate enough to inherit a problem created by a previous owner and due to the nature of the planning system, it is now their responsibility to rectify the situation. In this instance, the landowners have chosen to lodge an application to amend the Town Planning Scheme. As with any retrospective application, this must be assessed as though no work has been undertaken on-site and staff must consider the individual planning merits of the case and determine whether an approval would have been granted prior to any work being carried out.</p>	
15		We are writing to you to plead for common sense to prevail and for the City of Albany to grant final approval to Amendment No. 315.	The opposition to further clearing of vegetation on Lot 116 Forsyth Glade is noted.	The submission is noted.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address Submitter	of	Summary of Submission	Officer Comment	Staff Recommendation
			<p>We totally support your amending the Town Planning Scheme by modifying the subdivision guide plan for this block in the "Special Rural" zone no.14 by allowing the previously cleared area (in 2002/3) and the construction of the previously approved shed to now become the agreed building envelope.</p> <p>The landowners possess the utmost honesty and integrity. They have the highest verifiable commitment to nature having devoted almost a lifetime of promoting same in a number of ways including writing and publishing books and educating others. They were delighted to find that the heavily wooded block, assessed by DEC as "excellent", they had fallen in love with and purchased in early 2012 had been granted "Land for Wildlife" status in 2011.</p> <p>Unfortunately at the time of their purchase of the block they were given incorrect information relating to the location of the prescriptive building envelope from the Real Estate Sales Agent as well as being given incorrect official information i.e. being located in Scheme No. 3.2.B Torbay Hill Special Rural, relating to another subdivision.</p> <p>In spite of the status of this block being unchanged i.e. previously cleared for many</p>		

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>years during which time no-one took any notice, the landowners have had their integrity questioned, they have had aggressive verbal challenges, the episode has cost them many thousands of dollars, substantial delays in progressing with their building of their home and somewhat serious mental stress has taken its toll.</p> <p>What a great welcome to our neighbourhood! It is everyone's right and the communities' expectation to question any unusual or possible illegal activity. Innuendo or guessing is not acceptable evidence of anything unlawful. But in this case giving someone "a fair go" and the "benefit of the doubt" is missing!</p> <p>The landowners will build their new home at 43 Forsyth Glade, Kronkup. Our community will be enhanced by their presence and they will become good neighbours and good friends.</p> <p>Finally my thoughts are that the relocation of the building site to within the original "Building Envelope" at the expense of the pristine bush is ludicrous. Building in the current cleared area is logical. Your assistance with concluding this outcome is strongly sought.</p>		
16		I wish to express my support for the owners of Lot 116 Forsyth Glade to go ahead with	Nil.	The submission is noted.

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3
 AMENDMENT No. 315
 SCHEDULE OF SUBMISSIONS**

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>their building as planned. In other words, I support their request to have the building envelope moved from an uncleared area on their property to the cleared area around the existing building on the block.</p>		
17		<p>We are very concerned with any modification of the subdivision guide plan, as the development exclusion zones are established to preserve vegetation and waterways, taking into account gradients and providing corridors for animal movement. They contribute to this subdivision in creating a particular lifestyle within a bush setting.</p> <p>We are disappointed that the Council had failed to act on the initial illegal land clearing and construction on Lot 116 Forsyth Glade and on the recent “pre-emptive clearing and earthworks” that was done by the current owner in the Development Exclusion Area prior to any approvals from Council. This enables a culture to develop within a community of disregard for pre-established rules. Changing the rules after the event could lead to a perception that this is a way around subdivision conditions.</p> <p>We are opposed to the shape and position of the proposed development footprint area and the location of the proposed dwelling. We hope that a compromise can be</p>	<p>This concern is noted. However, further clearing within the original building envelope would lead to further environmental degradation. The existing cleared area could be revegetated, although there is some debate as to whether this will ever be as high quality as the existing remnant bush.</p> <p>It is unfortunate that the present situation did not come to the attention of City of Albany staff until the lodgement of a development application in July 2012. However, no complaints were received in the period prior to that.</p> <p>It is acknowledged that Council risks setting an undesirable precedent by not adhering to the established planning provisions for the area.</p> <p>The opposition to the proposed building envelope and suggested alternative are noted.</p>	<p>The submission is noted.</p>

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3
 AMENDMENT No. 315
 SCHEDULE OF SUBMISSIONS**

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>reached to minimise any further clearing while attempting to align with the existing development footprint area as much as possible. The proposed development footprint does not extend north-west into the existing development footprint. We suggest that any new envelope should substantially over lap the existing development area, instead of the area indicated south and east, which will clear further into the originally zoned 'landscape protection area'. Furthermore, the dwelling site should be at a lower elevation and closer to the existing development footprint area.</p> <p>We reiterate that the most important outcome is that any further clearing undertaken should be in a direction towards the existing development footprint area. The proposed dwelling site should be located closer to the existing development area.</p> <p>The development exclusion zones are readily and clearly available for landowners. There are some already cleared blocks available within the Torbay Hill area for people who wish to pursue different land uses on their blocks and are concerned about fire.</p> <p>We are saddened by the lobbying (see attached letters) and division this issue has created within a small community. This</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted. Council is advised that the lobbying of neighbours for support by the landowners may have contributed</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		possibly could have been mitigated with timely and diligent intervention from the Council.	to the unusually high proportion of public submissions lending their support to the proposal.	
18		<p>We respond with our concerns in the same order as set out in the Ayton Baesjou document to make it easier to refer to.</p> <p>1. Introduction There is no reference to the Landscape Protection Area which was impacted by the unauthorized clearing done by the current owners.</p> <p>2. Location and Zoning There are numerous inaccurate details in this section regarding local facilities that would suggest they are of a higher standard than they really are.</p> <p>3. Site Analysis The probable reason there may have been no complaints regarding previous clearing was that it could not be seen by the nearby lots, however those same neighbours can see all of the unauthorized clearing done the by current owners. The subdivision Guide Plan specifically references the concept that the buildings and the building envelopes they are to be built in are to be planned to have minimal impact on the amenities of their neighbours and</p>	<p>Noted.</p> <p>Noted. The description of local facilities is broad and does create the impression of greater local amenity than is the case.</p> <p>It is acknowledged that the photograph on page three of the amendment document does not accurately show how visible the existing clearing is from Hortin Road, or Lower Denmark Road. It has been noted in previous cases that photographs do not always provide a true representation of landscape impact when taken from some distance away.</p>	<p>The submission is upheld in part.</p> <p><u>Modifications required:</u></p> <p>The notation on the modified subdivision guide plan shall be amended with the following wording:</p> <p><i>“ANY DEVELOPMENT WITHIN LOT 5 (current Lot 116) IS TO BE IN ACCORDANCE WITH SITE PLAN 12-37-SP(f)”</i></p> <p>(Officer’s note: As the site plan will also be modified, its reference number will be updated to 12-37-SP(f)).</p> <p>The site plan shall be modified as follows:</p> <ul style="list-style-type: none"> • Detailed levels shall be shown, with the fill material used on site under the current ownership removed; • An indicative dwelling footprint shall be shown on plan; • The extent of the 25-45m wide

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>minimal visibility from Hortin Road. The photo shown on page three of the report does not accurately depict the impact the unauthorized clearing have on those using this road.</p> <p>Regarding the photos shown on page 5, it is interesting to see that there are no current photos from 2012/13 to compare against those taken in the early 2000s while using the same datum points. In addition, it would seem that these same 10-12 year old photos appear to contradict the topography shown on the proposal's Comparative Development Footprints (12-37-CDF(b)).</p> <p>It should be noted that a bulldozer was working on site for 3 days at the beginning of May, 2012. Had the current owners applied for permission to clear through the correct channels, all the information regarding the existing structures would have been discovered at that time. In addition, it should be remembered that each and every lot owner has been required at the time of purchase to acknowledge and accept to the conditions relating to this subdivision. In doing so, we understand the binding restrictions relating to our own lots, and those of our neighbours which were introduced to protect the amenities of</p>	<p>It is also acknowledged that the photographs provided in the report, taken in the early 2000s, do not accurately depict the site as it is now. There have been earthworks undertaken to create a level pad, above the existing shed, to the south-west. However, it is unclear from the partial topographical information shown on drawing 12-37-CDF(b) if this contradicts the photographs.</p> <p>It is acknowledged that the current landowners undertook clearing and earthworks without local government approval.</p>	<p>Building Protection/Hazard Separation Zone shall be delineated on plan;</p> <ul style="list-style-type: none"> • “Development Exclusion Area” on the legend shall be replaced with “Development Exclusion and Landscape Protection Area”; and • “Revegetation” on the legend shall be replaced with “Revegetation using site-specific endemic species”.

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>everyone within the subdivision – and which include details regarding Development Exclusion and Landscape Protection Areas. We all signed these documents in good faith – that our neighbours would adhere to the same conditions that we have.</p> <p>The reference made in the first paragraph on page 8 regarding the owners revising their plans for the dwelling would only appear to be bringing ground levels back to what they would have been prior to the unauthorized clearing, and while floor level is referred to – roof height is not.</p> <p>The final paragraph on page 8 suggests an environmental loss if building occurs lower down and closer to Forsyth Glade. We disagree. While in the medium term our amenity would be disrupted, long term (with the regeneration of the Landscape Protection Area) it would be greatly improved. As noted earlier in the proposal, the land has regenerated before – however, with a dwelling placed higher than is currently allowed, this would be a permanent loss.</p> <p>On page 11, it is suggested that the Department of Environment and Conservation do not support further</p>	<p>Noted. However, as the amendment seeks only to modify the Development Exclusion and Landscape Protection Area, detail of the roof height of any future house is not known at this time.</p> <p>It is argued that the clearing of the prescribed building envelope and revegetation of the existing cleared area could be of further detriment to the environment, as the revegetation would never be of the quality of undisturbed natural bush.</p> <p>It is acknowledged that this is not a strong case for the proposed solution,</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>clearing of the site. However we would consider the proposed hazard reduction clearing to be as much of a 'major disturbance' as clearing for a building site and would be just as devastating to local flora and fauna. With such acknowledgement that the flora and fauna is of such high quality, it is alarming that this section closes with the comment "This is one of the reasons that environmental offsets are considered as a 'last resort'."</p> <p>4. Landscape Protection Area The report by BMJ Hussey is referenced on page 10 of the proposal. We would like to reiterate our earlier point that the clearing of undergrowth for fire hazard reduction would have as much impact in the degradation of the habitat as would further clearing for development. Landscape Protection Areas are very important features of any subdivision and should not be dismissed. Not only do they ensure the least visual impact possible of the overall developments but they also help preserve the habitats of various local species of flora and fauna.</p> <p>In the case of Lot 116, its Landscape Protection Area is high above the existing building envelope, and we cannot see how building further away</p>	<p>as opposed to an environmental offset. However, as has been discussed, clearing of the prescribed building envelope and revegetation of the existing cleared area would have a significant environmental impact.</p> <p>Noted.</p> <p>It is acknowledged that the construction of a house further from the principal point of egress presents</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>from the only real escape route in the event of a fire could be seen as more beneficial.</p> <p>In the last paragraph on page 11, it refers to the revegetation program planned by the current owners. Earlier it referred to them using endemic species – which “<i>especially grevilleas</i>” are not. Introduced species will either die if they are not suited to the conditions or (without due care) could become problematic. There is local help available from several sources that could assist the current owners in determining the endemic species that have been destroyed during the unauthorized clearing but could be reinstated with relative ease.</p> <p>5. Visual Amenity</p> <p>In the first paragraph on page 12, the concept of minimizing visual impact is referred to – and yet it is obvious by the nature of the unauthorized clearing that it is the owners' intention to build as high up as they can – presumably to maximize their view. It doesn't matter what the materials or colour the dwelling may be, it will still be permanently visual. In the second paragraph, it suggests a future dwelling would be built 'at ground level'. Would this be the enhanced level</p>	<p>a greater risk to the occupants.</p> <p>Noted. Should the amendment be finally adopted by Council, a notation can be added to the subdivision guide plan requiring the use of site-specific endemic species.</p> <p>It should be acknowledged that the report refers to the use of species that are less combustible, which is likely the reason for grevilleas being specifically named.</p> <p>Noted. The ground level is known to have been altered and any future house should be set as low into the hillside as is practicable.</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3
AMENDMENT No. 315
SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>obtained by the bulldozer, or the natural ground level – as it was prior to the bulldozer?</p> <p>6. Fire Safety As stated previously in our submission, we cannot see how building further away from the obvious escape route can be considered preferable to building closer. If the Landscape Protection Area is removed and the dwelling built where the current owners desire it, they will (under the current Fire Act) be able to both above and below the site up to the required clearance of 20m, but this doesn't take in to account the incline of the slope which would entitle them to clear even more. This would encompass the area including the original building envelope which would have been cleared anyway – so why not build the dwelling there in the first place?</p> <p>It is interesting comment regarding the State Forest. State Forests are large tracts of land whose resources are managed for logging and other public use. How is this comment relevant to a private lot of less than 4ha? There would appear to be a real danger that (should this proposal be approved) the current or future owners may 'parkland clear' the entire lot which would certainly</p>	<p>Noted. As has been mentioned above, clearing of the prescribed building envelope in addition to the existing cleared area would incur a further environmental loss. Although the existing cleared area could be revegetated, this may not regenerate to its original state. While the proposal seeks to regularise unlawful works, it may be less environmentally damaging to minimise the amount of additional clearing required on the lot, particularly taking into account the requirement for a Building Protection Zone/Hazard Separation Zone.</p> <p>The comment regarding State Forests is only used as an example to illustrate the type of fuel loading anticipated. There is no justification for parkland clearing the entire lot, provided that the methodology prescribed in the <i>Planning for Bush Fire Protection Guidelines – Edition Two</i> is followed.</p>	

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3
 AMENDMENT No. 315
 SCHEDULE OF SUBMISSIONS**

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>ruin our amenity and would certainly become visible to Hortin Road.</p> <p>Regarding the comments about additional access/egress – have the owners obtained permission from the other relevant landowners to transgress their property?</p> <p>7. Statutory Planning Context The final paragraph on page 15 makes reference to Subdivision Guide Plan Clause 5.3 – specifically that buildings and their clearance zones should not encroach into any landscape protection area. This has already occurred with the unauthorized clearing.</p> <p>8. Conclusion This section suggests that the circumstances of Lot 116 are unique and would not set a precedent. This we dispute as there are several landowners in the vicinity who will willingly use any successful change in conditions applied to Lot 116 for their own situation. General advice we have obtained also confirms this theory.</p> <p>SUMMARY</p> <p>Having responded to the proposal submitted by the current owners, we would like to list</p>	<p>The comment refers to former strategic firebreaks (now called fire access tracks), that would only be used for egress in an emergency situation.</p> <p>Noted.</p> <p>Noted. As outlined above, Council risks setting an undesirable precedent in finally adopting the amendment in its current form.</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>our comments and concerns as follows:</p> <ul style="list-style-type: none"> • The current owners have not followed best practice by instigating pre-emptive clearing prior to seeking approval from the City of Albany. • We would like it noted that we are not in favour of this proposal unless the following four conditions are met: <ul style="list-style-type: none"> • All clauses from the original Subdivision Guide Plan for Special Rural Zone No. 14 must be retained – including and especially clause 5.3 relating to Landscape Protection Areas. • On the proposal's Site Plan (12-37-SP(e)) the wording 'Existing Vegetation' must be replaced with 'Landscape Protection Area'. • The Subdivision Guide Plan (12-37-SGP(a)) enclosed with the proposal references a site plan (12-37-SP(b)) which has not been included in the documentation. We have no idea what impact this plan would have on this proposal or our response to it. 	<p>Noted.</p> <p>It is not proposed to alter the provisions for 'Special Rural' zone Area No. 14 within Town Planning Scheme No. 3. However, it is acknowledged that the proposal is not consistent with the intent of Clause 5.3.</p> <p>Noted. On the legend on 12-37-SP(e) it would be more appropriate for "Development Exclusion Area" to be accompanied by "Landscape Protection Area", rather than replacing "Existing Vegetation".</p> <p>It appears that the reference to Site Plan 12-37-SP(b) on the Subdivision Guide Plan 12-37-SGP(a) is an error and should refer to Site Plan 12-37-SP(e)</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<ul style="list-style-type: none"> The proposal's Comparative Development Footprints plan (12-37-CDF(b)) – the wording 'Existing Vegetation' must be replaced with 'Landscape Protection Area'. 	<p>It is not considered necessary for Comparative Development Footprints plan 12-37-CDF(b) to include a reference to the “Landscape Protection Area”.</p>	
19		<p>Submits the following queries in relation to the proposed amendment:</p> <ol style="list-style-type: none"> Why is there a proposal to change the building envelope? If building envelopes are changed on this property, then what is the point of having them in the first place? <p>We, as owners of lot -----, Kronkup, object to the proposed amendment.</p> <p>The original objective of the subdivision was to “create rural residential retreats which blend in with the landscape, minimise visual impact from Hortin Road and minimise the export of nutrients from the site.”</p> <p>Council must consider the impact the amendment will have for future generations.</p> <p>The current situation (illegal clearing,</p>	<p>As noted above, the proposal seeks to alter the building envelope to regularise previous unlawful development of the site.</p> <p>This is a valid comment and highlights the risk to Council, should they resolve to finally adopt the amendment in its current form.</p> <p>Noted.</p> <p>Noted.</p>	<p>The submission is upheld in part.</p> <p><u>Modifications required:</u></p> <p>The statement that “<i>It is estimated that 80% of the cleared area has been cleared for more than 11 years</i>”, on page 4 of the amendment document shall be replaced with the statement that “<i>It is estimated that 80% of the cleared area has been cleared for more than 5 years</i>”.</p>

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>altering the landscape and proposed Amendment No. 315) directly impacts at least two neighbours. This is not fair or just.</p> <p>So many aspects of this amendment are not just, and many questions are raised about the mistakes, with or without intent, that already have been made.</p> <p>It was wrong for the current owner to clear a substantial amount of land, change the landscape, and then claim that they were not aware the earthworks were outside their building envelope.</p> <p>Usually one submits plans to Council, once approved then proceeds to clear.</p> <p>Usually when a person alerts another of a problem, as one of the neighbours did when the current owner's contractors began clearing, a reasonable thing would be to reassess the situation and not allow any further clearing. The earthmoving contractor was clearing for about four or five days. Any previous clearing was minor in comparison to what has now occurred. This is an injustice to the flora and fauna of the block.</p> <p>There appear to be several flaws and omissions in the amendment report:</p>	<p>Noted.</p> <p>Noted.</p> <p>Noted.</p> <p>This is correct. The proposed amendment is effectively a retrospective application to regularise the unlawful works that were undertaken on the site.</p> <p>Noted.</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3
AMENDMENT No. 315
SCHEDULE OF SUBMISSIONS

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		<p>a. The photos do not accurately depict the extent to which the block has now been cleared. By cutting into the slope the landscape has been changed.</p> <p>b. There is no current aerial photograph. Why?</p> <p>c. Alterations made to the block have visually impacted on the whole subdivision. The clearing is even visible from South Coast Highway. This shows no regard to the adjoining neighbours.</p> <p>d. Page four of the report states that “80% of the cleared area has been cleared for more than 11 years.” This at best is a mistake. At worst it is the owner trying to persuade. The statement is wrong.</p> <p>e. Page eight states that further clearing would be required if the owner was asked to build in the building envelope. It seems evident that the current owner is now concerned with the plant and fauna. It should have always been a priority to minimise clearing.</p> <p><u>Precedent:</u></p> <p>Contrary to the report commissioned, this is not an isolated case. We have been approached in the past by an owner of Lot</p>	<p>It is noted in paragraph 19 of the Officer’s report that only 15-20% of the cleared area existed prior to 2002 and that more substantial clearing has taken place since. The aerial photographs provided only prove that 80% of the cleared area was cleared more than 5 years ago.</p> <p>A current aerial photograph of the site may not be available. However, it would likely show a larger cleared area than the May 2010 photograph.</p> <p>It acknowledged that the existing cleared area is highly visible.</p> <p>Noted. This is discussed in detail in paragraph 19 of the Officer’s report.</p> <p>Noted. As has been mentioned above, clearing of the prescribed building envelope in addition to the existing cleared area would incur a further environmental loss. Although the existing cleared area could be revegetated, this may not regenerate to its original state. While the proposal seeks to regularise unlawful works, it may be less environmentally damaging to minimise the amount of additional clearing required on the lot.</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>202 of Migo Place. The owner was not aware that a building envelope existed on his block. He went to Council and was given the information. The block is now for sale.</p> <p>Allowing the amendment would definitely set a precedent. Any owner can claim that there were not aware at the time of purchase, that a building envelope existed. It is up to the purchaser to obtain the right information.</p> <p><u>Externalities:</u></p> <p>i.e.: equity of existing neighbours. Existing neighbours have bought and built knowing the locations of building envelopes in the subdivision, and adjacent subdivision. If Amendment No. 315 is approved the proposed dwelling will be visible from several dwellings and those property owners' privacy will be compromised. Would those property owners have a claim for damages?</p> <p><u>Environmental loss if Amendment No. 315 is declined:</u></p> <p>The applicant suggests there will be further environmental loss if the original/existing building envelop is now cleared. If you consider only Lot 116, yes. If you consider</p>	<p>Noted. As outlined above, Council risks setting an undesirable precedent if it finally adopts the amendment in its current form.</p> <p>It is unlikely that the proposed building envelope would compromise the privacy of adjoining properties. However, it could impact on visual amenity that they currently enjoy. However, there would be no avenue for adjoining owners to claim for 'damages'.</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>this amendment is a blueprint for shifting building envelopes, there will be more amendments granted and more environmental loss.</p> <p>There are no guarantees that commitments to revegetate will be honoured.</p> <p>The proposed new building envelope allows the owner to build a dwelling with far superior views at 107.5m AHD. The current development exclusion stipulates no building above 96m AHD. Superior views raise the value of a property. The time and expense of a scheme amendment can be estimated as can the increased market value of a property with superior views, therefore approving Amendment No. 315 sets an example and precedent of a risk/reward calculation for a positive economic outcome.</p> <p>In conclusion, whilst the applicant can infer this objection implies we support more native vegetation being cleared i.e. the current building envelope: in this instance yes we do; if it prevents an inequitable outcome for neighbours and opens the door for those able to fund future amendments to achieve a desired economic outcome.</p>	<p>Noted. As discussed above, the overall environmental impact and risk of setting an undesirable precedent must be carefully considered.</p> <p>Now that the City of Albany is aware of the situation on the site, any commitments made by the owners and any new planning controls or conditions put in place can be monitored for compliance.</p> <p>Noted.</p> <p>It is noted that other landowners in the area have adhered to the provisions</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
			of the Town Planning Scheme and again, the risk of setting an undesirable precedent must be noted.	
20		<p>I wish to raise concerns and comments regarding Amendment No. 315 to Town Planning Scheme No. 3, which proposes to amend the subdivision guide plan for Special Rural Zone No. 14 (Hortin Road and Forsyth Glade, Kronkup).</p> <p>I and my family have lived ----- to this application for thirteen years.</p> <p><u>Precedent:</u></p> <p>The planning report for this proposal is misleading in that the photographs of the site ('Images from Early 2000s') depict a situation which no longer exists. The current situation involves unauthorised clearing of an additional 20% of the site of this area by the applicant using heavy machinery over a number of days. This development included further clearing of the Development Exclusion Area and refill of approximately seven meters (vertical) of the cutaway for the previously proposed housepad (to the right of the motor vehicle in the 'Images from Early 2000s' and between the shed roof and tree to the left in the bottom photograph) utilising green fill cleared in the activity.</p>	<p>Noted. These photographs do show the site as it was prior to the current owner undertaking further earthworks and clearing. However, the exact percentage of the site which was cleared under the current ownership is unclear.</p>	<p>The submission is upheld in part.</p> <p><u>Modifications required:</u></p> <p>The site plan shall be modified as follows:</p> <ul style="list-style-type: none"> • "Revegetation" on the legend shall be replaced with "Revegetation using site-specific endemic species".

CITY OF ALBANY TOWN PLANNING SCHEME No. 3
AMENDMENT No. 315
SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>This additional clearing was completed after its proscription was brought to the attention of the contractor.</p> <p>This risks creating a precedent where the owner of the adjacent holdings or uncleared land in any similar subdivision, motivated by commercial advantage or a grab for views, could clear, without authorisation, under a claim of ignorance, naiveté or mistake, and expect the Subdivision Guide Plans to be amended to accommodate the unauthorised site works.</p> <p>The claim within the amendment report to the effect that “the particular issues are unique to this property and will therefore not set a precedent” is without authority or substance. This would more likely have been the case without the additional clearing by the applicant as depicted in the ‘Images from Early 2000s’ photographs.</p> <p><u>Floor level allowable for future construction vis-à-vis visual amenity in sub-division guidelines:</u></p> <p>This revised site application includes some restoration toward the condition of the site when it was purchased by the applicant with removal of the proposed driveway (around the water tank) and lowering of the proposed house pad. Although still in</p>	<p>Noted.</p> <p>Noted. Again, the risk of setting an undesirable precedent is highlighted.</p> <p>Noted.</p> <p>Noted. This suggestion of a compromise may offer an appropriate solution to the concerns over cumulative environmental loss, setting of an undesirable precedent and</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>excess of the maximum height limit of approximately 97m in the existing requirements, further restoration of the house pad to the floor level to approximately 102m (5.5m below the indicative height with this application) and position (adjacent to the existing shed) as was the case when the applicant purchased the property (as depicted in 'Images from Early 2000s') would effectively remove the opportunity for other landowners to cite precedent in future.</p> <p>I am supportive of this application in respect to the maintenance of the original subdivision guidelines, particularly in terms of landscape protection and visual amenity. I acknowledge that the requirement to clear in the current development footprint would be detrimental to the landscape ("net environmental loss") and amenity of the area, notwithstanding the impact on other properties and the subdivision-guidelines including the requirement "to minimise the external and internal visual impact of dwellings, outbuildings and access legs."</p> <p>It is my view that intentions of the applicant as far as the proposed dwelling are irrelevant to this proposal. The intentions of the original owner of this land were to build to the north of the existing shed while the previous owner 'intended' to build in the clearing adjacent to the shed depicted in the</p>	<p>impact on the landscape. It is discussed in more detail in paragraph 31 and 33 of the Officer's report.</p> <p>Noted.</p> <p>Noted.</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>photographs. Neither their intentions nor those of the sub-division guidelines have been fulfilled and it is my submission that an application of this nature should be considered against all the limits of the proposed changes as the intentions of the applicant or subsequent owners are free to change, within those guidelines, at any time.</p> <p><u>Landscape Protection Zone:</u></p> <p>Lot 116 is the only block on the subdivision where the Landscape Protection zone and the Development Exclusion Area are identical and it is my view that irrespective of the ultimate location of the development footprint, the guidelines of these zones should be maintained in the interest of the intentions of the subdivision plans.</p> <p>This amendment proposal is based substantially on a wish to avoid further clearing yet requires further substantial clearing of existing vegetation, up to about 15m wide at some points, on three sides of the proposed development footprint. This appears to extend the cleared area approximately a further twenty-percent in addition to the twenty per-cent previously cleared by the applicant. The allowance for this additional clearing would not occur if the building was genuinely located more to the centre of the proposed development</p>	<p>Noted. While a compromise between the prescribed building envelope and existing cleared area may be a pragmatic outcome, it would still be contrary to the intent of the Town Planning Scheme provisions and original subdivision guide plan.</p> <p>Noted. This can be considered in a compromise situation.</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>footprint and this footprint was limited to the existing cleared area.</p> <p>I support any restoration of the cleared area with endemic rather than simply native species. The introduction of non-endemic native flora does not serve the conservation elements referred to in the application.</p> <p>It seems incongruous that an unauthorised clearing could result in amendment to subdivision guidelines, (which were intended by the City "to create rural residential retreats that blend into the landscape and minimises visual impact from Hortin Road" and were the basis on which we purchased our block), in a way which requires and permits further clearing, while the merits and intentions of these original guidelines has not been questioned.</p>	<p>A notation can be added to the subdivision guide plan to ensure that revegetation is undertaken using endemic species.</p> <p>Noted. Once again, this highlights the risk to Council of setting an undesirable precedent, by amending the scheme to regularise unlawful works. Furthermore, no attempt has been made to demonstrate that the proposal is consistent with the intent of the original subdivision guide plan, as described in Amendment No. 126 (see paragraphs 13-16 in the Officer's report).</p>	
21		<p>I wish to make known that I fully support the proposed amendment of the development exclusion and landscape protection area on Lot 116 Forsyth Glade, Kronkup.</p> <p>It would appear illogical to undertake further clearing of the natural vegetation, when a perfectly good building envelope already exists on this parcel of land. The existing building and cleared area have been in place for some years, and to my knowledge without any objections from local residents.</p>	<p>The opposition to further clearing of vegetation on Lot 116 Forsyth Glade is noted.</p> <p>As outlined above, the existing large shed on the lot had previously been approved under a building licence, but was found to have been unlawfully constructed by the previous landowners within the Development Exclusion and Landscape Protection</p>	The submission is noted.

**CITY OF ALBANY TOWN PLANNING SCHEME No. 3
 AMENDMENT No. 315
 SCHEDULE OF SUBMISSIONS**

No.	Name/Address of Submitter	Summary of Submission	Officer Comment	Staff Recommendation
		<p>The question must be asked; why has this suddenly become an issue? I believe that the current owners are in fact acting responsibly in trying to retain as much of the natural flora and fauna as possible.</p> <p>I was of the belief that the objective of this subdivision was to preserve the remaining natural vegetation of the area, not increase the area of cleared land. Therefore, building on the existing parcel of cleared</p>	<p>Area, rather than in the approved location. Furthermore, approximately 2900m² of vegetation was unlawfully cleared at the time of construction of the shed and additional clearing was conducted in 2012 by the current landowners, pre-emptively preparing the site for the construction of their proposed house.</p> <p>The current landowners have been unfortunate enough to inherit a problem created by a previous owner and due to the nature of the planning system, it is now their responsibility to rectify the situation. In this instance, the landowners have chosen to lodge an application to amend the Town Planning Scheme. As with any retrospective application, this must be assessed as though no work has been undertaken on-site and staff must consider the individual planning merits of the case and determine whether an approval would have been granted prior to any work being carried out.</p> <p>It may be contended that this is the most pragmatic solution to the current situation. Removing the fill that has been added to the site, under the current ownership, would help to</p>	

CITY OF ALBANY TOWN PLANNING SCHEME No. 3

AMENDMENT No. 315

SCHEDULE OF SUBMISSIONS

No.	Name/Address Submitter	of	Summary of Submission	Officer Comment	Staff Recommendation
			land is the most responsible and practical path to take and I believe Amendment No. 315 should be approved.	reduce landscape impact by setting any future dwelling lower into the hillside.	

3.1: COMMUNITY FUNDING AND EVENT SPONSORSHIP POLICY ADOPTION

- Attachments** : 1. Council Policy: Community Financial Assistance and Events Funding Program (2009)
2. Council Policy: Community Funding and Events Sponsorship (2013)
- Appendices** : 1. 2012/2013 Community Funding Guidelines
2. 2012/2013 Community Funding Application Form
3. 2012/2013 Community Funding Acquittal Form
- Responsible Officer** : Executive Director Community Services

IN BRIEF

- RESCISSION of the Council Policy — Community Financial Assistance and Events Funding Program (2009) and associated moratorium.
- ADOPTION of the Council Policy — Community Funding and Event Sponsorship (2013) for the financial years 2013/2014, 2014/2015 and 2015/2016.
- A review of the Council Policy — Community Financial Assistance and Events Funding Program (2009) determined that the Policy does not reflect current City operations, Council governance structures or Council’s strategic direction.
- It is recommended that Council ADOPT the Council Policy — Community Funding and Event Sponsorship (2013) as a rationalised approach to investing in community activity, initiatives and events. This new Policy presents a sustainable, balanced approach to governance and civic leadership as well as closer alignment to Council structure and strategy.

RECOMMENDATION

**ITEM 3.1: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR SUTTON
SECONDED: COUNCILLOR BOWLES**

THAT Responsible Officer Recommendations 1 and 2 be carried EN BLOC.

CARRIED 12-0

**ITEM 3.1: RESPONSIBLE OFFICER RECOMMENDATION 1
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council RESCIND Council Policy-Community Financial Assistance and Events Funding Program (2009) and the associated moratorium as outlined in Attachment 1.

CARRIED EN BLOC

**ITEM 3.1: RESPONSIBLE OFFICER RECOMMENDATION 2
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council ADOPT Council Policy-Community Funding and Event Sponsorship (2013) for the financial years 2013-14, 2014-15 and 2015-16 as outlined in Attachment 2.

CARRIED EN BLOC

BACKGROUND

1. Council Policy — Community Financial Assistance and Events Funding Program (2009) [Community Financial Assistance Program] has for many years provided the policy framework and operational mechanism for Council to financially support community groups, organisations and local initiatives. See Attachment 1 for this Policy.
2. At its Ordinary Council Meeting on Tuesday 20 April 2010 (Item 12.12.2) Council introduced a moratorium on the grant category allocations under the Community Financial Assistance Program to the years 2010/2011 and 2011/2012. Under the moratorium rates rebates and iconic events funding (referred to as Icon events in the Policy) continued.
3. At the Ordinary Council Meeting 19 June 2012 Council endorsed the 2012/2013 City of Albany Budget that included an allocation of \$35,000 for Community Assistance Funding (Item 1.5, No 51 refers). The 2012/2013 Budget Adoption Report noted:

Community Assistance Funding of \$35,000 will assist community groups and individuals deliver projects, initiatives and events that:

- *Enhance community engagement and participation;*
 - *Build community resilience and well being; and/or*
 - *Develop the vibrancy and liveability of Albany.*
4. A program to support the 2012/2013 Council-endorsed budget was subsequently developed. To distinguish this new program from the existing Community Financial Assistance Policy and associated moratorium, a new name (Community Funding Program) and supporting funding administration processes were developed. See Appendices 1, 2 and 3 for Community Funding Program details.
 5. With the exception of rates rebates all current funding agreements with community groups, individuals or iconic events stakeholders will cease as at 30 June 2013.
 6. The Community Services Directorate has been delegated to review the City's approach to Councils investment in community funding and recommend options.

DISCUSSION

Overview Current Policy – Council Policy: Community Financial Assistance and Events Funding Program (2009) [Community Financial Assistance]

7. Community Financial Assistance has a range of categories including donations, rate rebates, minor grants, major grants, youth crisis services grants, iconic events, community events and sporting events.
8. Community Financial Assistance has been managed through the Corporate and Community Services Directorate with oversight and delegated authority through the Community Financial Assistance Committee.
9. The Corporate and Community Services Directorate no longer exists. An organisational restructure in 2011 resulted in this Directorate being split into two distinct Directorates: Corporate Services, and Community Services.

10. The Community Financial Assistance Committee no longer exists. In early 2012 new Committees of Council were established with no Committee having direct oversight or Delegated Authority to approve or determine outcomes of the Community Financial Assistance Policy.
11. Rates rebates and iconic events were and have remained exempt from the moratorium introduced for the years 2010/2011 and 2011/2012. Rate rebates are managed through the Corporate Services Directorate and Iconic events are managed through the Office of the CEO.
12. An internal review of the Community Financial Assistance Policy was undertaken in early 2013. Findings included:
 - The Policy format is obsolete;
 - The Policy references non-existent organisational and governance structures;
 - Alignment to Council strategy is unclear with references to superseded plans;
 - Grant categories and associated funding pools are indistinct;
 - Supporting administration processes are not clear; and
 - The document is internally inconsistent and challenging to interpret.
13. The review also determined that a clear rationale or objective for the moratorium does not exist. No supporting commentary or information is available associated to the moratorium endorsed at the OCM 20 April 2010.
14. On the basis of the internal review it is considered that the Policy in its current format may not be an effective or efficient tool for Council to provide financial support to the community. Further, the revisions that would be required to align the Policy with current City operations and Council strategy would effectively render the Policy annulled. As such, a rescission of the Policy and associated moratorium is recommended to be replaced by a new Policy.

Overview – Community Funding Program (2012/2013)

15. As noted in 3 and 4 Council endorsed a Community Assistance Funding program of \$35,000 for the financial year 2012/2013. This program (known as Community Funding Program) has been developed and delivered by the Community Services Directorate.
16. The Community Funding Program attracted 28 applications with the total funding pool being allocated to 11 successful applicants.
17. The Community Funding Program operated outside of a Council policy framework with the intent that this would be an interim measure until either the existing moratorium or Policy was reviewed.
18. The administration processes developed for the Community Funding Program (Guidelines, Applications and Acquittal documents) are considered an improvement on existing processes from the Community Financial Assistance Policy. It is recommended that these documents be used as baseline material for development under a new (proposed) Policy. See Appendices 1, 2 and 3 for Community Funding Program details.

Overview New Policy – Council Policy: Community Funding and Event Sponsorship (2013[Proposed])

19. Based on the review of the existing Policy (Community Financial Assistance) and outcomes of the 2012-2013 Community Funding Program a new Policy has been developed, Council Policy — Community Funding and Event Sponsorship (2013). See attachment 2 for the new Policy.
20. In developing the new Policy the following process was undertaken:
- Review the existing Policy;
 - Review outcomes of the Community Funding Program;
 - Review other LGA funding policies and processes;
 - Review best practice principles related to funding and sponsorship;
 - Stakeholder consultation;
 - Development of a simplified, consolidated easily communicated model; and
 - Alignment to organisational structure and strategy.
21. Rate Rebates have not been considered in the new Policy and it is recommended this support continue to be managed through Corporate Services.

Overview New Policy – Detail

22. The Policy development process concluded that a clear distinction between Funding and Sponsorship is required.
23. This will clearly establish the nature of relationships between applicants and the supporting body (the City). It will also assist in the development of appropriate processes for application, assessment and evaluation across all categories.
24. Funding is generally considered to be defined by the benefits it provides to the community as opposed to return on investment. Benefits are shaped to align with the funding body's own objectives such as strategic goals. Additionally, funding typically takes place in an environment of application, assessment and acquittal. Grants are better suited to this arrangement. The *Community Funding* program has been proposed as a 'Grants Program' within the new Policy.
25. Sponsorship is generally considered to be a commercial arrangement conducted in a business setting between two parties. Benefits and obligations are clearly articulated and agreed between parties with the entity sourcing sponsorship typically developing a set of benefits for the sponsor to consider. Event sponsorship is better suited to this arrangement given its capacity to generate revenue (including not for profit settings) and media attention. The Events Sponsorship program has been proposed as 'Sponsorship Program' within the new Policy.
26. *Community Funding* will include two program streams, *Community Enterprise Grants* and *Community Leadership Grants*.
- a) The *Community Enterprise Program* is proposed to have a total pool of \$50,000 with a funding limit of \$1000 - \$3,000. The Program will act as a broad based community funding program supporting community driven initiatives. Minor equipment purchases, capacity building programs will be supported. The Program is proposed to have one round of funding per year.
 - b) The *Community Leadership Program* is proposed to have a total pool of \$5,000 with a funding limit of \$200 for Individuals and \$500 for Groups. The Program will provide support for travel and sundry or supporting items. Examples of support may include

****REFER DISCLAIMER****

contributions to travel costs to attend sporting meets or community awards or presentations. The Program will be open until the total pool of funds is exhausted.

27. *Events Sponsorship* will include two program streams, *Regional Event Sponsorship* and *Community Event Sponsorship*.

a) *Regional Event Sponsorship* is proposed to have a total pool of \$50,000 with a set limit of \$10,000 - \$25,000 per Event. The focus of *Regional Event Sponsorship* is for high profile large Events that demonstrate a tangible tourism or economic impact for the region. Annual Sponsorship in this category will be available but a preference will be given to multiple year options up to a limit of three years. Applicants will be required to demonstrate a track record of successful high profile event delivery. This category will be open until the total pool of funds is exhausted.

b) *Community Event Sponsorship* is proposed to have a total pool of \$30,000 with a set limit of \$3,000 - \$5,000 per Event. The focus of *Community Event Sponsorship* is for community driven events that demonstrate innovation, community engagement, high quality planning and capacity for growth and sustainability over time. Only annual sponsorship in this category will be available. This category will have one round per year.

28. *Community Funding* streams will have purpose-built administrative processes (inclusive of guidelines, applications, acquittals) based on a similar format to the 2012/2013 Community Funding Program. See Appendices 1, 2 and 3 for Community Funding Program details.

29. *Event Sponsorship* streams will have purpose built guidelines for sponsorship proposals and project evaluation in the 'Regional Events Sponsorship' stream and, event proposal templates, planning templates and evaluation templates in the 'Community Events Sponsorship' stream to be reviewed annually.

30. Key features for each Program stream will include:

a) *Community Enterprise Grants*:

- i. Guidelines with eligibility criteria including:
 - o Incorporated, not for profit, community organisations;
 - o Activity to take place within the Municipal boundary or have a positive impact for the local community; and
 - o Recurrent, retrospective or deficit support is ineligible.
- ii. Detailed application form; and
- iii. Detailed acquittal form.

b) *Community Leadership Grants*:

- i. Guidelines with a similar focus to the Community Grants Program though Individuals will be eligible to apply without auspicing through an incorporated body;
- ii. Concise one page application with references and statements of support; and
- iii. Concise one page acquittal.

c) *Regional Event Sponsorship:*

- i. Guidelines with the onus on the entity seeking sponsorship to develop a detailed sponsorship proposal;
- ii. No application. Detailed proposal required from entity seeking sponsorship; and
- iii. No acquittal. Detailed project evaluation required.

d) *Community Event Sponsorship:*

- i. Guidelines with a similar focus to the Community Grants Program but with an emphasis on Event development and planning;
- ii. Detailed event development and planning application on templates provided; and
- iii. Detailed event evaluation on template provided.

31. A comprehensive communications plan will be developed to both promote and inform the community of the detail of the new Policy and associated processes. This will include advertisements in local newspapers, media releases, posting on City of Albany website and emails to community organisation databases.

Delegated Authority

32. Delegated Authority to approve the release of funding was previously with the Community Financial Assistance Committee.

33. It is recommended the new Policy delegate authority to approve the release of funds as outlined in table 1.

34. Committees referred to in Table 1 are new committees that have been proposed to link to key focus areas within the draft Community Strategic Plan 2013-2023. In the instance these committees are not convened prior to endorsement of the proposed Policy delegated authority would sit with the Chief Executive Officer in the interim.

Table 1 Delegated Authority within New Policy

Community Funding					
Program	Year 1 Funding Pool	Year 1 Funding Limit	Timing	Focus	Delegated Authority
Community Enterprise Grants	\$50,000	\$1000 - \$3000	One round per year	Equipment, Capacity, Programs	Community Committee
Community Leadership Grants	\$5,000	\$200 Individual \$500 Group	Year round until funds exhausted	Travel and resources	Executive Director Community Services
Events Sponsorship					
Program	Year 1 Funding Pool	Year 1 Funding Limit	Timing	Focus	Delegated Authority
Regional Event Sponsorship	\$50,000	\$10,000 - \$25,000	Annual with multi-year options	Demonstrated tourism or economic impact	Economic Development Committee
Community Sponsorship Event	\$30,000	\$3,000 - \$5,000	Annual	Community focused	Community Committee

GOVERNMENT CONSULTATION

35. Not applicable

PUBLIC CONSULTATION / ENGAGEMENT

36. Feedback collated from the 2012/2013 Community Funding Program applications and acquittals was reviewed.

37. A review of consultation undertaken as part of the development of the City's draft Community Strategic Plan 2013-2023 was undertaken.

STATUTORY IMPLICATIONS

38. Nil.

STRATEGIC IMPLICATIONS

39. The draft Community Strategic Plan 2013-2023 has yet to be endorsed by Council. However, it is likely that key focus areas proposed will be adopted. The new Policy directly relates to the draft Community Strategic Plan 2013-2023 as outlined in Table 2.

Table 2 New Policy Strategic Alignment

Table 2: Community Grants and Events Sponsorship Link to Strategic Plan		
Program	Strategic Plan Focus	Strategic Plan Detail
Community Enterprise Grants	Sense of Community	<ul style="list-style-type: none"> • Vibrant accessible places and spaces • Sought after lifestyle destination • Community and volunteer support
Community Leadership Grants	Civic Leadership Sense of Community	<ul style="list-style-type: none"> • Community engagement • Community and volunteer support • Accessible support and services
Regional Event Sponsorship	Smart Prosperous and Growing	<ul style="list-style-type: none"> • Sought after visitor destination • Economic development • Major events and attractions
Community Event Sponsorship	Sense of Community A Liveable Built Environment	<ul style="list-style-type: none"> • Vibrant accessible places and spaces • Interesting events and festivals • Active and involved community

POLICY IMPLICATIONS

40. Rescission of existing Council Policy – Community Financial Assistance and Events Funding Program (2009). See Attachment 1.

41. Rescission of moratorium associated with existing Council Policy – Community Financial Assistance and Events Funding Program (2009). See Attachment 1.

42. Adoption of Council Policy – Community Funding and Event Sponsorship (2013). See Attachment 2.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Current Policy maintained resulting in community confusion and agitation with Council</i>	<i>Unlikely</i>	<i>Minor</i>	<i>Low</i>	<i>City to provide timely and accurate advice to Council on replacement of Policy for simplification and improvement.</i>
<i>Negative customer/community feedback regarding further changes to a Financial Assistance Policy.</i>	<i>Possible</i>	<i>Minor</i>	<i>Medium</i>	<i>Comprehensive communications plan developed to advise of Policy changes.</i>

FINANCIAL IMPLICATIONS

44. The total available funding allocation recommended for year one (2013/2014) is \$135,000. Over the three financial years that it is recommended the Policy be implemented (2013/2014, 2014/2015 and 2015/2016) the total financial investment by Council is \$405,000.

45. Unspent funding allocations to be carried forward and reallocated to category funding pools.

46. Management and oversight of the new Council Policy — Community Funding and Events Sponsorship (2013) will be undertaken using existing staff resources within the Community Services Directorate within existing allocated budgets.

LEGAL IMPLICATIONS

47. Nil.

ALTERNATE OPTIONS

48. Council could maintain the current Policy. This is not recommended given its current structural and governance deficiencies.

49. Council could make alternate recommendations for the total pool of funding in the new Policy. The total funding pool recommended was determined based on consideration of previous funding available, a more equitable approach and alignment with the draft Strategic Plan 2013-2023. A change to the total funding pool is not recommended.

50. Council could re-determine funding categories proposed in the new Policy. As per 46 the proposed categories were determined based on consideration of previous funding available, a more equitable approach and alignment with the draft Community Strategic Plan 2013-2023. A change to the funding categories proposed is not recommended.

SUMMARY CONCLUSION

51. The existing Council Policy — Community Financial Assistance and Events Funding Program (2009) has fundamental flaws summarised as follows:

- Terminology is inconsistent and difficult to interpret;
- Content does not align to the organisational structure or strategy; and
- Administration processes do not represent best practice in funding or sponsorship.

****REFER DISCLAIMER****

52. The applicable moratorium for Council Policy — Community Financial Assistance and Events Funding Program (2009) is no longer relevant.
53. The new Council Policy — Community Funding and Event Sponsorship (2013) represents a greater level of transparency and accountability for Council with the following advantages:
- Clear, simple, concise high level Policy;
 - Alignment with organisation structure and strategy; and
 - Administrative processes to be aligned with best practice approach to funding and sponsorship.
54. Rate Rebates have not been considered in the new Policy and it is recommended this support continue to be managed through Corporate Services.
55. It is recommend Council RESCIND the Council Policy — Community Financial Assistance and Events Funding Program (2009) and associated moratorium.
56. It is recommended Council ADOPT the Council Policy — Community Funding and Event Sponsorship (2013).

Consulted References	:	Community Financial Assistance and Events Funding Program Synergy Ref: NP098841_4
File Number (Name of Ward)	:	N/A
Previous Reference	:	OCM 20/04/2010 – Item 12.12.2 OCM 19/06/2012 – Item 1.5 no 51

The City of Albany wishes to advise that at its Ordinary Council Meeting on Tuesday 20th April 2010 (Item 12.12.2) Council adopted the following recommendation:

COMMUNITY FINANCIAL ASSISTANCE PROGRAM

THAT Council INTRODUCES a moratorium on the grant category allocations under the Financial Assistance Program to the years 2010/11 and 2011/12 with the exclusion of rate rebates and Events.

Therefore, no applications for funding, except for rate rebates and Events, will be processed under this program until May 2012. I apologise for any inconvenience this may cause you and your association



Council Policy

Community Financial Assistance & Events Funding Program

Revision Status

Revision No	Status	Distribution	Issue Date	Comment
01	Adopted	Via the Community and Economic Development Strategy and Policy Committee	24/07/09	Adopted at OCM 18/08/2009 Item No 14.12.2
02	Reformat	Intranet/Internet	10/11/09	Reformat.
03	Adopted	Via the Community and Economic Development Strategy and Policy Committee	05/05/10	Notice at top of front page. Adopted at OCM 20/04/10 Item No 14.12.2
04	Adopted	Via Community Financial Assistance Committee	17/08/10	Delegated authority to Committee to approve grants up to \$15,000

Table of Contents

1.0	Objective.....	3
2.0	Strategic Alignment.....	3
3.0	Grant Categories	3
4.0	Event Types.....	4
5.0	Eligibility.....	4
6.0	Applications	5
7.0	Funding Pool	5
8.0	Administration.....	6
9.0	Delegation of Authority.....	6

1.0 Objective

To facilitate financial assistance to not for profit organisations that provide social, economic or environmental benefits to the City of Albany.

2.0 Strategic Alignment

Social, Cultural and Economic Development

To attract and develop a broad range of social, cultural and economic entities.

To encourage and assist community organisations to develop services and facilities that benefit the community.

To identify and facilitate outstanding economic development opportunities for the City of Albany.

To promote Albany and facilitate the celebration of events and achievements of significance to the Albany Community.

To encourage a vibrant community where all are encouraged to participate and contribute.

To lead key tourism groups in establishing an integrated approach to visitor servicing district and area promotion and product development.

3.0 Grant Categories

Donations

Grants up to \$200

Rate Rebates

Donations applied up to 100% of the annual rate charge of community based and sporting/recreation properties

Minor Grants

Grants between \$200 and \$10,000

Major Grants

Grants between \$10,000 and \$50,000

Youth Crisis Services

Grants up to \$10,000

Events:

Icon Events

Community Events

Sporting Events

Grants ranging to \$15,000

4.0 Event Types

Icon Events

Events of State or regional significance that can demonstrate on past performance that they will generate significant tourism activity, stimulate large scale community interest and involvement and are conducted annually at the same time of the year.

Community Event

Events of local or regional significance that stimulate community involvement and interest.

Sporting Event

Significant, and preferably the major event on a sporting organisations annual program.

Grants ranging to \$15,000.

5.0 Eligibility

Not for profit organisations providing economic, social, community or environmental services and benefits to the citizens of the City of Albany. Organisations qualifying for funding from the State or Federal agencies must demonstrate substantial assistance from those organisations in the funding application.

Funding will not be provided for any event project where the event has been conducted or commenced prior to funding approval, i.e. Grant will not be provided retrospectively.

Funding Round

Donations: Ongoing throughout year subject to budget capacity

Rate Rebates: Ongoing throughout the year, considered in conjunction with the two funding rounds

Minor Grants: Applications close 31st of May and 30th of November

Major Grants: Applications close 30th of November

Youth Crisis Grants:

Applications close 31st of May and 30th of November

Events Grants

Applications close 31st May

6.0 Applications

Applications are available from the Council offices and website (www.albany.wa.gov.au) and must be completed with all required information and supporting documentation. Failure to complete documentation may disqualify application.

7.0 Funding Pool

Donations

Annual budget allocation delegated to Chief Executive Officer

Rate Rebates

Annual budget allocation delegated to Community Financial Assistance Committee

Minor Grants

Annual budget allocation delegated to Financial Assistance Committee subject to following limits:

66% pool allocation first round

33% pool allocation second round

Pool Disbursement Limits

50% Community Facilities on Council Land

30% Community Services

10% Economic Development

10% Emergency Services

Major Grants

Individually determined by Council in budget process.

Youth Crisis Grants

Annual budget allocation of \$30,000 delegated to Financial Assistance Committee

Pool Disbursement Limits

66% pool allocation first round

33% pool allocation second round

Events Grants

Annual budget allocation, individually determined by Council following recommendation by the Financial Assistance Committee.

The funding pool for Icon, Community and Sporting Events will be allocated via the annual budget process.

A limited number of events will be approved as Icon events. Council may grant up to three years funding approval for Icon events, subject to an annual proposal updating Council on the status and operation of the forthcoming event.

Funding for community event grants will be provided on a dollar for dollar matching basis, with the community organization being required to contribute the equivalent in cash or in-kind.

Grants ranging up to \$15,000.

8.0 Administration

The Financial Assistance Committee, comprising of 5 councillors shall meet at least twice a year to consider and deliberate upon applications for minor grants and rate rebates and to make recommendations to Council on major grants, event grant and heritage grant funding. The Executive Director Corporate & Community Services will provide executive support to the committee and provide advice and recommendations on applications other than for Economic Development projects upon which will be provided advice and recommendations from the Manager, Economic Development.

All funding allocations are to be expended within 12 months of notification of approval, otherwise such allocations lapse.

9.0 Delegation of Authority

Authority is delegated to the Chief Executive Officer to approve/decline donations.

Authority is delegated to the Financial Assistance Committee to approve/decline applications for minor grants, youth crisis grants and subsidies granted to sporting clubs and community organisations up to 100% of the rates levied, at the discretion of the Financial Assistance Committee.

Authority is delegated to the Community Financial Assistance Committee to approve/decline applications for event funding financial assistance up to \$15,000 for any one event (the level set by Council for 'Icon' events).

Council Policy – Community Funding and Events Sponsorship

1. Policy Statement

The City of Albany aims to build a sustainable, vibrant, engaging and inclusive local community improving the quality of life and opportunities for all residents and visitors.

Community Funding supports this aspiration through stimulating community driven initiatives and activity that enhance community engagement and participation, build community resilience and wellbeing, and develop civic pride and leadership.

Events Sponsorship further supports this aspiration through the promotion of Albany as a tourism destination of choice, advancing economic development and enhancing the vibrancy and liveability of Albany through a diverse, sustainable and engaging events calendar.

2. Objective

To provide an equitable and accessible framework for the provision of Community Funding and Events Sponsorship that aligns with Council’s strategic objectives.

3. Scope

Oversight

Oversight and delivery of activity generated by this Policy is within the Community Services Directorate.

Framework

Community Funding has two program streams:

- Community Enterprise Grants; and
- Community Leadership Grants.

The *Community Funding* framework is outlined in Table 1.

Program	Objective	Detail	Delegated Authority
Community Enterprise Grants	<ul style="list-style-type: none"> • To enhance community engagement and participation. • To build community resilience and wellbeing. 	<ul style="list-style-type: none"> • Grants to support community groups and organisations enhance, develop or deliver activities, programs or services. • Supports minor equipment purchases or maintenance, capacity building initiatives, or innovative community programs. 	Community Committee
Community Leadership Grants	<ul style="list-style-type: none"> • To develop and celebrate outstanding community leaders. 	<ul style="list-style-type: none"> • Small grants to support individuals and groups' outstanding achievements, endeavour or the development of community leaders. • Supports travel costs to conferences, sporting meets, celebrations and civic engagements. 	Executive Director Community Services

Events Sponsorship has two program streams:

- Regional Event Sponsorship; and
- Community Event Sponsorship.

The *Events Sponsorship* framework is outlined in Table 2.

Program	Objective	Detail	Delegated Authority
Regional Event Sponsorship	<ul style="list-style-type: none"> • To enhance tourism activity in the region. • Significant positive economic, social and community benefits. • To raise the profile of Albany. 	<ul style="list-style-type: none"> • Support for high-profile regional events that attract intrastate, interstate and international visitors to Albany and that demonstrate significant positive economic, social and community benefits. 	Economic Development Committee
Community Event Sponsorship	<ul style="list-style-type: none"> • To have a positive impact on the vibrancy, diversity of activity and liveability of Albany. • To contribute positively to the image and economic development of Albany. 	<ul style="list-style-type: none"> • Support for community events that contribute to a diverse events calendar for the local community in Albany and demonstrate positive economic, social and community benefits. 	Community Committee

Budget Allocation and Timeframe

A total budget of \$405,000 to be allocated across Community Funding and Event Sponsorship over three financial years: 2013/2014, 2014/2015, 2015/2016.

Unallocated funds to be carried forward.

Total budget to be allocated each financial year to be determined on an annual basis.

Guidelines

Community Funding to include applicant guidelines outlining the process and requirements for application and acquittal to be reviewed annually.

Event Sponsorship to include guidelines for sponsorship proposals and project evaluation in the ‘Regional Events Sponsorship’ stream and event proposal, planning and evaluation in the ‘Community Events Sponsorship’ stream to be reviewed annually.

Eligibility

In addition to guiding values as outlined in the Policy Statement eligibility criteria will be based on the following principles:

- Incorporated, not for profit, community organisations (excluding *Regional Events Sponsorship*);
- Activity to take place within the Municipal boundary or have a positive impact for the local community;
- Recurrent, retrospective or deficit support is ineligible.

Communication

Community Funding and *Event Sponsorship* details to be made publically available.

Out of Scope

This Policy does not reference, influence or impact other funding or financial assistance programs delivered by the City including rates rebates, funding or in-kind support through City Business Units or other programs that may be delivered from time to time.

4. Legislative and Strategic Context

Community Funding and Events Sponsorship directly relate to the City of Albany Strategic Plan 2013- 2023 as outlined in Table 3.

Program	Strategic Plan Focus	Strategic Plan Detail
Community Enterprise Grants	Sense of Community	<ul style="list-style-type: none"> • Vibrant accessible places and spaces • Sought after lifestyle destination • Community and volunteer support
Community Leadership Grants	Civic Leadership Sense of Community	<ul style="list-style-type: none"> • Community engagement • Community and volunteer support • Accessible support and services
Regional Events Sponsorship	Smart Prosperous and Growing	<ul style="list-style-type: none"> • Sought after visitor destination • Economic development • Major events and attractions
Community Events Sponsorship	Sense of Community A Liveable Built Environment	<ul style="list-style-type: none"> • Vibrant accessible places and spaces • Interesting events and festivals • Active and involved community

5. Review Position and Date

Executive Director of Community Services on or before 30 June 2016.

6. Associated Documents

All associated documentation will be reviewed and developed subject to council endorsement of the policy. Base material to be developed is:

- Community Program Funding Guidelines 2012-2013
- Community Program Funding Application Form 2012-2013
- Community Program Funding Acquittal Form 2012-2013
- Community Program Funding Contract 2012-2013

7. Definitions

Community Funding:

Refers to the Community Enterprise Grants and the Community Leadership Grants.

Events Sponsorship:

Refers to Regional Event Sponsorship and Community Event Sponsorship.

Version Control

Version	Date	Status	Distribution	Comment
01	11/04/2013	Draft	EDCS	Adoption Reference: OCM DD Month YYYY Item No. (if Council) or EMT date for (Operational matters)

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4.1: LIST OF ACCOUNTS FOR PAYMENT – APRIL 2013

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

[6:51:51 PM](#) **Councillors Attwell and Stocks left the Chamber after declaring a financial interest in this item.**

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

**MOVED: COUNCILLOR DOWLING
 SECONDED: COUNCILLOR DUFTY**

The list of accounts authorised for payment under delegated authority to the Chief Executive Officer for the period ending 30 April 2013 totalling \$4,178,724.68 be RECEIVED.

CARRIED 10-0

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 30 April 2013. Further details of the accounts authorised for payment by the Chief Executive Officer is included in the Attachment to this report.

Municipal Fund

Trust	Totalling	\$0.00
Cheques	Totalling	\$89,231.48
Electronic Fund Transfer	Totalling	\$3,104,774.52
Credit Cards	Totalling	\$14,710.34
Payroll	Totalling	\$970,008.34
	TOTAL	<u>\$4,178,724.68</u>

3. As at 30 April 2013, the total outstanding creditors, stands at **\$686,632.91** and made up follows:

Current	\$646,785.24
30 Days	\$6,443.28
60 Days	\$31,445.53
90 Days	\$1,958.86
TOTAL	\$686,632.91

4. **Cancelled cheques:** - 28852 – not required at this time, 28753 – no longer required, 28426 – incorrect creditor code used, 28866-28877 – all printed upside down, 28888 – incorrect creditor code used, 28890 – invoice amount entered incorrect.

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 30 April 2013 has been incurred in accordance with the 2012/2013 budget parameters.

POLICY IMPLICATIONS

9. The City's 2012/2013 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.

File Number (Name of Ward)	FM.FIR.2 - All Wards
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[6:52:27 PM](#) **Councillors Attwell and Stocks returned to the Chamber. Councillors Attwell and Stocks did not participate in the discussion or vote for this item.**

TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

EFT/CHQ	Date	Name	Description	Amount
				-
				-
			Total	0.00

MASTERCARD TRANSACTIONS - MARCH 2013

Date	Payee	Description	Amount
28-February-2013	Mecure Hotel	Accommodation D King	446.60
07-March-2013	Onesteel	Reinforcing Mesh	5,048.48
08-March-2013	Institute Public Works	IPWEA State Conference M Thomson	850.00
14-March-2013	Esplanade Hotel Fremantle	Accommodation M Thomson	262.38
14-March-2013	Pullman & Mecure Melbourne	Accommodation E Vorster	406.00
03-March-2013	Skywest	Airfare Anna Page - Conference	463.00
05-March-2013	City of Albany	Accommodation - Sportsperson of the Year	305.55
05-March-2013	Skywest	Airfare Sportsperson of the Year	484.70
26-February-2013	Smartpen	Livescribe Smartpen	364.90
26-February-2013	Skywest	Airfare D Olde Perth Conference	463.00
28-February-2013	Ergonomic Office	Ergonomic Mouse	286.00
03-March-2013	Skywest	Airfares May Conference D Olde, S Beech, D Harrison	1,164.81
26-February-2013	Skywest	Airfare A McEwan Contract Training	243.47
26-February-2013	Skywest	Airfare A McEwan Contract Training	219.50
11-March-2013	Skywest	Airfares G Foster/A Cousins Anzac Interpretive Workshop	1,079.40
12-March-2013	Webjet	Airfare A McEwan 2013 Coastal Council Conference	746.26
12-March-2013	Skywest	Airfare A McEwan 2013 Coastal Council Conference	472.94
14-March-2013	National Sea Change	A McEwan 2013 Coastal Council Conference	918.86
17-March-2013	Skywest	Refund Airfare A McEwan Anzac Interpretive Workshop	- 484.70
Various	Sundry < \$ 200.00		969.19
		TOTAL	\$ 14,710.34

Payroll - 28/3/2013 - 30/4/2013

28/03/2013	Sundry Pay	497.36
3/04/2013	Payroll	485,554.52
17/04/2013	Payroll	483,956.46
		-
	TOTAL	\$ 970,008.34

Chq	Date	Name	Description	AGENDA ITEM 4.1 REFERS	Amount
					0.00
28849	04/04/2013	JOHN CHARLES BEMBRIDGE	FORTS VOLUNTEER TRAVELLING ALLOWANCE		21.60
28850	04/04/2013	BRIDGESTONE AUSTRALIA LTD	TYRE PURCHASES		396.51
28851	04/04/2013	ALBERT BUCKROYD	FORTS VOLUNTEER TRAVELLING ALLOWANCE		316.80
28853	04/04/2013	DEPARTMENT OF TRANSPORT	AMAZING ALBANY NUMBER PLATES		495.00
28854	04/04/2013	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION		253.20
28855	04/04/2013	HELEN MARIE FRY	SALE OF ARTWORKS 'SHOWCASE' EXHIBITION		103.50
28856	04/04/2013	MICHAEL HEMMINGS PHOTOGRAPHY	SUPPLY VIDEO FEEDBACK SYSTEM FOR MEDIA TRAINING SEMINAR		255.00
28857	04/04/2013	STEPHANIE MORRIGAN	EAP CONSULTATION		176.00
28858	04/04/2013	PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	PETTY CASH REIMBURSEMENTS		198.70
28859	04/04/2013	TELSTRA CORPORATION LIMITED	MOBILE TELEPHONE CHARGES		7,507.19
28860	04/04/2013	VODAFONE PTY LTD	SMS MESSAGING SERVICES 11/1/2013 - 10/3/2013		98.00
28861	04/04/2013	WATER CORPORATION	WATER USAGE CHARGES - STANDPIPE ALBANY HWY - 20/11/12 - 21/3/13		10.30
28862	04/04/2013	TRISH WILLIAMS	SALE OF ARTWORKS 'SHOWCASE' EXHIBITION		387.00
28863	11/04/2013	H HAYMOLES	CROSSOVER SUBSIDY		202.72
28864	11/04/2013	ROBERT & SUSAN WEBB	CROSSOVER SUBSIDY		388.24
28865	11/04/2013	MR J MANLEY	HALF SHARE OF FENCE AT NANNARUP ROAD REFERENCE LT126988		2,027.00
28878	11/04/2013	NORMAN FREDERICK JOHN BADGER	FORTS VOLUNTEER TRAVELLING ALLOWANCE		153.60
28879	11/04/2013	BRIDGESTONE AUSTRALIA LTD	TYRE REPAIRS/MAINTENANCE		24.20
28880	11/04/2013	CITY OF SUBIACO	CHARGE FOR LOST LIBRARY ITEM: CURSE OF LONO		35.20
28881	11/04/2013	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATIONS		506.40
28882	11/04/2013	ENERGETICS PTY LTD	Project definition for CEEP funding application 120846		13,200.00
28883	11/04/2013	GREAT SOUTHERN HIGH PRESSURE WATER CLEANING	Being for the removal of the black stains and moss from the court yard at Lotteries House		462.00
28884	11/04/2013	SOUTH COAST WOODWORKS GALLERY	Medallion to wear as a pendant for cyclists in the Munda Biddi Trail from Albany to Mundaring		371.80
28885	11/04/2013	STEPHANIE MORRIGAN	EAP CONSULTATION		176.00
28886	11/04/2013	MUNDA BIDDI TRAIL FOUNDATION INC	VISITORS CENTRE MERCHANDISE		378.57
28887	11/04/2013	PIVOTEL SATELLITE PTY LIMITED	SATELLITE PHONE CHARGES		227.75
28889	11/04/2013	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES		334.68
28892	18/04/2013	HAYLEY LAWRENCE	REIMBURSE FEE FOR APPLICATION FOR PLANNING CONSENT FOR 22-32 PROUDLOVE PARADE WHICH WAS WITHDRAWN P2130138		270.00
28893	18/04/2013	CASH	EXTRA CASH FLOATS FOR FORTS		200.00
28894	18/04/2013	LANDGATE	Data on Easements within the City of Albany		486.52
28895	18/04/2013	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATION		294.90
28896	18/04/2013	EBONY SLEEP	LIFE GUARD COURSE IN PERTH REIMBURSEMENTS		128.67
28897	18/04/2013	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES		709.58
28898	18/04/2013	VODAFONE PTY LTD	SMS SERVICES 11/3/13 - 10/4/13		49.00

			AGENDA ITEM 4.1 REFERS	
28899	18/04/2013	WATER CORPORATION	WATER USAGE VARIOUS LOCATIONS	21,107.30
28900	18/04/2013	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATIONS	253.20
29981	18/04/2013	PATRICIA BALWIN SEGGEBRUCH	GREAT SOUTHERN ART AWARD - OUTSTANDING ARTWORK AWARD	4,500.00
28901	24/04/2013	GJ DONALD & AJ JOLLY	CROSSOVER SUBSIDY	252.78
28902	24/04/2013	HAYLEY LAWRENCE	REIMBURSE FEE FOR APPLICATION FOR PLANNING CONSENT FOR 22-32 PROUDLOVE PARADE WHICH WAS WITHDRAWN	270.00
28903	24/04/2013	MR & MRS HOLMBERG	REFUND FOR FIREBREAK INFRINGEMENT #1101	263.50
28904	24/04/2013	ATELIER 13 (JOAN MAY CAMPBELL)	CO-JUDGING THE GREAT SOUTHERN ART AWARD 2013	250.00
28905	24/04/2013	DEPARTMENT OF TRANSPORT	VEHICLE REGISTRATIONS	948.70
28906	24/04/2013	MICHAEL HEMMINGS PHOTOGRAPHY	COUNCIL TRAINING - SUPPLY OF VIDEO FEEDBACK	254.00
28907	24/04/2013	STEPHANIE MORRIGAN	EAP COUNSELLING	176.00
28908	24/04/2013	HELEN PERRY	Anaphylaxis renewal certificates of training	110.00
28909	24/04/2013	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	23,260.47
28910	24/04/2013	WATER CORPORATION	WATER CONSUMPTION - VARIOUS LOCATIONS	6,739.90
TOTAL				\$ 89,231.48

AGENDA ITEM 4.1 REFERS

EFT	Date	Name	Description	Amount
EFT81228	04/04/2013	ABA SECURITY	SECURITY SERVICES	361.21
EFT81229	04/04/2013	AD CONTRACTORS PTY LTD	Upgrade Pfeiffer Road (SLK 21.4 - 25.8) Stage 1 as per Contract no: C12002	165,098.11
EFT81230	04/04/2013	ADVERTISER PRINT	BUSINESS CARDS	325.00
EFT81231	04/04/2013	ALBANY PRINTERS	500 SPACED POSTCARDS	250.00
EFT81232	04/04/2013	ALBANY SOIL AND CONCRETE TESTING	LOWER DENMARK ROAD SUBGRADE	517.00
EFT81233	04/04/2013	ALBANY PANEL BEATERS AND SPRAY PAINTERS	TOW FORD RANGER FROM MERCER ROAD TO DEPOT	71.50
EFT81234	04/04/2013	ALBANY SCREENPRINTERS & SIGNWRITERS	GSAA T-shirts + artwork	1,170.00
EFT81235	04/04/2013	ALBANY OFFICE PRODUCTS DEPOT - NORTH ROAD	STATIONERY SUPPLIES	391.85
EFT81236	04/04/2013	ALBANY LEGAL PTY LTD	MATTER 10558 ASSIGNMENT - CHEYNE BEACH - DAWSON TO LAWSON	427.51
EFT81237	04/04/2013	ALINTA	GAS USAGE CHARGES FOR 87 VANCOUVER STREET FROM 6/12/12 TO 12/03/13	204.80
EFT81238	04/04/2013	ARTCRAFT PTY LTD	ASSORTED SIGNAGE	7,558.09
EFT81239	04/04/2013	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	267.48
EFT81240	04/04/2013	MARK ATTWOOD	FORTS VOLUNTEER TRAVELLING ALLOWANCE	259.20
EFT81241	04/04/2013	AUDIOCOM ALBANY	iPad cover for Planning iPad	129.00
EFT81242	04/04/2013	BALL BODY BUILDERS	Supply of 600 class 4 concrete pipe	533.00
EFT81243	04/04/2013	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	46.40
EFT81244	04/04/2013	JOHN BEAMON	FORTS VOLUNTEER TRAVELLING ALLOWANCE	386.40
EFT81245	04/04/2013	BENNETTS BATTERIES	OIL PURCHASES	257.84
EFT81246	04/04/2013	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	Hours Hire of Traffic Control	5,444.08
EFT81247	04/04/2013	BEST OFFICE SYSTEMS	RICOH AFICIO SP242SF TONERS	420.00
EFT81248	04/04/2013	BLACKWOODS	HI VIS WORKWEAR	63.12
EFT81249	04/04/2013	ALBANY BOBCAT SERVICES	SOIL MOVEMENT AND ASSISTING TRACTOR MULCHER WITH LOG MOVEMENT AT SKATE PARK	1,452.00
EFT81250	04/04/2013	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE FROM 28/12/12 TO 28/01/13	172.06
EFT81251	04/04/2013	BRANDNET PTY LTD T/AS MILITARY SHOP	FORTS MERCHANDISE	1,546.58
EFT81252	04/04/2013	WAYNE BRADLEY	FORTS VOLUNTEER TRAVELLING ALLOWANCE	72.00
EFT81253	04/04/2013	BROWNES FOODS OPERATIONS PTY LTD	CATERING SUPPLIES	374.32
EFT81254	04/04/2013	BUNNINGS GROUP LIMITED	HARDWARE/TOOL SUPPLIES	46.26
EFT81255	04/04/2013	BWS CONSULTING	THE PROVISION OF ORGANISATIONAL CULTURE AND LEADERSHIP DEVELOPMENT SERVICES FOR MARCH 2013	6,000.00
EFT81256	04/04/2013	STACEY CARTER	FITNESS CLASSES	90.00
EFT81257	04/04/2013	CITY OF MELVILLE	PLACEMAKING IN RISELEY WITH DAVID ENGWICHT	75.00
EFT81259	04/04/2013	COCA-COLA AMATIL PTY LTD	SOFT DRINK SUPPLIES FOR TIME OUT CAFE	2,235.02
EFT81260	04/04/2013	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	541.86
EFT81261	04/04/2013	CORRIGAN, ERIC	FORTS VOLUNTEER TRAVELLING ALLOWANCE	309.35
EFT81262	04/04/2013	CORE BUSINESS AUSTRALIA	Mentoring of the Asset Management Working Group	5,133.15
EFT81263	04/04/2013	ALBANY SIGNS	STAINLESS STEEL BRACKETS 75mm DIAMETER	171.60
EFT81264	04/04/2013	COVS PARTS PTY LTD	VEHICLE PARTS	2,508.05
EFT81265	04/04/2013	CRUMPS CANVAS	NEW LOOPS FOR UTE	40.00
EFT81266	04/04/2013	DOWNER EDI WORKS PTY LTD	Drops of hotmix to repair road where subsoil drainage has been installed.	3,102.37
EFT81267	04/04/2013	HOLCIM (AUSTRALIA) PTY LTD	Being for concrete for new BBQ slab at emu point	282.15
EFT81268	04/04/2013	D & K ENGINEERING	REMOVE SIDE BOXES REPAIR CHASIS AND STRENGTHEN , FABRICATE WATER BOTTLE HOLDER AND PAINT	1,531.75

AGENDA ITEM 4.1 REFERS

EFT81269	04/04/2013	DE JONGE MECHANICAL REPAIRS	Rear offside light housing/HOUSING FITTING	699.00
EFT81270	04/04/2013	DEPARTMENT OF TRANSPORT	ANNUAL JETTY LICENCE COMMENCING 1ST OF APRIL 2013, PUBLIC JETTY NO: 3507. 41-51 MERMAID AVE, EMU POINT FILE NO: LM3507	34.95
EFT81271	04/04/2013	JANINE DETERMES	FITNESS CLASSES	180.00
EFT81272	04/04/2013	MARGARET DICKINSON	FORTS VOLUNTEER TRAVELLING ALLOWANCE	54.00
EFT81273	04/04/2013	DOG ROCK MOTEL	ACCOMODATION - JOHN MC COURT CONSULTATION 17/03/2013	140.40
EFT81274	04/04/2013	ENVIRONMENTAL HEALTH AUSTRALIA	IM ALERT ONLINE SETUP COST AND PRO-RATA ONLINE SUBSCRIPTION	687.50
EFT81275	04/04/2013	ROBERT EWING	GREAT SOUTHERN ART AWARD - PAINTING AWARD	1,100.00
EFT81276	04/04/2013	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES - ALTER CORFLUTE SIGN AS INSTRUCTED	24.20
EFT81277	04/04/2013	FUELS WEST PETROLEUM	Litres DIESEL FUEL	13,716.48
EFT81278	04/04/2013	PHILIP GAMBLER	JUDGING FEE FOR GREAT SOUTHERN ART AWARD	550.00
EFT81279	04/04/2013	GRACE REMOVALS GROUP	REMOVAL FEE FOR CENTENIAL ART PRIZE UPLIFT FROM LOCK & STORE TO VANCOUVER ART STREET	440.00
EFT81280	04/04/2013	GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	COURSE FEES VARIOUS COURSES AND OFFICERS	9,099.40
EFT81281	04/04/2013	GSP WORKFORCE	GARDENING/GRAOUNDS MAINTENANCE FEBRUARY 2013	228.20
EFT81282	04/04/2013	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING SUPPLIES	832.74
EFT81283	04/04/2013	HAYNES ROBINSON	LEGAL FEES - LANDGATE REGISTRATION FEES	1,145.00
EFT81284	04/04/2013	STATEWIDE RACKING & STORAGE SOLUTIONS	SUPPLY OF MERCHANDISE DISPLAY ITEMS & STORAGE CABINET	664.90
EFT81285	04/04/2013	INSTANT SHOWERS AND TOILETS PTY LTD	FIVE START 6X2 4M EXECUTIVE TOILET M/F (01149) RENTAL FOR 4 WEEKS	1,236.54
EFT81286	04/04/2013	JOHN KINNEAR AND ASSOCIATES	ROAD SET - OUT HOMESTEAD ROAD/BETTYS BEACH ROAD & MANYPEAKS	953.15
EFT81287	04/04/2013	DEREK EVAN JONES	COST FOR FUEL WHILE CONDUCTING BURN OVER TRAINING FOR THE CITY	483.43
EFT81288	04/04/2013	GEORGE KAVANAGH	FORTS VOLUNTEER TRAVELLING ALLOWANCE	179.40
EFT81289	04/04/2013	KESTON TECHNOLOGIES PTY LTD	PREPARATION OF BUSINESS CASES FOR 2013 CLGF SUBMISSION FOR CENTENNIAL PARK	5,214.00
EFT81290	04/04/2013	KNOTTS GROUP PTY LTD	RELOCATE HOT WATER SYSTEM FOR PUBLIC ABLUTIONS / INSTALL PIPEWORK / COMMISSION AND TEST - LOCATED WITHIN ALBANY SURF CLUB MIDDLETON BEACH	1,955.47
EFT81291	04/04/2013	LA FREEGARD	VERGE MAINTENANCE WITH REACH MOWER, SLASHER CHIPPER AND OPERATORS	26,910.00
EFT81292	04/04/2013	LATRO LAWYERS	DEED OF LEASE - DEPRESSION SUPPORT NETWORK ALBANY INC	51.50
EFT81293	04/04/2013	LOCAL GOVERNMENT MANAGERS AUSTRALIA, WA DIVISION	Aspiring Leaders Conference	6,680.00
EFT81294	04/04/2013	LORLAINE DISTRIBUTORS PTY LTD	CLEANING SUPPLIES	41.60
EFT81295	04/04/2013	DEBRA LOIS MACDONALD	Rates refund for assessment A221288	650.50
EFT81296	04/04/2013	BENJAMIN MALE	FORTS VOLUNTEER TRAVELLING ALLOWANCE	50.40
EFT81297	04/04/2013	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	319.70
EFT81298	04/04/2013	JOHN MCDOUALL	FORTS VOLUNTEER TRAVEL ALLOWANCE	168.00
EFT81299	04/04/2013	ANTHONY MCEWAN	BUDGET CAR HIRE - ADELAIDE - EMU COASTAL	302.16
EFT81300	04/04/2013	PHILLIP MCKINNON	FORTS VOLUNTEER TRAVEL ALLOWANCE	330.00
EFT81301	04/04/2013	MARTYN HARRY REX METTAM	Rates refund for assessment A214782 Unit 1 14-20 GILLAM PLACE	2,373.65
EFT81302	04/04/2013	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	288.76
EFT81303	04/04/2013	DAWSON MOORE	FORTS VOLUNTEER TRAVEL ALLOWANCE	156.60
EFT81304	04/04/2013	BROADCAST AUSTRALIA	FACILITIES LEASING	137.50
EFT81305	04/04/2013	WILLIAM DAVID NEALE	FORTS VOLUNTEER TRAVELLING ALLOWANCE	435.00
EFT81306	04/04/2013	DAVID NORTHERN	FORTS VOLUNTEER TRAVELLING ALLOWANCE	172.80
EFT81307	04/04/2013	ORIGIN ENERGY	LP GAS DELIVERY	3,214.50
EFT81308	04/04/2013	AUSTRALASIAN PERFORMING RIGHT ASSOCIATION LIMITED	LICENCE RENEWAL 1/3/2013 - 28/2/2014 ALAC - B/GROUND MUSIC/FITNESS: RADIO	1,082.23

AGENDA ITEM 4.1 REFERS

EFT81309	04/04/2013	PETER GRAHAM AND COMPANY LTD	200 litre drums of blue kerosene / 200 litre drums of raw linseed oil As quoted	2,608.38
EFT81310	04/04/2013	TERRI JEAN PIKORA	GREAT SOUTHERN ART AWARD - PAINTING AWARD	1,000.00
EFT81311	04/04/2013	PLANNING INSTITUTE AUSTRALIA	PLACEMENT OF ADVERTISEMENT ON THE PIA WEBSITE EMPLOYMENT DIRECTORY	302.50
EFT81312	04/04/2013	PRINCESS ROYAL SAILING CLUB	JAMIE DUNROSS SAILABILITY WORKSHOP LUNCH FOR VOLUNTEERS	244.20
EFT81313	04/04/2013	REECE PTY LTD	FLASHING FOR SENIOR CITIZENS BUILDING	17.56
EFT81314	04/04/2013	REPLICA MEDALS	FORTS MERCHANDISE	619.75
EFT81315	04/04/2013	ROSMECH SALES AND SERVICE PTY LTD	SWEEPER SPARES	1,433.18
EFT81316	04/04/2013	SEEK LIMITED	JOB VACANCY ADVERTISING - CLUB OFFICER	247.50
EFT81317	04/04/2013	SERENITY PARK	DISPOSAL OF DOGS	315.00
EFT81318	04/04/2013	SKILL HIRE WA PTY LTD	CASUAL STAFF/APPRENTICE FEES	1,371.05
EFT81319	04/04/2013	DELVILLE SMITH	Restoration of artwork by Miriam Stannage	1,480.00
EFT81320	04/04/2013	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	5,071.67
EFT81321	04/04/2013	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES/TOOLS	403.05
EFT81322	04/04/2013	SOUTHWAY DISTRIBUTORS PTY LTD	CATERING SUPPLIES ALAC	1,604.08
EFT81323	04/04/2013	SOUTHERN REGIONAL TRANSPORT PTY LTD	COLLECT GOODS FROM CANNINGVALE AND DELIVER TO SOUTHERN REGIONAL TRANSPORT DEPOT FOR COLLECTION BY JOLLY JOHNS	209.55
EFT81324	04/04/2013	SOUTH COAST CRANES	FRANNA CRANE HIRE	286.00
EFT81325	04/04/2013	SPORTSWORLD OF WA	SPORTS STORE PURCHASES	775.50
EFT81326	04/04/2013	STATEWIDE BEARINGS	VEHICLE PARTS	14.43
EFT81327	04/04/2013	ST JOHN AMBULANCE AUSTRALIA	Registration fees for Basic Workplace First Aid	390.00
EFT81328	04/04/2013	MERVYN STRANGE	FORTS VOLUNTEER TRAVEL ALLOWANCE	86.40
EFT81329	04/04/2013	SUBWAY	CATERING SUPPLIES	231.10
EFT81330	04/04/2013	SUNNY SIGN COMPANY	ASSORTED SIGNAGE - VARIOUS LOCATIONS	723.80
EFT81331	04/04/2013	ALBANY LOCK SERVICE	LOCKE SERVICES/REPLACEMENTS	312.80
EFT81332	04/04/2013	SYNERGY	ELECTRICITY SUPPLIES - FOR AUXILLARY LIGHTING - STREETLIGHT CHARGES FROM 28/1/13 TO 27/2/13	2,207.70
EFT81333	04/04/2013	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES/Tonnes Bulk Cement	3,258.58
EFT81334	04/04/2013	THE VEGIE SHOP	GROCERIES	240.59
EFT81335	04/04/2013	THINKWATER ALBANY	IRRIGATION SUPPLIES	1,078.00
EFT81336	04/04/2013	MATTHEW RICHARD TOMLINSON	HOURS LABOUR HIRE	1,688.69
EFT81337	04/04/2013	TRAILBLAZERS	3 X GAFFS	55.00
EFT81338	04/04/2013	TRU-BLU GROUP PTY LTD	Hire of concrete cutter plus blade	230.40
EFT81339	04/04/2013	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	191.00
EFT81340	04/04/2013	SARAH VALLENTINE	CASUAL HOURS - ADMINISTRATION AT VAC	747.16
EFT81341	04/04/2013	JULIA WARREN	FITNESS CLASSES	180.00
EFT81342	04/04/2013	ALBANY & GREAT SOUTHERN WEEKENDER	MONTHLY ADVERTISING	1,114.85
EFT81343	04/04/2013	WESTRAC EQUIPMENT PTY LTD	GRADER BLADES /VEHICLES PARTS	10,163.83
EFT81344	04/04/2013	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING	2,085.36
EFT81345	04/04/2013	WOOD AND GRIEVE ENGINEERS	Light Poles at Emu Point Car Park: Answer contractor queries/Periodic inspection and approval/ Verification of installation compliance	1,650.00
EFT81346	04/04/2013	WORKWISE OCCUPATIONAL HEALTH	CASE CO-ORDINATION/PRE EMPLOYMENT SCREENING	1,967.49
EFT81347	04/04/2013	YAKKA PTY LTD (KINGGEE WORKWEAR GROUP)	UNIFORMS	150.33
EFT81348	04/04/2013	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	11.88
EFT81349	11/04/2013	JG KELLY & YW ATTWELL	RETURN OF DEFECT LIABILITY BOND (WAPC 143572)	25,773.75
EFT81350	11/04/2013	14 PEELS PLACE	CATERING SERVICES	140.00

AGENDA ITEM 4.1 REFERS

EFT81351	11/04/2013	ABA SECURITY	SECURITY SERVICES	188.63
EFT81352	11/04/2013	ACME DRYCLEANER & LAUNDRY SERVICES	DRYCLEAN 5 BLANKETS AND REPAIR ONE BAG	162.50
EFT81353	11/04/2013	ACTIV FOUNDATION INC.	CLEANING RAGS	772.00
EFT81354	11/04/2013	AD CONTRACTORS PTY LTD	Hire of Low Loader to mobilise/demobilise dozer / Hire of D8 Dozer for rehabilitation works at South Coast Highway gravel pit (Pascoe's)	15,279.10
EFT81355	11/04/2013	AEG OGDEN (PERTH) PTY LTD	SPORTSPERSON OF THE YEAR	3,118.89
EFT81356	11/04/2013	OPTEON (ALBANY AND GREAT SOUTHERN WA)	Valuation for land areas required for Thompson Road re-alignment and widening	1,100.00
EFT81357	11/04/2013	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	517.39
EFT81358	11/04/2013	ALBANY STATIONERS	STATIONERY SUPPLIES	72.80
EFT81359	11/04/2013	ALBANY CHAMBER OF COMMERCE AND INDUSTRY	ADVERTISING FOR THE ACCI DIRECTORY 2014 -	497.25
EFT81360	11/04/2013	ALBANY REFRIGERATION	Being for the reconnection of the Air/con unit at the depot office	627.00
EFT81361	11/04/2013	HOME TIMBER & HARDWARE	Assorted items for exhibition installation	60.53
EFT81362	11/04/2013	ALBANY AUTO 1	CAR CLEANING PRODUCTS	34.00
EFT81363	11/04/2013	ALBANY OFFICE PRODUCTS DEPOT - NORTH ROAD	STATIONERY SUPPLIES	500.40
EFT81364	11/04/2013	ALBANY FORMWORK PTY LTD	Ground slab with turn down beams and floor rebates Wing walls and cover slab -Supply and fix formwork -Labour to place and fix reinforcing, pour and finish	32,604.00
EFT81365	11/04/2013	ALLIED PUMPS	PUMP ALRM AT ELLEN COVE PUMP STATION	198.00
EFT81366	11/04/2013	AMPAC DEBT RECOVERY (WA) PTY LTD	RATES DEBT RECOVERY	7,767.16
EFT81367	11/04/2013	ANIMAL CARE EQUIPMENT AND SERVICES PTY LTD	HEAVY DUTY CAT TONGS - 38 INCH	400.00
EFT81368	11/04/2013	ARCUS WIRE GROUP PTY LTD	ART WIRE & A TRACK HOOK (SILVER)	2,014.33
EFT81369	11/04/2013	ART ALMANAC	EA32 BANNER AD, ALBANY ART PRIZE	225.01
EFT81370	11/04/2013	ASTHMA FOUNDATION WA	EMERGENCY ASTHMA MANAGEMENT	260.00
EFT81371	11/04/2013	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	11,438.45
EFT81372	11/04/2013	AUDIOCOM ALBANY	iPhone 4, 8GB - outright purchase	429.00
EFT81373	11/04/2013	AUSTRALIA POST	POSTAGE/AGENCY FEES	1,878.86
EFT81374	11/04/2013	AUSTRALIA POST	RATES COMISSION FOR MONTH OF MARCH 2013	2,588.17
EFT81375	11/04/2013	AUSTRAL MERCANTILE COLLECTIONS PTY LTD	RATES DEBT RECOVERIES	123.97
EFT81376	11/04/2013	ALBANY AUTOSPARK	SPOTLIGHT & SPOTLIGHT FITTING	107.00
EFT81377	11/04/2013	BADGEMATE	STAFF NAMES BADGES	177.27
EFT81378	11/04/2013	BARNESBY FORD	Purchase of new Ford PX Ranger XL Super cab chassis 3.2L Manual 4x4 (Plant No. P3044) & Registration and licensing	42,444.65
EFT81379	11/04/2013	BARKERS TRENCHING SERVICES	TRENCHING JOB AT ASHKEY BOULEVARDE	960.00
EFT81380	11/04/2013	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	Hours Hire of Traffic Control	19,288.18
EFT81381	11/04/2013	BERTOLA HIRE SERVICES ALBANY PTY LTD	DAYS HIRE OF THE JACKHAMMER.	122.76
EFT81382	11/04/2013	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	1,129.53
EFT81383	11/04/2013	BIBBULMUN TRACK FOUNDATION	VISITORS CENTRE MERCHANDISE	150.00
EFT81384	11/04/2013	BLACKWOODS	HANDCLEANER SUPPLIES	80.52
EFT81385	11/04/2013	BLACK DUCK GOURMET PANTRY	VISITORS CENTRE MERCHANDISE	66.60
EFT81386	11/04/2013	BLOOMIN FLOWERS	CONDOLENCES FLOWERS FOR SHELLEY AND ALAN PEPPER	62.00
EFT81387	11/04/2013	AIR BP	REFUND AIRPORT HANGAR LEASE	585.68
EFT81388	11/04/2013	BROWNES FOODS OPERATIONS PTY LTD	CATERING SUPPLIES	225.88
EFT81389	11/04/2013	BUNNINGS GROUP LIMITED	HARDWARE/TOOL SUPPLIES	89.19
EFT81390	11/04/2013	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER BOTTLE REFILLES	13.00
EFT81391	11/04/2013	J & S CASTLEHOW ELECTRICAL SERVICES	ELECTRICAL REPAIRS/MAINTENANCE	7,529.06
EFT81392	11/04/2013	CHADSON ENGINEERING PTY LTD	CHLORINE SUPPLIES	1,496.00

AGENDA ITEM 4.1 REFERS

EFT81393	11/04/2013	CIVIC LEGAL	RATES RECOVERY	64.13
EFT81394	11/04/2013	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	103.07
EFT81395	11/04/2013	SUE CODEE	VISITORS CENTRE MERCHANDISE	833.00
EFT81396	11/04/2013	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	742.14
EFT81397	11/04/2013	COURIER AUSTRALIA	FREIGHT FEES	1,323.52
EFT81398	11/04/2013	ALBANY SIGNS	FOLDED ALUMINUM SIGNS	786.50
EFT81399	11/04/2013	COVS PARTS PTY LTD	VEHICLE PARTS	1,176.70
EFT81400	11/04/2013	CREATIVE ALBANY INC	CORPORATE MEMBERSHIP	5,500.00
EFT81401	11/04/2013	CROKER LACEY GRAPHIC DESIGN	BRANDING, POSTERS, FLYERS, BANNER, LABELS, CATALOGUES, AWARD CERTIFICATES, VOTING SLIPS & T-SHIRTS	4,587.00
EFT81402	11/04/2013	HOLCIM (AUSTRALIA) PTY LTD	M3 Concrete (Footpath mix)	2,466.21
EFT81403	11/04/2013	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	9.94
EFT81404	11/04/2013	DE JONGE MECHANICAL REPAIRS	VEHICLE SERVICING	290.20
EFT81405	11/04/2013	DEPARTMENT OF REGIONAL DEVELOPMENT AND LANDS	DOCUMENT PREPERATIONS & LODGEMENT FEES	267.00
EFT81406	11/04/2013	JANINE DETERMES	FITNESS INSTRUCTOR	225.00
EFT81407	11/04/2013	DISCOVERY MEDIA	Website call for entries + social media campaign, April 2013 & Website call for entries, May & June 2013	232.00
EFT81408	11/04/2013	EARTH NYMPH DESIGN PTY LTD	VISITORS CENTRE MERCHANDISE	796.27
EFT81409	11/04/2013	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	360.80
EFT81410	11/04/2013	ERGOLINK	CHAIR TROLLEY	357.77
EFT81411	11/04/2013	LAYTON TECHNOLOGY PTY LTD	AUDIT WIZARD LICENCE AND SUPPORT CONTRACT RENEWAL FROM 3/4/13 TO 2/4/14	1,639.00
EFT81412	11/04/2013	MELEAH FARRELL	VISITORS CENTRE MERCHANDISE	12.00
EFT81413	11/04/2013	ALBANY FILTER CLEAN	FILTER CHANGING/CLEANING	28.00
EFT81414	11/04/2013	THE FIXUPPERY	WINDOW CLEANING	1,585.03
EFT81415	11/04/2013	FLIPS ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	2,033.90
EFT81416	11/04/2013	TAMMIE FLOWER	FITNESS INSTRUCTOR	1,170.00
EFT81417	11/04/2013	FOXTEL MANAGEMENT PTY LTD	FOXTEL BUSINESS PREMIUM PACKAGE MONTHLY SUBSCRIPTION FEE -ALAC 20/03/13 TO 19/04/13	350.00
EFT81418	11/04/2013	FRANEY & THOMPSON	TIMBER SUPPLIES	211.16
EFT81419	11/04/2013	BRIANNA GIBSON	FITNESS INSTRUCTOR	135.00
EFT81420	11/04/2013	GREAT SOUTHERN GROUP TRAINING	CASUAL STAFF APPRENTICES FEES	10,256.77
EFT81421	11/04/2013	GREEN SKILLS INC	CASUAL STAFF APPRENTICES FEES	9,915.95
EFT81422	11/04/2013	GREAT SOUTHERN PEST & WEED CONTROL	PEST & WEED CONTROLS	66.00
EFT81423	11/04/2013	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	Excavator use on 15 March 2013	1,006.25
EFT81424	11/04/2013	GREAT SOUTHERN PACKAGING SUPPLIES	CLEAING SUPPLIES	1,128.27
EFT81425	11/04/2013	CPG RESEARCH AND ADVISORY PTY LTD	Investment advise on CDO holdings, other ADIs, Lehman investments, policy review.	1,375.00
EFT81426	11/04/2013	HARVEY WORLD TRAVEL (ALBANY)	Flights Brisbane/Perth/Brisbane and Albany/Perth	1,742.00
EFT81427	11/04/2013	HARLEY GLOBAL	SET OUT BASE COURSE AND SUB BASE AT 20M CHAINAGES FOR 720M OF ROAD.	5,750.09
EFT81428	11/04/2013	HEELAN & CO	MARK VALLENCE : DISCUSSION WITH GARY ADAMS - REVIEW OF DRAFT AGREEMENT	1,031.59
EFT81429	11/04/2013	FRANK HEFFERMAN	VISITORS CENTRE MERCHANDISE	36.00
EFT81430	11/04/2013	THE HONEY SHOP	VISITORS CENTRE MERCHANDISE	86.75
EFT81431	11/04/2013	INCLUSION WA	REGISTRATION FEE FOR SOROYA MAJIDI TO ATTEND THE LOCAL GOVERNMENT AUTHORITY WORKSHOP SERIES INCLUSION TRAINING COMMENCING 9/5/13	360.00

AGENDA ITEM 4.1 REFERS

EFT81432	11/04/2013	STATEWIDE RACKING & STORAGE SOLUTIONS	VISITORS CENTRE MERCHANDISE	85.00
EFT81433	11/04/2013	J AND P ELECTRONICS	EQUIPMENT REPAIRS - LIBRARY	287.00
EFT81434	11/04/2013	JETBLACK MC	DESIGN ANIMATION OF YOUTUBE CLIP + POSTER DESIGN	1,650.00
EFT81435	11/04/2013	JJ'S HIAB SERVICES	Pick up and delivery services	616.00
EFT81436	11/04/2013	JUST SEW EMBROIDERY	EMBROIDERY	44.00
EFT81437	11/04/2013	JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	834.90
EFT81438	11/04/2013	KNOTTS GROUP PTY LTD	PLUMBING REPAIRS/MAINTENANCE	2,651.35
EFT81439	11/04/2013	KOOKAS CATERING	CATERING AT THE GREAT SOUTHERN ART AWARD OPENING HELD AT VAC	1,500.00
EFT81440	11/04/2013	LA FREEGARD	VERGE MAINTENANCE WITH REACH MOWER, SLASHER CHIPPER AND OPERATORS	56,320.00
EFT81441	11/04/2013	LGIS RISK MANAGEMENT	CENTENNIAL PARK BMX TRACK SITE RISK ASSESSMENT REVIEW	4,851.00
EFT81442	11/04/2013	LGNET	EMPLOYMENT ADVERTISING	264.00
EFT81443	11/04/2013	CALTEX ENERGY WA	FUEL PURCHASES	11,114.82
EFT81444	11/04/2013	LOCAL GOVERNMENT MANAGERS AUSTRALIA, WA DIVISION	Aspiring Leaders Conference Full Registration Fee	835.00
EFT81445	11/04/2013	LOCKEEZ LUNCHBAR	CATERING FOR LUNCH - MEDIA SEMINAR 18 MARCH 2013 15 PEOPLE	537.50
EFT81446	11/04/2013	ALBANY PARTY HIRE	CHAIR HIRE	309.50
EFT81447	11/04/2013	LANI MALAN	FITNESS INSTRUCTOR	270.00
EFT81448	11/04/2013	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	1,138.37
EFT81449	11/04/2013	ANTHONY MCEWAN	EMU POINT COASTAL CONFERENCE - ADELAIDE	199.78
EFT81450	11/04/2013	JAMES MCLEAN	ASSISTANT CURATORIAL DUTIES FOR GREAT SOUTHERN ART AWARD AT VAC	951.00
EFT81451	11/04/2013	METROOF ALBANY	Being for colourbond sheeting for the Betty's beach toilets As per Quote ###Q15448	2,753.10
EFT81452	11/04/2013	JOHN MOIR	RUBBISH REMOVAL FROM CAPE RICHE - FOR THE MONTH OF MARCH 2013	1,080.00
EFT81453	11/04/2013	MOLONEY ASSET MANAGEMENT SYSTEM	Supply of Moloney Financial Modelling Software	3,300.00
EFT81454	11/04/2013	MOUNT ROMANCE AUSTRALIA PTY LTD	VISITORS CENTRE MERCHANDISE	106.37
EFT81455	11/04/2013	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	901.00
EFT81456	11/04/2013	MSS SECURITY	AIRPORT SECURITY SCREENING	46,448.30
EFT81457	11/04/2013	LGIS LIABILITY	INSURANCES - PROPERTY ENDORSEMENT	599.78
EFT81458	11/04/2013	NATALIE RADIVOJEVIC	COORDINATION OF THE GREAT SOUTHERN ART AWARD 2013	1,932.69
EFT81459	11/04/2013	NAZZY BEADS	VISITORS CENTRE MERCHANDISE	385.05
EFT81460	11/04/2013	NEVILLES HARDWARE & BUILDING SUPPLIES	HARDWARE/TOOL SUPPLIES	1,386.55
EFT81461	11/04/2013	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	BEING FOR THREE (3) 1500 SEPT TANKS PLUS 3 SETS OF STANDARD LIDS	1,815.00
EFT81462	11/04/2013	ALBANY NEWS DELIVERY - ALAC	NEWSPAPER DELIVERIES	201.02
EFT81463	11/04/2013	NOLA ANDERSON CONSULTING	FOR SERVICES FOR THE CITY OF ALBANY AND DEPARTMENT OF PREMIER AND CABINET/ AIRFARES AND ACCOMODATION	4,430.58
EFT81464	11/04/2013	ALBANY COMMUNITY PHARMACY	TWINRIX VACCINATIONS	152.00
EFT81465	11/04/2013	OCS SERVICES PTY LTD	CLEANING SERVICES - VANCOUVER ARTS CENTRE	522.68
EFT81466	11/04/2013	MICHAEL JAMES O'DOHERTY	VANCOUVER ART - STEEL, BOLTS, WASHER, SCULPTURES IN THE HARBOUR EASTER 2013	99.46
EFT81467	11/04/2013	OFFICEWORKS SUPERSTORES PTY LTD	MICROSOFT NATURAL ERGO KEYBOARD AND MOUSE COMBO	137.82
EFT81468	11/04/2013	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	359.67
EFT81469	11/04/2013	ORIGIN ENERGY	LP GAS SUPPLIES	2,258.90
EFT81470	11/04/2013	KATE PARKER	MILESTONE PAYMENT FOR ALB ART PRIZE COORDINATION & COMPLETION OF TASKS AS PER TIMELINE	1,457.80
EFT81471	11/04/2013	PAUL G ROBERTSON AND ASSOCIATES	LOWER DENMARK ROAD PHASE 2 SUPERINTENDENT - DOWN ROAD RECONSTRUCTON	7,828.33
EFT81472	11/04/2013	PETER GRAHAM AND COMPANY LTD	BEING FOR A PACK OF 60 / 2.4 STAR PICKETS	870.00

AGENDA ITEM 4.1 REFERS

EFT81473	11/04/2013	PHILLIPS MEDIA	MARCH MEDIA MANAGEMENT SERVICES	3,046.50
EFT81474	11/04/2013	PLASTICS PLUS	BLUE WHEELIE BIN	61.60
EFT81475	11/04/2013	KRISTIE PORTER	FITNESS INSTRUCTOR	450.00
EFT81476	11/04/2013	RAECO INTERNATIONAL PTY LTD	Rolling baskets for public use	569.51
EFT81477	11/04/2013	RAYS SPORTS POWER	PURCHASE OF RUGER 0308 GUNSITE SCOUT	995.00
EFT81478	11/04/2013	REDMOND SAWMILL	TIMBER SUPPLIES	1,179.75
EFT81479	11/04/2013	RED SAND PAVING	HRS OF LABOUR FOR FORMING POURING AND FINISHING OF 2 CONCRETE FOOTPATH PANALS ON PRICE ST LOWER KING.	919.98
EFT81480	11/04/2013	REEVES AND COMPANY BUTCHERS PTY LTD	CATERING SUPPLIES	263.80
EFT81481	11/04/2013	REECE PTY LTD	Supply 2 x 6 metre lengths of 225 DWV pipe	499.32
EFT81482	11/04/2013	ROYAL LIFE SAVING SOCIETY AUSTRALIA	Purchase 'Watch Around Water' banner for pool deck.	399.50
EFT81483	11/04/2013	3RD ALBANY SCOUT GROUP	WA BRANCH MEMBERSHIP FEES	400.00
EFT81484	11/04/2013	SECUREPAY PTY LTD	VISA CARD FEES	30.10
EFT81485	11/04/2013	SKILL HIRE WA PTY LTD	CASUAL STAFF/APPRENTICE FEES	8,201.75
EFT81486	11/04/2013	SKYWEST AIRLINES	AIRFARES FOR STAFF/COUNCILLORS/MAYOR	482.28
EFT81487	11/04/2013	SMITHS ALUMINIUM & 4WD CENTRE	The repair of aluminium roller for conveyor belt at Eyre Park playground.	45.00
EFT81488	11/04/2013	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	205.43
EFT81489	11/04/2013	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	1,544.56
EFT81490	11/04/2013	SOUTHWAY DISTRIBUTORS PTY LTD	CATERING GOODS	2,449.55
EFT81491	11/04/2013	GARY OWEN SPENCE	COLLIE STREET LAWN MOWING	105.00
EFT81492	11/04/2013	STIRLING FREIGHT EXPRESS	FREIGHT CHARGES	313.01
EFT81493	11/04/2013	STORM OFFICE NATIONAL	STATIONERY SUPPLIES - LAMINATING	16.00
EFT81494	11/04/2013	STREAMLINE BRICK PAVING	Replace brick paving on roundabout	462.00
EFT81495	11/04/2013	SUNNY SIGN COMPANY	ALBANY HISTORIC TOURIST DRIVE SIGNS/ASSORTED SIGNAGE	4,011.70
EFT81496	11/04/2013	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	22.40
EFT81497	11/04/2013	GARY COOPER - LAZY SUSANN	VISITORS CENTRE MERCHANDISE	120.00
EFT81498	11/04/2013	GREGORY SWARBRICK	VISITORS CENTRE MERCHANDISE	12.00
EFT81499	11/04/2013	SYNERGY	ELECTRICITY SUPPLIES - STREETLIGHTS FROM 25/01/12 TO 24/02/13	56,873.35
EFT81500	11/04/2013	T & C SUPPLIES	VARIOUS TOOLS AND PARTS FOR INFRASTRUCTURE MAINTENANCE/HARDWARE SUPPLIES	3,826.74
EFT81501	11/04/2013	T & C SUPPLIES (RANGERS)	HARDWARE SUPPLIES	20.03
EFT81502	11/04/2013	DAVID THEODORE	MEDALS	237.52
EFT81503	11/04/2013	THE VEGIE SHOP	GROCERIES FOR DAYCARE	143.38
EFT81504	11/04/2013	MATTHEW RICHARD TOMLINSON	Hours labour hire (26, 27 & 28/03/2013)	812.06
EFT81505	11/04/2013	TOTAL PACKAGING (WA) PTY LTD	DOGGY DUMPAGE BAGS - DDDU	343.20
EFT81506	11/04/2013	THE TROPHY SHOP	Ribbon for Munda Bidli Medallions	85.80
EFT81507	11/04/2013	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	80.00
EFT81508	11/04/2013	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	GREEN WASTE SERVICES	315.00
EFT81509	11/04/2013	SARAH VALLENTINE	CASUAL SHIFTS - ADMINISTRATION OFFICE - VAC	824.45
EFT81510	11/04/2013	VANCOUVER CAFE & STORE	CATERING SERVICES	127.00
EFT81511	11/04/2013	IT VISION AUSTRALIA PTY LTD	Bulk Update of Cat Records	214.50
EFT81512	11/04/2013	WAJON PUBLISHING COMPANY	VISITORS CENTRE MERCHANDISE	254.00
EFT81513	11/04/2013	JULIA WARREN	FITNESS INSTRUCTOR	180.00
EFT81514	11/04/2013	WAYNE TURPIN PANEL BEATERS	EXCESS DUE ON INSURANCE CLAIM	300.00
EFT81515	11/04/2013	ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	1,486.43

AGENDA ITEM 4.1 REFERS

EFT81516	11/04/2013	LINDY WEINERT	FITNESS INSTRUCTOR	630.00
EFT81517	11/04/2013	WELLSTEAD COMMUNITY RESOURCE CENTRE INC	PRINTING A4 B&W SS & TELEPHONE CALL	3.40
EFT81518	11/04/2013	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	113.06
EFT81519	11/04/2013	WESTERN WORK WEAR	Emergency phone numbers sign, 960 LSP 450mm x 300 mm Poly propylene	23.27
EFT81520	11/04/2013	YAKKA PTY LTD (KINGGEE WORKWEAR GROUP)	UNIFORMS	111.00
EFT81521	11/04/2013	ZENITH LAUNDRY	LINEN HIRE/LAUNDRY SERVICES	92.65
EFT81522	11/04/2013	DENNIS KOSTER	REIMBURSEMENT OF BUILDING SURVEYOR REGISTRATION FEES	830.00
EFT81523	18/04/2013	ABBOTTS LIQUID SALVAGE PTY LTD	PUMP PUBLIC TOILETS PORTABLE WELLSTEAD COMMUNITY CENTRE	4,091.25
EFT81524	18/04/2013	ACADEMY PUBLISHING LTD PARTNERSHIP	SCHOOLBOOK SPONSORSHIP FLINDERS PARK /MT LOCKYER SCHOOLS	379.50
EFT81525	18/04/2013	AD CONTRACTORS PTY LTD	Hours Hire of Semi Tipper	2,614.00
EFT81526	18/04/2013	AECOM AUSTRALIA PTY LTD	CONTRACT C12023 - MOUNT CLARENCE INFRASTRUCTURE UPGRADE SUPERINTENDENT SERVICES	22,561.55
EFT81527	18/04/2013	AEG OGDEN (PERTH) PTY LTD	REIMBURSEMENT FOR WATER CHARGES ALREADY PAID BY AEC	2,144.80
EFT81528	18/04/2013	AGCRETE ALBANY	Supply of 1x1050x600 cylinder,2x1200 bases,2xcombination lids with grate	462.00
EFT81529	18/04/2013	AIRSERVICES AUSTRALIA	ILS MAINTENANCE JANUARY - MARCH 2013 QTR	43,729.76
EFT81530	18/04/2013	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	395.04
EFT81531	18/04/2013	ALBANY INDUSTRIAL SERVICES PTY LTD	Hours Hire of Tandem Truck	4,705.25
EFT81532	18/04/2013	ALBANY SOIL AND CONCRETE TESTING	Testing as required on Lower Denmark Road	1,182.50
EFT81533	18/04/2013	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	190.98
EFT81534	18/04/2013	ALBANY STATIONERS	STATIONERY SUPPLIES	47.40
EFT81535	18/04/2013	ALBANY GAS CENTRE PTY LTD	REPAIRS TO FRYER AT ALAC	387.00
EFT81536	18/04/2013	ALBANY COMMUNITY RADIO INC.	MAST RENTAL MT CLARENCE 1/3/2013 - 28/2/2013	1,428.43
EFT81537	18/04/2013	ALBANY REFRIGERATION	REFRIGERANT AND GAUGES SUPPLY AND SERVICE FOR LEISURE POOL COMPRESSOR CONDENSER	1,769.35
EFT81538	18/04/2013	HOME TIMBER & HARDWARE	HARDWARE SUPPLIES	24.84
EFT81539	18/04/2013	ALBANY OFFICE PRODUCTS DEPOT - NORTH ROAD	STATIONERY SUPPLIES	920.45
EFT81540	18/04/2013	ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE 4 OF 15	100.00
EFT81541	18/04/2013	ALBANY LEGAL PTY LTD	Title searches & legal advice	2,783.60
EFT81542	18/04/2013	ALBANY LIFESTYLE VILLAGE PTY LTD	Rates refund for assessment A47232	2,091.54
EFT81543	18/04/2013	ALBANY JUNIOR SOCCER ASSOCIATION	KIDSPORT PAYMENT FOR AJSA 2013 REGISTRATIONS	5,635.00
EFT81544	18/04/2013	AMITY PAINTING & DECORATING	REPAIRS TO HALLWAY AND PATCH ROOM	583.00
EFT81545	18/04/2013	ANIMAL CARE EQUIPMENT AND SERVICES PTY LTD	CARTONS OF ACES PET CARRIERS	3,071.50
EFT81546	18/04/2013	ASP ALLOY AND STAINLESS PRODUCTS	40 BLADES FOR JOHN DEERE MOWERS	1,033.30
EFT81547	18/04/2013	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	10,152.04
EFT81548	18/04/2013	AUDIOCOM ALBANY	iPad Screen Protectors Twin Pack	125.00
EFT81549	18/04/2013	AURORA ENVIRONMENTAL	ENVIRONMENTAL REVIEW	9,020.00
EFT81550	18/04/2013	BARNESBY FORD	Purchase of new Ford PX Ranger XL Super cab chassis 3.2L Manual 4x4 (Plant No. P3153)	37,538.25
EFT81551	18/04/2013	RAE BATTEN	REIMBURSEMENTS LGMA MENTORS & ASPIRING LEADERS CONFERENCE	59.50
EFT81552	18/04/2013	WARREN BELLETTE PHOTOGRAPHY	Photographic documentation of artwork by Helen Smith for Albany Art Prize	165.00
EFT81553	18/04/2013	BENNETTS BATTERIES	OIL PURCHASES	176.00
EFT81554	18/04/2013	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	Hours Hire of Traffic Control	24,031.64
EFT81555	18/04/2013	BERTOLA HIRE SERVICES ALBANY PTY LTD	Days hire of 1.6 ton excavator	1,808.98
EFT81556	18/04/2013	BERG CONTRACTING SERVICES	ASBESTOS MATERIAL DISPOSAL	1,615.80
EFT81557	18/04/2013	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	279.00

AGENDA ITEM 4.1 REFERS

EFT81558	18/04/2013	BLOOMIN FLOWERS	SYMPATHY BOUQUET FOR D PUTLAND	50.00
EFT81559	18/04/2013	ALBANY BOBCAT SERVICES	LOPPINGS REMOVAL AT VARIOUS LOCATIONS	528.00
EFT81560	18/04/2013	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	166.87
EFT81561	18/04/2013	BOOEASY AUSTRALIA PTY LTD	BOOEASY COMMISSIONS	220.00
EFT81562	18/04/2013	THE BRITEX GROUP	Being for one (1) long drop S/S disabled toilet pan for Betty's beach	1,207.80
EFT81563	18/04/2013	CARDNO BSD PTY LTD	CYCLING STRATEGY - PREPARE CONSULTANTS BRIEF	1,980.00
EFT81564	18/04/2013	BUILDING AND CONSTRUCTION IND TRAINING FUND	BCITF LEVY FOR THE MONTH OF MARCH 2013	12,107.84
EFT81565	18/04/2013	BUILDING COMMISSION	BSL LEVY COLLECTED FOR THE MONTH OF: MARCH 2013	7,000.04
EFT81566	18/04/2013	BUNNINGS GROUP LIMITED	VARIOUS ITEMS FOR WORKROOM EQUIPMENT	86.77
EFT81567	18/04/2013	BWS CONSULTING	CONSULTANT FACILITATED ELECTED MEMBERS TEAM BUILDING SESSION	209.11
EFT81568	18/04/2013	CABCHARGE AUSTRALIA LIMITED	CAB CHARGES	562.10
EFT81569	18/04/2013	CALDWELL LAND SURVEYS PTY LTD	Feature survey for excision of a 492m2 portion of land from Lot 4559, No 310 Stanley Road, Youngs Siding	1,397.00
EFT81570	18/04/2013	CAPE AGENCIES	GAS BOTTLE REFILLS/ JOINER CAPE RICHE CAMPING GROUND	121.80
EFT81571	18/04/2013	TANYA CATHERALL	REIMBURSEMENTS LGMA CONFERENCE	59.50
EFT81572	18/04/2013	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	832.43
EFT81573	18/04/2013	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	251,525.20
EFT81574	18/04/2013	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	1,774.55
EFT81575	18/04/2013	COLES SUPERMARKETS AUSTRALIA PTY LTD	GROCERIES	405.26
EFT81576	18/04/2013	CONSTRUCTION EQUIPMENT AUSTRALIA	VEHICLE PARTS	502.30
EFT81577	18/04/2013	COURIER AUSTRALIA	FREIGHT CHARGES	181.39
EFT81578	18/04/2013	BARRY CRITCHISON	EAP COUNSELLING SESSIONS X 10	1,870.00
EFT81579	18/04/2013	HOLCIM (AUSTRALIA) PTY LTD	Being for 5 cubic metres of concrete for the new betty's beach toilets	2,144.55
EFT81580	18/04/2013	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	141.68
EFT81581	18/04/2013	CYNERGIC COMMUNICATIONS	DOMAIN NAME REGISTRATION ALBANY ARTS/MANAGED SERVER XEON	559.90
EFT81582	18/04/2013	D & K ENGINEERING	VEHICLES/VEHICLE PARTS/REPAIRS	162.25
EFT81583	18/04/2013	DAVRIC AUSTRALIA	VISITORS CENTRE MERCHANDISE	1,652.70
EFT81584	18/04/2013	DE JONGE MECHANICAL REPAIRS	VEHICLE SERVICING	357.00
EFT81585	18/04/2013	JANINE DETERMES	FITNESS INSTRUCTION	180.00
EFT81586	18/04/2013	DICK SMITH ELECTRONICS	EMTEC 8GB C400 USB Drive Black	160.00
EFT81587	18/04/2013	DIGITAL MAPPING SOLUTIONS	INTRAMAPS SUBSCRIPTION PLAN 19/1/13 - 18/1/14	18,315.00
EFT81588	18/04/2013	DVA FABRICATIONS	WIRE TROLLEY BASKETS	598.00
EFT81589	18/04/2013	EASIFLEET MANAGEMENT	MOTOR VEHICLE LEASE RENTAL/ESP BUREAU FEE/BUREAU FEE REBATE	3,128.74
EFT81590	18/04/2013	EDDIES PEST AND WEED CONTROL	TREAT BEE HIVE IN SKATE PARK	132.00
EFT81591	18/04/2013	SIMON EDWARDS	AIR BP CALL OUTS	20.84
EFT81592	18/04/2013	ELDERS LIMITED	glysophate x 20litre drums	413.96
EFT81593	18/04/2013	ESSENTIAL ENVIRONMENTAL	PROJECT CONSULTATION, PROJECT MANAGEMENT, TECHNICAL WORK - ARTERIAL DRAINAGE PLAN. AIRFARE FROM PERTH TO ALBANY RETURN FOR THE WORKSHOP ON 4/4/13	5,371.91
EFT81594	18/04/2013	EYERITE SIGNS	ASSORTED SIGNAGE	870.10
EFT81595	18/04/2013	MELEAH FARRELL	GREAT SOUTHERN ART AWARD - PHOTO MEADIA AWARD	1,000.00
EFT81596	18/04/2013	TAMMIE FLOWER	FITNESS INSTRUCTION	225.00
EFT81597	18/04/2013	FOREST HILL VINEYARD	ALCOHOL PURCHASES	1,020.00
EFT81598	18/04/2013	FRANEY & THOMPSON	TIMBER SUPPLIES	244.20
EFT81599	18/04/2013	FREMANTLE ARTS CENTRE PRESS	VISITORS CENTRE MERCHANDISE	584.74

AGENDA ITEM 4.1 REFERS

EFT81600	18/04/2013	FUELS WEST PETROLEUM	Litres DIESEL FUEL	18,185.05
EFT81601	18/04/2013	GREAT SOUTHERN GROUP TRAINING	CASUAL STAFF APPRENTICES FEES	1,003.87
EFT81602	18/04/2013	GREAT SOUTHERN INSTITUTE OF TECHNOLOGY	COURSE FEES: CERT IV PROJECT MANAGEMENT - MATT BIRD, STEPHEN GRIMMER, DAVID KING, SCOTT REITSMA, SAMANTHA STEVENS, RYAN TAYLOR, JAN VAN DER MESCHT & ETIENNE VORSTER	7,634.40
EFT81603	18/04/2013	GSP WORKFORCE	GARDENING/GROUNDS SERVICES MARCH 2013	213.13
EFT81604	18/04/2013	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	Contract C12019 - Lower Denmark Road (SLK14.65-18.20)	270,332.37
EFT81605	18/04/2013	GREAT SOUTHERN PACKAGING SUPPLIES	1 X PALLET OF TOILET PAPER/1 X PALLET OF PAPER TOWELS/CLEANING SUPPLIES	7,427.35
EFT81606	18/04/2013	GREENACRES TURF GROUP	300m2 of village green and fertiliser	2,000.85
EFT81607	18/04/2013	GSM AUTO ELECTRICAL	VEHICLE PARTS/MAINTENANCE	164.78
EFT81608	18/04/2013	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	13.50
EFT81609	18/04/2013	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	635.25
EFT81610	18/04/2013	HITACHI CONSTRUCTION MACHINERY AUSTRALIA	VEHICLE PARTS	188.21
EFT81611	18/04/2013	CHRISTOPHER HOLDEN	MILEAGE CLAIM 18/11/12 - 9/4/13	475.52
EFT81612	18/04/2013	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR SERVICES, IBM EXPRESS MANAGED SERVICES	949.03
EFT81613	18/04/2013	TOLL IPEC	FREIGHT CHARGES	354.52
EFT81614	18/04/2013	JACK THE CHIPPER	Tractor Mulching in the 2nd yard for March 2013.	847.00
EFT81615	18/04/2013	JJ'S HIAB SERVICES	Delivery of Box Culverts ,and Mesh from depot to jobsite	1,188.00
EFT81616	18/04/2013	JS ROADSIDE PRODUCTS PTY LTD	GUIDE POSTS METAL	14,839.00
EFT81617	18/04/2013	JUST SEW EMBROIDERY	POLOS AND LOGOS	427.70
EFT81618	18/04/2013	KEN STONE MOTOR TRIMMERS	VEHICLE SEAT REPAIR	220.00
EFT81619	18/04/2013	KLB SYSTEMS	Lenovo D30 ThinkStation -- Intel® Xeon	16,302.00
EFT81620	18/04/2013	KNOTTS GROUP PTY LTD	PLUMBING REPAIRS/MAINTENANCE	4,586.57
EFT81621	18/04/2013	LA FREEGARD	WIDEN FIRE ACCESS TRACKS AND INSTALL ADDITIONAL FIRE GATES AT LAKE SAIDE	4,950.00
EFT81622	18/04/2013	LEADING EDGE HIFI-ALBANY	Replacement power pack for SIMON machine	109.00
EFT81623	18/04/2013	LEASE CHOICE	MONTHLY LEASE PHOTOCOPIER RICOH V1691100006	970.20
EFT81624	18/04/2013	LES MILLS ASIA PACIFIC	SPORTS EQUIPMENT	169.00
EFT81625	18/04/2013	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	190.30
EFT81626	18/04/2013	LOCKEEZ LUNCHBAR	CATERING	1,035.00
EFT81627	18/04/2013	LORLAINE DISTRIBUTORS PTY LTD	Carton of thermalux everyday	116.70
EFT81628	18/04/2013	M & B SALES PTY LTD	TIMBER SUPPLIES	3,784.97
EFT81629	18/04/2013	MACDONALD JOHNSTON PTY LTD	VEHICLE PARTS	904.59
EFT81630	18/04/2013	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	452.16
EFT81631	18/04/2013	MCLEODS BARRISTERS & SOLICITORS	LEGAL SERVICES FOR CUSCUNA NOMINEES PTY LTD V CITY OF ALBANY	2,994.53
EFT81632	18/04/2013	METROOF ALBANY	COLOURBOND INTERWALL COVER DEPOT	542.91
EFT81633	18/04/2013	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	108.66
EFT81634	18/04/2013	MOUNT ROMANCE AUSTRALIA PTY LTD	VISITORS CENTRE MERCHANDISE	208.86
EFT81635	18/04/2013	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	528.00
EFT81636	18/04/2013	ANDREW SANDERSON MURRAY	Rates refund for assessment A113243	25.03
EFT81637	18/04/2013	NEVILLES HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	1,203.00
EFT81638	18/04/2013	PN & ER NEWMAN QUALITY CONCRETE PRODUCTS	1200 x 1200 concrete liner (woodrise)	269.50
EFT81639	18/04/2013	ALBANY NEWS DELIVERY - ALAC	NEWSPAPER DELIVERIES	108.61
EFT81640	18/04/2013	OCS SERVICES PTY LTD	CLEANING SERVICES - TOWN HALL	224.01
EFT81641	18/04/2013	MICHAEL JAMES O'DOHERTY	HARDWARE SUNDRIES FOR SCULPTURE IN THE HARBOUR EASTER 2013	154.45
EFT81642	18/04/2013	SANDRA O'DOHERTY	SET UP & DISMANTLE EXHIBITION SPACE GREAT SOUTHERN AWARD	1,185.00

AGENDA ITEM 4.1 REFERS

EFT81643	18/04/2013	OFFICEWORKS SUPERSTORES PTY LTD	MICROSOFT NATURAL ERGO KEYBOARD AND MOUSE COMBO	51.00
EFT81644	18/04/2013	OKEEFE'S PAINTS	STAINLESS STEEL WIRE 3MM FOR LANE ROPES	551.57
EFT81645	18/04/2013	MELISSA ORGAN	LGMA MENTORS & LEADERSHIP CONFERENCE REIMBURSEMENTS	59.50
EFT81646	18/04/2013	CORR ART	ARTISTIC WORKSHOPS	420.00
EFT81647	18/04/2013	OUTDOOR WORLD ALBANY	BALANCE OF PAYMENT FOR FENCING AT DAYCARE CENTRE	1,569.50
EFT81648	18/04/2013	PALMER EARTHMOVING (AUSTRALIA) PTY LTD	Cubic metres -70mm Gravel from Armstrong Road gravel pit as per quote	17,170.56
EFT81649	18/04/2013	PENROSE PROFESSIONAL LAWN CARE	MOWING AND EDGING AT VAC	330.00
EFT81650	18/04/2013	MARIANNE PENBERTHY	GREAT SOUTHERN ART AWARD - TEXTILE AWARD	500.00
EFT81651	18/04/2013	FULTON HOGAN INDUSTRIES	Square metres RESEAL ON LOWER DENMARK ROAD (SLK 21.1 - 23.7km)	399,723.30
EFT81652	18/04/2013	ALBANY POLICE AND CITIZENS YOUTH CLUB	CONTRIBUTION TO SKATE PARK LIGHTING PCYC	331.05
EFT81653	18/04/2013	KRISTIE PORTER	FITNESS INSTRUCTION	315.00
EFT81654	18/04/2013	QUALITY INN MARGARET RIVER	2 nights accommodation for staff attending Aspiring Managers Conference	2,268.00
EFT81655	18/04/2013	QUEST SOFTWARE	ARCHIVE MANAGER PER MANAGED MAILBOX MAINTENANCE RENEWAL 15/5/13 - 15/5/14	4,796.55
EFT81656	18/04/2013	RAECO INTERNATIONAL PTY LTD	Rolling baskets for public use (includes \$7 for freight - BALANCE OF INVOICE NOT INCLUDED IN ORIGINAL PROESSING	7.00
EFT81657	18/04/2013	RED SAND PAVING	SUPPLY & LAY CONCRETE INTERSECTION HANRAHAN & FRENCHMAN BAY RD	44,741.00
EFT81658	18/04/2013	REECE PTY LTD	300mm x 6m STORMPRO PIPE	1,534.92
EFT81659	18/04/2013	SCOTT REITSEMA	LGMA MENTORS & LEADERSHIP CONFERENCE REIMBURSEMENTS	40.00
EFT81660	18/04/2013	CARMEN FAY ROBERTS	Rates refund for assessment A125325	1,350.00
EFT81661	18/04/2013	ALBANY ALUMINIUM FABRICATION	SUPPLY AND FIT ALUMINIUM HANGING RAILS AS REQUIRED	2,770.00
EFT81662	18/04/2013	ROYAL LIFE SAVING SOCIETY AUSTRALIA	SWIM CERTIFICATES	168.00
EFT81663	18/04/2013	CHILD AUSTRALIA	PROFESSIONAL DEVELOPMENT WORKSHOP - KIM SEDERLAN/EMMA GEDDES/SARAH HULKES	189.00
EFT81664	18/04/2013	SEEK LIMITED	JOB VACANCY ADVERTISING SENIOR PLANNING OFFICER/FINANCE OFFICER - RATES	495.00
EFT81665	18/04/2013	JADE SHELTON	REIMBURSEMENTS FOR CATERING EMU POINT COMMUNITY MEETING 15/4/13	92.46
EFT81666	18/04/2013	SHIRE OF DENMARK	SKATEBOARDING AUSTRALIA HUB GREAT SOUTHERN PROGRAM	3,300.00
EFT81667	18/04/2013	SKILL HIRE WA PTY LTD	CASUAL STAFF/APPRENTICE FEES	2,472.05
EFT81668	18/04/2013	SMITH CONSTRUCTIONS	PROGRESS CLAIM 7 - FINAL PAYMENT ANZAC PEACE PARK COA C11005	20,209.67
EFT81669	18/04/2013	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	321.75
EFT81670	18/04/2013	SOUTHWAY DISTRIBUTORS PTY LTD	CATERING GOODS	867.45
EFT81671	18/04/2013	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	11,883.84
EFT81672	18/04/2013	SPEEDO AUSTRALIA PTY LTD	SPORT STORE PURCHASES	861.30
EFT81673	18/04/2013	DEPARTMENT OF THE PREMIER & CABINET	PUBLICATION: GOVERNMENT GAZETTE - 22/03/2013 - FIRE CONTROL OFFICERS 2012/2013	50.00
EFT81674	18/04/2013	SUNNY SIGN COMPANY	ASSORTED SIGNAGE	2,590.41
EFT81675	18/04/2013	ALBANY LOCK SERVICE	MAINTENANCE ON LOCKS AND PANIC BARS IN CENTRE	411.90
EFT81676	18/04/2013	SYNERGY	ELECTRICITY CHARGES 52 BARKER RD 19/2/13-18/3/13	22,352.55
EFT81677	18/04/2013	T4 TECHNOLOGY	Key boards for Ipad	150.00
EFT81678	18/04/2013	T & C SUPPLIES	Bags QUICK SET CEMENT/HARDWARE/TOOL SUPPLIES	1,456.99
EFT81679	18/04/2013	THE VEGIE SHOP	GROCERIES	250.91
EFT81680	18/04/2013	THINKWATER ALBANY	IRRIGATION SUPPLIES	1,903.00
EFT81681	18/04/2013	MATTHEW RICHARD TOMLINSON	Hours labour hire (2/4/13 - 5/4/13)	2,228.45
EFT81682	18/04/2013	TOTAL EDEN	Davey mukmova pump 2.4kw 3 phase as quoted	2,691.56
EFT81683	18/04/2013	TRUCKLINE	VEHICLE PARTS	68.88

AGENDA ITEM 4.1 REFERS

EFT81684	18/04/2013	TRU-BLU GROUP PTY LTD	TROWEL MACHINE HIRE	92.70
EFT81685	18/04/2013	ALBANY TYREPOWER	New 7.50x15 compactor tyres	4,241.30
EFT81686	18/04/2013	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	COARSE SAND	391.00
EFT81687	18/04/2013	SARAH VALLENTINE	CASUAL HOURS 7 - 11 APRIL 2013	618.34
EFT81688	18/04/2013	IT VISION AUSTRALIA PTY LTD	Electoral Roll Training for Rates	866.25
EFT81689	18/04/2013	JULIA WARREN	FITNESS INSTRUCTION	180.00
EFT81690	18/04/2013	LINDY WEINERT	ILS MAINTENANCE JANUARY - MARCH 2013 QTR	315.00
EFT81691	18/04/2013	WESTERBERG PANEL BEATERS	TOWING OF WRECKED VEHICLE FROM PRINCESS ROYAL DRIVE	88.00
EFT81692	18/04/2013	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	533.24
EFT81693	18/04/2013	LANDMARK LIMITED	SUPPLY OF FENCING WIRE AND FIXINGS AS REQUIRED	524.70
EFT81694	18/04/2013	WESTSHRED DOCUMENT DISPOSAL	DOCUMENT SHREDDING	422.40
EFT81695	18/04/2013	THE WINDOW WASHER MAN	WINDOW CLEANING VAC MARCH 2013	40.00
EFT81696	18/04/2013	YAKKA PTY LTD (KINGGEE WORKWEAR GROUP)	UNIFORMS	164.12
EFT81697	18/04/2013	ZENITH LAUNDRY	LINEN HIRE/LAUNDRY SERVICES	11.88
EFT81698	18/04/2013	EXCLAIMER LTD	EXCLAIMER SUPPORT 12/4/2013 - 27/4/2014	359.00
EFT81699	24/04/2013	ABA SECURITY	SECURITY SERVICES	594.00
EFT81700	24/04/2013	ADVERTISER PRINT	Printing of 5000 Forts Brochures	840.00
EFT81701	24/04/2013	AGCRETE ALBANY	1050mm x 900mm LINER/ENTRY APRON/ENTRY FRAM/ENTRY LID	2,068.00
EFT81702	24/04/2013	ALBANY ADVERTISER LTD - NORTH ROAD	DISCOVER YOUR OWN BACKYARD TOURISM PROMOTION - MARCH 2013. ADVERTISER & EXTRA FEATURE.	4,915.33
EFT81703	24/04/2013	ALBANY INDUSTRIAL SERVICES PTY LTD	For Emu Point Boat Trailer Car Park Upgrade as per Contract C12021.	37,071.38
EFT81704	24/04/2013	ALBANY PRINTERS	20 X PURCHASE ORDER BOOKS IN TRIPLICATE (100/BOOK) NUMBERED 35501 - 37500	495.00
EFT81705	24/04/2013	ALBANY SOIL AND CONCRETE TESTING	LOWER DENMARK ROAD LOT 1 SUBGRADE CH 0-500 & LOT 2 SUBGRADE CH 500 - 750	3,646.50
EFT81706	24/04/2013	ALBANY V-BELT AND RUBBER	FILTERS/VEHICLE PARTS	127.39
EFT81707	24/04/2013	ALBANY SWEEP CLEAN	SWEEP DRIVEWAYS, ROAD ACCESS AND PARKING AREAS AT FRONT OF MAIN TERMINAL	693.00
EFT81708	24/04/2013	ALBANY STATIONERS	STATIONERY SUPPLIES	15.00
EFT81709	24/04/2013	ALBANY INDOOR PLANT HIRE	INDOOR PLANT HIRE	980.31
EFT81710	24/04/2013	ALBANY REFRIGERATION	One wall mounted inverter split system mounted on external wall with outdoor unit at ground level on polyslab. 1 x Fujitsu 2hp model ASTG22LVCB	4,613.00
EFT81711	24/04/2013	ALBANY MOBILE WELDING	Construct steel lid for woodrise bore	770.00
EFT81712	24/04/2013	ALBANY SKIPS AND WASTE SERVICES	Skip Bin Charges for 11/03/2013	255.00
EFT81713	24/04/2013	ALBANY OFFICE PRODUCTS DEPOT - NORTH ROAD	STATIONERY SUPPLIES	355.45
EFT81714	24/04/2013	ALBANY NEWS DELIVERY - NORTH ROAD	NEWSPAPER DELIVERIES	96.00
EFT81715	24/04/2013	ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE	100.00
EFT81716	24/04/2013	ALBANY COMBINED CABS PTY LTD	YOUTH ADVISORY COUNCIL	35.85
EFT81717	24/04/2013	ALBANY KAWASAKI	OIL FILTER & CASTROL POWER	86.31
EFT81718	24/04/2013	ALBANY MILK DISTRIBUTORS	MILK DELIVERIES	621.13
EFT81719	24/04/2013	ALINTA	GAS USAGE CHARGES FOR 186 COLLE STREET ALBANY FROM 11/3/13 TO 11/4/13	353.50
EFT81720	24/04/2013	ALL EVENTS PROSOUND HIRE	AUDIO TECHNICAL ATTENDANCE ALBANY TOWN HALL - DIANNE WOLFER BOOK LAUNCH - 10/4/13	1,475.00
EFT81721	24/04/2013	ANDREW HALSALL PHOTOGRAPHY	VISITORS CENTRE MERCHANDISE	945.00
EFT81722	24/04/2013	PAPERBARK MERCHANTS	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	675.76

AGENDA ITEM 4.1 REFERS

EFT81723	24/04/2013	ARDESS NURSERY	NURSERY SUPPLIES	493.60
EFT81724	24/04/2013	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	9,901.63
EFT81725	24/04/2013	AUSTRALIAN WATERLESS PTY LTD	32 X WATERLESS URINAL CARTRIDGES	2,171.29
EFT81726	24/04/2013	BT EQUIPMENT PTY LTD (TUTT BRYANT EQUIPMENT)	VEHICLE PARTS	231.28
EFT81727	24/04/2013	BENNETTS BATTERIES	200L drums of Rubia TIR 15w/40 engine oil.	1,647.36
EFT81728	24/04/2013	ADVANCED TRAFFIC MANAGEMENT (WA) PTY LTD	Hours Hire of Traffic Management	15,996.63
EFT81729	24/04/2013	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	664.00
EFT81730	24/04/2013	BG & E PTY LTD	Design & Superintendence for Centennial Park Wetland Living Stream Restoration Project	4,468.75
EFT81731	24/04/2013	BLACKWOODS	UNIFORMS	277.29
EFT81732	24/04/2013	BROWNES FOODS OPERATIONS PTY LTD	CATERING SUPPLIES	443.87
EFT81733	24/04/2013	CARDNO BSD PTY LTD	FOR PROFESSIONAL SERVICES RENDERED FOR THE PERIOD ENDING 29/3/13	4,070.00
EFT81734	24/04/2013	BUNNINGS GROUP LIMITED	HARDWARE/TOOL SUPPLIES	12.15
EFT81735	24/04/2013	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	2,733.88
EFT81736	24/04/2013	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS (COUNCIL ROOM MARCH 2013 - MARCH 2014)	977.00
EFT81737	24/04/2013	CLARK EQUIPMENT SALES PTY LTD	VEHICLE PARTS/MAINTENANCE/REPAIRS	1,011.32
EFT81738	24/04/2013	CLAYTON UTZ	PROFESSIONAL SERVICES	105,101.23
EFT81739	24/04/2013	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	2,486.49
EFT81740	24/04/2013	COURIER AUSTRALIA	FREIGHT FEES - ALAC & DEPOT	162.02
EFT81741	24/04/2013	COVS PARTS PTY LTD	VEHICLE PARTS	943.41
EFT81742	24/04/2013	DOWNER EDI WORKS PTY LTD	Supply of 0.9tonne of hotmix	166.01
EFT81743	24/04/2013	D & K ENGINEERING	Remove mounting brackets and relocate on free roll	529.65
EFT81744	24/04/2013	DE LAGE LANDEN PTY LIMITED	PAYMENT FOR CONTRACT 073-140002-001	5,300.90
EFT81745	24/04/2013	DIRECT LIGHTING	Track lighting	685.00
EFT81746	24/04/2013	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	292.60
EFT81747	24/04/2013	EYERITE SIGNS	CLEANING, FIXING AND INSTALLATION OF NAMES ON HONOUR BOARD IN COUNCIL CHAMPERS	259.60
EFT81748	24/04/2013	FARM FRESH W/SALERS (VIOLET PARK HOLDINGS P/L	CATERING SUPPLIES	278.87
EFT81749	24/04/2013	ALBANY FILTER CLEAN	FILTER CHANGING/CLEANING - ALAC	28.00
EFT81750	24/04/2013	THE FIXUPPERY	WINDOW CLEANING	764.99
EFT81751	24/04/2013	TAMMY FLETT	NYW - ART SUPPLIES REIMBURSEMENT	284.60
EFT81752	24/04/2013	FREMANTLE ARTS CENTRE PRESS	VISITORS CENTRE MERCHANDISE	74.39
EFT81753	24/04/2013	FUELS WEST PETROLEUM	Litres DIESEL FUEL	11,725.67
EFT81754	24/04/2013	GOAD RESOURCES PTY LTD	FREIGHT CHARGES	678.70
EFT81755	24/04/2013	GRANDE FOOD SERVICE	CATERING FOR TIME OUT CAFE	2,006.98
EFT81756	24/04/2013	GREAT SOUTHERN GROUP TRAINING	CASUAL STAFF APPRENTICES FEES	9,356.18
EFT81757	24/04/2013	GREAT SOUTHERN SAND AND LANDSCAPING SUPPLIES	Hire of RM500 for road pavement works	16,785.00
EFT81758	24/04/2013	GREAT SOUTHERN BEARINGS	VEHICLE PARTS -	8.67
EFT81759	24/04/2013	GREAT SOUTHERN LIQUID WASTE	Jetwash pipes on Salvado Rd	4,268.00
EFT81760	24/04/2013	GREAT SOUTHERN BOUNDARIES	REPLACE DAMAGED GATE ON THE ENTRANCE TO THE TIP SHOP	440.00
EFT81761	24/04/2013	ANDREW GREENWOOD	STAFF TRAVEL EXPENSES CLAIM - TRAINING COURSE	594.38
EFT81762	24/04/2013	PROTECTOR FIRE SERVICES PTY LTD	Replace/repair damage fire hydrant No. 31 - Rear Plant Room - ALAC	781.00
EFT81763	24/04/2013	WILFRED HATTON	TRAVELLING ALLOWANCE FORTS VOLUNTEER	118.80
EFT81764	24/04/2013	HAVOC BUILDERS PTY LTD	Re-build fence behind Bridge Club	2,268.70
EFT81765	24/04/2013	EMILY HUBBLE	WALGA TRAINING COURSES	50.40

AGENDA ITEM 4.1 REFERS

EFT81766	24/04/2013	ICON SEPTECH PTY LTD	1600 X 1400 DOUBLE OPPOSING SW SIDE ENTRY APRON	3,916.00
EFT81767	24/04/2013	INSTITUTE OF PUBLIC WORKS ENGINEERING AUST LTD	2013 Plant & Vehicle Management Workshop in Perth	650.00
EFT81768	24/04/2013	ISIS CAPITAL LIMITED	MONTHLY GYM EQUIPMENT	2,363.45
EFT81769	24/04/2013	JIMS TEST AND TAG	EMERGENCY EXIT LIGHT TEST	465.70
EFT81770	24/04/2013	KIM ANGELA TOMLINSON	EAP COUNSELLING	130.00
EFT81771	24/04/2013	KLB SYSTEMS	Samsung 22 Series 4 LED as per Request for Quotation Q13016	13,420.00
EFT81772	24/04/2013	KNOTTS GROUP PTY LTD	PLUMBING REPAIRS/MAINTENANCE	2,047.38
EFT81773	24/04/2013	KOSTERS STEEL CONSTRUCTION PTY LTD	Being for the replacement of the damaged roller door on the depot workshop including the removal and disposal of existing door	3,673.00
EFT81774	24/04/2013	LOCKEEZ LUNCHBAR	CATERING SUPPLIES	708.50
EFT81775	24/04/2013	M & B SALES PTY LTD	EZI TRIM PINE PRIME SBN SKIRT	14.03
EFT81776	24/04/2013	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	324.27
EFT81777	24/04/2013	MC LEVITZKE	BEING FOR 2 PHOTOS USED IN DENMARK HOLIDAY PLANNER - AMAZING ALBANY BACK COVER	300.00
EFT81778	24/04/2013	METROOF ALBANY	ROOFING SUPPLIES	620.06
EFT81779	24/04/2013	MT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	540.64
EFT81780	24/04/2013	NATALIE RADIVOJEVIC	INSTALL ARTWORKS FOR BOOK LAUNCH AT ALBANY TOWN HALL	114.00
EFT81781	24/04/2013	ALBANY COMMUNITY PHARMACY	TWINRIX SYR HEP A&B 1 .OML VACCINATIONS	456.00
EFT81782	24/04/2013	OCS SERVICES PTY LTD	CONTRACT CLEANING	18,338.06
EFT81783	24/04/2013	DUNCAN OLDE	TRAINING REIMBURSEMENTS ASPIRING LEADERS CONFERENCE	98.37
EFT81784	24/04/2013	OPUS INTERNATIONAL CONSULTANTS LTD	SUPERINTENDENCE OF LOWER DENMARK ROAD - ELLEKER TOWNSITE UPGRADE	21,771.70
EFT81785	24/04/2013	ORIGIN ENERGY	LP GAS DELIVERY - ALAC	4,517.90
EFT81786	24/04/2013	PAUL G ROBERTSON AND ASSOCIATES	NORTH ROAD/STANFORD ROAD 450MM CI4 PIPE COVER CHECK JOB 2996	165.00
EFT81787	24/04/2013	MARIANNE PENBERTHY	GREAT SOUTHERN ART AWARD TEXTILE AWARD WINNINGS	500.00
EFT81788	24/04/2013	PHILLIPS MEDIA	APRIL MEDIA MANAGEMENT SERVICES	3,866.00
EFT81789	24/04/2013	ALBANY POLICE AND CITIZENS YOUTH CLUB	BUS HIRE FOR CITY OF ALBANY	150.00
EFT81790	24/04/2013	ANGELA POULISH	IT VISION RATES COURSE	367.90
EFT81791	24/04/2013	QUALITY INN MARGARET RIVER	Aspiring Leaders Conference - ACCOMODATION	788.00
EFT81792	24/04/2013	RADIOWEST BROADCASTERS PTY LTD	ADVERTISING	3,379.20
EFT81793	24/04/2013	REDMOND SAWMILL	TIMBER SUPPLIES	75.60
EFT81794	24/04/2013	REPLICA MEDALS	FORTS MERCHANDISE	653.30
EFT81795	24/04/2013	RICOH	PHOTOCOPIER CHARGES	12,545.93
EFT81796	24/04/2013	ROBINSON BUILDTECH	CONSTRUCTION OF PADRE WHITE LOOKOUT IN ACCORDANCE WITH C12017. PART 2	314,331.77
EFT81797	24/04/2013	SERENITY PARK	DISPOSAL OF DOGS	315.00
EFT81798	24/04/2013	SKILL HIRE WA PTY LTD	CASUAL STAFF APPRENTICES FEES	3,484.20
EFT81799	24/04/2013	SKYWEST AIRLINES	AIRFARES FOR STAFF/COUNCILLORS/MAYOR	449.79
EFT81800	24/04/2013	SOUTHERN ELECTRICS	FIT AND MATERIALS OF SAUNA AUXILLARY STEAM GENERATOR	4,570.03
EFT81801	24/04/2013	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	74.75
EFT81802	24/04/2013	SOUTHWAY DISTRIBUTORS PTY LTD	CATERING GOODS	1,726.42
EFT81803	24/04/2013	SOUTHCOAST SECURITY SERVICE	Dianne Wolfer Book Launch at Albany Town Hall	148.50
EFT81804	24/04/2013	SOUTH COAST CRANES	MAC 25 FRANNA CRANE HIRE TO LIFT TIPPER TRAY ONTO FRAME	440.00
EFT81805	24/04/2013	SPENCER PARK VARIETY MEATS	24 x BBQ Sausages & 1kg Sliced Onions	30.00
EFT81806	24/04/2013	STAR SALES AND SERVICE	Fountain Pro-Line Electric Line Marker V4	2,795.00
EFT81807	24/04/2013	STATEWIDE BEARINGS	VEHICLE PARTS	8.80
EFT81808	24/04/2013	SAI GLOBAL LTD	INTERNET DOWNLOAD	126.11

AGENDA ITEM 4.1 REFERS

EFT81809	24/04/2013	STATEWIDE BUILDING CERTIFICATION WA	DESIGN AND COMPLIANCE CERTIFICATE FOR UWA CLOCKTOWER STAIRCASE	462.00
EFT81810	24/04/2013	SUBWAY	CATERING	180.00
EFT81811	24/04/2013	SUNNY SIGN COMPANY	ASSORTED SIGNAGE	656.21
EFT81812	24/04/2013	ALBANY LOCK SERVICE	LOCK SERVICES/SUPPLIES	688.20
EFT81813	24/04/2013	THE SURGERY	GENERAL PRACTITIONER FOR DAVID ROBERTS	77.00
EFT81814	24/04/2013	SYNERGY	ELECTRICITY SUPPLIES	80,386.41
EFT81815	24/04/2013	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	1,518.68
EFT81816	24/04/2013	THINKWATER ALBANY	IRRIGATION SUPPLIES	124.56
EFT81817	24/04/2013	TOTAL EDEN	GARDEN SUPPLIES	1,679.16
EFT81818	24/04/2013	UBIQUITI WAREHOUSE	NANO STATION M5, AUSTRALIAN POWER CORD - BOX OF 40, NANOBRACKET - UNIVERSAL, TOUGH CABLE PRO, TOUGH CONNECTOR - BOX OF 100	696.76
EFT81819	24/04/2013	VANCOUVER WASTE SERVICES (ARMOGEDIN PTY LTD)	BULK GREEN WASTE	16,237.76
EFT81820	24/04/2013	IT VISION AUSTRALIA PTY LTD	SYNERGYSOFT TRAINING	1,762.71
EFT81821	24/04/2013	ALBANY & GREAT SOUTHERN WEEKENDER	ADVERTISING	4,017.35
EFT81822	24/04/2013	WA LOCAL GOVERNMENT ASSOCIATION	Processing of disposal documentation for plant	1,528.28
EFT81823	24/04/2013	WEST AUSTRALIAN NEWSPAPERS LIMITED	ADVERTISING	7,500.00
EFT81824	24/04/2013	WESTERN POWER CORPORATION	ELECTRICITY NETWORKS CORPORATION. REFERENCE NO. SP037507	3,322.00
EFT81825	24/04/2013	WIZID PTY LTD	WRISTBANDS FOR ALAC	794.20
EFT81826	24/04/2013	WOOD AND GRIEVE ENGINEERS	FEE PROPOSAL - KALGAN WATER-SKI CLUB UPGRADE	4,191.00
EFT81827	24/04/2013	WORKWISE OCCUPATIONAL HEALTH	CASE CO-ORDINATION, PRE-EMPLOYMENT SCREEN REPOT & TRAVEL	551.50
EFT81828	24/04/2013	WREN OIL	WASTE DISPOSAL - WASTE OIL - BULK LITRES	344.85
EFT81829	24/04/2013	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	65.37
			TOTAL	\$3,104,774.52

4.2: FINANCIAL ACTIVITY STATEMENT – 31 MARCH 2013

Responsible Officer : Executive Director Corporate Services (G Adams)

IN BRIEF

- Statement of Financial Activity reporting on the revenue and expenditure of the City of Albany for the reporting period ending 31 March 2013.

**ITEM 4.2: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR BOWLES
SECONDED: COUNCILLOR DOWLING**

The Financial Activity Statement for the period ending 31 March 2013 be RECEIVED.

CARRIED 12-0

BACKGROUND

1. The Statement of Financial Activity for the period ending 31 March 2013 has been prepared and is attached.
2. In addition to the statutory requirement to provide Council with a Statement of Financial Activity, 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 \$50,000 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.”

STATUTORY IMPLICATIONS

6. 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

7. Expenditure for the period ending 31 March 2013 has been incurred in accordance with the 2012/13 proposed budget parameters. Details of any budget variation in excess of \$50,000 (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.

POLICY IMPLICATIONS

8. The City's 2012/13 Annual Budget provides a set of parameters that guides the City's financial practices.
9. The Investment of Surplus Funds Policy stipulates that the status and performance of the investment portfolio is to be reported monthly to Council.

File Number (Name of Ward)	FM.FIR.2 - All Wards
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City of Albany
MONTHLY FINANCIAL REPORT
For the Period Ended 31st March 2013
ITEM 4.2 OF THE ORDINARY COUNCIL MEETING

TABLE OF CONTENTS

Statement of Financial Activity

Note 1 Net Current Funding Position

Note 2 Cash Investments

Note 2A Graphical Representation - Cash Investments

Note 3 Major Variances

AGENDA ITEM 4.2 REFERS

City of Albany
STATEMENT OF FINANCIAL ACTIVITY
(Nature or Type)
For the Period Ended 31st March 2013

	Note	Original Annual Budget	Revised Annual Budget 4	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a) 3	Var. % (b)-(a)/(b) 3	
Operating Revenues			\$	\$	\$	\$	%	
Grants & Subsidies		2,732,950	2,732,527	1,481,846	1,445,740	(36,105)	(2.5%)	
Contributions, Donations & Reimbursements		373,610	774,713	583,930	715,242	131,311	18.4%	▲
Fees and Charges		14,432,869	14,521,262	12,284,994	12,556,355	271,361	2.2%	▲
Interest Earnings		825,368	902,743	828,810	873,572	44,762	5.1%	
Other Revenue		115,000	107,500	50,250	46,064	(4,186)	(9.1%)	
Total (Excluding Rates)		18,479,797	19,038,745	15,229,830	15,636,973	407,143		
Operating Expense								
Employee Costs		(18,739,930)	(19,113,323)	(13,995,765)	(13,360,777)	634,988	4.8%	▼
Materials and Contracts		(14,259,030)	(15,481,719)	(9,303,074)	(9,304,584)	(1,510)	(0.0%)	
Utilities Charges		(1,729,483)	(1,785,802)	(1,222,621)	(1,173,184)	49,437	4.2%	
Depreciation (Non-Current Assets)		(11,812,900)	(11,812,900)	(8,856,108)	(8,856,108)	0	0.0%	
Interest Expenses		(909,431)	(909,431)	(428,918)	(407,172)	21,746	5.3%	
Insurance Expenses		(722,187)	(722,187)	(541,431)	(502,593)	38,838	7.7%	
Loss on Asset Disposal		(269,049)	(269,049)	0	0	0	0	
Other Expenditure		(1,721,311)	(1,399,182)	(859,345)	(820,640)	38,704	4.7%	
Less Allocated to Infrastructure		446,022	446,022	341,117	798,968	457,851	(57.3%)	▲
Total		(49,717,299)	(51,047,571)	(34,866,144)	(33,626,090)	782,203		
Contributions for the Development of Assets								
Grants & Subsidies		6,994,797	10,712,453	4,339,341	4,373,954	34,613	0.8%	
Contributions, Donations & Reimbursements		2,500,000	2,969,480	425,000	439,300	14,300	3.3%	
Net Operating Result Excluding Rates		(21,742,705)	(18,326,893)	(14,871,973)	(13,175,863)	1,223,959		
Funding Balance Adjustment								
Add Back Depreciation		11,812,900	11,812,900	8,856,108	8,856,108	0	0.0%	
Adjust (Profit)/Loss on Asset Disposal		269,049	269,049	0	0	0	0	
Funds Demanded From Operations		(9,660,756)	(6,244,944)	(6,015,865)	(4,319,755)	1,223,959		
Capital Revenues								
Proceeds from Disposal of Assets		2,543,100	2,110,373	862,051	591,000	(271,051)	(45.9%)	▼
Total		2,543,100	2,110,373	862,051	591,000	(271,051)		
Acquisition of Fixed Assets								
Land and Buildings		(3,487,640)	(1,863,952)	(387,562)	(369,791)	17,771	4.8%	▼
Plant and Equipment		(4,522,518)	(4,864,206)	(1,986,111)	(1,920,901)	65,210	3.4%	▼
Furniture and Equipment		(464,700)	(475,235)	(125,494)	(131,017)	(5,524)	(4.2%)	▼
Infrastructure Assets - Roads		(7,726,442)	(7,979,583)	(3,726,002)	(2,621,055)	1,104,946	42.2%	▼
Infrastructure Assets - Other		(8,207,641)	(12,383,106)	(4,569,960)	(2,861,880)	1,708,080	59.7%	▼
Total		(24,408,941)	(27,566,082)	(10,795,128)	(7,904,644)	2,890,484		
Financing/Borrowing								
Debt Redemption		(1,586,608)	(1,586,608)	(442,005)	(403,532)	38,473	9.5%	
Profit on Sale of Investments		0	0	0	2,105,390	2,105,390	100.0%	▲
Self-Supporting Loan Principal		0	0	0	16,331	16,331	100.0%	
Total		(1,586,608)	(1,586,608)	(442,005)	1,718,189	2,160,194		
Demand for Resources		(33,113,205)	(33,287,261)	(16,390,947)	(9,915,211)	6,003,586		
Restricted Funding Movements								
Opening Funding Surplus(Deficit)		2,589,921	2,982,442	2,982,442	2,982,441	(1)	0.0%	
Transfer from Restricted Funds - Grants		85,000	1,227,718	0	0	0	0	
Transfer to Reserves		(2,765,935)	(2,665,935)	(118,260)	(131,803)	(13,543)	(10.3%)	
Transfer from Reserves		6,097,197	4,717,233	0	0	0	0	
Rate Revenue		27,107,022	27,084,022	27,039,840	27,062,248	22,408	0.1%	
Closing Funding Surplus(Deficit)	1	0	58,219	13,513,075	19,997,675	6,012,450		

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st March 2013

Note 1: NET CURRENT FUNDING POSITION

	Positive=Surplus (Negative=Deficit)			
	2012-13			
	Note	This Period	Last Period	Same Period Last Year
	\$	\$	\$	
Current Assets				
Cash Unrestricted	21,625,323	22,199,881	21,882,542	
Cash Restricted	10,365,480	9,943,340	4,341,718	
Receivable - Rates and Rubbish	1,924,528	3,744,591	1,860,881	
Receivables - Other	2,128,755	2,594,402	675,000	
Investment Land	1,312,138	1,312,138	1,997,982	
Stock on Hand	476,337	492,188	698,864	
	37,832,560	40,286,539	31,456,987	
Less: Current Liabilities				
Payables	(4,473,998)	(5,029,638)	(7,721,494)	
Income in advance	(388,474)	(188,823)	0	
Provisions	(2,642,138)	(2,725,651)	(3,347,186)	
Retentions	(25,222)	(25,222)	0	
	(7,529,831)	(7,969,333)	(11,068,680)	
Add Back: Loans	2,883,074	2,883,074	6,710,066	
Less: Cash Restricted	(9,138,800)	(9,127,367)	(5,051,744)	
Restricted Other - Unspent Grants	(2,753,521)	(2,753,521)	0	
Self Supporting Loans	16,331	5,997	15,271	
Investment land	(1,312,138)	(1,312,138)	(1,997,982)	
Net Current Funding Position	19,997,675	22,013,251	20,063,919	

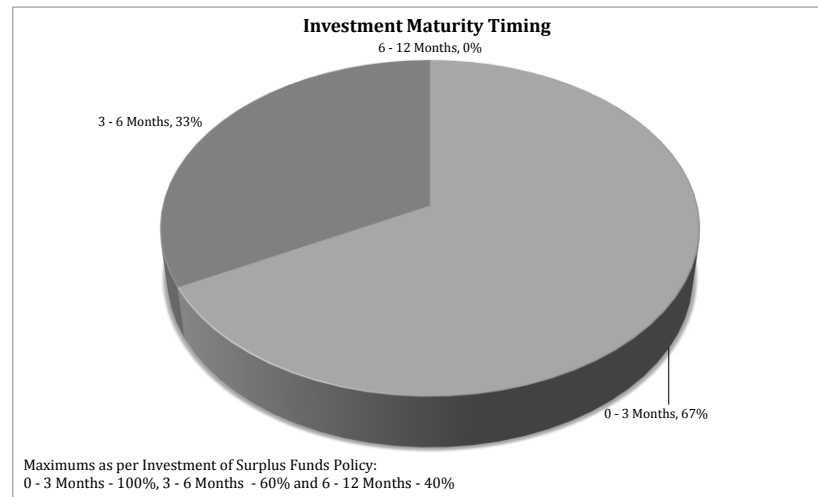
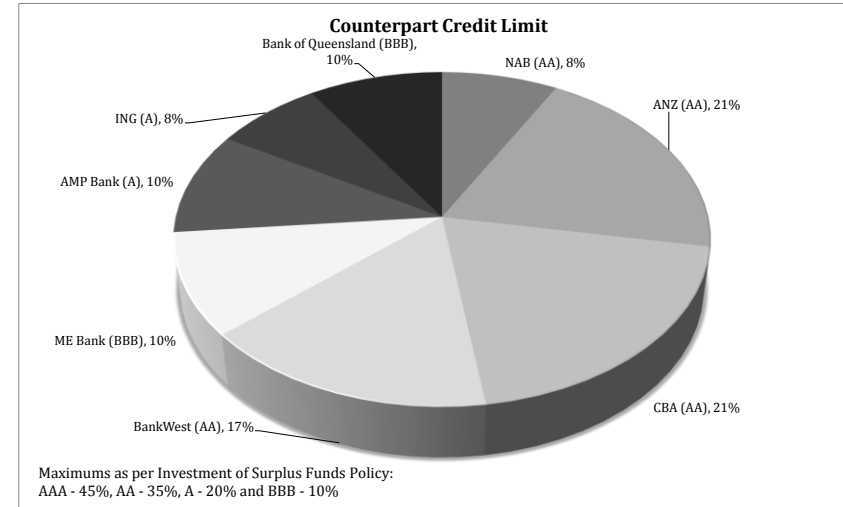
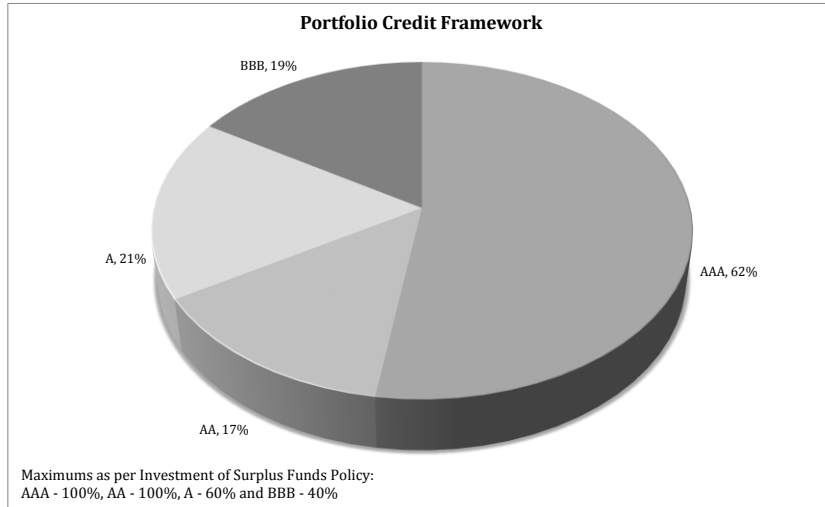
City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st March 2013

Note 2: CASH INVESTMENTS

Deposit Ref	Institution	Rating	Deposit Date	Term (Days)	Invested Interest rates	Amount Invested	Expected Interest	Amount Invested (Days)			Comparative rate		Budget v Actual			
								0 - 3 Months	3 - 6 Months	6 - 12 Months	Prior Month Interest Rate	Interest Rate at time of Report	Year to Date Budget	Year to Date Actual	Var.\$	
General Municipal																
Call 4108	CBA	AA	26/02/2013	30	3.37%	500,000	1,386	500,000			3.25%	3.37%				
TD 33768604	CBA	AA	7/03/2013	30	3.92%	2,000,000	6,444	2,000,000			4.01%	3.92%				
TD 4081410	BWA	AA	4/02/2013	60	4.15%	2,000,000	13,644	2,000,000			4.45%	4.15%				
TD 9926	NAB	AA	28/11/2012	180	4.65%	1,000,000	22,932		1,000,000		4.65%	4.65%				
TD 5478	NAB	AA	6/02/2013	120	4.35%	3,000,000	42,904		3,000,000		4.35%	4.35%				
Call 2031	NAB	AA	6/02/2013	30	2.72%	1,000,000	2,233	1,000,000			3.00%	2.72%				
Call 6654	ANZ	AA	21/09/2012	30	3.31%	2,000,000	5,439	2,000,000			3.03%	3.31%				
TD 40714	ANZ	AA	4/02/2013	91	4.40%	3,000,000	32,910	3,000,000			4.85%	4.40%				
TD 35190	ME Bank	BBB	21/02/2013	90	4.40%	2,500,000	27,123	2,500,000			4.35%	4.35%				
					Subtotal	17,000,000	155,015									
Restricted																
Call 4108	CBA	AA	26/02/2013	30	3.37%	500,000	1,386	500,000			3.25%	3.37%				
TD ING	ING	A	15/03/2013	180	4.48%	2,000,000	44,186		2,000,000		n/a	4.48%				
TD 253918	AMP Bank	A	21/02/2013	90	4.15%	4,000,000	40,932	4,000,000			4.15%	4.15%				
TD BoQ4	Bank of Queensland	BBB	21/02/2013	120	4.35%	2,500,000	35,753		2,500,000		4.35%	4.35%				
					Subtotal	9,000,000	76,685									
Commercial Securities - CDOs																
Corsair (Kakadu)	Corsair	CCC	21/12/2009		BBSW+1%	68,750	-				BBSW+1%	BBSW+1%				
					Subtotal	68,750	-									
					Total Funds Invested	26,068,750	231,700									
								17,500,000	8,500,000	68,750				688,320	610,451	77,869

City of Albany
 Monthly Investment Report
 For the Period Ended 31st March 2013

Note 2A: GRAPHICAL REPRESENTATION -CASH INVESTMENTS



City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st March 2013

Note 3: MAJOR VARIANCES

Comments/Reason for Variance in excess of \$50,000

3.1 OPERATING REVENUE (EXCLUDING RATES)**3.1.1 GRANTS & SUBSIDIES**

Under variance threshold

3.1.2 CONTRIBUTIONS, DONATIONS & REIMBURSEMENTS

This variance is due to a number of small individual variances. Insurance reimbursements, workers compensation payment reimbursement, and some small sundry grant/sponsorship funding being received.

3.1.3 FEES AND CHARGES

With the legislated changes to the airport screening process, and increase in passenger levy, there was some degree of uncertainty about the impact this would have on airport usage and revenue. The budgeted revenue was set at the lower end of expectations. This has been exceeded year-to-date.

3.1.4 INTEREST EARNINGS

Under variance threshold

3.1.5 OTHER REVENUE

Under variance threshold

3.2 OPERATING EXPENSES**3.2.1 EMPLOYEE COSTS**

Employee costs are under budget for year to date end of March due to timing of pay runs. April has three pay runs, and it is anticipated that the variance at the end of April will be much less.

3.2.2 MATERIAL AND CONTRACTS

Under variance threshold

3.2.3 UTILITY CHARGES

Under variance threshold

3.2.4 DEPRECIATION (NON CURRENT ASSETS)

Under variance threshold

3.2.5 INTEREST EXPENSES

Under variance threshold

3.2.6 INSURANCE EXPENSES

Under variance threshold

3.2.7 LOSS ON ASSET DISPOSAL

Under variance threshold

3.2.8 OTHER EXPENDITURE

Under variance threshold

3.2.9 LESS ALLOCATED TO INFRASTRUCTURE

Additional internal resources used for capital works.

3.3 CONTRIBUTIONS FOR THE DEVELOPMENT OF ASSETS**3.3.1 GRANTS & SUBSIDIES**

Under variance threshold

3.3.2 CONTRIBUTIONS, DONATIONS & REIMBURSEMENTS

Under variance threshold

City of Albany
NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY
For the Period Ended 31st March 2013

Note 3: MAJOR VARIANCES

Comments/Reason for Variance in excess of \$50,000

3.4 CAPITAL REVENUES**3.4.1 PROCEEDS FROM DISPOSAL OF ASSETS**

Timing of asset disposals. Anticipate this will be close to budget at year end, however the sale of the old asset is dependent on delivery of the replacement asset. Some delay in delivery in ute and light fleet is being experienced.

3.5 ACQUISITION OF FIXED ASSETS**3.5.1 LAND AND BUILDINGS**

Under variance threshold

3.5.2 PLANT AND EQUIPMENT

Light fleet/ute replacement program to increase over next 12 weeks, however some delay in the delivery of the utes and light fleet is being experienced.

3.5.3 FURNITURE AND EQUIPMENT

Under variance threshold

3.5.4 INFRASTRUCTURE ASSETS - ROADS

Timing on project completion and budget year to date. After a review, 23 projects with an estimated value of \$3.5 million will be completed by the end of May. Timing on major projects can vary due to weather, contractor availability and design changes.

3.5.5 INFRASTRUCTURE ASSETS - OTHER

Timing on project completion and budget year to date. One significant drainage project worth approx \$950 000, and waste site leachate works worth \$1.1 mill, plus other smaller projects work will be completed by the end of May. Timing on major projects can vary due to weather, contractor availability and design changes.

3.6 FINANCING/BORROWING**3.6.1 DEBT REDEMPTION**

Under variance threshold

3.6.2 PROFIT ON SALE OF INVESTMENTS

This is the funds recovered from CDO investments.

3.6.3 SELF-SUPPORTING LOAN PRINCIPAL

Under variance threshold

3.7 RESTRICTED FUNDING MOVEMENTS**3.7.1 OPENING FUNDING SURPLUS(DEFICIT)**

Under variance threshold

3.7.2 TRANSFER FROM RESTRICTED CASH FUNDS - GRANTS

Under variance threshold

3.7.3 TRANSFER TO RESERVES

Under variance threshold

3.7.4 TRANSFER FROM RESERVES

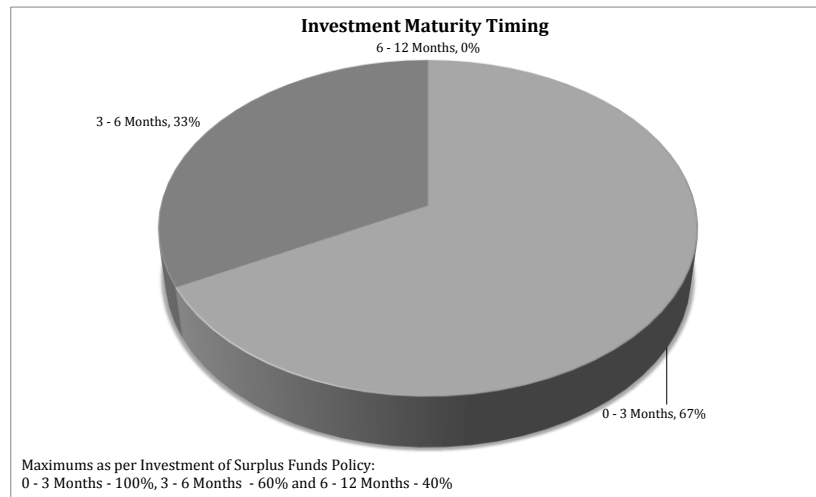
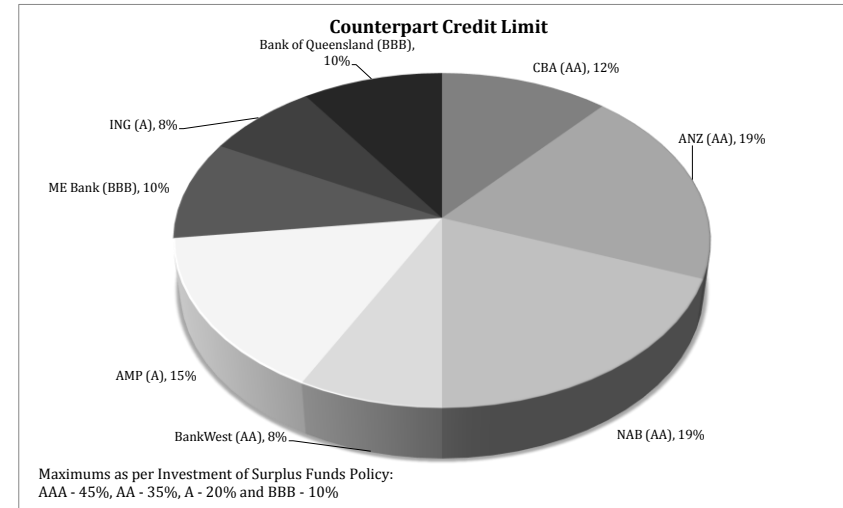
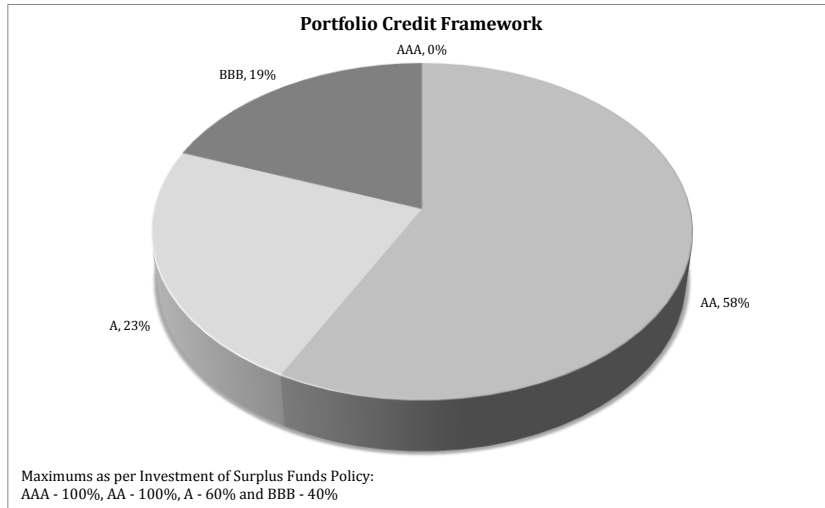
Under variance threshold

3.7.5 RATE REVENUE

Under variance threshold

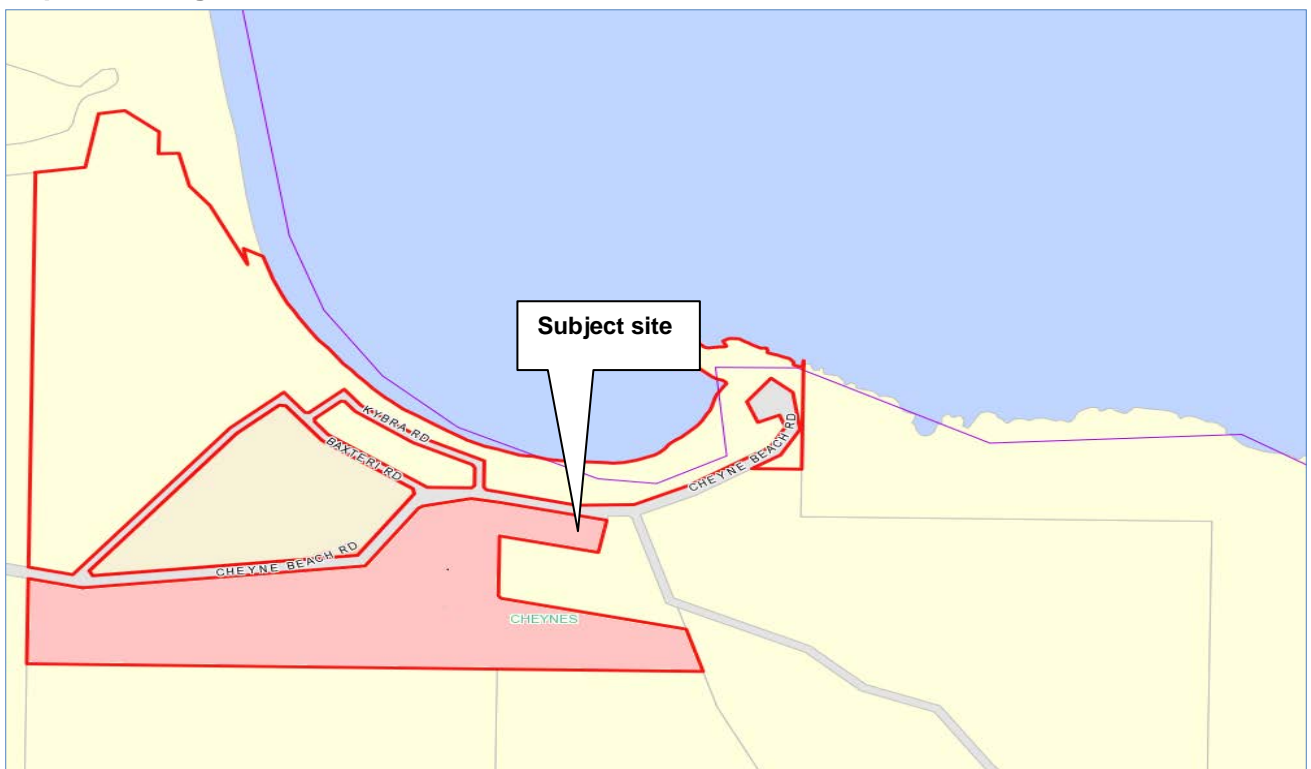
City of Albany
 Monthly Investment Report
 For the Period Ended 31st March 2013

Note 2A: GRAPHICAL REPRESENTATION -CASH INVESTMENTS



4.3: FINAL APPROVAL FOR NEW LEASE – MR TERRY CHARLES HULKES – CHEYNE BEACH ROAD, CHEYNES

Land Description	: Crown Reserve 878 and being Lot 7442 on Plan 214689 being the whole of land contained in Certificate of Title Volume LR3141 Folio 874 Cheynes
Proponent	: Mr Terry Charles Hulkes
Owner	: Crown
Attachments	: <ul style="list-style-type: none">• Copy of resolution of Council 20/11/2012 Item 4.3• Schedule of Submissions
Councillor Workstation Responsible Officer(s)	: Copy of Submissions received Executive Director Corporate Services (G Adams)
Maps and Diagrams:	



IN BRIEF

- The proposal for a new lease to Mr Terry Charles Hulkes over site 10 being portion of Lot 7442 on Reserve 878 Cheyne Beach Road, Cheynes for the purpose of accommodation associated with the fishing industry was approved at OCM 20/11/2012 Item 4.3 subject to relevant approvals including an application for Planning Scheme Consent and advertising seeking public comment.
- Council is requested to consider the public comment submissions received during the advertising period and determine whether to grant the final lease approval.

RECOMMENDATION

ITEM 4.3: RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR SUTTON

SECONDED: COUNCILLOR DUFTY

THAT Council:

- 1. Notes its previous resolution (OCM 20/11/2012 – Item 4.3).**
- 2. Notes the granting of Planning Scheme Consent P2130022.**
- 3. GRANTS the final lease approval to Mr Terry Charles Hulkes over site 10 being portion of Lot 7442 Reserve 878 Cheyne Beach Road, Cheynes for a term of 5 years for the purpose of accommodation associated with the fishing industry subject to Mr Hulkes obtaining all relevant approvals.**

CARRIED 12-0

BACKGROUND

1. Crown Reserve 878 is under Management Order H359478 issued to the City of Albany with the power to lease, sub-lease or licence for the purpose of “Recreation, Camping, Holiday Accommodation, Accommodation Associated with the Fishing Industry and Fire Station” for a term not exceeding 21 years and subject to the consent of the Minister for Lands.
2. Crown Reserve 878, an area of approximately 115 hectares is located at Cheynes approximately 63 kilometres east of Albany at the southern end of Hassell Beach. The location is also commonly referred to as Cheynes Beach.
3. The City currently has 29 leases for holiday accommodation purposes located along Baxteri Road, six leases and one licence for accommodation associated with fishing industry located along Cheyne Beach Road within Crown Reserve 878.
4. It is noted there are 16 surveyed sites within Crown Reserve 878 for the purpose of accommodation associated with the fishing industry with seven sites currently occupied for this permitted use. Only Lots 2 and 3 are located on the waterfront.
5. The City of Albany fire shed is situated on Lot 15 within this reserve.
6. A lease agreement may be entered into with commercial fisherman seeking fisherman accommodation at Cheyne Beach, provided they are actively engaged in the fishing industry and hold a current commercial fishing licence issued by the Department of Fisheries Western Australia.
7. Commercial fishermen have been fishing the Cheyne Beach area for up to 60 years utilising the current lease sites for their needs. The initial fishing accommodation lease and licence commencing in December 1995 was issued by the former Shire of Albany to formalise the commercial fisherman use arrangements.
8. The Shire of Albany granted the existing leases to commercial fisherman allowing them to construct buildings and infrastructure on the leased land to support them in their commercial fishing activity.

9. At OCM 20/11/2012 Item 4.3 Council approved the request from Mr Hulkes to lease site 10 Cheyne Beach Road for the purpose of accommodation associated with the fishing industry for a 5 year term with an annual rental of \$2,250.00 plus GST subject to relevant approvals including advertising requirements.
10. The proposed lease was advertised for a period of two weeks commencing 29 November 2012 in the local paper and placed on the City of Albany web site inviting submissions from the public. A total of two submissions were received in response to the advertising.
11. Council approval was also subject to all other relevant approvals being obtained prior to any development of site 10 on the reserve. It is noted that Planning Scheme Consent approval P2130022 has been granted from the City as local planning authority.

DISCUSSION

12. The two submissions received regarding the proposed lease raised concerns that allowing other fisherman into the area may adversely impact on the existing fisheries and status quo of the area. Additional concerns were raised regarding the clearing of site 10 to accommodate the proposed development and the possible impact on flora and fauna.
13. Mr Hulkes lodged an application for Planning Scheme Consent in January 2013 detailing the proposed development incorporating a single storey house and outbuilding on the proposed lease area.
14. The City's Planning team as part of the assessment of the planning application considered the submissions and referred the planning application to all relevant agencies including the Department of Environment and Conservation (DEC) for comment.
15. DEC acknowledged that site 10 Cheyne Beach Road is largely vegetated; however they advised they have no objection to the planning application.
16. On 4 April 2013 the City of Albany granted Planning Scheme Consent to Mr Hulkes over site 10 Cheyne Road, Cheynes for the purpose of constructing a small basic single storey single bedroom dwelling and an outbuilding, both for the use in connection with the fishing industry subject to conditions.
17. In summary the following planning conditions are:
 - External material colours and finishes to be approved by the City.
 - Vehicle parking and circulation areas being constructed and drained to City satisfaction.
 - The installation of appropriate effluent disposal in line with the City's health team requirements.
 - All runoff from impervious surfaces being contained within the property and disposed of in line with City's Development Guidelines.
 - Upon lease expiry all buildings and infrastructure developed on site be removed to City satisfaction unless otherwise agreed in writing by the City.
 - All development is required to comply with Building and Health regulations.

****REFER DISCLAIMER****

18. Mr Hulkes has provided the City with a copy of his current Fishing Boat Licence issued by the Department of Fisheries for the use of commercial fishing and is entitled to fish from the Cheyne Beach area.
19. Mr Hulkes advised the City that he has been operating his commercial fishing licence from Cheyne Beach for approximately 9 years.
20. During the fishing season Mr Hulkes currently resides at the Cheyne Beach Caravan Park. The storing of his fishing equipment and the early hours he commences preparing his fishing equipment are not suited to the caravan park environment.
21. Subject to weather conditions, Mr Hulkes currently operates commercial fishing on an average of twenty days per month. Species of fish caught are governed by his commercial fishing licence and include squid and scale fish, consisting of snapper, herring, whiting, leather jackets and garfish.
22. Mr Hulkes has acknowledged his agreement in writing that the lease term is for 5 years and upon expiry of the lease term that all buildings and infrastructure will need to be removed unless otherwise agreed by the City.
23. The proposed new lease will be negotiated in line with Council's Policy – Property Management - Leases and Licences within the category of Commercial Fisherman Accommodation Leases.

GOVERNMENT CONSULTATION

24. Pursuant to Section 18 (1) of *the Land Administration Act 1997* the Department of Regional Development and Lands has been consulted and in principle Minister for Land's consent has been provided for the proposed Deed of Lease on portion of Crown Reserve 878.
25. The application for Planning Scheme Consent was referred to the Department of Environment and Conservation (DEC) for comment. DEC advised they have no objection to the planning application.
26. The proposed improvements as part of a development application will be referred to the South West Aboriginal Land & Sea Council and the Department of Indigenous Affairs for consideration and comment.

PUBLIC CONSULTATION / ENGAGEMENT

27. The proposed new lease was advertised locally in line with the requirements of Section 3.58 of the *Local Government Act 1995* by placement of an advertisement within the Great Southern Weekender on the 29 November 2012 inviting submissions concerning the proposed new lease.
28. A total of two submissions were received, both of which opposed the granting of the lease. These are summarised and discussed with a recommendation for each submission in the attached Schedule of Submissions.

STATUTORY IMPLICATIONS

29. Section 18 (1) of the *Land Administration Act 1997* states that a person must not, without the prior approval in writing of the Minister assign, sell, transfer or otherwise deal with interests on Crown land.
30. As this is Crown land, under Management Order H359478 issued to the City of Albany with the power to lease, sub-lease or licence for the purpose of “Recreation, Camping, Holiday Accommodation, Accommodation Associated with the Fishing Industry and Fire Station”, Minister for Lands consent will be required.
31. Section 3.58 of the *Local Government Act 1995* defines the requirements for disposing of property, including leased land and buildings. The proposed new lease was advertised.
32. Under the City’s Town Planning Scheme 3, the subject land is reserved “Parks and Recreation”. The Scheme requires that any use of the Reserve must meet the intended purpose of the reserve. The reserve purpose includes “Accommodation Associated with the Fishing Industry” and therefore this proposal meets the City’s Town Planning Scheme 3 requirement.
33. Under Section 18 of the *Aboriginal Heritage Act 1972* the Department of Indigenous Affairs and South West Aboriginal Land & Sea Council will be consulted.

STRATEGIC IMPLICATIONS

34. 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

35. Council adopted a revised Property Management – Leases and Licences Policy in September 2012.
36. The Policy aims to ensure that all requests for leases and licences, for whatever purpose, will be treated in a fair and equitable manner using open and accountable methodology and in line with statutory procedures.
37. The Policy section relevant to this category of Commercial Fishing Accommodation Leases and Licences – addresses the following:
- No new Commercial Fishing Accommodation Leases or Licences will be granted on waterfront property.
 - All existing Leases and Licences will be reviewed twelve months prior to expiry balancing environmental protection and prevention of degradation of coastal foreshores with need prior to considering any renewal.
 - Any renewal of existing Leases and Licences will be for a maximum five year term.
38. The proposed lease site¹⁰ being portion of Lot 7442 Cheyne Beach Road, is not considered as waterfront property.
39. The recommendation is consistent with Council Policy – Property Management – Leases and Licences.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Rating	Mitigation
<i>Council does not endorse the final approval of the new lease – reputational loss to the City</i>	<i>Unlikely</i>	<i>Minor</i>	<i>Low</i>	<i>Seek to negotiate terms to Council satisfaction. Further negotiate with proponent to reach a mutually agreeable outcome.</i>
<i>Council does not endorse the approval of the new lease – proponent to seek alternative premises</i>	<i>Unlikely</i>	<i>Insignificant</i>	<i>Low</i>	<i>Seek to negotiate terms to Council satisfaction. Further negotiate with proponent to reach a mutually agreeable outcome.</i>

FINANCIAL IMPLICATIONS

41. All costs associated with the preparation, execution and completion of the new lease documentation including but not limited to legal, advertising, and valuation will be borne by the proponent, Mr Terry Hulkes.
42. The new lease rental determined by market valuation provided by a Licensed Valuer. The initial rental being \$2,250.00 per annum plus GST.
43. The new lease rental will be directed to COA 140530 Income – Misc Commercial.

LEGAL IMPLICATIONS

44. The proposed new Deed of Lease will be prepared by the City's lawyers.

ALTERNATE OPTIONS

45. Council may:

- a. Decline the final approval for the new lease to Mr Hulkes; or
- b. Grant Council's final approval for the new lease.

46. Should Council decline to grant the final lease approval Mr Hulkes would need to seek alternative accommodation arrangements to continue commercial fishing activities at Cheynes.

SUMMARY CONCLUSION

47. Council has previously approved a new lease to Terry Charles Hulkes over site 10 being portion of Lot 7442 Cheyne Beach Road, Cheynes at OCM 20/11/2012 Item 4.3 for the purpose of accommodation associated with the fishing industry subject to all relevant approvals.

48. The proposed new lease was advertised with a total of two submissions received objecting to the new lease.

49. The City as local planning authority has considered the submissions and referred the planning application to all relevant agencies including DEC for comment. DEC have no objection to the planning application.

50. The City granted Planning Scheme Consent (P2130022) on 4 April 2013 for the proposed development of lease site 10 Cheyne Beach Road, Cheynes.

51. Mr Hulkes holds a current commercial fishing licence and has been fishing commercially from within the precinct of Cheyne Beach for a period of approximately 9 years.

52. The proposed new lease is in accordance with the Management Order H359478 over Crown Reserve 878 and Council's Property Management – Leases and Licences Policy.

Consulted References	<ul style="list-style-type: none"> • Council Policy – Property Management – Leases and Licences 2012 • <i>Local Government Act 1995</i> • <i>Land Administration Act 1997</i>
File Number (Name of Ward)	PRO389, A174625 (Kalgan Ward)
Previous Reference	OCM 20/11/2012 Item 4.3

20/11/2012

REFER DISCLAIMER

ITEM 4.3: RESOLUTION**VOTING REQUIREMENT: SIMPLE MAJORITY****MOVED: COUNCILLOR SUTTON****SECONDED: COUNCILLOR DUFTY**

THAT Council APPROVE the request from Mr Terry Hulkes for a new lease for the purpose of Accommodation Associated with the Fishing Industry over portion Crown Reserve 878 and being portion of Lot 7442 (Lot 10) on Deposited Plan 214689, Cheynes subject to:

- 1. Lease term being 5 years.**
- 2. Lease rental fee to be determined by a current market valuation provided by an independent certified Practicing Valuer being \$2,250.00 plus GST per annum.**
- 3. Rent to be reviewed every three years by market valuation with CPI applied for intervening years.**
- 4. Lease area being approximately 1,826 square metres.**
- 5. Any relevant approvals to be received prior to development of Lot 10 Reserve 878.**
- 6. Pursuant to Section 18 of the *Lands Administration Act 1997*, the Minister for Land's consent is obtained.**
- 7. Pursuant to Section 3.58 of the *Local Government Act 1995* advertising requirements.**
- 8. All costs associated with the development, maintenance and operations of the lease area to be payable by the proponent.**
- 9. All legal costs associated with the preparation, execution and completion of the Deed of Lease to be payable by the proponent.**
- 10. Lease being consistent with Council Policy – Property Management – Leases and Licences.**

CARRIED 10-0

Proposed Deed of Lease – Mr Terry Hulkes – Site 10 Cheyne Beach Road, Cheynes

Schedule of Submissions

Submission	Summary of Submission	Comment	Response
Submission 1	<p>The following comments were provided in relation to the proposed new lease:</p> <p>a) There are already 5 families involved with commercial fishing operations at Cheyne Beach and have been fishing in the area for over 50 years.</p> <p>b) Concerned increased numbers of commercial fisherman in the area will add tension between the commercial fishermen in this locality.</p> <p>c) Concerned increased numbers of commercial fisherman in the area will inflame relations between commercial and amateur fisherman in this locality.</p>	<p>a) It is noted that historically families have been associated with fishing activities at Cheyne Beach over a lengthy period of time.</p> <p>b) It is understood that the proponent has been fishing from Cheyne Beach for a period of 9 years.</p> <p>c) These issues are more relevant to the issuing of fishing licences than they are to the granting of an accommodation lease.</p>	Council to consider each request for a lease for fishing accommodation on a case by case basis.
Submission 2	<p>The following comments were provided in relation to the proposed new lease:</p> <p>a) Concern over the clearing of site 10 due to existing stands of the Australian Christmas Tree and the frequent habitation of a Noisy Scrub Bird within this site.</p> <p>b) There are several other sites set aside for fishing leases that will cause less habitat destruction.</p> <p>c) Advice the proponent is not associated with the current long standing professional salmon and herring operation his current accommodation arrangements are adequate for his needs.</p>	<p>a) Department of Environment and Conservation advised they had no objection to the proposed development.</p> <p>b) Site considered suitable by City and proponent.</p> <p>c) The proponent advised he has been fishing from Cheyne Beach for a period of 9 years.</p>	Support Planning Scheme Consent granted 4 April 2013.

5.1: REVIEW OF ASSET MANAGEMENT STRATEGY

Proponent	: City of Albany
Owner	: City of Albany
Attachments	: Draft Asset Management Strategy
Responsible Officer(s)	: Executive Director Works and Services (M Thomson)

Maps and Diagrams:

Nil

IN BRIEF

- The Asset Management Working Group, has reviewed Council's Asset Management Strategy.
- Adoption of the revised Strategy will comply with the amended Local Government (Administration) Regulations 1996, which require local authorities to complete a Strategic Community Plan and Corporate Business Plan which includes the development/review of its asset management program.

RECOMMENDATION

ITEM 5.1: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR HAMMOND
SECONDED: COUNCILLOR CALLEJA

THAT Council ADOPT the revised City of Albany Asset Management Strategy (as detailed in the attachment.)

CARRIED 12-0

BACKGROUND

1. The Asset Management Strategy is an informing document to the Corporate Business Plan under the Integrated Planning Framework.
2. The integration of asset, service and financial plans means the Local Government's resource capabilities are matched to their community's needs.
3. The City adopted its Asset Management Policy in the Ordinary Council Meeting in March 2013. The next step is to adopt the Asset Management Strategy in order to align the documents with the Integrated Planning Framework.

DISCUSSION

4. Asset management is critical to meeting Local Government strategic goals.
5. The current Asset Management Strategy (adopted by Council in 2009) has been internally reviewed in order to align the documentation with current requirements.

6. In accordance with the Integrated Planning Framework Guidelines, the Asset Management Strategy responds to four questions –
- What assets do we currently have?
 - What is the current asset management position, including current and forecast future needs and adequacy of funding?
 - Where do we want to be (in relation to the plan for the future)?
 - How will we get there?
7. The Asset Management Strategy has been developed to consider the following key elements to ensure it achieves the desired policy outcomes and effective corporate governance:
- Asset Management Plans.
 - Reviewing/defining levels of service.
 - Linking to the Long Term Financial Plan.
 - Governance and management arrangements.
 - Data and system requirements.
 - Improvement of skills and processes.
9. This Strategy is an administrative tool to outline how the local government's asset portfolio will meet the service delivery needs into the future.

GOVERNMENT CONSULTATION

10. The Department of Local Government has amended the Local Government (Administration) Regulations 1996, to direct Local Authorities to ensure that a Corporate Business Plan is made for each district that includes the development and integration of matters relating to resources, including asset management, workforce planning and long-term financial planning.

PUBLIC CONSULTATION / ENGAGEMENT

11. The Local Government Act 1996 legislation and Integrated Planning Framework process requires the City to complete a Strategic Community Plan which involves seeking genuine and, as far as practicable, representative community input. A program of consultation with elected members has commenced.
12. The integration of asset, service and financial plans means the Local Government's resource capabilities are matched to their community's needs and expectations.
13. The Asset Management Strategy identifies a continuous improvement model, which includes ongoing community engagement.

STATUTORY IMPLICATIONS

14. Section 19DA of the Local Government (Administration) Regulations 1996 has been amended to require each local government to integrate community aspirations and desired outcomes with community planning, services, assets and land-use to develop achievable operational plans, services and issue-specific strategies.

STRATEGIC IMPLICATIONS

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

Key Focus Area: *Sustainability and Development*

Community Priority: *Asset Management*

POLICY IMPLICATIONS

16. In accordance with the amended legislation, Council is required to review its Asset Management Policy, Strategy and Plans. The Asset Management Strategy has been reviewed using the Department of Local Government's Integrated Planning and Reporting Framework Guidelines.

RISK IDENTIFICATION & MITIGATION

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

Risk	Likelihood	Consequence	Risk Analysis	Mitigation
<i>Council does not adopt the Asset Management Policy</i>	<i>Unlikely</i>	<i>Medium</i>	<i>Medium</i>	<i>Mitigation entirely dependent on Council</i>
<i>Implementation of the Asset Management policy negatively impacts on the City's general operations.</i>	<i>Unlikely</i>	<i>Medium</i>	<i>Medium</i>	<i>Management of City assets will be attended to on an ad hoc basis</i>

FINANCIAL IMPLICATIONS

18. There are no direct financial implications in relation to this item.

LEGAL IMPLICATIONS

19. Not applicable.

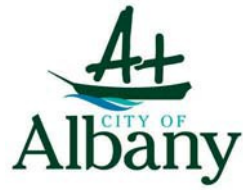
ALTERNATE OPTIONS

20. The City has a statutory obligation to review its Asset Management program in accordance with the provisions of section 19DA of the Local Government (Administration) Regulations 1996. There is no alternative option.

SUMMARY CONCLUSION

21. The City is required to adopt an Asset Management Strategy which outlines a Local Government's Asset Management objectives, targets and plans in accordance with section 19DA of the Local Government (Administration) Regulations 1996.

Consulted References	:	Western Australian Asset Management Improvement Program - Integrated Planning and Reporting Framework
File Number (Name of Ward)	:	CM.RVW.3
Previous Reference	:	OCM 15.07.08 item 13.4.2; OCM 16.06.09 item 13.2.1



Asset Management Strategy

DRAFT

This strategy links to the Integrated Strategic Plan as follows:

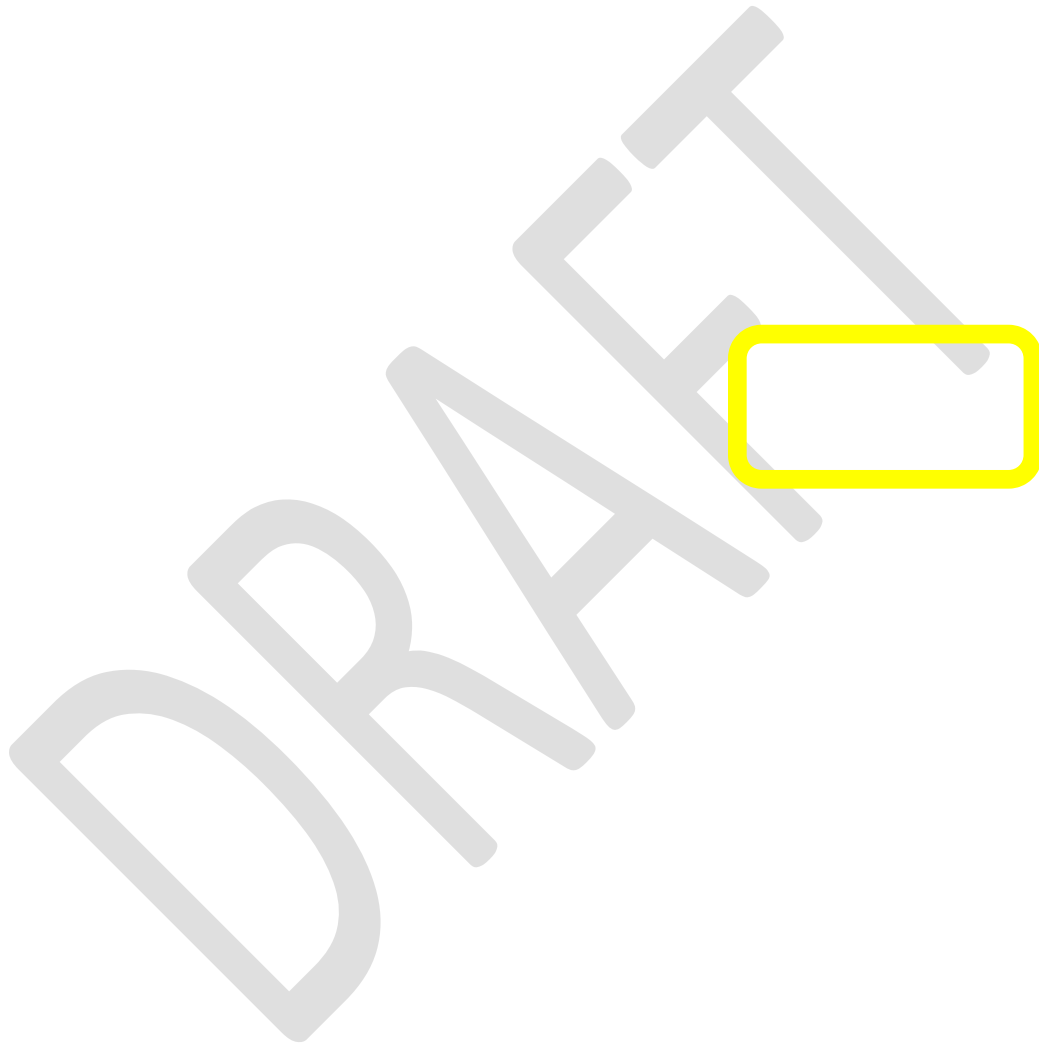


Table of Contents

Contents

1. Executive Summary.....	4
2. Current Assets.....	5
2.1 Current Estimated Value of Assets.....	5
3. Asset Management Plans.....	6
3.1 Key Focus Points	6
3.2 Roads.....	6
3.3 Drainage	7
3.4 Pathways.....	8
3.5 Buildings	8
3.6 Recreation – Reserves (Natural and Developed).....	9
4. Levels of Service	10
5. Renewal Demand.....	11
6. Governance and Management Arrangements.....	11
7. Data and Information Systems	12
8. Risk Management	12
9. Performance Measurement	12
10. Improvement Skills and Processes	13

Asset Management Strategy

1. Executive Summary

Asset Management is critical to meeting local government strategic goals within an Integrated Planning approach. Asset Management Policies, Asset Management Strategies and Asset Management Plans are informed by, and in turn inform, the community aspirations and service requirements in the Strategic Community Plan and Corporate Business Plan.

The Asset Management Strategy is a key document in the Asset Management Framework (the Framework), which is part of the Western Australian Government's Local Government Reform Programme and has been revised to communicate the City's ongoing commitment to improve asset management practices and to ensure that activities are undertaken in accordance with the guidance and requirements of the Framework. Council adopted its Asset Management Policy in March 2013 which should be read in conjunction with this Strategy.

A cross functional Asset Management Working Group (AMWG) was re-established in February 2013 and has identified opportunities for the City to continue the improvement of its strategic approach to asset management. Existing asset management documents are under review and revisions will be presented to Council for adoption.

The Strategy will promote informed planning and decision making through:

- Developing, reviewing and adopting an Asset Management Plan for each of its asset classes and sub-classes;
- Defining levels of service triggers, and affordability by considering "whole of life cycle" cost;
- Utilising funding gap analysis in order to develop long term strategies, linked to the City's long term financial plans;
- Ensuring continuous improvement in processes and practices by developing governance and management arrangements, identifying roles and responsibilities, and efficient reporting mechanisms;
- Establishing and maintaining data information systems, linked to financial expenditure systems;
- Developing a "whole of organisation" culture focused on continuous improvement in asset management.

This Strategy highlights the current position of the City of Albany regarding asset management, identifies long term goals the City aspires to, and, shows how to achieve these with respect to sustainable levels of service, sustainable revenue and resource levels, and legislative requirements.

2. Current Assets

The major infrastructure asset classes managed by the City of Albany are shown in Table 1.

2.1 Current Estimated Value of Assets

The following graph shows the current asset distribution and value:

Figure 2:

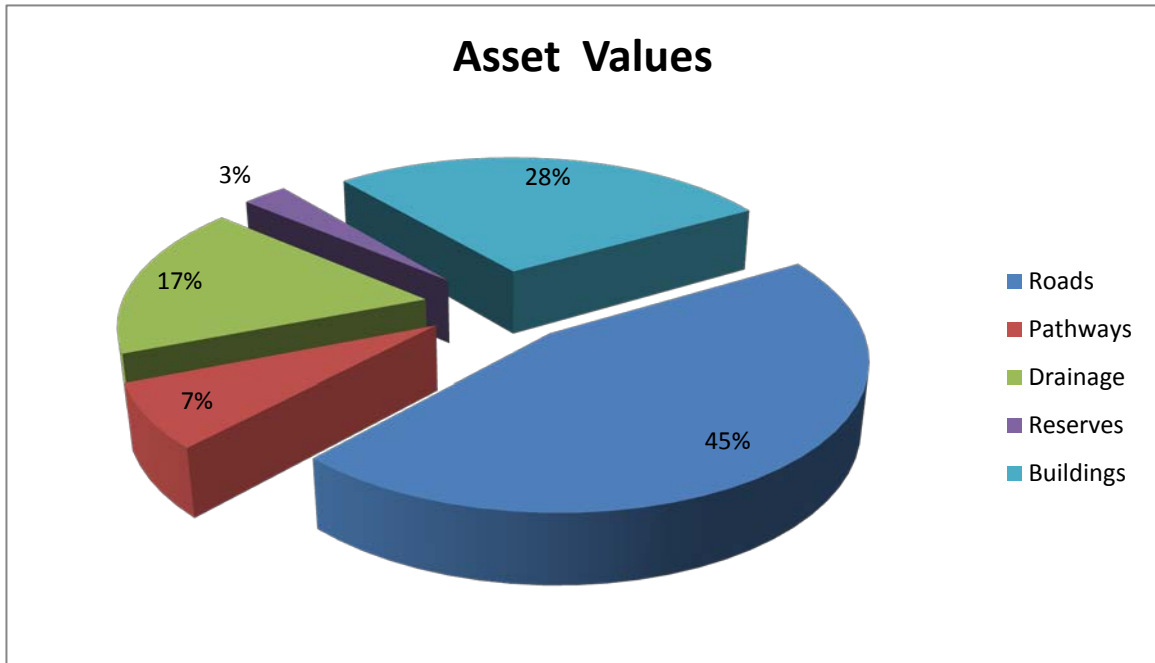


Table 1:

CLASS	VALUE
Roads	\$181,882,068
Drainage	\$68,849,419
Pathways	\$28,349,558
Buildings	\$111,266,753
Reserves (Developed and Natural)	\$11,273,302
Total	\$401,621,100

3 Asset Management Plans

Asset Management Plans for discrete asset classes include detailed inventory information, condition assessments, service levels, and future renewal demand.

Asset Management Plans are dynamic documents and therefore must be updated regularly to be effective as a management tool and reference document. Each Plan should reflect changes in objectives and policies, customer expectations, improvements in Asset Management systems and/or data in general.

The level of detail within each Plan will depend on the complexity and size of the asset portfolios under consideration. It is important that all Asset Management Plans are sufficiently comprehensive and yet are practical, readily understood and useable documents.

3.1 Key Focus Points

- Incorporate accurate, representative and meaningful cost unit rates for cost estimation, valuation, budgeting and expenditure control;
- Improve recording and presentation processes for “As-Constructed” information;
- Update Geographical Information Systems (GIS) data base and include cross reference functionality;
- Update the asset register and verify quality of available data;
- Adopt Meaningful Asset Management Plans which underpin preventative maintenance, renewal and upgrade works projects for annual budgets, and;
- Implement a revised Synergy general ledger and cost centre system that will allow efficient breakdown of financial data.

3.2 Roads

Roads data is currently captured in database software (ROMAN II), used predominately across Western Australian Local Government authorities. The inventory includes materials, dimensions, quantity, condition and construction dates for the entire road network. Condition and inventory data have been updated for the City of Albany during early 2013. Ongoing condition assessment will occur progressively and be validated on a 4 year cycle. The City currently owns and maintains approximately 1,700 km of road infrastructure with a total value as shown in Table 1.

Table 2: Roads Actions.

OBJECTIVE	ACTION	TARGET DATE
Review Asset Management Plan - Roads	Review the Plan and present for adoption.	June 2013
Update City roads inventory and condition assessment and validate	Update inventory progressively. Undertake condition assessment and validate inventory every 4 years.	Jan 2017
To review the current level of service provision.	Aligning with the City's Community Strategic Plan, review levels of service for the City's road infrastructure.	June 2014
To document the road signage and road furniture inventory	Complete road signage and furniture inventory review and include in asset management plan review.	June 2015
Process 'as-constructed' drawings received.	Complete and review the 'as-constructed' data and update inventories.	Ongoing

3.3 Drainage

As yet, the City has not adopted an Asset Management Plan for drainage. Inspections of pipes and pits were recommenced in late 2012 and the inventory data base is currently being updated with the resulting information. This data is held in GIS.

The data indicates there are approximately 232km of pipe infrastructure and 11,708 other items such as manholes, gullies and sumps with a total replacement value as shown in Table 1.

Table 3: Drainage Actions

OBJECTIVE	ACTION	TARGET DATE
Develop Asset Management Plan - Drainage based on available data.	Collate existing drainage data and develop Asset Management Plan using reasonable assumptions and present for adoption.	June 2013
To complete the City drainage inventory and condition assessment, and validate.	Complete drainage data pickup and update GIS.	April 2015

OBJECTIVE	ACTION	TARGET DATE
To ensure the City's ageing drainage infrastructure is reviewed every 4 years.	Undertake an age/condition review every 4 years and report on this assessment, incorporate into the Asset Management Plan.	June 2017
To document the current level of service provision	Aligning with the City's Community Strategic Plan, review levels of service for the City's drainage infrastructure.	June 2014
Address capacity issues, in the existing drainage network	Upgrade drainage infrastructure as identified	Ongoing

3.4 Pathways

Pathway data is also captured in GIS. The inventory includes materials, dimensions, lengths and construction dates. There are currently 150 kilometres of paths in the City's database with a replacement value shown in Table 1.

Table 4: Pathway Actions

OBJECTIVE	ACTION	TARGET DATE
Review Asset Management Plan - Pathways	Review the Plan and present for adoption	June 2013
To ensure the City's path infrastructure is condition assessed every 4 years	Undertake a condition assessment every 4 years and report on this assessment, incorporate into the Asset Management Plan.	Jan 2017
To document the current level of service provision	Aligning with the City's Community Strategic Plan, develop levels of service for the City's pathway infrastructure.	June 2014

3.5 Buildings

A Building Condition Audit was undertaken in order to develop a long term maintenance and renewal plan in 2008. The City currently manages a building portfolio of approximately 244 buildings including administration facilities, sport and recreation facilities, libraries, clubrooms, community centres, halls, toilets and change rooms with a total value as shown in Table 1. The buildings asset group represents the biggest challenge for the City as it will impose an increased renewal liability in future. The City

should make some strategic decisions in respect to buildings in order to ensure the City has the ongoing financial capacity to maintain buildings.

Table 5: Buildings Actions.

OBJECTIVE	ACTION	TARGET DATE
To conduct a building condition review for the development of a long term maintenance/renewal program	Appoint external consultant to assess building condition survey	June 2013
Review Asset Management Plan - Buildings	Review the Plan and present for adoption	July 2013
Reduce the City's renewal demand and liability by rationalising building assets.	Undertake a strategic review of current building assets and rationalise usage to reduce renewal liability.	Feb 2014
To ensure the City's buildings are condition assessed every 4 years	Undertake a Building Condition Assessment (BCA) every 4 years and report on this assessment. Incorporate into the Asset Management Plan	Jan 2017
To document the current level of service provision.	Aligning with the City's Community Strategic Plan, review levels of service for the City's buildings.	June 2014

3.6 Recreation – Reserves (Natural and Developed)

The City currently owns and maintains approximately 486 Natural reserves and 80 Developed reserves with infrastructure including playground equipment, reticulation, park furniture, sporting infrastructure, lighting and fencing with a total value as shown in Table 1. An inventory of these assets is currently being reviewed and includes a condition assessment of all items.

Table 6: - Reserves Actions

OBJECTIVE	ACTION	TARGET DATE
Review Asset Management Plans - Developed and Natural Reserves	Review the Plans and present for adoption	June 2013
To ensure the City's reserves infrastructure is condition assessed every 4 years	Undertake a condition assessment every 4 years and report on this assessment, incorporate into the Asset Management Plan.	Jan 2017
To document the current level of service provision.	Aligning with the City's Community Strategic Plan, review levels of service for the City's reserves infrastructure.	June 2014

4. Levels of Service

Asset Management practice defines two levels of service with regards to asset management. These are:

- **The Operational or Functional Level** – determined by technical measures such as condition, safety, compliance to standards, financial considerations and legislation. These technical measures relate to service criteria and are detailed in the discrete Asset Management Plans.
- **The Community Expectation Level** – relates to how the Community expects and receives the service in terms of quality, quantity, reliability and responsiveness

Desired levels of service are obtained from various sources including the annual Customer Satisfaction survey, residents' feedback to Councillors' and staff, service requests, correspondence, and consultation with stakeholders. The Strategic Community Plan provides the basis for service level judgement. The City will refine and adjust the levels of service to ensure continued community satisfaction, as reflected through these sources. Any changes will be included in revisions of the Asset Management Plans.

Through community engagement processes, the City will endeavour to establish mechanisms whereby agreed levels of service will be understood and accepted by both the City and the Community. The City will seek input from Council to establish affordable service levels for asset maintenance, renewal, upgrade or expansion.

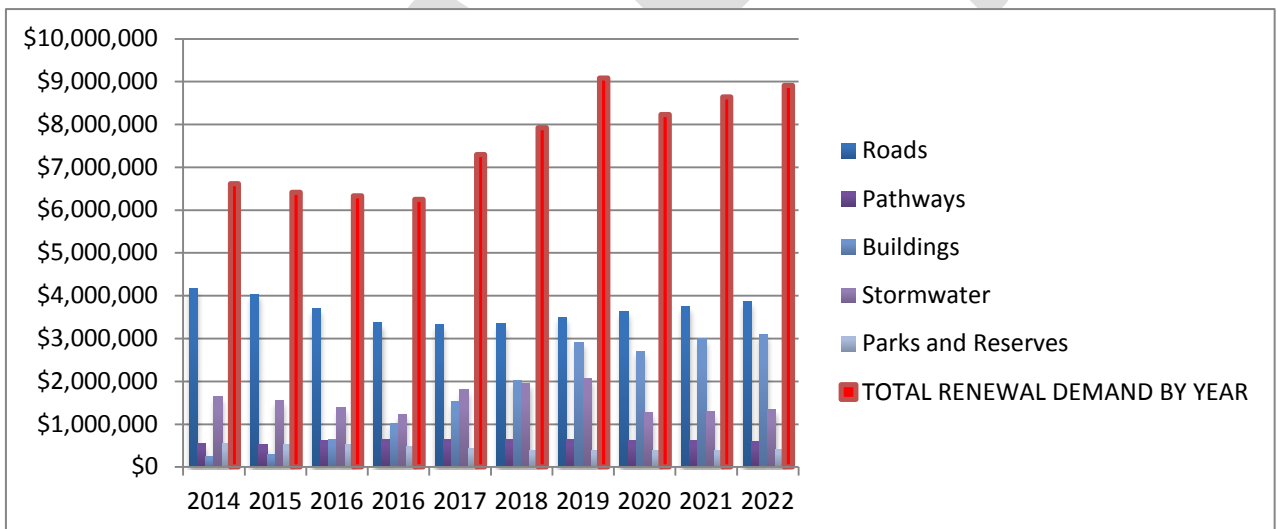
5. Renewal Demand

Infrastructure funding gap levels identified in the City's asset management processes have been updated during February and March of 2013, with renewal demand figures shown in the chart below (Figure 3). To determine the current and future infrastructure renewal funding required, the following information has been consolidated to consider:

- Asset inventory
- Renewal costs
- Renewal expenditure
- Asset life
- Intervention criteria.

Renewal gaps for each individual asset groups are identified in the appropriate Asset Management Plans.

Figure 3: Renewal Demand



6. Governance and Management Arrangements

The City of Albany Asset Management Policy defines the various roles and responsibilities to ensure continuous improvement in processes and practices by developing governance and management arrangements, and establishing and implementing efficient reporting mechanisms.

The Asset Management Strategy will also be supported by the City's Enterprise Risk Management Plan with a specific risk focus applied to asset management.

7. Data and Information Systems

The City maintains a variety of asset databases to various quality standards ranging from “Roman (I and II)”, Microsoft Excel spread sheets, and other proprietary software systems, such as “Hawkeye” and the “Moloney” model.

The highest quality data is contained within the “Roman II” database, which is currently focussed on roads, however, the programme has the capacity to include other infrastructure, which is being considered. It is a priority of this Strategy to verify existing data and improve the quality of data over the coming years. As a result, an updated roads condition survey of has been conducted through early 2013. The results will provide much improved consistency due to the method and technology utilised for data collection.

The Asset Management Working Group has agreed to utilise the services of an external asset management consultant for reviewing internally compiled documentation and information, when required. The Asset Management Team will provide the necessary data to the consultant.

It is evident from the available and proposed technology that the City will be in a strong position in relation to asset management data and reporting processes in the near future, provided sufficient resources and training are available, and sustained.

8. Risk Management

The Asset Management Strategy is supported by the City’s Enterprise Risk Management Policy (which has been developed in accordance with ISO 31000 (2009) – Risk Management-Principles and Guidelines), with a specific risk focus applied to asset management. Risk Management is an integral part of good business practice and works in tandem with strategic and financial planning.

The City’s activities expose it to a variety of risks which need to be considered in preparing its Long Term Financial Plan. Asset Management Plans should identify assets that are critical to a local government’s operations and outline specific risk management strategies for these assets.

However, long term planning in a dynamic environment has to accommodate some level of uncertainty. For specific projects, the ability to accurately define risks over a long period may be hampered by uncertainties surrounding the availability of funding such as grants.

9. Performance Measurement

The City’s performance in Asset Management can be broadly measured using Financial Reporting Requirements, as developed by the Department of Local Government. These reports are required to be included in the annual financial report, and are an auditable process.

10 Improvement Skills and Processes

The City will continuously measure itself against this Strategy and continuously identify improvement opportunities. Through ongoing training, the City will continue to develop a “whole of organisation” culture focussed on continuous improvement in asset management with the aim at sustainability, providing best value for money infrastructure and customer satisfaction.

Table 8: Review Intervals

DOCUMENT	REVIEW
Asset Management Policy	Every 4 Years
Asset Management Strategy	Every 4 Years
Asset Management Plans and Schedules	Annually

CEO Authorisation: _____

Date: ____/____/____

DRAFT

XIV. MOTIONS WITH NOTICE Nil.

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

**ITEM 15.1: NOTICE OF MOTION BY COUNCILLOR ATTWELL
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Item 2.5: Development Application-Demolition-(Single House Listed on Municipal Heritage Inventory)-Lot 49 (45) Seymour Street, Mira Mar, deferred at the Ordinary Council Meeting held on 17 July 2012, be lifted from the table and that the application be considered.

**ITEM 15.1: DRAFT MOTION BY COUNCILLOR ATTWELL
VOTING REQUIREMENT: SIMPLE MAJORITY**

THAT Council RESOLVE to issue a Notice of Planning Scheme Consent for Demolition-(Single House listed on Municipal Heritage Inventory) at Lot 49 (45) Seymour Street, Mira Mar, subject to the proponent obtaining the appropriate building licence and complying with all Occupation Health and Safety requirements.

**ITEM 15.1: RESOLUTION
VOTING REQUIREMENT: SIMPLE MAJORITY**

**MOVED: COUNCILLOR ATTWELL
SECONDED: COUNCILLOR BOSTOCK**

THAT these Notices of Motion be held over to the June 2013 Ordinary Council Meeting.

CARRIED 12-0

Councillor's Reason:

This item was laid on the table by resolution of Council at the OCM 17 July 2012, to give the proponents the opportunity to further investigate options.

This item is listed in Appendix A of our Agenda, with an update reading ***“the Proponent has refused to prepare and submit development plans”***. It was not a condition of Council's resolution that the Proponents were to lodge development plans before we would reconsider this application.

However, Council has been advised since January 2013 that the Proponent's report has been received and there appears to be no further action being taken to bring the matter forward in order that Council may assess the merits, or otherwise, of both the Proponent's report or the original information provided to Council in 2012.

Heritage is important to a town like Albany, but we must be realistic if we are to be taken seriously. We cannot save every building, especially on privately held land. The owners have had this property for many decades and need to be able to utilize this property to their needs and financial ability.

Society is not prepared to contribute to the costs to maintain an old cottage that was built with “scraps” over a pre war period as a holiday cottage for a wheat belt family, and the public will never have an interest in the cottage. The report commissioned by the Proponents clearly indicates that the building does not hold sufficient significance to justify Council delaying this application.

Council has required that this item be given attention as soon as possible and I consider that enough time has gone by and we now need to make a decision on this application.

Officer’s Response (D Putland):

It is recommended that a review of the Municipal Heritage Inventory (MHI) listing be considered to determine whether the house should remain on the MHI.

The MHI Review Working Group has been requested to review the listing applied to this property as a matter of priority. Full documentation has been prepared for each member of the Working Group including the current listing, the Heritage Assessment prepared by H+H Architects and photographs taken by officers of both the interior and exterior of the building.

Members of the Working Group will be encouraged to view the site from the street in addition to assessing the documentation. A site visit will also be scheduled should the Working Group members find this advantageous. Councillors will be invited to join with the Working Group members to inspect the property if a site visit can be organised with the owners of the property.

The Working Group’s review of the listing of 45 Seymour Street will be presented to Council at the June 2013 Ordinary Council Meeting. Council may then consider whether the house should be retained on the MHI or removed.

XVI. URGENT BUSINESS APPROVED BY DECISION OF THE MEETING

Nil

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 City of Albany rates on all categories of property for the 2013-14 financial year be increased by no more than inflation over those set in 2012-13.

Councillor's Reason:

To increase rates by more than inflation every year is clearly unsustainable in the long term. That the financial climate has deteriorated is recognised by both Federal and State governments and many people who do not enjoy the benefits of annual, inflation busting wage pay rises are already struggling to cope. These include pensioners, small retailers, estate agents, farmers and property developers and to add their financial burden at this time can only make matters worse.

It has been suggested that if rates are not increased on a regular basis the City will be unable to provide those services which the people have come to expect, which may be true, but they have to understand that much of our extra expenditure is a direct result of State policies and we must make a determined effort to cut our suit according to our cloth.

XIX. ITEMS DEALT WITH WHILE THE MEETING IS CLOSED TO MEMBERS OF THE PUBLIC

Nil

XX. NEXT ORDINARY MEETING DATE

6.00pm 18 June 2013

ITEM 21.0: RESOLUTION

VOTING REQUIREMENT: SIMPLE MAJORITY

MOVED: COUNCILLOR HOLDEN

SECONDED: COUNCILLOR DUFTY

THAT Standing Order 3.1 be RESUMED to stop recording of proceedings.

CARRIED 12-0

XXI. CLOSURE OF MEETING

[6:56:02 PM](#) There being no further business the Presiding Member declared the meeting closed.

(Unconfirmed Minutes)

Dennis W Wellington
MAYOR

**STATUS REPORT ON DEFERRED ITEMS
FROM PREVIOUS MEETINGS**

Meeting Date	Item Number	Details/Status
16/11/2010	2.6	Surrender Lease over Hangar Site 2 at Albany Airport. Council resolved that further consideration by Council pending the completion of the Airport Masterplan/Business Plan. Update: The Airport Masterplan/Business Plan has not been finalised.
20/11/2012	2.5	Precinct Plan-Special Site S46-Spencer Park Neighbourhood Centre Precinct. Update: Laid on the table at the November 2012 OCM. Waiting on commitment from the Department of Housing to contribute to necessary infrastructure upgrades and potential traffic hazards.

TABLED DOCUMENTS

NAME	REFERENCE	FILE
Mr Tony Stanton	Disability Fees at ALAC	GO.COM.3

TABLED DOCUMENTS BY ELECTED MEMBERS

NAME	REFERENCE	FILE
	Nil.	

TABLED DOCUMENTS BY STAFF

NAME	REFERENCE	FILE
	Nil.	

TABLED ADDRESS BY MR TONY STANTON

Speech to Council
21st May 2013

Tony Stanton
Little Grove

Mr Mayor Councillors,

If you had to choose between 2 lives, poor but healthy, or, rich with honours in a wheelchair, like Steven Hawking, which would you take?

When you approved ALAC's 150% fee increase for special needs did you consider them equal to other people?

Initially, arguments were couched in financial terms; all ALAC fees below industry benchmarks, the disabled abuse the system, an unsustainable 50% cost recovery, the old price is historically flawed, the Education Department is responsible to teach them & WADSA wants all fees the same. Later, these morphed into higher operating costs from a lack of teacher qualifications, paying for teacher's courses, which result in pressure on wages.

Now the argument has become one of "Equity" where unless the City charges the same price for all instruction it will need to means test all in its classes to avoid discrimination charges.

There is not time here for me to argue against the forgoing, but I have put the case against, in this history of the last 10 months. I ask you, please, read it & consider. The time is convenient to make a change with minimum of fuss & effort, because you can apply it to the new budget, in exactly the way higher fees were introduced to the current budget.

There is another side that appears forgotten – what it means for the dozen or so who need 1:1 attention.

I teach swimming to a 14 yo with cerebral palsy. He can walk unaided but has an awkward gait & holds one hand up to his shoulder. He can't speak & with his mouth being open, may breathe in water. He has learnt backstroke & now swims 25 m laps. I said "don't hit your head on the end wall, for if you break a tile, I have to pay". He puts his twisted arm back over his head to touch & bursts into laughter, giving his mother, who is so proud of his new found achievements, the "thumbs up".

I take a 20 yo sailing. He arrives in a van fitted with a wheelchair hoist. Another hoist gets him onboard & he lays in a beanbag. I have made him the radio operator. His twisted hands can't hold the radio button down but when we leave the marina I do this for him, asking him to do the check. In a high voice he says "Watch keeper, Watch keeper, this is Gypsy Doctor, radio check please". When the reply comes back "Gypsy Doctor this is Watch keeper, reading you loud & clear" he laughs & is as proud as a Yeoman of Signals on the Admiral's battleship. When his mother saw him so happy, she held one of his pitifully twisted hands & pressed her cheek against his, for she too was happy. He turned & softly buried his face in her neck & his laughter changed to tears as the reality of his ever present cloud of limitations returned.

We are all, only an accident or stroke away from a wheel chair.

See the big picture, not the miniscule \$2500 cost or scare tactics, help them live some of those fleeting moments. *of their life's highlights,*