

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

**ORDINARY
COUNCIL MEETING**

Tuesday 21st November 2006

ELECTED MEMBER'S REPORT/INFORMATION BULLETIN
21st November 2006

1.0 AGENDA ITEM ATTACHMENTS

1.1 Development Services

- 1.1.1 Development Application - Change of Use of Residence and Caretakers Dwelling to Holiday Accommodation - Lot 116 Eden Road, Nullaki
[Agenda Item 11.1.1 refers] [Pages 8-24] 17 pages
- 1.1.2 Off Road Vehicles - Cheynes Beach
[Agenda Item 11.2.1 refers] [Pages 25-41] 17 pages
- 1.1.3 Draft Scheme Policy - Brooks Gardens Outline Development Plan
[Agenda Item 11.3.1 refers] [Pages 42-61] 20 pages
- 1.1.4 Scheme Amendment Request – Lots 300, 507 and 526 Lancaster Road, McKail
[Agenda Item 11.3.2 refers] [Pages 62-67] 6 pages
- 1.1.5 Scheme Amendment Request - 37743 South Coast Highway, Wellstead
[Agenda Item 11.3.3 refers] [Pages 68-77] 10 pages
- 1.1.6 Initiate Scheme Amendment – Lot 15 Frederick Street, Albany
[Agenda Item 11.3.4 refers] [Pages 78-91] 14 pages
- 1.1.7 Initiate Scheme Amendment – Lot 71 Katoomba Street, Orana
[Agenda Item 11.3.5 refers] [Pages 92-100] 9 pages
- 1.1.8 Initiate Scheme Amendment – Lot 3 Golf Links Road, Middleton Beach
[Agenda Item 11.3.6 refers] [Pages 101-107] 7 pages
- 1.1.9 Final Approval for Scheme Amendment – Future Urban Zone Provisions
[Agenda Item 11.3.7 refers] [Pages 108-110] 3 pages
- 1.1.10 Bush Fire Management Committee meeting minutes – 5th September 2006
[Agenda Item 11.5.1 refers] [Pages 111-114] 4 pages

1.2 Corporate & Community Services

- 1.2.1 List of Accounts for Payment
[Agenda Item 12.1.1 refers] [Pages 116-136] 21 pages
- 1.2.2 Audit Committee meeting minutes – 7th November 2006 and Financial Statements and Audit Report
[Agenda Item 12.1.3 refers] [Pages 137-185] 49 pages
- 1.2.3 Major Land Transaction Business Plan for the subdivision of the property located at 34 - 66 Cull Road, Lockyer
[Agenda Item 12.2.1 refers] [Pages 186-204] 19 pages

Item 1.2 continued

1.2.4 Albany Arts Advisory Committee meeting minutes – 13th September 2006
[Agenda Item 12.7.1 refers] [Pages 205-215] 11 pages

1.2.5 Albany Arts Advisory Committee meeting minutes – 11th October 2006
[Agenda Item 12.7.2 refers] [Pages 216-218] 3 pages

1.2.6 Albany Town Hall Theatre Advisory Committee meeting minutes – 4th October 2006
[Agenda Item 12.7.3 refers] [Pages 219-227] 9 pages

1.2.7 Finance Strategy Advisory Committee meeting minutes – 25th October 2006
[Agenda Item 12.7.4 refers] [Pages 228-235] 8 pages

1.3 Works and Services

Nil.

1.4 General Management Services

1.4.1 Albany Tourism Marketing Advisory Committee meeting minutes – 9th October 2006
[Agenda Item 14.4.1 refers] [Pages 237-245] 9 pages

2.0 MINUTES OF ADVISORY & OTHER COMMITTEES OF COUNCIL

Nil.

3.0 GENERAL REPORTS ITEMS

3.1 Development Services

3.1.1 Building Activity Report – October 2006
[Pages 247-257] 11 pages

3.1.2 Planning Scheme Consents – October 2006
[Pages 258-261] 4 pages

3.2 Corporate & Community Services

3.2.1 Other

Nil.

3.3 Works & Services

3.4 General Management Services

3.4.1 Common Seals

- NCSR061644 Grant of Easement Lot 9 (41) McLeod Street, Mira Mar
City of Albany & Judith Beverly McSwain
OCM 18-Apr-06 12.2.3
- NCSR061663 Final Approval Scheme Amendment No. 240
City of Albany
OCM 20-Dec-05 11.3.8
- NCSR061664 Lease Portion of Reserve 25807, Plantagenet Location
6802, Manypeaks
City of Albany & South Stirling Community Association
Inc.
OCM 16-Nov-04 12.2.5
- NCSR061675 Transfer (Sale) of Land Lot 17 (66-70) Carbine Street,
Orana
City of Albany & JM Wildman Nominees
OCM 18-Apr-06 12.7.1
- NCSR061676 Transfer (Sale) of Land 38 Katoomba Street, Orana
City of Albany & Fagents Nominees
OCM 18-Apr-06 12.7.1
- NCSR061691 Contract C05016 Footpath Construction - Brick Paving
City of Albany & WP Reid
OCM 18-Oct-05 13.3.3
- NCSR061692 Deed of Restrictive Covenant - Ancillary
Accommodation Lot 24 (HN 24) Moortown Road,
Gledhow
City of Albany & Sheryl Anne Roberts & Thomas
Charles Whitaker (with Mortgagee Consent from
Maritime Workers of Australia Credit Union Ltd
OCM 15-Mar-05 12.2.3
- NCSR061708 Granting Final Approval TPS No.3 Amendment No. 218
Lot 5 Rocky Crossing Road, Albany
City of Albany
OCM 17-Oct-06 11.3.3
- NCSR061709 Contract C06016 Supply and Delivery of Prime Mover
Truck
City of Albany & Albany City Motors
OCM 17-Oct-06 13.4.2
- NCSR061711 Contract C06002 Supply and Delivery of Tandem Axle
Rear Tipping Truck (22,500GVM)
City of Albany & Albany City Motors
OCM 17-Oct-06 13.4.2
- NCSR061713 Grant of Easement Lot 118 Minor Road, McKail
City of Albany & High Vista Holdings Pty Ltd
OCM 18-Apr-06 12.2.3
- NCSR061714 Grant of Easement Lot 119 Minor Road, McKail
City of Albany & High Vista Holdings Pty Ltd
OCM 18-Apr-06 12.2.3
- NCSR061715 Contract C06023 Road Stabilisation
City of Albany & Western Stabilisers Pty Ltd
OCM 19-Sep-06 13.4.4

Item 3.4.1 continued

- NCSR061716 Contract C06035 Supply and winning of various gravel pits 2006/2007
City of Albany & AD Contractors Pty Ltd
OCM 17-Oct-06 13.4.1
- NCSR061717 Contract C06032C Panel of Suppliers Construction Plant & Equipment
City of Albany & Albany Industrial Services Pty Ltd
OCM 17-Oct-06 13.4.3
- NCSR061718 Restrictive Covenant Ancillary Accommodation - 106 Symers Street, Little Grove
City of Albany and Dean & Tammy Oorschot
OCM 19-Apr-05 12.2.4
- NCSR061721 Contract C06020 Supply and Delivery of 4WD Front Deck Mower
City of Albany & CJD Equipment Pty Ltd
OCM 17-Oct-06 13.4.2
- NCSR061722 Contract C06032A Panel of Suppliers Construction Plant & Equipment
City of Albany & Albany Bobcat Services
OCM 17-Oct-06 13.4.3
- NCSR061723 Contract C06022 Verge Mulching
City of Albany & Bill Gibbs Excavations
OCM 17-Oct-06 13.4.6
- NCSR061724 Contract C06032B Panel of Suppliers Construction Plant & Equipment
City of Albany & AD Contractors Pty Ltd
OCM 17-Oct-06 13.4.3
- NCSR061725 Contract C06032G Panel of Suppliers Construction Plant & Equipment
City of Albany & Palmer & Rayner Earthmoving Pty Ltd
OCM 17-Oct-06 13.4.3
- NCSR061726 Contract C06032D Panel of Suppliers Construction Plant & Equipment
City of Albany & Trackwest Pty Ltd
OCM 17-Oct-06 13.4.3
- NCSR061729 Grant Deed of Easement Stormwater Drainage - Lot 9 (HN41) McLeod Street, Albany
City of Albany and Judith Beverly Swain
OCM 18-Apr-06 12.2.3
- NCSR061730 Deed of Restrictive Covenant - Vehicular Access 78 Minor Road, Albany
City of Albany & Simon and Narelle McInerney
OCM 15-Mar-05 12.2.3
- NCSR061731 Contract C06032F Panel of Suppliers Construction Plant & Equipment
City of Albany and Armogedin Pty Ltd (T/A Great Southern Sands and Landscaping Supplies)
OCM 17-Oct-06 13.4.3
- NCSR061735 Contract C06032E Panel of Suppliers Construction Plant & Equipment
City of Albany and Grocott Transport
OCM 17-Oct-06 13.4.3

Item 3.4.1 continued

NCSR061736 Contract C06017 Supply and Delivery of Grader
City of Albany and CJD Equipment Pty Ltd
OCM 17-Oct-06 Item 13.4.2

3.4.2 Incoming correspondence to City of Albany

- City of Albany Band
 - Great Southern Grammar
 - Western Australian Local Government Association
 - Silver Chain
 - Rainbow Ramblers
 - Meeting Masters
 - City of Mandurah
 - Kay Stehn
- [Pages 263-270 refers] 8 pages

4.0 STAFF MEMBERS

4.1 Disclosure To Engage In Private Works

Nil.

4.2 New Appointments

- Samantha Richardson-Newton- Community Services Officer - Senior Services

Agenda Item Attachments

DEVELOPMENT SERVICES SECTION

Michelle Bosworth

From: Leanne Freegard on behalf of Andrew Hammond
Sent: Thursday, 26 October 2006 7:51 AM
To: Records; Robert Fenn
Cc: 'albanyceo@westnet.com'
Subject: FW: P265318 Change of Use of main residence and caretakers dwelling

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

From: Sandra and James O'Toole [mailto:otooles@iinet.net.au]
Sent: Wednesday, 25 October 2006 4:59 PM
To: Andrew Hammond
Subject: P265318 Change of Use of main residence and caretakers dwelling

I am extremely disappointed to learn from David Cielak that the Albany Shire authorities may not grant him permission to allow my family and I the opportunity to occasionally lease his Nulakai peninsula house. David did not outline the Shire's reason for concern, and I assume therefore that there is some reluctance to open this unique area to non residents?.

Given that many of the property owners on this part of the Nulakai are not permanent residents, and that currently there is no holiday accommodation available in the area it would surely be of benefit to have people actively on site in the event of scrub fires or other hazardous weather phases. The clientele for this type of residence is invariably conservative and unlikely to be intrusive in any way to other residents. The size alone of the residential holdings means that the amount of space between each house is sufficient to ensure little or no contact unless the people involved actively seek it.

An empty house in such an isolated part of the shire is far more vulnerable to intruders than in more populated parts of the district, so letting the property to reliable people is a form of insurance that will be of benefit to all residents. Even permanent residents go on holidays and leave their homes vacant at certain times.

Visitors are of benefit to support Albany and local communities in general. I hope that you will weigh the benefits to the environment and the local economy against any claims of disadvantage

kind regards
Jim O'Toole
Perth.

Michelle Bosworth

From: Leanne Freegard on behalf of Andrew Hammond
Sent: Wednesday, 25 October 2006 7:53 AM
To: Records; Robert Fenn
Cc: 'albanyceo@westnet.com.au'
Subject: FW: P265318 change of use of main residence and caretaker's dwelling

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

From: Carolyn and Steve [mailto:otoole.c@bigpond.net.au]
Sent: Tuesday, 24 October 2006 5:40 PM
To: Andrew Hammond
Subject: P265318 change of use of main residence and caretaker's dwelling

Dear Mr Hammond

It has come to my attention that a possible change of use of main residence and caretaker's dwelling at lot 116 Eden Road, Nullaki is being considered. I would like to fully endorse this change as I have had the opportunity to visit the location a couple of times and absolutely loved it.

Living in Karratha, Nullaki is such a lovely place to travel to and enjoy all the wonderful tourist locations and facilities of both Albany and Denmark when we are on vacation.

Nullakine is such a serene and beautiful spot away from the busy towns and yet easily accessible to them. It would be great to have access to short term accommodation in Nullakine, especially seeing as there is currently nothing like it available.

It seems to me that regional communities need to embrace all the tourism opportunities they can to support local businesses especially with the downturn in farming that seems to be occurring and take advantage of people like me, wanting to spend our money on travel in Australia than overseas.

I understand that there is some concern over fire hazards due to extra visitors in the area. From my understanding, fire bugs are most often juveniles certainly not the type of people who would be either able to afford this type of accommodation; or those wanting a quiet place to relax without TV's or crowds.

Also, surely having people in residence more often would make the likelihood of fire less, in that if it did occur somewhere on the penninsula, it would be spotted far more quickly?

I visited Nullaki with my young family and loved the relaxing atmosphere away from TV, crowded places and loved the bushwalks to the beach and secluded cove.

If this change goes through I would love to hire the house and come down with my family and even with a group of mothers for a girls weekend of rest and relaxation.

Please consider the changes as a positive development, creating a win-win situation for both the communities of Denmark and Albany and tourists.

Cheers

Carolyn O'Toole
 11 Lilly Parade
 Karratha
 6714

Michelle Bosworth

From: Leanne Freegard on behalf of Andrew Hammond
Sent: Wednesday, 25 October 2006 7:54 AM
To: Records; Robert Fenn
Cc: 'albanyceo@westnet.com.au'
Subject: FW: P265318 provision of holiday accommodation on the Nullakai

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

From: Sandra and James O'Toole [mailto:otooles@iinet.net.au]
Sent: Tuesday, 24 October 2006 11:49 PM
To: Andrew Hammond
Subject: re: P265318 provision of holiday accommodation on the Nullakai

For attention: Mr Andrew Hammond.

I am writing to support the provision of holiday accommodation on the Nulakai.
There is, at present, no available lease accommodation for family visitors to this magnificent peninsula.
Apart from the benefit of such accommodation to visitors

Michelle Bosworth

From: Andrew Hammond
Sent: Tuesday, 24 October 2006 12:08 PM
To: Robert Fenn; Graeme Bride
Subject: FW: P265318 Change of Use of main residence and caretakers dwelling

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

From: Deane Pye [mailto:dpy40454@bigpond.net.au]
Sent: Tuesday, 24 October 2006 12:08 PM
To: Andrew Hammond
Subject: P265318 Change of Use of main residence and caretakers dwelling

Dear Mr Hammond

I am writing to you to support the petition by David and Tracie Cielak to change the use of their main house and the small cottage on the Nullaki Peninsula to "Holiday Accommodation".

I currently live in Denmark and visit the Nullaki quite often as I enjoy the area for its uniqueness and beauty. This aspect of the Great Southern Region is one that should be shared by as many Australians as possible to increase their awareness of the region. Not only would holiday accommodation support this but also add to the local communities of Albany and Denmark.

Due to the remote nature of the dwellings on the Nullaki the use of holiday accommodation would have a positive impact for their care and maintenance and fire detection. As most users/owners on the Nullaki are absentee landlords the presence of people renting holiday accommodation would have minimal impact on their privacy and the positive effect of early warning in the event of fire or other natural or man made emergencies.

David and Tracie are very aware of the nature of the region they have built their dwellings on the Nullaki and I do not they believe they would be seeking this petition if it would degrade the location in any way.

I recommend that the Albany Shire approve David and Tracie's petition for "Change of Use".

Yours sincerely

Deane Pye

26/10/2006

011

SMP

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

From: Robert Fenn
Sent: Friday, 27 October 2006 8:17 AM
To: Graeme Bride
Cc: Leanne Freegard
Subject: FW:

Graeme

Another submission on DA

Robert

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

From: Leanne Freegard **On Behalf Of** Andrew Hammond
Sent: Friday, 27 October 2006 8:01 AM
To: 'albanyceo@westnet.com.au'
Cc: Records; Robert Fenn
Subject: FW:

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

From: Kim [mailto:ks1@aapt.net.au]
Sent: Thursday, 26 October 2006 6:04 PM
To: Andrew Hammond
Subject:

Dear Mr Hammond

I felt the need to address an issue which has recently come to my attention; that being the lack of holiday accommodation for families on the Nullaki.

My husband and three children enjoy the Denmark and Albany area and would envisage visiting often. Born and brought up in the country area (i.e. rural as opposed to metropolitan) we understand the need for visitors to support local businesses and we do this with enthusiasm wherever we go.

Given the distance from Perth, where we live, we would rather stay in short-term accommodation instead of a motel. If our trip is four hours to get there, we would rather stay for 3-4 nights.

The benefits of 'Rural Watch' i.e. looking out for suspicious activities would increase in that there would be a diversion from the 'usual' traffic and therefore lessen the risk of burglaries on the Nullaki.

Earlier warnings with fires would increase and therefore lessen damage to the environment.

The area is stunning and it is in the best interests of all who enjoy the scenery and pristine area to keep it that way.

27/10/2006

SWP

Page 2 of 2

I trust that you are able to have some decision-making capacity in this regard.

Regards,

Kim Sachse



Doc No: City of Albany Records
ICR6017422
File: A165369

Date: 19 OCT 2006
Officer: PLAN10

Attach:

Dennis P Obremski
5 Ulrich Street
WEMBLEY DOWNS WA 6019

23rd October 2006

Andrew Hammond
Chief Executive Officer
City of Albany
221 York Street
ALBANY WA

Dear Sir

RE: planning application P265318 – Application for change of use of main residence and caretakers dwelling to holiday accommodation

I am writing this letter to express my concern at the above application and to seek your support in rejecting the proposal.

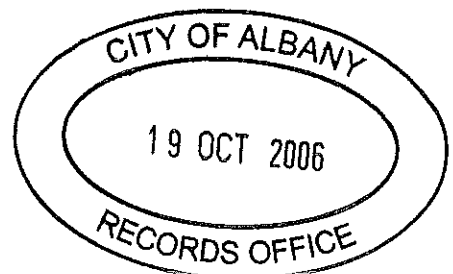
As owner of Lot 112 and a very frequent visitor to my property, I am very much aware of its unique living environment and fully appreciate the 'sensitivities' of the area. It is a beautiful landscape, well understood by current property owners who purchased land in the area with an awareness of its delicate nature and a genuine concern for maintaining the peninsula. At the time of purchasing properties, all current owners abided by the stringent guidelines for the area and had the understanding that land use did NOT include 'holiday accommodation'.

If the application is approved and the property is rented for say just 30 weeks of the year it would mean that a large number of people relatively unfamiliar with the fragile nature area will be responsible for ensuring that there is no environmental damage to the property. It is highly unlikely that 100% of these 'infrequent visitors' would take the care required. Risk of fire would also significantly increase.

Please extend my concern to interested parties and reject the proposal.
Thank you for your attention.

Yours sincerely

DENNIS P OBERMSKI



Mike and Leanne Rogerson,
79 Peel Street,
Jolimont, WA, 6014.
15 October 2006



Andrew Hammond
Chief Executive Officer
City of Albany
221 York St, Albany, WA.

City of Albany Records
Doc No: ICR6017424
File: A165369
Date: 19 OCT 2006
Officer: PLAN10

Re: Planning application P265318 – Proposed Change of Use of Main Residence and Caretaker's Dwelling to Holiday Accommodation

Dear Sir,

As the owners of Lot 103, 355 Nullaki Drive on the Nullaki Peninsula, we are very concerned to hear of this Planning application. From the outset the 'Nullaki Wilderness Estate' has been a development that has had to tread a fine line between the need to protect an extremely delicate conservation zone and the interests of land holders. This proposal seems to cross the bounds of reason in favour of land owners and, in our opinion, should be rejected by Council.


Just last week we were enjoying time on the peninsula with our family and as we walked through the area and tended to our property maintenance we were reminded again and again of the fragile nature of this wilderness. In large parts Nullaki Peninsula is covered by coastal heath. A thin green covering of vegetation over dry old growth, where the risk of fire is ever present. The shore line is a delicate mesh of vegetation holding together white-sand hills and limestone-crush against fierce winds and surf. The reefs are limestone, so easily crushed and turned to rubble if carelessly walked upon. The soil is predominantly sand, laid open to erosion if the bush is disturbed. All these factors are understood and a matter of concern to most who have chosen to purchase properties on the peninsula. However, be it through ignorance, or lack of ownership/care all these factors represent risks to the environment should rental holiday makers start to frequent properties in the area.

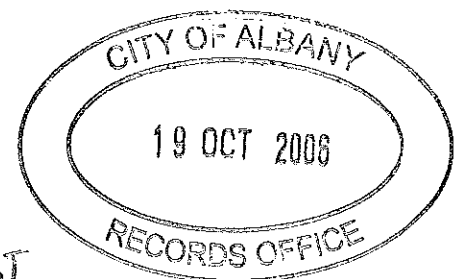
All purchasers accepted stringent guidelines being applied to their properties, in the form of Town Planning Scheme No.3, Amendment No. 130. The rejection by Council of the Planning application should therefore come as no surprise to the requester.

Please stand with the environment on this matter and reject proposal P265318.

Sincerely,


Michael K Rogerson

15/10/2006 
Leanne M Rogerson



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05T



City of Albany Records
Doc No: ICR6017500
File: A165369
Date: 20 OCT 2006
Officer: PLAN10
Attach:

7 October 2006

Andrew Hammond, CEO, City of Albany
P.O. Box 484, Albany, WA 6331

Subject: Planning application P265318, Proposed Change of Use of Main Residence and Caretaker's Dwelling to Holiday Accommodation

Dear Andrew:

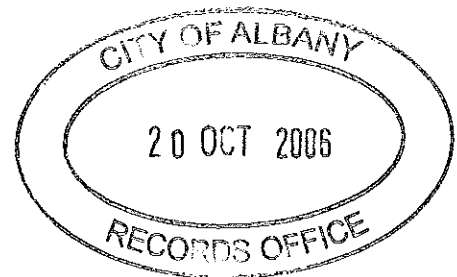
We are writing this letter to request the City of Albany to reject the proposed Change of Use for Lot 116, Eden Road, Nullaki to Holiday Accommodation. It is inappropriate for the site, incompatible with the Nullaki Wilderness Area planning scheme. This house has already been build outside the original building guidelines, in that it is visible from Avil Beach and now there is discussion to make it avail be as holiday accommodation.

We have had a house on the peninsular for nearly 5 years now which we bought with the understanding that it would remain a wilderness development without commercialisation. We have 3 young children who often ride around the peninsular in the safe knowledge that they know most of the people out here. The introduction of holiday makers who may have little regard to the long term state of this unique environment is unacceptable.

Fred Moreno's letter of 4 October has stated the reasons we object to this change eloquently. We concur with these reasons and request that you keep the Nullaki in accordance with the terms and conditions we all bought the properties under.

Regards


Shane Attwell



Shane and Robyn Attwell
Lot 105 Nullaki Drive, Nullaki Peninsula, Albany 6330
0417 912 747

013

015



From: +94744458 Page: 1/1 Date: 5/10/2006

City of Albany Records
Doc No: EF6016643
File: A165369

Date: 05 OCT 2006
Officer: PLAN10

Darren Pateman
PO Box 113
SOUTH PERTH WA 6951
Ph: 0418 928 680

5 October 2006

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

VIA FACSIMILE: (08) 9841 4099

Dear Mr Hammond

RE: PLANNING APPLICATION P265318

The writer is the owner of lot 229 Eden Road, Youngs. This lot is located within the Nullaki Wilderness Estate on the Nullaki Peninsula.

Our family was drawn to acquire a lot on the Nullaki due to its unique zoning and the associated restrictions that were fully disclosed and accepted by all land owners prior to acquiring property within the Estate.

This zoning helps to protect the sensitive habitat, its native flora and fauna, and also helps to ensure only like-minded land owners acquire property within the Estate to accept the similar responsibilities that are present with the ownership of these unique properties so that we can all enjoy the benefit of tranquility and isolation.

We learn today that the City is considering the above mentioned planning application for the change of use of the lot the subject of the application to holiday accommodation. We hereby lodge our objection to this application and implore you to reject it accordingly.

Accepting such an application will have a direct and substantial impact on the safety of my family, our property and the fauna living within the Estate through the increased risk of fire and the increased use of a dangerous road by unfamiliar users. It will also effect the quiet enjoyment of owners of property within the Estate by the increased use by holiday makers that are unfamiliar and insensitive to the responsibility required to maintain and live within the unique habitat.

The writer purchased property on the Nullaki with distinct expectations from the intent of the current scheme. Any change will diminish the value of my investment in the region and jeopardise my young families ability to enjoy the property in peace and safety as intended.

Yours faithfully

Darren Pateman



City of Albany Records
Doc No: ICR6016780
File: A165369
Date: 10 OCT 2006
Officer: PLAN10
Attach:

Camarri Nominees Pty Ltd

ACN 008 837 956
108A Bindaring Parade
Claremont WA 6010

5 October 2006
Matter 91127

Andrew Hammond
Chief Executive Officer
City of Albany
PO Box 484
ALBANY 6332

Dear Sir

Objection to Planning Application P 265318 (Holiday Accommodation)

Camarri Nominees Pty Ltd, as the owner of Lot 108 Nullaki Drive, Albany, now advises that it objects to the above planning application.

This land was acquired on the basis of its unique zoning and location. Holiday makers would disturb the tranquillity of the area and could create fire hazards and damage to the natural vegetation. The proposed use is inappropriate and, if approved, could open the door for others requiring a similar rezoning. A rezoning to holiday accommodation would be contrary to the restrictions already placed on development of the area.

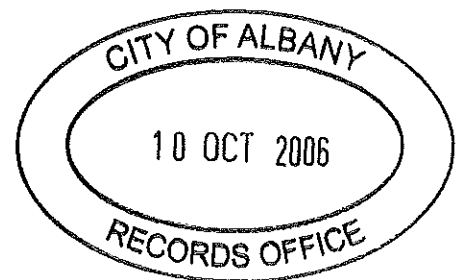
We would agree with the points made by Fred and Doris Moreno and Graeme Robertson in their letters of objection of 4 and 5 October 2006, respectively.

We would urge you to reject this application.

Yours faithfully

Bruno Camarri
Director
Camarri Nominees Pty Ltd
+61 8 9211 7805
0419 787 805
bruno.camarri@freehills.com

Doc 6.004009780.2



FILED

A165369

Graeme Robertson
PO Box 140
Claremont WA 6910
Phone: 9385 3511
Fax: 9385 3486

PLAN10

5 October 2006



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

City of Albany Records
Doc No: ICR6016778
File: A165369
Date: 10 OCT 2006
Officer: PLAN10

Attach:

Dear Andrew:

PLANNING APPLICATION P265318

Proposed change of use of main residence and caretaker's dwelling to holiday accommodation

As the original instigator for the Town Planning Scheme for the Nullaki Peninsula, I was dismayed to see that an application has been made to change the scheme by one of the new owners to holiday accommodation use.

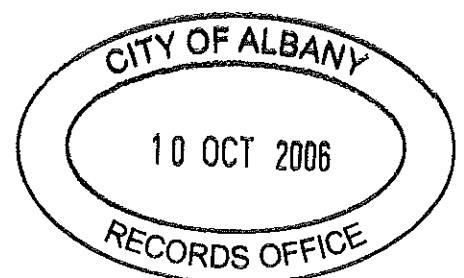
I had many pending purchasers in the early stages of this development who enquired as to whether they could develop holiday accommodation and other commercial uses. Because this did not comply with the general thrust of the wilderness zoning for the area, all of these offers were rejected and we made a point of attaching the Town Planning Scheme Amendment for this area to each contract of purchase. This made it abundantly clear as to the restrictions and advantages that these zoning requirements brought with them.

I am sure that the people who have now lived on the peninsula for a period of time would be appalled at the thought of irresponsible holiday makers, with their lack of local knowledge and bush fire dangers, being let loose on the peninsula. Fred Moreno has eloquently covered all the points with which all the owners would agree.

There are many other incidental factors that I could include but at the risk of making this objection too long to retain your attention, I will draw it to a close now, but just don't endorse this amendment. The outcome would be ongoing and unpleasant.

Yours sincerely

Graeme Robertson



nrst



City of Albany Record
 Doc No: ICR6016786
 File: A165369
 Date: 09 OCT 2006
 Officer: PLAN10
 Attach:

Frederick E. Moreno, Doris Anne Moreno
 Lot 107, 487 Nullaki Drive, Nullaki Peninsula, Albany 6330
 Post Office Box 778, Denmark, Western Australia 6333
 9848 1431
fredmoreno@optusnet.com.au

4 October 2006
 Andrew Hammond, CEO, City of Albany
 P.O. Box 484, Albany, WA 6331

via email and post

Subject: Planning application P265318, Proposed Change of Use of Main Residence and Caretaker's Dwelling to Holiday Accommodation

Dear Andrew:


We are writing to urge City of Albany to reject the proposed Change of Use for Lot 116, Eden Road, Nullaki to Holiday Accommodation. It is inappropriate for the site, incompatible with the Nullaki Wilderness Area planning scheme, and would create potentially serious public safety issues due to the character and location at the extreme end of an isolated peninsula. Moreover it is contrary to the expectations of current property owners. We strongly urge rejection of this application.

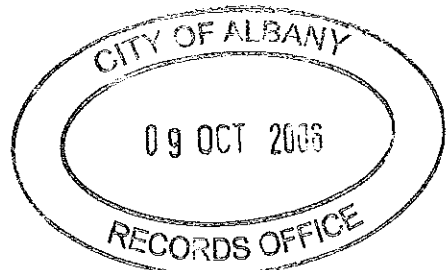
We, like many other nearby property owners, settled here because of the isolation, quiet, and tranquility of the area. All the property owners accepted the stringent restrictions of land use in the subdivision and agreed to them prior to purchase in exchange for the benefits they provide. It was one of the major reasons for our purchase. Conversion to Holiday Accommodation is contrary to planning spirit and intent of the current scheme and would disrupt the character of the area.

We have been continuously resident in Nullaki Wilderness area for four years, long enough to become sensitive to its unique features and vulnerabilities. We believe based on the current zoning scheme and our experience living in the immediate area that a planning change to permit Holiday Accommodation should be rejected for the following reasons:

- 1) **Public Safety issues arising from fire hazard.** The area in question, being heavily vegetated with rapidly growing flora, is subject to extreme summer fire danger, particularly after a dry winter and hot dry summer period. This is reflected in the current planning requirement which requires fire-resistant construction, maintenance of a low fuel zone around structures, on-site storage of 92,000 litres of water, installation of a fire suppression system, and fitting of means to permit refilling of fire trucks using on-site stored water facilities. Holiday visitors, likely to engage in outdoor barbeque activities, walking and driving through the area while smoking, are much less likely to have the same caution and sensitivity to fire hazard as residents/property holders. The area would become particularly dangerous during a conflagration because terrain is extremely steep with much inaccessible, and because of single road access via narrow and winding Eden Road. The site in question is nearly 20 km from a major road making simultaneous escape from the area and dispatch of fire fighting equipment difficult at best.
- 2) **Potential disturbance of the area's tranquility.** We have learned that during morning and evening hours when the air is still, the area is enveloped in extreme quiet during which we can routinely hear road traffic and other normal activities from Denmark, 2 to 5 kilometers away. Sounds travel a long way. We moved to the area attracted in large part by the quiet and isolation, and believe other landowners have been similarly attracted anticipating quiet and gentle enjoyment of the wilderness area. Noise from additional traffic and reveling partygoers would travel far and disrupt this island of tranquility. The problem would be worsened when occurring on Lot 116 because both structures in question are on elevated sites overlooking most of the wilderness area and dozens of other blocks. Thus the potential for nuisance factor is particularly great at this location.
- 3) **Road Hazard.** It is nominally 17 km from Lower Denmark Road along Eden Road to the site in question. Eden Road is narrow and winding with areas of poor forward visibility around many bends. Our experience with construction vehicles and weekend visitors not familiar with the road is that such visitors, unfamiliar with the road's intricacies, frequently cross the road centre creating a hazard to oncoming traffic. Several times a year we have been forced far onto the road verge to avoid a head-on collision with an oncoming vehicle that was cutting a bend in the road. The potential for a serious collision would be greatly increased by additional road traffic, particularly since those visiting for a holiday will not be as familiar with the vagaries of Eden Road as full time residents.
- 4) **Initiation of unwelcome and inappropriate trend in land use.** Approval of this site for Holiday Accommodation could open the door to additional similar approvals which would be contrary to the objectives of the current planning scheme, and contrary to the expectations of current property owners.

Respectfully submitted,


 Doris Moreno





Craig and Sharna Carter
PO Box 480, Albany, WA 6331

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

7/10/06

Doc No: City of Albany Records
File: ICR6016995
A165369
Date: 13 OCT 2006
Officer: PLAN10
Attach:

Dear Andrew,

Regarding: Planning application P265318, Proposed Change of Use of Main Residence and Caretaker's Dwelling to Holiday Accommodation.

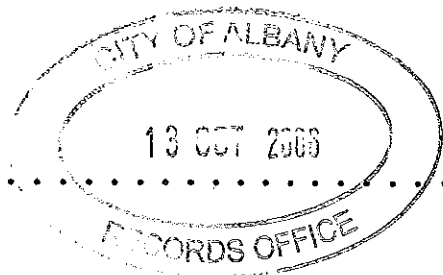
We would like to put forward our strong opposition to the proposed usage of Lot 116, Nullaki Peninsula for holiday accommodation. We purchased Lot 113, Nullaki Peninsula three years ago, attracted by the conservation zoning of the area. We were drawn to the peace, natural beauty and unique flora and fauna in the area, and in South Western WA in general. We relocated to the city of Albany twelve months ago and are due to become permanent residents of the Nullaki Peninsula in two months time. It has been at high financial and personal cost that we have undertaken this relocation, indicating our level of commitment to living in the unique Nullaki environment.

Our reasons for opposing the application are as follows:

- We believe the majority of landholders on the peninsula are not permanent residents there, but use their properties as 'weekenders'. Therefore, many more applications may be lodged in future to allow for re-zoning for holiday accommodations if this one is approved.
- In a National Park, also set up for conservation of flora and fauna, holiday accommodation is usually manned with an onsite manager or supervisor to help protect the environment. We cannot imagine this would be the case if individual landowners set up holiday accommodations on the Nullaki Peninsula.
- Infrequent visitors staying overnight on the peninsula may not take as many precautions as permanent residents in caring for the fragile environment. Particular concerns are risk of starting fires; and injury to wildlife from driving too fast or from increased road traffic through the area.
- The road leading into the peninsula (Eden Rd) is a hazard already, as it is narrow and has poor visibility with many twists and turns. We have had many close calls coming across people driving too fast and cutting corners on this road. Unfamiliarity with the area increases the risk of accidents. This is of particular concern to us as we have a three-month-old baby who is a precious and vulnerable passenger in our car.
- From a personal point of view the possibility of noise pollution from loud music or partygoers is very distressing. Noise carries very easily in the area. Part of our motivation for moving to the Nullaki Peninsula was to escape city noise and neighbours blaring their music out day and night with no concern for others. It would be very difficult to police this problem due to the isolation of the area. In the central suburbs of Albany the police are usually able and very willing to respond to noise complaints and the problem can be relatively short lived. We're sure this would not be the case on the peninsula.

We are happy for our comments to be included in a report to Council on this matter.

Regards, *Sharna Carter*
Craig and Sharna Carter





City of Albany Records
Doc No: ICR6017133
File: A165369
Date: 16 OCT 2006
Officer: PLAN10
Attach:

Gordon Palmer and Rosemarie Kenny
158 Parnell Avenue
Sorrento 6020

8 October 2006-10-08

Mr Andrew Hammond
Chief Executive Officer
City of Albany
PO Box 484
Albany WA 6331

Dear Mr Hammond:

**re: PLANNING APPLICATION P265318
Proposed change of use of residence and caretaker's dwelling to holiday accommodation**

As a Nullaki landowner we am concerned that an application has been put before the City of Albany to change the use of some lots on the peninsula to holiday accommodation.

We are opposed to any such change as it will irrevocably alter the character of the peninsula from its original conception of conservation and wilderness.

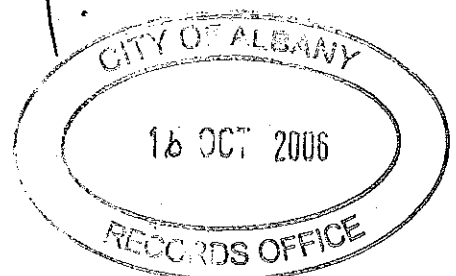
It was on this basis and understanding that we invested in our lot on the peninsula.

We would be grateful for the opportunity to present detailed comment should it be thought necessary.

We urge that the authorities considering the zoning amendment refuse the application.

Gordon Palmer

Rosemarie Kenny





City of Albany Records
 Doc No: ICR6016889
 File: A165369
 Date: 11 OCT 2006
 Officer: PLAN10

P.O.Box 134
 Dunsborough
 WA 6281
 cgiles@inet.net.au

8/10/06

Mr A Hammond CEO City of Albany
 P.O.Box 484 Albany WA 6331

Subject: Planning application P265318. Proposed Change of Use of Main Residence and Caretaker's Dwelling to Holiday Accommodation.

Dear Sir,

I write to express my deep concern on the above. Late last year at the request of my son (M.Giles) who is based in Kuala Lumpur I inspected, negotiated and then purchased for him Lot 114 Nullaki. One of the over-riding factors leading to his purchase was the absence of the holiday accommodation which has I believe deleteriously affected Dunsborough, where I have owned a property fo 20 years. My son was happy to accept the stringent restrictions on land use in the subdivision and accepted them prior to purchase in exchange for the benefits they provide.

I believe that a change to permit Holiday Accommodation should be rejected for a number of reasons the major ones being:

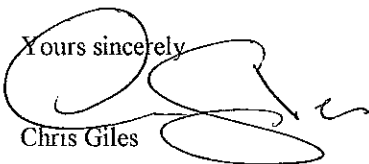
The Fire Hazard The whole peninsula is subject to extreme summer fire hazard, which is recognised in the current planning requirements. My experience as Captain of the Dunsborough Volunteer Bush Fire Brigade is that holiday visitors have only the vaguest idea of what constitutes a fire hazard and how to recognise one. In the event of a fire they have no idea of what to do or not to do. Not being land owners they have no concept of fire restrictions, burning periods, the dangers of vehicle exhausts, and similar occurrences. Living as I do on the Naturalist Ridge I am well aware of the horrendous task we could face with a wild fire here, with four brigades within 20minutes drive. A major fire on lots 119 and or 116 would be extremely difficult to handle.

The environment. All the planning and negotiation that preceded the granting of wilderness zoning was clearly aimed at establishing a sustainable mechanism for preserving the native fauna and flora, through the private sector. Approval of a change in use to permit Holiday Accommodation would initiate changes contrary to the objectives of the current planning scheme and the expectations of present owners and could not possibly benefit the fauna or flora.

Infrastructure. The road infrastructure is I would suggest substantially adequate for the landowners and for the day visitors. However from my experience in the Dunsborough area holiday visitors returning to lots 119 and or 116 after an evenings entertainment in Denmark, Albany or elsewhere will be accidents waiting to happen. The capacity of holiday visitors to handle narrow tree-lined winding roads in the dark is clearly very limited and it is a long trip for the Ambulance and Fire and Rescue.

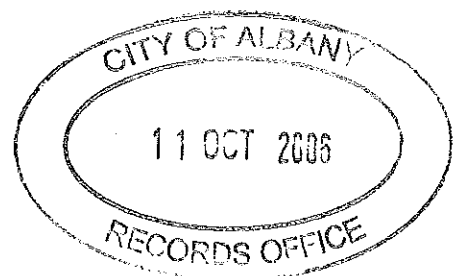
I would urge rejection of this application.

Yours sincerely



Chris Giles

A copy of this letter and other details have been passed to M.Giles in Kuala Lumpur and depending upon his exact location and work schedule I believe you will hear from him direct.



CBJ



Doc No: City of Albany Records
ICR6017256
File: A165369
Date: 17 OCT 2006
Officer: PLAN10
Attach:

P.O. Box 911

Denmark

WA.

6330

October 4th 2006.

Dear Mr Hammond,

With reference to
Planning application P 265318 - proposed
change of use of main residence and
caretakers dwelling to holiday accommodation.

I strongly disapprove
of the proposal for the following reasons

- 1) People from out of the area will not be aware of the enormous fire risks on the Nulaku Peninsula, and often being in holiday mode could well be less careful.
- 2) Which leads to the second part of driving around the estate, something the residents do with extreme care out of concern for the wildlife, the environment, and for each

other.

③ It is called the Nullaki wilderness estate, people have moved here, to avoid tourists, holiday makers, and rowdy's

④ It is opening the door a crack for the future; if approved, next step, applications for more holiday accommodation, why not a holiday camp

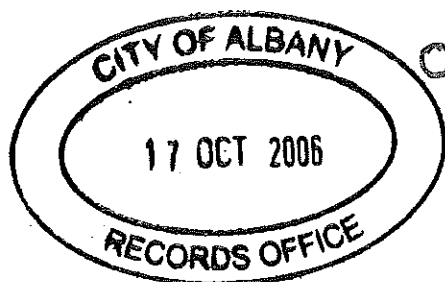
⑤ Security, the constant comings and goings can only lead to an increase in the potential for dishonest behaviour.

I look forward to hearing from you further on this matter

faithfully yours.

P. Bucknell

P. BUCKNELL



OWNER LOT 109 NULLAKI DRIVE

YOUNGERS.

W.A. 6333.

[Agenda Item 11.2.1 refers]
[Bulletin Item 1.1.2 refers]

CITY	
FILE:	
FILE:	SER127
26 MAY 2006	
DOC:	ICR608077
OFFICE:	SRANG
ATTACH:	

24/5/06

Mr. Kevin Kerruish
7 Woolcott St.
Albany 6330

Chief Executive Officer,
City of Albany,
P.O. Box 484,
Albany. 6331

Dear Sir/ Madam,

I wish express my concern at the suggestion that the beaches such as Bluff Creek, could come closed to all vehicles.

I agree with the reports that some unlicenced Motor and Quad bike users are extremely dangerous to other beach users and can be very destructive to the sand dunes.

My concern is that Cheynes Beach and particularly Bluff Creek Beach are two of the few beaches that senior members of the community can access without a lot of walking or climbing down steep tracks.

I am sure that the people who go to these beaches to fish are most responsible with both where they drive and what they leave behind.

Please when making your decision on the future of these beaches, consider my comments.

Yours faithfully
Kevin Kerruish.

Albany City Council
North Road
Albany WA 6330

14th June 2006

CITY OF ALBANY RECORDS	
FILE:	
FILE:	SER127
15 JUN 2006	
DOC:	ICR609277
OFFICE:	SRANG
ATTACH:	

PA & RJ Smith
6 Corine Way
Albany WA 6330

RE: Vehicle use on Cheyne Beach

To Whom It Concerns,

I am writing to you concerning the recent issue of vehicle use on Cheyne Beach (predominantly motorcycles), which has been brought to the council's attention by a minority of recent Cheyne Beach lessees.

As a long-term lessee of twenty years, I feel that ceasing vehicle use on the beach would have an adverse affect on the community situated therein, and also for the tourism in the area. The lifestyle as it has been for many years are what attracts a great number of people to the area. Parents and children alike have enjoyed being able to have a safe place to enjoy motorbike riding and fishing with vehicles along the beach. We have no qualms at all with this occurring.

The beach becomes busier on weekends and school holidays, with a majority of users showing respect for each other while they are there. There is an allocated 'No Vehicle Area' in place already, for those who wish to use it, however I feel that this is inadequately signed.

If any action is to be taken on this issue, I would suggest improved signage to this effect, adding emphasis on respect for other users of the beach, as well as indicating the existing vehicle tracks in the area. Providing residents at the local caravan park with this information in the form of a flyer may also prove useful.

If the council is to take action on this matter I would ask that lessees of the area be informed of any potential changes to the current situation, as well as council meetings concerning this matter, as this has a direct affect on my family.

Yours sincerely,

PA & RJ Smith

PHONE CONTACT

H. 98447959

MOR. 0418936440

MOS. 0408936440





City of Albany Records
Doc No. ICR6010692
File: SER127
Date: 10 JUL 2006
Officer: MPR;SP1
Attach:

P and L K Yates
14 Leishman court
Albany WA
6330

To Whom It May Concern:

Re: Vehicle access on to Cheynes Beach

I am wishing to voice my concerns about the recent issue of vehicle access to Cheynes Beach. It seems that a minority of beach users are hoping to dictate to others about what vehicles can be used on the beach.

Our family has a permanent van in the caravan park and we use it frequently throughout the year. Cheynes has always been a place that families can go and enjoy the outdoors being that motorbike riding, fishing, watersports and even learning to drive a car in a very safe environment, ceasing vehicle access will ruin this leisure activity.

People have been able to make a choice if they didn't want to be around vehicles they just stayed on the right hand side of the track onto the beach and this fact is well known amongst the local community. On weekends and school holidays the beach is busier but the majority of the beach goers show respect for each other and I have no issues with the vehicles using the beach....surely the beach is big enough for every one to enjoy it.

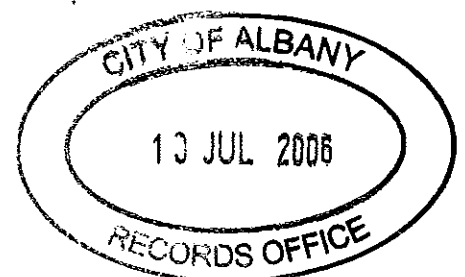
I would like to suggest that more signage at the start of the road onto the beach would help as there is nothing to make the tourists aware that they cannot ride from the grass areas. This occurred last summer but when we approached the people that had set up in the grass area they immediately packed up and moved past the first creek without any fuss at all.

The government has spent a lot of money on adverts trying to get young people out of their chairs and mobile this does occur when you have families at Cheynes Beach.

Could you please keep us informed as to when the matter is on the Council's agenda for meetings

Yours faithfully

P and LK Yates





City of Albany Records
Doc No: ICR6011359
File: SER127
Date: 19 JUL 2006
Officer: MPR;SRANG
Attach:

To The City of Albany
Rangers Dept.
To Graeme Bridle

To ~~Graeme~~ and to whom it may concern,

I am writing about the concerns of the future of riding motor cycles, quad & three wheelers out at Cheynes Beach. Our selves and many other people are family people who regularly go ~~to~~ into Cheynes Beach, we have a semi permanent caravan in the caravan park, and one of the main enjoyments is going for a ride along the beach, fossicing shells, fishing with kids etc. We have our own agricultural four wheel motor cycle.

It has concerned me the last couple of years that more motor cycle/quad bike riding is getting popular.

As things get more popular unfortunately you get a few senseless riders who have no respect for other people or the vegetation. I defenately dont want to have motor cycles or four wheelers banned. The main cause of concern to me and others I have talked to, is not all but most of the senseless riders are the people who own scramble bikes and motocross quad bikes. These bikes as you probably know are higher powered and noisey. I was talking to Garry Turner a few months ago suggesting all bikes have OFF Road Licence plates and possibly council permission to ride out at Cheynes Beach. Myself I think this is a great idea - at least we can track down any rider not doing the right thing

PTO

②

cont

and if there are the odd couple of bikes without off road licence plates, it would still be able to trace them to the ute or trailer which they came onto the beach with and get the number plate of the vehicle. Any bikes which come from the caravan park will all have off road licences because Brian IPPla will probably stop them or inform them if they haven't got off road licences.

The next suggestion I have is to have a approx 30kph speed limit along the beach - eg 2km past the first creek or where the vegetation stops which will reduce the noise of scramble & motocross quad bikes. Once they get this far up the beach, there are less people/families on the beach and the noise won't be a problem.

There also needs to be signs to prevent senseless riders riding through the vegetation along this approx 2km stretch of the beach. There should also be no "hooning around" this part of the beach also. There is plenty of beach up the Bluff Creek & Warriups for per riders who want to do that sort of thing.

I also may mention that a particular house owner is blaming a group of quad bike riders from Mandurah for some senseless riding. I personally don't know these people well but they do come fairly regularly to the caravan park and any time I have come across them on the track to the beach and on the beach, they are very courteous to my family, safe and appear to be doing the right thing, so I think they are getting the blame

PTO

3

Cont

for some of these other senseless riders.

Finally as I have already mentioned I and many others don't want a total ban on motor cycles / four wheelers, I P

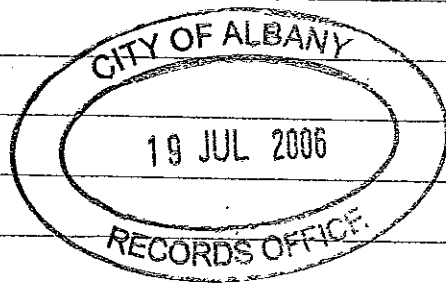
I can voluntarily help put up a couple of signs or trim some of the wattle trees on the track getting from the caravan park to the beach to make the track a bit safer on corners, I am happy to do so.

Thankyou

Steve Lucas

Phone home 98441326

work (Watercraft Marine) 9844819



Albany City Council
North Rd
Albany WA 6330

SJ & DJ Harvey
27 Warrangoo Rd
Albany WA 6330

Monday 24th July 2006

RE: Vehicle use on Cheyne Beach

Dear Mr Gary Turner,

I am writing to you in regards to the arising issue of use of vehicles on Cheyne Beach.

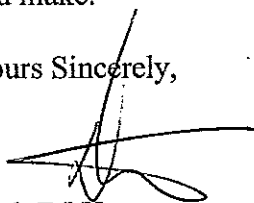
We have both grown up at Cheyne Beach and had the opportunity to enjoy various activities such as fishing, motorbike riding and four wheel driving. The closure of vehicle access would cease such activities which we have become accustomed to in our lifestyle down south, further more it would not give us the opportunity to allow our children to one day enjoy the same lifestyle.

As I understand the main issue is the use of motorbikes riding in an inappropriate manner. From our experience the majority of families and individuals do the correct thing and go further up the beach where there is no one around and feel it is the visitors that some times are not given the correct information on what is appropriate. This could be resolved by "appropriate" fliers being handed out at the Caravan Park and better signage on the beach directing people where to go and how to behave with a map showing the current motorcycle track from the caravan park to the beach.

If the council is to take action on this matter we suggest that a public meeting is held before they make any decisions, as it will impact on not only our lives but also many of our friends and family.

Thank you for your time and we hope you take on board our views with any decisions you make.

Yours Sincerely,



SJ & DJ Harvey
Ph: 98447053
Mob: 0419042194



Records

City of Albany Records

Doc No: ICR6012302

File: SER127

Sent: Tuesday, 1 August 2006 2:00 PM
To: Records
Subject: Internet Customer Enquiry

Date: 02 AUG 2006
Officer: SRANG

Attach:

Below is the result of your feedback form. It was submit
(alex.pocock@albanyshs.wa.edu.au) on Tuesday, August 1, 2006 at 14:00:09

Name: Alex Pocock

Organisation: Albany senoir high school

Phone: 98441965

Address1: 8 swaine rise spencer park

State: wa

Post Code: 6330

quiry Type: Other

Details: Hi my name is Alex Pocock and im 14 years of age. I enjoy riding my motor bike down chynes beach until i found out that the council was closing it to all motorcylce's. So i was wandering if you could please tell me why they want to close it down?

submit: Submit Form

City of Albany
102 North Road
Albany WA 6330

PA/RJ Smith
6 Corine Way
Albany WA 6330



17 July 2006

ATTN: Gary Turner
Your Ref: SER127/LT603563
Cross Ref: ICR609277

City of Albany Records
Doc No: ICR6011516
File: SER127
Date: 21 JUL 2006
Officer: SRANG
Attach:

Dear Sir,

VEHICLE USE ON CHEYNE BEACH

We wish to draw your attention to the enclosed flyer that was handed to a young female acquaintance, riding her quad bike in a responsible manner, on the 16 July 2006.

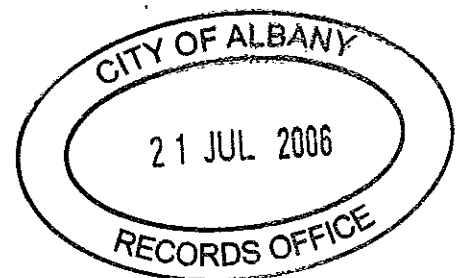
The flyer was handed to the person concerned by a man whom jumped out from behind a bush. We find this sort of behavior inappropriate and believe that the person was not an official ranger. This is not the first time there has been harassment of motorbike riders.

The flyer itself does not look official, as the quality is poor and it has no name and signature. The wording is also officious – a WANTED poster? And calling people “IDIOTS”. We have also spoken to parents of children who are very upset that photographs have been taken of them without permission –this is stalking- and are they now being used in this poster?

If this poster was handed out by an official of the City of Albany, please note our objections as it is all negative and not at all helpful to visitors to the area, and if not, the person concerned- whom we both know- is giving you a bad name by taking matters into their own hands.

Yours sincerely,

PA/RJ Smith.
Concerned citizens of Cheyne Beach.





WANTED



**INFORMATION LEADING TO THE SUCCESSFUL
PROSECUTION OF IRRESPONSIBLE
MOTORCYCLE/QUAD/THREE WHEELER OWNER/
RIDERS**

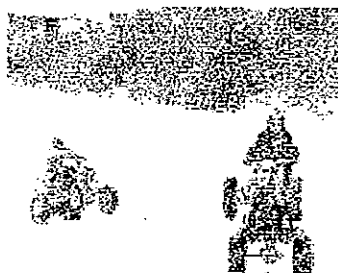
WHO:

- **FAIL TO WEAR PROTECTIVE EQUIPMENT**
- **LEAVE LITTER UPON COUNCIL RESERVES**
- **DO NOT HAVE THEIR OFF ROAD VEHICLE REGISTERED
IN ACCORDANCE WITH THE OFF ROAD VEHICLE ACT**
- **ACT IN A DANGEROUS MANNER ON PUBLIC BEACHES/
COUNCIL RESERVES**
- **RIDE NON ROAD REGISTERED VEHICLE ON PUBLIC
ROADS**

**FINES WILL BE ISSUED ON RELIABLE INFORMATION
(Each offence is a minimum of \$50.00)**

**FAILURE TO STOP THESE "IDIOTS" WILL RESULT IN ALL
UN-ROAD REGISTERED VEHICLES BEING BANNED FROM
BEACHES WITHIN THE CITY OF ALBANY**

CONTACT THE CITY OF ALBANY RANGERS ON 98419349



City of Albany
P.O. Box 484
Albany WA 6331

March 10, 2006

RE: MOTOR BIKES AT CHEYNES BEACH

Dear Sir/madam

CITY OF ALBANY 0290 903	
FILE:	
FILE:	SER 127
18 APR 2006	
DOC:	FOR 605858
OFFICE:	S/RANG.
ATTACH:	

We would like to bring to your attention, the current problems with motor bikes at Cheynes Beach.

During our seven year residence at Cheynes Beach, motor bikes have become an ever growing issue for all. Not only are they deafening and dangerously close to being out of control, they are an ecological disaster in the waiting.

Our Christmas (2005) was a most unpleasant time of year, a time when families and friends come together to celebrate the festive season. Cheynes Beach was again swamped with young and immature persons riding unlicensed and un-roadworthy motor bikes, not wearing helmets, causing chaos the full length of the beach and the main roads. This problem now happens every week-end.

As Cheynes Beach is becoming an ever more popular place for holiday makers, it leaves little room for families with small children to also enjoy this special place, for fear of an accident happening. Gone are the days when you didn't have to look both ways to cross the beach! Now you do!

The area parallel to the 'fishermen's huts' to the bays corner is sign posted but to no avail. Many reports have been made to the local police, rangers and councilors, but the problem is not being dealt with quickly enough and is getting worse by the day. Does someone need to be critically injured or die before something will be done? Unfortunately this seems to be the case. Although the police do on occasions visit when a report is made, but the minute they leave the area, out come the bikes again. This for residents and holiday makers with or without children is a nightmare. Something needs to be done immediately.

If you wish to contact me for any further information, please feel free to call at any time on: mobile 0428 210839 as this problem needs urgent attention.

Yours truly,



Mr. C & K/Wals
Concerned Citizens & Rate Payers.

Records

From: Robert Fenn
Sent: Monday, 22 May 2006 2:15 PM
To: 'chook&tracy'
Cc: Ranger
Subject: RE: quads at cheynes

CITY OF ALBANY RECORDS	
FILE:	SER 127
FILE:	
22 MAY 2006	
DOC:	ICR 607795
OFFICE:	EDDS
ATTACH:	

Paul / Tracey

Council is conscious of the issues you raise and we are caught between a rock and a hard place. Council is adamant that it will not have louts on the beaches over next summer and it will / will not act in time for controls to be enforced during the December 2006 holiday period.

On the one hand the "loutish element" is only 5% of the riders but that small group are making the beaches unsafe for other users. If that fringe element is not brought under control through self regulation, then we must regulate and enforce controls against the 95% of people who do the right thing. Simply registering the quads (all bikes are required to be registered under the ORV Act in any regard if ridden on the beach) is not the total answer and Cheynes Beach is neither a Permitted nor a Prohibited area at present under the ORV Act. A simply Council resolution can change that position.

You will note that Council has given four months for riders to do the right thing and people like yourself, motorcycle shops, caravan park owners and others need to get the message out (very strongly and quickly) that the loutish element is not welcome in highly visible beach areas in the City of Albany. We are not concerned if they find remote areas to "show off" so long as they take their rubbish home with them and they treat other beach users with respect (as you obviously do).

The other problem that Council faces is that, if we ban quads from the beaches, then they will want to ride somewhere. Our other reserves or the National Parks will take a hammering if that was to occur, exacerbating the levels of enforcement, raising community opposition to quad bikes and potentially moving the problem further afield.

The solution rests with quad riders to do the right thing and they will be permitted a high degree of freedom. Allow the small element to play up and only road registered vehicles will be allowed on beaches (this has happened in almost all other Councils around the South West, metro area and Mid North).

Council has indicated it will enforce any bans and that has financial ramifications for everyone (the wages bill could easily be covered by income from fines).

Trusting this email puts Council's position clearly and unequivocally.

Robert

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

From: chook&tracy [mailto:east1972@bigpond.net.au]
Sent: Monday, 22 May 2006 1:22 PM
To: Robert Fenn
Subject: quads at cheynes

RE:recent articles on quads at cheynes beach.

Dear Mr fenn my wife and I are both concerned about the recent troubles with quads at cheynes beach. Cheynes beach is our favourite holiday and weekend spot for both us and our young family, we all ride quads and are very safety conscious about correct use of our bikes and safety gear. This xmas we noticed alot more out of town riders staying at the caravan park ,especially a large group of people from mandurah who all had quads. These people showed know respect for our beaches or other people on the beach ,mainly not slowing down when passing other people enjoying the beach fishing and swimming. Cheynes and bluff creek are both beautiful spots with lots of room and plenty of sand dunes for all to enjoy. It concerns us that these people are affiliated with a perth quad club that promotes being a family freindly club wiht high levels of safety being regarged as one of their main

KW & SK Bennett
RMB 975
MOUNT BARKER WA 6324
Ph: (08) 98542038

18th April 2006

Mr Andrew Hammond
Chief Executive Officer
City Of Albany
PO Box 484
ALBANY WA 6330

Dear Mr Hammond

COMPANY RECORDS	
532127	
20 APR 2006	
DOC#	ICR 606054
NAME	S/RANG
PHONE	

RE: CHEYNES BEACH BECOMING A DESIGNATED BIKE BEACH

We are writing to you to protest against making Cheynes Beach a designated Motor Bike Beach.

We have been going to Cheynes Beach for 20 years, ever since our children were babies, and have enjoyed many happy times there knowing that the children were safe, and enjoyed the uniqueness of this area. Over the last few years we have watched the Beach, Reserve & Sand dunes being destroyed by motor bikes and 4 wheel drives. And you must agree that this area is a fragile ecosystem that should be preserved not destroyed.

Over various periods of time there have been signs put in place to try and control different sections of the beach, but this has been ignored most of the time as the beach is not patrolled regularly, and there seems to be an element of people coming out to Cheynes that do not care about anyone or anything. At the moment it only seems a matter of time before a serious accident occurs.

We have been down on the beach numerous times and observed the motorbikes roar through families with small children playing in the water, these people do not slow down as they drive past or through a group of beach goers they are a law unto themselves. Upon approaching these people you are laughed at sworn at and told where you can go, as they feel they can do whatever they like without regards to the consequences.

Yes, Cheynes Beach is popular with motor bike riders, it is also very popular with people who just want to enjoy a day out with their family on a unspoiled beach. Which you must admit is unique in this day and age, it is also very popular with recreational fisherman. We can take our children there regardless of their age and enjoy a day of peace and quiet, with it becoming a bike beach this will be spoilt, this we are already experiencing, with more and more riders using it all the time, and it will only get worse as time goes on.

We feel that the decision to make Cheynes Beach a motor bike beach should be very carefully considered, as there is an environment there that is irreplaceable and once the bush and sand dunes are destroyed by the motor bikes you will not get them back, what is more important, something that will be there for a lifetime that is unique and there for everyone to enjoy, or the entertainment factor for a minority of people?

We ask you to carefully consider your choices and trust that you will make the right choice for everyone not just a few.

Hoping that you will make the right choice.

Regards

Sheryl & Kym Bennett

CITY OF ALBANY RECORDS	
FILE:	552127
FILE:	
13 APR 2006	
DOC:	ICR 605802
OFFICE:	STANG

11-4-06

18 BAXTERI RD
CHEYNE'S BEACH
ALBANY WA.

TO THE C.E.O. FOR CITY OF ALBANY,

DEAR SIR,

WITH REGARDS THE CHEYNE'S
BEACH OFF ROAD PROPOSAL TO BE
DISCUSSED AT THE NEXT COUNCIL
MEETING.

WE ARE LEASEHOLDERS OF LOT NO.
18 BAXTERI ROAD.

HAVING SEEN THE NUMEROUS
NUMBERS OF TRAIL BIKES AND
FOUR WHEEL BIKES THAT
FREQUANT THE BEACH, IT IS
A HAZARD TO ANYONE WALKING
OR FISHING ON THE BEACH.

THESE VEHICLES ARE NUMEROUS
AND AT TIMES, ACTUAL RACES
ARE HELD THE FULL LENGTH
OF THE BEACH.

ALSO, THE "NO VEHICLES" SIGNS

ARE OFTEN EITHER IGNORED
OR REMOVED.

WITH FURTHER DEVELOPMENT
TO BE CONSIDERED, COUNCILLORS
AND STAFF SHOULD INSPECT
THE AREA AND ASSESS THE
DAMAGE ALREADY DONE TO
THE DUNES.

Yours FAITHFULLY,

ERIC AND MYRL THOMAS,

Eric Thomas or Thomas

JG (Gerry) Kelly ABN 52 953 010 694
Y (Yvonne) W Attwell ABN 72 499 874 293
PO Box 1335
ALBANY WA 6331

Mobile: 0418 929 165
Mobile: 0419 851 343
Office: +61 8 9842 2464
Fax: +61 8 98422 515
Email: kellatt2000@wn.com.au

18th April 2006

CITY OF ALBANY RECORD	
FILE:	A 174625
FILE:	
19 APR 2006	
DOC:	ICR 605952
OFFICE:	MPR
ATTACH:	

City of Albany
Planning Department.

Attention: Graeme Bride.

Dear Graeme,

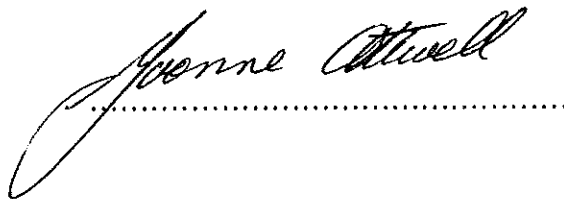
**RESERVE 878, LOCATION 7442, CHEYNE BEACH – Off Road Vehicle
Access Area Proposal.**

Following on from letter dated 7.4.06 regarding the proposal to create an off road vehicle designated area in the Cheyne Beach vicinity; I would like to add the following comments.

We have just experienced another holiday weekend (Easter) when the peace and enjoyment that was Cheyne Beach has been exploded with the sound of very noisy motor bikes of various sorts, so bad that some people had to leave to get away from it.

I understand that in creating an off road area that it would give Council more control over such vehicles, however, it is becoming increasing apparent that access through Cheyne Beach will cause great concern. An alternative may be further along the beach at Bluff Creek. I understand that there is a track about 7 km out on the Cheyne Beach Road that runs at the back of properties, giving access to this area. This would give peace and safety back to the users of Cheyne Beach and provide the riders of such bikes an area designated to so carry out their activities.

Yours faithfully
JG Kelly and YW Attwell
Number 4 Baxteri Road Cheyne Beach.



BROOKS GARDENS OUTLINE DEVELOPMENT PLAN

SEPTEMBER 2006

Prepared for: **KingOpen Pty Ltd**

Prepared By: **Taylor Burrell Barnett**
187 Roberts Road
SUBIACO WA 6008
Phone: 9382 2911 Fax: 9382 4586
admin@tbbplanning.com.au

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FOREWORD

The Brooks Gardens project (previously known as Catalina Central) encompasses the development of a mixed use centre, including a new neighbourhood centre, showrooms, medical and residential development.

The Catalina Central Structure Plan (part of the broader Catalina Central Planning Framework) focuses on the commercial component of the project and was adopted by Council on 14 December 1999 to establish an overall concept for the creation of a mixed use centre in the northern part of Albany, and to provide a framework for implementation of detailed planning.

The CCSP is divided into discrete precincts with differing characteristics. The CCSP also provides the structure for the preparation of the Precinct Plans.

Development Approval has been issued by Council for the:

- Neighbourhood Centre;
- Lifestyle Village
- Bulky goods showrooms; and
- Service Station.

The development of the residential subdivision associated with this ODP will complement the CCSP and associated range of uses. The ODP will address the density, urban form and interface of the residential component with the adjoining uses.

1.0 INTRODUCTION

1.1 Purpose of Report

This report has been prepared to provide the framework for the development of Pt Lot 39 Catalina Road, which is zoned 'Residential Development' under the City of Albany Town Planning Scheme No. 3.

Particularly the report addresses the issues and requirements for Local Structure Plans, consistent with Liveable Neighbourhoods and the requirements of the "Residential Development" zoning as determined by the City of Albany TPS 3, clause 5.2.1 which states:

"Before granting approval for any of the uses permitted within the Development Zones subject to Council approval under Table No. 1 or endorsing an application for subdivision the Council will require the submission to, and approval by, the Western Australian Planning Commission of an Outline Development Plan for such areas as are the subject of an application to develop or subdivide being not less than the area shown within the outer edge of the green border on the part of the scheme map containing the subject land. Together with other areas determined by the Council having regard to:

- a) *The major road systems under the Scheme;*
- b) *Topographic conditions;*
- c) *Land holdings adjacent to or in the vicinity of the subject land;*
- d) *The necessity of providing civic and public facilities;*
- e) *Preservation of the environment;*

In addition, the form and content of the report have been developed in a manner consistent with the City of Albany's guidelines for Local Structure Plans:

- the strategic planning framework supporting the urbanisation of the land;
- the surrounding context;
- servicing issues associated with the development of the land including short term and ultimate;
- traffic management and vehicle movement; and
- the requirements for the preparation of an Outline Development Plan.

1.2 Overview

In summary, the land is located on the eastern side of the area covered by the Catalina Central Structure Plan (CCSP) (which forms part of the Catalina Central Planning Framework), and north of Catalina Road (see **Figure 1**). Planning for Catalina Central has been ongoing for some time culminating in;

- The adoption of the Catalina Central Planning Framework (including the CCSP);
- the rezoning of the land to Mixed Business;
- Planning Scheme Consent for the Neighbourhood Centre and Service Station;
- Planning Scheme Consent for the Brooks Gardens Lifestyle Village; and
- approval of the subdivision of the land (WAPC ref: 11 8214).

Development on site has commenced with the construction of the Neighbourhood Centre due for completion in October 2006.

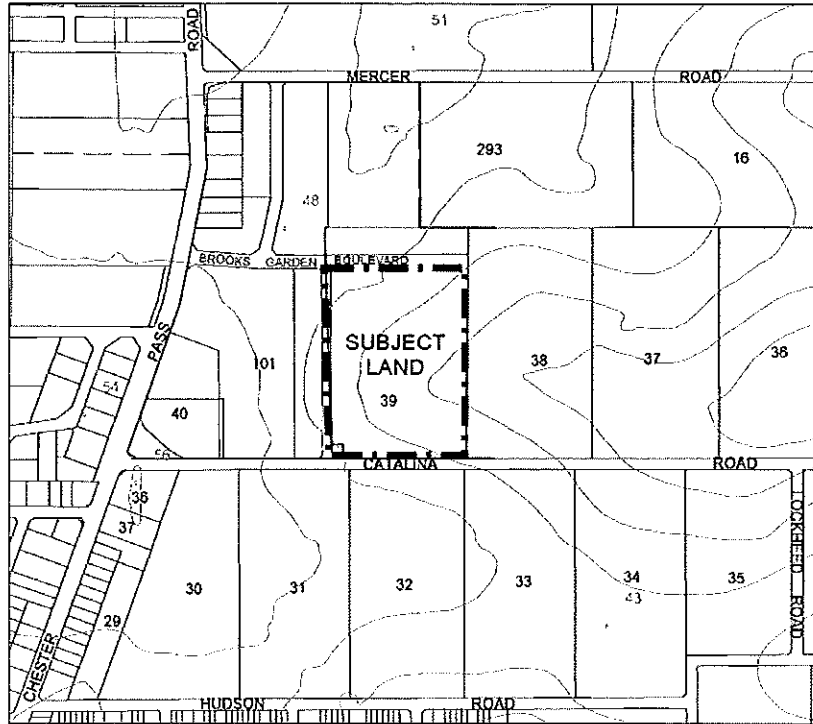


Figure 1 – Location Plan

2.0 BACKGROUND

2.1 Legal Description

The subject land is legally described as Pt Lot 39 on Certificate of Title Volume 2026 and Folio 152. The site is under the ownership of KingOpen Pty Ltd.

2.2 Site Description

Pt Lot 39 is vacant land which has been cleared and used for rural purposes. The site falls from west to east with a low point in the north-eastern corner.

2.3 Zoning

The site is zoned 'Residential Development' under the City of Albany Town Planning Scheme No. 3. The land to the west is zoned 'Mixed Business' and to the east and north is zoned 'Rural' (see Figure 2).

2.4 District Context

The subject land abuts the Brooks Gardens (previously Catalina Central) neighbourhood centre and the Yakamia northern growth corridor of Albany. Development in the centre is guided by the Catalina Central Structure Plan which was adopted by Council on 14 December 1999, and included within the Catalina Central Planning Framework, to establish an overall concept for the creation of a mixed-use centre with a commercial focus in the northern part of Albany (see Figure 3).

To date, Development Approval has been issued by Council for the:

- Neighbourhood Centre (including supermarket);
- Lifestyle Village;
- Bulky goods showrooms; and
- Service Station.

Construction of these elements is underway and future stages of development are expected to include a nursing home and medical facilities within Precinct 2 (north of the shopping centre).

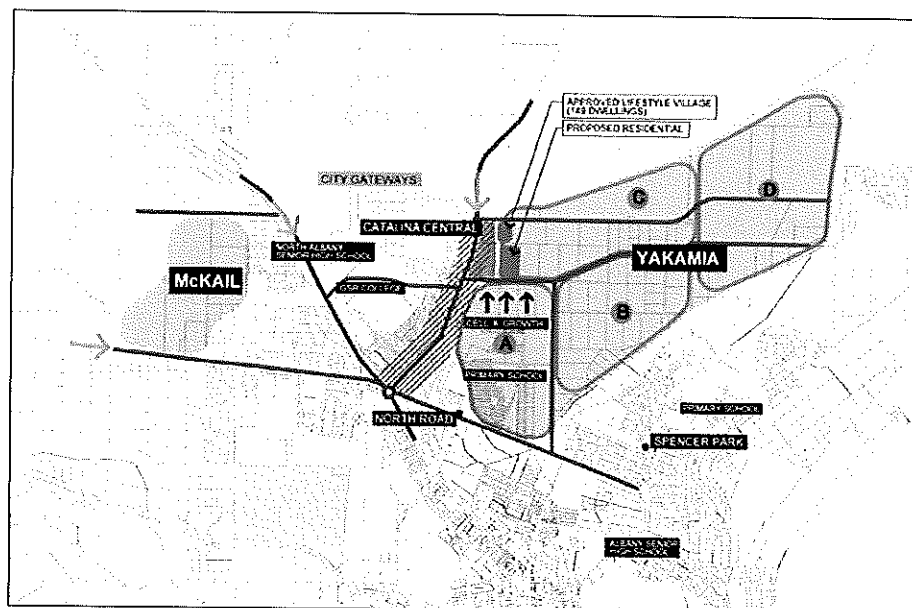
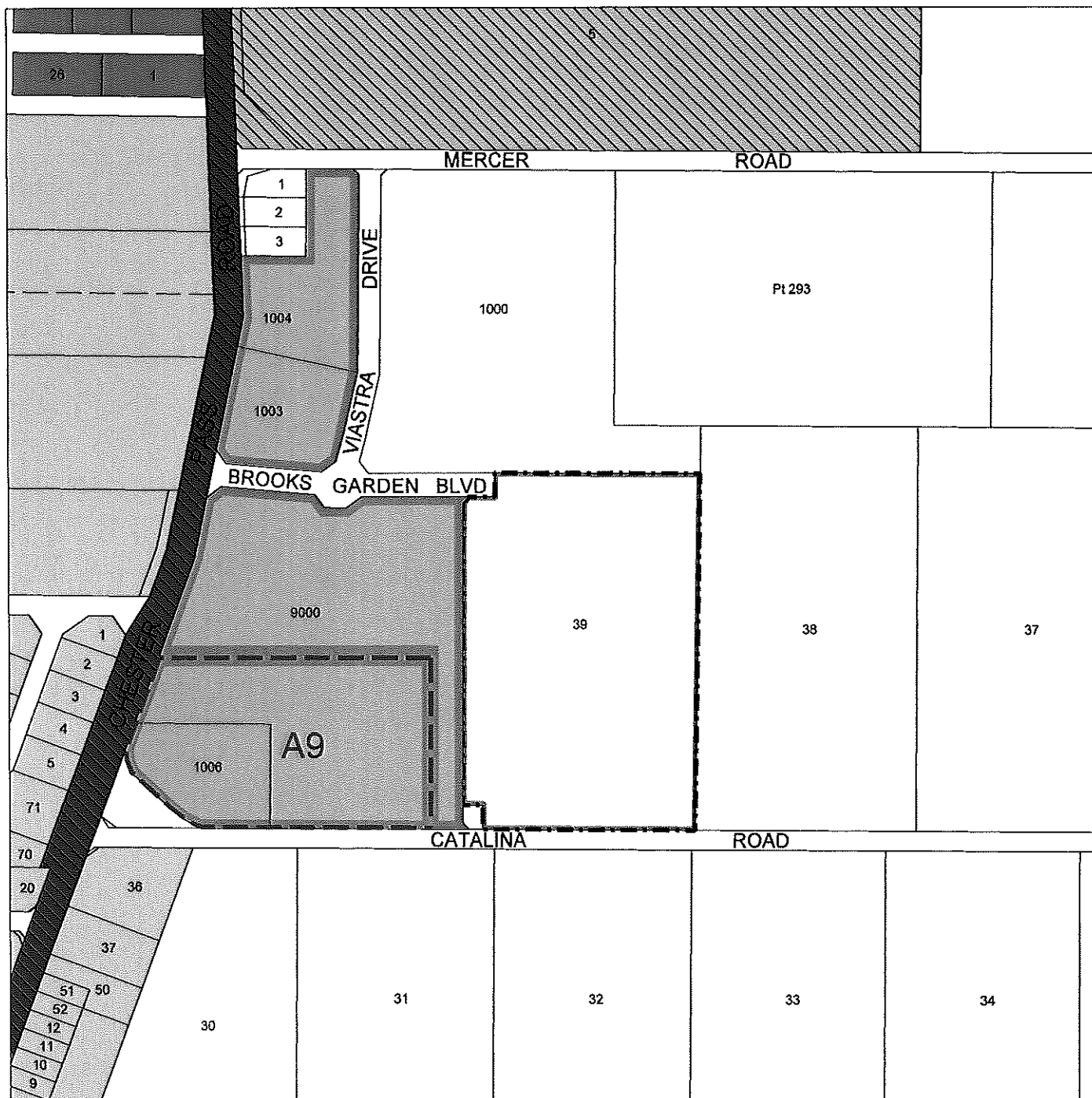


Figure 3 - District Context

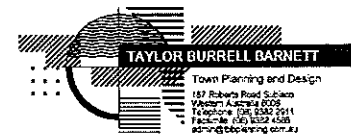


- | | | |
|---------------|------------------------------|---------------------|
| LEGEND | LOCAL SCHEME RESERVES | ZONES |
| | CIVIC & CULTURAL | RURAL |
| | MAJOR HIGHWAYS | MIXED BUSINESS ZONE |
| | ZONES | ADDITIONAL USE SITE |
| | RESIDENTIAL | OTHER |
| | RESIDENTIAL DEVELOPMENT | SUBJECT LAND |
| | LIGHT INDUSTRY | |

BROOKS GARDENS - OUTLINE DEVELOPMENT PLAN / LOCAL STRUCTURE PLAN
 CITY OF ALBANY TOWN PLANNING SCHEME NO.3
EXISTING ZONING

Job no. - 03/133
 date - APRIL 05

Figure 2



3.0 STRUCTURE PLAN

3.1 Principles / Objectives

The following design philosophy has been employed for the development of the site:

- Village development based on Traditional Neighbourhood principles;
- Community based street network with strong pedestrian and cycle links to the Neighbourhood Centre;
- Street network and public open space designed to maximise passive surveillance;
- Potential for mix of residential densities, with key linkages to the surrounding development.

3.2 Environment

3.2.1 Landforms and Soils

The Yakamia Creek catchment encompasses three broad land types as defined and mapped by CSIRO (Churchward et al 1988). These are shown in **Figure 4** and include the broad upland crests of the Dempster map unit (Dc), minor sandy lowland valleys (S6 and S7) and their associated drainage floors (S7f).

The subject land occurs entirely within the Dempster (Dc) map unit. This represents the broad ridge crests (with slopes less than 5%) which form the dissected southern margins of the Albany hinterland's extensive plateau surface. Pallinup siltstone which underlies this unit is deeply weathered and often has a lateritic duricrust, although deep sandy deposits are also present.

The Dempster (Dc) map unit therefore comprises a variety of soils. Churchward et al (1988) describe yellow duplex profiles as being dominant. These soils have light grey brown to light brownish grey fine sand topsoils with much lateritic gravel and some lateritic boulders; and yellow and brown mottled clay subsoils. They also describe deep sands forming podsoils and humus podsoils within parts of map unit Dc.

As part of the comprehensive environmental analysis undertaken in support of the Yakamia Structure Plan preparation in 1993, the CSIRO broad-scale mapping units were divided into a number of more detailed component units. Within the area subject of the current structure planning exercise, the Dempster (Dc) map unit is divided into four components as shown in **Figure 5**. These are:

- Uc1 - Upland crests with shallow gravelly sands;
- Uc2 - Upland crests with duplex soils;
- Us1 - Slopes with siliceous sands over laterite; and
- Ud2 - Upland drainage tributary valley (weakly incised) with imperfect to poorly drained soil.

The following land capability assessment table establishes the planning considerations associated with these mapping components, which have been reflected in the structure plan preparation and design:

MAP UNIT	DESCRIPTION	PLANNING CONSIDERATIONS
Uc1	Upland crests with shallow gravelly brownish sands over laterite (ironstone). Surface laterite exposure is common and slopes range 9-8%, most commonly 1-3%.	Excavations may require blasting of laterite.
Uc2	Upland crests with minor, if any, surface laterite. Mottled red or yellow duplex soils with loamy sand or sandy loam surface and some gravels.	Generally well suited to urban development.
Us1	Upland slopes (commonly 5-12%, locally to 25%) with well drained moderately deep grey siliceous sands over laterite hardpan.	Clearing of steeper areas may result in erosion and subsequent sedimentation in lowland areas and waterways.
Ud2	Upland drainage tributaries. These are elongated, concave, weakly incised valleys with imperfectly to poorly drained peaty sands or duplex (sand over clay) soils.	Vegetation disturbance could lead to increased sedimentation of waterways.



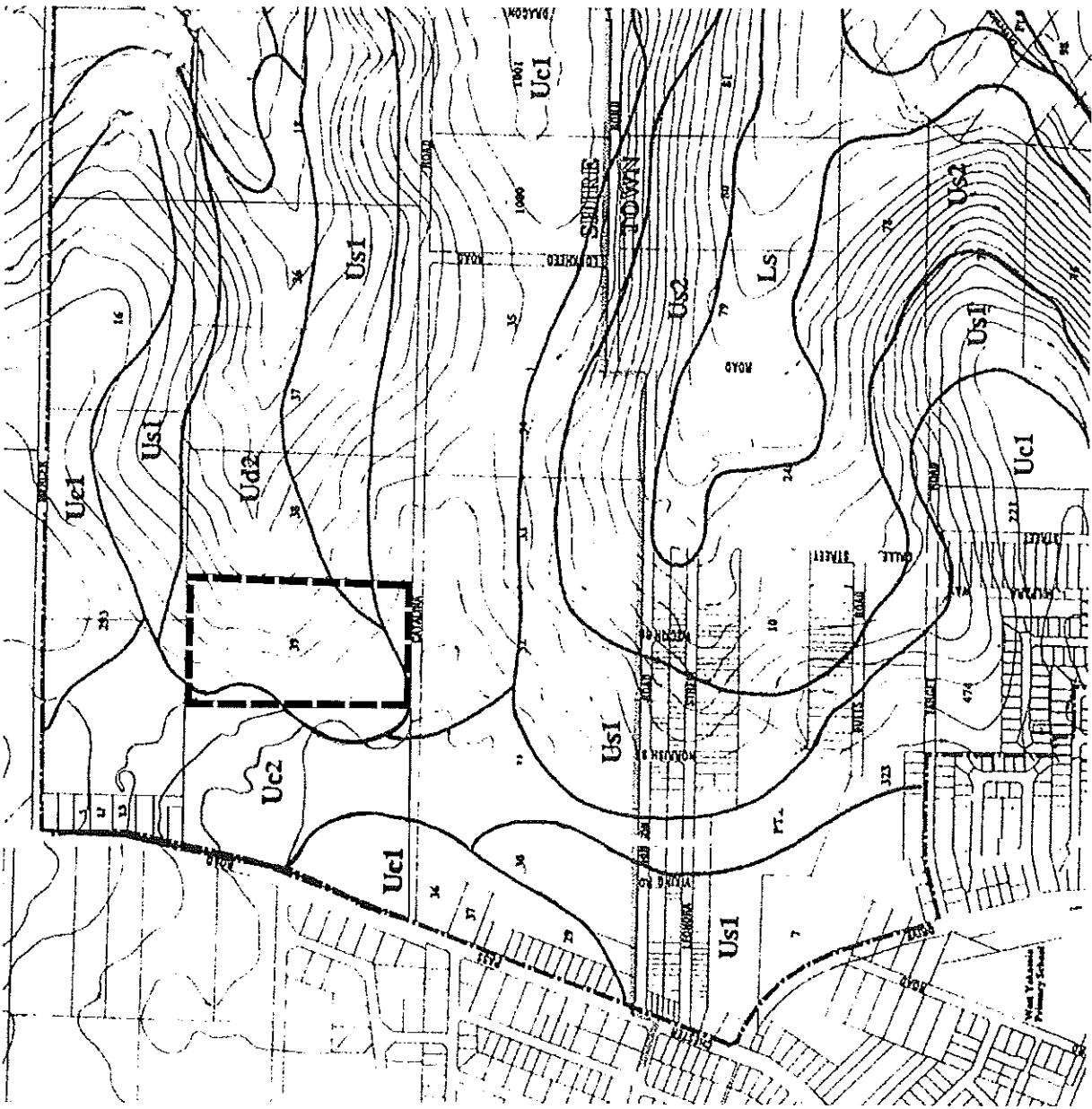
ABBREVIATED LEGEND

- Dc Sand and laterites on elongated crests formed by dissection of plateau.
- S6 Minor narrow valleys with < 10m relief.
- S7 Minor broad valleys with approximately 30m relief, smooth slopes and swampy floors(f).



SUBJECT LAND

Source: Churchward et al (1998)
Land Assessment Pty Ltd 1999



UPLANDS

- Uc1 Crest with shallow gravelly sand.
- Uc2 Crest with duplex soils.
- Us1 Slopes with siliceous sands over laterite.
- Us2 Slopes with deep siliceous sand.
- Ud1 Drainage basin, well drained, deep siliceous sands.
- Ud2 Drainage tributary valley, imperfect to poorly drained soil.



SUBJECT LAND

Source: Environmental Capability (1993)
Land Assessment Pty Ltd 1999



3.2.2 **Vegetation**

The subject land has been predominantly cleared as a result of previous agricultural land use activities.

Given the absence of tree species and the previous agricultural use of the land, which included grazing, those remaining areas of vegetation are not considered to be of any conservation significance.

3.2.3 **Drainage Catchment**

The subject land forms part of the catchment to Yakamia Creek which drains into Oyster Harbour approximately 5.5 km east of the subject land.

Concern has been raised in the past that with increasing development over the catchment, Yakamia Creek will one day become an 'urban main drain' which could be a major source of pollutants for Oyster Harbour in the future (South Coast Regional Assessment Panel et al 1996). Accordingly, due consideration is required of the nature of the land and the associated risk of nutrient export arising from any specific development proposals within this catchment. Section 3.4 of this report describes in detail the proposed drainage and nutrient management strategies for the structure plan area, formulated in response to this requirement.

3.3 **Community Design**

3.3.1 **Residential Densities**

When determining the preferred density of development of the site, consideration has been given to:

- Location/Proximity to the neighbourhood centre;
- The need to encourage housing diversity in a currently limited market;
- Creating a robust framework which provides choice and variety; and
- Desired built form outcomes.

Providing the potential for a variety of housing types and lot sizes will ensure a broad spectrum of the community can be accommodated within the development, and will ensure an acceptable community profile to encourage the development of a vibrant community. This potential diversity is facilitated by allowing for a mix of residential densities through the inclusion of a dual coding.

Given the lack of variety in the Albany land/housing market, the approach that is proposed is to seek to introduce new product types in a pragmatic way which provides a level of choice and opportunity. A dual code of R20/R30 is proposed, with a base density is R20, and ranging to R30 to facilitate some small lot/group housing product where appropriate. This approach has been discussed with officers at the City of Albany, and has the advantages of:

- Enabling the development of medium density in the context of testing an unknown level of demand;
- Providing a level of diversity dispersed throughout a development site which has locational attributes which support medium density;
- Creating a framework for the application of dual coding which provides for a quality urban design outcome by focusing on corner lots, thereby maximising passive surveillance; and
- Maintaining the potential for the development of small lot product through the subdivision process, without the need for rezoning, while ensuring quality outcomes through the requirement of Detailed Area Plans.

The application of the R30 density will be linked to:

- Lot size (minimum 600m²);
- Lot Frontage to a public road (minimum 30 metres); or
- The development and approval of a Detailed Area Plan for subdivision to the higher density.

The proposed provisions relating to the application of the dual density code are contained within section 4 of this report.

3.3.2 Interface between Commercial and Residential Development

The land to the west of the subject site is zoned "Mixed Business" under Council's Town Planning Scheme No 3, with land use and design determined by the Catalina Central Structure Plan. This land is also owned by KingOpen, and includes a neighbourhood centre and bulky goods commercial precinct. The Structure Plan and associated Planning Framework also include an area anticipated to provide for transitional land use and pedestrian linkages to the neighbourhood centre.

The Structure Plan and Scheme Amendment which designated the neighbourhood centre had envisaged that a mixed use element be developed in this area to act as a transition to the proposed residential ODP area. In finalising the Amendment, however, the Minister determined that residential uses were not to be permitted in this zone. Accordingly, Amendments to the Structure Plan for this transitional area are still being considered, with potential scenarios as follows:

- The lots being developed for low impact transitional uses including day care, medical centre and office uses;
- The lots being re-zoned under the Scheme to enable development of medium density residential product, with specific design controls to deal with the interface with the adjoining shopping centre.

Under either of these scenarios, the result would support the residential development on site subject of this ODP, with either a residential or low impact commercial interface being produced. Therefore, while the transition area is currently under review, the land uses proposed for the site in either scenario would not compromise the residential development. The details of the transition and interface will be resolved through subsequent subdivision and development processes, with the provision of a street interface between the zones providing lateral scope for this process so as not to compromise the final outcome. This outcome will be determined and controlled through the detailed planning of the Precinct Plans and the Design Criteria.

3.4 POS & Drainage

3.4.1 Surface Water

Surface water drainage in the subject area will consist of a combination of piped and overland flow paths. As previously discussed with and supported by the City, drainage from the shopping centre to the north of the subject area will be incorporated into the system, and will discharge into the proposed landscaped basin in the north-eastern corner of the site. Storm events up to a 5-year Average Recurrence Interval (ARI) will be conveyed via a conventional piped network, with flows from larger events up to 100-year ARI being conveyed by a combination of the piped network and overland flow paths within the road reserve.

A layer of clayey soil underlying the proposed drainage basin will inhibit infiltration of stormwater within the basin. Surface runoff will be preferentially infiltrated into the groundwater table via a number of vertical leach drains extending through to the coarse sand located below this clay layer.

Surface runoff will go through a series of treatment processes to remove nutrients and contaminants prior to discharge into the groundwater. After treatment, the stormwater will be discharged from the storage basin to the vertical leach drains via low-flow orifice & riser structures to ensure the capacity of the leach drains is not exceeded.

3.4.2 Nutrient Management

The use of vegetated bio-retention systems will minimise nutrient contamination in stormwater runoff and groundwater. These systems are usually placed along roadways or POS areas and contain filtration media that remove contaminants from surface runoff during minor events before it enters the drainage system. Bio-retention systems will be designed to retain and treat runoff from the 1-year ARI events, which comprise 99% of all rainfall events.

Subsoil drains will be installed underneath the bioretention areas, to ensure that the filter material is draining effectively and does not remain inundated for excessive lengths of time. These subsoil drains will discharge to the vertical leach drains, where the treated surface runoff will be infiltrated into the groundwater.

Gross pollutant traps will also be utilised in the Brooks Gardens development to remove pollutants and improve surface water quality before discharging into the storage basin.

3.4.3 Provision of POS

Western Australian Planning Commission (WAPC) policy requires a minimum of 10% public open space to be provided in residential developments. Given that the total area of the Brooks Gardens site is 8.6325ha, a minimum of 8633m² of open space is required.

The WAPC's "Liveable Neighbourhoods" guidelines recommend that a 50% credit be allowed for any POS area inundated in a 10-year Average Recurrence Interval (ARI) event, and a 100% credit allowed for the additional POS area inundated in a 100-year ARI event.

For this development, the POS area that will be inundated in a 10-year ARI event is estimated to be 3600m², and the area inundated in a 100-year ARI event is 4366m².

The open space provided is as follows:

Total POS area	1.1200 ha	
Less total drainage basin ¹	<u>0.4366 ha</u>	
	0.6834 ha	
Plus 50% credit for 10-year ARI	0.1800 ha	
Plus 100% credit for 100-year ARI ²	<u>0.0766 ha</u>	
POS provided	0.9400 ha	= 10.9%

These figures are indicative only and will be subject to refinement at subdivision stage. It is acknowledged that any POS credits are reliant on the basin being developed and landscaped such that it meets amenity requirements, flow regulations and intermittent inundation levels sufficient to meet the requirements of the WAPC and the City of Albany. It is apparent, however, that the proposal has capacity for sufficient public open space at the conceptual stage.

3.5 Activity Centres, Industry and Employment

3.5.1 Brooks Gardens/Catalina Central

The subject site abuts the Brooks Gardens activity centre, which is being developed in stages. Development in the centre is guided by the Catalina Central Structure Plan (part of the Catalina Central Planning Framework) which was adopted by Council on 14 December 1999 to establish an overall concept for the creation of a mixed use centre in the northern part of Albany.

To date, Development Approval has been issued by Council for the:

- Neighbourhood Centre (including supermarket);
- Lifestyle Village;
- Bulky goods showrooms; and
- Service Station.

Construction of these elements is underway and future stages of development are expected to include nursing home and medical facilities.

The existing and proposed developments provide a high level of access for future residents of the proposed residential estate and will adhere to the principles of Liveable Neighbourhoods. The developments will also provide local employment opportunities to the future residents. The development of the residential subdivision associated with this ODP will complement this framework and range of uses.

¹ Total inundated area in a 100-year ARI event

² Additional area inundated in a 100-year ARI event (= 4366m² - 3600m²)

3.5.2 Milpara Industrial Estate

To the south and west of the site, extending on both sides of Chester Pass Road is the Milpara Industrial Estate, currently zoned Light Industry within TPS No. 3.

This area has grown and evolved and many uses are gradually upgrading in character from earlier light industrial uses to showroom and commercial uses. It is expected that this is a trend which is likely to continue, eventually establishing Chester Pass Road as a major commercial/showroom strip similar to Albany Highway in Cannington and Great Eastern Highway in Belmont. It should not, at this stage, be supposed that this would necessarily adversely impact on light industry uses within the body of the Milpara industrial area itself.

3.6 Movement Network

3.6.1 Background

In support of the CCSP and Amendment No. 220, a traffic impact report was prepared by Arup in March 2002. The purpose of the report was to present a factual and objective document outlining the possible traffic impacts of a future Catalina development, particularly in the context of the future Yakamia Structure Plan in respect to traffic impacts on Chester Pass Road.

An assessment of the impacts of both the stand-alone Catalina development and the Yakamia development was undertaken.

The analysis shows that for at least the next 20 years (until the Yakamia development proceeds), the Catalina development will have only a marginal impact on the traffic operations along Chester Pass Road. No increase in delays to through vehicles (such as large trucks etc) travelling along Chester Pass Road would occur. Heavy vehicles travelling along Chester Pass Road will therefore not be impinged by the Catalina Central development.

In conjunction with MRWA, Arup developed concept designs for initial and ultimate staggered 'T' intersections of Newbey Street and Catalina Road with Chester Pass Road. A stagger distance of 170 m has been agreed following detailed analysis by MRWA and this distance has been achieved in the structure plan. It has been agreed that this will be constructed by KingOpen as part of the development of the Neighbourhood Centre.

3.6.2 Brooks Gardens Boulevard

More specifically in relation to the development of Pt Lot 39, MRWA has accepted the location and alignment of the Brooks Gardens Boulevard intersection with Chester Pass Road, subject to it only servicing local development, and therefore the Boulevard curves to the south to connect to Catalina Road. This road alignment was "locked in" as part of the Catalina Central Structure Plan, and was been accepted as part of the Preliminary Concept Plan prepared in support of the rezoning of the subject land from 'Rural' to 'Residential Development'.

The Outline Development Plan subject of this report therefore allows for the opportunity of extending Brooks Gardens Boulevard to the east, via a T-junction intersection with the proposed Road 4. Importantly, the location of the extension of Brooks Gardens Boulevard to the east, and the naming of the roads according to junction priorities, is flexible and the junction may be sited further south if preferred. This can be determined through more detailed design at the subdivision stage.

In the event that the extension of Brooks Gardens Boulevard through to Catalina Road does result in being the preferred option, this will result in merely minor modifications to the ODP.

It is therefore evident that the development proposed will not impact on the existing and proposed road network developed as part of the CCSP, in consultation with Main Roads WA, the Department for Planning and Infrastructure and the City of Albany.

3.6.3 Local Road Design

Given that the alignment of Brooks Gardens Boulevard has been determined through the Catalina Structure Plan, this has dictated the design for the balance of the land subject of this ODP, which is based on a series of paralleling curved roads. There is only one other connection to Catalina Road via its intersection with Stirling View Drive extending north south. The location of Stirling View Drive has also been determined through the CCSP.

Road 1 has been designed to be slightly wider than the balance of the road network to allow the street to include landscaping and, in particular, strong landscape linkages to the open space.

3.6.4 Shared Paths

As previously mentioned, the design allows for strong legible pedestrian and cyclist movements, given the proximity of the site to the Neighbourhood Centre. Shared paths are proposed on Brooks Gardens Boulevard, Catalina Road, Roads 4 and 5, and Stirling View Drive (most appropriate side of the Stirling View Drive to be determined at a later stage as it falls outside the scope of this ODP). This allows for north-south and east-west connections throughout the site. A series of pedestrian accessways are also proposed, and shown on the plan as desire lines, through to the shopping centre and linking with shared paths within the subdivision.

3.6.5 Traffic Management

The ODP layout comprises a series of curved roads which are designed to minimise traffic speeds and discourage through-traffic. All roads will be designed in accordance with recognised Engineering standards.

The main access street curving around the north and east sides of the land (Brooks Garden Boulevard and Road 4) is an 18m road reserve with 7.5m wide pavement, while the other streets within the subject land have 15m road reserves with a 6.0m pavement width. The exception is Road 1, a short south-west to north-east street which is a divided "boulevard" with one lane in each direction, and a road reserve width of 20m.

The 15m road reserve design of Roads 2, 3 and 5 has allowed sufficient space for all required services within the verge, when providing a 6m wide pavement.

The design of these access streets are within WAPC's "Liveable Neighbourhoods" guidelines, which recommend a minimum road reserve width of 14.2m, and pavement width of 6m. The Institute of Municipal Engineers Australia's (WA Division) "Local Government Guidelines for Subdivisional Development" recommend a road reserve width of 11.5m-15.0m for access ways, with a pavement width of 5.5m-6.0m.

WAPC's "Liveable Neighbourhoods" guidelines make a number of recommendations to control vehicle speeds to acceptable levels, including:

- carriageway alignment and width;
- visual enclosure (street trees and buildings);
- frequency of side streets and associated traffic;
- direct property frontage and driveway activity, and;
- on-street parking activity.

The streets within the subject land will have most, if not all, of these features, and no additional traffic calming measures are considered necessary.

3.7 Open Space and Facilities

Given the scale of the proposed development, no district or regional open space or facilities are proposed as part of the ODP.

A range of Regional and District recreational facilities are available within Albany, including the Albany Regional Sporting Complex located at Centennial Park some 1.5 kilometres to the south of the subject land. A network of Regional Open Space is planned for the immediate area south and east of the subject site as part of the Yakamia Structure Plan.

The proposed ODP includes provision of local open space capable of meeting the required 10% (refer section 3.4). The open space is proposed to be located on the north east portion of the site, and includes a landscaped drainage basin to Council's requirements. It is proposed for the site to be fully landscaped and developed with seating and play equipment in accordance with Council specifications. This will provide for local open space and recreational requirements, as well as enhancing the aesthetic appeal of the overall development.

The details of the open space development will be provided at the subdivision stage. It is acknowledged that should full POS credits not be granted, cash in lieu payments would be required as a condition of subdivision. This scenario is able to be accommodated within the local context given the existence of vested Public Open Space at the corner of Mercer Roads and Chester Pass Road, and the capacity for additional land for POS to be accommodated within the transitional area between the residential area and the Neighbourhood Centre.

3.8 Servicing

Overall servicing requirements for the subject area were determined during the assessment of KingOpen landholdings for the CCSP. Due to the topography of the land, it was anticipated that servicing of the whole area would be integrated. The requirements for the site include the following systems: stormwater drainage, water reticulation, sewer reticulation, underground power and communications. These are described below.

3.8.1 Stormwater Disposal

During the Catalina Central Structure Planning process, drainage catchment areas were determined for KingOpen's entire site. As a result the subject land was included in the largest of these catchments – Catchment A (see **Figure 6**). It extends from Chester Pass Road along Catalina Road, primarily including Lots 40, 101 and 39. The stormwater discharge from this catchment will be directed into a landscaped constructed basin on what is considered to be the centre of the catchment on Pt Lot 39.

In accordance with the Department of Environment and Water Catchment Protection, the basin surface area will be 2-3% of the catchment area.

3.8.2 Utilities

3.8.2.1 Water Reticulation

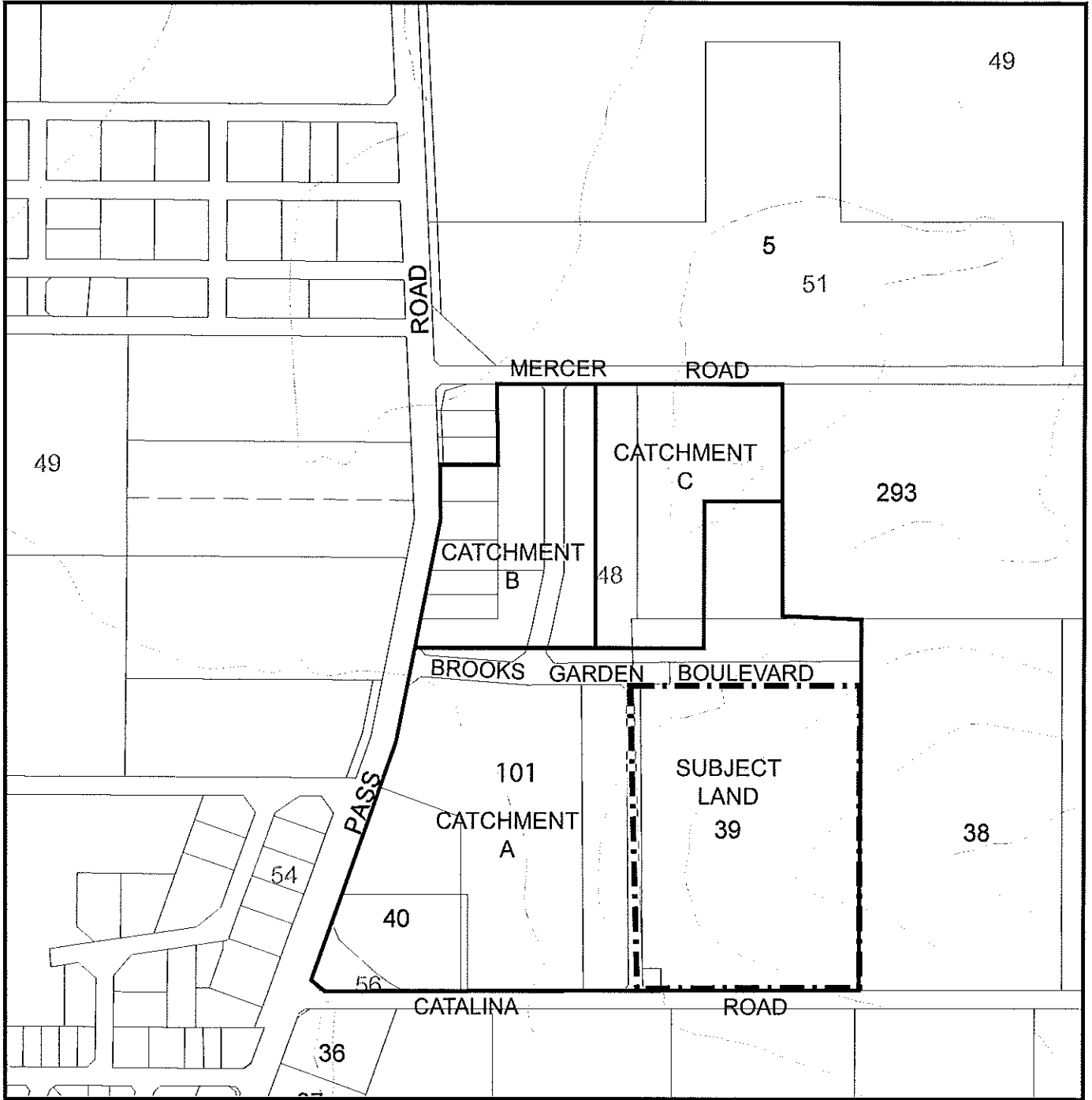
The water supply system will comprise a reticulated piped supply from the Water Corporation network.

The Water Corporation current supply network includes a 200 mm cast iron main that runs along the eastern side of Chester Pass Road and a short section of 100 mm AC main in Mercer Road, but no main in Catalina Road.

The 200 mm main in Chester Pass Road should have sufficient capacity to service the proposed development. The Precinct will be reticulated to Water Corporation's standards.

3.8.2.2 Sewerage

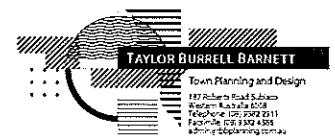
The subject area will be serviced by the sewer pump station in the north eastern corner of the site. The wastewater on the site will be gravity fed to the pump station. A pressure main is proposed from this pump station, running along Brooks Gardens Boulevard and Catalina Road before discharging into an existing access chamber on the south western boundary of Lot 40 Catalina Road.



EXISTING DRAINAGE CATCHMENT

0m 10m 20m
 job no. - 03/138/FIG5
 date - APRIL 2005

Figure 6
 6



3.8.2.3 Power

Electrical power will be supplied by providing an underground power distribution in accordance with Western Power's requirements.

3.8.2.4 Communications

The telephone services connection and distribution will include lead in cable, site main distribution frame and telephone backbone cabling distribution from main distribution frame to underground cable joints installed within pits. Underground telephone conduit system will also include conduit access for telephone services to each house.

3.8.3 *Short and Long Term Servicing*

The systems described above were designed with long term requirements in mind.

The basin constructed to the north east of the subject area has been designed to have capacity for the stormwater drainage collected from the subject area. With regards to the rest of the catchment area, the drainage system can be connected to the basin as soon as it is constructed. The exception is the drainage for the Shopping Centre. At present there is a temporary stormwater basin situated on Lot 1006 to service the Shopping Centre. Once the subdivision occurs, this temporary basin will be removed and the discharge from the Shopping Centre will be piped to the storage basin via the subject area drainage system.

The water main extension along Brooks Gardens Boulevard from Chester Pass Road will have capacity to service the subject area. In the short term the water main is extended as far as the sewer pump station. A further extension of the water main is proposed down Road 4 to give direct access to the subject area.

The sewer system described will be incorporated into the sewer system along Chester Pass Road.

The power and communications systems will be extended to the subject area as required.

All the systems have been designed to their ultimate capacities to service the whole catchment area. Once construction of these systems is complete to the requirements of the various authorities, they will be taken over by the authorities. The stormwater drainage system will be taken over by City of Albany, Water and Sewerage will be taken over by Water Corporation and Western Power will take over Underground Power.

3.9 Education Facilities

There is no requirement for schools within the ODP area, given its scale and existing and planned facilities in the locality.

Yakamia Primary School is located 1 kilometre to the south, with two additional primary school sites provided for in the Yakamia structure plan south and east of the subject site. North Albany High School is located 1 kilometre to the west. A range of private primary and secondary schools are also available within Albany.

Tertiary education is available through the Great Southern Regional College of TAFE and the Albany Annexe of UWA.

4.0 IMPLEMENTATION

4.1 Cost Sharing

As the ODP is within single ownership, cost sharing provisions are not required, although cost contributions will be required towards the upgrade of Catalina Road as part of later subdivision approval. Cost contributions for school sites and other infrastructure will also be managed through the normal subdivisional process.

4.2 Town Planning Scheme

The ODP will be operated under the current provisions of the City of Albany Town Planning Scheme No 3.

Amendment 244 to the Scheme rezoned the site to 'Residential Development'. Clause 5.4 of the scheme establishes the framework and head of power for Outline Development Plans in the determination of development and subdivision. The ODP presented meets the requirements of the Scheme provisions and will take effect upon endorsement of the WAPC under Clause 5.2.2.

4.3 Subdivision and Development

Subdivision and development will be in accordance with the Outline Development Plan shown in **Figure 7**. It is noted that the WAPC must have due regard to the provisions of the ODP, and may only approve a subdivision that conflicts with the Plan in very limited circumstances. Notwithstanding, the movement systems, general configuration and zonings will be determined by the ODP.

Residential Development will be determined through the application of the Residential Design Codes in accordance with the density coding applicable in the ODP. Residential development will be in accordance with the Residential R20 coding except where the provisions of the dual coding provisions are applicable.

4.4 Dual Density Coding

Development within the Brooks Gardens ODP will be in accordance with the provisions of the Residential Design Codes provisions for Residential R20 except where the following applies:

4.4.1 Grouped Dwellings

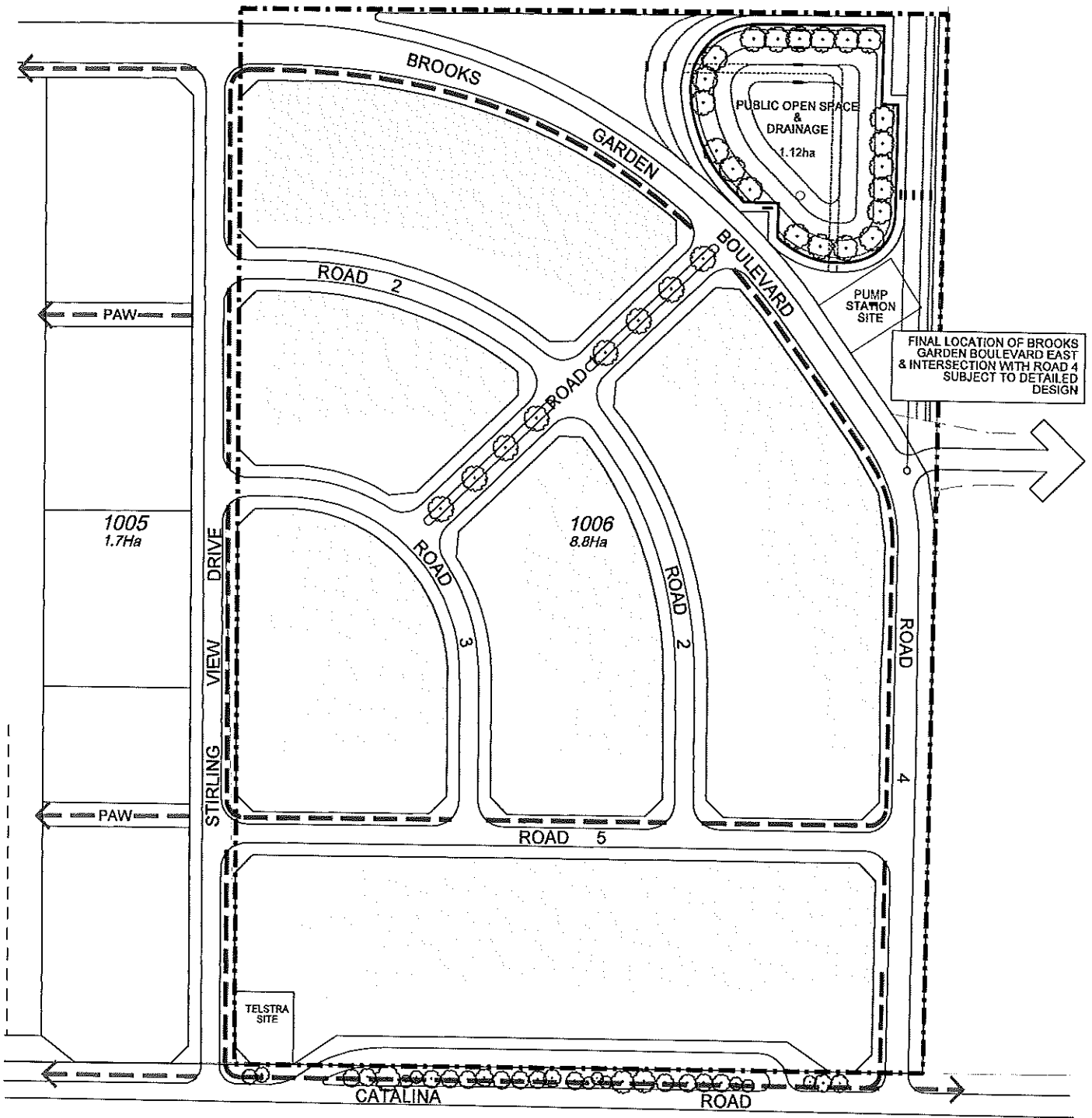
A density of R30 (and its associated provisions under the Residential Design Codes) will apply to lots within Brooks Gardens ODP where the following requirements are satisfied:

- a) A minimum lot area of 600 square metres;
- b) A minimum lot frontage to a public street(s) of 30 metres;
- c) Where R30 would create the opportunity for a duplex on a corner lot, the dwellings providing outlook and frontage to both streets.

4.4.2 Subdivision

Proposals for subdivision to the Residential R30 density may be supported by Council where the following requirements are satisfied:

- a) Development has occurred in accordance with the Grouped Dwelling provisions above; or
- b) The proposal is supported by a Detailed Area Plan to the satisfaction of Council addressing:
 - Solar Orientation;
 - Zero lot lines;
 - Garaging and access;
 - R-Code variations.
- c) A presumption against battle axe lots applies. Each lot is to have a minimum frontage of 10 metres, unless rear lane access is provided.



- LEGEND**
- RESIDENTIAL R20/30
 - SHARED PATHS
 - PUBLIC UTILITIES
 - DESIRE LINES
 - SUBJECT LAND

BROOKS GARDENS - OUTLINE DEVELOPMENT PLAN / LOCAL STRUCTURE PLAN

OUTLINE DEVELOPMENT PLAN

Job no. - 03/138/003C
date - SEPT 06

Figure 7

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CITY OF ALBANY

SCHEME AMENDMENT REQUEST

LOT 300, 507, 526 LANCASTER ROAD

Prepared
by



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SEPTEMBER 2006

1.0 INTRODUCTION

The purpose of this Scheme Amendment Request (SAR) is to gain Council's in principle support to rezone Lots 300, 507 and 526 Lancaster Road from the 'Rural' and 'Special Rural' zones to 'Residential Development' zone.

The following report addresses the key issues identified in the operational protocol for SARs, namely:

- i) Existing and proposed zonings.
- ii) Impacts of structure plans and strategic documents on site and zoning, i.e. the planning context.
- iii) The proposed method of integration of development on the site with adjoining lots.
- iv) Any precedent likely to be set.
- v) Services available to the lot(s).
- vi) Any special outcomes proposed to be introduced through the rezoning process.

2.0 EXISTING AND PROPOSED ZONING

Lot 300 is 5.23 ha in area and is located on the south side of Lancaster Road. It is currently zoned 'Rural' and abuts the Water Corporation's buffer area to the Timewell Road waste water treatment plant. A portion of the property adjacent to the southern boundary falls within the buffer area and cannot be built on. Lots 507 and 526 are 38.1 ha and 19.4 ha respectively and have been zoned 'Special Rural' for many years but have never been developed for that purpose.

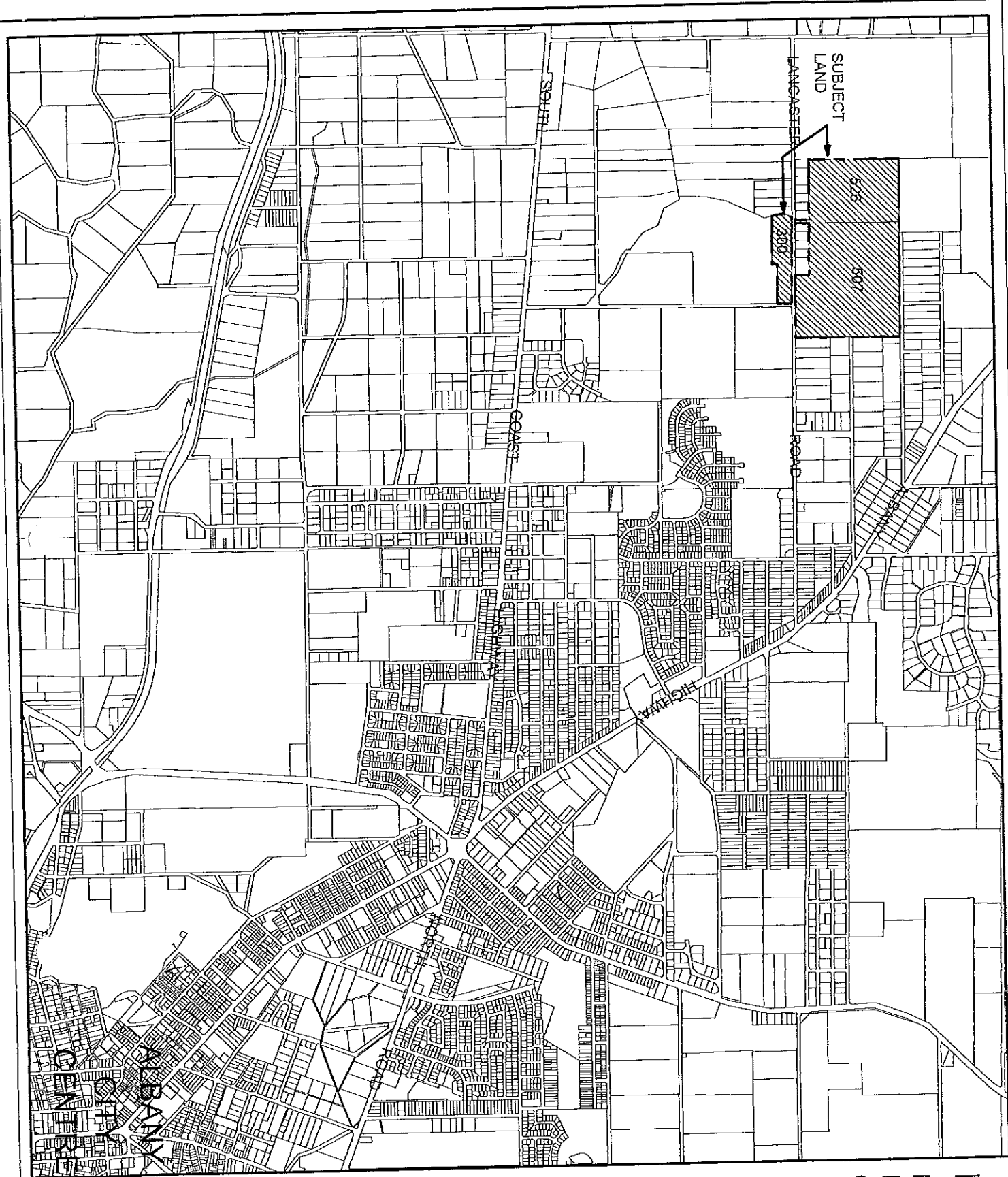
It is proposed that all three lots be zoned to the 'Residential Development' zone.

3.0 PLANNING CONTEXT

The key planning document relating to the property is the Albany Local Planning Strategy which has been endorsed for advertising by both Council and the Department for Planning & Infrastructure. The subject land is included predominantly within the Future Residential area which relates to land likely to be developed within the next 20 years. With vegetation issues potentially compromising the major development areas of Yakamia and Bayonet Head, it is important that other development fronts are created. Larger parcels of land are more likely to be developed comprehensively than the more fragmented parcels of land where land owners often either do not proceed to the development stage or only release one or two lots at a time.

4.0 METHOD OF INTEGRATION WITH ADJOINING LOTS

Should the property be zoned 'Residential Development', one of the requirements of the Scheme is that an overall structure plan be prepared for the area to the satisfaction of Council and the Western Australian Planning Commission. The preparation of the structure plan will require adjoining property and landuse to be taken into account so that there is a fully integrated plan for the area. Key issues to be considered include:



LOCATION PLAN
 Lots 300, 507 and 526
 Lancaster Road
 City of Albany

190

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 Chartered Surveyors & Engineers
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- The Timewell Road waste water treatment plant buffer area which partly effects Lot 300;
- The trotting track and its possible impacts on nearby housing;
- The speedway and associated noise impact on residential amenity;
- The integration of development with possible adjoining Special Rural and Special Residential development;
- Provision for a traffic management plan and drainage management plan;
- Public open space, schooling and possible provision for a local centre.

5.0 PRECEDENT

As the proposed rezoning will be framed in the context of Council's strategic planning for the area, it is considered that the question of precedent does not arise.

6.0 SERVICES

The land fronts Lancaster Road which has been constructed to a sealed rural standard with table drains on either side. Contribution to the full upgrading of this road is anticipated as part of any future development.

The area is serviced with overhead power lines and this supply can be extended to service the development. Underground power will be provided in accordance with current policy.

Scheme water is also available and can be extended to service the area.

While scheme sewer is not currently available, the area can be serviced with a comprehensive sewer system pumping to the Timewell Treatment plan which is located to the south.

As noted in section 3 above, the capacity of existing and proposed schools, community and shopping facilities will need to be investigated as part of the structure planning process.

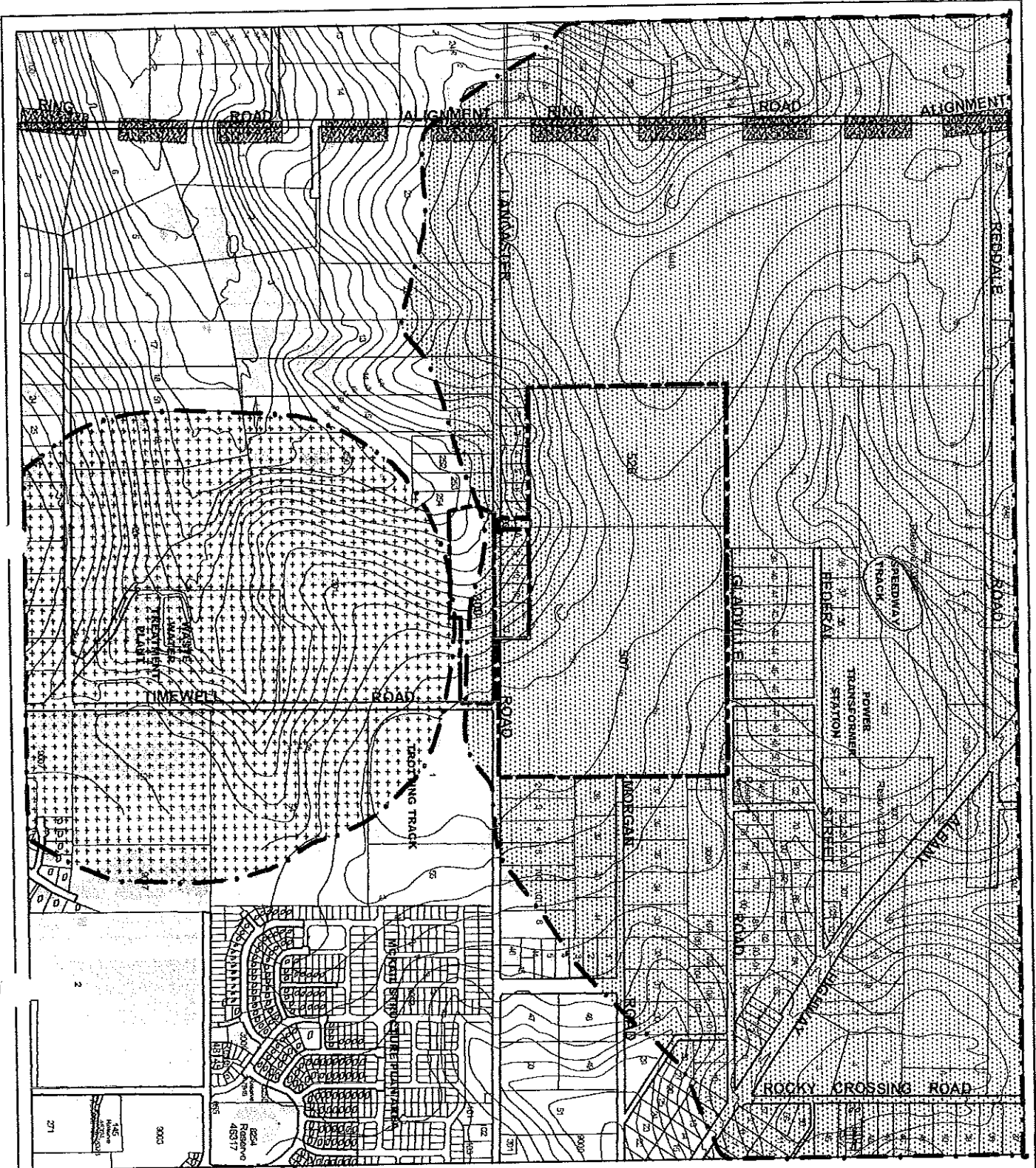
7.0 DESIRABLE OUTCOMES

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



8.0 CONCLUSION

Rezoning of Lots 300, 507 and 526 Lancaster Road for residential purposes is anticipated in Council's Local Planning Strategy and with the immanent completion of the nearby McKail Structure Plan area, this land represents the logical extension of the development front. All essential services can be provided to the site and the size of the area will enable a comprehensive subdivision to be developed. An overall structure plan will be required prior to subdivision applications being lodged and this will enable issues identified in this report to be addressed.

Council's approval in principle for the proposal will enable detailed rezoning documents to be drawn up.



SITE CONTEXT PLAN
 Lots 300, 507 and 526
 Lancaster Road
 City of Albany

- LEGEND**
-  Speedway Noise Buffer
 -  Waste Water Treatment Buffer

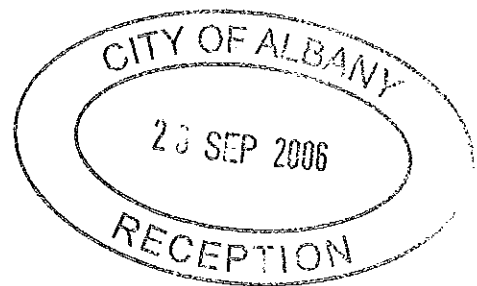
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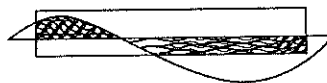
CITY OF ALBANY

REZONING REQUEST REPORT

LOT 6849 SANDALWOOD ROAD, WELLSTEAD



Prepared
by



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SEPTEMBER 2006

1.0 INTRODUCTION

The owners of Pt Lot 6849 Sandalwood Road Wellstead wish to rezone a portion of their property to Special Rural to enable subdivision and land release south of the Wellstead townsite.

In accordance with Council's procedures for rezoning, this report requests support for the proposal prior to proceeding with detailed Scheme Amendment documentation.

2.0 BACKGROUND

The property adjoins the eastern and western side of the Wellstead townsite and fronts Hassell Highway (South Coast Highway) to the north and Sandalwood Road to the west.

Lot 6849 is used for broadacre agriculture. The site contains a dwelling, farm buildings, fences, dams and some remnant vegetation.

3.0 AREA & ZONING

Lot 6849 is 1203.4 ha in area and is currently zoned Rural under Town Planning Scheme No. 3. It is proposed to rezone a portion of the site to Special Rural and introduce appropriate special provisions to guide subdivision and development.

4.0 PLANNING CONTEXT

4.1 Lower Great Southern Strategy (2005)

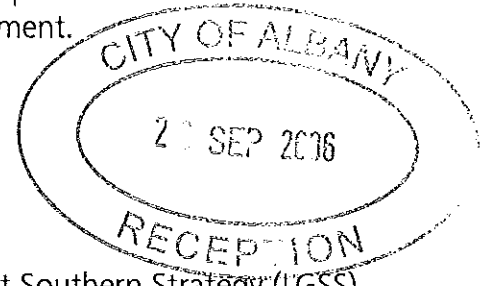
Wellstead is identified as a Rural Village in the Draft Lower Great Southern Strategy (LGSS). Relevant planning issues facing rural settlements include:

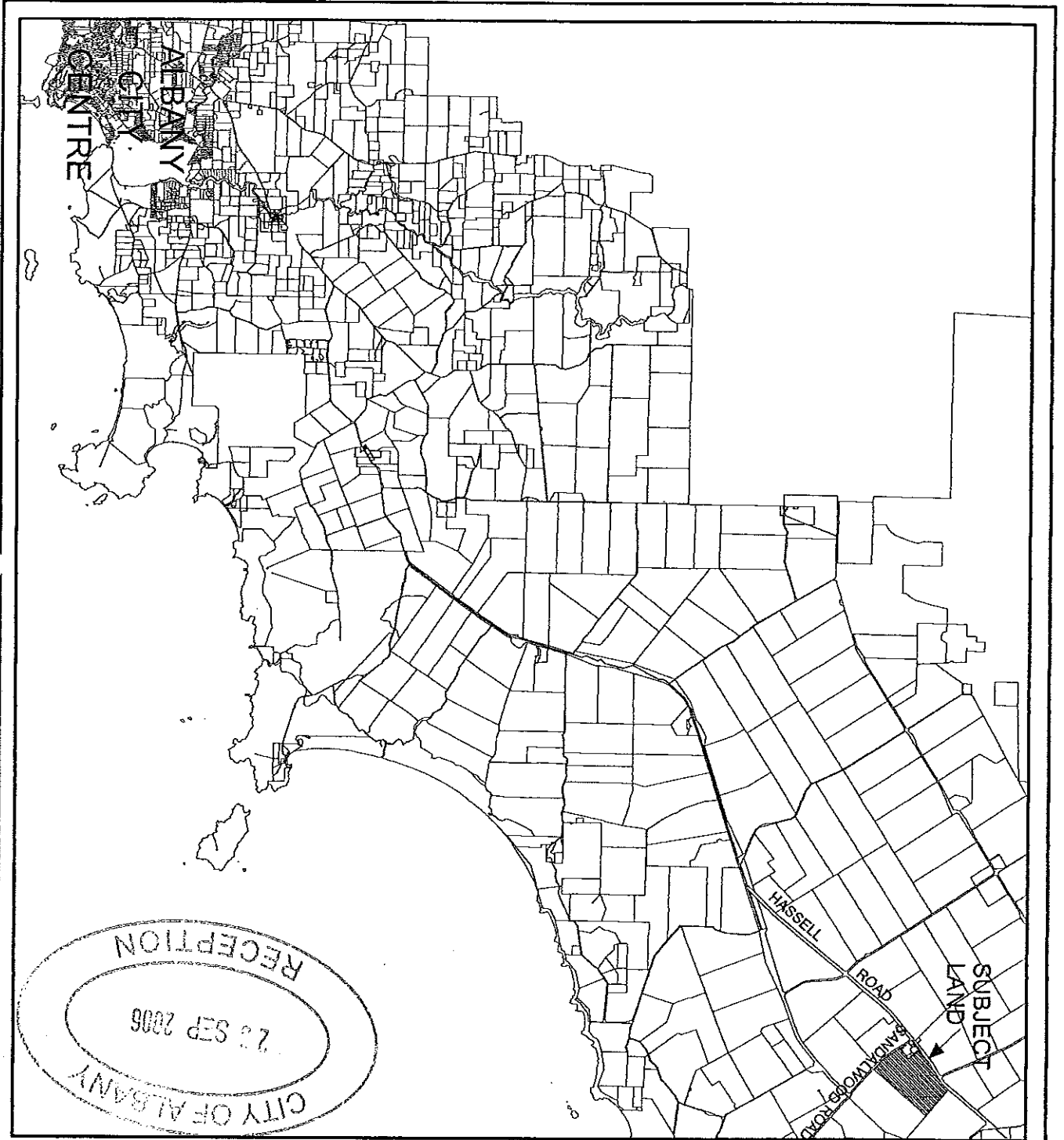
- Loss of population
- Cost of extending infrastructure
- Availability of water and constraints to the supply of residential land, in particular Native Title claims.

One of the objectives contained in the strategy is "ensure the sustainable growth of settlements in accordance with the settlement strategy." Actions include identifying sufficient land to town expansion in local planning strategies and preparation of conceptual structure plans. In recognition of the lack of infrastructure the LGSS advocates the development of "innovative approaches to supplying country towns with water" and "alternative sewerage treatment technologies for rural villages."

4.2 Albany Local Rural Strategy (1996)

The Rural Strategy includes the following General Policy relevant to this proposal.





LOCATION PLAN
 Lot 6849 Sandalwood Road
 Wellstead City of Albany



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"GP 49 Expansion of Remote Townsites. Due to their remoteness from urban facilities, when necessary Council will provide for the expansion of Manypeaks and Wellstead townsites."

4.3 Albany Local Planning Strategy (Draft)

This proposal is consistent with the Albany Local Planning Strategy (ALPS) which is on public exhibition until 15 December 2006. Part 8.3.6 of ALPS deals with Rural Villages and contains the following Strategic Objective.

"Facilitate and promote the retention and sustainability of existing rural settlements".

Table 7 of ALPS lists the function of Wellstead as "Urban Residential / Rural and Mining Service Centre". The growth scenario in Table 7 is "Growth as per endorsed Townsite Strategy".

4.4 Wellstead Townsite Strategy (2002)

The Wellstead Townsite Strategy (WTS) is the most relevant planning document in respect to this Scheme Amendment Request. In terms of land use and the need for land release, the Strategy cites, the overwhelming priority is for new residential allotments.

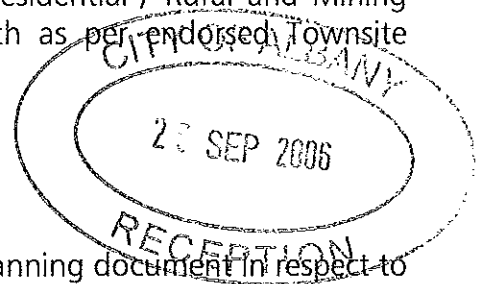
The WTS provides a clear strategic direction for the development of Wellstead considering the opportunities and constraints. It was prepared in response to the demand for land release. The WTS was formulated through extensive community consultation and drew together the various townsite issues and proposals to provide a framework for long term economic, social and residential development of the townsite. The WTS contains twenty recommendations and defines a special set of development standards and conditions particular to the Wellstead context.

Figures 5 and 6 of the WTS identify the subject land as 'Rural Retreat – Hobby Farms, Residential Composite/Home Occupation/Home Business Use approximately 2 ha lots.' WTS concludes that Area 9 is the preferred site for development.

An indicative subdivision plan for the southern special rural zone is included in the WTS. Clause 6.1 of the Strategy identifies the subject land as a short term option for development and advocated Stage One, being five lots fronting Sandalwood Road.

5.0 INTEGRATION WITH ADJOINING USES

Adjoining land to the north of the site is zoned residential and rural under Town Planning Scheme No. 3. The 2000m² lots (UCL) in Lawrence Street, together with the vacant Crown Land are subject to a current native title claim which has stalled and is a major constraint to townsite development. Because of the protracted process and uncertainty with the release





Legend

- Existing and Future Roads
- PAW/ROW (Future Road Linkage)
- Landuse/Lot Size Cell
- Transfer Station Buffer (Indicative)

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. School Site 2. Town Centre/Tourist & Residential Uses
1000m2 - 2000m2 lots 3. Residential, Tourist & Home Occupation/
Home Business Uses
approx. 2000m2 lots 4. Recreation Grounds & Hall & Conservation
of Flora and Fauna 5. Residential & Home Occupation. Locate
Home Business Uses adjacent to area 7 6. Service/Light Industry
approx. 4000m2 lots 7. Service Industry/Composite Uses
(Less Intensive)
approx. 3000m2 lots | <ol style="list-style-type: none"> 8. Water Site Reserve 9. Rural Retreat - Hobby Farms, Residential
Composite/Home Occupation/Home Business Uses
approx. 2Ha lots 10. Rural Retreat Conservation - Residential/
Home Occupation/Home Business/Tourist Uses
approx. 2Ha lots 11. Possible Transfer Station Site 12. Town Centre/Community Uses 13. Conservation of Flora and Flora 14. Transfer Station Site or Light Industry/Composite Uses
approx. 4000m2 lots, subject to further study |
|---|--|

Wellstead Town Site

Indicative Landuse & Layout

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↑
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 Figure 5

1. Townsite Approach.
Maintain amenity and character by protecting/enhancing remnant vegetation on approaches. Open up access and visibility of the townsite by emphasising the major entry at the Rest Area.

2. Potential for superfluous highway reserve to be transferred to Council for general community and other uses east of the resource centre and parks and recreation (eastern and western most portions).

3. CBH facility and generic 500m buffer as recommended by the Department for Environmental Protection. May be revised subject to specific study and approval. Detailed studies will determine the exact buffer widths.

4. Steepleman Street Right of Way. In process of being amalgamated into adjoining lots.

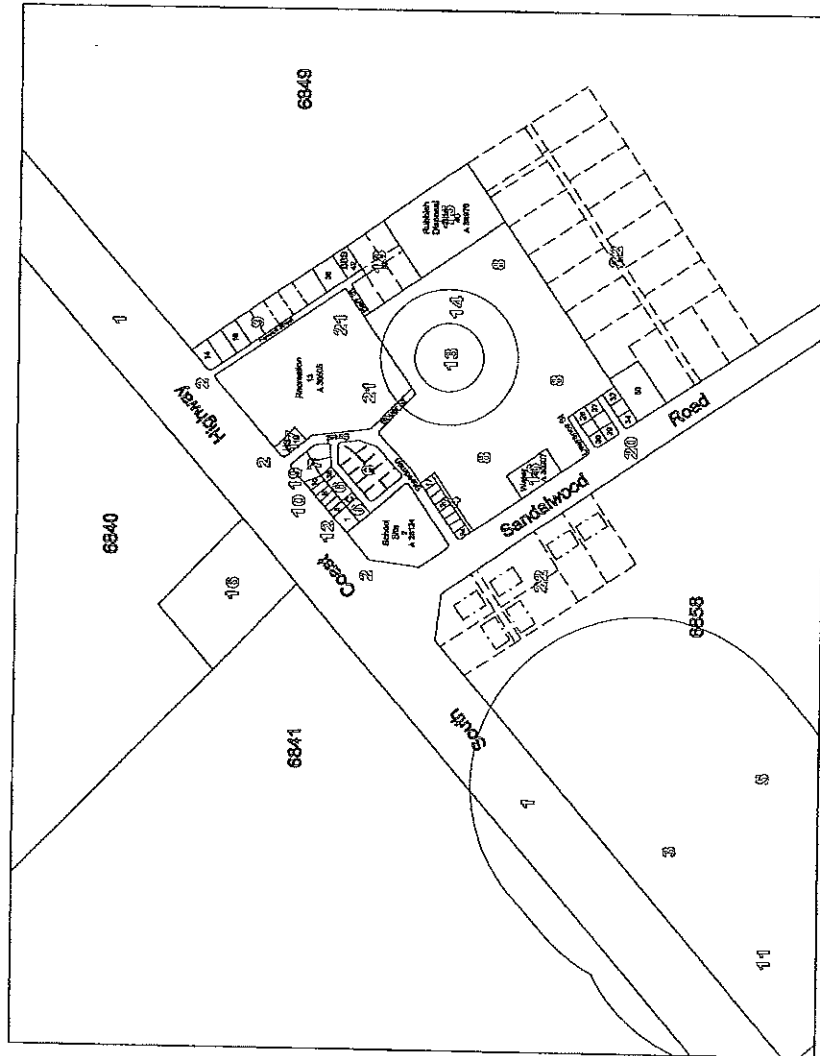
5. Proposed emergency landing strip site as identified by Aisling Committee. Grant application to Council unsuccessful. Development pending funding and site availability.

6. Potential for subdivision of Lehman Street residential area (2000m²) subject to Native Title and water supply issues.

7. Potential additional residential main street lots (2000m²) for commercial, tourist accommodation and services subject to Native Title and water supply issues.

8. Future development area for 2000m² - 4000m² residential lots. Larger home business lots may share use of possible Transfer Station buffer.

9. Potential for extension of Fenwick Street residential lots (4000m²) and include options for home business. Road frontage already constructed but electrical extensions and potentially significant water extensions required. Development potential subject to Native Title.



10. Rest Area currently under construction. To incorporate parking and landscaping. Also functions as an entry statement to town.

11. Potential site for industry subject to land acquisition and servicing constraints (particularly electricity). Buffers shared with CBH.

12. Site for Wellstead Resource Centre opposite shop to emphasise the importance of this node. To address both the rest area and Wellstead Road.

13. Existing rubbish tip, to be closed, rehabilitated and subject to further study, redeveloped as a Transfer Station.

14. Possible future transfer station buffer area (100m - 200m zones) as recommended by the Department of Environmental Protection. May be reduced subject to location, operation and management of the site. Detailed studies will determine the exact buffer widths.

15. Unutilised rubbish disposal site. Potential, subject to further study, for future transfer station site or for freshholding and residential/home business development subject to Native Title, servicing and demand.

16. Transfer water sites to the Public Purposes reserve.

17. Incorporate unused hall site within adjoining Recreation Reserve

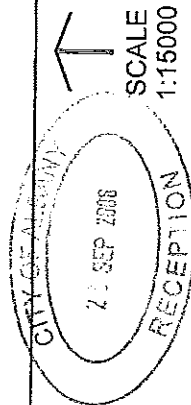
18. Lot 37 Fenwick Street (Light Industry Zone). Five large industrial lots provided via extension of Fenwick Street. Potential for caterakers dwellings, subject to Native Title, servicing and demand.

19. Emphasise Wellstead Road as the town's main street.

20. Sandalwood Road as access to main coastal recreation node (Cape Riche). Increasing traffic volumes anticipated by virtue of increasing coastal visits and development of Cape Riche Special Rural Zone.

21. Vegetated portions of Recreation Reserve retained for passive recreation.

22. Potential large lot development areas for residential, home business and tourist uses. Private freehold land so no Native Title constraints. Vegetation protection controls required in areas of bush and tree planting/retention required in existing cleared areas.



CITY OF ALBANY WELLSTEAD TOWN SITE STRATEGY

TO BE READ IN CONJUNCTION WITH FIGURE 5

05/25/06/06

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of Crown Land, the focus for short term development has been on private land surrounding Wellstead.

The WTS shows the land to the north as future development area for 2000-4000m² residential lots. Pending finalisation of the claim, low density residential development of that area will serve as a logical transition between the townsite, the proposed special rural zone and remaining rural land to the south.

6.0 PRECEDENT

The proposed rezoning will utilise standard mechanisms and terminology applicable to Special Rural Zones. The concept is consistent with the Wellstead Townsite Strategy and will not set any undesirable precedents.

7.0 SERVICES

7.1 Roads

The subject land fronts Sandalwood Road which, like the majority of roads in the townsite is constructed to and all weather gravel standard. Stage One of the subdivision, as set out in the WTS, advocates 5 lots serviced by the existing road.

7.2 Electricity and Telecommunications

The town is serviced by a single phase overhead electricity supply fed from the 3 Phase line servicing Bremer Bay. There is capacity for new single phase connections off existing lines, subject to transformer locations and capacity limits.

A basic telecommunications service is provided and can be extended to the proposed subdivision. New mobile phone coverage for the area has recently been activated.

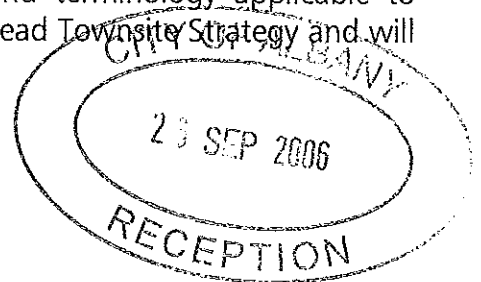
7.3 Effluent Disposal

Wastewater will be managed through individual on-site effluent disposal systems. In some instances inverted leach drains may be required for conventional septic systems or alternative units may be used. In any case a 300m² disposal envelope can be accommodated within the 2 ha lots, if required.

7.4 Water Supply

The Wellstead Townsite Strategy was prepared and adopted prior to the introduction of the current WAPC SPP2.5 and Policy DC 3.4 (2002) which requires all lots less than 4ha to be provided with reticulated water.

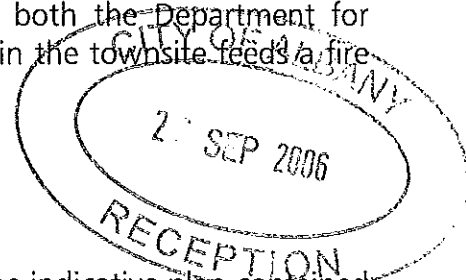
The WTS nominates a cell of 2ha Special Rural lots south of the townsite without reticulated water. This Scheme Amendment Request seeks lot sizes in accordance with the Townsite Strategy.



It is considered inappropriate and inefficient to create 4ha lots on the periphery of the Wellstead townsite.

In light of the initiatives contained in ALPS and the objectives for consolidation and sustainability contained in State and regional strategies and given the particular constraints identified for Wellstead, an exemption is sought to allow the creation of 2 ha Special Rural Lots.

The current water supply scheme for Wellstead is 'non-standard', in that all development is required to have its own roof catchment and storage. Potable water is provided by a 'top-up' system. The Water Corporation has supported the use of rainwater tanks for new development within the townsite, and because of the particular circumstances in Wellstead, the merits of a policy relaxation have been acknowledged by both the Department for Planning and Infrastructure and the Water Corporation. A bore in the townsite feeds a fire water storage tank and standpipe.



8.0 AMENDMENT PROPOSAL

The preliminary concept for seventeen (17) 2 ha lots is based on the indicative plan contained in the WTS. It represents a logical extension to the town site. The ultimate lot size for the subdivision will be based on the guidelines and initiatives contained in ALPS in relation to flexibility in lot sizes and water supply services for Rural Villages.

This matter will be fully assessed through the rezoning process. The creation of Rural Living lots in Wellstead presents an opportunity to investigate innovative solutions to infrastructure provision as advocated in ALPS, LGSS and the State Suitability Strategy.

9.0 SPECIAL OUTCOMES

In accordance with the guidelines and Strategy Actions contained in page 132 of ALPS and the aims of WTS, special provisions will be introduced to ensure the identified character of the town is reinforced and to allow a limited range of Home Businesses. Flexibility in lot sizes and land uses is advocated in ALPS, particularly in regard to water supply.

As outlined in the Wellstead Townsite Strategy, it is important to give every assistance to the maintenance and development of Wellstead on the basis of:

- Its isolation from urban support services;
- The rural population it supports; and
- The townsite already accommodates significant government and community infrastructure (school, water supply, sporting).

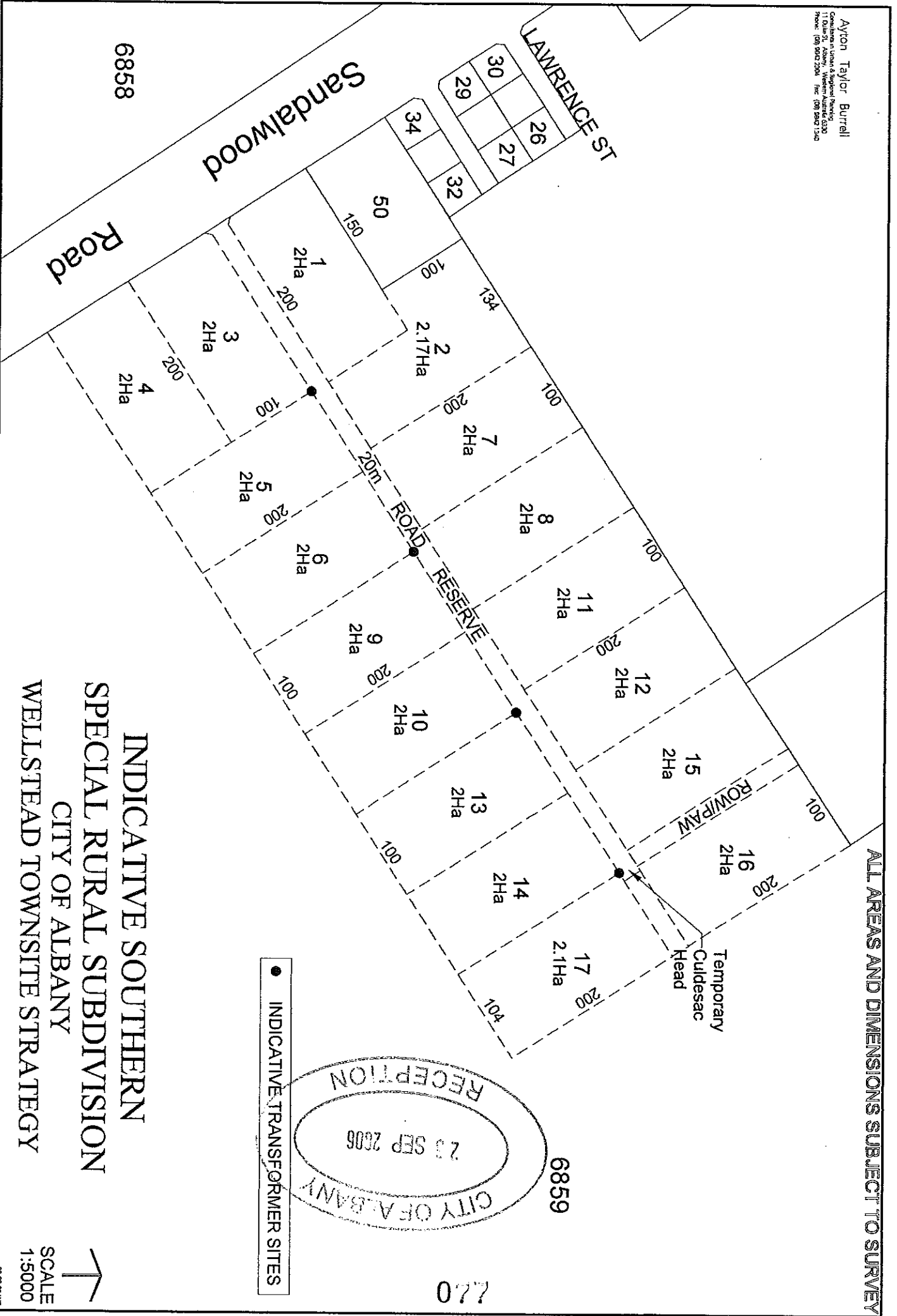
10.0 CONCLUSION

There is a demonstrated demand for residential land in the locality which is anticipated to increase with the development of the mine. This proposal to rezone land south of the townsite is in accordance with the adopted Wellstead Townsite Strategy and consistent with

the consolidation objectives of the State Sustainability Strategy and the Draft Lower Great Southern Strategy. The Strategy aims to encourage development around existing nodal settlement and ensure policies provide a presumption in favour of consolidating settlements. The strategy recognises this as an efficient use of resources and also assists in supporting social services such as libraries, schools and community facilities.

The rezoning will enable subdivision and land release to meet the demand for housing sites in Wellstead. Based on the stated aims of the Lower Great Southern Strategy, the need for innovative solutions to water supply, and in accordance with the adopted Wellstead Townsite Strategy, 2 ha Special Rural lots without reticulated water are justified. Support for the Scheme Amendment is requested.

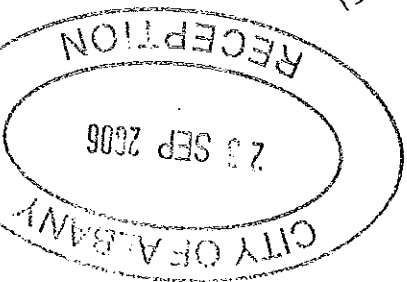




ALL AREAS AND DIMENSIONS SUBJECT TO SURVEY

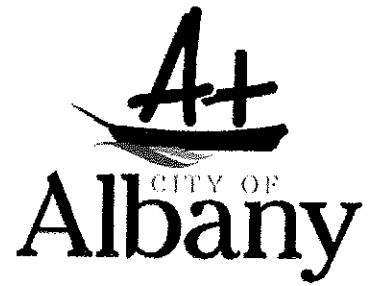
INDICATIVE SOUTHERN
 SPECIAL RURAL SUBDIVISION
 CITY OF ALBANY
 WELLSTEAD TOWNSITE STRATEGY

● INDICATIVE TRANSFORMER SITES



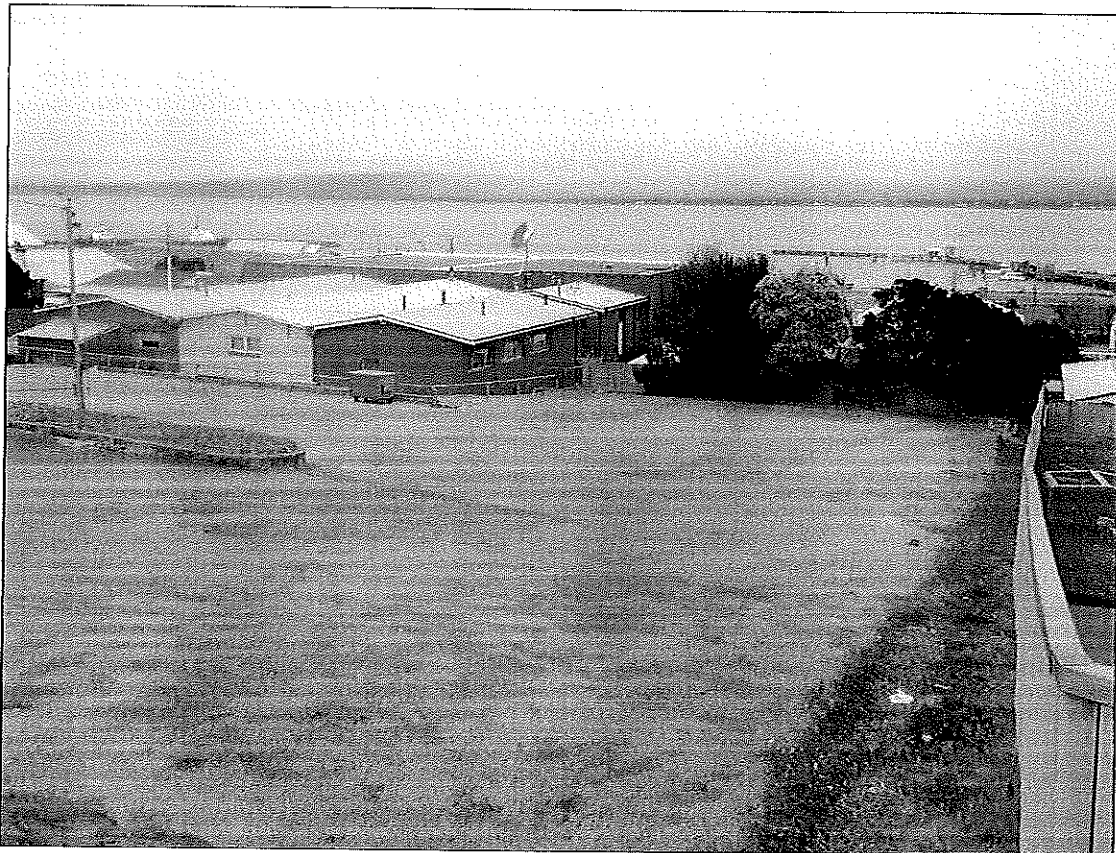
SCALE
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LOCAL PLANNING SCHEME NO. 1A

AMENDMENT NO. 158



Prepared for:

CITY OF ALBANY

by:



PROPOSAL TO AMEND A LOCAL PLANNING SCHEME

LOCAL AUTHORITY:	CITY OF ALBANY
DESCRIPTION OF LOCAL PLANNING SCHEME:	LOCAL PLANNING SCHEME NO. 1A
TYPE OF SCHEME:	DISTRICT SCHEME
SERIAL NO. OF AMENDMENT:	AMENDMENT NO. 158
PROPOSAL:	TO REZONE LOT 15 FREDERICK STREET, ALBANY FROM 'CLUBS AND INSTITUTIONS' TO 'RESIDENTIAL R30'.

SCHEME REPORT

1.0 INTRODUCTION

The purpose of this amendment to the City of Albany Local Planning Scheme 1A is to:

Rezone Lot 15 Frederick Street, Albany from the 'Clubs and Institutions' zone to the 'Residential' zone with a residential density coding of 'R30'.

The proposal will allow for the development of medium density housing on a site that has been previously used for car parking, but is no longer required to serve that purpose for the Stirling Club located on the nearby Lots S6 and S7 Stirling Street.

The rezoning will:

- Provide for residential zoned land in close proximity to the Albany town centre; and
- Provide for the removal of what is currently an expansive and unattractive parking area, and thereby making a positive contribution to improving the local streetscape.



2.0 SITE DETAILS

2.1 Location

The subject site has an area of 1012m² and comprises Lot 15 Frederick Street, Albany. It is located 500 metres east of York Street. Refer to Figure 1 for a Location Plan.

2.2 Title Details

The subject site is a freehold allotment described as Lot 15 on Diagram 20329 and is held on Certificate of Title Vol. 2218 Folio 404. The registered proprietors of Lot 15 are Geoffrey and Glenys Hill.

2.3 Topography

Lot 15 has a height of 26m AHD on the Frederick Street boundary which drops to about 19m AHD at the southern most extent of Lot 15.

2.4 Access

The site is accessed via Frederick Street. There is a footpath for pedestrian access along Frederick Street connecting the subject site to the Albany town centre.

2.4 Surrounding Land Uses

The subject site is surrounded by land zoned 'Residential' with the exception of the Stirling Club to the east. The Stirling Club is located on Albany Town Lots S6 and S7 Stirling Street to the east.

2.5 Association with Stirling Club

Lot 15 was previously owned by the Stirling Club Inc. and was used as a parking area for the Stirling Club. In recent years Lot 15 was sold and acquired by Geoffrey and Glenys Hill.

2.6 Description of Site

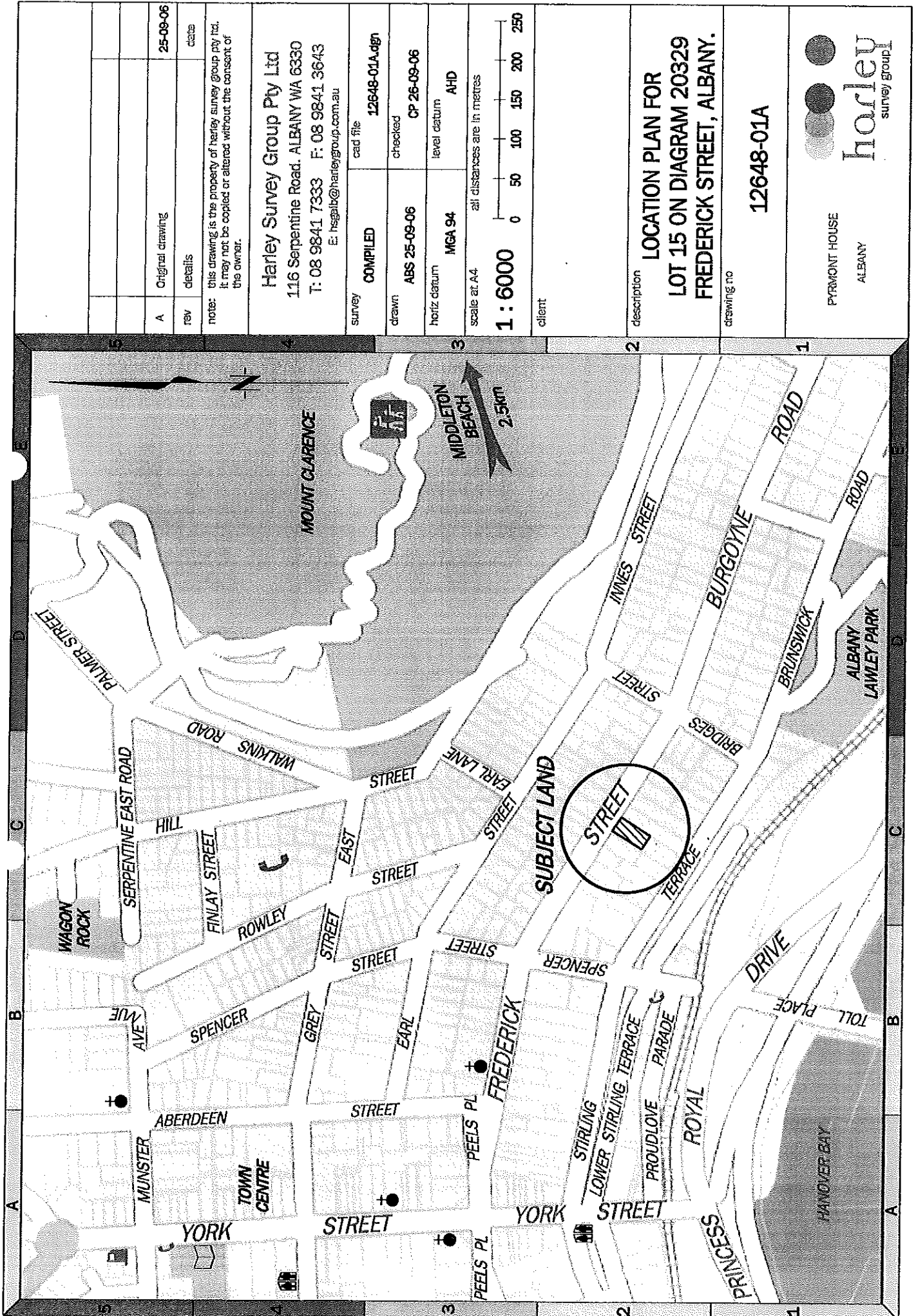
Lot 15 consists of a bitumen car park with no other improvements or vegetation. For photographs of Lot 15 refer to Figures 2 and 3.



2.7 Services

Reticulated water, power, gas, deep sewer and telecommunications are currently available on site and can be utilised for development resulting from the proposed amendment.





rev	details	date
A	Original drawing	25-09-06

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

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

survey	COMPILED	cad file	12648-01A.dgn
drawn	ABS 25-09-06	checked	CP 26-09-06
horiz datum	MGA 94	level datum	AHD

scale at A4
 1 : 6000
 all distances are in metres

client	
--------	--

description
**LOCATION PLAN FOR
 LOT 15 ON DIAGRAM 20329
 FREDERICK STREET, ALBANY.**

drawing no
12648-01A

client
 PYRMONT HOUSE
 ALBANY

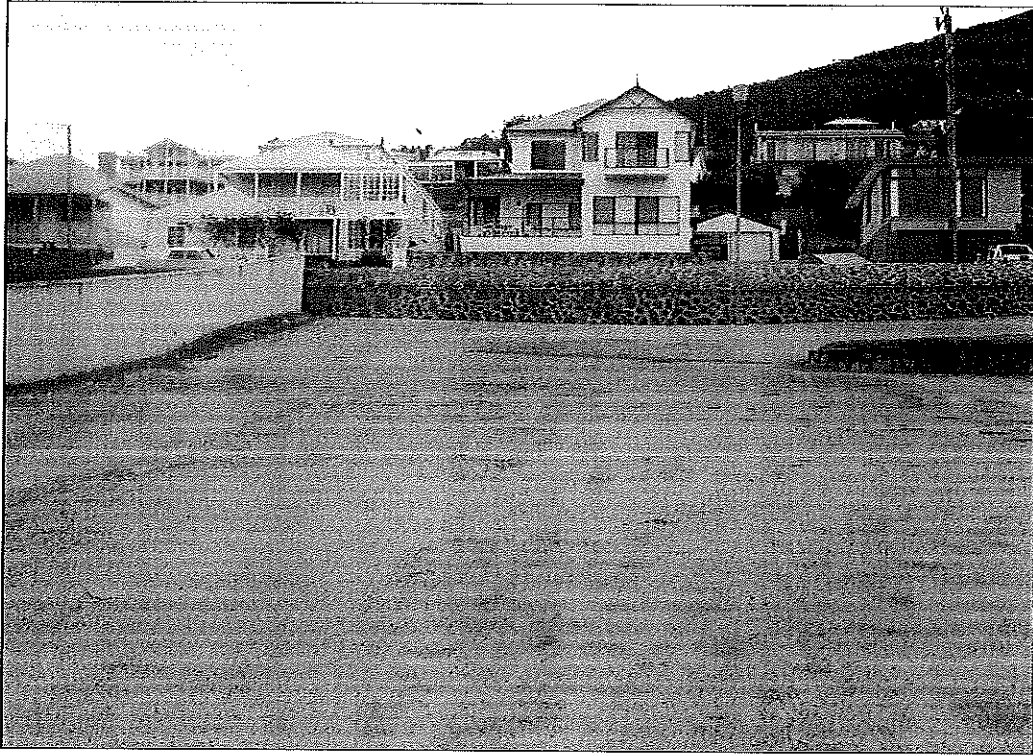


Figure 2: View of Lot 15 looking north towards Frederick Street



Figure 3: View of Lot 15 looking south with the Stirling Club on the left.



3.0 PLANNING CONTEXT

3.1 State Planning Policy 3 'Urban Growth and Settlement'

SPP 3 sets out the broad principles and considerations, which apply to planning for urban growth and settlement in Western Australia. It makes general recommendations regarding the development of sustainable communities, of particular relevance to Lot 15 being:

- *"Supporting higher residential densities in the most accessible locations, such as, in and around town and neighbourhood centres...;*
- *Making the most efficient use of land in existing urban areas through the use of vacant and under-utilised land and buildings, and higher densities where these can be achieved without detriment to neighbourhood character and heritage values...;"*

3.2 The Albany Regional Strategy (1994)

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

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

3.3 Residential Expansion Strategy for Albany (1994)

The subject site is not specifically included in the 1994 Residential Expansion Strategy. However the Strategy does make recommendations regarding the drafting of Local Housing Strategies in the Region with the following objectives being of particular relevance to this proposal:

- *"To utilise and build on existing community facilities and services..."*
- *To encourage a more contained urban area, by increasing the number of houses in existing urban areas..."*



3.4 Draft Local Planning Strategy (2006)

Council resolved to receive a draft of the Albany Local Planning Strategy at its meeting of the 20th December 2005 and released it for public comment in September 2006. The draft Albany Local Planning Strategy (ALPS) sets out the long-term planning direction for the City of Albany and shall have regard to all State and regional planning policies.

'Strategies' of the draft Local Planning Strategy's 'Settlement Strategy' aim to:

"support the consolidation of urban areas" and "support urban infill development based on the compatibility of land uses and infrastructure capacity".

Also applicable to the subject site are the aims of the ALPS:

"to contain the spread of urban and rural living areas in the City to:

- *Minimise the development footprint on the landscape;*
- *Provide greater housing choice; and*
- *Minimise journey length from home to work/school/ services and encourage the use of public transport, cycling and walking."*

3.5 Central Albany Urban Design Policy (2005)

The subject site is included in the Central Albany Urban Design Policy, which aims to provide clear direction for the future development of central Albany. Lot 15 is located within the Residential Precinct of the policy document. Of particular relevance to the subject site, the document has a density objective to *"encourage the development/redevelopment of vacant and under utilised land within central Albany"*.

3.6 Draft City of Albany Housing Strategy (2005)

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

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

In regard to residential densities, the strategy recommends:

- Higher Densities within 800m of the Central Business District;



- Medium densities around major commercial centres, major community or recreation facilities such as the beaches, shopping centres and local centres; and
- R20 base density applying to all other areas.

In terms of appropriate residential densities for the subject site, the subject site falls within the 6A sub-precinct. This document identifies that Council should “*maintain current zonings*” for residential land in this precinct and “*encourage redevelopment to provide a range of housing opportunities*”. The rezoning of the subject land would allow for the redevelopment of under utilised land for a much more suitable purpose that will be consistent with surrounding residential densities.

3.7 Liveable Neighbourhoods 2004 (Edition 3 – Draft)

This document is not a statutory document at this stage. However, it is a strategic document and a ‘best practice’ document that may be considered by Council to assist in its consideration of planning related matters.

The Liveable Neighbourhoods is intended to operate as a policy to facilitate the development of sustainable communities. It is to be used in the preparation of structure plans and subdivisions but many of the principles of the document are pertinent in outlining the benefits of consolidating existing residential areas. The following Liveable Neighbourhood aims are relevant to this proposed change of zoning:

- *“To ensure cost-effective and resource efficient development to promote affordable housing;*
- *To maximise land efficiency wherever possible; and*
- *To provide a variety of lot sizes and housing types to cater for the diverse housing needs of the community at a density that can ultimately support the provision of local services. Higher density housing should be concentrated in areas closer to town and neighbourhood centres, near public transport stops and in areas with high amenity such as next to parks.”*

Liveable Neighbourhoods advocates a mix of densities and housing types as elements of sustainable development.

3.8 City of Albany Town Planning Scheme 1A

The current zoning of the subject site is ‘Clubs and Institutions’. This zoning would provide for the site to be used for the following uses:

- Caretaker’s House
- Car Park
- Cinema
- Club Premises



- Consulting Rooms
- Day Care Centre
- Drive-in Theatre
- Education Establishment
- Hospital
- House of Worship
- Infant Health Clinic
- Institutional Building
- Institutional Home
- Tavern
- Medical Clinic
- Museum
- Night Club
- Nursing Home
- Private Recreation
- Public Amusement
- Restaurant
- Squash Court

The current zoning does not permit Residential uses on the site, meaning that a rezoning would be a prerequisite to the site being used for residential purposes.



4.0 AMENDMENT PROPOSAL

The proposal is to rezone Lot 15 Frederick Street, Albany from the 'Clubs and Institutions' zone to the 'Residential' zone under the City of Albany's Town Planning Scheme No. 1A. The proposed density of development on Lot 15 is R30. As per Table 1 of the Residential Design Codes 2002, there is a minimum lot size of 270m² and an average lot size of 300m² for landholdings coded R30. This means that three grouped dwellings could be developed on Lot 15 given that it has an area of 1012m².

The proposed amendment will allow for the development of residential dwellings on a site that has previously been used for car parking on a limited basis. Given the current land supply climate, and high demand for land in this close proximity to the Albany CBD, the proposal represents a sensible consolidation of urban land.

The continued use of Lot 15 for parking purposes is not validated, given the fact that the Stirling Club's parking requirement under Town Planning Scheme 1A is 33 bays, approximately 60 bays are available on the four lots that are collectively owned by the Stirling Club.

The proposed amendment will increase the attractiveness of the streetscape and represents a more efficient use of land.



5.0 JUSTIFICATION

The proposal is consistent with the aims and objectives of the following planning instruments:

- State Planning Policy 3 'Urban Growth and Settlement';
- The Albany Regional Strategy;
- Residential Expansion Strategy for Albany;
- Draft City of Albany Local Planning Strategy;
- Central Albany Urban Design Policy;
- Draft City of Albany Housing Strategy; and
- Draft Liveable Neighbourhoods Policy – Edition 3.

The planning merits of the proposed Amendment include the following:

- The proposed R30 density coding would be consistent with the density coding of nearby residential development and is appropriate given the proximity of the subject site to the Albany town centre;
- The land is close to existing retail and community facilities within the Albany town centre;
- There will be no environmental consequences arising from development;
- All services are available to support a medium density of development on the site;
- The proposed Amendment will provide for unit development to be constructed on-site and thereby provide a variety of housing types to cater for the diverse housing needs of the community at a density that can ultimately help support the provision of local services;
- The proposed residential use of the land represents a more efficient use of the land than the current car park use which is only used occasionally; and
- The proposed residential use will result in a redevelopment of the site and inevitably an improvement to the local streetscape.



6.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lot 15 Frederick Street from 'Clubs and Institutions' to 'Residential R30', is consistent with the adopted and proposed planning strategies and planning principles. This rezoning will allow for the development of high quality residential housing on an under-utilised allotment close to the Albany town centre and represents a sensible and logical use of Lot 15.

The replacement of the car park with new residential dwellings will improve the streetscape for Frederick Street, better utilise land close to the Albany town centre and provide an opportunity for urban consolidation. Accordingly, it is respectfully requested that the proposed Amendment be supported.



PLANNING AND DEVELOPMENT ACT 2005

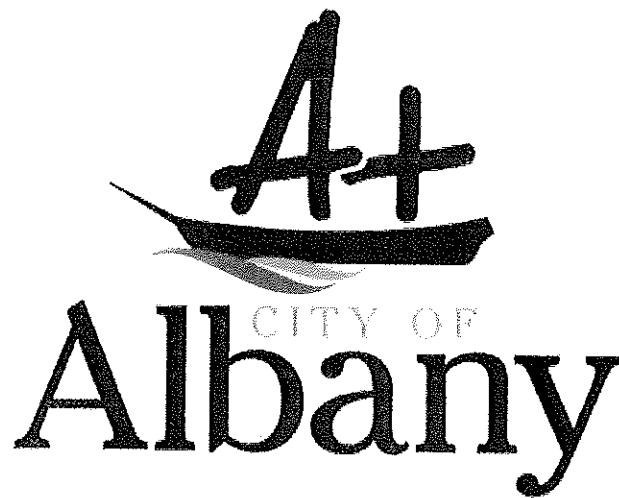
CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 3

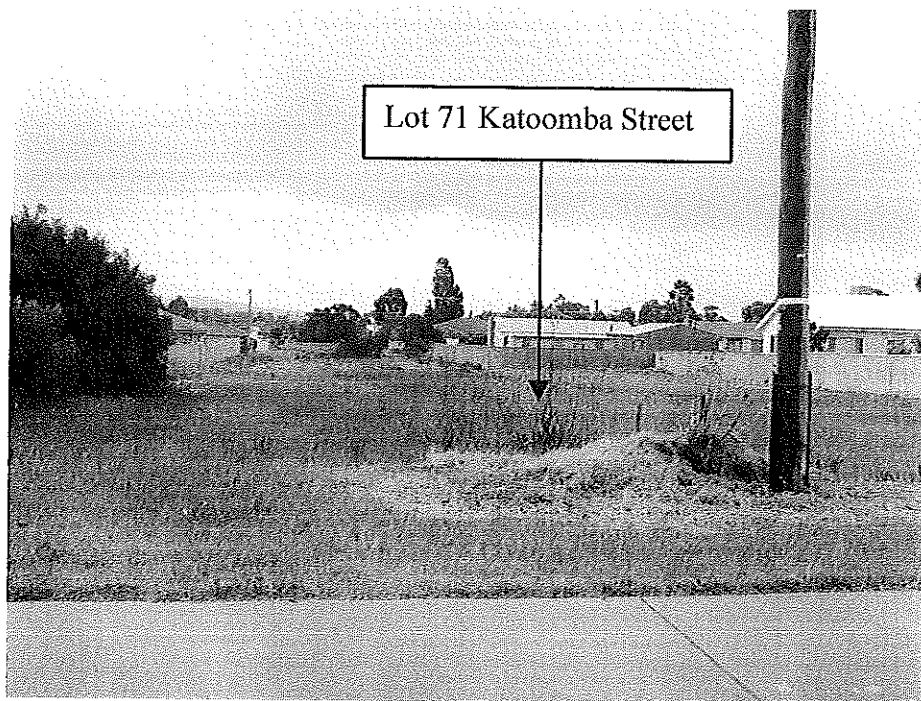
AMENDMENT NO. 158

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

1. Rezoning Lot 15 Frederick Street, Albany from the 'Clubs and Institutions' zone to the 'Residential' zone, with a residential density coding of R30; and
2. Amending the Scheme Maps accordingly.



CITY OF ALBANY
TOWN PLANNING SCHEME NO. 1A
AMENDMENT NO. 159



092

Scheme Amendment Report

Proposal

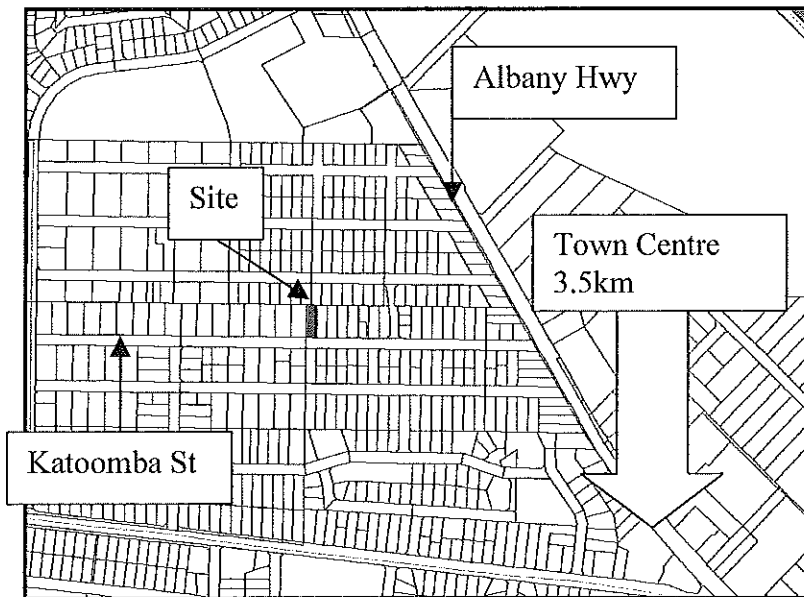
This Scheme Amendment supports the proposal to amend the Town Planning Scheme 1A by zoning Lot 71 Katoomba Street to 'Residential'.

The lot is currently reserved for 'Parks and Recreation', however; the lot does not serve a purpose as such. The City of Albany's review of parks and recreation has identified that the subject lot is not required for such a purpose in the future. The previous practice of locating and sizing areas for public open space has changed. Small pocket parks similar to the property in question are being replaced with areas of open space, such as the McKail district park, which provide the needs of all users and age groups in a safe and convenient location.

Site Context

Location

The subject site is located 3.5km north west of the town centre and fronts Katoomba Street, which intersects the Albany Highway and Le Grande Avenue.



Drainage / Hydrology

The subject site is located below the level of Katoomba Street and generally slopes to the north, away from the street. The groundwater level in the locality is generally close to the surface and existing lots are drained in a combination of open drains and piped systems to the north, to the Public Open Space reserve adjacent to Le Grande Avenue. A drainage outlet exists at the northern boundary of the subject site.

The lot is capable of being connected to Minister's sewer mains, allowing effluent disposal from any potential site development to be removed from the site.

Vegetation

The subject site has been cleared previously of all vegetation. As shown on the following photograph, the site has a dense layer of grass.



Soil

Soils in the locality are generally 'Dc' (gravely yellow duplex soils), which are common throughout the locality. There is a range of residential buildings types, from brick on concrete slab to framed construction on timber stumps constructed within this locality. No evidence exists of structural problems with those dwellings.

There is no record of the subject site being affected by contamination from previous land usage.

Visual

The subject site forms one of the numerous lots adjacent to Katoomba Street, it is of similar area, frontage and levels to those lots. Some lots are developed with single and group dwellings and others remain vacant. The subject site has no unique visual features or qualities that distinguish it from other lots in the locality.

Compatibility with adjoining land uses

The surrounding land is almost exclusively zoned "Residential" and those properties are either vacant or developed for residential purposes. The linear strip of land, one block wide, that is located on a north / south access immediately north of the subject site, is Reserved for "Parks and Recreation Purposes" and is dedicated as a road reserve. The City of Albany has no plans to develop either a path or a road upon that road reserve; revegetation of the reservation is being considered, should the road reserve be formally closed and its purpose changed.

If the current zoning was to remain in place, the land is unlikely to be developed for passive recreational purposes. Currently a capital cost of approximately \$40,000 is required to develop a small range of compliant playground equipment, to level and to grass the subject site. Once developed an annual cost of approximately \$6,500 (2005/06 values) is required to

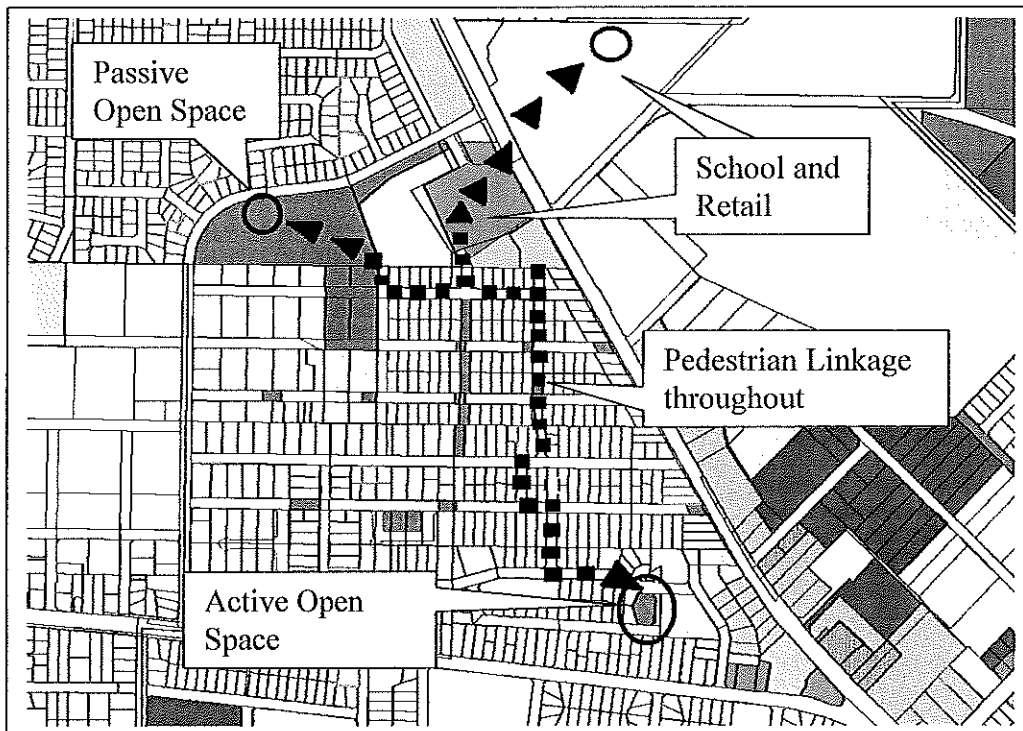
maintain the grassed area and undertake routine inspection and maintenance of the equipment.

Larger Public Open Space reserves exist to the south east (2367m²) and to the north west (1.21 ha.) where passive and active recreational facilities have and could respectively be developed. Those facilities are located within a 400 metre radius of all properties fronting Katoomba Street.

Connectivity / Linkages

The network of reservations shown in the scheme map for this locality was developed in the 1980s with certain assumptions on traffic and pedestrian movements in mind. Those assumptions have failed to materialise on the ground and the land previously allocated for public use is no longer required for that purpose. Following is a plan showing the travel paths that residents in Katoomba Street are likely to use to frequent shops, work and educational infrastructure.

The linear reservation system identified in Scheme 1A effectively duplicates a functional north / south movement network located 140 metres to the east. The subject land also fails to meet the objective of providing a mid block connection to streets located north of the subject site. Furthermore, if the subject site was to be developed as part of a linear movement system, it would simply be the southern terminus of that system; current zoning and development precludes the extension of the network to the south.



Compliance with Planning Context

Albany Local Planning Strategy (Draft, 2005 - ALPS)

The ALPS document adopted by the City to guide development in the future, recommends the development of this land for residential purposes.

Liveable Neighbourhoods

The Liveable Neighbourhoods document places emphasis on infill development, walkable neighbourhoods and efficient use of infrastructure.

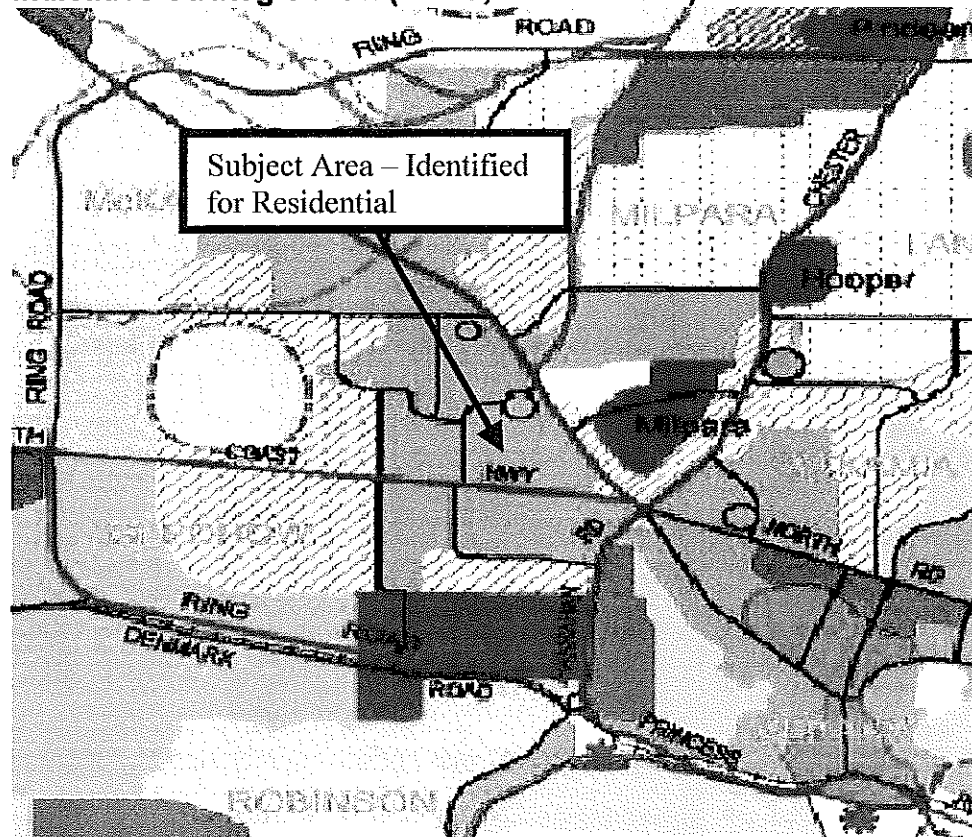
The property is not being used for any useful purpose and is totally surrounded by land already zoned and developed for residential purposes. The land is capable of being connected to deep sewer and other essential utilities, has suitable road frontage (Katoomba Street-sealed road), is in close proximity to neighbourhood shopping centres (North Road and Catalina), public transport pickup depots (Along Albany Highway – walking distance), passive and recreational open space (Le Grande Avenue and Mckail), child and medical care (Albany Highway) and other.

Best practice requires that virtually all-public parkland be overlooked by development, rather than backed onto by development and be strategically planned to provide the needs of all users and age groups in a safe and convenient location.

Lot 71 Katoomba Street is situated with poor surveillance (unsafe) from adjoining development and because of its small size, provides little opportunity (active and passive) for all users (young and the aged) of open space.

The 'McKail District Park' (Reserve 46317), the 'Apex Park' at Hanrahan Road (Reserve 25382) and the 'Le Grande Natural Hinterland Area' (Reserve 36517) provide alternative opportunities for public recreating within close location to the area in question.

Indicative Strategic Plan (ALPS, DRAFT 2005)



Conclusion

Compliance with Strategic Planning

The application complies with the strategic intent for the area and improves land and resource efficiency through the use of multi purpose parks.

Land Capability

The soil analysis proves that the land is capable of development.

Land Suitability

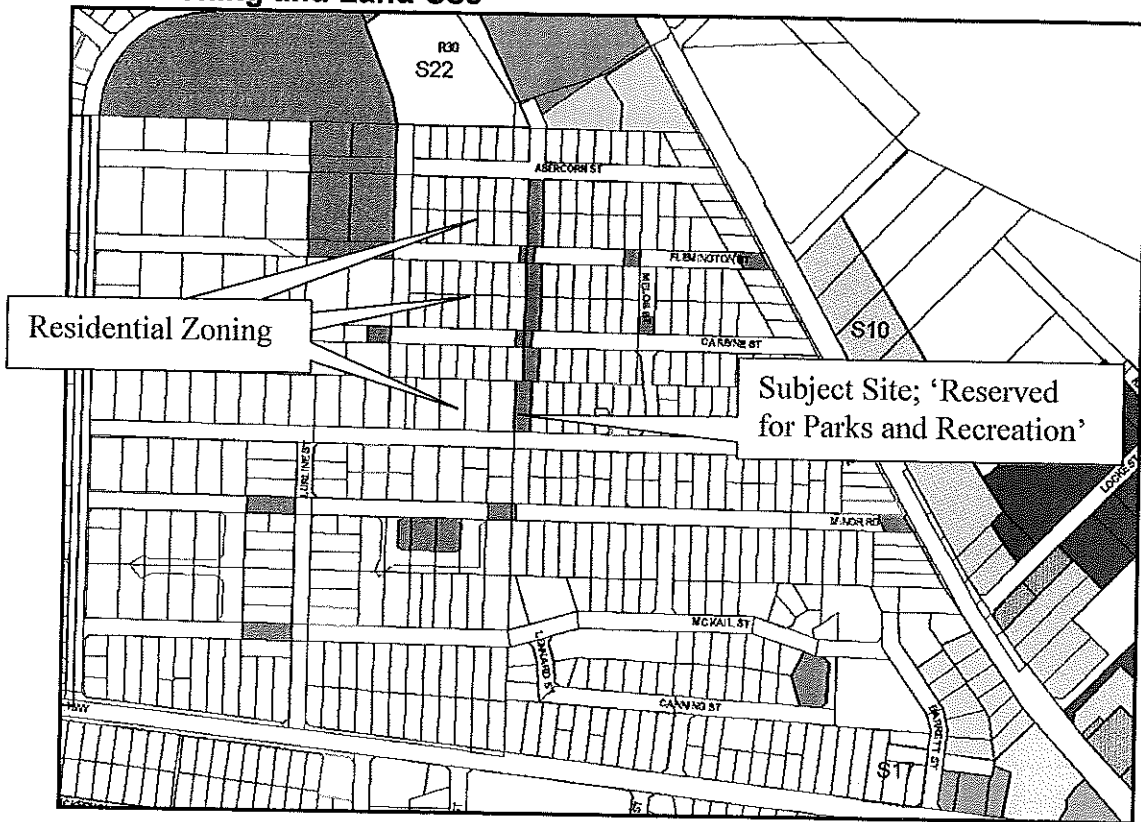
The proposed zoning is in keeping with the surrounding zonings and land use (residential). The property fronts a sealed road (Katoomba St), which provides linkage to the Albany and South Coast Highways.

Concluding Justification

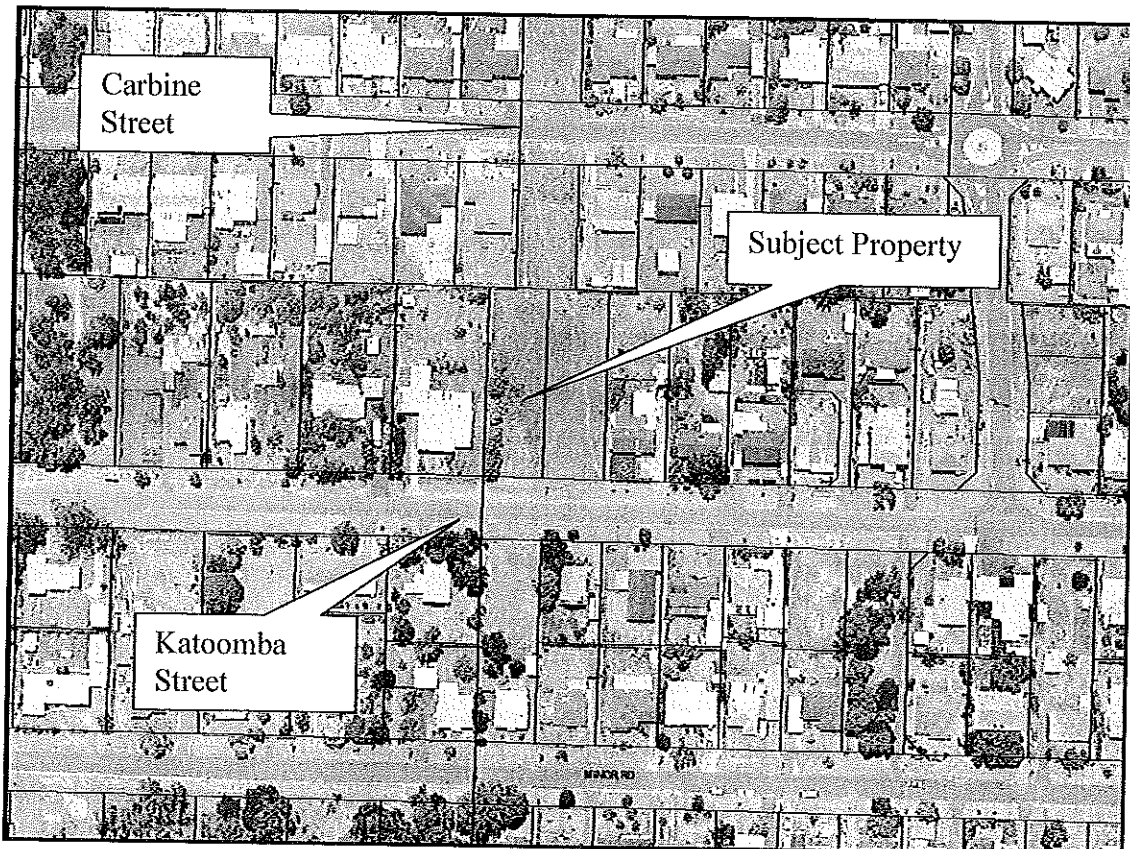
In conclusion it is recommended that this Amendment be supported, as:

- The proposal complies with strategic planning and principles for sustainability;
- The proposal improves land and resource efficiency through the use of multi purpose parks;
- The site is currently not used for any useful purpose.
- There are no outstanding environmental concerns;
- The site is in close proximity to amenities;
- The proposal is in keeping with the zoning and land use surrounding; and
- The residential zoning will provide a better opportunity for the development of the property.

**Mapping
Zoning and Land Use**

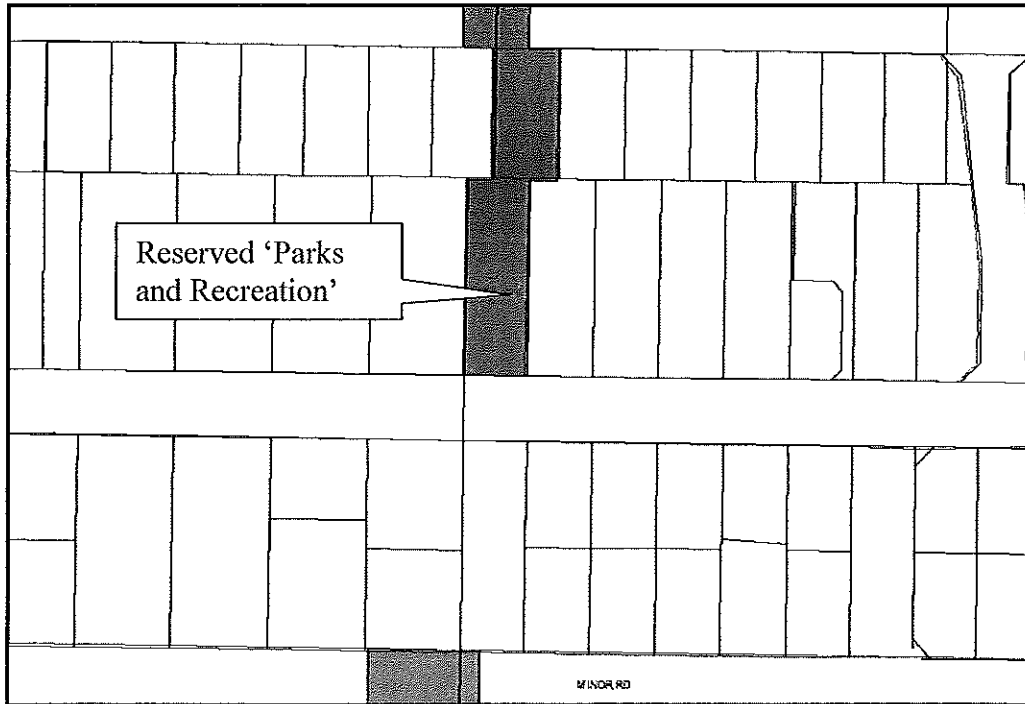


Panoramic View (Road Infrastructure)

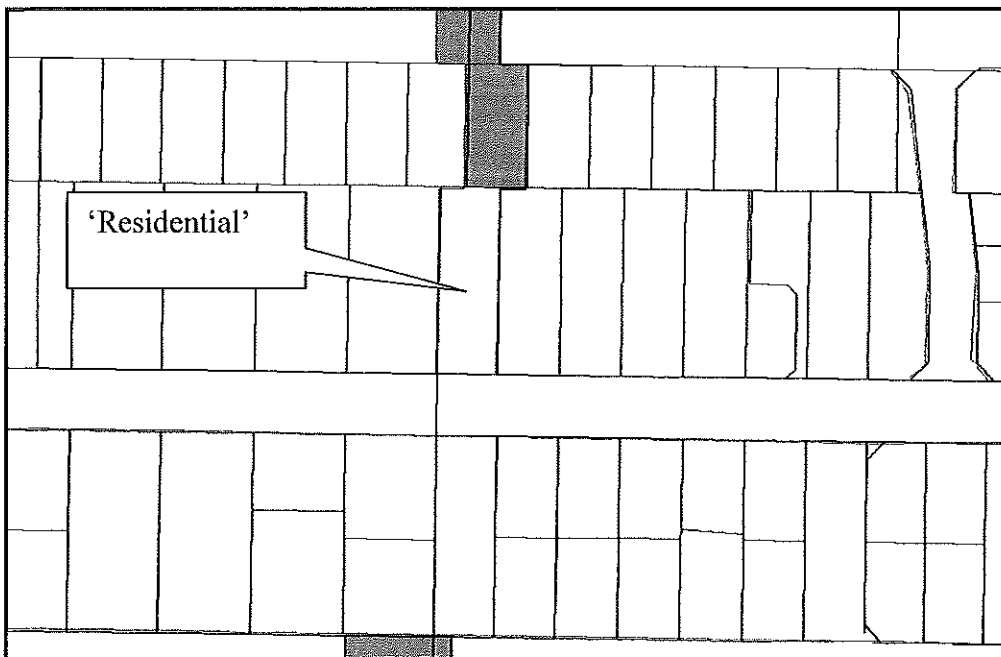


CITY OF ALBANY – TOWN PLANNING SCHEME NO.1A – AMENDMENT NO. 159

Existing Zoning



Proposed Zoning



PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

LOCAL PLANNING SCHEME NO. 1A

AMENDMENT NO. 159

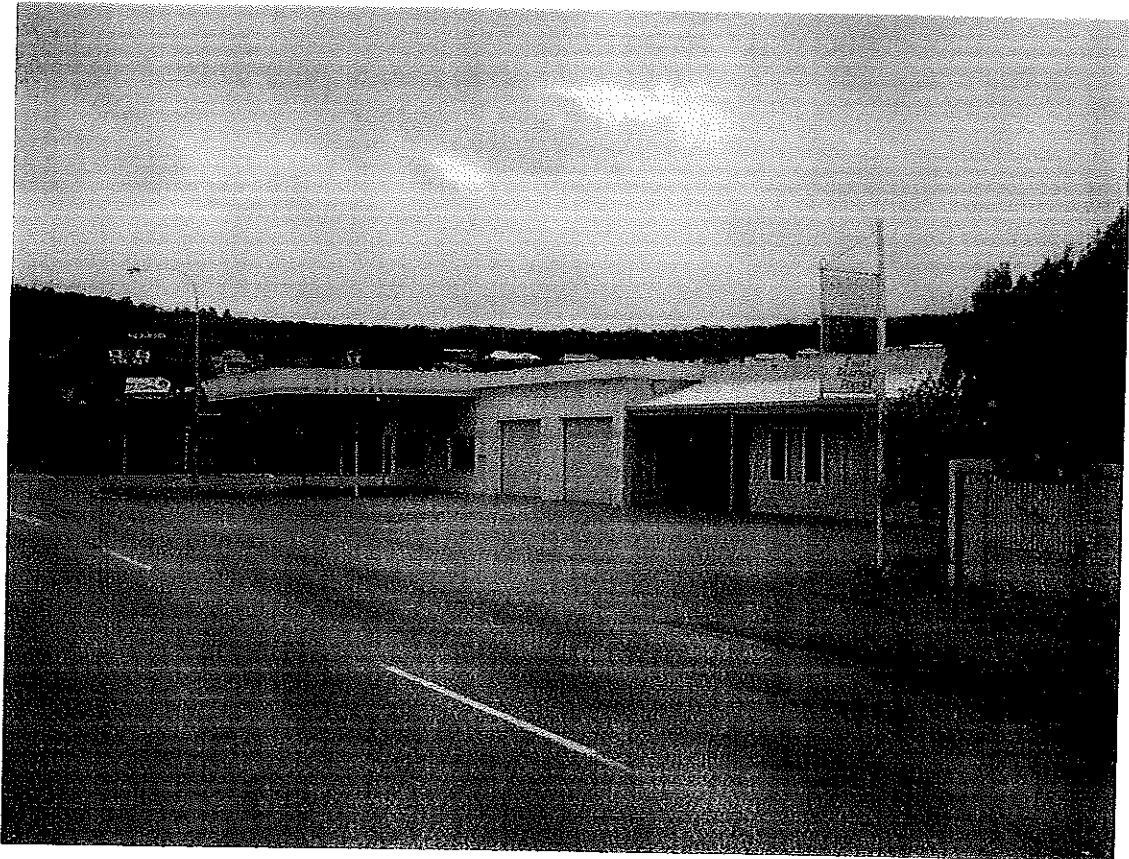
The City of Albany under and by virtue of the powers conferred upon it in that behalf by the Planning and Development Act 2005 hereby amends the above local planning scheme by:

1. Rezoning Lot 71 Katoomba Street, Orana from 'Parks and Recreation' to 'Residential' (R20); and
2. Amending the scheme maps accordingly.

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 151



Prepared by:

Harley Survey Group
Planning Consultants
116 Serpentine Road
Albany 6330
Ph: 9841 7333

1.0 INTRODUCTION

The purpose of this amendment to Town Planning Scheme 1A (TPS 1A) is to rezone Lot 3 Golf Links Road, Middleton Beach from the 'Service Station' zone to the 'Tourist Residential' zone with a density coding of R30.

The rezoning will:

- Enable the re-development of the site with either residential or tourist development in a manner that is more in keeping with surrounding development and zoning; and
- Allow for the redevelopment of the decommissioned Shell service station that is no longer required in this locality.

2.0 BACKGROUND

Lot 3 Golf Links Road has an area of 995 m², has frontage to both Golf Links Road and Middleton Road and is located approximately 3 kilometres east of the CBD. For details refer to Map 1.

The subject land contains a service station, workshop and offices.

The recent rationalization of the service station industry has impacted upon many sites in Albany. This site is one of those affected and a change of use is the economically viable alternative to utilize the land more effectively.

The removal of the service station will not affect customers as there are still similar facilities offered at the Emu Point Caravan Park, and two service stations along Middleton Road, one opposite Suffolk Street and the other located on the corner of Campbell Road.

Surrounding the subject land are residential uses, predominantly single dwellings and small unit developments, consistent with the R30 density. Tourist uses are located nearby.

3.0 PLANNING CONTEXT

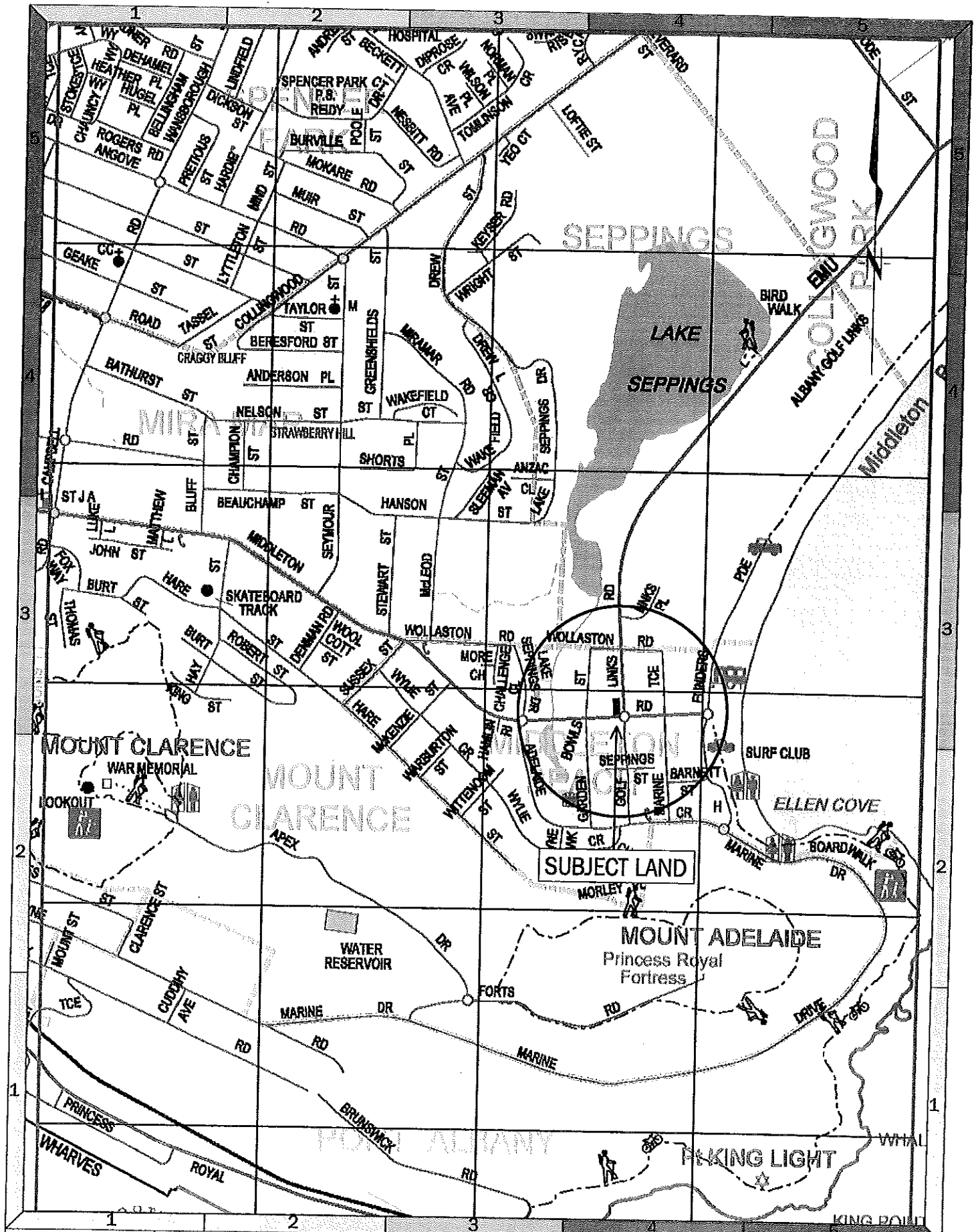
3.1 Town Planning Scheme 1A

The current zoning for Lot 3 Golf Links Road under the City of Albany's Town Planning Scheme No.1A (TPS 1A) is 'Service Station'. The 'Service Station' zone allows for a limited range of uses for the subject land. The permitted uses are limited to a 'Fast Food Outlet' and 'Service Station'.

Ideally, given its corner location and surrounding residential/tourist type land uses the development of a fast food outlet or retention of the service station has the potential to create land use and traffic conflicts, therefore a change of zoning is recommended.

Under this proposal, the subject land would be rezoned from 'Service Station' to 'Tourist Residential' with a density coding of R30. This would provide the opportunity for the land to be used for either tourism or residential purposes, in common with other surrounding uses within the proposed zone.

The proposal is consistent with the existing zoning in the Middleton Beach locality, and will allow for the economically viable use of the subject land optimizing its prime position in the Middleton Beach locality.



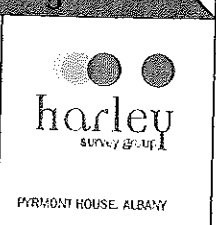
note:
 This drawing is the property of harley survey group. it may not be copied or altered without the consent of the owner.

Harley Survey Group Pty Ltd
 118 Sepentine Pl. ALBANY WA 6330
 T: 9841 7333 F: 9841 3643
 E: hsg@harleysurveygroup.com.au
 Also at Bunbury & Busselton

survey	COMPILED	cad file	12951-02A
drawn	ABS 11-01-06	checked	
horiz datum	MGA94	level datum	AHD
scale at A4	all distances are in metres		
1 : 15000	0 200		
rev	details	date	
A	Original drawing	11-01-06	

description	LOCATION PLAN LOT 3 ON D 64813 GOLF LINKS ROAD, ALBANY
client	HENDERSON
drawing no	MAP 1

Pyramont House, Albany



3.2 Draft Local Planning Strategy (2006)

Council recently released a draft of the Albany Local Planning Strategy for public advertising in September 2006. The draft Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and shall have regard to all State and regional planning policies to the City's planning.

The draft Albany Local Planning Strategy does not recognise the subject site as a local centre for commercial purposes.

In regard to contaminated sites ALPS has the following planning objective:

"Ensure the suitability of land uses on existing or potential contaminated sites and require hazard reduction mechanisms to prevent harm to human health or the environment."

The site is to be assessed and remediated in accordance with the Contaminated Sites Act 2003 to the satisfaction of the Department of Environment and Conservation.

3.3 Housing Position Paper (2005)

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

Lot 3 is within the Middleton Beach Sub Precinct. This document states that Middleton Beach *'should be promoted as a more dense...tourism and residential zone'*. It is also suggested that there should be a consistency in zoning of residential densities, with higher densities next to or within easy access of Middleton Beach (R60-R80) and consistent R30 and R20 densities of 'Tourist Residential' and 'Residential' zoned land throughout the rest of the Sub Precinct.

3.4 Residential Expansion Strategy

Lot 3 is not included in the 1994 Residential Expansion Strategy as it is a small scale rounding off of the zoning in this area.

3.5 Draft Retail Development Strategy

This strategy does not identify the site for future commercial activity.

4.0 SITE CONTEXT

4.1 Roads and Access

Access to the site will continue to be from either Middleton Road or Golf Links Road, as either of these are at a suitable standard and can accommodate traffic generated from the site under the proposed zoning. These roads are both fully formed bitumen surfaces and provide direct access to the CBD.

Normal development standards will require future driveways to be located a suitable and safe distance from the roundabout at the intersection of Middleton Road and Golf Links Road.

4.2 Services

Reticulated water, power, gas, deep sewer and telecommunications are currently on site and can be utilised for development resulting from the proposed amendment.

4.3 Drainage

At present the site is serviced by adequate drainage. The proposed rezoning and subsequent development of the subject land can be accommodated by the existing drainage system.

4.4 Landscaping, Character and Amenity

The proposed amendment will improve the amenity of the area, as it will enable the site to be redeveloped with new buildings and landscaping. At present the service station does not improve the character or amenity of the locality as it is an aging building that appears to be a disused service station on a visually prominent site.

The proposed rezoning of Lot 3 will add to the character of the precinct by allowing for its redevelopment with new development of high standard consistent with the high land values reflecting the demand for the coastal lifestyle housing or tourist accommodation in Middleton Beach.

4.5 Retail and Other Facilities

A local deli, café's, Esplanade Hotel and many parks (including Eyre Park & Mount Clarence and Adelaide reserves), and the popular Middleton Beach foreshore are all within walking distance of the subject land. The site is also within 5 minutes drive of the Albany CBD, the largest retail area in the South Coast region. The Albany Primary and Senior High Schools are within 2 kilometres of the subject land.

4.6 Contamination Assessment

As the site has been used as a Service Station the Contaminated Sites Act 2003 identifies the site as a suspected contaminated site and requires testing a remediation under the related technical guidelines. OTEC Australia Pty Ltd, a company specialising in the assessment and remediation of contaminated sites, have been commissioned to undertake the appropriate investigations to determine the contamination status of the site and undertake any remediation necessary. This investigation is being carried out in accordance with Department of Environment and Conservation technical guidelines and it is anticipated that a formal clearance by the Department will be provided prior to public advertising of this Amendment.

The underground fuel tanks were removed from the site in 2005 and testing undertaken at the time in accordance with correct guidelines. These tests showed no signs of any site contamination.

5.0 AMENDMENT PROPOSAL

The proposal is to rezone Lot 3 Golf Links Road from the 'Service Station' zone to the 'Tourist Residential' zone with a density coding of R30, under the City of Albany's Town Planning Scheme No. 1A. The incorporation of this zone into the area will be consistent with the surrounding land uses and zoning.

The 'Tourist Residential' zoning will enable the subject land to be used for a higher and better use, to reflect increasing land values. The service station has been decommissioned, due to the recent rationalisation of the service station industry. The removal of this service station will not pose any major inconvenience to customers buying petroleum as existing facilities are found at Emu Point, Middleton Road and the CBD.

The proposed zoning will provide the option for three residential lots to be created under the density coding of R30 with an average lot size of at least 300sqm. The creation of additional residential lots would satisfy the growing demand for quality housing sites in the Middleton Beach locality, as the subject land is within easy walking distance of the foreshore.

Under the proposal the subject land could also be used for tourism purposes, as it is ideally situated in an area of high tourist exposure. This would also be consistent with the Middleton Beach locality as it is a well established and growing tourist node in the City of Albany.

The change of use will generate less traffic than the current 'Service Station' zone with access options from both Golf Links and Middleton Roads. These transport routes have direct accessibility to areas such as Middleton Beach, the CBD of Albany, Emu Point and Albany's many other attractions.

Any environmental issues caused by the service station use will be addressed separately to meet with the standards of the Department of Environment and Conservation requirements.

6.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lot 3, Golf Links Road, Middleton Beach, from 'Service Station' to 'Tourist Residential' with a density of R30, is consistent with surrounding zoning and adopted and proposed planning strategies. This development will allow for additional land to meet the high demand for permanent residential accommodation and/or holiday accommodation within the popular Middleton Beach locality.

The proposed amendment will not have any adverse effect on the service station industry in the City of Albany and not cause a major inconvenience to customers, as there are similar facilities nearby and in the CBD.

Strict environmental standards are required to be met in the remediation of the service station site.

The proposed amendment will improve the amenity of the subject land and the Middleton Beach locality by replacing the existing use with high quality residential and/or tourism development.

PLANNING AND DEVELOPMENT ACT 2005

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 151

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

1. Rezoning Lot 3 Golf Links Road, Middleton Beach from the 'Service Station' zone to the 'Tourist Residential' zone with a density coding of R30; and
2. Amending the Scheme Maps accordingly.

Our Ref P6026: MNS

Contact Matt Stuart or Michael Swift

19 October 2006

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

Dear Sir

**SUBMISSION ON AMENDEMENT NO. 157 TO THE TOWN OF ALBANY
TOWN PLANNING SCHEME NO. 1A**

Cardno BSD represents Landcorp, landowners of the sites 1512 Emu Point Drive (Collingwood Park) and 1523 Emu Point Drive (Emu Point), both within the City of Albany.

Lot 1512 is currently zoned 'Future Urban', and Lot 1523 is zoned 'Residential' under Town Planning Scheme No. 1A (TPS1A) for the Town of Albany.

The City of Albany is currently advertising to the public an amendment to the Scheme (No. 157), which affects 'Future Urban' zones within the Scheme boundaries, including Lot 1512. As a result, Cardno BSD hereby provides a submission on Amendment No. 157 of TPS1A.

Purpose of the Amendment

Reading from the Amendment report, we understand that the purpose of Amendment No. 157 is to avoid the extensive delays that arise from the current provisions of TPS1A in developing land within the 'Future Urban' zone. This issue is particularly important '*...given the shortage of residential land currently experienced within the City...*'

Effect of the Amendment

Our review of the content and effect of the Amendment confirms that the Amendment, in its current form, will not achieve the purpose (of avoiding delays) for which it has been initiated.

The Amendment does not alter the Scheme as necessary to accommodate the range of uses that would be likely to flow from an endorsed Local Structure Plan (LSP) prepared in respect to land zoned Future Urban anywhere within the City. For example, fundamental residential uses such as an Aged Persons Dwelling, Car Park, Holiday Accommodation and Service Store (i.e. general store) would be prohibited, but desirable uses, in terms of orderly and proper planning.

The Amendment in its current form will only allow the uses of Grouped Dwellings and Multiple Dwellings as an 'AA' use, requiring the consent of the local Council. A further/future Scheme Amendment would be required to facilitate approval of the land uses required when developing a large parcel of urban land (such as Lot 1512).

Again reading from the Amendment report, we understand that the City estimates that this further Amendment to add an additional 18-months to a project's timeframe. Clearly, in this scenario the purpose of the Amendment will not be achieved.

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ABN 77 009 119 000

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3888

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Toowoomba
Gold Coast
Gosford
Baulkham Hills
Wollongong
Busselton

Papua New Guinea
Indonesia
Vietnam
China
Kenya
United Arab Emirates
United Kingdom



ASSOCIATION OF CONSULTING
ENGINEERS AUSTRALIA

MEMBER



In order to progress the project, it would be highly advantageous if Amendment 157 were changed to empower the City to approve land uses and density codings shown on an endorsed Local Structure Plan without the necessity of rezoning.

Alternatively, as a minimum, all uses that are permitted in the Residential zone should become permitted in the Future Urban zone once an LSP is endorsed for the particular land.

Neither of these options would represent any loss of planning control for the City, because the requirement would be that the list of permissible uses would only become available once the comprehensive planning, consultation and endorsement process involved in the creation of a Local Structure Plan are complete.

Examples of Solutions

One of the many examples of how the above submissions have been achieved can be found in the District Planning Scheme No. 2 for the City of Wanneroo, specifically for the 'Urban Development' zone.

The purpose of this zone is to:

...provide for the orderly planning and development of larger areas of land in an integrated manner within a regional context whilst retaining flexibility to review planning changing circumstances.

Furthermore, the objectives of this zone are to:

- (a) designate land for future urban development;*
- (b) provide for the orderly planning of large areas of land for residential and associate purposes through a comprehensive structure planning process;*
- (c) enable planning to be flexible and responsive to changing circumstances throughout the developmental stages of the area.*

How the Urban Development Zone works is to require an Agreed Structure Plan for the site to be endorsed by the Council under Scheme provisions for preparation of the Agreed Structure Plans. The Agreed Structure Plan specifies a range of land uses and densities available to be developed in an orderly manner, but only subject to the endorsement of the Local Government. The Local Authority maintains control over the built environment, while enabling greater flexibility.

Zoning of Lot 1523

A portion of the Lot 1523 is coded R12.5 residential density, with the remaining portion coded R20 density, and this also represents problems for integrated and cohesive planning and development of the overall project site.

We respectfully submit that the overall project site should be aligned within a consistent set of planning parameters, and that Amendment 157 provides an opportunity for that to occur without compromising the intent of the Amendment or creating other complications.

Our client requests that Lot 1523 be rezoned to Future Urban, consistent with Lot 1512. This would facilitate the preparation and promulgation of a single Local Structure Plan within the same set of zoning provisions for the entire project site.

We submit that such rezoning does not generate any concerns re environmental assessment or statutory procedures. The effect of a change to Amendment 157 of this type would actually be to 'down-zone' Lot 1523 from Residential to Future Urban and to impose a stricter town planning process over the land than currently applies under the Residential zone. We therefore submit that the change would be soundly based on town planning grounds and within the Scope of the Amendment, which is dealing with the Future Urban Zone



Conclusion

We submit that the requested refinements to Amendment will enable a significantly more flexible and expeditious approach to land development in the City of Albany. This approach will maintain the Local Government control over the built environment, but within a vastly more responsive and cohesive planning process.

We would appreciate it if we could be advised of the date at which this matter will be considered by the City Council and provided with the opportunity to make representation/deputation to that meeting.

Should you have any queries or wish to discuss this matter further, please do not hesitate to contact Jeff Thierfelder or myself on 9273-3888.

Yours faithfully

Michael Swift
Director
for **Cardno BSD**

cc: Dale Page, Landcorp
Jon Beltink, Landcorp

**CITY OF ALBANY
BUSH FIRE MANAGEMENT COMMITTEE
MINUTES**

Meeting held on the 5 September 2006 at the City of Albany Administration Centre

1. Meeting commenced at 5.00 pm.

2. Attendance & apologies

Present:

Committee

Cllr John Jamieson

Cllr Bob Emery

Mr Charlie Butcher (CBFCO)

Mr Ken Johnson (DCBFCO SW)

Mr Derek Jones (BFAC Chairperson)

Mr Steve Gray

City of Albany

Apologies:

Cllr Des Wolfe

Cllr John Walker

Mr John Hood (DCBFCO NE)

Mr Greg Broomhall (CALM)

Mr Kevin Parsons (FESA)

3. Confirmation of minutes

Moved: Mr C Butcher

Seconded: Mr K Johnson

THAT, the minutes of the Bush Fire Management Committee held on 19th April 2006 be confirmed as a true record of proceedings.

CARRIED

4. Business arising

Nil

5. Guests of Committee

Nil

6. Declarations of Interest

Nil

7. Matters for consideration

Nil

8. Bush Fire Advisory Committee Meeting

Moved: Mr K Johnson

Seconded: Mr C Butcher

THAT, the minutes of the Bush Fire Advisory Committee Meetings held on 14 August 2006 be received.

CARRIED

9. Bush Fire Advisory Committee Minutes of 14 August 200[^] – Business Arising

9.1 Election of Chairperson and Deputy Chairperson (BFAC 14/8/06- Item 4.1)

Moved: Mr K Johnson

Seconded: Mr C Butcher

THAT Council endorse the appointment Mr Derek Jones and Mr Martin Vandongen as Chairperson and Deputy Chairperson, respectively, of the Bush Fire Advisory Committee.

CARRIED

9.2 Number of BFAC Meetings (BFAC 14/8/06- Item 7.1)

Moved: Mr D Jones

Seconded: Mr K Johnson

THAT;

- a. the number of Bush Fire Advisory Committee meetings is reduced from four to two per annum;
- b. in the event of a special BFAC meeting being required it be decided in consultation between the CBFCO, BFAC Chairperson, DCBFCOs and EMC;
- c. the following meetings occur:
 - Brigade Training Officers meeting (March)
 - Post-season Fire Control Officers (April) dependent on fire season
 - Bush Fire Advisory Committee (April)
 - Bush Fire Management Committee (April)
 - Bush Fire Advisory Committee (October)
 - Bush Fire Management Committee (October)
 - Pre-season Fire Control Officers (October)
- d. the EMC send out an annual calendar showing the meeting dates and close off dates for submission of agenda items.
- e. Sectors are encouraged to have an extra 2 meetings per year to be timed before the Advisory meetings with a representative from the City if required. This meeting need not be formal.

CARRIED

9.3 Gazettal of Bush Fire Control Officers (BFAC 14/8/06- Item 7.2)

THAT Council endorse the appointment of City of Albany Bush Fire Control Officers for the 2006/2007 fire season, as per the list below.

Moved: Cllr B Emery

Seconded: Mr C Butcher

THAT Council endorse the office bearers elected at the Bush Fire Advisory Committee meeting.

Chief Bush Fire Control Officer/Chief Fire Weather Officer/Clover Burning Officer	Charlie Butcher
Deputy Chief Bush Fire Control Officer (North East)/Deputy Fire Weather Officer/ Clover Burning Officer	John Hood
Deputy Chief Bush Fire Control Officer (South West)/ Deputy Fire Weather Officer/ Clover Burning Officer	Ken Johnson
Senior Fire Control Officer (South West)/ Deputy Fire Weather Officer/ Clover Burning Officer	Kevin Martin
Senior Fire Control Officer (North East)/ Deputy Fire Weather Officer/ Clover Burning Officer	Chris Gilmour

BRIGADE	FCO	DFCO
BORNHOLM	Gerry Gregson	Paul Wolfe
ELLEKER	Dale Ferguson	Karen Wellstead
GNOWELLEN	Peter Moir	Morgan Souness
GREENRANGE	Ian Smith	Ken Tagliaferri
HIGHWAY	Martin Vandongen	Christopher Norton
KALGAN	John Bocian	John Powis
KING RIVER	Brian Davis	Alan Hawley
KOJANEERUP	Terry Bradshaw	Anthony Slattery
MANYPEAKS	Alan Lubke	Alan Marsh
NAPIER	Tom Collins	Brett Smoker
REDMOND	Graham Briggs	Lance Flett
SOUTH COAST	Derek Jones	Colin Daubert
SOUTH STIRLINGS	Graeme Pyle	Steve Fullarton
TORBAY	Andrew Marshall	Phillip Marshall
WELLSTEAD	Chris Gilmour	Rob Fenwick
YOUNGS SIDING	Kevin Martin	Kirk Bourne
CITY OF ALBANY	Robert Fenn Graeme Bride Stephen Gray Garry Turner Phillip Dunkley Gerhardus Monkhurst Deborah Walker	

CARRIED

10. General Business

11. Next Meeting

Exact date and time to be determined closer to date. April 2006 at the City of Albany Administration Centre, North Road, Yakamia.

12. Closure

5.20 pm.

General Report Items

DEVELOPMENT SERVICES SECTION

CITY OF ALBANY

REPORT

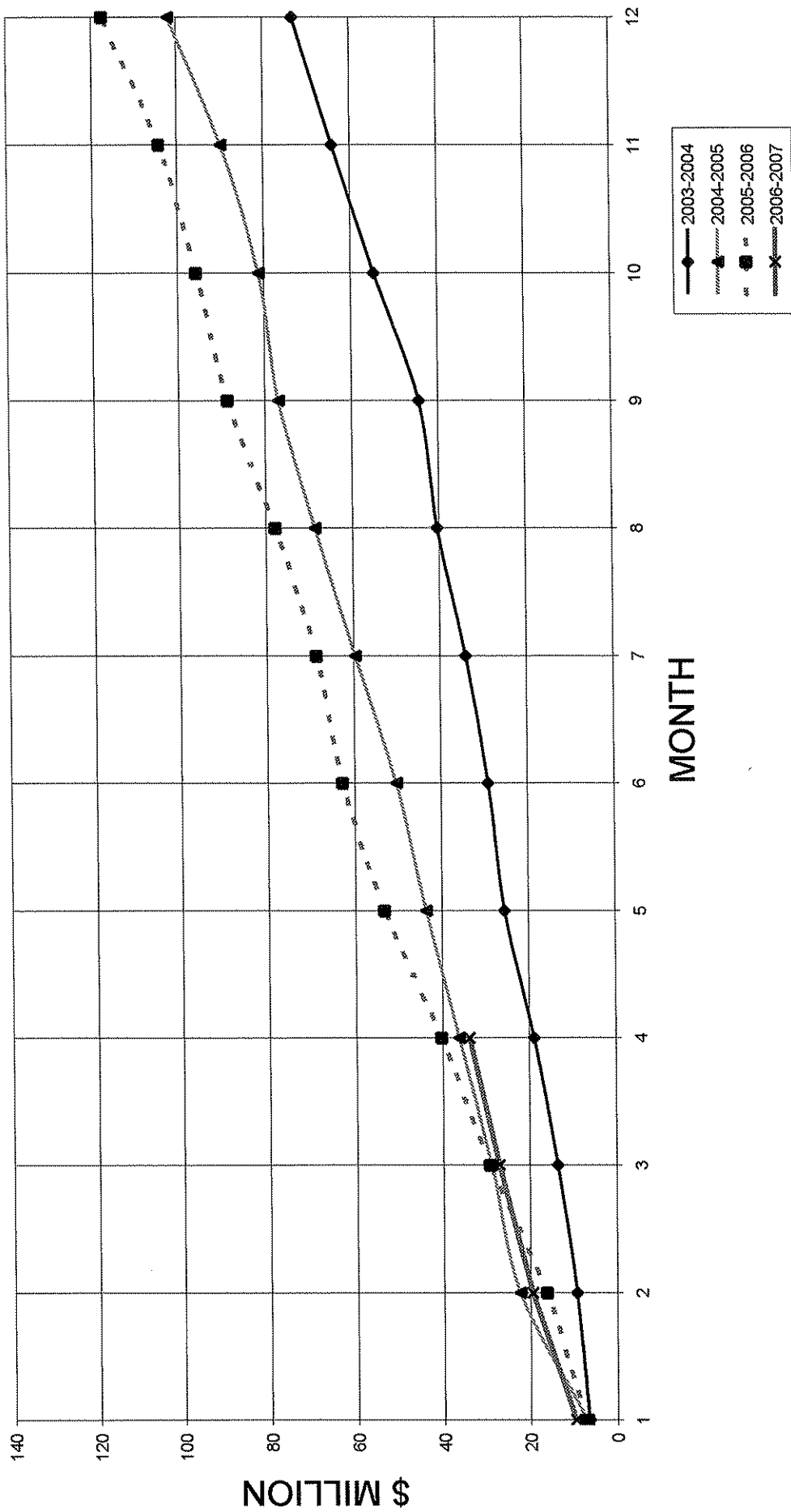
To : Her Worship the Mayor and Councillors
From : Administration Officer - Development
Subject : Building Activity – October 2006
Date : 1 November 2006

1. In October 2006, ninety (90) building licences were issued for building activity worth \$6 757 245, six (6) demolition licences and seven (7) sign licences.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for October 2006, the 4th month of activity in the City of Albany for the financial year 2006/2007.

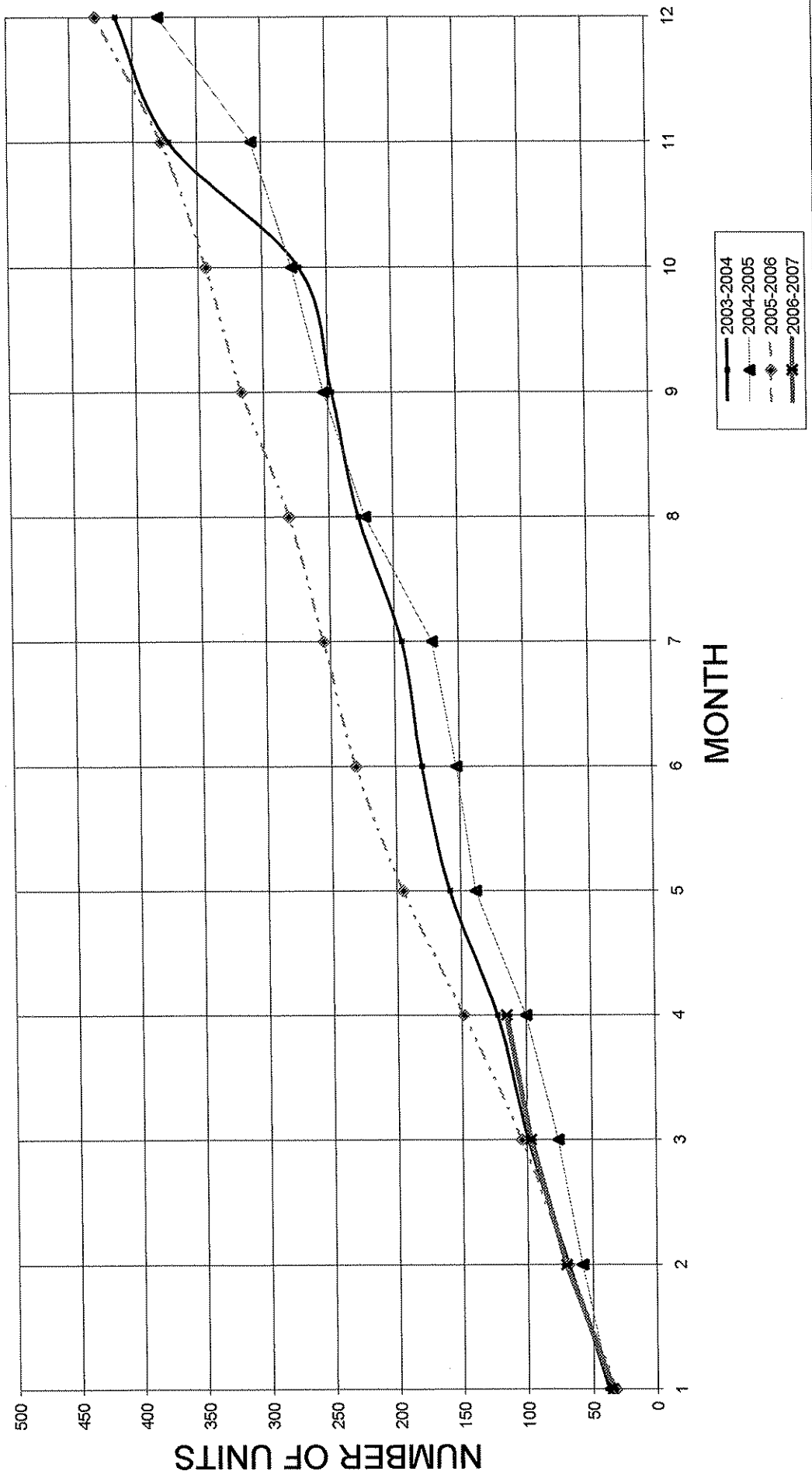


Olia Hewer
Administration Officer – Development

BUILDING ACTIVITY \$M Value



DWELLING UNITS



CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2006-2007

2006	SINGLE DWELLING		GROUP DWELLING		DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	26	5,476,351	9	1,232,866	44	441,808	30	438,327	2	150,000	1	290,000	7	1,109,410	12	252,210	9,390,972
AUGUST	32	5,832,654	3	805,831	29	345,139	38	1,573,454	3	400,290	2	67,500	0	0	8	961,275	9,986,143
SEPTEMBER	26	5,645,571	1	174,261	30	300,085	31	336,403	1	158,367	1	350,000	7	575,036	3	51,053	7,590,776
OCTOBER	16	4,438,140	0	0	28	387,230	34	699,965	0	0	2	40,500	5	1,069,970	12	121,440	6,757,245
NOVEMBER																	0
DECEMBER																	0
2007																	0
JANUARY																	0
FEBRUARY																	0
MARCH																	0
APRIL																	0
MAY																	0
JUNE																	0
TOTALS TO DATE	100	21,392,716	13	2,212,958	131	1,474,262	133	3,048,149	0	708,657	6	748,000	19	2,754,416	35	1,385,978	33,725,136

BUILDING, SIGN & DEMOLITION LICENCES ISSUED UNDER DELEGATED AUTHORITY

Applications determined for October 2006

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261144	Project Management Australia	Owners Name & Address not shown at their request	DEMOLITION CITY OF ALBANY OFFICES	221-227	Location ALBANY TOWN Lot S111	YORK STREET	ALBANY
261089	Anglicare WA	Porters Australia Pty Ltd	HORIZONTAL SIGN X 1	87-89	Location TS108 Lot 36	ABERDEEN STREET	ALBANY
261181	Community First Inc	Owners Name & Address not shown at their request	FASCIA SIGNS X 4	63-67	Location ATL 128 Lot 21	SERPENTINE ROAD	ALBANY
261207	Owner Builder	GN Christiansen & BJ Ward	DEMOLITION OF DWELLING	3	Location AT 62 Lot 1	PARADE STREET	ALBANY
261200	RN Charles	Owners Name & Address not shown at their request	DWELLING ALTERATIONS PATIO AND CARPORT	64	Location SL119 Lot 2	PARADE STREET	ALBANY
261124	Eyerite Signs	BJ Panizza	FASCIA SIGN	82	Location ATL S115 Lot 4	COLLIE STREET	ALBANY
261239	M & J Wauters Nominees Pty Ltd	Owners Name & Address not shown at their request	MEZZANINE STORAGE HOME HARDWARE	112-140	Location ALB TOWN	STIRLING TERRACE	ALBANY
261165	Scott Park Homes Pty Ltd	Owners Name & Address not shown at their request	DWELLING CARPORT AND VERANDA	17	Location 3040 Lot 405	PAUL TERRY DRIVE	BAYONET HEAD
261166	Jaxon Group Holdings Pty Ltd	D Endacott & R Etherington	DWELLING CARPORT AND VERANDA	6	Location 284 Lot 56	ALBATROSS DRIVE	BAYONET HEAD
261222	Owner Builder	Owners Name & Address not shown at their request	SHED	3	Location 284 Lot 915	SEA VIEW	BAYONET HEAD
261135	Owner Builder	Owners Name & Address not shown at their request	SHED	51	Location 282 Lot 181	ALLWOOD PARADE	BAYONET HEAD
261143	Owner Builder	SF & BE Critchison	RETAINING WALL	3	Location 3470 Lot 11	HIGHCLERE COURT	BAYONET HEAD
261198	P Neilson	JM Forbes	PATIO	5	Location 1196 Lot 92	SINCLAIR STREET	BAYONET HEAD
261226	G Puls	Owners Name & Address not shown at their request	SHED	11	Location 282 Lot 209	HICKS STREET	BAYONET HEAD

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261228	Owner Builder	Owners Name & Address not shown at their request	RETAINING WALL	82	Location 359 Lot 3	ELIZABETH STREET	BAYONET HEAD
261088	P Taylor	WG Taylor	PATIO CARPORT	1	Location 1196 Lot 1	SINCLAIR STREET	BAYONET HEAD
261242	GW Davies	Van Village Pty Ltd	CARPORT SITE 57	Site 57	Location 359 Lot 500	ALISON PARADE	BAYONET HEAD
261241	G Haines	Owners Name & Address not shown at their request	PARK HOME SITE 57	Site 57	Location 359 Lot 500	ALISON PARADE	BAYONET HEAD
261119	M & J Waiters Nominees Pty Ltd	P Hind	DWELLING STUDIO GARAGE AND VERANDAH	Location 374	Lot 411	SHOAL BAY RETREAT	BIG GROVE
261164	Turps Steel Fabrications	Owners Name & Address not shown at their request	FASCIA SIGN X 1	25	Location ASL 08 Lot 204	SANFORD ROAD	CENTENNIAL PARK
260576	Kosters Steel Constructions Pty Ltd	Owners Name & Address not shown at their request	ADDITIONS TO EXISTING SPRAY PAINTERS	17-21	Location ASL 129 ASL 1	DOUGLAS STREET	CENTENNIAL PARK
260949	Albany Signs	CD Ireland	PYLON SIGN X 1	227-237	Lot 15	NORTH ROAD	CENTENNIAL PARK
261217	Outdoor World	Owners Name & Address not shown at their request	CARPORT	5	Location 43 Lot 129	LOWER KING ROAD	COLLINGWOOD HEIGHTS
261225	Owner Builder	Owners Name & Address not shown at their request	DWELLING ADDITIONS	4	Location 43 Lot 152	HAKEA COURT	COLLINGWOOD HEIGHTS
261227	G Puls	Owners Name & Address not shown at their request	PATIO	2	Location 43 Lot 187	BANKSIA STREET	COLLINGWOOD HEIGHTS
261224	Owner Builder	Owners Name & Address not shown at their request	SHED AND RETAINING WALL	4	Location 43 Lot 152	HAKEA COURT	COLLINGWOOD HEIGHTS
261193	Outdoor World	Owners Name & Address not shown at their request	PATIO	40B	Location ASL 699 Lot 200	ARDROSS CRESCENT	COLLINGWOOD PARK
260938	Owner Builder	Owners Name & Address not shown at their request	SHADE SAIL POLES	36	Location ATL 1379 Lot 21	BARRY COURT	COLLINGWOOD PARK
261256	Owner Builder	Owners Name & Address not shown at their request	FARM HAY MACHINERY SHED	448	Location 401 Lot 10	OLD ELLEKER ROAD	CUTHBERT
261189	J Dean	Owners Name & Address not shown at their request	DEMOLITION DWELLING AND GARAGE/SHED	17	Location ALB TOWN Lot 981	CUNNINGHAM STREET	EMU POINT

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261206	Kosters Steel Constructions Pty Ltd	Owners Name & Address not shown at their request	SHED	47695	Location GLEDHOW 21 Lot 3	SOUTH COAST HIGHWAY	GLEDHOW
261237	Tectonics Constructions Group Pty Ltd	HR Lovitt	SHED	1	Location 366 Lot 23	FLEET STREET	GLEDHOW
261232	Owner Builder	Owners Name & Address not shown at their request	SPA	49	Location 2471 Lot 153	LA PEROUSE ROAD	GOODE BEACH
261140	WA Country Builders Pty Ltd	Owners Name & Address not shown at their request	DWELLING	101	Location 2104 Lot 607	LA PEROUSE ROAD	GOODE BEACH
261178	TO Sagers	To Sagers	SHED	Location 84	Lot 14	SWAN POINT ROAD	KALGAN
261203	Owner Builder	AB & BA Blechynden	POULTRY SHED	272	Location 5820 Lot 5	DEEP CREEK ROAD	KALGAN
261148	M & J Wauters Nominees Pty Ltd	Great Southern Grammar Inc	ADDITIONS AND ALTERATIONS TO	244	Location 21 Lot 14	NANARUP ROAD	KALGAN
261157	RG Gliosca i	BF Ackermans & MJ Pickens	STORAGE SHED	582	Location 554 Lot 1	CHESTER PASS ROAD	KING RIVER
261194	GG Little	BJ & SD Cunningham	SHED	Location 2308	Lot 123	HART VIEW	KING RIVER
261146	Metroof Albany	Owners Name & Address not shown at their request	SHED	252	Location TAA 33 Lot 151	COSY CORNER ROAD	KRONKUP
261093	Insight Signs	Calardu Albany Pty Ltd	ILLUMINATED PYLON AND FASCIA SIGNS X 11	Location 293	Lot 1003	VIASTRA DRIVE	LANGE
261153	Kosters Steel Constructions Pty Ltd	Owners Name & Address not shown at their request	CARPORT PATIO	9	Location 24 Lot 66	KING GEORGE STREET	LITTLE GROVE
260885	Outdoor World	Owners Name & Address not shown at their request	PATIO FOR UNITS 1A 1B 13A 13B	1-13	Lot 420	MENZIES STREET	LOCKYER
260898	Owner Builder	J & JL Clarke	SHED	Location 520	Lot 28	KING RIVER DRIVE	LOWER KING
261162	Outdoor World	Owners Name & Address not shown at their request	CARPORT	5	Location 520 Lot 263	BAKER ST SOUTH	LOWER KING
261171	Turps Steel Fabrications	V & Re Huesgen	PATIO	29	Location 520 Lot 276	RUTHERFORD STREET	LOWER KING
261247	Tectonics Constructions Group Pty Ltd	RS & CJ Andrews	SHED	26	Location 28 Lot 508	NAMBUCCA RISE	LOWER KING

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261211	Owner Builder	Owners Name & Address not shown at their request	RELOCATED FARM SHED		Location 3703 5395 225 TAA 205	PIGGOT MARTIN ROAD	LOWLANDS
261167	Metroof Albany	Owners Name & Address not shown at their request	PATIO	13	Location 492 Lot 2	SCORPIO DRIVE	MCKAIL
261168	Metroof Albany	Owners Name & Address not shown at their request	SHED AND PATIO	31	Location 492 Lot 11	SCORPIO DRIVE	MCKAIL
261176	Owner Builder	BR & KT Whyatt	SHED		Location 377 Lot 91	FEDERAL STREET	MCKAIL
261195	WA Country Builders Pty Ltd	G Wilson & CJ White	DWELLING GARAGE AND ALFRESCO	24	Location 488 Lot 139	RADIATA DRIVE	MCKAIL
261216	G De Giambattista	Owners Name & Address not shown at their request	PATIO ALTERATIONS		Location 399 Lots 708 & 709	CLYDESDALE ROAD	MCKAIL
261219	G Puls	Owners Name & Address not shown at their request	PATIO	69	Location 399 Lot 462	MCGONNELL ROAD	MCKAIL
261240	P Welders	Owners Name & Address not shown at their request	SHED AND CARPORT	41	Location 381 Lot 108	LANCASTER ROAD	MCKAIL
261174	Outdoor World	Owners Name & Address not shown at their request	SHED	17	Location 377 Lot 92	FEDERAL STREET	MCKAIL
261152	Kosters Steel	Owners Name & Address not shown at their request	PATIO	12	Location 80 Lot 630	KITCHER PARADE	MCKAIL
261209	Constructions Pty Ltd RA Pomey & Co	not shown at their request AJ & DA Barrot	DEMOLITION DWELLING	86	Location SA14 Lot 21	MIDDLETON ROAD	MIDDLETON BEACH
260940	BA Turner	Owners Name & Address not shown at their request	DWELLING CARPORT AND VERANDAH (EXCLUDING RETAINING WALLS TO RETAINING WALL	1	Location SA13 Lot 29	MORLEY PLACE	MIDDLETON BEACH
260941	BA Turner	Owners Name & Address not shown at their request	RETAINING WALL	1	Location SA13 Lot 29	MORLEY PLACE	MIDDLETON BEACH
261184	T & W Brade	JR Davies	DWELLING ALTERATIONS AND ADDITIONS	34	Location ALBAN T Lot 879	MARINE TERRACE	MIDDLETON BEACH
261186	BA Turner	MK & JA Davidson	DWELLING AND GARAGE	31A	Location SA 14 Lot 1	GARDEN STREET	MIDDLETON BEACH

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261163	Turps Steel Fabrications	PC & MD Haywood	PATIO	18	Location 750 Lot 319	AWHINA COURT	MILLBROOK
261215	Owner Builder	JL Hart & GO Panelli	PATIO	89	Location 368 Lot 111	RUFUS STREET	MILPARA
261188	Owner Builder	EW Nelson	SHED	550	Location 418 Lot 4	ALBANY HIGHWAY	MILPARA
261243	Formation Homes P/L	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	New Lot	Location 240 Lot 73.30	ALBANY HIGHWAY	MILPARA
261000	C Bowler	C Bowler	DWELLING GARAGE AND VERANDAH	18B	Location PL45 Lot 2	STEWART STREET	MIRA MAR
261139	Outdoor World	JC Stevenson	SHED AND PATIO's	20	Location 318 Lot 1	CAMPBELL ROAD	MIRA MAR
261008	Meuzelaar Enterprises Pty Ltd	Owners Name & Address not shown at their request	ADDITIONS TO EXISTING SHOP	27	Location SL73 Lot 130	CAMPBELL ROAD	MIRA MAR
261136	J Cash	ME & N Macdonald	SUN DECK	23B	Location 44 Lot 2	BERESFORD STREET	MIRA MAR
261201	Tectonics Constructions Group Pty Ltd	Owners Name & Address not shown at their request	CARPORTS AND PORCHS	5-9	Location PL44 Lot 143	SEYMOUR STREET	MIRA MAR
261042	Outdoor World	Owners Name & Address not shown at their request	CARPORT	31A	Location PL44 Lot 202	BERESFORD STREET	MIRA MAR
261179	E Norman	Owners Name & Address not shown at their request	DWELLING ADDITIONS	165	Location SA21 Lot 124	HARE STREET	MT CLARENCE
261145	New Horizon Homes (WA) Pty Ltd	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	5	Location SLA22 Lot 101	THOMAS STREET	MT CLARENCE
261210	MIL Turner & Son Pty Ltd	Owners Name & Address not shown at their request	DWELLING AND GARAGE	1	Location ASL 54 Lot 6	DURMAN PLACE	MT MELVILLE
261134	G Brown	G Brown & NA Todorovich	ADDITIONS AND ALTERATIONS TO EXISTING DWELLING.	245	Location ALB TOWN Lot 1289	GREY STREET	MT MELVILLE
261054	C & W Gilbert	Owners Name & Address not shown at their request	DWELLING ADDITION	362	Location 5854 Lot 2	YUNGUP ROAD NORTH	NAPIER
261169	Metroof Albany	Owners Name & Address not shown at their request	PATIO TO GARAGE	16	Location 355 Lot 22	FLEMINGTON STREET	ORANA
261177	Owner Builder	KL & MJ Woonings	PATIO	7	Location 355 Lot 30	FLEMINGTON STREET	ORANA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
261084	Outdoor World	Owners Name & Address not shown at their request	GARAGE	1	Location 220 Lot 109	LENNARD STREET	ORANA
261192	Outdoor World	Owners Name & Address not shown at their request	GARAGE	11	Location 355 Lot 6	CARBINE STREET	ORANA
261230	Owner Builder	Owners Name & Address not shown at their request	PATIO	61	Location 231 Lot 4	KATOOMBA STREET	ORANA
261233	Outdoor World	Owners Name & Address not shown at their request	CARPORT	28	Location 7651 Lot 183	MINOR ROAD	ORANA
261254	J Cash	CK Brown	PERGOLA	8	Location 222 Lot 140	LORENZO WAY	ORANA
261197	Metroof Albany	GM Macneal	GARAGE	90	Location AT 373 Lot 16	BRUNSWICK ROAD	PORT ALBANY
261231	RH Eskett	TG & EJ Watkins	SHED	470	Location 33 Lot 130	ROBINSON ROAD	ROBINSON
261133	RJ Tweedle	A & AP Probert	SHED	207	Location 4419/418 Lot 330	DELORAINE DRIVE	RRENUP
261158	Kosters Steel Constructions Pty Ltd	Owners Name & Address not shown at their request	SHED	5	Location 385 Lot 58	KOORYONG AVENUE	RRENUP
261172	Warren Bennett Homes Pty Ltd	Owners Name & Address not shown at their request	DEMOLITION OF 1 AND 2 STOREY RESIDENTIAL UNITS	2-6	Location PL42 0 Lot 68 69	HARDIE ROAD	SPENCER PARK
261173	Warren Bennett Homes Pty Ltd	Owners Name & Address not shown at their request	DEMOLITION 2 STOREY RESIDENTIAL DWELLING UNITS	5-9	Location 0 Lot 69	NIND STREET	SPENCER PARK
261221	WA Country Builders Pty Ltd	AM Maxton & LK Dombrowski	DWELLING AND CARPORT	44	Location 42 Lot 667	MCWHAE DRIVE	SPENCER PARK
261175	WA Country Builders Pty Ltd	MA & SM Muscat	DWELLING AND CARPORT	Location 2446/2447 Lot 1		SOUTH COAST HIGHWAY	TORBAY
261151	Chesters Constructions	DI Sharp	PATIO	49	Location AT221 Lot 17	SYDNEY STREET	YAKAMIA
261170	Turps Steel Fabrications	CW & LM Robins	PATIO	36	Location 176 Lot 201	HOFRAD COURT	YAKAMIA
261156	Kosters Steel Constructions Pty Ltd	Australian Flying Corps & Raaf	PATIO H75	H75	Location 42 Lot 800 70	ULSTER ROAD	YAKAMIA
261182	Scott Park Homes Pty Ltd	Owners Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	9	Location AT356 Lot 201	GALLE STREET	YAKAMIA
261202	Owner Builder	Owners Name & Address not shown at their request	GARAGE	95	Location 42 Lot 153 153	ULSTER ROAD	YAKAMIA
261149	Owner Builder	TJ Robins	PATIO AND RETAINING WALL	14	Location 243 Lot 631	AGONIS GARDENS	YAKAMIA

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
260891	S Brown	Owners Name & Address not shown at their request	DISABLED TOILET AND STOREROOM PARTITIONING WALL TO EXISTING	60	Location AT356 Lot 2	CHESTER PASS ROAD	YAKAMIA
261229	Bullet Signs Welshpool	Picts Pty Ltd	PYLON X 1 AND FASCIA SIGN X 1	60	Location AT356 Lot 2	CHESTER PASS ROAD	YAKAMIA
261246	Outdoor World	Owners Name & Address not shown at their request	GARAGE	11	Location 177 Lot 82	LESLIE STREET	YAKAMIA
261248	Kosters Steel	GK & NC Basden	PATIO	7	Location 230 Lot 266	CURRINGA COURT	YAKAMIA
261126	Constructions Pty Ltd R & K Ryde	MS Hoyes	DWELLING GARAGE AND VERANDAH		Location 1141 Lot 11	EDEN ROAD	YOUNGS SIDING

CITY OF ALBANY

REPORT

To : Her Worship the Mayor and Councillors
From : Administration Officer - Planning
Subject : Planning Scheme Consents – October 2006
Date : 1 November 2006

1. The attached report shows what Planning Scheme Consents have been issued under delegation by a planning officer for the month of October.
2. Within the period there was a total of forty eight (48) decisions made on active Planning Scheme Consents these being:
 - Forty four (44) Planning Scheme Consents were approved under delegated authority;
 - Four (4) Planning Scheme Consents were cancelled.



Deb Delury
Administration Officer – Planning

PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY

Applications determined for October 2006

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265380	2/08/2006	RGJ Ball & AD Fryer-Smith	York Street	Albany	Shop-Toilets	Delegate Approved	18/10/2006	Ian Humphrey
265464	26/09/2006	Eyerite Signs	York Street	Albany	Fascia Sign	Delegate Approved	19/10/2006	Ian Humphrey
265227	11/05/2006	SR & LJ Dupuy	Grey Street East	Albany	Single House - Design Codes Relaxation - Overlooking Overheight & Setback Relaxation	Delegate Approved	23/10/2006	John Devereux
265482	4/10/2006	E North	Mill Street	Albany	Private Recreation extension to Bridge Club	Delegate Approved	25/10/2006	Ian Humphrey
265469	3/10/2006	N Newman	Highclere Court	Bayonet Head	Single House - Retaining Wall	Delegate Approved	16/10/2006	Jessica Ashton
265481	4/10/2006	RA Osborne	Allwood Parade	Bayonet Head	Outbuilding Setback Relaxation	Delegate Approved	17/10/2006	Jessica Ashton
265412	21/08/2006	LJ Livsey	The Outlook	Bayonet Head	Holiday Accommodation	Delegate Approved	18/10/2006	Lisa Brown
265441	12/09/2006	KJ Gladish	Oyster Heights	Bayonet Head	Use Not Listed - Family Day Care	Delegate Approved	18/10/2006	Jessica Ashton
265487	9/10/2006	JM Forbes	Sinclair Street	Bayonet Head	Single House Design Codes Relaxation side setback alfresco area	Cancelled	18/10/2006	Jessica Ashton
265484	5/10/2006	P Taylor	Sinclair Street	Bayonet Head	Single Dwelling Design Codes Relaxation side setback carport	Delegate Approved	22/10/2006	Jessica Ashton
265449	18/09/2006	G Holmes	Lower King Road	Bayonet Head	Single House - Design Codes Relaxation - Overlooking	Delegate Approved	31/10/2006	Jessica Ashton
265461	25/09/2006	Albany Signs	North Road	Centennial Park	Pylon Sign	Delegate Approved	23/10/2006	Ian Humphrey
265409	18/08/2006	C Duross	Barry Court	Collingwood Park	Single House - Design Code Relaxation - Side Setback	Delegate Approved	19/10/2006	Jessica Ashton
265432	7/09/2006	G & JR Russell	Rossiter Road	Goode Beach	Single House - Design Codes Relaxation - Overlooking and Retaining Wall	Delegate Approved	26/10/2006	Jessica Ashton
265460	25/09/2006	Roberts Gardiner Architects	La Perouse Court	Goode Beach	Single House - Design Codes Relaxation - Front Setback & Retaining Walls	Delegate Approved	31/10/2006	Jessica Ashton

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265475	29/09/2006	BF Ackermans	Chester Pass Road	King River	Home Business - Earthmoving Business Storage	Delegate Approved	12/10/2006	John Devereux
265438	8/09/2006	WA Country Builders	Cosy Corner Road	Kronkup	Holiday Accommodation (X1)	Delegate Approved	26/10/2006	Jessica Ashton
265440	8/09/2006	WA Country Builders	Cosy Corner Road	Kronkup	Holiday Accommodation (X1)	Delegate Approved	26/10/2006	Jessica Ashton
265442	12/09/2006	Insight Signs	Viastra Drive	Lange	Signage - 1 x Pylon Sign 8 x Horizontal Signs & 2 x Illuminated Signs	Cancelled	11/10/2006	Ian Humphrey
265459	22/09/2006	BM & GK Zalmstra	Grove St West	Little Grove	Use Not Listed - Family Day Care	Cancelled	11/10/2006	Jessica Ashton
265468	26/09/2006	Department Of Housing And Works	Menzies Street	Lockyer	Grouped Dwelling - Design Codes Relaxation - Front Setback	Delegate Approved	19/10/2006	Jessica Ashton
265359	24/07/2006	Chesters Constructions	King River Drive	Lower King	Outbuilding - Design Codes Relaxation - Side Setback Relaxation	Delegate Approved	3/10/2006	Lisa Brown
265477	3/10/2006	Turps Steel Fabrication	Rutherford Street	Lower King	Single Dwelling Design Codes Relaxation Setback for patio	Delegate Approved	17/10/2006	Jessica Ashton
265479	4/10/2006	Ryde Building Company Pty Ltd	Moon Parade	McKail	Single Dwelling Design Codes setback relaxation retaining wall	Delegate Approved	17/10/2006	Jessica Ashton
265486	5/10/2006	NW Ryan	Federal Street	McKail	Single House in relation to outbuilding	Delegate Approved	23/10/2006	Jessica Ashton
265502	11/10/2006	GS Puls	Gregory Drive	McKail	Single Dwelling - Design Codes Relaxation - Side Setback (Patio)	Delegate Approved	30/10/2006	Jessica Ashton
265406	17/08/2006	GR Verneulen	Federal Street	McKail	Use Not Listed - Caravan Hire	Delegate Approved	31/10/2006	John Devereux
265304	21/06/2006	PL & PH Locke	Flinders Parade	Middleton Beach	Single House	Delegate Approved	19/10/2006	John Devereux
265444	12/09/2006	JD Pech & JR Ryan	Chester Pass Road	Milpara	Bulky Goods Outlet	Delegate Approved	22/10/2006	Graeme Bride
265493	13/10/2006	EW Nelson	Albany Highway	Milpara	Caravan Park (Office and Storage)	Delegate Approved	23/10/2006	Ian Humphrey
265467	26/09/2006	Outdoor World	Campbell Road	Mira Mar	Trade Display (Sheds/Patios)	Delegate Approved	16/10/2006	Ian Humphrey
265472	28/09/2006	ME & N Macdonald	Beresford Street	Mira Mar	Single House Design Codes relaxation relation to overlooking and front setback	Delegate Approved	17/10/2006	Jessica Ashton
265499	18/10/2006	DC Rushton	Beresford Street	Mira Mar	Single Dwelling - Design Codes Relaxation - Side Setback Relaxation (Carport)	Delegate Approved	29/10/2006	Jessica Ashton

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
265483	5/10/2006	EJ Norman	Hare Street	Mt Clarence	Single House Design Codes Relaxation in relation to additions	Delegate Approved	19/10/2006	Jessica Ashton
265496	17/10/2006	AC & AE Lee	Serpentine Road	Mt Melville	Single Dwelling - Design Codes Relaxation - Overlooking	Delegate Approved	29/10/2006	Jessica Ashton
265085	1/03/2006	PS Nelson	Robinson Street	Mt Melville	Single Dwelling - Design Codes Relaxation - Overheight Overlooking and Side Setback	Delegate Approved	18/10/2006	Lisa Brown
265470	3/10/2006	G Brown	Grey Street	Mt Melville	Design Codes Relaxation - Overheight Overlooking and Setback Relaxation	Delegate Approved	20/10/2006	Jessica Ashton
265429	6/09/2006	JG Cusack	Festing Street	Mt Melville	Holiday Accommodation (Change of Use)	Delegate Approved	30/10/2006	Jessica Ashton
265435	7/09/2006	Suzanne Hunt Architect	Nullaki Drive	Nullaki	Caretakers Accommodation	Delegate Approved	3/10/2006	Ian Humphrey
265428	4/09/2006	AD Duffy	Albany Highway	Orana	Restaurant	Delegate Approved	18/10/2006	Ian Humphrey
265448	11/09/2006	Outdoor World	Lennard Street	Orana	Single House - Design Codes Relaxation - Boundary Setbacks	Delegate Approved	19/10/2006	Jessica Ashton
265489	10/10/2006	VL Hanbury	Locke Street	Orana	Service Industry	Delegate Approved	23/10/2006	Ian Humphrey
265463	25/09/2006	JF & MR Elliott	Brunswick Road	Port Albany	Single House - Design Codes Relaxation - Overlooking Setbacks And Retaining Walls	Delegate Approved	22/10/2006	Jessica Ashton
265437	8/09/2006	JM Eichner	Frenchman Bay Road	Robinson	Use Not Listed - Craft Studio and Dwelling	Cancelled	19/10/2006	Ian Humphrey
265427	4/09/2006	Wauters Enterprises	Hardie Road	Spencer Park	Shop	Delegate Approved	23/10/2006	John Devereux
265480	4/10/2006	TJ Robins	Agonis Gardens	Yakamia	Single House - Design Codes Relaxation - Retaining Wall and Patio	Delegate Approved	16/10/2006	Jessica Ashton
265488	9/10/2006	Scott Park Homes	Hudson Road	Yakamia	Group Dwelling (x2)	Delegate Approved	26/10/2006	Jessica Ashton
265398	11/08/2006	LA Selepak	Lake Saide North Road	Youngs Siding	Single House Chalet & Studio (Unapproved Structures)	Delegate Approved	18/10/2006	Lisa Brown

General Report Items

GENERAL MANAGEMENT SERVICES SECTION



City of Albany Ba [Bulletin Item 3.4.2. refers]



23 Sept 2006

Your Worship the Mayor
Ms Alison Goode
P.O. Box 484
Albany 6331

City of Albany Records
Doc No: ICR6016193
File: REL122
Date: 28 SEP 2006
Officer: MAYOR

Attach:

Dear Ms Goode,

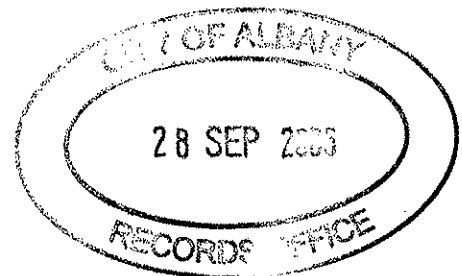
The City of Albany Band wishes to express their appreciation for the City Council's financial support for the Band in their recent endeavour to retain the Queen's Cup.

The Queen's Cup is a competition for country Brass Bands and was recently held in Bunbury. It has now expanded state wide and competing bands were Bunbury, Busselton, Geraldton, Kalgoorlie and Albany. We were delighted to bring the cup home for the fourth time(out of five) bringing prestige to the City of Albany and raising the profile of music and the Arts in our area.

Your generous donation enabled us to do this. We are most grateful for your support.

Yours faithfully

Cynthia Woonings
Secretary
City of Albany Band
P.O. Box 1583
Albany 6330





**Great
Southern
Grammar**



[Bulletin Item 3.4.2. refers]

Doc No: City of Albany Records
 File: ICR6016183
 REL122
 Date: 28 SEP 2006
 Officer: MAYOR,MPR
 Attach:

Phone: 08 9844 0300
 Fax: 08 9844 0380
 admin@gsg.wa.edu.au
 www.gsg.wa.edu.au

25th September 2006

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

Dear Madam Mayor

Our Year 12 Geography class at Great Southern Grammar would like to thank Mr Adrian Nicoll for his presentation to us on 19 September 2006. It was informative and well presented and was most useful in our study of the internal and external morphology of Albany.

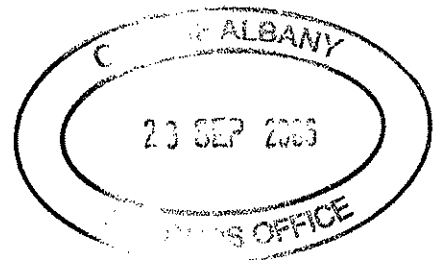
Thank you.

Yours sincerely

Kristie Birkbeck.

Miss Kristie Birkbeck on behalf of

*Alison
 Goode
 Mayor
 City of Albany
 PO Box 484
 Albany WA 6330*





[Bulletin Item 3.4.2. refers]



WESTERN AUSTRALIAN
LOCAL GOVERNMENT ASSOCIATION

Doc No:
File:
Date: 03 OCT 2006
Officer: CEO/MCS2

Attach:

29 September 2006

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

Dear Andrew,

On Wednesday 6th of September the Western Australian Local Government Association, Municipal Waste Advisory Council and Department of Environment and Conservation used the Council facilities to hold a workshop on the new Waste Avoidance and Resource Recovery Bill.

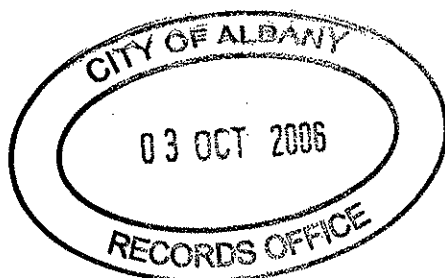
I am writing to thank you for the provision of these facilities and to commend your staff on their professionalism, efficiency and willingness to assist. In particular, Ian Neil and Leanne Freegard provided excellent service.

The workshops were very worthwhile for all those who participated, with lots of valuable feedback gained. Feedback will be provided to all those who attended the workshop.

Thank you once again.

Yours sincerely

Bernard Ryan
Executive Officer



Local Government
15 Altona
West Perth WA
PO Box
West Perth WA
Telephone: (08) 9321
Facsimile: (08) 9322
Email: info@walga.a



SILVER CHAIN



[Bulletin Item 3.4.2 refers]

Doc No: City of Albany Records
ICR6017172
File: REL122

Date: 17 OCT 2006
Officer: MAYOR

Attach:

Ms Alison Goode JP
Mayor of the City of Albany
PO Box 484
Albany WA 6330

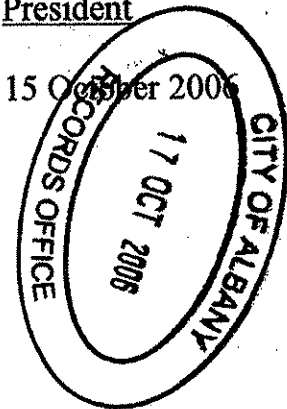
Dear Ms Goode,

On behalf of the Silver Chain Association, I would like to thank you for hosting a civic reception for the Board of Management of the Association on 6 October, in celebration of 60 years of service to the Albany community. The reception was most enjoyable, and your gesture is much appreciated.

The clock which you so generously donated to the Association occupies pride of place at our Seymour Street base.

With regards,

Ian Pitman
President





Rainbow Ra

City of Albany Records
Doc No: ICR6017189
File: FIN061

Date: 17 OCT 2006
Officer: MLAA

Attach: *Jon Benny*
Bulletin

6 Leslie Street
Albany WA 6330

15 October 2006

City of Albany
PO Box 484
Albany WA 6331

**Report on the WA Combined Chapters' CMCA Rally
29 September 2006 to 2 October 2006**

Sponsored by 2005/2006 Community Event Financial Assistance Program

The event, held on the above dates at Centennial Oval, was extremely successful. There were 151 motor homes registered at the event, with 277 people, all of whom enjoyed Albany, taking part in our activities, sightseeing, and getting to know our City.

Many local businesses supported the Rally through donations of prizes, offering discount pricing and advertising through the event. Subsequent feedback showed that the Rally participants, in turn, supported these businesses, spending quite large amounts during and after the weekend.

Albany was marketed throughout the Rally via displays of local businesses and local products, provision of tourism/business information bags, bus tours, frequent verbal references to our sponsors, and raffle prizes of local products. Our visitors were extremely impressed with the local support that we received, and were especially appreciative of the Mayor's comments and welcome during her opening speech.

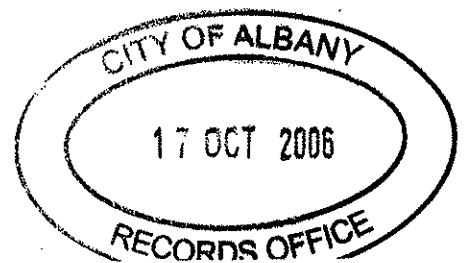
The grant from the Community Events Financial Assistance Program enabled us to engage local caterers who provided an evening meal and a breakfast for the visitors, which was greatly appreciated and enhanced the Rally through this sharing together. It also assisted us to provide the tours of our City and surrounding areas, and allowed us to provide evening entertainment from local performers.

Rally participants appreciated getting to see more of and learn more about Albany and commented that they would certainly be returning to enjoy it again in the future. The Rally also created a lot of local interest with many taking the opportunity to visit and interact with Rally participants.

We thank the City for its support, not just with the grant, but also for the positive assistance of City of Albany staff throughout the entire process of the event. The provision of waste water dump points by the City of Albany in time for the Rally was also greatly appreciated.

Yours sincerely

Joan Anderson
(Secretary)



[Bulletin Item 3.4.2 refers]

Leederville WA 600
PO Box 33
Leederville WA 690
Tel: (61 8) 9380 980
Fax: (61 8) 9380 935

E: enquiry@meetingmasters.com.au
W: www.meetingmasters.com.au



MEETING MASTERS

ABN: 95 200 242 592



13th October 2006

Jon Berry
Manager Economic Development
City of Albany
PO Box 484
Albany WA 6331

Doc No: City of Albany Records
ICR6017206
File: STR208
Date: 17 OCT 2006
Officer: MECD
Attach: *Bulletin*

Dear Jon,

Re: 2006 GWN Top Tourism Town Awards

On behalf of the members of the Awards judging team, I wish to thank you for providing us with a genuine "visitor experience".

It is so heartening to observe the huge leap forward that visitor servicing has undergone in the past few years. The quality of the submissions and the passion and professionalism demonstrated during the site visits is certain testament to the change.

GWN General Manager Ian Jones together with Gabrielle and Murray join me in congratulating you on your achievements. We ask that you convey to your colleagues, especially the ones we met, our thanks for their contribution and for assisting your town to be in strong contention for the GWN Top Tourism Town Awards.

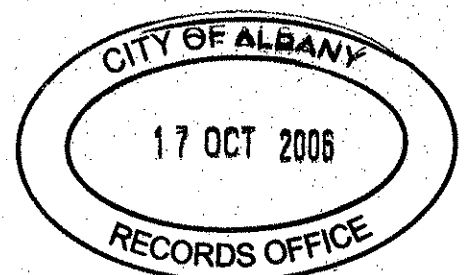
Now that the judging has been completed, we can reveal that less than 6 points separated the six finalist towns.

In the event of your town being the recipient of an award, would you please forward an image that you would like to be used on the award certificate. The image is required in a Jpeg format no later than Friday 20 October.

We look forward to seeing you at the conference and Awards Dinner.



Ray Bird
Director



[Bulletin Item 3.4.2. refers]



FROM THE OFFICE OF
THE MAYOR
CITY OF MANDURAH
P.O. BOX 210
MANDURAH 6210
WESTERN AUSTRALIA
TELEPHONE: (08) 9550 377



Enquiries: Lena Houghton
File Ref: A01926

Doc No: City of Albany Records
ICR6017792
File: GOV117

Date: 25 OCT 2006
Officer: CEO;SPO3

Attach:

20 October 2006

Andrew Hammond
CEO
City of Albany
102 North Road
YAKAMIA WA 6330

Bulletin

Dear Andrew

Thank you very much for organising an excellent Seachange Conference. Cr Wilson, Mark and myself really enjoyed visiting your magnificent city and found the conference really interesting and stimulating.

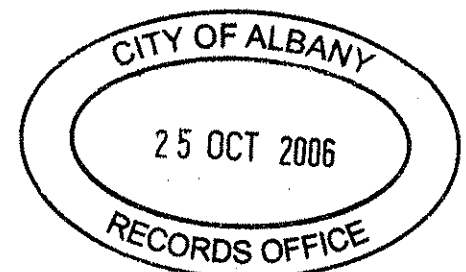
It was great to have time to catch up with you, the Councillors and people from other Councils around the State/

We hope to continue a good working relationship with you Andrew and if you are ever coming this way please let us know so that we can catch up.

Please pass on my appreciation to Trish Kirkland for the excellent job she did to make us so comfortable and to make it a great success.

Yours sincerely

Paddi
Paddi Creevey
Mayor





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

cc Les Hewer, Executi

Doc No:
File:
Date: 02 NOV 2006
Officer: EDWS2:CEO
Attach:

Dear Sir,

BUSHCARERS GROUP APPRECIATES CITY EFFORTS

At our AGM of 25th October, 2006, the Bushcarers Group reflected on the past year and the projects and progress that have been accomplished in that time. It was concluded that it is timely to offer our thanks to the members of the staff of the City of Albany who have served our cause during the past year. City Staff members whom the Group deals with currently are serving us well and we would like to commend the efforts of those we have regular contact with.

From small beginnings at our incorporation, with some disappointing retraction in staff and budget allocation in the last couple of years, the combined Community and City efforts in eradicating unsightly and invasive introduced weed species around Albany is becoming very obvious, mainly by the diminishing thickets of Sydney Golden Wattle, Victorian Tee Tree, Taylorina, Pampas Grass, Watsonia, as well as several lesser noticeable species.

We were disappointed to be losing Mark Ford from the Bushcare Assistants Team when we heard of his transfer to 'tip duties' as Reserves Supervisor. He had shown great empathy with the volunteer endeavours of the residents and was well respected in that work. However, the move proved to be a sound one, as we know Mark recognises the importance of diligent disposal of weedy plant material and we rest easy that weed seed will not escape from the tip. We know now that we did not really lose Mark's talents, rather, he has used them in another direction, and we are thankful for continued contact with him.

Bushcare Assistant Peter Stewart continues enthusiastically in his work on the Bushcare Assistants Team, developing a greater understanding of problem plants, and a willingness to share that knowledge. Under his guidance and with the help of Community volunteers, many new locations of weed infestation around town are being brought under control.

Our newest member of the Bushcare Assistants Team Demelza Armstrong is also enthusiastic, and we are please to have her on board.

Reserves Officer Sandra Maciejewski has been consistently approachable, through times of change and reduced working hours, and has always been available to members of the Community on weekend activities. Sandra has this week delighted us by announcing the completion of the Code of Conduct document she has devised, which will provide exacting guidelines for City staff and other outside workers in the management of environmental weeds. We are very proud this protocol document now exists, and look to it being well used and a useful reference for the future.

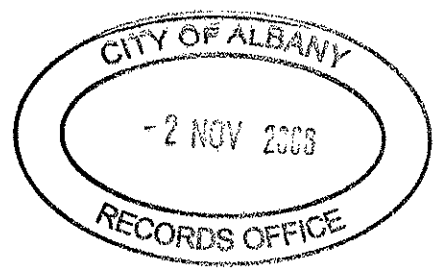
Mrs. Ruth Watson was re-elected as President for 2006/07. The voluntary efforts of the Bushcarers Group continue and the Group welcomes further City input of staff and budget allocation during the coming year.

Yours faithfully,

KAY STEHN
Community Representative, Bushcarers Advisory Committee
5 Bell Court,
BAYONET HEAD, WA. 6330
Email: kstehn@bigpond.com

Bulletin Alex

31st October, 2006



Agenda Item Attachments

CORPORATE & COMMUNITY SERVICES SECTION

CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
22475	05/10/2006	AMITY SETTLEMENTS	Rates refund for assessment A133459	- 150.48
22476	05/10/2006	ARTBEAT PUBLISHERS	SCHOOL SESSION AT MUSEUM, READING AND CHAIR	- 1,145.50
22477	05/10/2006	BOCCARDO M	Rates refund for assessment A5926	- 496.15
22478	05/10/2006	HELEN CHILD	PERFORMANCE AT POETRY PUB CRAWL	- 675.00
22479	05/10/2006	COLLIE STREET GALLERY & FRAMERS	REPAIR FRAMING	- 46.65
22480	05/10/2006	EDUCATIONAL ART SUPPLIES	ART SUPPLIES	- 37.89
22481	05/10/2006	MICHAEL FARRELL	WORKSHOP AND PERFORMANCE - SPRUNG FESTIVAL	- 725.00
22482	05/10/2006	H & EJ TOWES & SON	Royalty payment on Gravel	- 4,268.40
22483	05/10/2006	JEANETTE & ISMO HILTUNEN	CROSSOVER SUBSIDY - LOT 635 AGONIS GARDENS, YAKAMIA	- 340.66
22484	05/10/2006	HOSTPLUS PTY LTD	SUPER AUGUST CONTRIBUTIONS	- 83.55
22485	05/10/2006	HOWARD PARK WINES PTY LTD	CATERING SUPPLIES	- 450.00
22486	05/10/2006	NOVA KETTLEWELL	FLYER RUN	- 60.00
22487	05/10/2006	MAYNE PUBLISHING PTY LTD	2 Year subscription of Landscape Contractor magazine	- 77.00
22488	05/10/2006	DEPARTMENT OF SPORT AND RECREATION	Turf Management Course - Brett Wolfe & Steve Ditchburn	- 1,781.00
22489	05/10/2006	DAVID O'MAHONY	RETURN OF SUBDIVISION BOND FOR WARRENUP STAGE 3 12 MONTH MAINTENANCE BOND WAPC 125543	- 9,433.25
22490	05/10/2006	PATRICK ELMS & CO	PREPARATION OF PIANO FOR AMEX EXAMS	- 140.00
22491	05/10/2006	SNAP PRINTING	ALBANY LOCAL PLANNING BOOKLETS	- 7,098.60
22492	05/10/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	- 41.83
22493	05/10/2006	TROTTY'S CARPENTRY	OLD BOND STORE - CONSERVATION WORKS FOR ART STORE	- 5,335.00
22494	05/10/2006	CLARE MARIA VALLEY	PREPARATION FOR GWN TOURISM AWARD SUBMISSION	- 1,100.00
22495	05/10/2006	WATER CORPORATION	WATER CONSUMPTION	- 617.00
22496	05/10/2006	DARREN MOK	INVOICE NO. GD6-310806	- 750.00
22497	12/10/2006	ALBANY SENIOR HIGH SCHOOL	TOTAL INCOME FROM BOX OFFICE - HOLLYWOOD DANCE SHOW	- 1,286.90
22498	12/10/2006	ALBANY PRIMARY SCHOOL	INCOME FROM BOX OFFICE - BATS	- 10,046.66
22499	12/10/2006	ALBANY DRY HIRE	MINI EXCAVATOR HIRE FOR SERVICE LOCATIONS (DAILY HIRE)	- 660.00
22500	12/10/2006	BARRASS WT	RETURN SUBDIVISION BOND FOR LOT 7 HAMPHREY RD BIG GROVE WAPC 100953	- 8,254.90
22501	12/10/2006	C J BELTRAMA & G T ROSS	RETURN OF SUBDIVISION OUTSTANDING WORKS BOND FOR LOT 43 ROBINSON ST MT MELVILLE WAPC 121454	- 7,410.00
22502	12/10/2006	STUART CLEMENTS	REIMBURSE EXPENSES INCURRED ON BEHALF OF COA	- 97.00
22503	12/10/2006	CLIFTON CONEY GROUP (WA) PTY LTD	PROFESSIONAL SERVICES CULL ROAD	- 16,633.02
22504	12/10/2006	GIARDINIS DELI	CATERING SUPPLIES	- 91.90
22505	12/10/2006	ALAN MURDOCH	MILLING OF SHEOAK & JARRAH LOGS	- 3,360.00
22506	12/10/2006	ROAD AND TRAFFIC SERVICES	only WHEEL STOPS - CODE 4025. Including Fasteners	- 1,265.00
22507	12/10/2006	PREMIER HOTEL	CATERING SUPPLIES	- 140.50
22508	12/10/2006	SOUTHERN ABORIGINAL CORPORATION	DONATION - HARMONY DAY FESTIVAL	- 200.00
22509	12/10/2006	TARGET ALBANY	SUPPLIES FOR MARY THOMPSON HOUSE	- 127.67
22510	12/10/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	- 545.74
22511	12/10/2006	WATER CORPORATION	WATER CONSUMPTION	- 2,410.00
22512	12/10/2006	WESTERN AUSTRALIAN PLANNING COMMISSION	SUBDIVISION APPLICATION FEE	- 780.00
22513	12/10/2006	LYDEAMORE C & M	XOVER, LOT 11 SCORPIO DRIVE MCKAIL	- 161.49

[Agenda Item 12.1 (refers)
[Bulletin Item 1.2.1 refers]

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CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
22514	12/10/2006	BRIDE G & R	XOVER, LOT 702 ASHKEY BOULEVARD YAKAMIA	- 202.72
22515	12/10/2006	WOODHEAD ROBIN E	XOVER, 66 GREEN ISLAND CRESCENT	- 211.55
22516	12/10/2006	HOTOP TREVOR E & MARGARET K	XOVER 12 PARMELIA WAY MCKAIL	- 355.85
22517	13/10/2006	WRIGHT, KATHY	MONTHLY MAINT LOTTERIES HSE	- 84.80
22518	13/10/2006	DARRAN LOCKHART	CASH ADVANCE ON PAY 24/10/06	- 300.00
22519	19/10/2006	PATRICIA ANN BRACKNELL	Replacement of farm gate at East Bank Road	- 200.00
22520	19/10/2006	DE STEVENS CONSULTING ENGINEER	PENNY POST OFFICE BUILDING - VENTILATION. AS PER QUOTE.	- 1,705.00
22521	19/10/2006	JULIA LAWRIKSON	PRESENTATIONS AT SPRUNG WRITERS FESTIVAL	- 905.00
22522	19/10/2006	LOGGERHEAD PTY LTD	4 COPIES OF THE TURNING, HARDBACK	- 155.00
22523	19/10/2006	JODIE EILEEN MCLEOD	REIMBURSEMENT FOR EXPENSES - VAC	- 145.85
22524	19/10/2006	ALAN MURDOCH	BUILD ART STORAGE UNIT AT BOND STORE	- 2,760.00
22525	19/10/2006	WENDY ORR	SPRUNG WRITERS FESTIVAL - ARTIST'S FEES	- 1,342.00
22526	19/10/2006	PETTY CASH-ALBANY AQUACTIC & LEISURE	PETTY CASH - ALAC	- 192.35
22527	19/10/2006	PETTY CASH - CITY OF ALBANY	PETTY CASH - NORTH ROAD	- 380.55
22528	19/10/2006	PETTY CASH - WORKS & SERVICES	PETTY CASH REIMBURSEMENT	- 149.95
22529	19/10/2006	RUSTLERS STEAK HOUSE	Sea Change Conference Dinner 28 September 2006	- 2,721.00
22530	19/10/2006	SHIRE OF ROEBOURNE	LONG SERVICE LEAVE ENTITLEMENT - CRAIG CHARLES DAVEY	- 1,419.24
22531	19/10/2006	SIGNMASTERS	Full set of numbered stencils, from 0 to 9. Made from aluminium. Size of numbering is 105mm high x 60mm wide.	- 66.00
22532	19/10/2006	THE SUNDAY TIMES	quote J19333 sunday times escape australia southwest liftout	- 1,981.98
22533	19/10/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	- 12,679.51
22534	19/10/2006	UNIVERSAL PUBLISHERS PTY LTD	UBD STH WEST & GRT STHN WA 4TH ALBANY - ADVERTISING AVC	- 1,518.00
22535	19/10/2006	THE VINES RESORT & COUNTRY CLUB	Share accommodation for ALAC Program Coordinator Mark Jordan whilst attending the Sports and Recreation Conference	- 761.95
22536	19/10/2006	WELLSTEAD AUTOMOTIVE SERVICES	AUTOMOTIVE SERVICES	- 1,274.35
22537	19/10/2006	WESTERN AUSTRALIAN POLICE LEGACY INC	DONATION TO POLICE LEGACY AND ALBANY REGIONAL HOSPITAL'S BIG RAINBOW BIKE RIDE 2006	- 200.00
22538	19/10/2006	JENNY FORBES	REFUND APPLICATION FEE, PSC FOR 5 SINCLAIR STREET	- 50.00
22539	19/10/2006	PIETERSEN, PAUL AND ELIZABETH	CROSSOVER SUBSIDY - 5 HOGARTH ROAD	- 205.66
22540	19/10/2006	NOAKES, CLINTON	CROSSOVER SUBSIDY - 78 ULSTER ROAD	- 193.89
22541	19/10/2006	AMITY TOASTMASTERS	DONATION TOWARDS CLUB MANUALS TO ASSIST WITH COMMUNICATION AND LEADERSHIP PROGRAMS	- 200.00
22542	20/10/2006	SV THOMAS	REFUND OF EFTPOS PAYMENT INCORRECTLY PROCESSED - RATES A186216	- 670.29
22543	24/10/2006	DEPT FOR PLANNING & INFRASTRUCTURE	VEHICLE REGISTRATION	- 361.95
22544	26/10/2006	TESSA BYRNES	JUGGLING AND WAND WORKSHOPS - VAC	- 198.34
22545	26/10/2006	FLEXTOOL (AUST) PTY LTD	only Purchase of Bartell Petrol Surface Scarifier - Honda 5.5HP c/w Cyclopac Filtration System - BR-SP8H	- 4,416.50
22546	26/10/2006	SANDERSON PARTNERS JINNUNGER	CATERING SUPPLIES	- 120.00
22547	26/10/2006	JO-JOES DIAL A PIZZA	Refreshments - YAC Meeting	- 80.00
22548	26/10/2006	ALBANY AQUACTIC & LEISURE CENTRE	ASTRO SOCCER - UMPIRE FEES - ALAC	- 950.00
22549	26/10/2006	MANDURAH QUAY RESORT	ACCOMMODATION FOR RACHEL WORNES	- 764.00

CHQ	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
22550	26/10/2006	WA POLICE - ALBANY BRANCH	ROAD CLOSURE FOR PAGEANT	- 55.00
22551	26/10/2006	SALMARK PROMOTIONS	ASSORTED SIZE T SHIRTS - VAC	- 948.20
22552	26/10/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	- 900.93
22553	26/10/2006	TURKISH AUSTRALIAN CULTURE HOUSE INC	TURKISH REPUBLIC DAY DINNER	- 132.00
22554	26/10/2006	WATER CORPORATION	WATER CONSUMPTION	- 448.45
22555	26/10/2006	WATER CORPORATION	56 HOURS CIVIL MAINTENANCE	- 2,681.20
22556	26/10/2006	JANET KOEST	RETURN OF EMU POINT BOAT PEN KEY NO 19 FOR PEN 25	- 50.00
22557	26/10/2006	COMMONWEALTH BANK RSA	Superannuation contributions	- 327.73
22558	26/10/2006	HOSTPLUS PTY LTD	Superannuation contributions	- 116.05
22559	02/11/2006	ALBANY PUBLIC LIBRARY	STAFF TEA MONEY - LIBRARY	- 72.00
22560	02/11/2006	ALTRONIC DISTRIBUTORS PTY LD	30watt speakers and attenuators	- 982.10
22561	02/11/2006	GREEN RANGE COUNTRY CLUB	FIRE FUNCTION	- 171.60
22562	02/11/2006	HOUSING AUTHORITY	Rates refund for assessment A70572	- 431.01
22564	02/11/2006	DJ & B NEWBURY	Phillips Brook Sauvignon Blanc	- 120.00
22565	02/11/2006	PETTY CASH - WORKS & SERVICES	PETTY CASH REIMBURSEMENT	- 178.40
22566	02/11/2006	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	- 506.93
22567	02/11/2006	TEXTILE TRADERS	Material for curtain	- 95.45
22568	02/11/2006	WATER CORPORATION	WATER CONSUMPTION	- 200.95
22569	03/11/2006	WESTERN AUSTRALIAN PLANNING COMMISSION	APPLICATION FEE - SUBDIVISION OF YORK STREET LAND	- 820.00
TOTAL				- 137,485.02

C/CARDS	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
	29-Aug-06	SELEX SISTEMI	AIRPORT ILS	- 1,988.56
	05-Sep-06	SKYWEST	LIBRARY AIRFARE	- 388.10
	06-Sep-06	QANTAS	DEV SERVICES AIRFARE	- 1,767.92
	07-Sep-06	WOTIF.COM	ACCOMMODATION	- 573.85
	08-Sep-06	SKYWEST	DEV SERVICES AIRFARE	- 444.20
	13-Sep-06	SKYWEST	CORP SERVICES AIRFARE	- 498.00
	13-Sep-06	TMG TRAVEL MANAGEMENT	WINE TOURISM	- 880.00
	25-Sep-06	SKYWEST	CORP SERVICES AIRFARE	- 905.20
	SEPTEMBER	VARIOUS	FUEL	- 656.88
	SEPTEMBER	VARIOUS	VARIOUS PURCHASES <\$299.00	- 924.85
TOTAL				- 9,027.56
PAYROLL				- 780,941.87

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EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33059	05/10/2006	ABA SECURITY	SECURITY SERVICES	181.50
EFT33060	05/10/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	297.00
EFT33061	05/10/2006	ADVERTISER PRINT	PRINTING AMAZING ALBANY LAPEL PIN CARDS FOR COA CORPORATE GIFTS	172.00
EFT33062	05/10/2006	AGPARTS WAREHOUSE PTY LTD	REPLACEMENT HAND LANCE FOR MAINTENANCE SPRAY UNIT	99.00
EFT33063	05/10/2006	ALBANY SECURITY SUPPLIES	KEY CUTTING	54.00
EFT33064	05/10/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	170.80
EFT33065	05/10/2006	ALBANY FARM TREE NURSERY	poa poifonuis	360.80
EFT33066	05/10/2006	ALBANY SOIL & CONCRETE TESTING	1 sample from Toni Simpson Norton Rd.	269.50
EFT33067	05/10/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	210.01
EFT33068	05/10/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	106.30
EFT33069	05/10/2006	ALBANY PEST & WEED CONTROL	SPIDER EXTRACTION & COURTYARD SPRAY	460.00
EFT33070	05/10/2006	ALBANY GAS CENTRE PTY LTD	FORKLIFT GAS CYLINDER REFILL	100.00
EFT33071	05/10/2006	ALBANY PANEL BEATERS & SPRAY PAINTERS	INSURANCE EXCESS	300.00
EFT33072	05/10/2006	REDLION BUS & COACH	SHUTTLE BUS FROM VAC TO ALBANY ABORIGINAL CORPORATION - SPRUNG WRITERS FESTIVAL	270.00
EFT33073	05/10/2006	ALBANY HISTORICAL SOCIETY	MANNING THE BRIG AMITY AND CLEANING THE BRIG AMITY	600.00
EFT33074	05/10/2006	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	28.40
EFT33075	05/10/2006	ALBANY CAR RENTALS	Hire of vehicle for June 2006	825.00
EFT33076	05/10/2006	ALBANY BLASTCOAT	SANDBLAST & PRIME TUBE ASSEMBLIES & VARIOUS LOOSE PIECES	1,435.50
EFT33077	05/10/2006	ALINTA	GAS USAGE CHARGES	472.95
EFT33078	05/10/2006	ALL EVENTS PROSOUND HIRE	AUDIO FOR SPRUNG FESTIVAL 2006	1,069.00
EFT33079	05/10/2006	AMITY CRAFTS	WORK ASSOCIATED WITH THE ART PRIZE SEPTEMBER	283.80
EFT33080	05/10/2006	ANNABEL DUCKWORTH-SMITH	PANEL DISCUSSION, TRAVEL AND MEAL ALLOWANCE	720.00
EFT33081	05/10/2006	ARID LEADERSHIP AND TRAINING AUSTRALIA	COORDINATOR SERVICES	2,834.00
EFT33082	05/10/2006	ART ON THE MOVE	PROFESSIONAL DEVELOPMENT WORKSHOP	275.00
EFT33083	05/10/2006	AYSEMART	100 x ALBANY REGION DVD - PARADISE FOUND WITH PLASTIC SLEEVES	900.00
EFT33084	05/10/2006	BT EQUIPMENT PTY LTD	VEHICLE PARTS	406.93
EFT33085	05/10/2006	BARNESBY FORD	VEHICLE PARTS/REPAIRS	6,779.90
EFT33086	05/10/2006	BARBER MJ & D	Rates refund for assessment A110035	1,055.22
EFT33087	05/10/2006	ALBANY BETTA ELECTRICAL	3 x 100 cdr's ink jet printable	315.00
EFT33088	05/10/2006	ALBANY BOBCAT SERVICES	spread soil at wansborough pk	1,694.00
EFT33089	05/10/2006	BUILDING AND CONSTRUCTION IND TRAINING	TRAINING LEVY -	21,784.86
EFT33090	05/10/2006	BUILDERS REGISTRATION BOARD	BRB LEVY -	3,127.00
EFT33091	05/10/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	398.53
EFT33092	05/10/2006	AUSTRALIAN FAST FOODS P/L	CATERING	45.00
EFT33093	05/10/2006	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	113.83
EFT33094	05/10/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	300,243.84
EFT33095	05/10/2006	COCKLES PTY LTD	ELECTRICITY AND GAS	95.82
EFT33096	05/10/2006	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	412.29
EFT33097	05/10/2006	COPEMAN	INSTALLATION & DEINSTALLATION OF ART ON THE MOVE	250.00
EFT33098	05/10/2006	COUNTRY CARRIERS	FREIGHT CHARGES	23.42

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33099	05/10/2006	REG CRIBB	WRITERS FEE - SPRUNG WRITERS FESTIVAL	875.00
EFT33100	05/10/2006	CROWNE PLAZA CANBERRA	ACCOMODATION, ALISON GOODE (VETRANS FUNDING & PRIME MINISTERS SENIOR OFFICERS)	594.70
EFT33101	05/10/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	284.86
EFT33102	05/10/2006	CULLAM SD	Rates refund for assessment A39699	846.12
EFT33103	05/10/2006	VERONICA DAYMAN	REIMBURSE FOR STAFF DEPARTURE & MISCELLANEOUS MAYORAL CARDS	116.65
EFT33104	05/10/2006	DARREN HUTCHENS - DAZART GRAPHICS	VACZINE CO-ORDINATION - JUNE - SEPTEMBER '06 - VAC	875.00
EFT33105	05/10/2006	DAZZAK COMPUTER SOLUTIONS	ATTEND HELPDESK, VISIT BRANCES AND PERFORM OTHER IT DUTIES	625.00
EFT33106	05/10/2006	GEM (WA) PTY LTD	Rates refund for assessment A17475	49.08
EFT33107	05/10/2006	EDDIES PEST & WEED CONTROL	REMOVAL OF 4 BEE HIVES AT THE WELLSTEAD TRANSFER STATION	279.40
EFT33108	05/10/2006	ALBANY FIREBREAK AND SLASHING CO.	rotary grass at becker pk	143.00
EFT33109	05/10/2006	JENNIFER FLOTTMANN	ALIA NATIONAL CONFERENCE PERTH	68.00
EFT33110	05/10/2006	FOCUS NETWORKS	MASK & TESTED CONNECTIVITY	495.00
EFT33111	05/10/2006	FORTS VOLUNTEERS	TWO GUIDES - GOLDRUSH TOURS 21 AND 27/9/06	20.00
EFT33112	05/10/2006	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION FOR IAN NEIL	495.00
EFT33113	05/10/2006	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	46.20
EFT33114	05/10/2006	ALISON GOODE	MAYORAL ALLOWANCE	314.90
EFT33115	05/10/2006	GREAT SOUTHERN SPRINGS	blades for superior mower	324.50
EFT33116	05/10/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	7,049.33
EFT33117	05/10/2006	GREAT SOUTHERN PACKAGING SUPPLIES	JUMBTO TT, TISSUES, CLEANING EQUIPMENT	597.71
EFT33118	05/10/2006	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	6,545.00
EFT33119	05/10/2006	GROW-IT KENNEY DISTRIBUTORS	100 K56 and 2packets of TRSRO & 2L Smoked water	31.90
EFT33120	05/10/2006	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	242.33
EFT33121	05/10/2006	HAYNES ROBINSON	LEGAL FEES	1,650.00
EFT33122	05/10/2006	HAYMARKET PRINT & INTERNET SERVICES	SPRUNG POSTERS AND PROGRAMS - FREIGHT	121.00
EFT33123	05/10/2006	DAVID HEAVER ARCHITECTS P/L	VAC-ARCHITECTURAL SERVICES DOC-THE MORGUE	528.00
EFT33124	05/10/2006	HOTEL RENDEZVOUS	ACCOMMODATION BILL PARKER WHILST ATTENDING THE LOCAL GOVERNMENT RECORDS MANAGEMENT GROUP CONFERENCE	332.00
EFT33125	05/10/2006	INTERLINK COMMERCIAL INTERIORS WA - UCI	Supply and delivery of workstation and shelf	1,694.00
EFT33126	05/10/2006	JOHN JAMIÉSON	COUNCILLOR ALLOWANCE -	1,574.96
EFT33127	05/10/2006	KANDOO WINDSCREENS	FIT CORNER WINDOW TO BACKHOE	110.00
EFT33128	05/10/2006	KLB SYSTEMS	LaCie Biggest F800 2TB for v2i backups	6,006.00
EFT33129	05/10/2006	KLEENIT	REMOVAL OF GRAFFITI FROM ALL SITES AS PER QUOTE	9,444.00
EFT33130	05/10/2006	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	838.16
EFT33131	05/10/2006	LAWRENCE & HANSON	ONLY PAIRS EAR MUFFS PELTOR AEAH7B 6120001228	388.50
EFT33132	05/10/2006	LEO BAKX	WEB SITE TROUBLESHOOTING	396.00
EFT33133	05/10/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	252.80
EFT33134	05/10/2006	LOST ART MEDIA PRODUCTIONS	VISUALISATION OF PARK DESIGN/MULTIMEDIA APPLICATION & DVD PUBLISH	2,400.00
EFT33135	05/10/2006	DAVID MAHER	REIMBURSEMENT A.I.B.S. STATE CONFERENCE	50.00
EFT33136	05/10/2006	ALBANY PARTY HIRE & TEMPTATIONS CATERING	PARTY HIRE EQUIPMENT	748.50

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33137	05/10/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	- 6,371.55
EFT33138	05/10/2006	MANAGEMENT TECHNOLOGY SOLUTIONS PTY	RRIF PROJECT	- 3,587.60
EFT33139	05/10/2006	MEULEMANS	As per quote Cricket practice nets: 1 x 24m long by 3m	- 2,172.50
EFT33140	05/10/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	- 128.86
EFT33141	05/10/2006	MIDEE NOMINEES PTY LTD	Rates refund for assessment A184541	- 8,423.66
EFT33142	05/10/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	- 4,193.75
EFT33143	05/10/2006	MY PLACE COLONIAL ACCOMMODATION	ACCOMMODATION FOR SPRUNG WRITERS FESTIVAL	- 1,320.00
EFT33144	05/10/2006	BROADCAST AUSTRALIA	POWER RECOVERY - SBS TV	- 68.74
EFT33145	05/10/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	- 96.02
EFT33146	05/10/2006	OPUS INTERNATIONAL CONSULTANTS LTD	Revised Estimate Parker Brook Catchment Flood Management Plan	- 27,961.45
EFT33147	05/10/2006	PALMER & RAYNER EARTHMOVING PTY LTD	Hire of Semi Tipper on the 16th September 2006 (as per daily docket 5493)	- 2,926.01
EFT33148	05/10/2006	PERTH AMBASSADOR HOTEL	ACCOMMODATION FOR KEITH BARNETT	- 740.00
EFT33149	05/10/2006	POWELL SECURITY SERVICES	STANDARD SERVICE LABOUR TO BACKUP VIDEO FOOTAGE TO DISC	- 56.10
EFT33150	05/10/2006	R & L BITUMEN REPAIR SERVICES	Prime seal pathway on Grey Street West - Parade Street to Melville Street	- 3,172.00
EFT33151	05/10/2006	RAILWAYS FOOTBALL CLUB	Rates refund for assessment A92223	- 658.31
EFT33152	05/10/2006	REGAL APARTMENTS	Apartment for 4 nights, Jenni Flottmann and Trish Morton-Smith	- 432.00
EFT33153	05/10/2006	LISA SCANLON (CARLYLES)	CATERING	- 504.05
EFT33154	05/10/2006	SHALE, S & B	TEACHING CLAYWORKS	- 140.00
EFT33155	05/10/2006	SIGNS PLUS	Name badges for Karen Bryant, Jason Moir, Jacinta Riedel and Valda Minter.	- 52.80
EFT33156	05/10/2006	SKYWEST AIRLINES PTY LTD	Travel for Karen Couper Albany/Perth/Albany RES # ECIPKL	- 1,380.60
EFT33157	05/10/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	- 3,405.28
EFT33158	05/10/2006	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	- 144.75
EFT33159	05/10/2006	SOUTHERN FENCING	To supply and install 1x7m double gate.	- 1,584.00
EFT33160	05/10/2006	SQUIRES RESOURCES PTY LTD	FREIGHT FEES	- 12,156.13
EFT33161	05/10/2006	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	- 620.01
EFT33162	05/10/2006	STATEWIDE BEARINGS	VEHICLE PARTS	- 9.22
EFT33163	05/10/2006	STIRLING CONFECTIONERY PLUS	2 x cartons of ice mints (1 carton includes 10 x 500g bags of ice mints) @ \$45.10	- 90.20
EFT33164	05/10/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	- 407.78
EFT33165	05/10/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	- 310.81
EFT33166	05/10/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	- 795.65
EFT33167	05/10/2006	SYNERGY	ELECTRICITY SUPPLIES	- 1,009.30
EFT33168	05/10/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	- 805.58
EFT33169	05/10/2006	T-QUIP	BEARING	- 257.15
EFT33170	05/10/2006	HELEN TEE	COUNCIL CONTRIBUTION FOR VOUCHERS FOR 12 YEARS SERVICE FOR MELISSA EASTOUGH	- 50.00
EFT33171	05/10/2006	TIMBER TREATERS BRIDGETOWN	PAINTED GUIDE POSTS	- 364.65
EFT33172	05/10/2006	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	- 848.73
EFT33173	05/10/2006	TRENORDEN RF	Rates refund for assessment A173556	- 280.47
EFT33174	05/10/2006	TURPS STEEL FABRICATION	TO SUPPLY AND ERECT ONE OFF COLOURBOND GABLE SHED	- 11,000.00
EFT33175	05/10/2006	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	- 8,980.24
EFT33176	05/10/2006	IT VISION AUSTRALIA PTY LTD	ANNUAL LICENCE FEE, DATABASE & USER LICENCE FEE	- 49,967.01
EFT33177	05/10/2006	WELLSTEAD HISTORICAL AND HERITAGE	STORAGE AND ARCHIVING HISTORIC DOCUMENTS	- 467.50
EFT33178	05/10/2006	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	- 63.07

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33179	05/10/2006	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	- 324.50
EFT33180	05/10/2006	LANDMARK LIMITED	20lt panzer 470	- 1,689.54
EFT33181	05/10/2006	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	- 32.00
EFT33182	05/10/2006	WURTH AUSTRALIA PTY LTD	VEHICLE PARTS	- 138.00
EFT33183	05/10/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	- 97.79
EFT33184	10/10/2006	FTI	BOOM POLE, MIC - SEN - 416 - EXT, BATTERY	- 267.30
EFT33185	12/10/2006	AAPT LIMITED	TELEPHONE EXPENSES FOR 1800644088	- 196.94
EFT33186	12/10/2006	ACTIVECALL PTY LTD	TELEPHONE CHARGES - AVC	- 11.43
EFT33187	12/10/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	- 1,663.47
EFT33188	12/10/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	- 38,828.93
EFT33189	12/10/2006	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	- 128.16
EFT33190	12/10/2006	ALBANY INDUSTRIAL SERVICES PTY LTD	supply excavator to clean open drains between 135 and 137 Ulster Rd	- 1,605.45
EFT33191	12/10/2006	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	- 220.00
EFT33192	12/10/2006	ALBANY SOIL & CONCRETE TESTING	Fenella sept x 2 full tests, 1 P I test Jeff Blythe x 1 full test	- 896.50
EFT33193	12/10/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	- 35.21
EFT33194	12/10/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	- 302.55
EFT33195	12/10/2006	ALBANY GATEWAY INCORPORATED	SITE BANNER FOR 12 MONTHS	- 792.00
EFT33196	12/10/2006	ALBANY STOCK FEEDS	DOG LEADS	- 11.00
EFT33197	12/10/2006	ALBANY CAR STERO	HANDS FREE KIT REMOVAL/INSTALLATION - A54994 AND A56018	- 137.50
EFT33198	12/10/2006	ALBANY GOLF CLUB	Catering @ Albany Golf Club for Sea Change Seminar - Morning Tea	- 3,287.75
EFT33199	12/10/2006	ALBANY LANDSCAPE SUPPLIES	potting mix for nursery	- 210.00
EFT33200	12/10/2006	ALBANY PLUMBING & BATHROOM SUPPLIES	PLUMBING SUPPLIES	- 3.50
EFT33201	12/10/2006	ALBANY CAR RENTALS	Hire of vehicle for July 2006	- 1,760.00
EFT33202	12/10/2006	ALBANY CITY CLEANERS	WINDOW CLEANING	- 275.00
EFT33203	12/10/2006	ALL EVENTS PROSOUND HIRE	TECH FOR PUPPETRY OF THE PENIS	- 153.45
EFT33204	12/10/2006	AMITY PAINTING & DECORATING	INTERIOR PAINTING OF LOTTERIES HOUSE	- 17,655.00
EFT33205	12/10/2006	KEN AMSON	TRAVEL ALLOWANCE - FORTS	- 243.20
EFT33206	12/10/2006	ARBON, BRIAN	TRAVEL ALLOWANCE - FORTS	- 36.00
EFT33207	12/10/2006	ARMSIGN PTY LTD	GRAPHIC DESIGN	- 990.00
EFT33208	12/10/2006	ARRB GROUP	Purchase of Publication ARR367 Engineering Requirement for Logging Truck Operations on Forest Roads	- 112.20
EFT33209	12/10/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	- 3,861.10
EFT33210	12/10/2006	AUSSIE DRAWCARDS PTY LTD	GREAT SOUTHERN SERVICE QUARTERLY SERVICE FEES	- 162.00
EFT33211	12/10/2006	AUSTRALIA POST	POSTAGE/AGENCY FEES	- 21,355.16
EFT33212	12/10/2006	AUSTENITIC STEEL PRODUCTS	MANUFACTURE BRACKET FOR SURF LIVE SAVING CLUB SIREN	- 271.99
EFT33213	12/10/2006	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	- 370.00
EFT33214	12/10/2006	NK & MA BABB	TIMBER FROM ROWNEY BUSSELTON	- 719.95
EFT33215	12/10/2006	BAKER CE & JM	Rates refund for assessment A64294	- 959.47
EFT33216	12/10/2006	BARNESBY FORD	VEHICLE PARTS/REPAIRS	- 7,490.00
EFT33217	12/10/2006	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	- 172.40
EFT33218	12/10/2006	BEL EYRE MOTEL	Accommodation Ken Blaszkow & Kevin Adams & accommodation for Giles Mortimor & Ben Aske	- 393.10
EFT33219	12/10/2006	JON BERRY	REIMBURSE SKAL EXPENSES	- 60.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33220	12/10/2006	WENDY BERGSMÄ	REIMBURSE TRAVEL EXPENSES	133.60
EFT33221	12/10/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	900.74
EFT33222	12/10/2006	BEVANS (WA) PTY LTD	BAGS OF ICE	24.00
EFT33223	12/10/2006	WENDY BINNING	TRAVEL ALLOWANCE - FORTS	124.80
EFT33224	12/10/2006	ALBANY BITUMEN SPRAYING	Reconstruct 14 damaged crossovers then hotmix up to kerbing	6,314.00
EFT33225	12/10/2006	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	261.91
EFT33226	12/10/2006	BOOEASY AUSTRALIA PTY LTD	1% OF BOOKING TOTAL - TAY5	1,953.93
EFT33227	12/10/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	210.79
EFT33228	12/10/2006	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	850.03
EFT33229	12/10/2006	CAPE AGENCIES	FUEL SUPPLIES WELLSTEAD B/BRIG	99.00
EFT33230	12/10/2006	CASTROL AUSTRALIA PTY. LIMITED	OIL SUPPLIES	139.04
EFT33231	12/10/2006	SYNERGY GRAPHICS	PRINTING OF GRAFFITI INITIATIVE PERMISSION BROCHURES (1000)	578.50
EFT33232	12/10/2006	CHADSON ENGINEERING PTY LTD	TEST TUBE ROUND 10ML PHOTO, POSTAGE	93.50
EFT33233	12/10/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	1,493.56
EFT33234	12/10/2006	COAST & COUNTRY MAGAZINE	Quarter page colour advertisement in Spring 2006 edition of Coast and Country magazine.	1,045.00
EFT33235	12/10/2006	COLRAY EXHAUST & TOWBAR	VEHICLE PARTS	218.00
EFT33236	12/10/2006	COLES SUPERMARKETS AUST PTY LTD	DAYCARE GROCERIES	498.27
EFT33237	12/10/2006	COMPLETE LANDCARE SERVICES	Mulching of weeds on drain line and entrance to tip	3,000.00
EFT33238	12/10/2006	CORRIGAN, ERIC	TRAVEL ALLOWANCE - FORTS	136.00
EFT33239	12/10/2006	COUNTRY CARRIERS	FREIGHT CHARGES	39.69
EFT33240	12/10/2006	CROWNE PLAZA CANBERRA	ACCOMMODATION FOR ANDREW HAMMOND (VETRANS FUNDING AND PRIME MINISTERS SENIOR OFFICERS)	969.50
EFT33241	12/10/2006	EMOLEUM	SUPPLY COLDMIX	2,965.37
EFT33242	12/10/2006	VERONICA DAYMAN	REIMBURSE EXPENSES	51.80
EFT33243	12/10/2006	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	69.00
EFT33244	12/10/2006	MARGARET DICKINSON	TRAVEL ALLOWANCE - FORTS	48.00
EFT33245	12/10/2006	EDUCATIONAL EXPERIENCE PTY LTD	GOODS - DAY CARE CENTRE	520.19
EFT33246	12/10/2006	ELLEKER GENERAL STORE	FUEL PURCHASES	344.80
EFT33247	12/10/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	21,536.31
EFT33248	12/10/2006	FARMERS CENTRE (1978) PTY LTD	FILTERS	466.85
EFT33249	12/10/2006	JENNIFER FLOTTMANN	REIMBURSE TRAVEL EXPENSES	117.00
EFT33250	12/10/2006	FORTS VOLUNTEERS	TOUR GUIDE FEES 28/09/06	10.00
EFT33251	12/10/2006	FRANEY & THOMPSON	TIMBER SUPPLIES	870.84
EFT33252	12/10/2006	STEVE GRAY	REIMBURSE EXPENSES FOR CATERING BFAC AND TRAVEL FOR AWARE PROJECT	164.42
EFT33253	12/10/2006	GREAT SOUTHERN REGIONAL TAFE	TRAINING PROGRAMS	10,938.00
EFT33254	12/10/2006	GREEN SKILLS INC	SEED COLLECTION FROM THE ROBINSON LIME PIT SITE VISIT	979.00
EFT33255	12/10/2006	GREAT SOUTHERN PACKAGING SUPPLIES	ODOR BAN	126.72
EFT33256	12/10/2006	GREGORY TM	Rates refund for assessment A31841	886.29
EFT33257	12/10/2006	GSM AUTOMOTIVE ELECTRICAL	ROLLER LIMIT SWITCH	258.20
EFT33258	12/10/2006	HAESE'S PICTURE FRAMING & GALLERY	poster mount	135.00
EFT33259	12/10/2006	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	14.30

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EFT33260	12/10/2006	HARDING PROPERTY GROUP	Rates refund for assessment A194403 28 ETHEREAL DRIVE MCKAIL WA 6330	582.92
EFT33261	12/10/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	2,942.50
EFT33262	12/10/2006	J & M ELECTRONICS	TWO WAY UNIDEN WITH D*BOOSTER	196.00
EFT33263	12/10/2006	JAMMAS CAFE-SANDY TOWIE	STAFF AMENITIES	251.90
EFT33264	12/10/2006	WA COUNTRY BUILDERS	REIMBURSE APPLICATION FEE FOR PSC 101 LA PEROUSE ROAD GOODE BEACH	50.00
EFT33265	12/10/2006	RAY JONSSON	TRAVEL ALLOWANCE - FORTS	332.80
EFT33266	12/10/2006	GILLIAN JONSSON	TRAVEL ALLOWANCE - FORTS	456.80
EFT33267	12/10/2006	KEN STONE MOTOR TRIMMERS	DOZER ARMREST NEW BOARDS, FOAM, REOVER IN BLACK VYNAL	82.50
EFT33268	12/10/2006	NOVA KETTLEWELL	ADMINISTRATION DUTIES	420.00
EFT33269	12/10/2006	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	6,244.50
EFT33270	12/10/2006	LAWRENCE & HANSON	HATS GREEN MESH SIZE EXTRA LARGE	273.04
EFT33271	12/10/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	250.00
EFT33272	12/10/2006	LOWER KING LIQUOR & GENERAL STORE	FUEL SUPPLIES BRIGADE	266.57
EFT33273	12/10/2006	ALBANY PARTY HIRE & TEMPTATIONS CATERING	CATERING SUPPLIES	1,521.20
EFT33274	12/10/2006	SALLY MALONE	CHESTER PASS ROAD ROUNDABOUT	627.00
EFT33275	12/10/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	10,930.74
EFT33276	12/10/2006	MANYPEAKS GENERAL STORE	MANYPEAKS BUSHFIRE BRIG - FUEL	87.96
EFT33277	12/10/2006	MARSHALL MOWERS	Mow Master 4Hp Edger with clutch	1,250.00
EFT33278	12/10/2006	METROOF ALBANY	SQUARE DOWNPIPE/DOWNSPIPE CLIPS	94.34
EFT33279	12/10/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	300.00
EFT33280	12/10/2006	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	152.55
EFT33281	12/10/2006	TRISH MORTON-SMITH	REIMBURSE TRAVEL EXPENSES	70.40
EFT33282	12/10/2006	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	220.00
EFT33283	12/10/2006	MARIANNE NORTON	TRAVEL ALLOWANCE - FORTS	167.20
EFT33284	12/10/2006	DAVID ALAN NORTHERN	TRAVEL ALLOWANCE - FORTS VOLUNTEER	153.60
EFT33285	12/10/2006	OPUS INTERNATIONAL CONSULTANTS LTD	Provide design for drainage issue at corner of Frenchman Bay Road and Princess Avenue	1,403.60
EFT33286	12/10/2006	J L PEARSON	AUTOCAD TRAINING - STEPHEN DEERING	187.00
EFT33287	12/10/2006	PERTH AMBASSADOR HOTEL	ACCOMMODATION FOR JO HAWKINS	690.00
EFT33288	12/10/2006	PLASTICS PLUS	yellow bins	236.19
EFT33289	12/10/2006	POWELL SECURITY SERVICES	SECURITY SUPPLIES	415.42
EFT33290	12/10/2006	PRACTICAL APPROACH	Wildflower Window display visitor centre	2,035.00
EFT33291	12/10/2006	QUEENSBERRY INFO TECHNOLOGY PTY LTD	BOOEASY ENCHANCEMENTS	359.70
EFT33292	12/10/2006	RAY WHITE ALBANY	ORANA BLOCKS DEVELOPMENT	60.50
EFT33293	12/10/2006	RAZ MUSIC	PERFORMANCE FEE	4,950.00
EFT33294	12/10/2006	WP REID	Brick Paving for Footpath on Collie Street - m2	4,834.00
EFT33295	12/10/2006	DOUGLAS REITZE	TRAVEL ALLOWANCE - FORTS	78.40
EFT33296	12/10/2006	REPCO AUTO PARTS	SNATCH STRAP AND 'D' SHACKLES	186.01
EFT33297	12/10/2006	CAFE SAILS	LUNCH D SCHOBER	42.00
EFT33298	12/10/2006	LISA SCANLON (CARLYLES)	CATERING	2,380.00
EFT33299	12/10/2006	SERENITY PARK	DISPOSAL OF DOGS	350.00

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EFT33300	12/10/2006	SESCO SECURITY	QRTLTY MONITORING	715.00
EFT33301	12/10/2006	SHAARON DU BIGNON	EXHIBITION INSTALLATION	192.50
EFT33302	12/10/2006	SKILL HIRE	CASUAL STAFF	880.59
EFT33303	12/10/2006	SKYWEST AIRLINES PTY LTD	FLIGHT FOR JOHN BYRNE TO PERTH	461.40
EFT33304	12/10/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	89.07
EFT33305	12/10/2006	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	204.52
EFT33306	12/10/2006	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	7,180.62
EFT33307	12/10/2006	SPEEDO AUSTRALIA PTY LTD	GOODS - ALAC	190.85
EFT33308	12/10/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	1,189.10
EFT33309	12/10/2006	STATEWIDE BEARINGS	VEHICLE PARTS	67.62
EFT33310	12/10/2006	STIRLING CONFECTIONERY PLUS	KIOSK SUPPLIES	422.24
EFT33311	12/10/2006	ST JOHN AMBULANCE AUSTRALIA	SENIOR FIRST AID - HOBLEY	135.00
EFT33312	12/10/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	1,825.95
EFT33313	12/10/2006	MERVYN STRANGE	TRAVEL ALLOWANCE - FORTS	67.20
EFT33314	12/10/2006	SUNNY BRUSHWARE SUPPLIES PTY LTD	GUTTER BROOMS	2,171.40
EFT33315	12/10/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	1,042.75
EFT33316	12/10/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	40.40
EFT33317	12/10/2006	SYNERGY	ELECTRICITY SUPPLIES	23,581.95
EFT33318	12/10/2006	SYRINX ENVIRONMENTAL PTY LTD	ENVIRONMENTAL LIAISON COORDINATION WORKS ANZAC PEACK PARK	2,616.35
EFT33319	12/10/2006	T & C SUPPLIES	ALBANY WATERFRONT	
EFT33320	12/10/2006	TELSTRA LICENSED SHOP ALBANY	HARDWARE/TOOL SUPPLIES	1,026.32
EFT33321	12/10/2006	ISS FACILITY SERVICES AUSTRALIA LTD	KYOCERA KX440 MOBILE PHONE	340.00
EFT33322	12/10/2006	TICKETS.COM	MONTHLY CLEANING CHARGE	12,183.11
EFT33323	12/10/2006	TOTAL EDEN	DATABOX SUPPORT	1,100.00
EFT33324	12/10/2006	TRAILBLAZERS	90ml tubing, fittings and tap to be collected by John from Cape Riche	56.81
EFT33325	12/10/2006	WA TREASURY CORPORATION	SAFETY EQUIPMENT	305.25
EFT33326	12/10/2006	THE TROPHY SHOP	LOAN REPAYMENT -	89,135.47
EFT33327	12/10/2006	TRUCKLINE	COMMEMERATIVE TROPHY FOR LEN WRIGHT FOR OVER 32 YEARS OF SERVICE WITH THE SHIRE & COA.	97.95
EFT33328	12/10/2006	URBANIZMA	VEHICLE PARTS	117.47
EFT33329	12/10/2006	VANCOUVER WASTE SERVICES	ALBANY CENTRAL BUSINESS DISTRICT WORKSHOP	2,167.22
EFT33330	12/10/2006	RENE VERMEULEN	GREEN WASTE SERVICES	2,849.00
EFT33331	12/10/2006	WALKER, MICHAEL D	TRAVEL ALLOWANCE - FORTS	72.80
EFT33332	12/10/2006	LINDA WARREN	TRAVEL ALLOWANCE - FORTS	272.00
EFT33333	12/10/2006	WATERCRAFT MARINE	Rainbow Serpent project	300.00
EFT33334	12/10/2006	ALBANY & GREAT STHN WEEKENDER	COPPER NAILS	99.00
EFT33335	12/10/2006	WESTRAC EQUIPMENT PTY LTD	ADVERTISING	370.00
EFT33336	12/10/2006	WA LOCAL GOVERNMENT ASSOCIATION	VEHICLE PARTS	946.26
EFT33337	12/10/2006	LANDMARK LIMITED	ADVERTISING - WEST AUSTRALIAN	1,251.54
EFT33338	12/10/2006	ZENITH LAUNDRY	Respirators and dual filters	130.74
EFT33339	13/10/2006	CHARACTER CREATIONS	LAUNDRY SERVICES/HIRE	19.23
			whale mascot, bag, waistcoat and 12 month warranty	1,771.00

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EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33340	13/10/2006	DENMARK SURVEY & MAPPING	2 OPTIONS FOR PROPOSED ROAD ALIGNMENTS FOR LOTS 6 & LOT 3729 ALONG FRANCIS ROAD, LOWLANDS AS PER OFFER, 2 X DRAWINGS	4,785.00
EFT33341	13/10/2006	A-LIST ENTERTAINMENT	GROSS BOX OFFICE TAKINGS - PUPPETRY OF THE PENIS	10,992.49
EFT33342	13/10/2006	MONTGOMERY WINES	12 x Montgomery Cabernet Sauvignon	120.00
EFT33343	17/10/2006	WALTZING MATILDA ATTRACTIONS	GROSS BOX OFFICE TAKINGS - THE BACHELORS	7,461.92
EFT33344	19/10/2006	A1 SANDBLASTING	SANDBLASTING CONCRETE STRUCTURE OFF MT MELVILLE LOOKOUT	6,512.00
EFT33345	19/10/2006	ACTIV FOUNDATION INC	CLEANING RAGS	12.00
EFT33346	19/10/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	76,338.70
EFT33347	19/10/2006	EDENBORN PTY LTD	Contract mowing of verges for September 2006	3,434.75
EFT33348	19/10/2006	ALBANY ADVERTISER LTD	ADVERTISING	2,448.15
EFT33349	19/10/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	4,779.30
EFT33350	19/10/2006	ALBANY INDUSTRIAL SERVICES PTY LTD	HIRE EARTHMOVING EQUIPMENT	7,573.50
EFT33351	19/10/2006	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	139.55
EFT33352	19/10/2006	ALBANY SWEEP CLEAN	Sweep Frenchman Bay Road cycleway	704.00
EFT33353	19/10/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	271.50
EFT33354	19/10/2006	ALBANY RETRAVISION	SUPPLY A MEMORY CARD FOR HP CAMERA	39.00
EFT33355	19/10/2006	ALBANY STOCK FEEDS	bags small dog biscuits	65.00
EFT33356	19/10/2006	ALBANY CAR STERO	INSTALL HANDS FREE KIT	247.90
EFT33357	19/10/2006	ALBANY MOBILE WELDING	WELDING SERVICES	2,101.00
EFT33358	19/10/2006	ALBOX AUSTRALIA PTY LTD	6 x 4" photo page - 100 pack"	105.39
EFT33359	19/10/2006	ALBANY PLUMBING AND BATHROOM	PLUMBING SUPPLIES	42.20
EFT33360	19/10/2006	ALBANY OFFICE SUPPLIES	STATIONERY SUPPLIES	382.65
EFT33361	19/10/2006	ALBANY CAR RENTALS	HIRE OF MAZDA BRAVO	425.00
EFT33362	19/10/2006	ALBANY CITY CLEANERS	WINDOW CLEANING	1,400.52
EFT33363	19/10/2006	ALGAR BURNS	Backup Exec 10d - W180498-0LE212	1,049.50
EFT33364	19/10/2006	ALINTA	GAS USAGE CHARGES	3,972.65
EFT33365	19/10/2006	ALL EVENTS PROSOUND HIRE	instalation and hire of media display at spencer park (two weeks)	547.30
EFT33366	19/10/2006	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	1,886.37
EFT33367	19/10/2006	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS	439.13
EFT33368	19/10/2006	ARDESS NURSERY	GIFT (ORCHID) FOR LEN WRIGHT FROM MAYOR IN HONOUR OF 32 YEARS OF SERVICE TO SHIRE AND CITY OF ALBANY	33.00
EFT33369	19/10/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	2,317.38
EFT33370	19/10/2006	AUSSIE DRAWCARDS PTY LTD	STH WEST CAPE SERVICE - WAREHOUSING FEE AND SERVICE FEES FOR OCTOBER 2006	159.17
EFT33371	19/10/2006	AUSTRALIAN INSTITUTE OF MANAGEMENT	Advanced Project Management Program - Albany- for Wendy Bergsma	1,093.50
EFT33372	19/10/2006	BARNESBY FORD	VEHICLE PARTS/REPAIRS	9,093.55
EFT33373	19/10/2006	BAREFOOT CLOTHING MANUFACTURERS	WORK TROUSERS FOR ROBBIE MONCK	105.40
EFT33374	19/10/2006	BERTOLA HIRE SERVICES ALBANY PTY LTD	EQUIPMENT HIRE	115.50
EFT33375	19/10/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	3,254.28
EFT33376	19/10/2006	ALBANY BETTA ELECTRICAL	KETTLE	83.00
EFT33377	19/10/2006	STIRLING TERRACE BOOKCAFE	gullivers travel due by Wed 4th oct & postage	95.50
EFT33378	19/10/2006	BORNHOLM VOLUNTEER BUSH FIRE BRIGADE	FESA CONTRIBUTION	3,603.60

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33379	19/10/2006	BRAINSTORM TECHNOLOGY	VGA MONITOR CABLE 20M	91.75
EFT33380	19/10/2006	BROADWATER PAGODA HOTEL & APARTMENTS	ACCOMMODATION STAFF/COUNCILLORS	256.50
EFT33381	19/10/2006	CARDNO BSD PTY LTD	ROMAN BUREAU TRAINING	3,740.00
EFT33382	19/10/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	60.47
EFT33383	19/10/2006	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	495.00
EFT33384	19/10/2006	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	5,336.06
EFT33385	19/10/2006	CITY OF GERALDTON	ONLINE LICENCING & PERMIT SERVICE PROJECT	5,880.64
EFT33386	19/10/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	189.65
EFT33387	19/10/2006	COCKLES PTY LTD	ELECTRICITY AND GAS SUPPLIES	131.59
EFT33388	19/10/2006	COLES SUPERMARKETS AUST PTY LTD	GOODS - DAY CARE CENTRE	494.58
EFT33389	19/10/2006	CONCEPT BUILDING DESIGN & DRAFTING	Printing of A1 Plans of Design Drawings for ALAC Upgrade	56.80
EFT33390	19/10/2006	CORNERSTONE LEGAL PTY LTD	LEGAL COSTS	3,788.20
EFT33391	19/10/2006	COURIER AUSTRALIA	FREIGHT FEES	404.28
EFT33392	19/10/2006	COUNTRYWIDE SIGNS	600 x 400mm alum sign Please pick up after your dog and deposit any waste in the bin provided	132.00
EFT33393	19/10/2006	COUNTRYWIDE PUBLICATIONS	ADVERTISING TRANSWA INSERVICE MAGAZINE ISSUE 14	1,000.00
EFT33394	19/10/2006	COVENTRYS	VEHICLE PARTS	872.70
EFT33395	19/10/2006	EMOLEUM	SUPPLY COLDMIX	132.00
EFT33396	19/10/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	1,763.87
EFT33397	19/10/2006	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	125.56
EFT33398	19/10/2006	DATATRAX PTY.LTD	SLIDE SHOW AND AUDIO ADVERTISEMENT 18/10/06 TO 18/1/07	242.00
EFT33399	19/10/2006	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	1,325.00
EFT33400	19/10/2006	DEPARTMENT OF LAND INFORMATION	TITLE SEARCHES	109.70
EFT33401	19/10/2006	G & M DETERGENTS & HYGIENE SERVICES	HYGIENE CONTRACT	1,321.30
EFT33402	19/10/2006	EATCHA HEART OUT CAFE	CATERING	80.00
EFT33403	19/10/2006	EBSCO PUBLISHING	READERS DIGEST SUBSCRIPTION	92.02
EFT33404	19/10/2006	JENNIFER EL HASSANI	PSYCHOLOGICAL INTERVENTION	99.00
EFT33405	19/10/2006	ELLEKER VOLUNTEER BUSHFIRE BRIGADE	FESA CONTRIBUTION	287.65
EFT33406	19/10/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	8,057.17
EFT33407	19/10/2006	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	748.12
EFT33408	19/10/2006	ERS AUSTRALIA PTY LIMITED	ENGINE COOLANTWS/ENVIRONMENTAL LEVY AND FUEL LEVY	102.85
EFT33409	19/10/2006	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	97.90
EFT33410	19/10/2006	LAYTON TECHNOLOGY PTY LTD	AUDITWIZARD ANNUAL SUPPORT AND MAINTENANCE	325.00
EFT33411	19/10/2006	FIRE & EMERGENCY SERVICES AUTHORITY	2006/2007 ESL LEVY	15,179.51
EFT33412	19/10/2006	FOCUS CAPITAL GROUP	RICOH PHOTOCOPIERS	2,227.96
EFT33413	19/10/2006	FORTS VOLUNTEERS	TOUR GUIDE - GOLDRUSH TOURS 5/10/06	20.00
EFT33414	19/10/2006	FRANEY & THOMPSON	TIMBER SUPPLIES	50.03
EFT33415	19/10/2006	GALLERY 500	ANZAC PRINTS/REGLASS - LIBRARY	729.95
EFT33416	19/10/2006	BILL GIBBS EXCAVATIONS	HIRE OF EARTHMOVING EQUIPMENT	16,879.50
EFT33417	19/10/2006	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	5,652.90
EFT33418	19/10/2006	GNOWELLEN VOLUNTEER BUSHFIRE BRIGADE	FESA CONTRIBUTION	1,063.70

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33419	19/10/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	- 7,187.23
EFT33420	19/10/2006	GREEN RANGE BUSH FIRE BRIGADE	FESA CONTRIBUTION	- 401.50
EFT33421	19/10/2006	GREAT SOUTHERN PACKAGING SUPPLIES	25 LITRE DRUM MARK 4	- 258.50
EFT33422	19/10/2006	GREAT SOUTHERN SAFETY CONSULTANTS	OSH CONSULTING - SEPTEMBER 2006	- 574.75
EFT33423	19/10/2006	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	- 6,591.75
EFT33424	19/10/2006	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	- 635.57
EFT33425	19/10/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	- 4,225.86
EFT33426	19/10/2006	HIGHWAY FIRE BRIGADE	FESA CONTRIBUTION	- 369.60
EFT33427	19/10/2006	HUDSON SEWAGE SERVICES	QUARTERLY MAINTENANCE REPORT	- 126.90
EFT33428	19/10/2006	IBM AUSTRALIA LTD	MONTHLY SCHEDULE FOR IBM EXPRESS - EMAIL SECURITY	- 686.40
EFT33429	19/10/2006	IMAGE QUEST	Vision for amazingalbany	- 1,345.00
EFT33430	19/10/2006	J & M ELECTRONICS	H/HELD UHF	- 997.76
EFT33431	19/10/2006	JUST A CALL DELIVERIES	INTERNAL MAIL	- 798.60
EFT33432	19/10/2006	KALGAN BUSHFIRE BRIGADE	FESA CONTRIBUTION	- 2,695.00
EFT33433	19/10/2006	NOVA KETTLEWELL	ADMIN DUTIES - VAC	- 590.00
EFT33434	19/10/2006	KEY2DESIGN	WEB DEVELOPMENT WORK	- 8,250.00
EFT33435	19/10/2006	KING RIVER BUSHFIRE BRIGADE	FESA CONTRIBUTION	- 2,343.55
EFT33436	19/10/2006	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	- 783.57
EFT33437	19/10/2006	KOJANEERUP VOLUNTEER BUSHFIRE BRIGADE	FESA CONTRIBUTION	- 27.50
128 EFT33438	19/10/2006	KOSTERS STEEL CONSTRUCTIONS PTY LTD	PLEASE FECTIF 3 LIGHT POLES FOR THE MIDDLETON BCH MEDIAN STRIP	- 3,206.50
EFT33439	19/10/2006	KUMALASARI-HEALES/HEALES	Rates refund for assessment A181450	- 18.67
EFT33440	19/10/2006	LINDSAY ALLEN FREEGARD	the grinding of stumps	- 1,088.00
EFT33441	19/10/2006	LAWRENCE & HANSON	DYMARK SPRAY AND MARK YELLOW (NOT FLURO) 6130192559	- 350.86
EFT33442	19/10/2006	LEO BAKX	WEBSITE CONSULT - SEPT 2006	- 264.00
EFT33443	19/10/2006	STATE LIBRARY OF WESTERN AUSTRALIA	LOST/DAMAGED BOOKS	- 1,318.34
EFT33444	19/10/2006	LINK ENERGY PTY LTD	FUEL PURCHASES	- 75,110.32
EFT33445	19/10/2006	LOADTEK AUST	AIR CTI STRAIGHT HOSE	- 66.00
EFT33446	19/10/2006	LOCAL GOVERNMENT MANAGERS AUSTRALIA	Registration of John Byrne @ LGMA WA Annual Conference 2006	- 870.00
EFT33447	19/10/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	- 100.50
EFT33448	19/10/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	- 5,931.93
EFT33449	19/10/2006	MANYPEAKS BUSHFIRE BRIGADE	FESA CONTRIBUTION	- 845.90
EFT33450	19/10/2006	METROOF ALBANY	FASTENERS	- 59.11
EFT33451	19/10/2006	MICROELECTRONIC TECHNICAL SERVICES	SERVICE COMMUNICATIONS EQUIPMENT FIRE TENDER	- 132.00
EFT33452	19/10/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	- 106.81
EFT33453	19/10/2006	MINTER ELLISON LAWYERS	LEGAL COSTS	- 9,200.62
EFT33454	19/10/2006	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	- 110.20
EFT33455	19/10/2006	MR MOO DAIRY DISTRIBUTORS	MILK DELIVERIES	- 350.08
EFT33456	19/10/2006	LGIS WORKCARE	INSURANCES	- 117,911.50
EFT33457	19/10/2006	LGIS LIABILITY	PUBLIC LIABILITY INSURANCE	- 75,828.50
EFT33458	19/10/2006	NAPIER FIRE BRIGADE	FESA CONTRIBUTION	- 1,900.25
EFT33459	19/10/2006	ALBANY NEAT & TRIM LAWNS	MOW LAWN VANCOUVER ARTS CENTRE	- 109.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33460	19/10/2006	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	536.25
EFT33461	19/10/2006	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	675.18
EFT33462	19/10/2006	ALBANY 3 CINEMAS	CINEMA ADVERTISING - ALAC	120.00
EFT33463	19/10/2006	LINCOLN & GOMM WINES	CATERING	120.00
EFT33464	19/10/2006	OTEK AUSTRALIA PTY LTD	AUDIT OF ANZAC PEACE PARK Review of Historical Reports associated with the landfill, Review of Sampling and Analysis Plan (ERMs), Discussion/resolution of any discrepancies/issues associated with SAP, Field inspection of site work	2,415.69
EFT33465	19/10/2006	OVER FIFTIES RECREATION ASSOCIATION	RUNNING OF SENIORS' WEEK ACTIVITY - HAVE A GO DAY 2006	1,000.00
EFT33466	19/10/2006	PAGEMASTER AUSTRALIA PTY LTD	PHOTOCOPIER CHARGES - VISITORS CENTRE	388.85
EFT33467	19/10/2006	PALMER & RAYNER EARTHMOVING PTY LTD	HIRE OF EARTHMOVING EQUIPMENT	10,397.75
EFT33468	19/10/2006	R & L BITUMEN REPAIR SERVICES	Repairs to crossovers at 6 Greatrex Road and 447 Lower King Road-Greatrex Road Access	629.20
EFT33469	19/10/2006	RADIOWEST BROADCASTERS PTY LTD	radio campaign for pageant and NYE fireworks	280.50
EFT33470	19/10/2006	RAYS SPORTS POWER	SHERRIN SOFT YTH PINK, YONEX B-460 RAC	159.37
EFT33471	19/10/2006	REDMOND VOLUNTEER BUSHFIRE BRIGADE	FESA CONTRIBUTION	1,281.50
EFT33472	19/10/2006	RED CASTLE MOTOR MOTEL	ACCOMMODATION - GRAHAM WITHERS	75.00
EFT33473	19/10/2006	RENTAL MANAGEMENT PTY LTD	PHOTOCOPIER CHARGES	475.00
EFT33474	19/10/2006	RULES HAULAGE	HAULAGE CHARGES	1,409.19
EFT33475	19/10/2006	UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	25.00
EFT33476	19/10/2006	LISA SCANLON (CARLYLES)	CATERING	1,894.05
EFT33477	19/10/2006	G & L SHEETMETAL	SHEETMETAL SUPPLIES	5,424.50
EFT33478	19/10/2006	SHEILAH RYAN	GARDENING MAINTENANCE - VAC	221.00
EFT33479	19/10/2006	SIGNS PLUS	Name badges for Tammy Flett and Samantha Richardson-Newton	17.60
EFT33480	19/10/2006	SKILL HIRE	CASUAL STAFF	11,085.98
EFT33481	19/10/2006	SKYWEST AIRLINES PTY LTD	Flights 22/9/06 S Goodman & M Brenton	1,841.20
EFT33482	19/10/2006	SLATER-GARTRELL SPORTS	SPORTING EQUIPMENT	206.80
EFT33483	19/10/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	609.21
EFT33484	19/10/2006	SOUTH COAST VOLUNTEER BUSHFIRE BRIGADE	FESA CONTRIBUTION	3,740.00
EFT33485	19/10/2006	SOUTH COAST FABRICATIONS	LEN WRIGHT'S FAREWELL GIFT - WELDER AS REQUESTED.	450.00
EFT33486	19/10/2006	SOUTHWAY PETROLEUM SERVICES	FUEL PURCHASES	266.36
EFT33487	19/10/2006	SOUTH STIRLINGS BUSHFIRE BRIGADE	FESA CONTRIBUTION	94.60
EFT33488	19/10/2006	SPEEDO AUSTRALIA PTY LTD	POOL SUPPLIES	591.25
EFT33489	19/10/2006	SPECTRUM THEATRE INC	TOWN HALL BOX OFFICE - SKELETONS	3,281.84
EFT33490	19/10/2006	STAR SALES & SERVICE	HARDWARE/VEHICLE PARTS	1,295.00
EFT33491	19/10/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	132.60
EFT33492	19/10/2006	STATEWIDE BEARINGS	VEHICLE PARTS	117.19
EFT33493	19/10/2006	STIRLING FREIGHT EXPRESS	FREIGHT	279.23
EFT33494	19/10/2006	ST JOHN AMBULANCE AUSTRALIA	SENIOR FIRST AID	1,485.00
EFT33495	19/10/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	186.53
EFT33496	19/10/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	1,416.63

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33497	19/10/2006	ALBANY IGA	GROCERIES	119.97
EFT33498	19/10/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	579.80
EFT33499	19/10/2006	TEMPLAR DISTRIBUTION	ADMIN/STORAGE/FREIGHT DISPATCH ORDERS/WA DISTRIBUTION - TOP UPS	517.80
EFT33500	19/10/2006	THE ROCKS ALBANY	MORNING TEA FOR TOURISM JUDGES 5/10/2006	77.00
EFT33501	19/10/2006	THRIFTY CAR RENTAL	VEHICLE HIRE	116.51
EFT33502	19/10/2006	TRAILBLAZERS	SAFETY EQUIPMENT	310.80
EFT33503	19/10/2006	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	28.42
EFT33504	19/10/2006	TRUCKLINE	VEHICLE PARTS	360.31
EFT33505	19/10/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	2,623.00
EFT33506	19/10/2006	VALUER GENERAL'S OFFICE	GRV INST VALS	3,705.68
EFT33507	19/10/2006	VALENTINO'S FLORISTS	FLOWERS FOR TRISH KIRKLAND (SEACHANGE)	170.00
EFT33508	19/10/2006	VISUAL ECHO	REIMBURSE HOME SUPPORT LINE	150.00
EFT33509	19/10/2006	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	1,736.44
EFT33510	19/10/2006	MARK WELLER	REIMBURSEMENT EXPENSES - RECREATION CONFERENCE	122.25
EFT33511	19/10/2006	WELLSTEAD FIRE BRIGADE	FESA CONTRIBUTION	1,955.25
EFT33512	19/10/2006	WESTERBERG IRRIGATION	IRRIGATION SUPPLIES	131.12
EFT33513	19/10/2006	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	6,009.34
EFT33514	19/10/2006	LANDMARK LIMITED	supply bags turf special 40kg	211.67
EFT33515	19/10/2006	WIGNALLS WINES	Wignalls Pinot Noir	119.96
EFT33516	19/10/2006	RT WOLFE & CO	LEASE OF LAND ON TORBAY AA117 AT BORNHOLM FOR TV BLACKSPOT TOWER	1,430.00
EFT33517	19/10/2006	WURTH AUSTRALIA PTY LTD	VEHICLE PARTS	87.00
EFT33518	19/10/2006	YOUNGS SIDING BUSH FIRE BRIGADE	FESA CONTRIBUTION	995.50
EFT33519	19/10/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	60.21
EFT33520	26/10/2006	ABA SECURITY	SECURITY SERVICES	111.10
EFT33521	26/10/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	5,160.40
EFT33522	26/10/2006	ADVERTISER PRINT	Print 20,000 City of Albany business card shells on 280gsm snowflake smooth.	799.00
EFT33523	26/10/2006	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	2,697.65
EFT33524	26/10/2006	ALBANY BRAKE & CLUTCH	VEHICLE MAINTENANCE	4.95
EFT33525	26/10/2006	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	150.00
EFT33526	26/10/2006	ALBANY FARM TREE NURSERY	assorted ferns (jason)	47.98
EFT33527	26/10/2006	ALBANY SOIL & CONCRETE TESTING	test gravel samples from, Chris Blight x 1 Peter Buxton x 1 Alwyn Butler x 1	808.50
EFT33528	26/10/2006	ALBANY INDOOR PLANT HIRE & SALES	INDOOR PLANT HIRE	596.90
EFT33529	26/10/2006	ALBANY REFRIGERATION	Please perform quarterly maintenance to all Airconditioners at the Library	638.00
EFT33530	26/10/2006	ALBANY SPEEDWAY CLUB INC	Rates refund for assessment A187399	1,013.59
EFT33531	26/10/2006	ALBANY DIGITISING SERVICES	CLEAN & POLISH DVD'S - LIBRARY	25.00
EFT33532	26/10/2006	ALL EVENTS PROSOUND HIRE	RECIPE FOR JAM 2006	1,456.60
EFT33533	26/10/2006	ALL-WEATHER BUILDING PRODUCTS	SUPPLY PRESSINGS FOR LIBRARY COLLECTED BY D WILLIAMS	2,216.28
EFT33534	26/10/2006	ALLGROW LANDSCAPING	MAINT LAWNS/GDNS LOTT HOUSE	478.50
EFT33535	26/10/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	1,561.75
EFT33536	26/10/2006	AUSSIE DRAWCARDS PTY LTD	PREMIER METRO. SERVICE - NOVEMBER 2006	424.17
EFT33537	26/10/2006	AUSTENITIC STEEL PRODUCTS	REPAIR HOLE WITH WEAR PLATE ON STREET SWEEPER TRUCK	161.05

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EFT33538	26/10/2006	MA & ES & GA BAIL	METRES COMPACTION SAND	- 792.00
EFT33539	26/10/2006	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	- 9,365.80
EFT33540	26/10/2006	BARNESBY FORD	VEHICLE PARTS/REPAIRS	- 253.00
EFT33541	26/10/2006	BEECREATIVE MARKETING	sunday times advert preparation 10 x 4 columns, australia's southwest Sept and november	- 451.00
EFT33542	26/10/2006	BERTOLA HIRE SERVICES ALBANY PTY LTD	EQUIPMENT HIRE	- 2,069.10
EFT33543	26/10/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	- 152.00
EFT33544	26/10/2006	ALBANY BETTA ELECTRICAL	3x50 inkjet printable cdr's	- 135.00
EFT33545	26/10/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	- 18.61
EFT33546	26/10/2006	C&C MACHINERY CENTRE	VEHICLE MAINTENANCE/PARTS	- 1,600.00
EFT33547	26/10/2006	CHESTERPASS IRRIGATION	IRRIGATION SUPPLIES	- 879.40
EFT33548	26/10/2006	CLEANAWAY	RUBBISH REMOVAL CONTRACT	- 160,841.19
EFT33549	26/10/2006	COLES SUPERMARKETS AUST PTY LTD	GOODS - DAY CARE CENTRE	- 482.40
EFT33550	26/10/2006	COMMANDER AUSTRALIA LIMITED	CONTRACT - TOWN HALL	- 150.02
EFT33551	26/10/2006	CONTACH METAL INDUSTRIES	Modify sign trailer as required.	- 1,079.00
EFT33552	26/10/2006	COURIER AUSTRALIA	FREIGHT FEES	- 261.35
EFT33553	26/10/2006	COUNTRY CARRIERS	FREIGHT CHARGES	- 53.69
EFT33554	26/10/2006	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	- 1,075.11
EFT33555	26/10/2006	JON & GRYTSJE DOUST	SPRUNG WRITERS FESTIVAL	- 1,804.00
EFT33556	26/10/2006	DYLAN'S ON THE TERRACE	Breakfast for Glen Swift 30, 31 August and 1 Sept	- 59.00
EFT33557	26/10/2006	EARLYBIRD LANDSCAPING	to install 170 concrete blocks.	- 5,760.00
EFT33558	26/10/2006	AEROTECH MANAGEMENT PTY LTD	AIRPORT:CONT	- 5,604.71
EFT33559	26/10/2006	ECO HEALTH HOLDINGS	ENVIRONMENTAL HEALTH SERVICES	- 3,533.75
EFT33560	26/10/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	- 14,156.79
EFT33561	26/10/2006	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	- 1,247.52
EFT33562	26/10/2006	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	- 1,159.40
EFT33563	26/10/2006	ALBANY CAMERA HOUSE (FAST PHOTOS)	PHOTOGRAPHS AND PHOTO EQUIPMENT	- 831.80
EFT33564	26/10/2006	FOCUS NETWORKS	SONIC WALL COMPLETE MANAGED FIREWALL SERVICE	- 2,057.00
EFT33565	26/10/2006	FORPARK AUSTRALIA	toddler swing seats part no. SW06	- 1,219.79
EFT33566	26/10/2006	FREDERICKSTOWN MOTEL	ACCOMMODATION - SAPPHIRE GUITAR QUARTET	- 251.00
EFT33567	26/10/2006	GLENN SWIFT ENTERTAINMENT	SPRUNG FESTIVAL - PERFORMANCES 15TH TO 17TH SEPTEMBER 2006	- 1,870.00
EFT33568	26/10/2006	GRACE REMOVALS GROUP	REMOVAL CHARGES - SAM RICHARDSON-NEWTON	- 3,000.36
EFT33569	26/10/2006	THE GRAPHIC DESIGN GROUP	Design classical City Crest to brief, to design acceptance stage.	- 4,400.00
EFT33570	26/10/2006	GREAT SOUTHERN PERSONNEL	LIBRARY ASSISTANT - SEPTEMBER 2006	- 21.19
EFT33571	26/10/2006	GREAT SOUTHERN SAND & LANDSCAPING	Dry hire of compactor as per Contract C06010 for September 2006	- 7,183.00
EFT33572	26/10/2006	GREAT SOUTHERN PACKAGING SUPPLIES	REVIVE 205L	- 1,147.25
EFT33573	26/10/2006	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	- 4,441.25
EFT33574	26/10/2006	ASHLEY GROENEWALD	RECIPE FOR JAM WEEKEND - VAC	- 4,950.00
EFT33575	26/10/2006	KOHEN GROGAN	CONCERT ASH GRUNWALD SUPPORT - VAC	- 50.00
EFT33576	26/10/2006	HAMMOND SUPERANNUATION FUND	SUPER CONTRIBUTIONS	- 1,459.20
EFT33577	26/10/2006	PAUL HAYES	CONCERT ASH GRUNWALD SUPPORT - VAC	- 50.00
EFT33578	26/10/2006	YOGASUN (H LEEDER-CARLSON)	SPOOKY T'S CHILDRENS WORKSHOP - VAC	- 93.80
EFT33579	26/10/2006	HIDDEN CAMERA SURVEILLANCE	Cameras, lens, power supply - cct	- 1,155.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33580	26/10/2006	HOUSING INDUSTRY ASSOCIATION	RENEWAL TO 31/10/07	- 632.50
EFT33581	26/10/2006	JOHN KINNEAR & ASSOCIATES	Volume Survey on Marbellup Gravel Pit	- 2,323.75
EFT33582	26/10/2006	JUST SEW EMBROIDERY	embroidery of logo onto 59 bags	- 337.50
EFT33583	26/10/2006	JUST A CALL DELIVERIES	INTERNAL MAIL	- 16.50
EFT33584	26/10/2006	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	- 59.88
EFT33585	26/10/2006	LINCOLNS ACCOUNTANTS & BUSINESS ADVISERS	ACQUITTAL OF THE ROADS TO RECOVERY 30/6/06 FOR TWO FUNDING BODIES	- 1,523.50
EFT33586	26/10/2006	LINK ENERGY PTY LTD	FUEL PURCHASES	- 14,043.88
EFT33587	26/10/2006	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	ANALYTICAL SERVICES	- 5,570.40
EFT33588	26/10/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	- 140.80
EFT33589	26/10/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	- 4,297.40
EFT33590	26/10/2006	MEIER BUSINESS SYSTEMS PTY LTD	SEPTEMBER CONSULTING SERVICES	- 638.00
EFT33591	26/10/2006	PALMER & RAYNER EARTHMOVING PTY LTD	Supply gravel 100mm minus from pit on Bonnacord Road	- 13,281.44
EFT33592	26/10/2006	PETER GRAHAM AND CO LTD	bag macrocote grey	- 115.00
EFT33593	26/10/2006	PROTECTOR ALSAFE	STICKY HAZARD TAPE	- 9.38
EFT33594	26/10/2006	RAYFIELD AJ/FE	Rates refund for assessment A184555	- 359.98
EFT33595	26/10/2006	SKILL HIRE	CASUAL STAFF	- 125.00
EFT33596	26/10/2006	SLATER-GARTRELL SPORTS	SPORTING EQUIPMENT	- 391.05
EFT33597	26/10/2006	SMITHS ALUMINIUM & 4WD CENTRE	MATERIALS	- 351.45
EFT33598	26/10/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	- 198.09
EFT33599	26/10/2006	SPORTSWORLD OF WA	GOODS - ALAC	- 814.22
EFT33600	26/10/2006	ALBANY VOLUNTEER SES	FESA Q2 CONTRIBUTION	- 10,890.00
EFT33601	26/10/2006	STATEWIDE BEARINGS	VEHICLE PARTS	- 32.10
EFT33602	26/10/2006	STIRLING CONFECTIONERY PLUS	3kg bags of Fantails	- 53.70
EFT33603	26/10/2006	ST JOHN AMBULANCE AUSTRALIA	SENIOR FIRST AID CLASS - BUTLER	- 135.00
EFT33604	26/10/2006	SUNNYVALE PLANTS	NURSERY SUPPLIES	- 3,234.00
EFT33605	26/10/2006	ALBANY LOCK SERVICE	LOCKSMITH SERVICES,REPAIRS ETC	- 14.85
EFT33606	26/10/2006	ALBANY IGA	GROCERIES	- 19.30
EFT33607	26/10/2006	MURRAY SWARBRICK	REIMBURSE EXPENSES - TO INSPECT DRAINAGE EQUIPMENT (PERTH)	- 60.00
EFT33608	26/10/2006	SYNERGY	ELECTRICITY SUPPLIES	- 26,711.60
EFT33609	26/10/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	- 114.79
EFT33610	26/10/2006	TOMO'S BOBCAT SERVICE	Hire of Excavator (hourly)	- 924.00
EFT33611	26/10/2006	WA TREASURY CORPORATION	LOAN REPAYMENT -	- 49,028.95
EFT33612	26/10/2006	STEPHEN TRIGWELL	REIMBURSE EXPENSES TO INSPECT DRAINAGE EQUIPMENT (PERTH)	- 60.00
EFT33613	26/10/2006	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	- 10,315.50
EFT33614	26/10/2006	IT VISION AUSTRALIA PTY LTD	OLPS PROJECT - RRIF/WA INVOICE NO 2	- 58,190.00
EFT33615	26/10/2006	WATERCRAFT MARINE	stainless wire	- 103.90
EFT33616	26/10/2006	ZIPFORM	STATIONERY - 2ND INSTALMENT NOTICES - RATES	- 3,561.39
EFT33617	26/10/2006	ALBANY COMMUNITY HOSPICE	EMPLOYEE DEDUCTIONS	- 32.00
EFT33618	26/10/2006	AMP SUPERLEADER	Superannuation contributions	- 344.96
EFT33619	26/10/2006	AUST MANUFACTURING WORKERS UNION	Payroll deductions	- 31.80
EFT33620	26/10/2006	AUSTRALIAN SERVICES UNION WA BRANCH	EMPLOYEE DEDUCTIONS	- 2,067.00

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33621	26/10/2006	AUSTRALIAN SKANDIA LTD-SORS	Payroll deductions	- 3,076.00
EFT33622	26/10/2006	CHILD SUPPORT AGENCY	EMPLOYEE DEDUCTIONS	- 656.26
EFT33623	26/10/2006	CONNELL SUPERANNUATION FUND	Superannuation contributions	- 116.05
EFT33624	26/10/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	- 74.80
EFT33625	26/10/2006	HBF OF WA	EMPLOYEE DEDUCTIONS	- 1,046.90
EFT33626	26/10/2006	MLC NOMINEES PTY LTD	Superannuation contributions	- 194.06
EFT33627	26/10/2006	MLC NOMINEES PTY LTD	Superannuation contributions	- 116.05
EFT33628	26/10/2006	WALGSP	SUPERANNUATION CONTRIBUTIONS	- 87,202.68
EFT33629	26/10/2006	WESTSCHEME	Superannuation contributions	- 843.84
EFT33630	31/10/2006	TOKEN EVENTS PTY LTD	BOX OFFICE TAKINGS - WIL ANDERSON	- 15,544.07
EFT33631	01/11/2006	HIT PRODUCTIONS	FOLLOW YOUR DREAMS - BOX OFFICE REMAINDER OF SHOW FEE	- 1,636.25
EFT33632	02/11/2006	A CLASS DISPLAYS	BRACKETS FOR RACKING - ALBANY VISITORS CENTRE	- 214.50
EFT33633	02/11/2006	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	- 10,969.70
EFT33634	02/11/2006	AGPARTS WAREHOUSE PTY LTD	REPLACEMENT LIGHTS	- 1,436.16
EFT33635	02/11/2006	ALBANY SECURITY SUPPLIES	KEYS CUT	- 18.00
EFT33636	02/11/2006	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	- 315.00
EFT33637	02/11/2006	ALBANY STATIONERS	STATIONERY SUPPLIES	- 85.45
EFT33638	02/11/2006	ALBANY AGRICULTURAL SOCIETY INC	HIRE OF TEAROOMS FOR WORKS AND SERVICES CHRISTMAS PARTY	- 210.00
EFT33639	02/11/2006	ALBANY HISTORICAL SOCIETY	MANNING/CLEANING THE BRIG AMITY FOR OCTOBER	- 600.00
EFT33640	02/11/2006	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	- 132.28
EFT33641	02/11/2006	ALBANY SHOE REPAIRS	ENGRAVING OF PENS:- (1) 2006 MAYORAL AWARD (on one side) HEAD BOY - TROY TREEBY (on other side) (2) 2006 MAYORAL AWARD (on one side) HEAD GIRL - KELSEY TINK (on other side)	- 25.60
EFT33642	02/11/2006	ALL EVENTS PROSOUND HIRE	LUNCH TIME RELIEF - TOWN HALL	- 48.40
EFT33643	02/11/2006	ALLFLAGS DOT IMAGERY	British Merchant Ensign	- 363.00
EFT33644	02/11/2006	ARDESS NURSERY	NURSERY SUPPLIES	- 1,126.90
EFT33645	02/11/2006	ATC RECRUITMENT & LABOUR HIRE	CASUAL STAFF	- 899.78
EFT33646	02/11/2006	AUST INSTITUTE OF BUILDING SURVEYORS	ANNUAL STATE CONFERENCE - ADDITIONAL FEES	- 80.00
EFT33647	02/11/2006	AUSTRALIAN INSTITUTE OF MANAGEMENT	WORKSHOP AND ASSIGNMENTS FOR DIP OF PROJ MANAGEMENT	- 3,500.00
EFT33648	02/11/2006	AUSTRALIAN BUREAU OF STATISTICS	Population Statistics 5,8 & 20 radius from BodyCare Health Club	- 330.00
EFT33649	02/11/2006	AUSTENITIC STEEL PRODUCTS	MANUFACTURE MAST BOLTS & CLAMP	- 4,153.24
EFT33650	02/11/2006	MA & ES & GA BAIL	Compaction Sand - m3	- 1,267.20
EFT33651	02/11/2006	BALL BODY BUILDERS	VEHICLE PARTS/MAINTENANCE	- 16,843.51
EFT33652	02/11/2006	BEL EYRE MOTEL	ACCOMMODATION FOR CHRIS PRESCOTT	- 275.40
EFT33653	02/11/2006	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	- 60.00
EFT33654	02/11/2006	BOC GASES AUSTRALIA LIMITED	CONTAINER SERVICE RENTAL	- 139.02
EFT33655	02/11/2006	BRAINSTORM TECHNOLOGY	GOODS - TOWN HALL	- 26.25
EFT33656	02/11/2006	BUILDING AND CONSTRUCTION IND TRAINING FUND	TRAINING LEVY -	- 15,319.58
EFT33657	02/11/2006	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	- 74.85
EFT33658	02/11/2006	ALBANY BUSINESS TELEPHONES	CONNECT HEADSET - AVC - DR TAY5	- 165.00
EFT33659	02/11/2006	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	- 994.18
EFT33660	02/11/2006	CADBURY SCHWEPPES PTY LTD	BAR SUPPLIES - TOWN HALL	- 209.22

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EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33661	02/11/2006	CANPRINT COMMUNICATIONS PTY LTD	BUILDING CODE OF AUSTRALIA 2006 VOL 1 & 2 EXTRA HARDCOPIES	650.00
EFT33662	02/11/2006	CAROLINE & ASSOCIATES	Module 4 Can Do Program - Facilitator's fees, expenses inc MBTI materials	3,492.00
EFT33663	02/11/2006	SYNERGY GRAPHICS	Design Albany Essentials booklet.	222.75
EFT33664	02/11/2006	CIPRIAN JEWELLERS	MAYORAL GIFT TO SILVER CHAIN - ALBANY BRANCH IN RECOGNITION OF THEIR 60TH ANNIVERSARY PRESENTED AT CIVIC RECEPTION	169.00
EFT33665	02/11/2006	CIRCUITWEST INC	DELEGATE HIS MAJESTY'S PERTH - CIRCUITWEST AGM/CONFERENCE	170.00
EFT33666	02/11/2006	COLES SUPERMARKETS AUST PTY LTD	GOODS - DAY CARE CENTRE	500.08
EFT33667	02/11/2006	CJ GILBERT & ASSOCIATES	BORE SAMPLING AND ANALYSES AT HANRAHAN TIP AUGUST TO OCTOBER 2006 AND BIENNIAL SAMPLING AT BAKERS JUNCTION	3,866.28
EFT33668	02/11/2006	CORPORATE EXPRESS AUSTRALIA LTD	PURCHASE OF TROLLEY FOR TRAINING ROOM	277.72
EFT33669	02/11/2006	COUNTRYWIDE SIGNS	IN A RED CIRCLE WITH A PICTURE OF A DOG AND THE WORDING DOGS	704.00
EFT33670	02/11/2006	RINKER AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	13,464.20
EFT33671	02/11/2006	DATATRAX PTY.LTD	SLIDE SHOW AND AUDIO ADVERTISEMENT, FORTS AND HMAS PERTH	495.00
EFT33672	02/11/2006	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	ANNUAL JETTY LICENCE COMMENCING 1/11/06 PRIVATE JETTY NO: 2864 - CNR MARINE DRIVE & FLINDERS PARADE FILE REF: LM2864	29.00
EFT33673	02/11/2006	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	4,029.17
EFT33674	02/11/2006	ESRI AUSTRALIA PTY LTD	ArcGIS 9 Introduction I - Jo Hawkins	5,148.00
EFT33675	02/11/2006	ALBANY FIREBREAK AND SLASHING CO.	rotary hoe garden area at becker pk	143.00
EFT33676	02/11/2006	JENNIFER FLOTTMANN	REIMBURSEMENT EXPENSES - STATE LIBRARY VISIT	97.80
EFT33677	02/11/2006	FORPARK AUSTRALIA	Hang and Glide Wheel - Part No. 6009	415.25
EFT33678	02/11/2006	GREAT SOUTHERN ALARMS	REPLACED FAULTY SENCER IN TRANSPORTABLE ROOM 18/10	140.00
EFT33679	02/11/2006	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION FOR JOHN BYRNE AT LGMA WA ANNUAL CONFERENCE	355.00
EFT33680	02/11/2006	GOAD RESOURCES PTY LTD	CARTAGE	689.70
EFT33681	02/11/2006	GRAPE SOUTHERN TOURS	CHARTER TOUR FOR TOP TOURIST TOWN JUDGES, 5/10/06	300.00
EFT33682	02/11/2006	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	7,158.08
EFT33683	02/11/2006	GREAT SOUTHERN DEVELOPMENT COMMISSION	PREPARE AUDIT/ACQUITTAL GSDC COMMISSION - RE LAKE WEERLARA FAMILY PARK UPGRADE	682.00
EFT33684	02/11/2006	HARVEY NORMAN ALBANY	1GB memory stick for PC	49.95
EFT33685	02/11/2006	HARDING PROPERTY GROUP	Rates refund for assessment A189028	170.48
EFT33686	02/11/2006	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	3,829.11
EFT33687	02/11/2006	ELLEN JOY HICKMAN	AMMENDMENT TO LITTLE GROVE STRUCTURE PLAN VEG CONDITION	2,035.00
EFT33688	02/11/2006	INSTITUTE OF PUBLIC WORKS ENGINEERING AUST (IPWEA)	DIPLOMA OF PUBLIC WORKS MODULE 6: STORMWATER DRAINAGE DESIGN FOR CHRIS PRESCOTT	660.00
EFT33689	02/11/2006	TOLL IPEC	FREIGHT CHARGES	62.66
EFT33690	02/11/2006	JOHN KINNEAR & ASSOCIATES	Hire of Surveyor (for field work)	3,159.75
EFT33691	02/11/2006	NOVA KETTLEWELL	FLYWER RUN VAC - WORKSHOP FLYERS	60.00
EFT33692	02/11/2006	WESFARMERS KLEENHEAT GAS PTY LTD	PROPANE BULK LITRES	30.46
EFT33693	02/11/2006	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	8,166.91
EFT33694	02/11/2006	KRYSTA GUILLE	REIMBURSE EXPENSES - TOURISM PROMOTIONS	374.20
EFT33695	02/11/2006	LAWRENCE & HANSON	ARMORALL 250ML	542.23
EFT33696	02/11/2006	LEO BAKX	Website consultancy - 3 hours	360.00
EFT33697	02/11/2006	LORLAINE DISTRIBUTORS PTY LTD	CLEANING GOODS	156.75

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33698	02/11/2006	MAIN ROADS	VEHICLE PERMIT RENEWAL -	- 196.20
EFT33699	02/11/2006	ALBANY CITY MOTORS	VEHICLE PARTS/MAINTENANCE	- 6,073.54
EFT33700	02/11/2006	MANSELL PTY LTD	Review of Annual Information Return	- 330.00
EFT33701	02/11/2006	MICROELECTRONIC TECHNICAL SERVICES	UHF RADIO REPAIRS/INSTALLATION AL21033	- 252.00
EFT33702	02/11/2006	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	- 140.49
EFT33703	02/11/2006	METRIC AUSTRALIA PTY LTDA	only PROXIMITY KEYS (plus postage) **Proximity Keys to be posted**	- 474.32
EFT33704	02/11/2006	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	- 155.10
EFT33705	02/11/2006	MULLALLY JM	Rates refund for assessment A195491	- 284.50
EFT33706	02/11/2006	PN & ER NEWMAN	1050 DIA HINGED ,GALVINISED GRATE MAN HOLE COVER (FLUSH)	- 3,454.00
EFT33707	02/11/2006	NEWSEASONS CHRISTIAN CENTRE INCORPORATED	Rates refund for assessment A181022	- 577.39
EFT33708	02/11/2006	MICHAEL JAMES O'DOHERTY	WORK ON POETRY PUB CRAWN MC ASSISTANCT - SPRUNG 2006	- 220.00
EFT33709	02/11/2006	OPUS INTERNATIONAL CONSULTANTS LTD	Provide completed design drawings, seek approvals for linemarking and signage and provide quotations from public utility providers for infrastructure upgrades or relocations	- 26,188.64
EFT33710	02/11/2006	PALMER & RAYNER EARTHMOVING PTY LTD	Hire of Semi Tipper on the 11th October 2006 (as per daily docket 6553)	- 4,772.63
EFT33711	02/11/2006	J L PEARSON	AUTOCAD TRAINING	- 121.00
EFT33712	02/11/2006	PLANNING INSTITUTE AUSTRALIA	ADVERTISEMENT - PLANNING OFFICER	- 275.00
EFT33713	02/11/2006	CHRIS PRESCOTT	REIMBURSEMENT OF TRAINING EXPENSES DIP. PUBLIC WORKS	- 150.90
EFT33714	02/11/2006	PROJECT MANAGEMENT AUSTRALIA	CONTRACT NO. C06029 - YORK STREET ADMIN BUILDING DEMOLITION	- 49,500.00
EFT33715	02/11/2006	PW & SL LIDDIARD	PLEASE PERFORM WORKS SLABBING THE TIMBER FROM THE MARBELLUP GRAVEL PIT AS PER DIRECTIONS GIVEN	- 4,092.00
EFT33716	02/11/2006	WP REID	To reinstate driveways at kerb on Green Island Crescent	- 935.00
EFT33717	02/11/2006	LISA SCANLON (CARLYLES)	CATERING	- 4,415.00
EFT33718	02/11/2006	SIGNS PLUS	Name badges for Michelle Bosworth and Adrian Nicoll.	- 26.40
EFT33719	02/11/2006	SKILL HIRE	CASUAL STAFF	- 915.55
EFT33720	02/11/2006	SKYWEST AIRLINES PTY LTD	FLIGHT BOOKING FOR GRAHAM WITHERS	- 461.40
EFT33721	02/11/2006	SOUTHERN STATIONERY	STATIONERY SUPPLIES	- 399.25
EFT33722	02/11/2006	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	- 325.15
EFT33723	02/11/2006	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	GOODS DAY CARE CENTRE	- 58.01
EFT33724	02/11/2006	STATE LAW PUBLISHER	GOVERNMENT GAZETTE ADVERTISING	- 7.15
EFT33725	02/11/2006	STANDARDS AUST INTERNATIONAL GLOBAL	AS8000-2003 GOOD GOVERNANCE PRINCIPLES + AMENDMENT	- 41.28
EFT33726	02/11/2006	SMORGON STEEL	FLAT BARS	- 172.46
EFT33727	02/11/2006	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	- 217.39
EFT33728	02/11/2006	SUNNY SIGN COMPANY	SIGN PURCHASES	- 676.44
EFT33729	02/11/2006	ALBANY IGA	GROCERIES	- 87.18
EFT33730	02/11/2006	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	- 1,155.56
EFT33731	02/11/2006	TICKETS.COM	DATABOX SUPPORT	- 93.98
EFT33732	02/11/2006	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	- 20.05
EFT33733	02/11/2006	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	- 1,182.00
EFT33734	02/11/2006	UPRIGHT SCAFFOLDING SERVICE	EDGE PROTECTION ALONG VERANDAH EDGE AND LADDER ACCESS TOWER WITHOUT LADDER	- 1,097.00
EFT33735	02/11/2006	VILLION PJ	Rates refund for assessment A169272	- 146.68

EFT	DATE	CREDITOR	INVOICE DETAILS	AMOUNT
EFT33736	02/11/2006	JOHN WALKER	COUNCILLOR ALLOWANCE	- 70.00
EFT33737	02/11/2006	WATERCRAFT MARINE	THIMBLES	- 35.60
EFT33738	02/11/2006	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	- 512.20
EFT33739	02/11/2006	WA LOCAL GOVERNMENT ASSOCIATION	ADVERTISING - WEST AUSTRALIAN	- 499.99
EFT33740	02/11/2006	LANDMARK LIMITED	supply 20lt drums of bi active roundup for various verge spraying	- 1,078.66
EFT33741	02/11/2006	WESTBURY PARK ESTATE	WORKS CONTRIBUTION	- 40,844.21
EFT33742	02/11/2006	DIANNE LYN WOLFER	CHAIRING PANEL SESSION AT 2006 SPRUNG FESTIVAL	- 400.00
EFT33743	02/11/2006	DES WOLFE	COUNCILLOR ALLOWANCE	- 70.00
EFT33744	02/11/2006	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	- 156.62
			TOTAL	- 2,437,177.40



AUDIT COMMITTEE

Minutes of the Audit Committee meeting held in the Margaret Coates Boardroom,
City of Albany Administration Building on
Tuesday 7th November 2006

1.0 MEETING COMMENCEMENT 0830

Committee: Clr Bob Emery (Chairperson)
Clr Dennis Wellington

Council Staff:

Mr John Byrne
Mr Andrew Hammond
Mr Stan Goodman
Mr Mick Brenton

External Auditor

Mr Russell Harrison
Mr Chris Harrison

2.0 APOLOGIES

Clr Paul Lionetti

2.0 DISCLOSURES OF INTEREST

Nil

4.0 MINUTES OF PREVIOUS MEETING

ADOPTED:

That the minutes of the Audit Committee meeting held on the 14th November 2005 be accepted as a true and correct record of that meeting.

5.0 REVIEW OF 2005/06 ANNUAL ACCOUNTS

The Committee reviewed the 2005/06 Annual Financial Statements, the content of the Audit Management Letter, the Audit Observations, and Officer responses.

The City of Albany external Auditor, Mr Russell Harrison commented on the annual accounts and his view of City systems and responded to queries from the Committee and Chief Executive Officer.

He noted that the conversion to IFRS had gone smoothly with the main change being the declaration of impairment of two assets. He commented on issues associated with the change of staff in the Rates area, and the lack of some reconciliations. He noted that Lincolns had already taken an overview of the 06/07 rates information, and the process is now running well. He noted the financial ratios in the annual accounts and stated that the current ratios are generally above average. Looking toward the future he mentioned that he was aware that the funding of the ALAC project would put considerable pressure on the debt service ratio over the next few years.

Mr Harrison noted that with the appointment of a new staff member to his team, all flow charts had been redocumented.

ADOPTED:

That the Audit Committee note the Audit Reports and Officer responses for the year ending 30th June 2006.

RECOMMENDATION

That in accordance with the requirements of Section 5.54 of the Local Government Act, Council accept the City of Albany Audited Financial Statements for the year ending 30th June 2006.

6.0 APPOINTMENT OF AUDITOR

The Committee considered submissions by qualified auditors for the position of City of Albany external auditor for the financial years 2006/07 to 2009/10.

It was noted that the State Government Public Accounts Committee inquiry into Local Government accountability recommended that control of audits be removed from the Department of Local Government and Regional Development and placed under the control of the Auditor General with audits to be conducted by a combination of Auditor General staff and private audit contractors. The recommendation has not been accepted at this point, and the City is required to appoint an Auditor in any case. It is assumed that if the recommendation is accepted, the auditor appointed by Council would work with the Auditor General.

The City advertised the Audit Services contract in the West Australian and the Albany Advertiser in early September. Four audit firms requested information packs and two submitted quotations and information regarding their firms. The criteria for auditor selection were :

Criteria	% Weight
Price	25
Professional and Technical Skills	25
Relevant Experience	25
Methods of Operation	15
Customer Relations	10
Total	100

The prices (including GST) submitted by the respondents for year 1 are included in the table below. Where noted with an asterisk, the Buy Local Policy 10% discount has been applied. All respondents have included annual inflation adjustments in their prices.

Auditor	Base Audit	Hourly Rate-Manager	Hourly rate – Senior Accountant
Lincoln's Accountants and Business Advisors	12,100*	\$ 210.00*	\$ 95.00*
UHY Haynes Norton Chartered Accountants	25,700	\$ 300.00	\$115.00-\$155.00

Based on the recommended criteria the respondents have been rated as follow:

Criteria	Lincolns	Haynes Norton
Price	25	12.5
Professional and Technical Skills	22	24
Relevant Experience	23	24
Methods of Operation	14	14
Customer Relations	9	9
Total	92	83.5

RECOMMENDATION:

That in accordance with Section 7.3 of the Local Government Act, Council appoint Mr Russell Harrison as external auditor for the City of Albany for the financial years 2006/07 to 2009/10 inclusive.

7.0 GENERAL BUSINESS

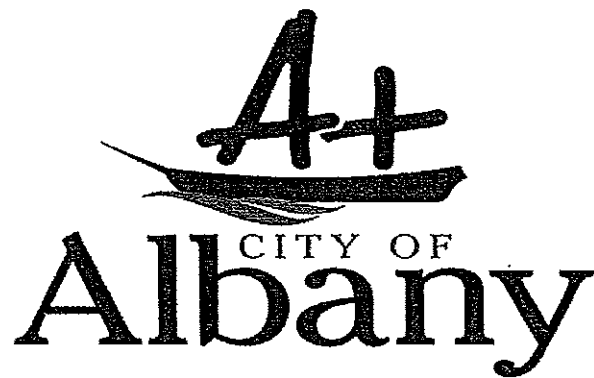
Nil

8.0 NEXT MEETING

To be advised

9.0 MEETING CLOSED

There being no further business the meeting closed @ 8.54am



FINANCIAL STATEMENTS

AND

AUDIT REPORT

FOR THE YEAR ENDED 30 JUNE 2006

FINANCIAL STATEMENTS

2005/2006

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INDEPENDENT AUDIT REPORT

To: Council
City of Albany
PO Box 484
ALBANY WA 6331

Scope

I have audited the financial report of the City of Albany for the year ended 30th June 2006 as set out on Pages 1 to 42. The Council is responsible for the preparation and presentation of the financial report and the information contained therein. I have conducted an independent audit of the financial report in order to express an opinion on it to the City of Albany.

My audit has been conducted in accordance with Australian Auditing Standards to provide a reasonable level of assurance as to whether the financial report is free of material misstatement. My procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with the requirements of the Local Government Act 1995, Local Government (Financial Management) Regulations 1996 and Australian Accounting Concepts and Standards so as to present a view of the Council which is consistent with my understanding of its financial position and the results of its operations.

The audit opinion expressed in this report has been formed on the above basis.

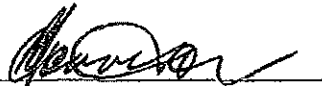
Audit Opinion

In my opinion the financial report presents fairly the financial position of the City of Albany as at 30th June 2006 and the results of its operations for the year then ended in accordance with the requirements of the Local Government Act 1995, the Local Government (Financial Management) Regulations 1996 and Statements of Accounting Concepts and applicable Australian Accounting Standards.

Statutory Compliance

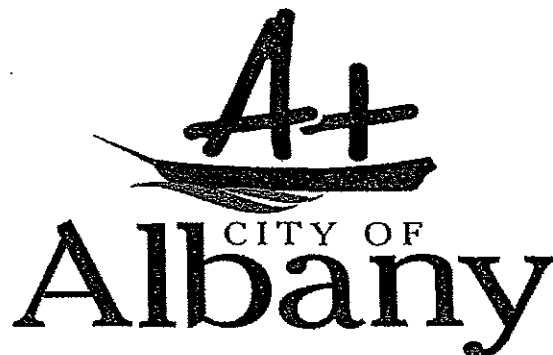
I did not during the course of my audit become aware of any instances where the Council did not comply with the requirements of the Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996.

Signature: _____



Date: 2nd November 2006

Auditor: Russell Harrison
Firm: Lincolns Accountants and Business Advisers
Address: PO Box 494
ALBANY WA 6331



STATEMENT BY CHIEF EXECUTIVE OFFICER

The attached financial report of the City of Albany being the annual financial report and supporting notes and other information for the financial year ended 30 June 2006 are in my opinion properly drawn up to represent fairly the financial position of the City of Albany at 30 June 2006 and the results of the operations for the financial year then ended in accordance with the Australian Accounting Standards (except to the extent that these have been varied in the Statement of Accounting Policies required by Australian Accounting Standard AAS6 "Accounting Policies" and the accompanying notes to the annual financial report) and comply with the provisions of the Local Government Act 1995 and the regulations under that Act.

Signed on the day of 2006

A handwritten signature in black ink, appearing to read 'Andrew Hammond'. The signature is written in a cursive style with a long, sweeping underline.

Andrew Hammond
Chief Executive Officer

CITY OF ALBANY

INCOME STATEMENT

For the year ended

30-Jun-06

(a) Function / Activity

	YTD Actual 2005/2006	Budget-Total 2005/2006	Actual 2004/2005
INCOME			
General Purpose Funding	19,665,941	19,121,616	18,534,662
Governance	269,200	83,500	77,910
Law Order & Public Safety	426,351	786,933	625,999
Health	50,809	41,800	52,393
Education & Welfare	702,795	768,767	710,169
Community Amenities	3,608,487	3,433,075	3,361,163
Recreation and Culture	1,650,292	2,655,177	1,743,681
Transport	5,336,998	5,785,502	4,408,343
Economic Services	1,196,185	812,793	1,166,229
Other Property and Services	670,628	184,154	376,077
	33,577,686	33,673,317	31,056,626
EXPENDITURE			
General Purpose Funding	403,631	292,716	291,693
Governance	2,170,471	1,539,527	1,051,770
Law Order & Public Safety	1,050,577	1,257,698	1,327,754
Health	348,645	388,125	257,958
Education & Welfare	945,303	1,022,850	877,100
Community Amenities	4,859,967	5,084,800	4,661,123
Recreation and Culture	7,112,968	7,500,901	6,744,209
Transport	12,519,067	11,883,819	11,041,226
Economic Services	1,789,783	1,896,299	2,150,054
Other Property and Services	231,283	(22,721)	(221,450)
	31,431,695	30,844,014	28,181,437
Change in net assets from operations	2,145,992	2,829,303	2,875,189

(b) Nature / Type

Note

	YTD Actual 2005/2006	Budget-Total 2005/2006	Actual 2004/2005
INCOME			
Rates	15,481,595	15,369,722	14,874,151
Grants & Subsidies	6,278,649	7,426,767	4,911,851
Contributions, Reimb & Donations	1,230,126	1,976,783	2,532,157
Fees & Charges	7,248,515	6,461,901	6,885,628
Interest Earned	1,026,660	700,394	722,695
Profit (loss) on asset disposal	(246,841)	775,606	(186,903)
Other Revenue / Income	2,597,588	3,340,750	7,634,460
less: applicable to loan capital	(38,606)	(2,378,606)	(6,317,413)
	33,577,686	33,673,317	31,056,626
EXPENDITURE			
Employee Costs	11,294,141	10,679,561	10,271,253
Utilities	1,020,260	873,350	799,539
Interest Expenses	1,081,553	1,082,833	872,783
Depreciation on non current assets	8,516,399	8,370,000	7,916,274
Contracts & materials	14,577,184	21,522,887	17,298,332
Insurance expenses	379,268	375,240	265,689
Other Expenses	5,977,785	6,307,975	9,740,090
less: capital works & loan capital repayment	(11,414,896)	(18,367,832)	(18,982,523)
	31,431,695	30,844,014	28,181,437
Change in net assets from operations	2,145,992	2,829,303	2,875,189

CITY OF ALBANY

BALANCE SHEET

As at

30-Jun-06

	Note	Actual 30-Jun-06	Budget 30-Jun-06	Actual * 30-Jun-05
CURRENT ASSETS				
Cash	6	1,102,797	1,351,677	1,205,165
Restricted cash	6	2,957,456	1,007,760	1,015,559
Reserve Funds	6	11,908,530	5,854,475	10,825,020
Receivables & Other	7	3,342,357	2,072,419	2,488,904
Investment Land	9	1,130,000		
Stock on hand	8	240,981	70,495	284,120
		20,682,122	10,356,826	15,818,768
CURRENT LIABILITIES				
Borrowings	10	593,338	593,338	579,092
Creditors prov - Annual leave & LSL	11	1,516,627	1,514,586	1,420,167
Trust Liabilities	11	2,658,151	865,539	875,053
Creditors prov & accruals	11	2,880,293	3,164,226	2,442,654
		7,648,408	6,137,689	5,316,966
NET CURRENT ASSETS		13,033,714	4,219,137	10,501,802
NON CURRENT ASSETS				
Receivables	7	241,520	248,376	285,461
Pensioners Deferred Rates	7	274,279	247,971	288,883
Investment Land	9	2,150,000		
Property, Plant & Equip	9	217,127,662	231,938,561	220,182,550
		219,793,461	232,434,908	220,756,894
NON CURRENT INVESTMENTS				
Local Govt House Shares	9a	19,501	19,501	19,501
NON CURRENT LIABILITIES				
Borrowings	10	17,178,871	19,518,871	17,772,209
Creditors & Provisions	11	222,169	206,974	206,344
		17,401,041	19,725,845	17,978,553
NET ASSETS		215,445,635	216,947,701	213,299,644
EQUITY				
Accumulated Surplus		184,710,980	192,318,592	183,672,855
Reserves	12	11,960,022	5,854,475	10,852,155
Asset Revaluation Reserve		18,774,634	18,774,634	18,774,634
		215,445,635	216,947,701	213,299,644

* Amended - AIFRS Requirements

STATEMENT OF CHANGES IN EQUITY

FOR THE PERIOD ENDEI 30-Jun-06

	Actual 2005/2006	Budget 2005/2006	Actual * 2004/2005
RESERVES			
Opening Balance	10,852,155	8,994,398	9,196,959
Transfers to Municipal Fund	(5,097,509)	(5,102,516)	(6,209,666)
Transfers from Municipal Fund	6,205,376	1,962,593	7,864,762
	11,960,022	6,854,475	10,852,155
ASSET REVALUATION RESERVE			
Opening balance	18,774,634	18,774,634	18,774,634 *
add: Land revaluations Asset revaluation	18,774,634	18,774,634	18,774,634 *
ACCUMULATED SURPLUS			
Opening Balance	183,672,855	186,349,366	184,920,129
Changes in net assets from Operations	2,145,992	2,829,303	2,875,189
IFRS Adjustment - Write off Impaired Assets			(2,467,266) *
Transfers from reserves	5,097,509	5,102,516	6,209,666
Transfers to reserves	(6,205,376)	(1,962,593)	(7,864,762) *
	184,710,980	192,318,592	183,672,855 *
TOTAL EQUITY	215,445,636	216,947,701	213,299,644

* Ajustments for AIFRS

CITY OF ALBANY
STATEMENT OF CASH FLOWS

CASH FLOWS FROM OPERATING ACTIVITIES

	Actual 05/06	Budget 05/06	Actual 04/05
RECEIPTS			
Rates	15,723,038	15,519,722	14,672,419
Contributions & Donations	1,230,126	868,833	2,532,157
Fees & Charges	6,222,158	6,461,901	6,979,630
Interest Earnings	975,169	700,394	722,695
Other	2,558,982	962,144	1,317,048
	26,709,473	24,512,994	26,223,948
EXPENDITURE			
Employee Costs	9,825,081	9,912,191	9,128,381
Materials & Contracts	6,704,991	6,629,595	4,823,182
Utility Charges	983,419	873,350	714,509
Insurance	379,268	375,240	265,689
Interest	1,084,722	1,082,833	984,140
Other	1,558,763	2,592,855	5,454,085
	20,536,245	21,466,064	21,369,986
NET CASH PROVIDED BY OPERATING ACTIVITIES	6,173,228	3,046,930	4,853,962
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for purchase & construction of Assets	(10,835,804)	(17,788,740)	(16,987,844)
WIP Adjustment - to Operating Costs	3,829		
Proceeds from sale of Assets	1,843,625	2,425,606	4,423,480
Proceeds from self supporting loans	38,606	38,606	42,259
	(8,949,745)	(15,324,528)	(12,522,106)
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of loans	(579,092)	(579,092)	(1,869,678)
Proceeds from new loans			6,275,154
Loan Advanced		2,340,000	(125,000)
	(579,092)	1,760,908	4,280,476
CASH FLOWS FROM GOVERNMENT			
Grants & Subsidies	6,278,649	7,426,767	4,911,851
	6,278,649	7,426,767	4,911,851
NET INCREASE (DECREASE) IN CASH HELD			
	2,923,040	(3,089,923)	1,524,182
Cash at beginning of year	13,045,744	11,303,835	11,521,562
Cash at end of year	15,968,784	8,213,912	13,045,744
CASH SUMMARY			
	Actual 05/06	Budget 05/06	Actual 04/05
Municipal Account - unrestricted	1,096,547	1,346,477	1,199,915
Petty Cash	6,250	5,200	5,250
Restricted Cash	2,957,456	1,007,760	1,015,559
Reserve Account	11,908,530	5,854,475	10,825,020
	15,968,784	8,213,912	13,045,744

This statement to be read in accordance with the accompanying notes.

CITY OF ALBANY

**RECONCILIATION OF NET CASH IN OPERATING ACTIVITIES TO CHANGES
IN NET ASSETS ARISING FROM OPERATIONS**

FOR THE YEAR ENDED 30 JUNE 2006

	Actual 30-Jun-06	Actual 30-Jun-05
NET CHANGE IN ASSETS FROM OPERATIONS	2,145,992	2,844,088
ADD: ITEMS CLASSIFIED AS GOVERNMENT ACTIVITIES		
Government Grants Received	(6,278,649)	(4,911,851)
Add/(Deduct) Non Cash Items		
Provision for doubtful debts	291	(1,111)
Depreciation	8,516,399	7,947,374
(Profit) Loss on sale of assets	246,841	186,903
	4,630,873	6,065,404
CHANGE IN ASSETS AND LIABILITIES		
Debtors - Rates and Service Charges	238,146	(224,404)
Debtors - Sundry	(630,432)	(671,263)
Stock	43,139	(196,741)
Rates Received in advance	19,561	312
Income received in advance	(19,322)	1,520
Prepaid Expense	3,129	29,406
GST Expenditure	(30,561)	267,241
Provision for Gravel	58,828	161,777
Accrued Income - Interest	(51,491)	
Accrued Income - other	(362,598)	519,976
Accruals - Sundry	355,172	(342,044)
Creditors - Sundry	(14,563)	(668,896)
Net Movement in Long Service Leave Provision	75,565	41,125
Net Movement in Annual Leave Provision	36,720	(50,834)
Net Movement in Employee Entitlements	103,499	11,638
GST Income	(62,367)	21,102
Net Interest Expense Accrual	(3,169)	(12,001)
Consolidation of Trust Controlled Transactions	1,783,097	(99,355)
NET CASH FROM OPERATING ACTIVITIES	6,173,228	4,853,962

CITY OF ALBANY

RATING / GENERAL PURPOSE INCOME INFORMATION - 2005 / 2006

RATE TYPE	Rate in \$	Number of Properties	Rateable Value \$	2005/06 Rate Revenue \$	2005/06 Interim Rates \$	2005/06 Total Revenue \$
General Rate						
GRV	10.7117	12,626*	123,540,649	13,233,304		13,233,304
UV	0.5856	1,317*	293,109,122	1,716,447		1,716,447
Sub-Totals		13,943	416,649,771	14,949,751		14,949,751
Minimum Rates	\$					
GRV	484	1,146	3,588,935*	554,664		554,664
UV	484	177	10,988,466*	85,668		85,668
Sub-Totals		1,323	14,577,401	640,332		640,332
Interim Rates					189,495	189,495
					189,495	189,495
Totals		15,266	431,227,172	15,590,083	189,495	15,779,578
Discount						(297,983)
Totals						15,481,595

Rates Written off	(674)
Instalment Charges	23,898
Instalment Interest	55,378
Late Payment Interest	66,073
Ex Gratia Rates	42,636
Total made up from rates	15,668,907
Grants Commission	1,654,660
Local Roads Grants	1,261,061
Rates - Street Directories	2,315
Rates Sundry Income	38,918
Reserves Interest	452,245
Interest On Investments	572,332
Interest On Deferred Pensioner	14,811
Back Rates	692
Total General Purpose Funding	19,665,941

* Estimate

GENERAL FUND SUMMARY

PARTICULARS		Actual 2005/06		Budget 2005/06	
		Income	Expend	Income	Expend
				\$	\$
OPERATING SECTION					
General Purpose Income	3	(19,665,941)	855,876	(19,121,616)	592,716
Governance	4	(602,678)	2,357,331	(274,500)	1,531,853
Law, Order, Public Safety	5	(247,400)	1,080,577	(211,933)	1,257,198
Health	7	(62,809)	348,645	(53,800)	387,794
Education and Welfare	8	(769,085)	959,103	(768,767)	1,022,850
Community Amenities	10	(3,733,909)	5,793,116	(3,392,301)	5,873,594
Recreation and Culture	11	(1,667,139)	7,249,516	(1,691,896)	7,529,557
Transport	12	(3,263,999)	14,457,247	(1,249,864)	12,192,299
Economic Services	13	(1,255,290)	2,179,656	(922,793)	1,948,090
Other Property and Services	14	(773,548)	1,117,403	(224,100)	628,678
Sub Total		(32,041,798)	36,398,470	(27,911,570)	32,964,629
CAPITAL SECTION					
Governance	4	(298,451)	654,360	(261,120)	505,048
Law, Order, Public Safety	5	(208,601)	243,111	(575,000)	575,000
Health	7	-	-	-	-
Education and Welfare	8	(6,233)	6,369	(6,233)	7,400
Community Amenities	10	(96,441)	391,080	(560,944)	886,452
Recreation and Culture	11	(1,066,596)	1,627,737	(4,407,654)	5,110,336
Transport	12	(4,349,943)	6,549,356	(6,624,738)	8,437,206
Economic Services	13	(129,148)	153,933	-	94,907
Other Property and Services	14	(516,591)	2,548,239	(913,406)	2,699,687
Fund Transfers		-	479,312	-	-
Sub Total		(6,672,003)	12,653,497	(13,349,095)	18,316,036
Total Operating & Capital		(38,713,801)	49,051,966	(41,260,665)	51,280,665
Less Depreciation		-	(8,516,399)	-	(8,370,000)
Less Written down value of assets		(2,090,465)	-	(1,650,000)	-
Surplus 2005/06		(40,804,267)	40,804,267	(42,910,665)	42,910,665

CITY OF ALBANY

RESERVES SUMMARY

30-Jun-06

	Balance 30-Jun-05	Interest Earned	Transfer From Muni	Transfer To Muni	Balance 30-Jun-06
Airport Reserve	859,240	66,034	425,759		1,351,033
ALAC-Future Development	317,516	4,279	63,041	163,464	221,373
ALAC-Synthetic Surface	23,901	2,999	30,000		56,900
Albany Classic Barriers	14,466	648			15,114
Amity Improvements	36,281	2,260			38,541
Artwork Restoration	2,021	75		1,000	1,096
Bayonet Head Infrastructure Reserve	47,072	2,874		1,500	48,446
Car Parking	69,558	4,333			73,891
Concert/Cultural Reserve	488,813	19,016	10,000	202,708	315,121
Council Publications	7,933	493			8,426
Economic Development	73,444	2,142			75,586
Emu Point Boat Pens Development	43,923	2,986	14,500	4,356	57,054
Long Service Leave	512,819	44,224	287,438	43,797	800,684
Lost and Damaged Stock	10,703	666			11,369
Masterplan Funding Reserve	2,271,293	93,626	1,702,869	1,542,606	2,525,182
Parks Development	411,748	11,771		274,000	149,519
Parks, Recreation Grounds and Open Space	7,839	488			8,326
Plant Replacement	201,373	14,960	886,121	569,915	532,539
Property Acquisition/Traffic Management	388,362	7,132	150,000	213,844	331,650
Refuse Depot	1,307,868	99,505	757,161	84,313	2,080,221
Roadworks	864,079	48,065	80,000	197,327	794,817
SBS Equipment	4,109	255			4,363
Software Enhancement	26,225	1,633			27,858
Planning Community Liason	2,511,846		1,346,242	1,798,680	2,059,408
Town Jetty Restoration	294,092	18,327			312,419
Tyre Disposal	20,714	1,290			22,004
VAC Reserve	34,917	2,163			37,080
	10,852,155	452,245	5,753,131	5,097,509	11,960,022

Reserves Cash Reconciliation		
Reserves Bank Balance	10,825,020	11,908,530
Year end Interest Accrual	<u>27,135</u>	<u>51,491</u>
Total Reserves Balance	10,852,155	11,960,022

(1) SIGNIFICANT ACCOUNTING POLICIES

The significant policies which have been adopted in the preparation of the Financial Statements are:-

(a) Basis of Accounting

This financial report is a general purpose financial report which has been prepared to comply with the Local Government Act of Western Australia 1995 and Local Government (Financial Management Regulations 1996 and applicable Australian Accounting Standards.

In accordance with those legislative requirements, forms and content, the financial statements have been prepared to meet the requirements of the applicable Australian Accounting Standards and the Statements of Accounting Concepts.

They have been prepared on the accrual basis under the convention of historical cost accounting.

(b) The Local Government Reporting Entity

All funds through which the City controls resources to carry on its functions have been included in the financial statements forming part of this financial report.

In the process of reporting on the local government as a single unit, all transactions and balances between those funds (for example, loans and transfers between funds) have been eliminated.

Certain monies held in the Custodial Trust Fund are excluded from the Financial statements, but a separate statement of those monies appears at Note 28 to the financial statements.

(c) Non Current Assets

(i) Valuations of Non Current Assets

Property, plant, equipment and infrastructure assets are brought to account at cost or independent or management valuation, less, where applicable, any accumulated depreciation or amortisation.

(ii) Valuations of Land and Buildings Measured at Cost Basis

In accordance with the requirements of AAS36 'Statement of Financial Position' the current valuation of land and buildings disclosed above and measured on the cost basis is as follows:

Current Valuation : \$ 25,200,000

The above valuation is a management valuation based on the written down replacement cost of all of Council's land and buildings as at 30th June 2006. It is not considered independent in nature.

(iii) Depreciation of Non Current Assets

All non-current assets having a limited useful life are systematically depreciated over their life in a manner which reflects the consumption of the future economic benefits embodied in those assets.

Depreciation will be applied on the following prime cost basis.

Land	n/a
Buildings	2%
Furniture and Office Equipment	15%
Electronic Equipment	30%
Light Vehicles-	
passenger vehicles	n/a
utilities	10%
Sundry Plant and Equipment	15%-25%
Heavy Plant	10%
Freehold Land for Sale	n/a
Roads and Other Infrastructure-	
Sealed	7%
Unsealed	15%
Road Base	2%
Culverts and Bridges	5%
Other	Useful Life

Depreciation on each asset is charged to the programme to which the asset principally relates or, where possible, to the activity the asset was used.

Depreciation is included in expense calculations when assessing service charges to be imposed but has been excluded from calculations when determining the amount of rates to be levied.

(iv) Infrastructure Assets

All infrastructure assets of the City of Albany are recognised in the Statement of Financial Position in accordance with AAS27 Financial Reporting by Local Governments and the Local Government {Financial Management} Regulations 1996.

(d) Non Current Assets - Investments

Local Government House Unit Trust - refer note 9 (a) disclosure.

During the financial year ended 30 June 1998 the above asset class was revalued. The valuation has been provided by the trustees of Local Government House. The valuation is based on the value of equity held in the Local Government House Unit Trust.

There is no policy of regular revaluation.

(e) Capitalisation of Fixed Assets - Materiality Level

The materiality threshold for the capitalisation of fixed assets is \$1,000.

(f) Rates, Grants, Donations and Other Contributions

Rates, grants, donations and other contributions are recognised as revenues when the Local government obtains control over the assets comprising the contributions. Control over assets acquired from rates is obtained at the commencement of the rating period or, where earlier, upon receipt of the rates.

Where contributions recognised as revenues during the reporting period were obtained on the condition that they be expended in a particular manner or used over a particular period, and those conditions were undischarged as at the reporting date, the nature of and amounts pertaining to those undischarged conditions are disclosed in note 22. That note also discloses the amount of contributions recognised as revenues in a previous reporting period which were obtained in respect of the local government's operations for the current reporting period.

(g) Investments

All cash investments are valued at cost and interest on those investments is recognised when accrued

(h) Provision for Employee Entitlements

The estimates for employee entitlements relates to amounts expected to be paid to employees for long service leave, annual leave based on legal and contractual entitlements and assessment having regard to experience of staff departures and leave entitlements. Expected future wage rates are used in the calculation of the provisions. Long service leave is accrued on the basis of the number of years employed (continuously) in Local Government in Western Australia.

(i) Superannuation Funds

The City of Albany contributes the statutory 9% of employee salaries to a superannuation fund plus a further 2% where the employee makes a contribution to the fund of 5% .

(j) Stock on Hand

Stock and materials are recorded at the lower of cost, including freight and cartage, and net realisable value.

(k) Cash

For the purposes of the Statement of Cash Flows, cash is considered to include cash on hand and in banks, cash floats and investments.

(l) Comparative Information

Comparative figures are shown where appropriate.

(m) Changes in Accounting Policy

The accounting policies adopted are consistent with those of the prior financial year unless otherwise stated.

(n) Interest Rate Risk

The Council's exposure to interest rate risk, which is the risk that a financial instrument's value will fluctuate as a result of changes in market interest rates, is considered negligible for all financial instruments other than borrowings. Information on interest rate risk as it applies to borrowings is disclosed in note 10.

(o) Goods and Services Tax

In accordance with recommended practice, revenues, expenses and assets capitalised are stated net of any GST recoverable. Receivables and payables in the Statement of Financial Position are stated inclusive of applicable GST.

(p) Credit Risk

The maximum exposure to credit risk, excluding the value of any collateral or other security, at balance date to recognised financial assets is the carrying amount, net of any provisions for doubtful debts, as disclosed in the statement of financial position and notes to and forming part of the financial report. The City does not have any material credit risk exposure to any single debtor or group of debtors under the financial instruments entered into by the City.

(q) Net Fair Values

The net fair values of assets and liabilities approximate their carrying values. No financial assets and financial liabilities are readily traded on organised markets in standardised form. Financial assets where the carrying amount exceeds net fair values have not been written down as the Council intends to hold these assets to maturity.

The aggregate net fair value and carrying amounts of financial assets and financial liabilities are disclosed in the statement of financial position and in the notes to and forming part of the financial report.

(r) Rounding Off Figures

All figures shown in this annual financial report, other than a rate in the dollar, are rounded to the nearest dollar.

(s) Leases

Leases of fixed assets where substantially all the risks and benefits incidental to the ownership of the asset, but not legal ownership, are transferred to the company, are classified as finance leases. Finance leases are capitalised recording an asset and a liability equal to the present value of the minimum lease payments, including any guaranteed residual value. Leased assets are amortised over their estimated useful lives. Lease payments are allocated between the reduction of the lease liability and the lease interest for the period.

Lease payments under operating leases, where substantially all the risks and benefits remain with the lessor, are charged as expenses in the periods in which they are incurred

(2) COMPONENT FUNCTIONS/ACTIVITIES

The Operating Statements are presented in a program format using the following titles in accordance with Part 1 of Schedule 1 Reg.3 of the Local Government (Financial Management) Regulations 1996.

General Purpose Income

General purpose grants, untied road grants, interest on deferred rates.

Governance

Members of Council, elections, citizenship ceremonies, receptions/functions
general administration and public relations.

Law, Order & Public Safety

Fire prevention/fighting, WA Fire Brigades Levy, contributions to local brigades
Animal control, general ranger duties to ensure public safety.

Health

Health inspections, analytical/bacteriological testing, donations to organisations
and clinic operations.

Education and Welfare

Pre school, Day Care Centre operations, Senior Citizens centre and Community
Development Officer expenditure.

Community Amenities

Rubbish collections, recycling, refuse site operations, education and compliance control
and studies, pollution control, urban drainage and donations to organisations. Public
conveniences operations and protection of the environment issues.

Recreation & Culture

Beaches, parks, reserves, boat ramp maintenance, financial assistance grants
to sporting bodies, library town hall and community arts programmes operations.
Sporting grounds, gardens maintenance and heritage buildings.

(2) COMPONENT FUNCTIONS/ACTIVITIES cont

Transport

Roads, footpaths, drainage, road verges, street lighting, traffic management and airport

Economic Services

Building control, saleyards, plant nursery, contributions to tourism bodies and tourist information bays. Economic development and Albany Business Centre.

Other Property & Services

Public works overheads, plant/vehicle operations, stock and materials, depot operations, Strategic planning operations and studies and private works.

(3) COMPONENT NATURE OR TYPE

The Operating Statements are presented in a program format using the following titles in accordance with Part 2 of Schedule 1 Reg.3 of the Local Government {Financial Management} Regulations 1996.

REVENUES

Rates

General Rate Revenue, instalment interest and administration cost, late payment interest, discount and ex gratia rates.

Grants & Subsidies

Grants and contributions toward operating activities and capital expenditure.

Fees and Charges

Fees and charges for the performance of services eg. private works.
Income from buildings, facilities and equipment i.e. Airport landing fees, Saleyard etc.

Other Fees & Charges

Dog licences, BCITF levies .

Reimbursements

Self Supporting Loan interest repaid legal costs recouped.

Interest Earnings

Investment interest on bank accounts, reserves etc.

EXPENDITURE

Employee Costs

Direct labour (wages & salaries) leave entitlements, superannuation, allowances vacancy advertising, staff conferences, fringe benefits tax, uniforms, protective clothing, staff training, conference expenses, workers comp. insurance premiums, professional indemnity insurance.

EXPENDITURE cont

Utilities

Water, electricity, gas etc.

Insurances

Members, bushfire, public liability, motor vehicles, buildings, plant, multiple risk.

Materials

All materials including fuel, oils, tyres, stationery, equipment maintenance, security cleaning, external plant hire, operating lease payments.

Interest on Loans

Interest on loans, loan overdraft and establishment fees etc.

Depreciation

Depreciation as a single total to disclose the expense on all non current assets.

Other

Statutory fees, taxes, subsidies, and donations made to community groups.

4. CHANGES IN ACCOUNTING POLICY

From 1 July 1998, the City of Albany adopted Australian Accounting Standard 27. In accordance with a direction from the Minister for Local Government.

From 1st July 2004, Council adopted International Financial Reporting Standards. Two assets were deemed to be impaired.

From 1st July 2004, Council has deemed the carrying amount of all assets to be their cost, in accordance with Accounting Standard AASB1, First-time Adoption of Australian Equivalents to International Financial Reporting Standards

5. OPERATING REVENUES AND EXPENSES

- (a) The change in net assets resulting from operations was arrived at after charging/(crediting) the following items:

	Actual 2005/2006	Actual 2004/2005
DEPRECIATION		
Buildings	909,641	772,627 *
Furniture and Fittings	616,392	554,035
Plant and Machinery	1,082,202	1,088,069
Infrastructure	5,908,164	5,501,543 *
	<u>8,516,399</u>	<u>7,916,274</u>

* See note 25 - IFRS

5. OPERATING REVENUES AND EXPENSES cont

	Actual 2005/2006	Actual 2004/2005
Proceeds from Sale of Fixed Assets	1,843,625	4,423,480

(b) Depreciation Classified by Function & Activity
Year Ended 30th June 2005

Governance	514,557	350,290
Law, Order, Public Safety	300,646	411,318
Health		5,219
Welfare and Education	38,280	13,147
Community Amenities	206,609	190,549
Recreation & Culture	898,713	964,692
Transport - roads etc	5,723,082	5,152,818
Economic Services	89,694	187,752
Other Property and Services	744,817	640,488
	<u>8,516,399</u>	<u>7,916,274</u>

Auditors Remuneration.

Audit Services	13,332	10,710
Other Services	3,285	2,096
** Audit fees include grant acquittals	<u>16,617</u>	<u>12,806</u>

Interest Expense

Loans	1,081,553	872,783
	<u>1,081,553</u>	<u>872,783</u>

(c) Assets Classified by Function and Activity.

Governance	8,937,937	7,681,544
Law, Order, Public Safety	2,013,502	2,117,086
Health	173,225	173,225
Welfare and Education	331,475	363,386
Community Amenities	13,790,884	13,641,632
Recreation & Culture	29,869,099	28,470,546
Transport	159,176,223	158,968,056
Economic Services	4,045,165	4,015,806
Other Property and Services	6,076,623	6,317,746
Other not reliably attributable	16,080,952	14,846,137
	<u>240,495,084</u>	<u>236,595,163</u>

* Amended for AIFRS Impairments

General Rates debtors and investments for the City of Albany have not been attributed to functions or activities.

6 CASH AND INVESTMENTS	Actual 2005/2006	Actual 2004/2005
Restricted Trust	2,957,466	1,015,559
Restricted Reserves	11,908,530	10,825,020
Unrestricted Municipal Fund	1,023,137	1,205,165
RRIF Bank Account	79,660	
	<u>15,968,784</u>	<u>13,045,744</u>

7 RECEIVABLES & OTHER

Current

Rates & Charges Outstanding	376,228	599,771
Trade Debtors	2,324,557	1,663,564
Provision for Doubtful Debts	(994)	(703)
Prepaid Expenses	61,321	64,450
Other Accrued Income	537,305	123,215
Loans-Clubs & Institutions	43,941	38,606
	<u>3,342,357</u>	<u>2,488,904</u>

Non-Current

Rates Outstanding Pensioners	274,279	288,883
Loans-Clubs, Institutions	241,520	285,461
	<u>515,799</u>	<u>574,344</u>

8 STOCK ON HAND

Construction materials & fuel at cost	240,981	284,120
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9 PROPERTY, PLANT & EQUIPMENT

Land @ Independent Valuation		7,906,574
Land @ Cost	6,727,420	2,246,846
Investment Land - Current	1,130,000	
Investment Land - Non Current	2,150,000	
	<u>10,007,420</u>	<u>10,153,420</u>
Paintings @ Council Valuation	326,610	326,610
Buildings @ Independent Valuation		2,099,100
Buildings @ Cost	35,751,859	34,506,997
Less: Impaired Asset		(1,599,289)
Less: Accumulated Depreciation	(7,603,852)	(7,086,162)
Less: Accumulated Depreciation-Impaired		365,481
	<u>28,148,007</u>	<u>28,286,127</u>

9 PROPERTY, PLANT & EQUIPMENT (cont)

	Actual 2005/2006	Actual 2004/2005
Furniture & Fittings	5,867,657	6,624,843
Less: Accumulated Depreciation	<u>(3,387,484)</u>	<u>(3,917,053)</u>
	2,480,173	2,707,790
Plant & Equipment	13,416,299	12,923,576
Less: Accumulated Depreciation	<u>(5,229,393)</u>	<u>(4,345,926)</u>
	8,186,906	8,577,650
Infrastructure @ Council valuation		164,720,183
Infrastructure @ cost	237,335,903	65,964,905
Less : Impaired Asset		(1,288,452)
Less: Accumulated Depreciation	(66,640,434)	(60,818,364)
Less: Accumulated Depreciation-Impaired	<u>86,094</u>	<u>86,094</u>
	170,695,469	168,664,366
Total Property, Plant & Equipment	302,705,748	286,525,319
Net Book Value	219,844,585	218,715,963
Work In Progress	563,077	1,466,587

Property Plant & Equipment Summary			
Investment Land	Current	1,130,000	
Investment Land	Non Current	2,150,000	
Other Capital (excl WIP)		216,564,585	218,715,963
Work in progress		<u>563,077</u>	<u>1,466,587</u>
Property, Plant & equip	Non Current	217,127,662	220,182,550

9(a) NON CURRENT ASSETS - INVESTMENTS

Local Government House Unit Trust	19,501	19,501
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9(b) NON CURRENT ASSETS - DEVELOPER CONTRIBUTIONS

During the financial year ended 30 June 2006 there were developers' contributions for roads in new subdivisions.

	Code	Values 2005-2006
Andrew Street Sub		
Daniel Close	U	55,250
Warrenup Ridge Stg 3		
Deloraine Drive Ext	R	62,700
Catling Close	R	23,100
Willis Rest	R	8,250
Cosy Corner Estate		
Stewart House Hill	R	89,100
Lennox Brae	R	36,300
Migo Place	R	85,800

	Code	Values 2005-2006
Garden of Eden Sub		
Rock Cliff Circle	R	156,750
Rock Cliff Circle	R	90,750
Totals		608,000

Actual	Actual
2005/2006	2004/2005

10. BORROWINGS

Current Loans	593,338	579,092
Non Current Loans	<u>17,178,871</u>	<u>17,772,209</u>
	<u>17,772,209</u>	<u>18,351,302</u>

In accordance with Section 6.20 (1) of the Local Government Act 1995 the following items were included in the budget estimates for the reporting period ending 30 June 2006

ALAC Development	2,340,000	
Roadworks - Asset Upgrade Program		2,010,154
Administration Building - Interest Only		3,000,000
Administration Building - Long Term		1,140,000
Lower Great Southern Hockey Assn (self supporting)		<u>125,000</u>
	<u>2,340,000</u>	<u>6,275,154</u>

10. BORROWINGS cont**30-Jun-06****30-Jun-05****Details of Loans Raised**

There were no loans raised in 2005/06

Interest Rate Risk

Floating Interest Rate	Nil	Nil
Fixed interest rate maturing		
- Within one year	3,766,167	
- One to five years	8,222,081	10,491,961
- Over five years	5,783,961	7,859,342
Non interest bearing	Nil	Nil
Total borrowings	17,772,209	18,351,303
Weighted average interest rate	6.0%	5.9%

Loans are secured by a charge over the City's general purpose income.

11 CREDITORS, PROVISIONS & ACCRUALS**30-Jun-06****30-Jun-05****Current**

Sundry Accruals	497,444	142,272
Creditors	1,571,895	1,648,825
Provision Annual Leave	703,551	666,831
Provision Long Service Leave	813,076	753,336
Provision - Gravel Pit regeneration	220,605	161,777
Prepaid Rates	117,798	98,236
Income received in advance	78,579	97,902
Trust Bonds & Deposits	2,658,151	875,053
Accrued Wages	330,349	226,851
Accrued Interest	63,623	66,791
	<u>7,055,070</u>	<u>4,737,874</u>

Non Current

Provision Long Service Leave	<u>222,169</u>	<u>206,344</u>
	222,169	206,344

12 RESERVES.**2005/06****2004/05****Airport Reserve**

To facilitate the future development and improvements at the Albany Airport.

Opening Balance	859,240	577,869
Interest Earned	66,034	28,907
Transferred from Accumulation	425,759	252,464
Closing Balance	<u>1,351,033</u>	<u>859,240</u>

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12 RESERVES cont 2005/06 2004/05

ALAC - Future Development Reserve

To facilitate the development, redevelopment of future improvements at the Albany Leisure & Aquatic Centre.

Opening Balance	317,516	7,152
Interest Earned	4,279	364
Transferred from Accumulation	63,041	310,000
Transferred to Accumulation	(163,464)	
Closing Balance	221,373	317,516

ALAC - Synthetic Surface "Carpet" Reserve

To provide a replacement of the synthetic surface "carpet"

Opening Balance	23,901	180,895
Interest Earned	2,999	4,401
Transferred from Accumulation	30,000	19,500
Transferred to Accumulation		(180,895)
Closing Balance	56,900	23,901

Albany Classic Barriers

To provide funding for the roadside barriers for the Albany Classic Event.

Opening Balance	14,466	18,763
Interest Earned	648	702
Transferred to Accumulation		(5,000)
Closing Balance	15,114	14,466

Amity Improvements Reserve

To facilitate maintenance and development works in respect to the Big Amity.

Opening Balance	36,281	76,320
Interest Earned	2,260	1,956
Transferred to Accumulation		(41,995)
Closing Balance	38,541	36,281

Artwork Restoration Reserve

To facilitate the restoration of the City of Albany Art collection.

Opening Balance	2,021	2,876
Interest Earned	75	145
Transferred to Accumulation	(1,000)	(1,000)
Closing Balance	1,096	2,021

12 RESERVES cont 2005/06 2004/05

Bayonet Head Infrastructure Reserve

To hold owner funding for infrastructure items and works within the Bayonet Head Outline Development Plan Area.

Opening Balance	47,072	44,792
Interest Earned	2,874	2,280
Transferred to Accumulation	(1,500)	
Closing Balance	48,446	47,072

Car Parking Reserve

To provide for the acquisition of land, the development of land for car parking within the Central Business District.

Opening Balance	69,558	66,189
Interest Earned	4,333	3,369
Closing Balance	73,891	69,558

Concert / Cultural Reserve

To facilitate and enhance the development of Concert and Cultural facilities.

Opening Balance	488,813	475,855
Interest Earned	19,016	19,558
Transferred from Accumulation	10,000	
Transferred to Accumulation	(202,708)	(6,600)
Closing Balance	315,121	488,813

Council Publications Reserve

To provide for reprinting of Council Publications.

Opening Balance	7,933	2,980
Interest Earned	493	152
Transferred from Accumulation		4,801
Closing Balance	8,426	7,933

Economic Development Reserve

To facilitate the funding of Economic Development issues.

Opening Balance	73,444	48,330
Interest Earned	2,142	1,760
Transferred from Accumulation		48,354
Transferred to Accumulation		(25,000)
Closing Balance	75,586	73,444

12 RESERVES cont	2005/06	2004/05
<u>Emu Point Boat Pens Development Reserve</u>		
<i>To provide for the development/redevelopment of the Emu Point Boat Pens.</i>		
Opening Balance	43,923	41,796
Interest Earned	2,986	2,127
Transferred from Accumulation	14,500	
Transferred to Accumulation	<u>(4,356)</u>	
Closing Balance	57,054	<u>43,923</u>
<u>Gravel Pit Regeneration</u>		
Opening Balance		57,640
Interest Earned		2,934
Transferred from Accumulation		
Transferred to Accumulation		<u>(60,573)</u>
Closing Balance		
<u>Long Service Leave & Gratuities Reserve</u>		
<i>To provide for long service leave payments and lump sum and special payments to employees on retirement, resignation & termination.</i>		
Opening Balance	512,819	245,782
Interest Earned	44,224	41,905
Transferred from Accumulation	287,438	228,357
Transferred to Accumulation	<u>(43,797)</u>	<u>(3,225)</u>
Closing Balance	800,684	512,819
<u>Lost and Damaged Stock Reserve</u>		
<i>To provide for replacement of lost or damaged library stocks.</i>		
Opening Balance	10,703	10,185
Interest Earned	<u>666</u>	<u>518</u>
Closing Balance	11,369	10,703
<u>Masterplan Funding Reserve</u>		
<i>To provide for funding of asset masterplans</i>		
Opening Balance	2,271,293	
Interest Earned	93,626	
Transferred from Accumulation	1,702,869	2,271,293
Transferred to Accumulation	<u>(1,542,606)</u>	
Closing Balance	2,525,182	<u>2,271,293</u>
<u>Office Improvements</u>		
Opening Balance		1,073,371
Interest Earned		29,337
Transferred from Accumulation		331,924
Transferred to Accumulation		<u>(1,434,632)</u>
Closing Balance		

12 RESERVES cont	2005/06	2004/05
<u>Parks Development Reserve</u>		
<i>To provide for the development/enhancement of parks and park facilities.</i>		
Opening Balance	411,748	300,455
Interest Earned	11,771	15,293
Transferred from Accumulation		96,000
Transferred to Accumulation	<u>(274,000)</u>	
Closing Balance	149,519	<u>411,748</u>

Parks, Recreation Grounds & Open Space F

For the purchase of land for parks, recreation grounds

Opening Balance	7,839	7,459
Interest Earned	<u>488</u>	<u>380</u>
Closing Balance	8,326	7,839

Plant Replacement Reserve

To provide for the future replacement of plant, and reduce dependency on loans for this purpose.

Opening Balance	201,373	838,554
Interest Earned	14,960	41,002
Transferred from Accumulation	886,121	696,531
Transferred to Accumulation	<u>(569,915)</u>	<u>(1,374,715)</u>
Closing Balance	532,539	201,373

Property Acquisition-Traffic Management Reserve

To facilitate traffic management through the strategic acquisition of land.

Opening Balance	388,362	369,552
Interest Earned	7,132	18,810
Transferred from Accumulation	150,000	
Transferred to Accumulation	<u>(213,844)</u>	
Closing Balance	331,650	<u>388,362</u>

Refuse Depot Reserve

To facilitate the rehabilitation, redevelopment and development of Refuse Sites.

Opening Balance	1,307,868	519,556
Interest Earned	99,505	26,445
Transferred from Accumulation	757,161	761,868
Transferred to Accumulation	<u>(84,313)</u>	
Closing Balance	2,080,221	<u>1,307,868</u>

12 RESERVES cont	2005/06	2004/05
<u>Roadworks Reserve</u>		
<i>To facilitate roadworks</i>		
Opening Balance	864,079	1,833,199
Interest Earned	48,065	68,454
Transferred from Accumulation	80,000	
Transferred to Accumulation	<u>(197,327)</u>	<u>(1,037,574)</u>
Closing Balance	794,817	864,079

<u>Salewards Agents</u>		
Opening Balance		4,469
Interest Earned		227
Transferred from Accumulation		
Transferred to Accumulation		<u>(4,696)</u>
Closing Balance		

<u>SBS Equipment Reserve</u>		
<i>To provide for necessary maintenance, or replacement of the SBS antenna.</i>		
Opening Balance	4,109	3,910
Interest Earned	<u>255</u>	<u>199</u>
Closing Balance	4,363	4,109

<u>Software Enhancement Reserve</u>		
<i>To provide for future software development</i>		
Opening Balance	26,225	24,955
Interest Earned	<u>1,633</u>	<u>1,270</u>
Closing Balance	27,858	26,225

<u>Planning Reserve</u>		
<i>Carryover planning funds from prior years</i>		
Opening Balance	2,511,846	2,033,661
Transferred from Accumulation	1,346,242	2,511,846
Transferred to Accumulation	<u>(1,798,680)</u>	<u>(2,033,661)</u>
Closing Balance	2,059,408	2,511,846

<u>Town Jetty Replacement Reserve</u>		
<i>To facilitate the replacement of part of the Town Jetty as required in the license.</i>		
Opening Balance	294,092	280,382
Interest Earned	<u>18,327</u>	<u>13,710</u>
Closing Balance	312,419	294,092

12 RESERVES cont 2005/06 2004/05

Tyre Disposal Reserve

To facilitate the disposal of tyres deposited on Council land.

Opening Balance	20,714	19,711
Interest Earned	1,290	1,003
Closing Balance	22,004	20,714

VAC Reserve

To facilitate future development at the Vancouver Arts Centre Council land.

Opening Balance	34,917	30,300
Interest Earned	2,163	1,542
Transferred from Accumulation	—	3,075
Closing Balance	37,080	34,917

Total

Opening Balance	10,852,155	9,196,959
Interest Earned	452,245	328,750
Transferred from Accumulation	5,753,131	7,536,013
Transferred to Accumulation	(5,097,509)	(6,209,566)
Closing Balance	11,960,022	10,852,155

(13) RATING INFORMATION

In accordance with Section 6.2 (1) of the Local Government Act 1995 and Reg. 23 of the Local Government (Financial Management) Regulations 1996, the following General Rates were adopted by the City :-

	Minimum Rate	Rate in Dollar 2005/2006	Rate in Dollar 2004/2005
Gross Rental Value	484.00	10.7117c	10.3196c
Unimproved Value	484.00	0.5856c	0.6211c

Discounts, Incentives and Concessions.

The City of Albany offered ratepayers the opportunity to claim a 3% discount on current rates, by making payment in full by the due date (i.e.within 35 days of the date of the service of the rate notice). Payment had to include all arrears and accrued interest.

Discounts, Incentives and Concessions. Cont

Ratepayers who were registered in accordance with the Rates and Charges (Rebates and Deferments) Act 1992 were eligible for a concession up to 50% of the General Rate, in line with the conditions as set out under that act.

The City of Albany offered incentives for those ratepayers who paid their rates in full and within 21 days of the date of the service of the rate notice. The prizes were supplied at no cost to Council by the Commonwealth Bank of Australia (a \$2000 Commonwealth Bank Streamline Account), suppliers of accommodation , and an Albany Winery.

(i) Options for Payment of Rates and Refuse Charge

Section 6.45 (1) Local Government Act 1995 states:-

A rate or service charge is ordinarily payable to a local government by a single payment but the person liable for the payment of a rate or service charge may elect to make that payment to a local government subject to subsection (3), by--

- (a) 4 equal or nearly equal instalments; or
- (b) such other method of payment by instalments as is set out in the local government budget.

Section 6.45 (3) Local Government Act 1995 states:-

A local government may impose an additional charge (including an amount by way of interest) where payment of a rate or service charge is made by instalments and that additional charge is, for the purpose of its recovery, taken to be a rate or service charge, as the case requires, that is due and payable.

The date of issue of the rate notices was **17 August 2005** and ratepayers were provided with the following payment options:-

- | | |
|-----------------|---|
| | Payment in full |
| Option 1 | Payment in full, including all arrears of rates and charges, by the due date attracted a discount calculated at 3% of the current rate. Due date for payment in full was 21 Sept 2005. Rates outstanding after 35 days and where no instalment option was taken, attracted late penalty interest of 11% calculated daily at 0.0301% |
| | Payment by 2 instalments. |
| Option 2 | First instalment required payment of all arrears and accrued interest charges.
Second instalment attracted an additional administration charge of \$3.00 and instalment interest calculated at 5.5%.
Instalment dates were:-
21 September 2005
20 January 2006
Instalments not paid by the due date attracted a late penalty interest of 11% calculated daily at 0.0301% |

(i) Options for Payment of Rates and Refuse Charge cont

Payment by 4 instalments.

Option 3 First instalment required payment of all arrears and accrued interest charges.

2nd, 3rd and 4th instalments attracted an additional admin charge of \$3.00 per instalment and instalment interest of 5.5%. Instalment dates were :-

21 September 2005
21 November 2005
20 January 2006
21 March 2006

Instalments not paid by the due date attracted a late penalty interest of 11% calculated daily at 0.0301%

(14) MEMBERS OF COUNCIL - ALLOWANCES

The following fees, allowances and expenses were paid to elected members

	Actual 2005/2006	Actual 2004/2005
Mayor - Fees	13,500	12,000
-Allowances	13,800	12,000
Deputy Mayor - Fees	6,750	6,000
-Allowances	4,800	3,000
Councillors - Fees	87,750	78,000
-Allowances	23,400	
Other expenses	<u>19,512</u>	<u>13,341</u>
	<u>169,512</u>	<u>124,341</u>

(15) INVESTMENTS.

	Actual 2005/2006	Actual 2004/2005
The investment interest included within the accounts is as follows		
Various Reserve Funds	452,245	328,749
Surplus Municipal Funds	<u>574,415</u>	<u>393,945</u>
	1,026,660	722,695

(16) FEES AND CHARGES

Governance		120
Law, Order, Public Safety	58,058	46,403
Health	49,365	50,997
Education and Welfare	622,013	565,883
Community Amenities	3,454,821	3,123,861
Recreation and Culture	1,224,586	1,260,622
Transport	914,746	806,404
Economic Services	611,876	885,991
Other Prop. and Services	<u>312,971</u>	<u>145,346</u>
Total	<u>7,248,437</u>	<u>6,885,628</u>

(17) GRANT REVENUE

By Nature and type:

Grants - Operating	4,174,675	3,625,709
Grants - Capital	<u>2,103,974</u>	<u>1,286,142</u>
	6,278,649	4,911,851

Grants are included as operating revenues in the Operating Statement in the following programs:

General Purpose Income	2,915,721	2,886,610
Governance	208,500	
Education & Welfare		66,773
Community Amenities	36,726	11,394
Recreation and Culture	221,350	225,195
Transport	2,611,728	1,165,919
Economic Services	127,124	555,960
Other Prop. and Services	<u>157,500</u>	
Total	<u><u>6,278,649</u></u>	<u><u>4,911,851</u></u>

(18) FINANCIAL RATIOS.

Current Ratio	116.5%	89.6%
Untied Cash to trade creditors Ratio	73.1%	80.8%
Debt Ratio	10.4%	9.7%
Debt Service Ratio	5.6%	9.8%
Gross Debt to Revenue Ratio	58.8%	59.6%
Gross Debt to Economically Realisable Assets	24.2%	26.9%
Rate Coverage Ratio	55.0%	55.1%
Outstanding Rates Ratio	3.6%	5.2%

Formulae for Calculation of Ratios:

Current Ratio

Current assets minus Restricted assets

Current liabilities minus Liabilities Pertaining to Restricted Assets

Untied Cash to trade creditors Ratio

Untied cash / Unpaid trade creditors

Debt Ratio

Total liabilities / Total assets

(18) FINANCIAL RATIOS. Cont

Debt Service Ratio

Debt service cost / Available operating revenue

Gross Debt to Revenue Ratio

Gross debt / Total revenue

Gross Debt to Economically Realisable Assets

Gross debt / Economically realisable assets

Rate Coverage Ratio

Rates revenues / Operating revenue

Outstanding Rates Ratio

Rates Outstanding / rates collectable

(19) NON OPERATING INCOME and EXPENDITURES.

a.) The following non operating income and expenditure movements have been excluded from the Operating Statement.

	2005/06 Actual	2004/05 Actual
Non Operating Income:-		
Transfers from reserves	5,097,509	6,209,566
Proceeds from sale of Assets	1,843,625	4,423,480
Contributions from Self Supporting Loans	38,606	42,259
Loans raised during the year	<u> </u>	<u>6,275,154</u>
	6,979,740	16,950,458
Non Operating Expenditure:-		
Transfers to reserves	6,205,376	7,864,762
Loan Principal repaid	579,092	1,869,678
Self Supporting loan advanced		125,000
Capital acquisitions	<u>10,835,804</u>	<u>16,987,844</u>
	17,620,272	26,847,285

b) Current position at 1st July 2005

The current position balance carried forward from the previous financial year for the purpose of the 2005/2006 budget was \$ 0. The actual current position balance shown in the audited financial re as at 30th June 2005 was \$ 225,874. The difference was primarily attributable to additional revenue and cost savings.

(20) CONTINGENT LIABILITIES

There are no known contingent liabilities.

(21) SUBSEQUENT EVENTS

Nil

(22) CONDITIONS OVER CONTRIBUTIONS

Grants which were recognised as revenues during the reporting period and which were obtained on the condition that they be expended on the acquisition of assets but had yet to be applied in that manner as at the reporting date were:

	2005/06 Actual	2004/05 Actual
Roads to Recovery Programme	745,825	177,000
Main Roads - Pfeiffer Road		140,000
Main Roads - Deep Creek Road		200,000
Main Roads - Palmdale Rd		240,000
OCY - YRV Outdoor Area Project		22,000
OCY - Youth Concert		2,420
Safer WA Grant		5,169
RRIF Grant	79,660	
Library - Special Grant	3,762	
Forts Grant	5,000	
Coastal Mgt - Middleton	1,384	
Willyung Creek Flooding	39,801	
Recipe for Jam Grant	10,125	
Desert Corps Memorial Grant	10,000	
Cape Riche Road (TIRES)	40,500	
Frenchman Bay Road (RRG)	59,273	
Lower Denmark Rd (RtR)	176,011	
Wellstead Resource Centre	24,128	
	<hr/> 1,195,469	<hr/> 786,589

Reserve or trust transfers for each of these grants have been executed in 2005/06

Expenditure for the Roads to Recovery Grant will be undertaken in 2007/08. Expenditure for the balance of the grants will be expended in 2006/07.

(23) EMPLOYEE NUMBERS

The number of full-time equivalent employees at
balance date

198

183

(24) ECONOMIC DEPENDENCY

A significant portion of revenue is received by way of grants from the State and Federal governments. The total of grant revenue from government sources is disclosed in note 17.

[25] IMPACTS OF ADOPTING AUSTRALIAN EQUIVALENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (AIFRSs)

For reporting periods commencing on or after 1 January 2005, the City was required to prepare its annual financial report using Australian equivalents to International Financial Reporting Standards and their related pronouncements (AIFRSs) as issued by the Australian Accounting Standards Board (AASB).

As the AASB has prohibited the early adoption of the AIFRSs, the City is reporting for the first time in compliance with AIFRSs in the annual financial report for the year ended 30 June 2006 (that is, the year commencing 1 July 2004).

The City was required to prepare an opening balance sheet in accordance with AIFRSs as at 1 July 2004. Most adjustments required on transition to AIFRSs will be made retrospectively against opening retained earnings on 1 July 2005 in accordance with AIFRSs. Transitional adjustments relating to those standards for which comparatives are not required were made with effect from 1 July 2005.

The transition to AIFRSs has been managed via a process of education which includes technical training and liaison with the City's auditors and industry groups. This has included a review of AIFRSs to determine the effect on the City's existing accounting policies and treatments.

The annual financial report for the year ended 30 June 2005 was prepared in accordance with Australian Accounting Standards and other financial reporting requirements (Australian GAAP). The differences between Australian GAAP and AIFRSs identified to date as potentially having a significant effect on the City are summarised below.

Property, Plant & Equipment

AIFRSs provides an option to value each class of property, plant, and equipment at either cost or fair value. At the transition date, an election is available under AIFRSs' transition rules to use cost, fair value, or deemed costs as the opening carrying value. In these financial statements, the City:

- values property, plant and equipment and infrastructure on the cost basis, adjusted for any accumulated impairment balances.
- uses deemed cost for any assets previously carried at a revalued amount adjusted for any accumulated impairment balances.

25 IFRS Cont

Employee Benefits

AIFRSs require all long term benefits to be measured at present value. This treatment remains unchanged for the measurement of non current long service leave entitlements under current Australian generally accepted accounting principles (GAAP)

Impairment of Assets

Currently, assets are written down to recoverable amount when the asset's carrying amount exceeds recoverable amount. In determining recoverable amount, expected future cash flows are currently not discounted to their present value.

Under AIFRSs , both current and non current assets are tested for impairment on an individual basis. If this is not possible, the City is required to test for impairment at the "Cash Generating Unit" (CGU) level. It is anticipated that the City's material assets will be able to be tested for impairment on an individual basis and the CGU level will not apply.

Assets are tested for impairment where an impairment trigger (per AIFRSs) has occurred. Intangibles with indefinite useful lives will be tested annually for impairment (or more frequently if events or circumstances indicate.)

To the extent that any impairment is determined, it will be recognised immediately in the operating statements

Assets may be considered impaired in one reporting period and not in subsequent periods. Therefore, it is not practical to determine the impact of the change in accounting policy for future financial reports as any impairment or reversal thereof will be affected by future conditions.

Upon review, the following assets have been deemed to be impaired and prior year totals have been changed in the City's Annual Accounts.

The financial impact of the two impaired assets as per the following reconciliations was:

	Cost	Depreciation 04/05	Depreciation prior to 04/05	Adj to Retained Earnings
York St Admin Building	1,599,289	(5,346)	(360,136)	1,233,808
Artificial Reef (Dive Ship)	<u>1,288,452</u>	<u>(25,755)</u>	<u>(60,339)</u>	<u>1,202,358</u>
	2,887,741	(31,101)	(420,475)	2,436,166

Note 25 Cont

	Previous GAAP 1-Jul-04	Effect of Transition to Australian Equivalents to IFRS	Australian equivalents to IFRS 1-Jul-04
CURRENT ASSETS			
Cash	1,061,999		1,061,999
Restricted Funds - Grants/loans	196,750		196,750
Restricted cash	1,081,604		1,081,604
Reserve Funds	9,181,209		9,181,209
Receivables & Other	2,451,792		2,451,792
Investment Land			0
Stock on hand	87,379		87,379
	14,060,732		14,060,732
CURRENT LIABILITIES			
Borrowings	646,034		646,034
Creditors prov - Annual leave & LSL	1,444,152		1,444,152
Trust Liabilities	974,409		974,409
Creditors prov & accruals	3,269,246		3,269,246
	6,333,841		6,333,841
NET CURRENT ASSETS	7,726,892		7,726,892
NON CURRENT ASSETS			
Receivables	200,588		200,588
Pensioners Deferred Rates	247,971		247,971
Investment Land			0
Property, Plant & Equip	218,188,629	(2,467,266)	215,721,363
	218,637,188	(2,467,266)	216,169,922
NON CURRENT INVESTMENTS			
Local Govt House Shares	19,501		19,501
NON CURRENT LIABILITIES			
Borrowings	13,299,792		13,299,792
Creditors & Provisions	192,068		192,068
	13,491,860		13,491,860
NET ASSETS	212,891,721		212,891,721
EQUITY			
Accumulated Surplus	184,920,129	(2,467,266)	182,452,862
Reserves	9,196,959		9,196,959
Asset Revaluation Reserve	18,774,634		18,774,634
	212,891,721	(2,467,266)	210,424,455

Note 25 Cont

	Previous GAAP 30-Jun-05	Effect of Transition to Australian Equivalents to IFRS	Australian equivalents to IFRS 30-Jun-05
CURRENT ASSETS			
Cash	1,205,165		1,205,165
Restricted cash	1,015,559		1,015,559
Reserve Funds	10,825,020		10,825,020
Receivables & Other	2,488,904		2,488,904
Stock on hand	284,120		284,120
	15,818,768		15,818,768
CURRENT LIABILITIES			
Borrowings	579,092		579,092
Creditors prov - Annual leave & LSL	1,420,167		1,420,167
Trust Liabilities	875,053		875,053
Creditors prov & accruals	2,442,654		2,442,654
	5,316,966		5,316,966
NET CURRENT ASSETS	10,501,802		10,501,802
NON CURRENT ASSETS			
Receivables	285,461		285,461
Pensioners Deferred Rates	288,883		288,883
Property, Plant & Equip	222,618,716	(2,436,166)	220,182,550
	223,193,060	(2,436,166)	220,756,894
NON CURRENT INVESTMENTS			
Local Govt House Shares	19,501		19,501
NON CURRENT LIABILITIES			
Borrowings	17,772,209		17,772,209
Creditors & Provisions	206,344		206,344
	17,978,553		17,978,553
NET ASSETS	215,735,809		213,299,643
EQUITY			
Accumulated Surplus	186,109,020	(2,436,166)	183,672,855
Reserves	10,852,155		10,852,155
Asset Revaluation Reserve	18,774,634		18,774,634
	215,735,809	(2,436,166)	213,299,643

Note 25 Cont

	Previous GAAP Year ended 30-Jun-05	Effect of Transition to Australian Equivalents to IFRS	Australian equivalents to IFRS year ended 30-Jun-05
INCOME	Actual 2004/2005		Actual 2004/2005
Rates	14,874,151		14,874,151
Grants & Subsidies	4,911,851		4,911,851
Contributions, Reimb & Donations	2,532,157		2,532,157
Fees & Charges	6,885,628		6,885,628
Interest Earned	722,695		722,695
Profit (loss) on asset disposal	(186,903)		(186,903)
Other Revenue / Income	7,634,460		7,634,460
less: applicable to loan capital	(6,317,413)		(6,317,413)
	31,056,626		31,056,626
EXPENDITURE			
Employee Costs	10,271,253		10,271,253
Utilities	799,539		799,539
Interest Expenses	872,783		872,783
Depreciation on non current assets	7,947,374	(31,101)	7,916,274
Contracts & materials	17,298,332		17,298,332
Insurance expenses	265,689		265,689
Other Expenses	9,740,090		9,740,090
less: capital works & loan capital repayment	(18,982,523)		(18,982,523)
	28,212,538	(31,101)	28,181,437
Net Income	2,844,088	31,101	2,875,189

25 IFRS Cont

Intangibles

AIFRSs now requires the recognition of intangibles not currently required under current Australian GAAP.

Intangibles identified will be recognised against opening retained earnings.

Intangibles with indefinite useful lives will be subject to impairment testing annually (or more frequently if events or circumstances indicate it might be impaired.). Impairment losses will be recognised immediately in the operating statement as they occur.

This change in policy may result in increased volatility of future results if intangibles are recognised and impairment losses occur.

Financial Assets and Financial Liabilities

Under current Australian GAAP, financial assets and financial liabilities are recognised at cost, at fair value or at net market value.

On adoption of AIFRSs, the City will be required to classify these financial instruments into various specified categories (being either of trading assets, held to maturity, investments, loans and receivables or available for sale financial assets.). The classification of the instrument determines the instruments subsequent measurement.

Financial Assets and Financial Liabilities cont

It is anticipated, based on definitions contained with AIFRSs, the City's financial assets and liabilities will be classified in the loans and receivables category and will be measured at their initial recognition amount. Based on reviews performed to date, it is not anticipated any such adjustments will be significant.

However, in accordance with AIFRSs, such financial assets will be subject to annual impairment testing and to the extent that any impairment is determined, it will be recognised immediately in the operating statement.

Investment Property

Under Current GAAP, investment property is disclosed as land and buildings in the property, plant and equipment asset classification. It is recognised at either cost, fair value, or at net market value.

On adoption, AIFRSs provide an option to value investment property at either cost or fair value. It is currently the intention of the City to:

- value investment property on the cost basis adjusted for any impairment balances.
- value investment property at fair value and ensure that it reflects market conditions at each reporting date.

25 IFRS Cont

The following properties have been transferred from fixed assets to investment land:

Current

York Street - former Admin Building site

Non current

Yakamia land to be subdivided

Cull Road land to be subdivided

[26] EMPLOYEES' REMUNERATION

Set out below, in bands of \$10,000, is the number of employees of the City entitled to an annual salary of \$100,000 or more

Salary Range	2006	2005
100,000 - 109,999	3	
110,000 - 119,999		
120,000 - 129,999		
130,000 - 139,999		
140,000 - 149,999	1	1

NOTE 27

COUNCIL LOAN LIABILITIES

Programme/Purpose	Loan No.	Loan Category	Original Principal	Lender Code	Interest Rate	Principal Outstanding 30-Jun-05	New Loans 05/06	05/06 Principal Paid	Principal Outstanding 30-Jun-06	Maturity Date	SS
Saleyards Loan	3	C	1,400,000	WATC	6.96%	515,598		20,553	495,045	1-Jan-20	
Depot Construction	4	C	210,500	WATC	6.92%	122,980		21,368	101,612	17-Apr-09	
PR Sailing Club - Principa	7	SS	122,740	WATC	6.98%	71,794		12,459	59,335	17-Apr-10	12459
Computer Upgrade	8	C	400,000	WATC	5.45%	265,203		38,478	226,725	17-Apr-11	
Plant Purchases 2000-200	9	BU	450,000	WATC	5.45%	298,353		43,288	255,065	17-Apr-11	
Depot Construction	10	C	89,695	WATC	5.52%	19,944		19,944	0	17-Apr-08	
Jetty	11	C	150,000	WATC	5.95%	100,278		14,362	85,915	17-Apr-11	
Liquid Waste Project	12	BU	320,000	WATC	7.03%	279,482		15,483	263,999	28-Jun-17	
Dive Ship	13	BU	300,000	WATC	7.03%	349,352		19,354	329,998	28-Jun-17	
Plant	14	BU	487,245	WATC	6.86%	373,775		43,220	330,554	28-Jun-12	
Airport-Loan 145 Renegoi	15	BU	106,696	WATC	6.86%	81,849		9,464	72,384	28-Jun-12	
Roadworks - Asset Upgra	16	C	3,766,167	CBA	6.51%	3,766,167		0	3,766,167	27-Jun-07	
Library Development	17	C	612,000	WATC	5.44%	555,932		30,374	525,558	30-May-18	
Recreation	18	C	205,000	WATC	5.44%	186,219		10,174	176,045	30-May-18	
Waste Management	19	BU	202,000	WATC	5.44%	183,494		10,025	173,469	30-May-18	
Plant Purchases	20	BU	443,000	WATC	5.15%	332,076		59,838	272,238	30-May-10	
Roadworks - Asset Upgra	21	C	1,679,000	WATC	5.17%	1,679,000		0	1,679,000	27-Jun-08	
Roadworks - Asset Upgra	22	C	1,500,000	WATC	5.29%	1,500,000		0	1,500,000	27-Jun-10	
Roadworks - 03/04	23	C	797,485	CBA	6.62%	777,428		21,408	756,020	28-Jun-24	
Plant - 03/04	24	BU	700,000	WATC	6.15%	617,225		87,944	529,282	29-Jun-11	
Admin Building 1	25	C	1,140,000	WATC	5.84%	1,140,000		31,240	1,108,760	29-Apr-25	
LGSHA (2) - Principal Ba	27	SS	125,000	WATC	5.62%	125,000		15,029	109,971	28-Jun-12	14414
Roadworks - 04/05	28	C	2,010,154	WATC	5.84%	2,010,154		55,086	1,955,068	28-Jun-25	
ALAC Development	29	C	2,340,000		6.50%				0	28-Jun-26	
Admin Building 2 A	26A	C	1,500,000	WATC	5.63%	1,500,000			1,500,000	31-May-08	
Admin Building 2 B	26B	C	1,500,000	WATC	5.68%	1,500,000			1,500,000	31-May-09	
Other Self Supporting											11733
						18,351,302	0	579,092	17,772,209		38,606
								0			
		Council				15,638,902		262,987	15,375,915		
		Business Unit				2,515,605	0	288,617	2,226,989		
		Self Supporting				196,794	0	27,488	169,306		
						18,351,302	0	579,092	17,772,209		

NOTE 28

ADDITIONAL INFORMATION ON BORROWINGS

Programme/Purpose	Loan No.	Loan Category	Lender Code	Interest Rate	Principal Outstanding 30-Jun-05	Maturity Date	Accrual 30-Jun-05	Interest Paid 05/06	Accrual 30-Jun-06	Charge vs COA
Saleyards Loan	3	C	WATC	6.96%	515,598	1-Jan-20	17,795	35332.61	17,086	34,623
Depot Construction	4	C	WATC	6.92%	122,980	17-Apr-09	1,749	8146.82	1,445	7,843
PR Sailing Club - Prir	7	SS	WATC	6.98%	71,794	17-Apr-10	1,030	4,798	851	4,619
Computer Upgrade	8	C	WATC	5.45%	265,203	17-Apr-11	2,970	13936.34	2,539	13,505
Plant Purchases 2000-	9	BU	WATC	5.45%	298,353	17-Apr-11	3,341	15,678	2,856	15,194
Depot Construction	10	C	WATC	5.52%	19,944	17-Apr-08	226	829.46		603
Jetty	11	C	WATC	5.95%	100,278	17-Apr-11	1,226	5756.01	1,050	5,580
Liquid Waste Project	12	BU	WATC	7.03%	279,482	28-Jun-17	161	19,380	153	19,371
Dive Ship	13	BU	WATC	7.03%	349,352	28-Jun-17	202	24,225	191	24,214
Plant	14	BU	WATC	6.86%	373,775	28-Jun-12	211	24,912	186	24,888
Airport-Loan 145 Ren	15	BU	WATC	6.86%	81,849	28-Jun-12	46	5,455	41	5,450
Roadworks - Asset U _f	16	C	CBA	6.51%	3,766,167	27-Jun-07	2,687	245177.47	2,687	245,177
Library Development	17	C	WATC	5.44%	555,932	30-May-18	2,651	29835.16	2,507	29,690
Recreation	18	C	WATC	5.44%	186,219	30-May-18	888	9993.8	840	9,945
Waste Management	19	BU	WATC	5.44%	183,494	30-May-18	875	9,848	827	9,800
Plant Purchases	20	BU	WATC	5.15%	332,076	30-May-10	1,499	16,341	1,229	16,071
Roadworks - Asset U _f	21	C	WATC	5.17%	1,679,000	27-Jun-08	951	86804.3	951	86,804
Roadworks - Asset U _f	22	C	WATC	5.29%	1,500,000	27-Jun-10	870	79350	870	79,350
Roadworks - 03/04	23	C	CBA	6.62%	777,428	28-Jun-24	282	51120.42	274	51,113
Plant - 03/04	24	BU	WATC	6.15%	617,225	29-Jun-11	208	36,628	178	36,598
Admin Building 1	25	C	WATC	5.84%	1,140,000	29-Apr-25	11,491	66817.68	10,999	66,325
LGSHA (2) - Principa	27	SS	WATC	5.62%	125,000	28-Jun-12	58	6,888	51	6,881
Roadworks - 04/05	28	C	WATC	5.84%	2,010,154	28-Jun-25	965	117819.12	938	117,793
ALAC Development	29	C		6.50%	0	28-Jun-26				1,280
Admin Building 2 A	26A	C	WATC	5.63%	1,500,000	31-May-08	7,172	84450	7,404	84,681
Admin Building 2 B	26B	C	WATC	5.68%	1,500,000	31-May-09	7,236	85200	7,470	85,433
					18,351,302		66,791	1,084,722	63,623	1,082,833
		Council Loans			15,638,902		59,160	920,569	57,059	919,748
		Business Units			2,515,605		6,544	152,468	5,662	151,585
		Self Supporting			196,794		1,087	11,685	902	11,500
					18,351,302		66,791	1,084,722	63,623	1,082,833

NOTE 29

TRUST FUND

FOR THE PERIOD ENDING

30-Jun-06

CustodialFunds over which the City of Albany has no control
and which are not included in the financial statements

	Balance 30-Jun-05	Receipts 05/06	Payments 05/06	Balance 30-Jun-06
Amity Trust	26,195	1,506		27,701
Point King Lighthouse	1,980			1,980
Recycling Committee	3,871			3,871
Auspiced Grants	50,000	175,468	219,668	5,800
Public Appeals				
Commission Sales-Town Hall		24,953		24,953
	82,046	201,927	219,668	64,304

Controlled Trusts

	Balance 30-Jun-05	Receipts 05/06	Payments 05/06	Balance 30-Jun-06
Airport Housing Bond	617			617
Works Bonds	55,723		14,182	41,541
Contractor Retention Bonds	136,476	324	18,613	118,187
Circus Bonds				
Deposits	1,453			1,453
Development Bonds	1,700			1,700
Drainage Upgrade	1,358			1,358
Extractive Industry Deposits	71,561	8,500	1,700	78,361
Housing Deposits	31,820	20,000	17,500	34,320
Subdivision maintenance Bo	152,965	132,535	24,805	260,695
Subdivision Contributions/B	421,031	3,107,820	1,445,016	2,083,835
Unearned Grant Refunds		35,735		35,735
Unclaimed Monies	349			349
	875,053	3,304,913	1,521,816	2,658,151

Controlled Trusts - Revenue

	Balance 30-Jun-05	Receipts 05/06	Payments 05/06	Balance 30-Jun-06
Anzac 2001 Committee	1,000			1,000
Natural Resource Mgt				
Contribution to Roads	118,034	180,853	22,500	276,387
Contribution to Works				
Lotteries House Management	9,918		565	9,353
Lotteries House Photocopier	10,700	1,012		11,712
Mt Clarence Seats	779			779
Nomination Deposits				
Promotion Videos	75			75
	140,506	181,865	23,065	299,306

Custodial Bank Account	82,046	201,927	219,668	64,304
Trust Bank Account	1,015,559	3,486,778	1,544,881	2,957,456

NOTE 30

ADDITIONAL ASSET RECONCILIATION 2005/2006

	ASSET COST				DEPRECIATION					
	Balance 1-Jul-2005	Asset Additions	IFRS ADJUSTMENT	Asset Disposals	Balance 30-Jun-2006	Balance 1-Jul-2005	IFRS Adjustments	Depreciation 05/06	Asset Disposals	Balance 30-Jun-2006
Land	6,873,420			(146,000)	6,727,420					
Investment Land -Sell in 0607	1,130,000				1,130,000					
Investment Land -Non Curren	2,150,000				2,150,000					
Buildings	36,606,098	778,194	(1,599,289)	(33,145)	35,751,859	7,086,162	(365,481)	909,641	(26,469)	7,603,852
Plant & Equipment	12,923,576	2,589,875		(2,097,152)	13,416,299	4,345,927		1,082,202	(198,735)	5,229,393
Furniture & Fittings	6,624,844	428,148		(1,185,335)	5,867,657	3,917,053		616,392	(1,145,962)	3,387,484
Infrastructure	230,685,089	7,939,267	(1,288,452)		237,335,903	60,818,364	(86,094)	5,908,164		66,640,434
Paintings	326,610				326,610					
	297,319,637	11,735,483	(2,887,741)	(3,461,631)	302,705,748	76,167,505	(451,575)	8,516,399	(1,371,166)	82,861,163
Work in Progress					563,077					

DETAILS OF 2005/06 DISPOSALS

	Historical Cost Budget.	Historical Cost Actual	Accum. Deprec Budget	Accum. Deprec Actual	Sale Proceeds Budget	Sale Proceeds Actual	Profit/(Loss) Budget	Profit/(Loss) Actual
Plant & Equipment	1,873,346	2,097,152	253,346	1,145,962	1,573,234	1,791,423	(46,766)	840,234
Land sales	30,000	146,000	0	0	848,921	52,201	818,921	(93,799)
Buildings		33,145		26,469				(6,676)
Furniture & Fittings		1,185,335		198,735	3,451		3,451	(986,600)
	1,903,346	3,461,631	253,346	1,371,166	2,425,606	1,843,625	775,606	(246,841)



City of Albany

**MAJOR LAND TRANSACTION
BUSINESS PLAN
FOR**

**The Subdivision of the property located at 34-66 Cull Road,
Lockyer**

September 2006

City of Albany – Corporate & Community Services

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Introduction

This business plan is prepared with respect to the proposed subdivision of the vacant land at 34-66 Cull Road, Lockyer.

The lot is currently zoned "Future Urban", and an amendment is currently being processed which will allow the land to be subdivided without further statutory processes under the Town Planning Act 2005.

The primary purpose for the development and sale is the requirement for funding to redevelop the Albany Leisure and Aquatic Centre. It is anticipated that the project will provide funding of \$2 million for the redevelopment project, with any additional surplus to be used to retire debt and provide funding for other master plan projects, including future land acquisitions.

I encourage community members to consider the contents of this business plan and make a submission on the proposals by Friday, 20th October 2006.

Alternatively, should you require further information on this matter, please do not hesitate to contact our Executive Director of Corporate & Community Services, Peter Madigan on (08) 9841-9303 (email: peterm@albany.wa.gov.au)

Andrew C Hammond
CHIEF EXECUTIVE OFFICER

Background

The property at 34-66 Cull Road was registered in the name of the Town of Albany on 8 February 1973.

The land, comprising 12-hectares, was leased from 1 August 1978 – 30 September 1982, for the purpose of agistment of horses.

The property has remained vacant since that time and is not required by the City for another purpose.

The City of Albany Policy on 'Disposal of Land' (2006) notes that the decision to sell individual properties will be taken by resolution of Council after considering the requirements of the current strategic plans. Budget requirements, or a one off approach from a prospective buyer may initiate the decision. In all cases individual blocks of land will not be sold until it has been determined by Council that

- a. they are "surplus" to Council's strategic requirements
- b. they cannot be developed by Council to add value due to the nature of the property, lack of resources, or strategic decision of Council.
- c. the future value of the land is not predicted to significantly rise above normal property increases.
- d. A requirement for funding of projects is identified in the current Five Year Business Plan

The block at Cull Road is deemed to have satisfied all aspects of the policy. The disposal of the land was identified as part of the funding process for the Albany Leisure and Aquatic Centre Redevelopment Project in August 2006.

Initial calculations indicate that that the value of the property to Council will be maximised by subdivision of the property and the sale of approximately 80 – 100 residential lots.

Local Government Act 1995 Requirements

Section 3.59 of the Local Government Act 1995 relates to Commercial Enterprises by Local Governments, including land transactions, acquiring or disposing of an interest in land or developing land.

The Local Government Act 1995 states that;

A major land transaction means a land transaction other than an exempt land transaction if the total value of -

- a) the consideration under the transaction; and*
- b) anything done by the local government for achieving the purpose of the transaction,*

is more, or is worth more, than the amount prescribed. Under the Local Government (Functions and General) Regulations 1996 the prescribed amount is determined as either \$1,000,000 or 10% of the operating expenditure incurred by the local government from its municipal fund in the last completed financial year. (Regulation 7).

The proposed disposal of lands as outlined within this business plan is estimated to yield in excess of \$1,000,000 and as such is a major land transaction as defined for the purposes of Section 3.59 of the Local Government Act.

In accordance with the provisions of Sections 3.59 (2) & (3), before it enters into a major land transaction; or enters into a land transaction that is preparatory to entry into a major land transaction, a local government is to prepare a business plan.

Business Plan

The business plan is to include an overall assessment of the major land transaction and is to include details of -

- a) its expected effect on the provision of facilities and services by the local government;*
- b) its expected effect on other persons providing facilities and services in the district;*
- c) its expected financial effect on the local government;*
- d) its expected effect on matters referred to in the local government's forward plan; and*
- e) the ability of the local government to manage the performance of the transaction.*

The following document satisfies these requirements.

Advertising

The Local Government Act 1995 requires the local government to -

- a) give State-wide public notice stating that -
 - i. the local government proposes to enter into a major land transaction described in the notice;
 - ii. a copy of the business plan may be inspected or obtained at any place specified in the notice; and
 - iii. submissions about the proposed transaction may be made to the local government before a day to be specified in the notice, being a day that is not less than six weeks after the notice is first given; and
- b) make a copy of the business plan available for public inspection in accordance with the notice.

After the last day for submissions, the local government is to consider any submissions made and may decide to proceed with the transaction as proposed or so that it is not significantly different from what was proposed.

The notice to be used for this proposal is appended as Attachment No.2.

Disposal of Property

Should Council resolve to proceed with the disposal of lots as outlined in the business plan, following the conclusion of the business plan process, each transaction will be subject to the provisions of Section 3.58 of the Local Government Act 1995.

Section 3.58 provides -

“(2) a local government can only dispose of property to –

- a) the highest bidder at public auction; or*
- b) the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.*

- 3) *A local government can dispose of property other than under section (2) if, before agreeing to dispose of the property –*
 - a) *it gives State-wide public notice of the proposed disposition –*
 - (i) *describing the property concerned;*
 - (ii) *giving details of the proposed disposition; and*
 - (iii) *inviting submissions to be made to the local government before a date in the notice, being a date not less than 2 weeks after the notice is first given;*

and
 - b) *it considers any submissions made to it before the date specified in the notice and, if its decision is made by the council or a committee, the decision and the reasons for it are recorded in the minutes of the meeting at which the decision was made.*
- 4) *The details of a proposed disposition that are required by subsection (3)(a)(ii) include –*
 - a) *the names of all other parties concerned;*
 - b) *the consideration to be received by the local government for the disposition; and*
 - c) *the market value of the disposition as ascertained by a valuation carried out not more than 6 months before the proposed disposition.*

It is proposed to dispose of the subdivision lots by a tender process in accordance with Section 3.58(2)(b) of the Act.

Section 3.59(3)(A): Expected Effect On The Provision Of Facilities And Services Provided By The City Of Albany

It is considered that the impact of the disposal of land as outlined within this plan will not create significant demand on the City for the provision of additional services and facilities within that area, or impact on the ability of the City to provide facilities and services within the district.

The lots are not designated as properties from which local government services were to be provided.

The proceeds of sales arising from the disposition of the lots will be used to fund the redevelopment of the Albany Leisure and Aquatic Centre and any surplus funds will be used by the Council to provide further services or develop of assets on behalf of the community.

Section 3.59(3)(b): Expected Effect On Other Persons Providing Facilities And Services

The subdivision and sale of lots will provide much needed residential building blocks within the urban area of the City of Albany.

Readily subdividable land in close proximity to the CBD in Albany is at a premium, and consequently the sale of this land is not considered to be in direct competition with other private land developers.

The subdivision will also facilitate:

- The increase in student numbers at the Mt Lockyer Primary School;
- Provide the rationale to extend sewerage mains into the southern portion of Lockyer and into Gledhow.

Section 3.59(3)(c): Expected Financial Effect On The City Of Albany

The development is expected to realise a minimum of 80 blocks, which are expected to be sold for a minimum of \$120,000 each.

This will result in an approximate net profit (after GST) of \$2.8 million.

The redevelopment of the Albany Leisure and Aquatic Centre is expected to cost \$ 14.27 million. The projected funding is as follows:

External Grant Funding	\$2.96m
Transfers ex Reserves	1.30
Sale of Land	2.25
Loans	4.78
Operating savings/surpluses	1.00
Development of Land – Cull Road	1.98
Total funding	\$14.27

The projected net income from the Cull Road development is \$ 2.83 million based on very conservative projections of a net margin of \$35,000 per block on the sale of 80 blocks. Detailed cost and revenue estimates have not yet been completed but should be available prior to Council's formal adoption of the business plan.

Section 3.59(3)(d): Expected Effect On Matters Referred To In The City Of Albany 3D Corporate Plan & Five Year Financial Plan

The redevelopment of the Albany Leisure and Aquatic Centre is a major project in the City's Five Year Plan. Subdivision and disposal of the Cull Road Property is not referred to within the plan, but is necessary to provide funding for the project.

As such, the disposal of this property will have no effect on any other matter referred to within the Plan.

This proposed subdivision relates directly to the following elements from the City of Albany 3D Corporate Plan ...

Community Vision:

Albany's community will enjoy economic growth and outstanding opportunities for our youth through innovative development complementing Albany's unique character, natural environment and heritage.

Mission Statement:

The City of Albany is committed to sustainably managing Albany's municipal assets, delivery delivering excellent community services and providing sound governance.

Priority Projects:

Albany Leisure & Aquatic Centre, Albany Entertainment Centre and asset Masterplan expenditure.

Section 3.59(3)(e): Ability Of The Local Government To Manage The Undertaking

The City has the capacity to manage the project.

Management of the Subdivision Process

Council has appointed the Clifton Coney Group to undertake the project management role. Clifton Coney is highly experienced in all aspects of the project, and offers the following additional key advantages:

- Provision of specialised team leadership, project management and co-ordination consultant service.
- A national team with resources well placed to respond to this project as required.
- Assignment of senior experienced personnel through all phases.
- Positive and pro-active approach including stakeholder liaison and consultation.
- Direct, hands-on involvement with problem solving.
- The resource base of reputedly one of the nation's largest independent project management practices.
- A proven track record of successful projects with a similar environment.

Clifton Coney will undertake the following tasks:

Phase 1 – Project Management

Conceptualise and design a subdivision development for best use of the 12 ha property

Phase 2 – Project Planning/Engineering

Organise subdivision and engineering approvals, tender documentation and the design of efficient drainage and sewerage systems

Phase 3 – Implementation of Site Works, including marketing and sales

Provide saleable land parcels where further cut/fill is minimised for future owners

Management of Disposal Process.

Council will obtain an independent property valuation for each subject lot. Once obtained, a price for each block will be determined under Council's land disposal policy, but the reserve price for each block shall be no less than the independent property valuation.

Management of Transfer of Land Following Negotiation

Subsequent to any decision of Council to dispose of land following the completion of requirements arising in accordance with Section 3.58 and 3.59 of the Act, the Council will contract the services of an appropriately qualified persons and companies to act as selling agents and settlement agents for the City.

The selling and settlement agents will undertake all processes needed to formally sell and transfer each subject lot to the purchaser of the property.

Section 3.59(3)(f): Other Matters

All subdivision and development will be in accordance with the City of Albany Town Planning Scheme 1A.

Section 3.59(4): Submissions

The Local Government Act provides that the Business Plan must be advertised and that submission may be made to the Council regarding the transaction set out in the business plan.

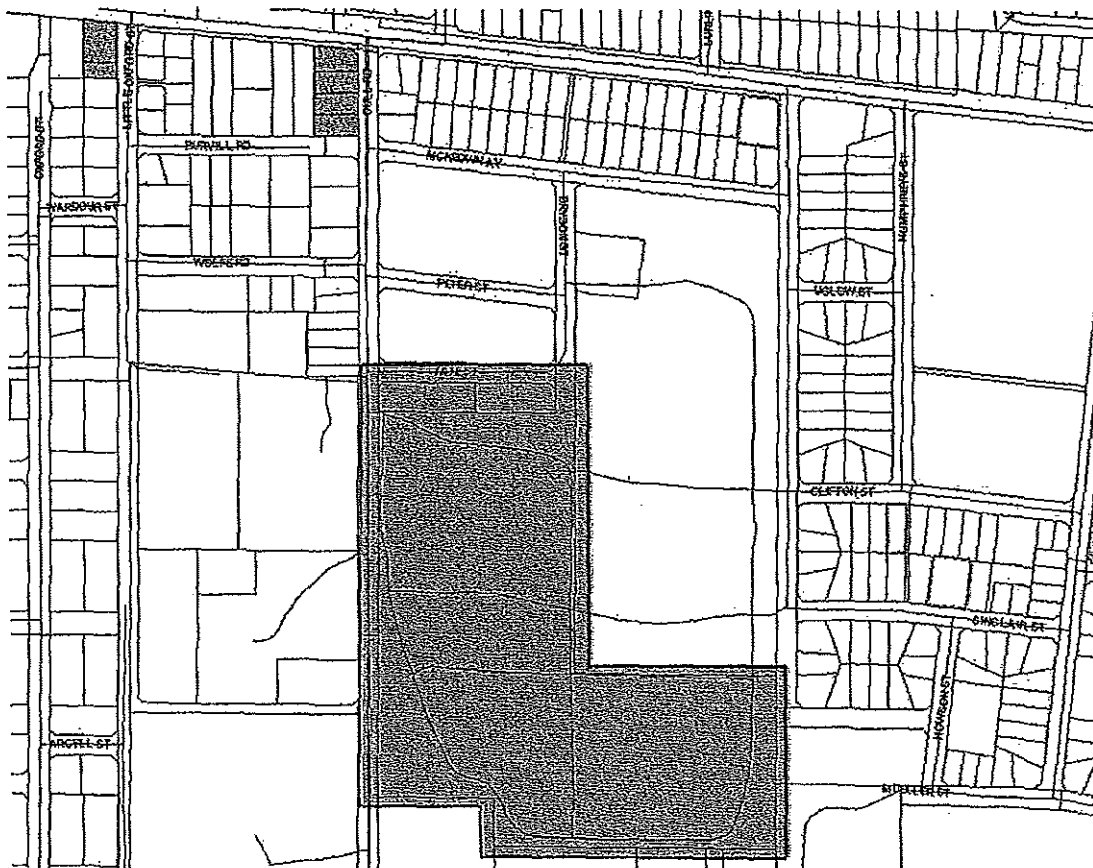
Submissions relating to this business plan may be lodged with Council prior to Friday, 20th October 2006.

Submissions should be addressed to:

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

Appendices

Attachment No.1 - - Location / photograph of the property



Business Plan for the Subdivision of 34-66 Cull Road, Lockyer



Attachment No.2 – Public Notice of the Proposal



Public Notice of Major Land Transaction

In accordance with Section 3.59 of the Local Government Act 1995, the City of Albany advises that it intends to subdivide and dispose of land comprising numbers 34-66 Cull Road, Lockyer.

A business plan, which provides a detailed assessment of this proposed disposal has been prepared in accordance with the Local Government Act 1995 and is available for inspection by members of the public.

Copies of the business plan can be obtained from the City of Albany at 102 North Road, Albany 6330. Alternatively the document is available on the City's website at: www.albany.wa.gov.au

Persons wishing to make a submission in relation to this business plan are required to address their submission to the Chief Executive Officer, City of Albany, PO Box 484, Albany WA 6331 and for it to be received no later than 5pm on Friday, 20th October 2006.

Attachment No.3 – City of Albany Policy on Disposal of Council Land (18 April 2006)

1. Objective

- To provide a transparent and accountable process for the disposal of the City's surplus land parcels in accordance with the requirements of the Local Government Act (1995) and in the interests of good governance
- To ensure that a review of future land requirements is held before designating land "surplus"
- To optimise revenue from the sale of land
- To ensure that land is released in line with normal development industry standards.

2. Scope

The disposal by tender, auction or other agreed method of individual parcels of land owned by the City. The policy excludes major land transactions.

3. Definitions

Surplus Land means freehold land currently owned by the City of Albany which is not expected to be required to satisfy the City's strategic requirements in the foreseeable future (Minimum fifteen years).

"Major land transaction" means a land transaction other than an exempt land transaction if the total value of
(a) the consideration under the transaction; and
(b) anything done by the local government for achieving the purpose of the transaction

is more than the amount prescribed for the purposes of this definition

[\$1,000,000 per regulations issued June 2005]

Local Government Act 3.59 (1)

"Land not capable of being independently marketed" means a property which is of a size or configuration which would not be suitable for any sort of development under City of Albany Town Planning Scheme(s).

4. Policy Statement

1. Decision to sell

The decision to sell individual properties will be taken by resolution of Council after considering the requirements of the current strategic Plans. The decision may be initiated by budget requirements, or a one off approach from a prospective buyer. In all cases individual blocks of land will not be sold until it has been determined by Council that

- a. they are "surplus" to Council's strategic requirements
- b. they cannot be developed by Council to add value due to the nature of the property, lack of resources, or strategic decision of Council.
- c. the future value of the land is not predicted to significantly rise above normal property increases.
- d. A requirement for funding of projects is identified in the current Five Year Business Plan

2. Sales Criteria

Before individual blocks will be sold they must comply with the following criteria:

- a. The land must be appropriately zoned for the anticipated use of the property.
- b. All matters relating to the development and servicing of the land shall be identified and made known in writing to the selling agent.
- c. All legal requirements such as easements or caveats must be identified and in place
- d. The boundary of the property shall be surveyed and missing property markers replaced and highlighted.
- e. Land will not be sold for an amount less than a value provided by a licensed professional valuer undertaken within six months of the resolution by Council to sell the property.
- f. Individual properties valued in excess of the Major Land Transaction amount as specified in Local Government (Functions and General) Regulations Part 3, Regulation 7 will not be offered for sale until all Major Land Transaction pre sale requirements are completed.

3. Method of Sale

a. Land capable of being independently developed

The method of sale for all land capable of being independently developed will be by public auction or tender.

Properties which fail to sell at auction or public tender may be sold by negotiation within a six month period in accordance with Local Government (Functions and General) Regulations Part 6, Regulation 30.

The City may impose conditions on sale of property, but will not accept any conditional purchase offers

b. Land not capable of being independently developed

Land with a market value less than \$5,000, which is not capable of being independently developed may be sold by negotiation, provided that the agreed price will be no less than the value provided by a licensed professional valuer within six months of the transaction.

Land with a market value greater than \$ 5,000, which is not capable of being independently developed, and which is adjacent to one property only, will be offered for sale to the adjacent owner at the value provided by a licensed professional valuer within six months of the transaction under the provisions of the Local Government Act (1995) Section 3.58 (3,4).

If the subject land is not capable of being independently developed, and is adjacent to two or more properties, the land will be offered for sale to each of the adjacent owners under the provisions of the Local Government Act (1995) Section 3.58 (3,4) . The land under offer will be apportioned between adjacent owners based on the their length of boundary abutting the land being sold, and on the provision that if sold, the land must be amalgamated into the adjacent properties. Should any adjacent owner decide against purchasing a portion of the block, the other owners will be required to purchase a greater proportion of the property or waive their right to purchase the land. This is required to ensure that Council does not retain responsibility for small dysfunctional strips of land between other properties.

5. Legislative and Strategic Context

Section 3.58 (2) of the Local Government Act (1995) (Disposing of Property) states that a Local Government can dispose of property to the highest bidder at public auction, or to the person who at public tender called by the local government makes what is, in the opinion of the local government, the most acceptable tender, whether or not it is the highest tender.

Section 3.58 (3,4) allows for the disposal of property other than by public auction or by tender. It requires Council to give local public notice of its intention to dispose of the property, and consider any submissions which are received within the specified period.

Section 3.59 of the Local Government Act (1995) (Commercial Enterprises by Local Governments) states if regulations prescribe that the proposed sale is a major land transaction, the local government is required to prepare a business plan, give statewide public notice of the plan, allow six weeks for public submissions on the plan, and consider any public submissions before determining to proceed with the sale.

Part 3, Regulations 7 and 8 of the Local Government (Functions and General) Regulations identify the minimum value of a major land transaction and transactions which are exempt land transactions.

Part 6, Regulations 30 and 31 of the Local Government (Functions and General) Regulations identify dispositions of property to which section 3.58 of the Local Government Act (1995) does not apply and an anti-avoidance provision about dispositions.

MINUTES

ALBANY ARTS ADVISORY COMMITTEE

HELD AT THE VANCOUVER ARTS CENTRE
ON Wednesday 13th September 2006 @ 4.00PM

1. PRESENT/APOLOGIES

Present:

- Councillor J Waterman
- J Campbell
- J Crisp
- G. Warburton
- S. Codee
- R Mordy (from 4.10pm)
- I Bennion (from 4.12pm)

Council Officer - P Madigan (EDCCS)

Apologies:

- B. Greenshields
- T Butko (Arts Project Officer)

2. DISCLOSURE OF INTEREST - Nil.

3. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Albany Arts Advisory Committee meeting held on Wednesday 9th August 2006 be confirmed as true and accurate.

MOVED: J Crisp
SECONDED: J Campbell
CARRIED

[M. Hyder attended the meeting at this point – refer Item 6.2]

4. MATTERS ARISING FROM PREVIOUS MINUTES – Nil.

5. CORRESPONDENCE RECEIVED

5.1 M. Hyder
Requesting a further 3 year period for the use of studio 4 (considered under Item 6.2)

5.2 Paperartzi Event
Copy of correspondence between NewArts (Inc) and The Albany Port Authority, acknowledging the APA's sponsorship of the event (for information only)

5.3 Paperartzi Event
Copy of correspondence from Albany Port Authority offering \$5,000 (plus GST) sponsorship to the event (for information only)

5.4 Email - M. O'Doherty
Indicating he considered he would have to resign from the Committee given his other commitments, but would do so more formally.

6. BUSINESS ITEMS

6.1 Arts Project Officer's Report (a copy of the report is attached to the minutes)

RECOMMENDATION

THAT the Arts Project Officer's Report be accepted, and that in future the report be expanded to include other matters such as marketing and promotion of the Centre, and the like.

MOVED: R. Mordy
SECONDED: S Codee
CARRIED

6.2 Studio Lease - Mike Hyder

M. Hyder attended the meeting at 4.03pm and addressed his request for an extension of the lease for his studio space at the VAC, detailing the community service he is providing.

RECOMMENDATION

That the request by M. Hyder for a 3 year extension to his use of the studio space at the VAC be supported, with all other conditions/rental remaining the same.

MOVED: J. Campbell
SECONDED: J. Crisp

[M. Hyder withdrew at 4.15pm]

6.3 Paperartzi - Annette Davis

Annette Davis attended the meeting at 4.34pm and reported on the Paperartzi project. A positive meeting had been held with Mr Ando of APEC in relation to the potential for the sponsorship of a Japanese artist. In the search for an appropriate Japanese artist, contact has been made with a curator in Sydney and the Japan Foundation is passing the information to curators in Japan. In relation to venues, as the Extravaganza Gallery will no longer be available, the main gallery space at the VAC has been booked. In respect of funding, a Country CAPs application has been lodged, although the application to GSDC has been unsuccessful.

[A. Davis withdrew at 4.42pm]

6.4 Children's Exhibition – I. Bennion

(A copy of the report is attached to the minutes)

It was agreed the formal launch/presentation for the exhibition would be conducted on the last Sunday of the school holidays (15 October 2006) at 3.00pm.

6.5 Table - Mary Thomson House

The former boardroom table is presently located in the Mary Thomson House, and is too big to meet the requirements.

It was agreed that tenders be initiated for the sale of the former boardroom table, with the funds obtained from this sale being directed towards further refurbishment works at Mary Thomson House.

7. OTHER BUSINESS

7.1 Weekend Opening

The Committee has indicated it wants the Centre open of a weekend while exhibitions are in place. The EDCCS is to bring a report on how this might be achieved, and the volunteers who may be able available, to the next meeting.

7.2 ArtSource - WA Residencies

The EDCCS to follow up with ArtSource on the development of a residency program. Under this proposal, ArtSource would advertise all the residencies, and artists can apply to one or several residencies on the one application form. Application would go to ArtSource for assessment, and ArtSource would either select or shortlist for each town. ArtSource would like to do at least the first round assessments - mostly to ensure some quality control in the application process.

7.3 Capital Works Program - Mary Thomson House and VAC

EDCCS reported:

- Mary Thomson House works reaching finalisation.
- VAC proposal currently with Heritage Council for approval, following the meeting with the tenants. This proposal includes:
 - expansion of the kitchen area into the adjoining space, with the creation of a door in the wall between the two spaces.
 - creation of two storage areas outside the Weaver's room in the hallway.
 - creation of a wet area in the adjoining gallery space.
 - transfer of the City's artworks to the new art store.
- Interpretation Plan, and the possible development of a sculpture park to recognise the other uses of the building.
- Future possible works to include the reinstatement of the hedge along Vancouver Street, and the abolition of the present parking areas at the front of the building.
- Reconstruction of the Native Ward

7.4 Proposed Busker Performances

It was agreed that the APO advertise inviting names of people who may be willing to enter a busker performance project in the CBD, offering a small retainer to those who participate.

Businesses also be approached with a view to sponsoring such an event or busker.

Limited funding may be available through the Frederickstown Progress Association.

The APO to prepare a list of names from the response to the advertisement for consideration by the Committee.

7.5 Art Collection Policy

A report is required on the current status of the Art Collection Policy.

7.6 "Stages" Residency

The APO is to approach "Stages" with a view to conducting a residency in conjunction with the Sprung Festival - two weeks prior to Sprung and three weeks after the festival.

8. MEETING CLOSED

5.10pm.

9. NEXT MEETING

11th October 2006

Vancouver Arts Centre
 Arts Project Officer Report
 September 2006

EXHIBITIONS

MAIN GALLERY

COMING UP:

Children's Exhibition

A collection of children's art from In and around Albany will be showcased in this Vancouver Arts Centre exhibition.

EXHIBITIONS: Off the Wall Gallery

Artist work - Bronz Brown	3rd - 23rd April
Mixed Media Workshop	24th April - 14th May
Rachel Mordy	19th June
Mosaic bench	4th - 24th July
The Next Big Thing/R4J Auditions	25th June - 14th Aug
Workshops	18th Aug - 4th Sep
Sprung	5th - 25th Sep
FREE	26th Sep - 20th Oct

EDUCATION WEEK Monday 23rd - Friday 27th October

Little Grove Primary - 2 windows	21st - 29th Oct
Children's Art Comp	1st - 15th Nov
FREE	16th - 30th Nov
Inhouse	1st - 9th Dec
FREE	11th - 22nd Dec

- Sprung Writers Festival feature display about the exciting festival to come.

WORKSHOPS

ART ON THE MOVE

PROFESSIONAL DEVELOPMENT WORKSHOPS

Date: 18 and 19 September

Art on the Move will be visiting the Centre in September to deliver a 2-day intensive training workshop to 5 VAC and 5 Albany Museum people. These workshops will teach the selected participants in installing exhibitions. This ensures that the VAC will have enough personnel trained in stalling these imported exhibitions.

Monday 9th - Friday 13th October - VAC PAC SCHOOL HOLIDAY PROGRAM
Sponsored by 'Act, Belong, Commit'

Monday 9th October - SPRING FEVER with Jodi

Time: 10am - 12pm Cost: \$11.20 Age: 6 & over

Spring is here, and with it comes sunny days, butterflies, birds, bees and other critters that fill our gardens. Add a bit of 'bling' and bring some spring indoors with the wonderful hanging creations and wearable art you will take home from this workshop.

Monday 9th October - JUGGLING with Tessa & Circus Woman Linda

Time: 1pm - 3.30pm Cost: \$12 Age: 7 & over

Have you ever dreamed of running away to join the circus? Come and join circus woman Linda and Tessa in making colourful Juggling Balls. The amazing Linda will then teach you how to juggle. This is a fun and interactive workshop.

Tuesday 10th October - MUSICAL DRAWING with Helen

Time: 1pm - 3pm Cost: \$11.20 Age: 6 & over

You will be letting the music inspire and lead your drawings. Squiggles and shapes will flow from your hands as you use oil pastels, inks and pencils to create your masterpiece. This is a very original and unique workshop. One workshop you shouldn't miss.

Wednesday 11th October - SELF PORTRAITS with Helen

Time: 10am - 12pm Cost: \$11.20 Age: 6 & over

Bring along a small hand mirror and then dive into the oil pastels and begin drawing your image. Let the colours you use describe who you are. Go wild and let your inner artist out. Wash it all down with ink and admire the professional result.

Wednesday 11th October - WILD WEAVING with Jodi

Time: 1pm - 3pm Cost: \$11.20 Age: 6 & over

Explore your own creativity and be amazed at the wonderful artworks you can create using materials you find at home or in the garden. Learn basic weaving techniques create your own masterpiece using twigs and sticks as your loom.

Thursday 12th October - T'A PEN - THE ANCIENT ART OF RUBBINGS with Jodi

Time: 1pm - 3pm Cost: \$11.20 Age: 6 & over

You will be exploring the art of taking rubbings & using these to create bookmarks, gift cards & a work of art to hang up at home. Afterwards you will be able to share your skills with family & friends. Try exploring local buildings & tourist sites to see what you can find to rub.

Friday 13th October - SPOOKY SHIRTS with Helen

Time: 10am - 12pm Cost: \$11.20 Age: 6 & over

Celebrate Friday the 13th in artistic style. Helen will teach you how to create your very own designer original hand-painted t-shirt. Once you know how you can make them at home. All you need to bring is your imagination. How spooky will your shirt be?

Friday 13th October - MAGIC WIZARD WANDS with Tessa

Time: 1pm - 3pm Cost: \$11.20 Age: 5 & over

Experience a touch of the unusual this Friday the 13th, and weave a little magic by creating a wand that has life of its own. Even Harry Potter would be amazed! You won't believe it until you see it. Then you will create your own 'load turning' spells and tricks - your family will never be the same!

CONCERT

- **Ash Grunwald**

Date: Saturday 21st October

Time: Doors open 7.30pm. Concert 8 till late. BYO

Cost: \$20. Tickets available from the Town Hall Box Office.

Ash Grunwald is reinventing the blues and roots genre for a modern audience. Combining delta blues with hypnotic, 'phat' grooves, this one-man band has played his unique songs to audiences from the Mississippi Delta to the furthest reaches of coastal Australia. More than just a powerhouse vocalist, Ash is sliding, stomping & hollering his way into the lives of fresh audiences around the globe.

Ash Grunwald takes a giant leap forward with the release of 'Give Signs' his fourth album, the first on his own label Delta Groove Records, the first to be distributed by Shock, and the first to feature all original material. Soulful, assertive vocals backed by acoustic, dobro, lap steel and electric guitars, trademarks of his musical armoury, are once again on display throughout these new songs that vary in tempo, feel and inspiration.

Find out more at www.ashgrunwald.com

- **Recipe For Jam in Concert**

Date: Sunday 22nd October

Time: 3-5pm

Cost: FREE & BYO

Regional musical talent to tempt your taste buds

Catch the creative outcomes of the Recipe for Jam Residential in concert.

PROJECTS

- **SPRUNG WRITERS FESTIVAL**

A delicious array of talented authors will be taking over Albany from the 15th -17th September. Tickets are selling at the Town Hall.

The authors for this year's festival include:

Marlene Ainsworth, Helen Child, Reg Cribb, Jon Doust, Michael Farrell, Mark Greenwood, John Harman, Julia Lawrinson, Kirsty Murray, Wendy Orr, Annabel Smith, Julianne Van Loon, Carla Van Raay, Katy Watson-Kell, Terri-ann White, Mike Williams, Juliet Wils, Josephine Wilson.

- **VACzine**

The next issue of the VACzine will be out in the coming weeks.

- **RECIPE FOR JAM**

16th – 25th October

This year we had a record-breaking number of musicians auditioning to be selected to attend the 10-day residential. The panel of judges chose 16 people from the bunch. We are lucky to have musician and JJJ radio personality Ash Grunwald join us on our musical journey over a 3 day period to share his knowledge on the industry and also his music with the group. This year we will be recording the outcome of the residential through a DVD documentary of the program and a Music demo CD to further assist promote the musical talent we have in this region. This year it promises to be bigger and better than last years program and the Centre eagerly awaits the musical creation to come.

2006 Gallery Program

NAME OF EXHIBITION	INSTALL	EXHIBITION	DISMANTLE	CONTACT	PHONE	TYPE
GALLERY CLOSED 1st - 3th Jan						
Gallery Free 35 Days		9th Jan - 12th Feb				
Positive and Negative	16th Feb	18th - 24th Feb	24th - 26th Feb	AusAID Meghann Dengate	02) 9212 4335	AusAID
Year 12 Perspectives	Arrive 27th Feb	2nd - 26th March		AOTM	9227 7505	AOTM
Gallery Free 14 Days		29th March - 4th April				
Emerge! Music Workshop		5th April		Trina Butko	9841 9265	VAC
Bronz Brown	12th April	13th - 20th April		Bronz Brown	9845 1424	Local
Ripening		26th April - 1st May	22nd Jan	Anna Anderson	9842 5512	Local
Forever and Easy	Arrive 1st May	4th - 25th May	Depart 29th May	AOTM	9227 7505	AOTM
Imprints		11th - 30th June		Trina Butko	9841 9265	VAC
Pottery Exhibition Horse Theme	Install 6th July	7th - 16th July		Linda Morrison	9853 1182	Local
Local Noongar Exhibition	Install 20th July	21st July - 6th Aug		GSDC/VAC		
Configured	Arrive 7th Aug	11th - 29th Aug	Dep 4th Sep	AOTM	9227 7505	AOTM
Albany Pottery Group		1st - 13th Sep		Jean Makin	9845 3226	Local
SPRUNG		15th - 17th Sep		Deborah Rice	0427 481 812	VAC
FREE 15 Days		18th Sep - 2nd Oct				
VAC Children's Competition		3rd - 31st Oct		Rachel Mordy / VAC		VAC
Nat Geo Photography TBC		1st - 24th Nov				
VAC 9x5 Exhibition	Install 27th Nov	1st - 9th Dec		Trina Butko	9841 9265	VAC
ECU Final Show	10th Dec	11 - 24 Dec	24th Dec	Beth Kirkland	9892 8764	Local

2007 Gallery Program

NAME OF EXHIBITION	INSTALL	OPENING NIGHT	EXHIBITION	DISMANLE	CONTACT	PHONE	TYPE
FREE			8th January on				
FREE			February				
Urban Discipline	5th-7th March	Thurs 8th March	9th - 25th March	26th March	Trina Butko/Ilsa Bennion	9841 9265	VAC
Paperartzi (+ small & veranda gallery)			2nd - 17th April		Annette Davies	adavis@westnet.com.au	Residence
Tania Ferrer TBC			6th - 22nd April		Residency 31st Jan - 5th April		
Transient - Hans Arkeveld Retrospective	30th April-2nd May	Thurs 3rd May	4th - 30th May	31st May	AOTM	9227 7505	AOTM
Jenny Crisp, Trish Ware & Sue Codee	7th June	Thurs 7th June	8th - 17th June	17th June	Jenny Crisp	9842 1950	Local
Bo Laidler	20th June	Thurs 21st June	22nd - 30th June	30th June	Bo Laidler	9844 8410	Local
Cynthia Orr	1st July	Sun 1st July	1st - 8th July	8th July	Cynthia Orr	9841 5787	Local
Lower Great Southern Noongar	9th-11th July	Thurs 12th July	13th - 29th July	30th July	Trina Butko	9841 9265	VAC
FREE 13 Days			31st July - 12th Aug				
Mine Own Executioner	17th-19th Aug	Thurs 23rd Aug	20th Aug - 10th Sep	11th Sep	AOTM	9227 7505	AOTM
SPRUNG	13th Sep	NA	14th - 16th Sep	16th Sep	Deborah Rice	0427 481 812	VAC
Retrospective	17th-19th Sep	Thurs 20th Sep	21st Sep - 14th Oct	14th Oct	Sue Codee	9842 5164	VAC
Stories to Tell - Laurel Nannup	15th - 17th Oct	Thurs 18th Oct	19th Oct - 12th Nov	13th Nov	AOTM	9227 7505	AOTM
Melissa Butcher	15th Nov	Thurs 15th Nov	16th - 23rd Nov	23rd Nov	Melissa Butcher	9842 9127	Local
VAC 9x5 Exhibition	26th - 28th Nov	Thurs 29th Nov	30th Nov - 9th Dec	10th Dec	Trina Butko	9841 9265	VAC
Sue Codee			11th - 23rd Dec	23rd Dec		9842 5164	Local

2007 Small Gallery Program

NAME OF EXHIBITION	INSTALL	OPENING NIGHT	EXHIBITION	DISMANTLE	CONTACT	PHONE	TYPE
FREE 28 Days			8th Jan - 4th Feb				
Charlie Colbung Residency			5th - 16th Feb		Trina Butko	9841 9265	VAC
FREE 23 Days			17th Feb - 11th March				
Delivery of Art Prize Entries	NA	NA	12th - 16th March	Stored until 20th March	Annette Grant	9844 7914	COA
FREE 10 Days			21st - 31st March				
Paperartzi (+ small & veranda gallery)			2nd - 17th April		Annette Davies	adavis@westnet.com.au	Residence
Transient - Hans Arkeveld Retrospective	30th April-2nd May	Thurs 3rd May	4th - 30th May	31st May	AOTM	9227 7505	AOTM
FREE 30 Days			June				
FREE 31 Days			July				
FREE 16 Days			1st - 16th Aug				
Mine Own Executioner	17th-19th Aug	Thurs 23rd Aug	20th Aug - 10th Sep	11th Sep	AOTM	9227 7505	AOTM
SPRUNG	13th Sep	NA	14th - 16th Sep	16th Sep	Deborah Rice	0427 481 812	VAC
Retrospective	17th-19th Sep	Thurs 20th Sep	21st Sep - 14th Oct	14th Oct	Sue Codee	9842 5164	VAC
Stories to Tell - Laurel Nannup	15th - 17th Oct	Thurs 18th Oct	19th Oct - 12th Nov	13th Nov	AOTM	9227 7505	AOTM
FREE 17 Days			14th - 30th Nov				
FREE 21 Days			1st - 21st Dec				

Albany Schools Art Exhibition

Expressions of interest and further communications from
Yakamia PS, Albany PS, John Calvin School, Little Grove PS, Parklands
PS, North Albany SHS, Albany SHS, Bethel,

Mail out of labels for information to be attached to the artworks.
Artworks to be delivered to the VAC on the Tues 3rd of September. ~~October~~
Installation on Wed 4th and Thurs 5th.
Compile Catalogue and notes. Print on Fri 6th.
Exhibition opens to public in the 2nd week of the holidays. From the 9th
The official event will be held on Thurs 19th 5.30pm is suggested for a
celebration of the work of teachers and students. (This allows time for
communication thru school notices etc).

From what I have seen so far there are a lot of 2d works; ink drawings
paintings and illustrations. Some textiles and mixed media.
Feedback from schools is that this seems like pressure of another
deadline, however with support and assistance from the co-ordinator it is
hoped to alleviate the stress.

MINUTES
ALBANY ARTS ADVISORY COMMITTEE
HELD AT THE VANCOUVER ARTS CENTRE
ON Wednesday 11th October 2006 @ 4.00PM

1. PRESENT/APOLOGIES

Present: - Councillor J Waterman
 - J Campbell
 - J Crisp
 - D. Hutchens
 - S. Codee
 - R Mordy
 - I Bennion
 - B. Greenshields

Council Officer - T Butko (Arts Project Officer)

Apologies: - G. Warburton
 - P Madigan (EDCCS)

2. DISCLOSURE OF INTEREST - Nil.

3. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Albany Arts Advisory Committee meeting held on Wednesday 13th September 2006 be confirmed as true and accurate.

MOVED: J Crisp
SECONDED: S. Codee
CARRIED

4. MATTERS ARISING FROM PREVIOUS MINUTES

4.1 Weekend Opening

The Arts Project Officer indicated that the Centre does have volunteers to open the Gallery on the weekend. Due to a change in staffing structure it is inadvisable for security reasons to hand out keys and the security code to 40 volunteers. The Alarm not only alarms the gallery but also the offices. Change management strategies are currently being investigated into this matter.

4.2 Artsource – WA residencies

The Arts Project Officer informed the committee that the Artsource residency initiative had already been applied to and that the VAC is waiting for the documents to be processed.

4.3 Capital Works Program – Mary Thomson House

With the demise of Albany Job futures the EDCCS is currently meeting with former Supervisors to discuss the possibilities of continuing the projects. He will report on this at the next meeting.

4.4 Proposed Buskers Performances

The APO reported to the committee that she could not complete the action that was discussed in the prior meeting as appropriate planning process had not taken place to get to the stage that the committee suggested.

Action: APO to research and prepare a proposal for the project looking at possible partnerships with the view to apply to various funding bodies.

4.5 Art Collection Policy

The APO reported that in the November meeting Annette Grant would provide the committee with a draft collection Policy for consideration and discussion. It was discussed that a time allocation of 15 minutes be allocated for this purpose.

4.6 "Stages" Residency

The APO informed the committee that "Stages" had been contacted and that a residency would take place in 2007 in conjunction with the Sprung Writers Festival - two weeks prior and three weeks after the festival.

5. CORRESPONDENCE RECEIVED

5.1 Pippa Williams – NASHS

Pippa Williams has written on behalf of the students and the teachers of the NASHS to the Vancouver Arts Centre congratulating the VACzine project. The NASHS would like to receive 5 copies for the library of each issue and also would like to be a contributor in future VACzine issues.

6. BUSINESS ITEMS

6.1 Arts Project Officer's Report (a copy of the report is attached to the minutes)

RECOMMENDATION

THAT the Arts Project Officer's Report be accepted, and that in future the report be expanded to include other matters such as marketing and promotion of the Centre, and the like.

**MOVED: R. Mordy
SECONDED: S Codee
CARRIED**

6.2 Paperartzi – Jenny Crisp on behalf of Annette Davis

Jenny Crisp reported on the recent good news that APEC has agreed to sponsor the event with \$5000, so this matches the funds provided by the Albany Port. Contact has been made with a Japanese artist for the Miyazaki area, who Atsuko Kagi (from the Great Southern Grammar) has met on her recent trip to Japan. The artist Mrs Ito may be suitable but further investigation into other possibilities is being sought. An application to Country Caps funding has been submitted to further finance the project.

6.3 Marianne Jamieson – Artist in residence

The application has been withdrawn.

6.4 Art Prize

Annette Grant has requested that the committee nominate possible judges for the 2007 Art Prize. The committee nominated Mr Rick Spencer and it was agreed that any other nominations should be emailed through to the APO by the end of the week.

6.5 Steps partnership proposal

The VAC has an artist in residence partnership agreement with Southern Edge Arts that works in with the Centres current Artist in Residence Program. From the 9th July – 22nd July 2007 Southern Edge Arts has a dance project with Steps Youth Dance Company. Nine dancers and administration staff will be participating in this production and would like to be housed at the MTH. For the length of time and the amount of people to be housed the Inkind amount of support we would be offering comes to over \$7000. The APO strongly supports this proposal, as they would like to deliver workshops to schools and dance schools within the region in return for their stay at the MTH. The APO also stated that this process needs further consultation and that the Centre needs to be credited to the delivery of those workshops. Ilsa Bennion pointed out that the Country Week in the last week of term two and that this residency should not conflict with this as dance schools would be in Perth at this time.

7. OTHER BUSINESS

7.1 Inhouse "9 by 5" Exhibition

Jenny Crisp has requested a review of the Inhouse 9 by 5 Exhibition with the view to develop it in another way. The review will occur after the exhibition with the APO presenting a report to the committee about the outcome of the project and other possibilities.

7.2 Cultural Planning

Sue Codee requested a member from the committee to come to the next Cultural Planning meeting. Ilsa Bennion and Jan Waterman were nominated and would get back to Sue Codee with availability.

8. MEETING CLOSED

5.10pm.

9. NEXT MEETING

November 8th 2006

- MINUTES-

ALBANY TOWN HALL THEATRE ADVISORY COMMITTEE

**10:00am on Wednesday 4th October 2006 at
The Albany Town Hall Theatre Foyer**

1. PRESENT

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

APOLOGIES

P. Fairborn

2. PUBLIC QUESTION TIME

Nil

3. DISCLOSURE OF INTEREST

Nil

4. CONFIRMATION OF PREVIOUS MINUTES

RECOMMENDATION

THAT the minutes of the Albany Town Hall Advisory Committee meeting held on Wednesday 2nd August 2006 be confirmed as a true and accurate record of the meeting.

**MOVED: J. Williams
SECONDED: R. Paver
CARRIED**

5. MATTERS ARISING FROM PREVIOUS MINUTES

Nil

6. BUSINESS ITEMS

6.1 Town Hall Manager's Report

RECOMMENDATION

THAT the Town Hall Manager's Report be received.

**MOVED: R. Paver
SECONDED: A. Grant
CARRIED**

Forthcoming Productions Report.

NB: City of Albany presentations are in bold italics.

Name of Performance	Date	Touring Company/Promoter
Amity Lecture	Wed 4 th October 2006	Friends of UWA
Puppetry of the Penis	Thurs 5 th Oct 2006	A-List Entertainment
Saffire Guitar Quartet	Mon 9th Oct 2006	Raz Music (PA)
The Bachelors	13 th Oct 2006	Brian Fogarty Entertainment
Birds Australia Congress	19, 20 Oct 2006	Birds Australia
Wil Anderson	25, 26 Oct 2006	Token Events
The Gin Game	28 October 2006	Hit Productions
City of Albany Band	4 th & 5 th Nov 2006	City of Albany Band
Soulmates	11th Nov 2006	Perth Theatre Company
Dancemoves	24, 25 Nov 2006	Dancemoves
Dance Concert	2 nd & 3 rd Dec 2006	Albany Academy of Dance
Albany Sinfonia Concert	Sun 10 th Dec 2006	Albany Sinfonia
Film night	Sat 6 th January 2007	Vauxhall Car Club WA
Just Fiddling	Sat 10 th Feb 2007	Just Fiddling
PIAF events	15 th , 16 th , 20 th , 22 nd , 23 rd February 2007	UWA Perth International Arts Festival
The Leaping Loonies Crate Show	Fri 30th March 2007	Marguerite Pepper Productions
Eisteddfod Winners Concert	Sat 19 th May 2007	Albany Eisteddfod Inc
Ross Noble Live	Wed 23 rd May 2007	A-List Entertainment
Slava and Leonard Grigoryan	Thurs 24th May 2007	Raz Music
The Brandenburg Ensemble	Fri 29 th June 2007	The Brandenburg Ensemble

RECOMMENDATION

THAT the Forthcoming Productions Report be received.

MOVED: R. Paver
SECONDED: A. Grant
CARRIED

6.3 Results of Previous Productions

- 6.3.1 *The Whale Dreamers* (film night) – Steve Tribbett, 8:00pm Saturday 29th July. This was a showing of a film maker from Margaret River and the movie was well received by about 100 patrons. It is hoped that the movie which has an indigenous focus can be shown again as part of an indigenous film weekend early next year.
- 6.3.2 Barking Gecko Theatre Co – *Hidden Dragons* – 1:30pm and 6:30pm Tuesday 8th August 2006. Again it was difficult to attract a good turnout of school groups to this kind of show. See attached reconciliation.
- 6.3.3 The Entertainment Store – *Dorothy the Dinosaur* – 9:30am, 11:30am and 1:30pm Thursday 10th August 2006. A very successful season for a highly commercial children's show. The performances were heavily advertised on television.
- 6.3.4 Regional Arts Victoria & Token Events, Playing Australia supported national tour - *Rod Quantock's Annual Report* – 8:00pm Friday 19th August 2006. Unfortunately, Rod proved that political humour is not very well received in Albany.
- 6.3.5 Country Arts WA – *Guitar Heaven* – 7:30pm Thursday 24th August 2006. This was a very well received night of guitar music with patron numbers exceeding expectations. See attached reconciliation.
- 6.3.6 Just Fiddling – *One Night Only* – 7:30pm Friday 1st September 2006. A full house with strong demand for more tickets and an excellent night of entertainment was provided by this local violin orchestra and two other smaller ensembles.

- 6.3.7 Starseed Enterprises – *The Delltones in Concert* – 8:00pm Monday 4th and Tuesday 5th September 2006. The Delltones were extremely well received.
- 6.3.8 A Shneedle – *Lalaluna* – 8:00pm Saturday 9th Septemebr 2006. This show sold out well ahead of time. See attached reconciliation.
- 6.3.9 Albany Primary School – *BATS* – 15th, 16th, 20th, 22nd & 23rd September 2006. The producer and children of Albany Primary present a very professional show. These shows are always a technical challenge for the Theatre with high demand for flying sets in and out.
- 6.3.10 Albany Senior High School Dance class – *Hollywood*. 7:30pm Tuesday 26th September 2006. The students of AHS's present a night of very diverse dance styles.

RECOMMENDATION

THAT the Previous Productions Report be received.

**MOVED: C. Lovitt
SECONDED: R. Paver
CARRIED**

6.4 Proposed Shows.

6.4.1 Country Arts Touring Menu shows. The committee discussed the Country Arts "Shows on the Go" process for regional touring in 2007, and agreed to submit expressions of interest in relation to:

- Charitable Intent
- Cosentino Evolution
- Flamenco Fire
- Rabbit
- The Velveteen Rabbit

RECOMMENDATION

THAT members of the committee review the Country Arts Touring Menu and indicate any additional expressions of interest to the Theatre Manager by the Friday 6th October for inclusion in the City's expression of interest.

**MOVED: A. Grant
SECONDED: C. Lovitt
CARRIED**

6.5 Other Business

6.5.1 Annual Report – 2006. A copy of the Theatre's annual report for 2006 is attached.

RECOMMENDATION

THAT the Theatre's Annual Report for 2006 be received.

**MOVED: R. Paver
SECONDED: J. Williams
CARRIED**

- 6.5.2 Proposed Professional Development program. The committee discussed the potential for a professional development program for theatre practitioners in the Albany area.

RECOMMENDATION

THAT the Theatre Manager investigate the potential for a Professional Development Program in the Town Hall Theatre and report on concepts and possible viability for this program to the next meeting of the Committee.

**MOVED: R. Paver
SECONDED: J. Williams
CARRIED**

7. NEXT MEETING

10:00am, Wednesday 6th December 2006 – Town Hall Meeting Room.

8. CLOSURE – 11:05am

Albany Town Hall Theatre

Annual Report
2005/2006

ALBANY TOWN HALL THEATRE
ANNUAL REPORT

MISSION STATEMENT

To maximise the effectiveness of the Albany Town Hall Theatre complex and to enhance the cultural lives of people living in the region.

Objectives

The Albany Town Hall Theatre management plan has the following key objectives:

- Manage and promote the Theatre complex to maximise use by local and visiting productions for performing arts and other suitable activities.
- Actively pursue and present performing arts options in the Theatre that may otherwise be unavailable to audiences of the region.
- Ensure the Theatre complex operates with maximum efficiency and productivity while achieving financial goals.
- Seek funding, other support and information from sources outside Council to assist in the delivery of performing arts events.
- Strive for continuous improvement and excellence in customer service in the workplace and support and facilitate staff development.
- Maintain high levels of accountability.
- Maintain networking and liaison with all local, state and national performing arts and presenter groups to achieve a high profile for the Theatre complex.

Structure

The Theatre is wholly owned and operated by the City of Albany. The Town Hall Box Office is incorporated within the management of the Theatre and is staffed by council employees.

The venue is available for hire to any local or commercial producer subject to availability. The venue also attempts to fill gaps in programming by underwriting occasional productions of significant cultural value.

The Town Hall Theatre Advisory Committee is comprised of volunteers from the community, City of Albany Councillors and staff. The Advisory Committee discusses all productions available to tour to the centre and selects productions based on variety, financial viability and community value before recommending council support for the presentation.

Minutes of all meetings are presented to Council and are subject to final approval by Council, the Theatre Manager then works towards facilitating and marketing the selected productions in Albany.

The Theatre Manager and/or the Executive Director of Corporate and Community Services for the City of Albany address day-to-day issues regarding the Theatre management and operation.

Manager's Report

Past Year:

Significant Achievements:

- ❖ Presentation of some excellent performing arts events including; *Paul McDermott*, Hit Production's *Deckchairs* with Joan Sydney, Perth International Arts events and *Boney M*.
- ❖ Continued improvements to infrastructure with upgrades of lighting and other equipment.
- ❖ Several movie showings in the Theatre using data projection. These movies have been presented by an increasing number of amateur filmmakers both locally and from around the southwest. It could be suggested the broad availability of digital movie cameras would see a continuing increase in these opportunities.

The Year Ahead:

The Theatre is hoping to complete the following objectives in the forthcoming year:

- ❖ Renewal of the Theatre's Business Plan incorporating the transfer of the current activity into the proposed new venue with the associated increase in scales.
- ❖ Installation of some more minor upgrades to lighting, stage and audio, which will go over for use in the new venue as well.
- ❖ Development of a future use planning structure for the Town Hall.
- ❖ Some repair of paintwork around the venue.

Marketing Report

The Theatre's three-year marketing plan is nearing the end of its intended life however many of the strategies will continue to focus our marketing activities.

- Direct mailing continues to grow in both application and results and the Theatre is using this mode of advertising more and more. Although with varying degrees of success, in some cases the campaign spend on Newspaper has been reduced after using this strategy to stimulate the bulk of sales on some shows.
- TV advertising campaigns have had a mixed yield and there has been a significant decrease in the success of TV over recent years. TV adverts must be of the highest quality and the artist must have broad appeal before they are cost effective.
- Emails are getting better responses with an increase in the number of patrons prepared to receive information this way. It could be that with the increase in broadband services, there is less resistance to receiving emails with pictures embedded than with dialup services.
- Online ticketing continues to be prohibitively expensive, although the cost of online commissions to service providers is coming down.
- It is getting more difficult to get posters in shop windows around town, with just a general reluctance to put up anything bigger than an A4 flyer. This has been a frustration with several promoters providing nothing but A2 posters for some shows.
- Mail to specific groups such as schools and other target audiences continues to yield varying results. Some schools jump at the opportunity to bring children to the Theatre while others are very reluctant to get involved.

Statistics

Shows by annual comparison.

Year	Total number of Shows	Seminars Conferences	Workshops	Outdoor P.A jobs
1997/1998	54	0	0	1
1998/1999	49	0	0	0
1999/2000	53	1	0	0
2000/2001	55	2	0	0
2001/2002	53	3	2	5
2002/2003	64	2	5	1
2003/2004	47	2 + Parliament	2	0
2004/2005	53	4	1 film night	1
2005/2006	47	1	2	1

Sales by annual comparison;

Year	Gross Box Office (Town Hall)	Sales for all venues and producers	Tickets sold total	Average ticket value
1997/1998	\$160,184			
1998/1999	\$125,995			
1999/2000	\$174,431			
2000/2001	\$203,781			
2001/2002	\$218,429			
2002/2003	\$252,930	\$289,408	18,589	\$15.56c
2003/2004	\$212,460	\$314,554	18,829	\$16.70c
2004/2005	\$192,519	\$320,409	20,510	\$15.62c
2005/2006	\$212,755	\$323,495	19,608	\$17.30

Attendance by annual comparison; (note; many patrons attend more than once per year)

Year	Town Hall attendance figures
1997/1998	10,119
1998/1999	11,235
1999/2000	11,685
2000/2001	11,538
2001/2002	11,027
2002/2003	13,119
2003/2004	13,507
2004/2005	12,866
2005/2006	10,830

Theatre Rental Income by year:

Year	\$ Income from Theatre rent (Dollars)
1999/2000	\$46,147
2000/2001	\$46,202
2001/2002	\$45,845
2002/2003	\$56,703
2003/2004	\$73,059 (parliament+)
2004/2005	\$49,726
2005/2006	\$59,216

Cultural programming

Year	# of Shows	Variable Costs	Variable Income	Lottery West subsidy	Profit/loss	Total attendances
1997/1998	10	TOA				
1998/1999	11	TOA				
1999/2000	11	COA		\$15,500		
2000/2001	11	(\$39,562)	\$31,985	\$15,500	\$7,923	2,232
2001/2002	10	(\$36,682)	\$38,703	\$21,301	\$23,322	1,917
2002/2003	13	(\$44,988)	\$46,914	\$20,000	\$21,926	2,856
2003/2004	10	(\$48,698)	\$51,523	\$23,000	\$25,825	2,409
2004/2005	16	(\$81,788)	\$71,155	\$20,000	\$12,367	3,784
2005/2006	9	(\$50,782)	\$38,721	\$20,000	\$12,061	1,680



FINANCE STRATEGY ADVISORY COMMITTEE

Minutes of a meeting held in the Margaret Coates Boardroom,
City of Albany Administration Building on
Wednesday 25th October 2006

1.0 MEETING COMMENCEMENT 0857

Committee: Cllr Bob Emery Chairperson
 Cllr Judith Williams Deputy Chairperson
 Mayor Alison Goode
 Cllr Paul Lionetti
 Cllr Des Wolfe

Council Staff:

 Mr Peter Madigan
 Mr Stan Goodman

2.0 APOLOGY Cllr Steve Marshall

3.0 DISCLOSURES OF INTEREST - Nil

4.0 MINUTES OF PREVIOUS MEETINGS

RECOMMENDATION:

That the minutes of the meeting held on the 26th July 2006 be accepted as a true and correct record of that meeting.

5.0 REQUESTED SALE OF LAND – CHESTER PASS.

The City has been approached by Pride Projects Pty Ltd on behalf of the Brooks Garden Estate project with a request to purchase the three blocks on the corner of Mercer Road and Chester Pass Road (Lots 1, 2, 3 Chester Pass Road). A copy of correspondence between Pride Projects / Brooks Gardens and the City Chief Executive Officer is attached.

The property in question (assessment No A176516), also known as "Archibald Menzies Park" is currently zoned "Parks and Reserves".

The request has been assessed against the Council Policy on Disposal of Council Land and it is recommended that the land not be sold on the basis that:

- There is no identified need for the funds within the Five Year Plan
- The value of the land is predicted to significantly rise above normal property increases
- The land is not appropriately zoned for the expected use.
- There is no "public interest" basis for selling the land by private treaty rather than by public bid or tender.

RECOMMENDATION:

That Pride Projects Pty Ltd be advised that in accordance with the City's "Disposal of Council Land" policy, Lots 1,2,and 3 Chester Pass Road are not for sale at this time.

6.0 REPORT ON SALE OF LAND – ORANA

Mr Goodman reported that three of the blocks of surplus land authorized for sale by Council were auctioned on Saturday 15th September 2006. The results of the auction were:

Address of property	Reserve Price	Sales Price
38 Katoomba St, Orana (Lot 70)	\$170,000	\$ 182,000
54 Katoomba St, Orana (Lot 54)	220,000	220,000
66-70 Carbine St, Orana (Lot 17)	230,000	280,000
T otal	\$620,000	\$ 682,000

Settlement of 38 Katoomba Street has been completed. 54 Katoomba St will be settled once the new title has been issued. The settlement of Carbine St has been delayed temporarily.

RECOMMENDATION:

That the Committee note the auction results.

7.0 SALE OF 49,51,55, & 57 MINOR ROAD

The 4 x 1973 m² adjoining blocks of land at 49, 51, 55 and 57 Minor Road are scheduled for sale by auction once DPI approves the rezoning to "Residential"

A presentation was given on the options for disposal of the four blocks. The rough estimates indicate that a subdivision could provide Council with an additional return of 30% - 40% over a straight sale.

RECOMMENDATION:

THAT pursuant to Section 3.59 of the Local Government Act (1995), the City of Albany prepare a business plan for the subdivision and sale of # 49,51,55 and 57 Minor Road , Orana.

8.0 INVESTMENT POLICY

The City currently invests its surplus Municipal Fund and Reserves funds in fixed term deposits / certificates with the Commonwealth Bank, Bankwest, or the Bendigo Bank. In the 2005/06 financial year, these investments earned a total of \$ 809,000. It is possible to earn higher returns with a higher level of security by extending the scope of authorized investments and using a licensed broker such BT Australia, Grove Securities, or Grange Securities.

Members of the Committee commented on the desirability of retaining a portion of the investment funds within the community.

The proposed new Policy on the Investment of Surplus Funds is attached.

RECOMMENDATION:

That Council adopt the Policy for Investment of Surplus Funds.

9.0 REDEVELOPMENT OF THE YORK ST ADMINISTRATION BUILDING SITE

The City has been approached by Mr Ian Howard. He suggested that some large scale property developers from Perth may be interested in developing a residential type complex on York Street, and this could involve some artistic or cultural dividends in terms of the open space provided.

The Committee discussed the timing and method for the sale of this land, and whether the criteria should include a design component.

RECOMMENDATION:

That the evaluation of tenders for the purchase of the York Street Administration Building site include a weighting factor for the design component.

10.0 ITEMS FOR FUTURE DISCUSSION

Demographic survey

The Committee discussed the advisability of using a demographic survey to provide the City of Albany with regional population and age dispersion projections for the fifteen year plan. The Manager Finance and Executive Director – Corporate and Community Services will investigate the commissioning of a consultant experienced in sea change issues to undertake a study on behalf of the City under existing budgets. Should the recommended study exceed existing budgets, a proposal will be put to Council for consideration prior to any works being undertaken.

RECOMMENDATION:

That Officers investigate the possible scope and cost of a demographic survey of the City and surrounding regional area, and proceed if the project can be completed under existing allocations.

11.0 NEXT MEETING

The next meeting is proposed to be held in the Margaret Coates Boardroom on Wednesday 31st January 2007, commencing at 9:00 am .

12.0 CLOSURE



Doc No: City of Albany Records
File: ICR6012549
Date: 03 AUG 2006
Officer: SP1;CEO
Attach:

17 Wittenoom Street, East Perth
WESTERN AUSTRALIA 6004.
PO Box 6686, East Perth
WESTERN AUSTRALIA 6892
Tel: (+61 8) 6311 7007
Fax: (+61 8) 6311 7001
www.prideprojects.com

*Records also Index
File Follows*

Andrew Hammond
CEO
City of Albany
221 York Street
Albany
WA 6331

1st August 2006

Dear Mr Hammond

Re: Lots 1, 2 and 3 Chester Pass Road, Yakamia

On behalf of our clients Kingopen Pty Ltd, we wish to express and confirm their continued interest in the acquisition of the three lots on the corner of Chester Pass Road and Mercer Road, Yakamia. We believe that the amalgamation of these lots with our clients land will bring about the highest and best use of these lots.

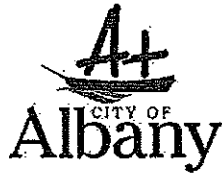
We understand that as a public asset it will be necessary to conduct any potential acquisition in an appropriate manner. Should the City of Albany consider our client's interest then we would suggest that each party would appoint a valuer to assist in determining an agreed sale price.

As part of the consideration in respect of any potential acquisition, we would want the land that our client has had to vest to the City of Albany for road widening taken into account.

We look forward to hearing from you at your earliest convenience once council has had the opportunity to discuss and review its position.

Yours sincerely


Mark Zoller B.Sc
Director



DRAFT

Council Policy

Investment of Surplus Funds

© City of Albany, 2006

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference: P

232

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PO Box 484, Albany WA 6331
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www.albany.wa.gov.au

1. Objective

The policy on Investment of Surplus Funds is intended to provide the best possible return on the investment of Council's surplus funds within prudent risk guidelines. Significant aspects of this objective include:

- Achieve a net overall return, on a rolling twelve month basis, above the UBSWA Bank Bill Index as follow
 - First 120 days after implementation of policy + .10%
 - Subsequent period + .35%
- Ensure a high level of security for the total investment portfolio
- Ensure ready access to funds when required

2. Scope

The policy applies to any investment of surplus funds other than bank deposits. It may include direct investments with financial institutions or investments through a funds manager accredited by WALGA.

3. Definitions

WALGA - West Australian Local Government Association

UBSWA Bank Bill Index - The rolling index of Australian bank bill rates as issued by Union Bank of Switzerland Warburg

Credit Ratings

The short term (less than one year) rating as defined by Standard and Poors Australian Ratings is:

- A1+ - Extremely strong degree of safety regarding timely payment
- A1 - A strong degree of safety for timely payment
- A2 - A satisfactory capacity for timely payment

The long term (greater than one year) rating as defined by Standard and Poors Australian Ratings is:

- AAA - Extremely strong capacity to pay
- AA+ to AA- - A very strong degree of safety for timely payment
- A+ to A - A strong capacity to repay
- BBB+ to BBB- - An adequate capacity to repay

ADI - Authorised Deposit Taking Institution

APRA – Australian Prudential and Regulatory Authority (APRA)

4. Policy Statement

a. Approved Institutions

Investments shall be made with institutions which meet the following guidelines

b. Authorised investments shall include

- Fixed and floating rate interest bearing deposits/securities issued by authorised deposit taking institutions (ADIs) as authorised by the Australian Prudential and Regulatory Authority (APRA), including fixed and floating rate securities.
- Other Interest bearing securities issued by entities other than ADIs with a credit rating of "AA-" or better
- Managed funds with a credit rating of "A" (Standard and Poors rating) or an equivalent rating from another accredited rating agency.

c. Investment guidelines

The investment parameters detailed in this policy are to be adhered to when undertaking investments.

d. Diversification / Credit Risk

The amount invested with any one financial institution or managed fund should not exceed the following percentages of total funds invested.

Long term rating Standard & Poors	Short term rating Standard & Poors	Direct Investments Maximum % with any one institution	Managed Funds Maximum % with any one institution	Maximum % of total portfolio
AAA	A1+	35%	50%	100%
AA	A1+	20%	45%	90%
A	A1	10%	30%	80%
BBB	A2	10%	n/a	20%

If any of the funds/securities held are downgraded and as a result no longer fall within Council's investment guidelines, they are to be divested as soon as practicable.

e. Liquidity of Investments

The City will ensure that funds are available when needed to pay for City expenditure, and that all investments can be realised within one year.

All securities must have an active secondary market.

5. Legislative and Strategic Context

Legislation covering investment of surplus funds includes :

- Local Government Act 1995 Section 6.14
- The Trustees Act 1962 – Part III Investments as amended by the Trustees Amendment Act.

6. Review Position and Date

Chief Executive Officer to review on or before 30/11/2008

7. Associated Documents

Nil

CEO Authorisation: _____

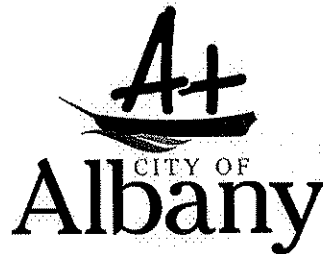
Date: ___/___/___

Adoption Date:
Adoption Reference:
Review Date:
Maintained By:
Document Reference: P

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Agenda Item Attachments

GENERAL MANAGEMENT SERVICES SECTION



Meeting No. 09/06
File Ref: STR208

[Agenda Item 14.4.1 refers]
[Bulletin Item 1.4.1 refers]

ALBANY TOURISM MARKETING ADVISORY COMMITTEE

MINUTES

Monday 9 October 2006
Held at the City of Albany North Road Office
Margaret Coates Board Room

1. DECLARATION OF OPENING

The Chairman declared the meeting open at 5.30pm

2. RECORD OF ATTENDANCE

Members

Cr Denis Wellington - Chairman
Cr Paul Lionetti
Mr Simon Shuttleworth
Mr Warrick Welsh

Staff

Mr Jon Berry – Manager Economic Development
Ms Krysta Guille – Tourism Development Officer

Apologies

Ms Johanna Ramsay
Cr John Jamieson – Deputy Chairman

Invited Guests

Mr Phil Bonser – Golfs Great Walks
Cr Bob Emery representing Albany Golf Club
Ms Alisia Battlis-Mumby – Skywest Airlines (By telephone)

3. CONFIRMATION OF PREVIOUS COMMITTEE MINUTES

Moved:- Paul Lionetti

Seconded:- Simon Shuttleworth

THAT the minutes of the Albany Tourism Marketing Advisory Committee meeting held on 07 September 2006 be confirmed as a true and accurate record of the meeting.

Carried

4. DISCLOSURE OF FINANCIAL INTEREST

Nil

5. BUSINESS ITEMS

5.1 Presentation and Discussion – Mr Phil Bonser (Managing Director of Golf's Great Walks)

Mr Bonser presented a proposal to produce a coffee-table book about Golf experiences in the South West including The Vines, Kennedy Bay, The Cut and Albany Golf Links. Mr Bonser was also planning to reproduce a book entitled 'The Albany Experience' first produced in conjunction with the late Paul Terry. Mr Bonser has also produced books such as 'Taste Margaret River' a high quality publication promoting food and wine. There are opportunities to charge for inclusion and also to retail the books.

Mr Bonser suggested \$15,000 is required for inclusion in the Golf's Great Walks (\$3000 alone for the photography) for 250 books and 1000 brochures.

The Committee agreed it was not appropriate for City funds to assist commercial publications however suitable contacts and guidance on images of Albany could be provided to Mr Bonser.

Warrick Welsh joined the meeting at 6.00pm

5.2 Amazing Albany Number plates – Results of Councillor Ballot

Jon reported on the results of a ballot of elected members to select a typology for Albany Local Authority Number Plates using the Amazing Albany graphic with the words 'explore discover relax' underneath. The results of the ballot and the background information provided to Councillors are attached to the minutes.

There is a \$130.00 fee payable to DPI for each plate so it was recommended the plates retail at \$200 per plate with operating surplus being re-invested into marketing account.

Moved: Simon Shuttleworth
Seconded: Paul Lionetti

THAT Council:-

- terminate its agreement with PCYC to administer Albany Local Authority Number Plates using the graphic and words 'Experience Albany';
- replace the existing Local Authority Plates with a new style* using up to five numbers; the 'amazingalbany' graphic followed by the letter 'A'; and;
- set a retail price of \$200.00 for the standard aluminum plate

Carried 4-0

** refer attachment to the minutes for illustration*

5.3 Go Taste Albany Update -Warrick Welsh

Warrick updated the Committee on a proposed new initiative combining a directional map with, cycling, walking and food and wine trails. Jon indicated the City could auspice the Go Taste Albany group for funding purposes rather than it go through a complex process of incorporation. Further investigations into the

proposal need to be undertaken as part of the review of the City's role in map production as a stand-alone product or as part of the Holiday Guide. Krysta, Jon, Warrick and Murray Gomm (Bicycle Users Group) need to meet to review ideas. Paul Lionetti also agreed to contribute his time.

- 5.4 Tourism Awards (GWN Top Tourism Town and 2006 WA Tourism Awards)**
The site visit judging for the GWN 2006 Top Tourism Town Award took place on Thursday 5th October. Feedback from the Chairman of the judges was very positive. Jon thanked Skywest Airlines for its contributions. The Awards will be announced on 10th November in the Swan Valley.

The City of Albany is also finalist for two categories for the WA Tourism Awards administered by the Tourism Council of WA. The categories are for the Visitor Centre and for the Tourism Strategy. The Awards will be announced on 18th November at the Burswood in Perth.

- 5.5 Promotional Activities Report**
The following promotional activities have occurred since the Committee last met:-

- Skywest Showcase Prizes have been organised
- WA Tourism Awards Silent Auction Prizes organized with very strong industry support
- Probus Club Newsletter featuring Albany
- Coast & Country feature on Albany
- Beautiful South pocket book strongly supported including AVC adverts.

- 5.6 Promotional carry bags**
Jon showed a prototype of a new calico bag branded Amazing Albany. There was general approval by the Committee for 10,000 to be produced for use by conference delegates, VIP's and at consumer shows promoting Albany. It was recommended Council set a wholesale price of \$2.00 set for organizations seeking to resell them.

- 5.7 Support to Cruise ship visits**
The committee agreed it was important to continue support to cruise ships and particularly work with wholesalers to get touring product on-board prior to arrival. Warrick indicated the importance of knowing who the in-bound operators were and to make contact with them. A strategy for relationship building and support would be prepared.

- 5.8 Albany Visitor Centre**
Feedback from Book Easy indicated that Albany Visitor Centre bookings via the Book easy system are the highest in Australia. The City's Retail Service Provider has reported excellent results for the past quarter.

6. OTHER BUSINESS

- 6.1 Vacant Position on Albany Tourism Marketing Advisory Committee**

Due to the resignation of Mr Ian Brayshaw, a there was a vacancy on the Committee.

Moved: Dennis Wellington
Seconded: Paul Lionetti

THAT Council appoint Mr Reno Danielli to the Albany Tourism Marketing Advisory Committee

CARRIED 4-0

6.2 Nominations to Board of ASW

Jon Berry has been nominated by Mount Romance to the Board of ASW for the Great Southern Coastal position. Also Janet Hillam (Beach house at Bayside) and Judy Radino (Karma Chalets) have been nominated for the industry positions.

6.3 Request for Assistance – Home in WA Television Program

General agreement that this is not good tourism viewing and we decline involvement.

7. NEXT MEETING

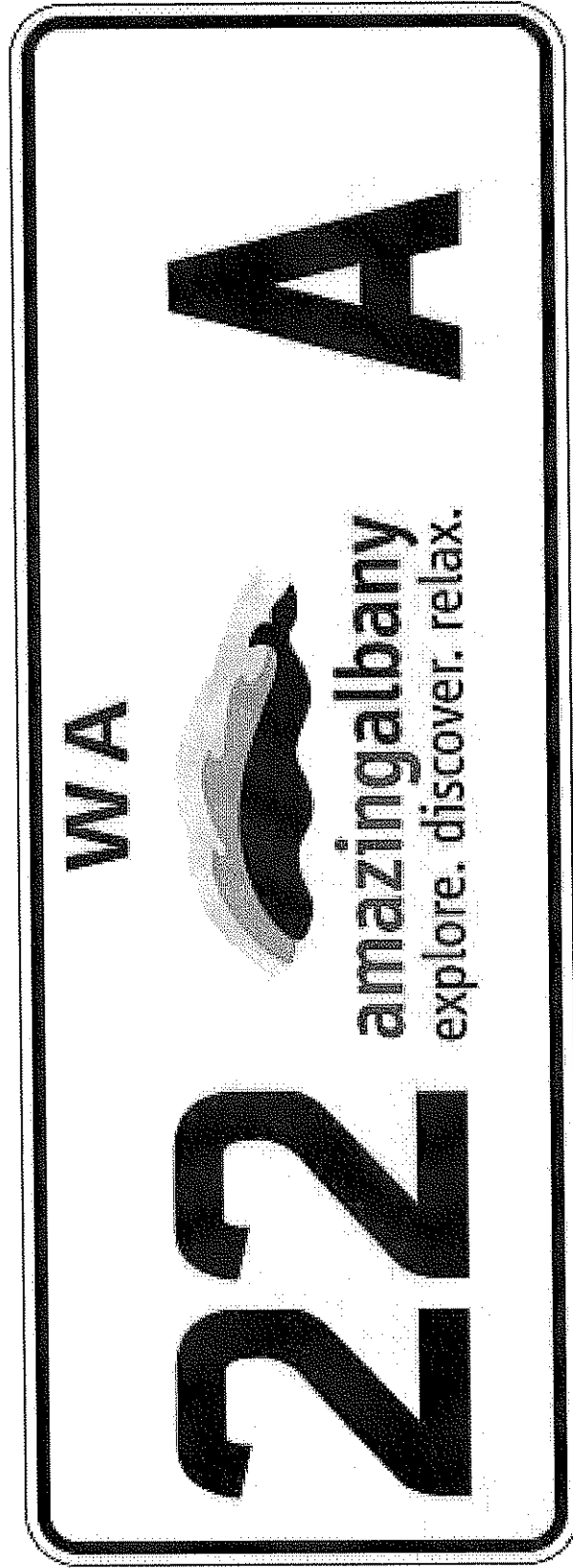
The next meeting to be held Monday 6 November 2006 at 5.30pm to 6.30pm.

8. MEETING CLOSE

The Chairman closed the meeting at 6.45pm

*** ** *

**PROPOSED NEW STYLE OF LOCAL AUTHORITY NUMBER PLATES TO
BE ADMINISTERED BY CITY OF ALBANY**





amazingalbany

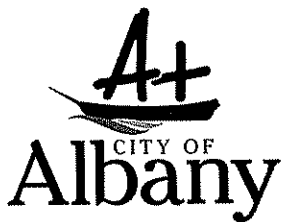
western australia

AMAZING ALBANY NUMBER PLATE BALLOT

	Mayor Alison Goode	Cr Meryn Bojoun	Cr Bob Emery	Cr Milton Evans	Cr John Jamieson	Cr Paul Lionetti	Cr Steve Marshall	Cr Roley Paver	Cr John Walker	Cr Jan Waterman	Cr Dennis Wellington	Cr Ian West	Cr Judith Williams	Cr Daniel Wiseman	Cr Des Wolfe	TOTAL
1A	3	1	1	2	1	1	1	1	ABSENT			1	3	3	2	22
1B	2	2	2	3	2	2	2	2	ABSENT			2	1	1	1	26
2A	1	3	3	1	3	3	3	3	ABSENT			3	2	2	4	37
2B	4	4	4	4	4	4	4	4	ABSENT			4	4	4	3	55

TALLY OF 1st PREFERENCES:-

- A - 9
- AL - 3
- ALB - 2
- ALY - 0



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MEMORANDUM

TO : Her Worship the Mayor and Councillors
FROM : Manager Economic Development
DATE : 8 September 2006
OUR REF :
SUBJECT : Ballot To Determine Format of Proposed New Albany Local Authority
Car Registration Numbers

Dear Mayor and Councillors

Further to my briefing at the Council concept briefing session on 22 August 2006 regarding the above matter, elected members supported the use of a ballot to guide a future decision on the format for proposed new Albany Local Authority car registration numbers using the new 'amazingalbany' brand.

To follow is a synopsis of the issue and attached is a ballot paper for you to complete by **22 September 2006:-**

Background

Albany Local Authority Plates are currently available in two concepts:-

1. Five numbers, a ship logo and the letter 'A', or
2. Four Numbers, a ship logo and the letters 'AL'

Both plate types feature a slogan that reads '*Experience Albany*'

The plates were previously administered by the Albany Tourist Bureau Inc (former Albany Visitor Centre) and since its wind-up, the City has authorised the Albany PCYC to administer sale of the plates as a fund raising initiative.

Custom plate applications require a payment to DPI of \$130.00 (embossed aluminium plate), however local groups may set the price that is charged to the public for fund raising.

There are a **maximum of seven characters** (including the graphic) allowed on local authority plates.

Current Status

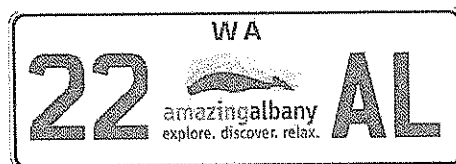
The City of Albany has adopted a new brand name and graphic for its tourism promotions being 'amazingalbany'.

It is proposed to cancel authorisation to PCYC to administer local authority plates with 'Experience Albany' and for the City of Albany to administer a new custom plate based on the new 'amazingalbany' branding.

Recommended options for a new Custom Plate series are:-

Option 1 – Continue the existing Number Series (with new logo)

- 1A Up to five numbers, amazingalbany logo and the letter 'A'
- 1B Up to four Numbers, amazingalbany logo and the letters 'AL'



Example of 'AL' Style

Because plate numbers cannot run concurrently, this option will mean that those numbers already allocated to 'Experience Albany' cannot be used with the proposed 'amazingalbany' series. Owners of the existing 'Experience Albany' plates can have their numbers transferred to the proposed 'amazingalbany' series. If owners choose to change branded plates the DPI fee of \$130.00 is incurred through the Licensing branch and no fund raising opportunity for the City will avail.

As at 29 August 2006 DPI had received 232 applications for 'A' Local authority plates and 140 applications for 'AL' plates using the 'Experience Albany' logo with 'Ship Graphic'

Option 2 – Commence a new Number Series

Commence a new series using three alternative letters (e.g. ALB, ALY etc) being independent of the 'Experience Albany' series. This option allows numbers to recommence meaning that low numbers (e.g. 1 ALB, 1 ALY etc) would be available. With a maximum of seven characters the configuration is:-

- 2A Up to three numbers, 'amazingalbany' logo and the letters 'ALB'
- 2B Up to three numbers, 'amazingalbany' logo and the letters 'ALY'

This option would create a new lettering sequence that is inconsistent with State Plates being 'A' and 'AL'

Cr Name _____

Cr Signature _____

COUNCILLOR BALLOT

*Number each box 1-4
with 1 being your first
preference and 4 your
least preference*

1A Up to five numbers, amazingalbany logo and the letter 'A'

1B Up to four Numbers, amazingalbany logo and the letters 'AL'

2A Up to three numbers, 'amazingalbany' logo and the letters 'ALB'

2B Up to three numbers, 'amazingalbany' logo and the letters 'ALY'

**PLEASE COMPLETE BY 22 SEPTEMBER 2006 AND PLACE IN THE BOX
PROVIDED IN THE COUNCILLOR LOUNGE**

THANK YOU