



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

**ORDINARY  
COUNCIL MEETING**

**Tuesday 21<sup>st</sup> October 2008**

**ELECTED MEMBER'S REPORT/INFORMATION BULLETIN**  
**21<sup>st</sup> October 2008**

**1.0 AGENDA ITEM ATTACHMENTS**

**1.1 Development Services**

- 1.1.1 Development Application – Use Not Listed – Seafood Processing with Retail Sales – Lot 118 Hercules Crescent, Centennial Park  
[Agenda Item 11.1.1 refers] [Pages 5-29]
- 1.1.2 Development Application - Caravan Park Extension (Emu Beach Holiday Park)  
[Agenda Item 11.1.2 refers] [Pages 30-42]
- 1.1.3 Development Application - Group Dwellings – Lot 3 Queen Street, Little Grove  
[Agenda Item 11.1.3 refers] [Pages 43-58]
- 1.1.4 Development Application - Wind farm (additions) – Sandpatch Reserve 13773  
[Agenda Item 11.1.4 refers] [Pages 59-76]
- 1.1.5 Scheme Amendment Request – Lots 44, 19 and Pt. 800 Lower Denmark Road, Cuthbert  
[Agenda Item 11.3.1 refers] [Pages 77-112]
- 1.1.6 Scheme Amendment Request – Various Lots in Kalgan Locality  
[Agenda Item 11.3.2 refers] [Pages 113-140]
- 1.1.7 Initiation of Scheme Amendment – Lots 870 and 873 – 877 John Street and Morris Road, Milpara  
[Agenda Item 11.3.3 refers] [Pages 141-182]
- 1.1.8 Initiation of Scheme Amendment– Lots 1, 7, 20, 21, 109 & 110 Frenchman Bay Road, Big Grove  
[Agenda Item 11.3.4 refers] [Pages 171-192]
- 1.1.9 Initiation of Scheme Amendment - Lot 101 & 102 Kitson/Gipton Roads, Gledhow  
[Agenda Item 11.3.5 refers] [Pages 193-207]
- 1.1.10 Initiation of Scheme Amendment – proposed new definition for Bulky Goods Outlet - Town Planning Scheme 1A and 3  
[Agenda Item 11.3.6 refers] [Pages 208-221]
- 1.1.11 Road Closure – Pioneer Road, Centennial Park  
[Agenda Item 11.4.1 refers] [Pages 222-227]
- 1.1.12 Dedication of Right of Ways as Public Roads – Andrew Street and Hadley Road, Lower King  
[Agenda Item 11.4.2 refers] [Pages 228-234]
- 1.1.13 Bushcarers Advisory Committee Meeting Minutes - 12 September 2008  
[Agenda Item 11.6.1 refers] [Pages 235-237]

**1.2 Corporate & Community Services**

- 1.2.1 List of Accounts for Payment  
[Agenda Item 12.1.1 refers] [Pages 238-259]
- 1.2.2 2007/2008 Budget Review – Q1 Review Summary  
[Agenda Item 12.1.4 refers] [Pages 260-292]
- 1.2.3 'The Ridge' Subdivision Lot 247 Cull Road, Lockyer. Tender Evaluation Report and Checklist from OPUS Consultants [Pages 293]  
[Bulletin Attachment 1.2.3 is a CONFIDENTIAL Item and has been distributed under separate cover in accordance section 5.23 (2) (c) of the Local Government Act 1995 ]

- 1.2.4 Finance Strategy Advisory Committee minutes – 10 September 2008  
[Agenda Item 12.8.1 refers] [Pages 294-296]
- 1.2.5 Community and Economic Development Strategy and Policy Committee  
- Albany Cultural Development Committee Meeting Minutes 28 August 2008  
- Recreation Planning Strategy  
- Civic Affiliation Policy  
[Agenda Item 12.8.2 refers] [Pages 297-311]
- 1.2.6 Albany Senior Advisory Committee Meeting Minutes – 10 September 2008  
Agenda Item 12.8.3 refers] [Pages 312-314]

### **1.3 Works & Services**

- 1.3.1 Asset Management and City Services Strategy & Policy Committee 4<sup>th</sup> September 2008.  
[Agenda Item 13.8.1 refers] [Pages 315-326]

### **1.4 General Management Services**

- 1.4.1 Information Technology (IT) System Security and Information Management Policy  
[Agenda Item 14.5.1 refers] [Pages 327-330]
- 1.4.2 Corporate Strategy and Governance Strategy and Policy Committee meeting minutes for the 2nd September 2008.  
[Agenda Item 14.5.1 refers] [Pages 331-336]
- 1.4.3 Corporate Strategy and Governance Strategy and Policy Committee meeting minutes for the 18th September 2008.  
[Agenda Item 14.5.1 refers] [Pages 337-341]
- 1.4.4 Annex A to 25 Sep 08 minutes  
[Agenda Item 14.5.1 refers] [Pages 342-345]
- 1.4.5 Annex B to 25 Sep 08 minutes  
[Agenda Item 14.5.1 refers] [Pages 346-380]
- 1.4.6 Annex C to 25 Sep 08 minutes  
[Agenda Item 14.5.1 refers] [Pages 381-393]

## **2.0 MINUTES OF OTHER COMMITTEES OF COUNCIL**

Nil

## **3.0 GENERAL REPORTS ITEMS**

### **3.1 Development Services**

- 3.1.1 Building Activity Report – September 2008  
[Pages 394-403]
- 3.1.2 Planning Scheme Consents – September 2008  
[Pages 404-406]

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

Nil

### **3.3 Works & Services**

Nil

### 3.4 General Management Services

#### 3.4.1 Incoming correspondence to City of Albany [Pages 407-414]

- Royalty for Regions Program Brendan Grills MLA dated 01 Sep 08
- Nationalization Ceremony Thankyou dated 03 Sep 08
- Albany Senior High School dated 06 Sep 08
- Southern Grampian Shire Council dated 05 Sep 08
- HMAS Darwin – RAN dated 24 Sep 08
- US Embassy dated 26 Sep 08

#### 3.4.2 Common Seal

NCSR086442 Assignment of Lease  
 PRO333 - Airport Hangar 28  
 City of Albany & Lenosia Pty Ltd & Jack Shiner  
 OCM 18-Dec-08 Item 14.4.1

NCSR086452 Amendment  
 AMD161 - Density Change in the Central Area Zone  
 City of Albany  
 OCM 19 Jun 07 & 19 Aug 08 Items 11.3.9 & 11.3.7

NCSR086457 Lease Agreement  
 PRO364 - Goode Beach Fire Station  
 City of Albany & Conservation and Land Management Executive Body  
 OCM 19-Jun-07 Item 11.5.1

NCSR086490 Custody Registration  
 Lehman Investments  
 City of Albany & Grove Research & Advisory  
 Not Applicable

NCSR086514 Application (Form A6)  
 Certificate of New Title - Road Reserve - Lot 3 Mercer Rd Lange  
 City of Albany and DLI  
 OCM 20-Feb-07 Item 12.7.3

NCSR086563 Amendment  
 AMD 276 - Lot 120 (18) Hadley Street  
 City of Albany  
 OCM 18/03/08 & 16/09/08 Items 11.3.5 & 11.3.4

### 4.0 STAFF MEMBERS

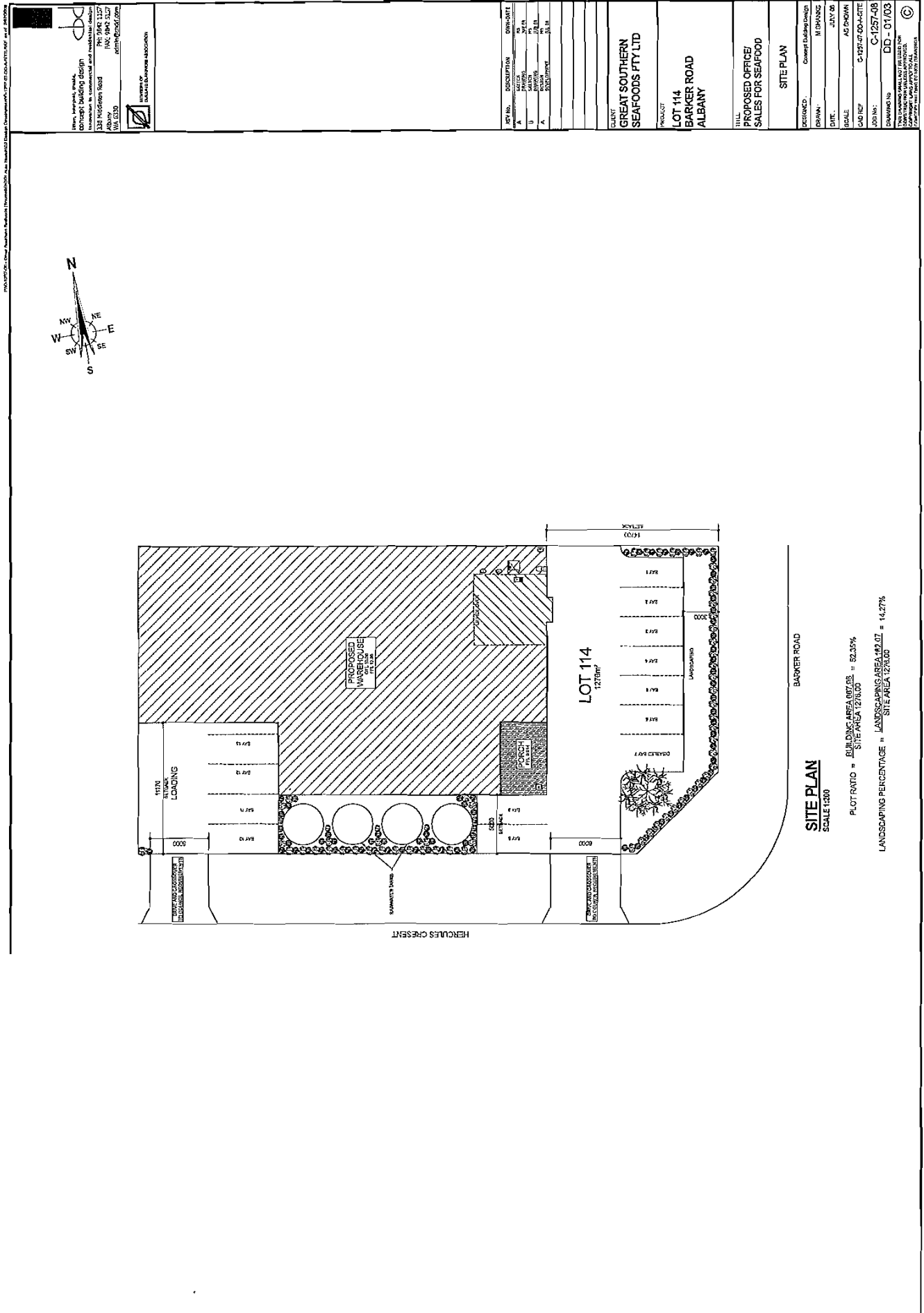
#### 4.1 Disclosure to Engage in Private Works

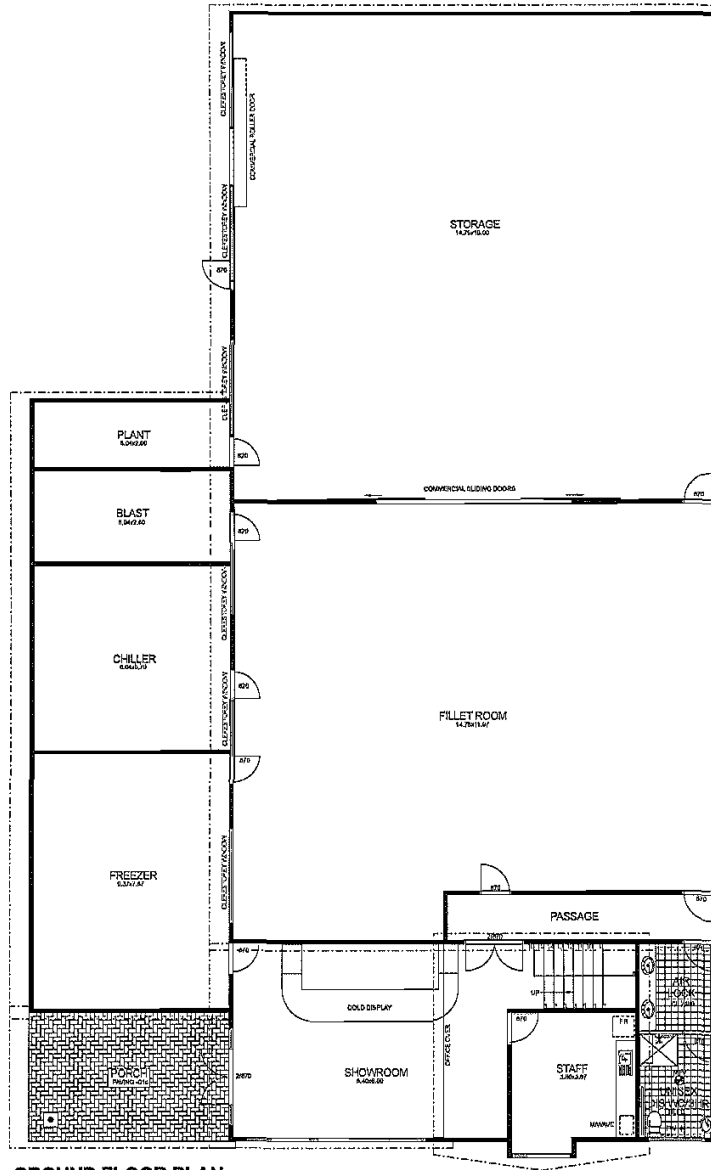
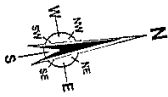
Nil

#### 4.2 New Appointments

##### STAFF MOVEMENTS (as advised by David Hughes)

Appointments	Resignations
Corporate Services Officer - Erin Williamson	Senior Records Officer - Jen Crowe
Indigenous Liaison Officer – Cheryle James-Wallace	Building Inspections Officer – Warren Moyses
Recreation Planning Officer - Patricia Martin	Airport Reporting Officer – Lee Mason
Finance Officer – Gilliam Lamshed	Records Officer - Melody Montague
	Finance Cadet - Todd Skipper
	Parks Maintenance Worker - Ken Clifton





**GROUND FLOOR PLAN**  
SCALE 1:100

AREA	AREA	FUNCTION
GROUND FLOOR	643,296m <sup>2</sup>	113,340m <sup>2</sup>
FIRST	30,000m <sup>2</sup>	
TOTAL	700,480m <sup>2</sup>	

concept building design  
 338 Middleton Road  
 Albany WA 6530  
 PH: 9842 5127  
 FAX: 9842 5127  
 admin@cbd.com.au



REV. No.	DESCRIPTION	DATE
A	ISSUE	JUL 06
A	DESIGN DEVELOPMENT	JUL 06

CLIENT  
**GREAT SOUTHERN SEAFOODS PTY LTD**

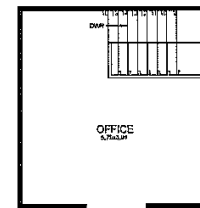
PROJECT  
**LOT 114 BARKER ROAD ALBANY**

TITLE  
**PROPOSED OFFICE / SALES FOR SEAFOOD**

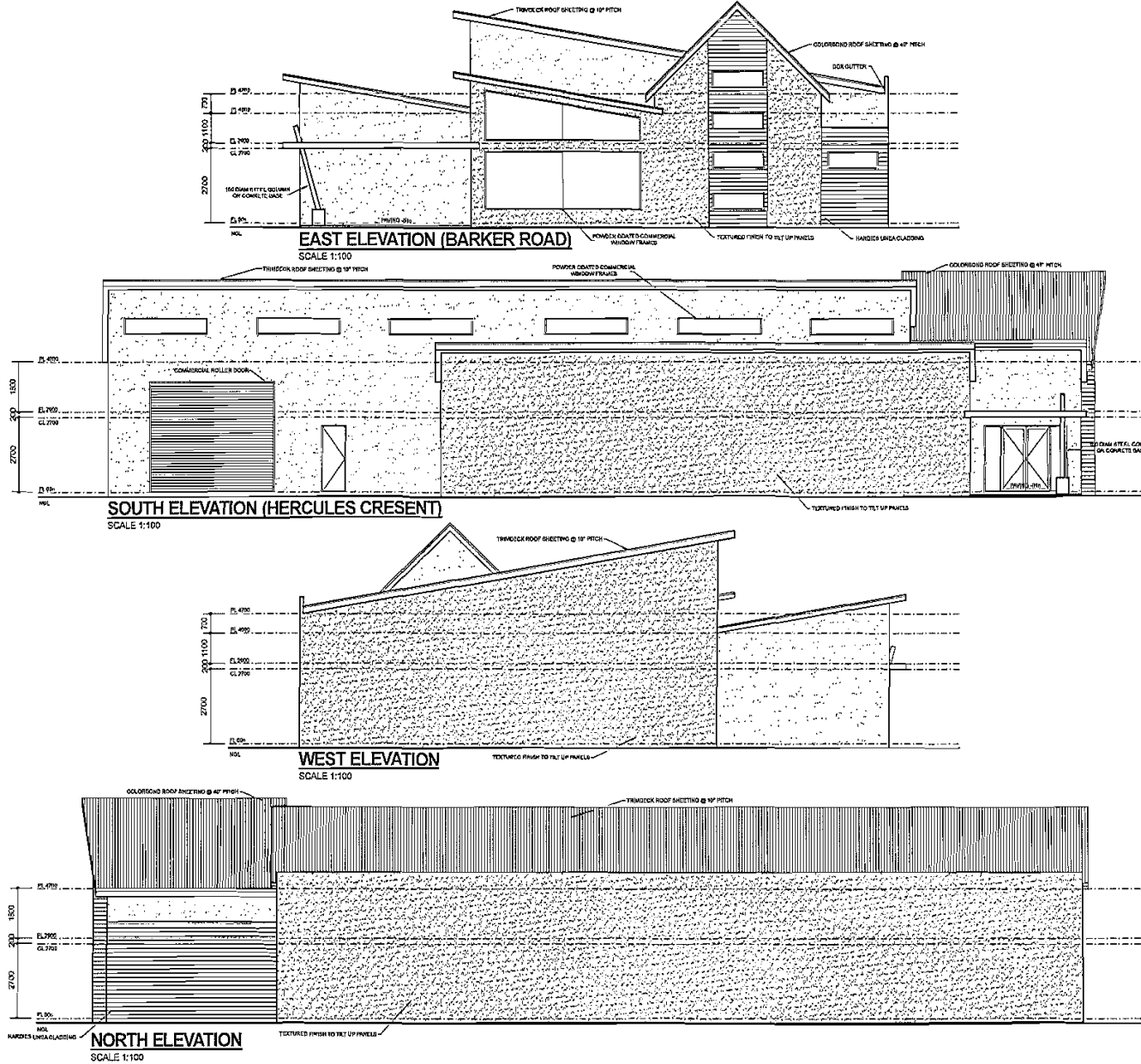
**FLOOR PLAN**

DESIGNED: Concept Building Design  
 DRAWN: M CHANICK  
 DATE: JULY 06  
 SCALE: AS SHOWN  
 CAD REF: C-1257-01-00-A-PLAN  
 JOB No: C-1257-08  
 DRAWING No: DD - 02/03

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**FIRST FLOOR PLAN**  
SCALE 1:100



BARR, HOSKING, GREEN  
 concept building design  
 (specialists in commercial and residential design)  
 133 Midknight Road Albany WA 6330  
 Ph: 9842 1157 Fax: 9842 5157  
 admin@cbdf.com



REV No.	DESCRIPTION	DATE
A	ISSUE	JUL 08
A	DRAWING	JUL 08
A	DESIGN DEVELOPMENT	JUL 08

CLIENT  
**GREAT SOUTHERN SEAFOODS PTY LTD**

PROJECT  
**LOT 114 BARKER ROAD ALBANY**

TITLE  
**PROPOSED OFFICE / SALES FOR SEAFOOD**

ELEVATIONS	
DESIGNED:	Concept Building Design
DRAWN:	M CHANING
DATE:	JULY 08
SCALE:	AS SHOWN
CAD REF:	C-1257-07-00-A-PLAN
JOB No.	C-1257-08
DRAWING No.	00 - 03/03

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## 1.0 INTRODUCTION

This report forms part of the Development Application submitted to the City of Albany for the development and use of a Service Industry at Lot 114 (37) Hercules Crescent, Centennial Park.

It is proposed to develop the site for the purposes of housing Great Southern Seafoods, a local seafood processor and retailer. Development plans are included in **Appendix A** of this report.

The consultants employed on this project are:

- Concept Building and Design                      Development Plans
- Harley Survey Group                                      Town Planning Report

## 2.0 SUMMARY OF VARIATIONS TO COUNCIL SCHEME AND POLICY

A total of four variations to normal standards or policies are requested for this development. These are summarised below. For more detail regarding the justification for each variation, please refer to section 6 of this report.

### 2.1 Town Planning Scheme Variations

Council approval to vary standards and provisions of Town Planning Scheme No.1A are requested for the following:

1. Plot Ratio – 0.54 in lieu of the 0.5 provided by the Scheme. This equates to a 55m<sup>2</sup> increase, or 4% of the total lot area.
2. Secondary Street front setback – 5m in accordance with clause 4.8 of the Scheme.
3. Landscaping – 14.5% of total lot area in lieu of 20%.

### 2.2 Barker Road Industrial Area Policy Variation

Council approval to vary the Barker Road Industrial Area Policy to allow consideration of this seafood processing business as a service industry is requested.

## 3.0 BACKGROUND

### 3.1 Great Southern Seafoods

The proponents of this current application, Adam and Margaret Soumelidis are the owners and operators of Great Southern Seafoods and have over 20 years of experience in the commercial fishing and seafood processing industry. In 2004, the Soumelidis' relocated their business from Ceduna, South Australia to Albany. During their time in Ceduna, the Soumelidis' purchased and processed the majority of shark caught in Albany and Esperance due to there being no local processing facilities.

Since establishing the business, local Albany commercial fishermen have been able to sell their catch locally without the need to program fishing around the availability of refrigerated transport to processors in Ceduna or elsewhere in Western Australia, which was usually fortnightly. This allows the fishermen to fish to the weather.

The business currently buys the entire local catch, thereby providing security to the local commercial fishing fleet. Apart from the processing side of the business, Great Southern Seafoods provides



wholesale and retail seafood supplies. The business currently supplies about 90% of Albany's restaurants and food outlets.

Great Southern Seafoods employs 4-5 people and is a supporter of local business, sporting and community groups. The Soumelidis' believe in a strong local business economy and therefore buy locally where possible, including vehicles, plant and equipment. Approximately 6 large fishing boats, plus other smaller operators rely on Great Southern Seafoods for purchasing and processing their catches.

Apart from the processing business, Great Southern Seafoods also retail fresh fish to the local community and hospitality sector. It is the only business providing a large range of fresh seafood in Albany and surrounding districts.

### 3.2 Existing Premises

Great Southern Seafoods currently operates out of rented premises at Lot 12 Kitson Road, Gledhow. These premises have been used by the business since 2004 when the proponents relocated from Ceduna, South Australia.

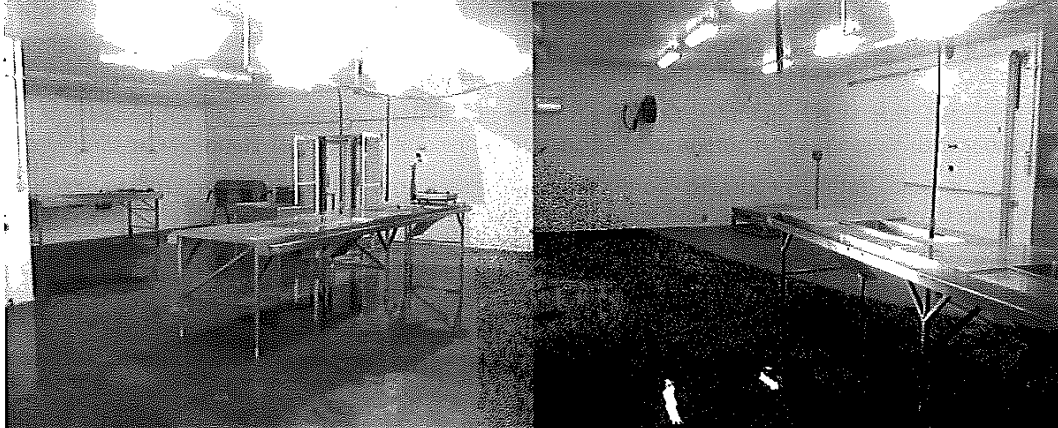
The City of Albany has served notice on the owner of this property to cease the operation of the seafood processing business within a certain period of time. This is due to the use being not permitted under Town Planning Scheme No.3.

It is understood that notwithstanding town planning scheme issues, the main operational issue at the Kitson Road site is odour. The odour problem has been attributed to the inability for the on-site effluent disposal system to cater for the amount of waste water. This issue has been identified previously by both the operators and City environmental health officers.

The Soumelidis' have always considered the Kitson Road premises as a temporary site and have been actively looking for an alternative site to establish a purpose-built processing and retail facility since 2004, well before the existing issues with odour and planning compliance were raised. This has included ongoing discussions with Landcorp relating to the possibility of a site being made available in the Albany Waterfront development. However, due to delays in the Waterfront development, this option is not currently available. With the recent Council notice to cease operation at Kitson Road, the Soumelidis' have purchased 37 Hercules Crescent, Centennial Park, subject to Council granting Development Approval.

The current premises have been constructed to allow for hygienic processing and storage of fish product. The premises includes a processing room, with sealed concrete floors, stainless steel benches, water and floor waste as shown in **Photos 1 and 2** below.





No machinery is used during the processing stage, with all cleaning, gutting and filleting of fish occurring by hand. The only items of machinery used in the business are refrigeration motors to run the several cool rooms and freezers and a forklift. It is understood that the processing and cold storage areas meet with the satisfaction of Council's Environmental Health Services.

The odour currently experienced with the Kitson Road site is due to the inability of the leach drain systems to cope with the amount of waste water generated in a business of this type. The soils on the site are clay based and subject to water logging, which reduces the ability for the leach drains to work effectively.

The new premises will allow for the processing floor and waste disposal systems to be designed to 'best practice' levels, including connection into the deep sewer service. This will eliminate the odour issues associated with the Kitson Road Site, as the waste water will be taken off site and treated by Water Corporation.

### 5.3 Site Selection

The proponents have been actively identifying a site to relocate the business for the past few years, including approaching Landcorp regarding a site on the Albany Waterfront. The need for urgency caused by Council's recent notice on the Kitson Road property has meant that longer term solutions such as the waterfront are not available.

A number of available sites have been considered for relocating the business. Each of the sites was assessed against the following criteria:

- Ability to connect to deep sewer;
- Located in an area where the use can be approved (i.e. industrial areas);
- A site of at least 1,200m<sup>2</sup> in area;
- A location close to town to allow for customer access to the retail element of the business; and
- Site being available for sale.

The need for an industrial area with sewerage available limited site selection to the Centennial Park area. Although the Milpara industrial estate is seweraged, limitations caused by Town Planning Scheme No.3 make locating in this area problematic without a scheme amendment.

The selected site at 37 Hercules Crescent meets the above criteria and the proponents have entered into an agreement to purchase the property, subject to the issue of Planning Consent.

The site is also further separated from residential areas and other sensitive land uses when compared to other available sites that were investigated.

#### 4.0 SITE DETAILS

##### 4.1 Property and Ownership Details

Lot 114 (37) Hercules Crescent, Centennial Park is 1,276m<sup>2</sup> in area with frontage to Barker Road and Hercules Crescent.

The legal identification of the property is Lot 114 on Plan 20811 and is shown on Certificate of Title Volume 2058 Folio 328.

The current registered proprietors of the property are Z & Z Urban. A contract of sale to the proponents of this application has been entered into. In accordance with Council requirements, the Application for Planning Consent has been signed by the current owner.

##### 4.2 Zoning

The property is zoned 'Industry' by City of Albany Town Planning Scheme No.1A.

The lots immediately surrounding the site are similarly zoned.

On the opposite side of Barker Road is land zoned 'Clubs and Institutions' This site houses the Albany Ten Pin Bowling and Go Kart complex. To the north of the site is land zoned 'Clubs and Institutions' and currently used by the Albany Indoor Volleyball Complex. This site is currently subject to rezoning by Amendment No.160 to 'Tourist Residential R40'. The surrounding zones and reservations are shown in **Figure 1** below.



Figure 1: Zoning Plan

4.3 Current Use

The property is currently vacant and cleared of vegetation.

4.4 Surrounding Uses

Figure 2 shows the use of properties surrounding the development site. Currently the properties immediately to the west and south are undeveloped industrial lots. The land to the east of Barker Road is either undeveloped industrial land or part of the landscaping and buffer to the go kart track.

Existing uses in Hercules Crescent include:

- Fire and Emergency Services Authority Regional Headquarters;
- Cabinet makers;
- Dance studio;
- Storage units;
- Printers;
- Offices – Builder, Security.
- Surf shop;

- Vacant factory units.



Figure 2 – Surrounding Land Uses (Photo: 2007)

The nearest residential / tourist residential areas are approximately 150m from the outer edges of the site to the west (Mt Melville Caravan Park) and south (Barker Rd residential zone). The new park home village on Lot 733 Wellington Street is located approximately 190m to the northwest of the site. It is noted that the proposed rezoning of the Indoor Volleyball Centre on Barker Road will allow for tourist residential development within about 50m of the site, although the actual distance to residential buildings is likely to be greater to provide appropriate setbacks to the Hercules Crescent industrial area.

#### 4.5 Barker Road Industrial Area Local Planning Policy

The development site is located within 'Precinct B' of the Barker Road Industrial Area Local Planning Policy adopted on 2 May 2000 and updated on 10 May 2007.

The objectives of this Policy are:

1. To designate the subject land for light industrial, service industrial, showroom and warehouse development that will be compatible with adjoining uses such as the caravan park and sports centre.
2. To preclude uses that would prejudice the amenity of adjacent uses because of noise, odour, fumes, vibration, light, electrical interference, soot, ash, dust, grit, oil,

*liquid waste or waste products and heavy vehicle movement that may be associated with such uses.*

How the proposed development complies with the specific provisions of the Policy will be explored later in this report.

#### 4.6 Previous Approval

It is understood that a Planning Consent was granted for a showroom development at the time of approval of the building on Lot 115. Although the building on Lot 115 was subsequently constructed, the portion on Lot 114 has not been commenced. This new proposal would replace the original concept.

### 5.0 THE PROPOSAL

#### 5.1 Development Plans

It is proposed to develop a Service Industry on the property for the purposes of housing the Great Southern Seafoods processing and retail outlet.

The development plans attached at **Appendix A** include the following main features:

- Tilt-up concrete external with textured finish with Hardies 'Linea' cladding on feature areas;
- Glazed 'shop front' facing Barker Road with a customer entrance porch fronting both Barker Road and Hercules Crescent;
- 'Colorbond' custom orb roofing to the front retail / office portion at 45° pitch and 'Trimdeck' roofing at 10° pitch on the main processing storage area;
- Total of 706.5m<sup>2</sup> floor area, comprising 643m<sup>2</sup> on ground floor, 38.5m<sup>2</sup> on the upper floor office and 25m<sup>2</sup> porch area;
- Access from Hercules Crescent only, with separate customer and staff / loading access points;
- Total of 13 car parking bays within two landscaped car parking areas;
- Below ground rainwater tanks for harvesting of roof water and use for cleaning down of the processing floor;
- Processing room of approximately 175m<sup>2</sup>;
- Storage / loading area of approximately 220m<sup>2</sup>;
- Freezer and cool room areas and associated plant room of approximately 110m<sup>2</sup>;
- Retail 'front of house' of approximately 50m<sup>2</sup>; and
- Office, staff and ablution facilities.

#### 5.2 Defined Use

There is no listed use 'seafood processing' or similar defined in City of Albany Town Planning Scheme No.1A. Given this, the proposed use has been defined as 'Service Industry'. This is defined as follows:

*A light industry carried on upon land and in buildings having a retail shop front and in which goods are manufactured only for sale on the premises, or land and buildings having a retail shop front and used as a depot for receiving goods to be serviced.*

The development includes the pre-requisite retail shop front, which will sell goods solely 'manufactured' on the premises, namely the processed fish and seafood products.

In order to qualify for this use, the proposed business must meet the requirements of a 'Light Industry' as defined by the Scheme. A 'Light Industry' is defined as follows:

*An industry in which the processes carried on, the machinery used and the goods and commodities carried to and from the premises do not cause any injury to or prejudicially affect the amenity of the locality by reasons of the emission of light, noise, vibration, electrical interference, smell, fumes, smoke, vapour, steam, soot, ash, dust, grit, oil, liquid wastes or waste products and in which the only power driven machinery used is driven by electricity.*

In order to prove the proposed use meets this definition, each of the criteria will be addressed separately.

#### Light

The entire operation will be located within the confines of the building, which will reduce the potential for light spill. Further, the operation predominantly operates during daylight hours only.

Light emissions are not anticipated to cause injury or prejudicially affect the amenity of the locality.

#### Noise

The fish processing is conducted using hand knives only. Therefore there are no saws or other machinery associated with the processing itself.

The main source of noise will be forklift movement and the refrigeration motors, which will be located within a purpose-built plant room. The refrigeration motors used at the current premises are relatively quiet with a similar noise output as a domestic air conditioner and are not expected to be heard outside of the immediate surroundings of the site.

The forklift operation is sporadic and this noise would be the same as for other businesses in the area that employ a forklift.

A site visit on Monday 14 July 2008 identified that the main noise emission currently experienced was from the cabinet makers approximately 150m away. This business uses wood cutting machinery, the noise of which is quite noticeable in what is otherwise a generally quiet light industrial area.

The rezoning of Lot 734 (Indoor Volleyball Centre) to 'Tourist Residential R40' includes provision for a 3m high wall along the common boundary to the Hercules Crescent industrial area. This wall is to act as a noise attenuation wall with a minimum surface mass of 15kg/m<sup>2</sup>. Given the relatively low noise emissions from the proposed use, it is anticipated that there will be no noise impact on the amenity of the proposed tourist residential use of Lot 734.

#### Vibration

Due to the lack of impact machinery, there will be no vibration emissions from the proposed use.



#### Electrical Interference

The machinery to be used at the premises is standard equipment that will not create electrical interference or create an undue demand upon available electricity supplies.

#### Smell

The current premises are affected by odour due to inefficient on-site effluent disposal. The new premises will be immediately connected to the Water Corporation deep sewer, which will eliminate the odour issue.

Management of odour from the processing floor and solid waste will be dealt with using industry standards that have proven efficient in other seafood processing premises. This will include the removal of solid waste (offal) daily by a contractor that uses the waste for composting and as fertiliser in agricultural areas.

The processing tables and floors are continuously washed down and disinfected to remove waste and offal. The wastewater runs through a series of grease and solid traps before entering the sewerage system. These traps are regularly disinfected and cleaned out to eliminate odour.

As the fish being processed is intended for human consumption, the food handling and hygiene standards are very high to ensure food safety. These standards are regularly monitored by City of Albany environmental health staff in accordance with Health Regulations. The need to adequately manage odour to ensure the amenity of the locality is paramount to meet these health standards, as well as the planning requirements for light industry.

The existing odour problem at the Kitson Road site is not due to the operation of the processing floor or the hygiene standards of the operator. The proposed site in Hercules Crescent will not suffer from the same odour issue as Kitson Road as there will be no on-site leach drains. All waste water will be disposed via the sealed sewerage system, thereby eliminating the current odour issue. This notion is supported by City of Albany planning and environmental health staff during their assessment of the Kitson Road site.

#### Fumes

There will be no noxious chemicals used at the site. Chemicals used will be limited to general cleaning and disinfectant chemicals necessary to meet health and hygiene standards.

#### Smoke

As the smoking or frying of fish is not to occur on the premises, there will be no smoke emissions.

#### Vapour

There will be no vapour emissions from the premises.

#### Steam

There will be no steam emissions from the premises and there will be no use of boilers. However, it is proposed to cook crustaceans, such as lobster, prawns and crabs by boiling for sale from the premises. This cooking would occur on a stovetop with range hood in accordance with the relevant health regulations. There may be minor steam released as a result of this cooking. However, cooking will be an occasional function only.



Soot / Ash

There will be no soot or ash emissions as there will be no furnaces or cooking on the premises.

Dust / Grit

There will be no dust or grit emissions as there is no machining of metal, wood or other products that would cause these emissions.

Oil

There will be no use of oil or petroleum products on the site that will require specialised disposal or storage.

Liquid Wastes

The main liquid waste will be water that is used to keep processing surfaces and floors clean. A seafood processor is a high water user and requires efficient effluent disposal in order to reduce odour and ensure high levels of hygiene at all times.

Preliminary advice from the Water Corporation indicates that it is feasible for the premises to be connected to the existing sewerage connection on the property and that there is sufficient capacity in the main to accommodate the likely flows from the business.

It is necessary for the development to be approved for construction by the Water Corporation before work commences on the site. As part of the Water Corporation application process, a detailed design of the liquid waste disposal system including solids and grease traps will be provided and approved.

It is stressed that should Water Corporation approval not be granted the development cannot proceed. This avoids the risk of the business being constructed without appropriate effluent disposal.

As it is expected that the premises will be able to be connected to the Water Corporation sewer without the need for modifications to the mains, it can be reasonably argued that that proposed use will not have a detrimental impact on the disposal of liquid waste in the locality and can therefore be considered a Light Industry.

Waste Products

The main waste products from the premises will be offal from the fish processing. The offal is sealed in plastic drums and stored within the building. The drums are removed daily when fish are being processed. This means that the offal is not stored on site for any length of time, which reduces odour issues and ensures a high level of hygiene is achieved.

The offal is currently picked up by a contractor that converts the waste into a fertiliser for agricultural use.

Other waste products include packaging and general rubbish. This will be stored in a standard skip bin and removed by contractors in the normal manner.

The storage and disposal of waste will not affect the amenity of the locality and will use existing well-established disposal systems that have been identified to work for this business.



Use of electrically-powered machinery

As discussed above, the machinery used on the premises will be limited to electrically-driven refrigeration motors. Other equipment, such as lighting and office equipment will also be electrically-operated.

All machinery used will meet the requirements for Light Industry.

Conclusion

All of the criteria for Light Industry can be met by this proposed use. Further, the use will have a lesser impact on the locality than some existing businesses such as the cabinet makers, which emits noise from cutting machinery.

The processing portion of the premises can be reasonably classed as Light Industry. The retail element will be limited to the sale of products 'manufactured' at the premises (i.e. the processed seafood), as required in order to meet the definition of 'service industry'. Given that both definitions are adequately met by the proposal, we request Council consider this development as a **Service Industry**. It must be stressed that the retail element of the business is secondary to the processing portion and has resulted due to the lack of alternative retail outlets specialising in fresh seafood. Given this, we contend that the use is indeed a service industry rather than a predominantly retail outlet as seen in commercial and town centre areas.

5.3 Permissibility

The use class 'Service Industry' is listed as an 'AA' use in the Zoning Table of Town Planning Scheme No.1A for the Industry Zone. An 'AA' use is defined in clause 3.4 of the Scheme as:

*A use that is not permitted unless planning consent to it is granted by the Council.*

The purpose of this application is to seek planning consent as required by the above clause.

6.0 COMPLIANCE

6.1 Development Standards

Appendix III of the Scheme outlines the development standards required for the Industry Zone. It is noted that the use 'service industry' is not listed in the use-specific development standards in Appendix IV.

The following standards are applicable to this development.

Plot Ratio

A plot ratio of 0.5 is provided for the industry zone. The proposed plot ratio of the development is 0.54, which includes the area of the ground floor (excluding the porch) and the upper floor office, a combined total of 682m<sup>2</sup>.

We are requesting Council exercise its discretion provided by clause 4.10 of the Scheme and approve the variation to plot ratio, which equates to 55m<sup>2</sup> of floor area.

The ability to construct a slightly larger building will allow for all work and storage areas to be located indoors rather than have unsightly work areas and storage in the open. This will provide a much more visually-pleasing development on what is a prominent street corner. It will also allow for the better management of noise and odour issues.



#### Front Boundary Setback

The building has been oriented to front Barker Road. The normal front setback for the zone is 9.0m. This development proposes a 14.7m front setback.

#### Secondary Street Boundary Setback

Clause 4.8 of the Scheme allows for the setback to a secondary street (i.e. where the site has more than one road frontage) to be reduced by up to 50%. The current development proposes a setback of 5m to Hercules Crescent, which is a reduction of 45% from the normal front setback of 9.0m. It is noted that the proposed setback meets the setback requirements for a side boundary.

#### Rear Boundary Setback

The Scheme requires a 7.5m minimum rear setback where the site backs on to a residential zone. This site backs on to a lot zoned 'Industry' and therefore a nil setback is proposed. The wall will be constructed to meet fire separation requirements and finished in the same manner as the other external walls.

#### Side Boundary Setbacks

The Scheme requires a minimum of 5.0m on one side of a development in the Industry Zone. This setback is provided to the Hercules Crescent boundary, whilst a nil setback is proposed to the north side boundary. This nil setback will abut an existing wall with a nil setback on Lot 115 and will be constructed to meet fire separation requirements. Areas of the wall visible (i.e. not abutting the adjoining building) will be finished in the same manner as for other adjoining walls.

#### Minimum Car Parking Spaces

The Scheme requires 1 car parking space for every 100m<sup>2</sup> of gross floor area or display area. The gross floor area of the development is 682m<sup>2</sup> and requires a minimum of 7 spaces. The proposed development will provide a total of 13 spaces. Nine of these spaces will be provided at the front of the building and made available to customers. A separate area containing 4 spaces is provided at the rear for staff parking. One of the customer spaces will be constructed to meet requirements for a disabled car parking bay.

#### Minimum Landscaping

The Scheme requires 20% of the site to be landscaped. The development proposes 14.5% or 182m<sup>2</sup> of the site to be landscaped as garden beds. Part of this area will also include underground rainwater tanks, which will be used to water gardens.

Notwithstanding the amount of landscaping is less than the 20% of the total lot area, the remainder of the open areas of the site will be fully paved to present an attractive result for the development as a whole. This will also reduce dust associated with hardstands or unkempt areas of a site.

Council's approval of the variation to landscaping area is requested on the grounds that the 182m<sup>2</sup> of the site to be landscaped will be planted to a high quality and maintained at all times in keeping with the retail nature of part of the business.

It is anticipated that the Council will require a landscaping plan as provided by clause 4.7 of the Scheme.



#### Service Access

Clause 4.26 of the Scheme requires an industrial development to provide the following:

- a) A paved access way for vehicles from the street to the building with the ability for vehicles to enter and exit in forward gear;
- b) A minimum width of 5.0m for accessways; and
- c) A paved area for loading and unloading being provided on the site of at least 3.5m wide, 7m long and clearance of 3.5m.

The proposed development provides for a 5m wide service entry separate from the 6m wide customer entry. A loading area of 5m x 11m with no overhanging roof is also provided. Further the building is designed to allow trucks to enter the storage area when required with a clearance of 3.5m.

#### Open Air Storage

Clause 4.27 of the Scheme requires all open air storage areas to be screened from public view. As the building is designed to have all storage areas indoors, there is no need for an open air storage area.

#### 6.2 Barker Road Industrial Area Policy Requirements

In addition to the development standards contained in the Scheme, the development is to comply with the requirements of the Barker Road Industrial Area Policy.

The site is located in Precinct B as identified by the Policy.

#### Permissibility of Use

Section 2 of the Policy states that 'seafood processing' is not an 'acceptable' use in either Precinct A or B. The Policy does not detail why this use is not appropriate in the area. Given that the use can reasonably meet and exceed the requirements for a service industry as contained in the Town Planning Scheme, we request the Council approve a variation to the Policy to allow this use.

The type of building proposed will be visually attractive on what is a prominent corner. It is also well located in relation to services and is sufficiently separated from residential areas to not cause a detrimental impact on amenity.

#### Building Façade

Section 4 of the Policy requires buildings fronting Barker Road to have a façade constructed predominantly of brick and glass. This requirement is reflected in the proposed development, which will have substantial areas of glazing providing light into the retail area. The façade walls will be a mix of textured concrete 'tilt-up' and Hardies 'Linea' cladding for architectural feature. A relatively steep roof pitch and use of 'Colorbond' roofing will complement the façade.

#### Landscaping strip

Section 4 of the Policy requires a landscaping strip of 3m to be provided along the Barker Road frontage. This is reflected in the development proposal.



#### Access and Car Parking

Section 6 of the Policy promotes coordination of access and minimisation of access points onto Barker Road. The current proposal avoids a direct access point onto Barker Road, with both access points being from Hercules Crescent. The car parking will also allow for a connection into the existing car parking area on Lot 115.

It is noted that the Council will require a reciprocal right of access arrangement with the adjoining lot.

#### 7.0 CONCLUSION

It is contended that the proposed seafood processing and retail business to be located on Lot 114 (37) Hercules Crescent, Centennial Park meets the requirements of a service industry and light industry as provided by City of Albany Town Planning Scheme No.1A.

The development is able to appropriately meet all relevant Council requirements, with variations required for plot ratio, secondary street setback and landscaping.

It is also contended that by meeting the stringent requirements of a light industry, that the restriction on seafood processing included in Council's Barker Road Industrial Area Policy can also be varied in this case.

The granting of planning approval for this development will allow a local business to relocate to an appropriate site and continue to play a major role in the region's commercial fishing industry.



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Email: info@albanygardens.com  
Web: www.albanygardens.com

20<sup>th</sup> August 2008

Chief Executive Officer  
Po Box 484  
Albany WA



Doc No: City of Albany Records  
ICR8064204  
File: A141060  
Date: 21 AUG 2008  
Officer: PLAN10

Attach:

Dear Sir

**Notice of Application for a Service Industry at 37 Hercules Crescent Centennial Park WA ("the Application")**

We refer to your letter of 5 August 2008 inviting submissions to the Application.

By way of background, Knights Parks & Properties P/L is the registered proprietor of the land and owner of the businesses Albany Gardens Holiday Resort and Albany Gardens Lifestyle Village located at 22 and 40 Wellington Street respectively. Both businesses provide accommodation and services to tourists and permanent residents and are located to the rear of the Application land.

We are writing to object to the Application which involves the establishment of a seafood processor and retailer on the following basis:

- The objectives of the Barker Road Industrial Area Local Planning Policy ("the Policy") are clear and unequivocal. They are set out (in part only) in Section 4.5 of the Application. As the previous owner and now present day Manager of the Albany Gardens Holiday Resort I have, since 1995, maintained an active interest to ensure that the objectives for the industrial area (and in particular the types of land use) are readily observed.
- In 1996, The Town of Albany (as it was then) sent me the attached version of the Policy. At that time, the Town obviously knew what uses it was prepared to allow for the area. The last part of Objective 2 of the Policy states:

*" Examples of uses considered inappropriate particularly around the periphery of the estate, include panel beating, spray painting, car wrecking, metal works, boat building, concrete batching plants, **fish processing** and truck depots. "*

The Application (conveniently or otherwise) fails to show this part. However, we note that in Section 5.3 of the Application that the proponents acknowledge that the use is not permitted unless Council consent is granted.



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Email: info@albanygardens.com  
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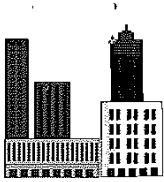
- As a general observation, we note that over the intervening years several of the other Objectives as set out in the attached version of the Policy ( as well as what was verbally conveyed to us upon purchasing Albany Gardens (previously known as Mt Melville Caravan Park)) have not been enforced by the City.
- At the present moment we have 43 permanent park home residents (growing to 63) living on our land that have been advised that this type of use the subject of the Application would not be allowed in the Barker Road Industrial Area.
- It should be also noted that other landowners in close proximity to us are planning residential developments so that it is highly likely that the proximate area to the Application land will result in a high density residential area with up to 150 homes. We understand the City (through applications or otherwise) would already be aware of these developments.
- There are other existing low density residential areas in the Albany region such as Milpara and Chesterpass Road which would be more accommodating for such a use.

On the basis of the above, we strongly object to the Council consenting to the Application or indeed any variation to the Application which would contravene the Policy and allow the development to proceed.

We understand that our comments may be included in a report to Council which will be available to the public. We have no objection to this.

Yours sincerely

Lee-Anne Sugg  
Manager



**WESTERN CORPORATE**  
Project Managers & Consultants

Mezzanine Level  
211 Stirling Highway  
Claremont WA 6010  
Email: westerncorporate@arach.net.au

Trading as  
Goldace Enterprises Pty Ltd  
Postal Address:  
PO Box 378 Melville 6956 WA  
Phone: 08 9286 1411  
Fax: 08 9286 1422  
Mobile: 0411 477 078

ABN 56 100 951 979

Your Ref: A141060/PA25164/P285207

1<sup>st</sup> September 2008



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

Doc No: City of Albany Records  
ICR8065118  
File: A141060  
Date: 03 SEP 2008  
Officer: PLAN10

Attach:

**Attention: Mr Ian Humphrey**

Dear Sir

**RE: PROPOSED SERVICE INDUSTRY  
37 HERCULES CRESCENT, CENTENNIAL PARK  
COMMENTS ON DEVELOPMENT PROPOSAL**

We are writing on behalf of Portstyle Enterprises Pty Ltd who is the owner of Lot 734 Barker Road, Centennial Park.

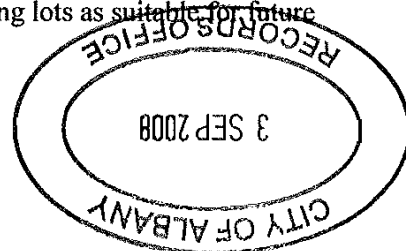
We have reviewed the application for a Service Industry development at 37 Hercules Crescent, Centennial Park specifically relating to the development of a local seafood processor and retailer. Portstyle Enterprises Pty Ltd does not support the location of this type of development in this precinct.

We appreciate the opportunity to provide comment on the Development Application and we request that the following points and concerns are taken into consideration.

***City of Albany TPS No. 1A Amendment No. 160***

In consultation with the City of Albany, the Department of Planning and Infrastructure has progressed the amendment of TPS No. 1A to rezone Lot 734 Barker Road to Tourist Residential R60. This amendment has been finalized by the City of Albany and the Department of Planning and Infrastructure, and recently received the Minister's final endorsement. The City of Albany has been requested to arrange a notice in the Government Gazette regarding the adoption of this amendment and this is expected to occur this week.

The Amendment is in line with the City of Albany's "Residential Design Code Policy" which specifically highlights Lot 734 and many surrounding lots as suitable for future





residential development. The residential rezoning has been supported by the City of Albany as it is in a location that will take advantage of existing facilities in the vicinity (including commercial and recreational facilities). The zoning allows for greater residential density and provision of affordable housing product.

In considering the Amendment it was noted by the City of Albany's Development Services Committee in their report dated 18 September 2007 that "the surrounding industrial area is undergoing a transition and in the longer term potential noise conflict is likely to be reduced. Strategically, it is envisaged that more compatible land uses such as offices, medical consulting rooms, commercial and residential will move into the area and industrial uses will eventually relocate". The use of the land for a seafood processing site would not appear to be compatible with this statement.

Through the progression of this Amendment with the City of Albany, it was discussed that noise mitigation measures may be required to be put in place to deal with noise generated during the day from the neighbouring Industrial Area, however, no requirement was discussed regarding mitigating potential odour. This will certainly create land use conflict.

#### ***Development of Lot 734 Barker Road***

Portstyle Enterprises Pty Ltd received approval in July 2008 from the Western Australian Planning Commission for the subdivision of the site into two lots. The subdivision allows for the creation of a lot around the existing Indoor Beach Volleyball Centre and significantly the creation of a balance lot to allow for residential development on an area of approximately 2ha. Portstyle Enterprises Pty Ltd has engaged consultants to progress this subdivision and envisage creating the titles before the end of 2008. Following this the development of the 2ha residential lot will progress in accordance with the Town Planning Scheme. At a zoning of R60 it is possible to create in the order of 90 residential dwellings on this site. To allow the development of the seafood processing plant will have a detrimental impact on the progression of residential development in this area.

#### ***Barker Road Industrial Area Local Planning Policy***

This Policy specifically identifies seafood processing as not acceptable within Precinct A or B, the Precinct in which this property is located. It is questioned as to what justification the City can support to approve such a use that obviously is not in accordance with this Policy. The rezoning of Lot 734 Barker Road and progression of the subdivision has taken into consideration the content and intent of this Policy.

#### ***Odour Issue***

It is obvious that odour will be emitted from this operation. Connecting to Water Corporation sewer mains is likely to reduce the level of odour compared to that generated from the current operation, however, there will still be odour. If a prevailing southerly or south-easterly is blowing, the odour will be blown over the future residential development, existing residential lifestyle village and Caravan Park. How can the proponent and the City of Albany guarantee that there will never be any detrimental impact from these operations on the surrounding land uses (present and proposed)?

***Noise Issue***

Whilst it is acknowledged that noise is currently emitted from the Barker Road Industrial Area, this noise is generated during business hours. It is assumed that the refrigeration motors run 24 hours per day. What is the noise emitted from these motors and what is the impact on nearby residents outside of business hours, particularly at night? Also, what time would delivery trucks and forklifts be operating at this proposed business?

***Separation from Residential Areas***

This site will be within 50m of future residential housing. This will create land use conflict and is contrary to the intentions of the City's Residential Design Code Policy, specifically areas shown within the Centennial Park precinct as Potential Residential Development.

***Summary***

We request that the above comments are reflected in review of this proposal and that Council takes into consideration the impact that this proposal has on the City of Albany's and the Department of Planning and Infrastructure's aim to create higher density affordable housing to be available closer to facilities and the town centre.

If you require any clarification on the above or require further information, please do not hesitate to contact myself. We appreciate being able to be involved in the process and to be able to provide feedback.

Yours faithfully



**NATHAN BUTSON**  
GENERAL MANAGER

cc. Mr Jim Richards, Portstyle Enterprises Pty Ltd



A141060  
Plan 10

Your Ref: A141060/PA25535/P285207  
Our Ref: Grange 4225112  
Enquiries: G Wright  
Telephone: 98424230

Doc No: City of Albany Records  
ICR8066627  
File: A141060  
Date: 25 SEP 2008  
Officer: PLAN10

**WATER**  
CORPORATION

Attach:

September 23, 2008

City of Albany  
PO Box 484  
ALBANY WA 6331



Great Southern Regional Office  
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Fax (08) 9842 4255

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Attention: Mr Ian Humphrey

**CITY OF ALBANY  
APPLICATION FOR PLANNING CONSENT – LOT 114 HERCULES CRESCENT,  
CENTENNIAL PARK, ALBANY**

Dear Ian,

I refer to your letter of September 9, 2008 regarding an application for planning consent to accommodate a proposed fish processing factory on Lot 114 Hercules Crescent, Centennial Park.

You are advised that the Water Corporation has no objection to this proposal however there will be a need for the developer to incorporate the following into the building design:

**WATER SUPPLY:**

- The property water service will be restricted to a flow rate of 20 litres per minute. If the developer requires more than this allocation, then additional charges will apply.
- A backflow prevention device will need to be installed on the water service immediately downstream of the property water meter.

**WASTEWATER:**

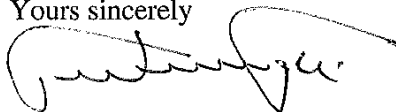
- The existing 100mm property junction will need to be upgraded in size to 150mm.
- A pre-treatment facility will be required in order to achieve minimum product quality standards. A detailed submission will be required to be submitted which adequately addresses this requirement.
- Industrial waste charges will be applicable to this development.

Building and service application fees are payable on all new development applications. These will be determined at the time of lodgement of building plans.

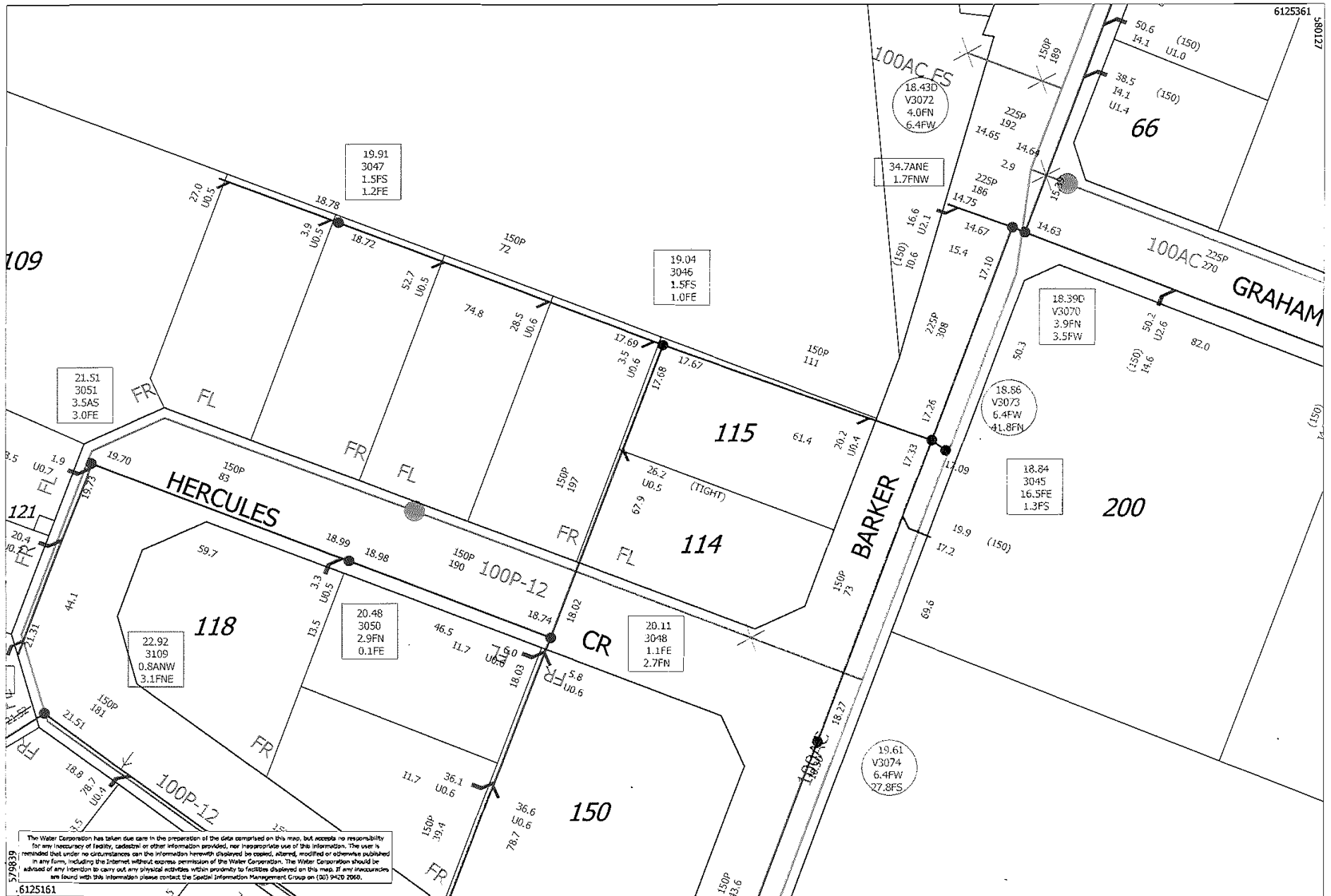
There may be additional detail that needs to be addressed however it is not possible to provide further information until we receive a comprehensive development submission, including building plans, from the developer.

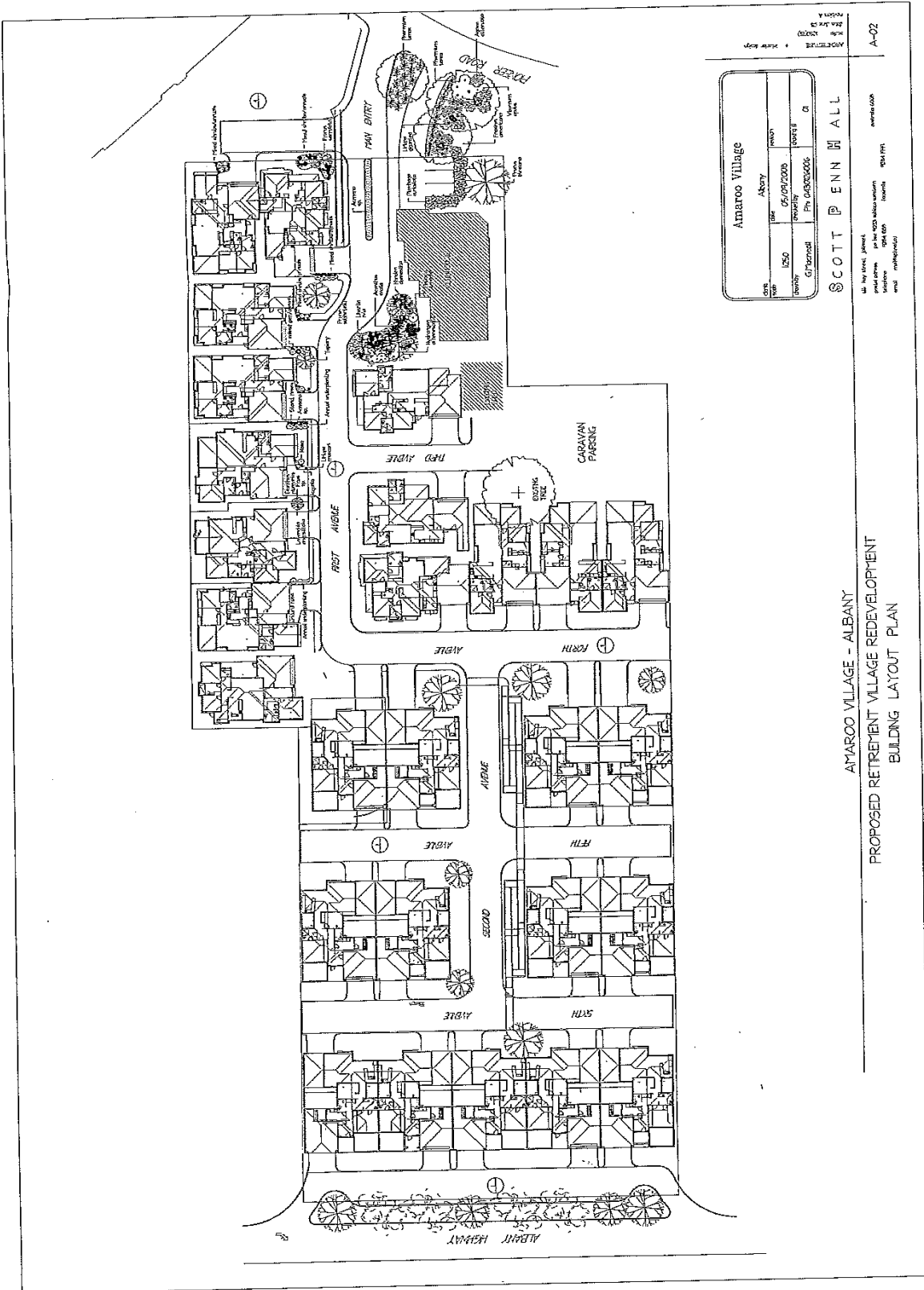
A plan showing the location of water and sewer mains in the vicinity of this land is enclosed for your information.

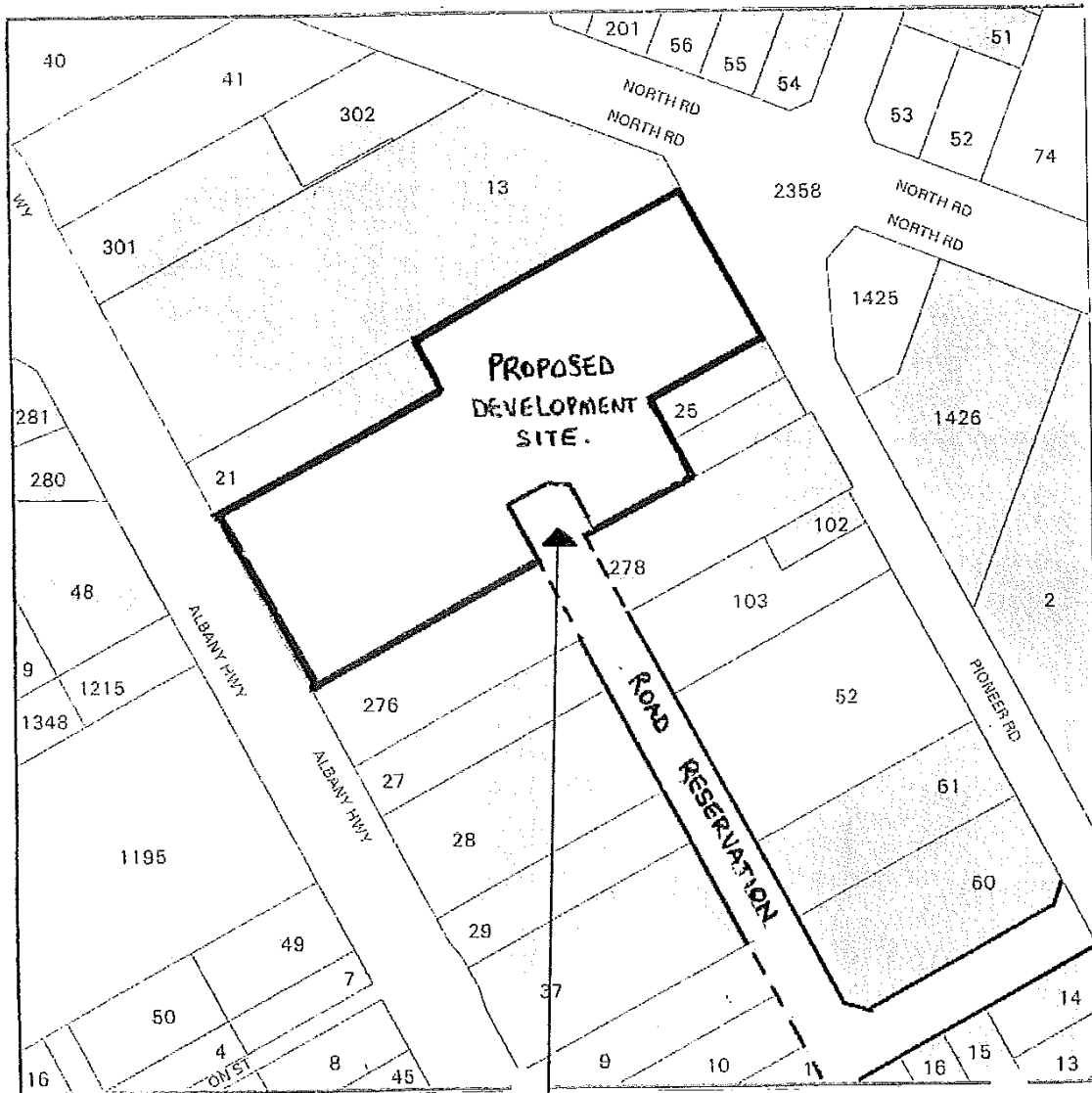
Yours sincerely

A handwritten signature in black ink, appearing to read 'Graham Wright', with a long, sweeping flourish extending to the right.

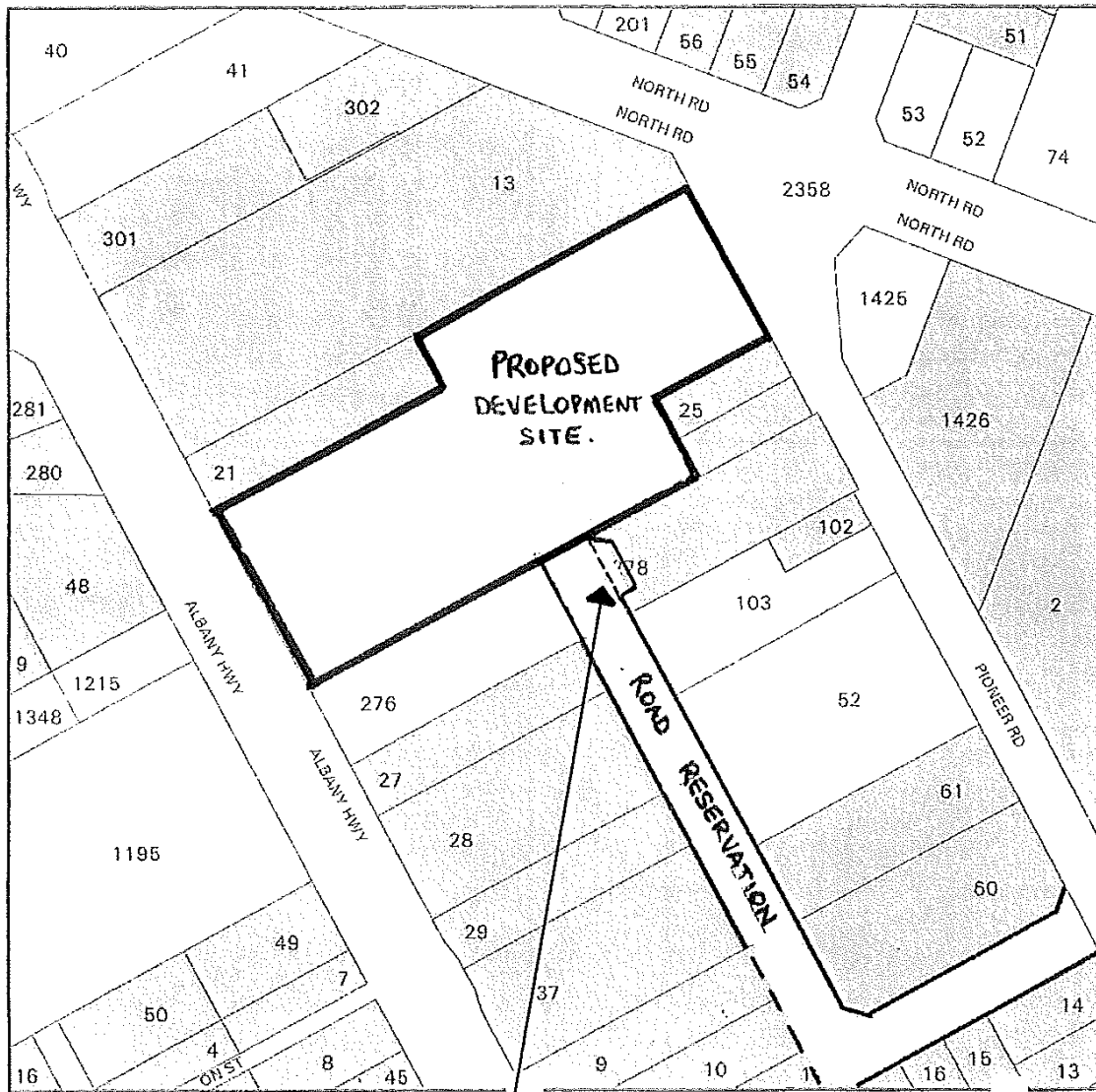
Graham Wright  
Senior Asset planner  
Great Southern Region  
Asset Management Division







As per Council's 19 February 2008 resolution – cul-de-sac head encroaches into Amaroo Village Development site



Future options for a cul-de-sac head can be accommodated further south along the unmade road should it be needed in the future





# Amaroo Village

## Caring for Seniors

ABN 56 630 732 275

2 Wreford Court, Gosnells WA 6110

Telephone: 08 9490 3899

Facsimile: 08 9398 4923

[www.amarooivillage.com.au](http://www.amarooivillage.com.au)



Mr Robert Fenn  
Executive Director – Development Services  
City of Albany  
PO Box 484  
ALBANY WA 6331

City of Albany Records  
Doc No: ICR8064799  
File: PRO132;A132853;A129062  
A129030;A129076;A132916  
Date: 29 AUG 2008  
Officer: MPR

Dear Robert

Attach:

### Re: Proposed Seniors' Village Development, Pioneer Road, Albany

Further to my earlier correspondence of 13<sup>th</sup> August and subsequent meeting with Graeme Bride on 25<sup>th</sup> August, I am now writing to formally request that further consideration be given to Council's decision to impose a cul-de-sac head on Amaroo's proposed development site.

With reference to the attached correspondence received from the Department of Planning and Infrastructure which provides the minutes of the Council meeting of 19<sup>th</sup> February, Amaroo is currently negotiating with DPI to purchase Road Reserve 1452. This is being thwarted by the condition that Council has placed on it being released.

Briefly, it makes little sense for Amaroo to purchase the 792 m<sup>2</sup> making up the Road Reserve 1452 only to have to relinquish a slightly smaller portion of acquired land to make provision for the cul-de-sac head that we will never need. Again, this letter should be read in conjunction with my previous letter sent earlier in the month.

If Council could see their way to modify the placement of the cul-de-sac head back to the rear of Lot 27 (Albany Highway) and Lot 278 (Pioneer Road), this would enable Amaroo to fully develop our property in accordance with the proposed site plan.

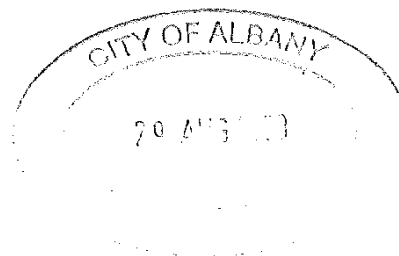
Your support and assistance would be very much appreciated.

Yours sincerely

David Fenwick  
Chief Executive Officer

20 August 2008

cc Graeme Bride, Manager, Planning & Ranger Services





Doc No: ICR8063869  
File: PRO132;A132853;A129030  
A129062;A129076;A132916  
Date: 18 AUG 2008  
Officer: MPR  
Attach:

**maroo Village**  
**Caring for Seniors**

ABN 56 630 732 275

2 Wreford Court, Gosnells WA 6110  
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Facsimile: 08 9398 4923

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Mr Robert Fenn  
Executive Director – Planning & Sustainability  
City of Albany  
PO Box 484  
ALBANY WA 6331

Dear Robert

**Re: Proposed Seniors' Village Development, Pioneer Road, Albany**

In writing, I am seeking clarification to a situation wherein we have just found out from State Land Services, Department of Planning and Infrastructure, that the City of Albany evidently require provision for a cul-de-sac head from our amalgamated property holding as a condition for the amalgamation to proceed.

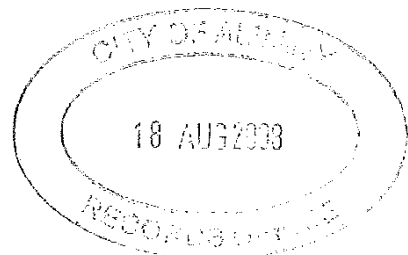
This has come as a surprise since we had discussions late last year 2007 with you and some of your managers from the Planning Services Branch that clearly indicated that once the Road Reserve 45391 was closed, there would be no further requirement to maintain the reserved freehold 10m strips to the rear of some properties. There was never any mention of any need to maintain the ROWs for a future road access.

To the contrary, we were led to believe that we could build over the ROWs, particularly as we are amalgamating the various properties to make up a suitable village site, having no need for any road access other than Albany Highway or Pioneer Road.

While Amaroo is negotiating the purchase of Road Reserve 45391, we are also purchasing the rear of Lot 26 Pioneer Road which actually was the property I enquired about the need to retain the 10m strip for a future road that I was informed, "No – it will return to freehold and you can use it for your village development."

Council Planning Services Branch has a copy of our proposed village site plan and I have attached another for your reference. You will see that we have made no allowance for any cul-de-sac head, and in discussions between council staff and architects in developing the plan, I am told this has never come up.

Therefore, I am requesting that should a cul-de-sac head possibly be required in the future, then may it be taken back to the strips set aside at rear of Lot 27 (Albany Highway) and Lot 278 (Pioneer Road).



Meanwhile, as a matter of interest, if and when the neighbouring properties along Pioneer Road come up for sale, Amaroo would consider adding them to our property to extend the village if required and affordable. I can see that if and when we purchased the Foursquare Church site in future, there could be a use for another access, however we would not wish to create a vehicular thoroughfare through the village.

As a charitable organization, we do not have money to burn. To date, negotiations with State Land Services are pointing to a top price being paid for the Road Reserve 45391 for this acquisition, and now from the condition being placed upon the Council's approval to release the reserve, we are paying top money for a subdivision for the rear part of Lot 26 Pioneer Road on today's market to suddenly find out we cannot use a critical portion of this land.

With unexpected surprises and demands such as these, there is a real risk that this project may well be abandoned. Delays and additional expenses are threatening the financial viability of the project.

I look forward to your response and would really appreciate Council's support with this project.

Yours sincerely



**David Fenwick**  
Chief Executive Officer

13 August 2008

Your Ref: 133691, SER141 SER088/LT8019231  
Our Ref: Grange 4145785  
Enquiries: G Wright  
Telephone: 98424230



Doc No: City of Albany Records  
ICR8062980  
File: 133691;SER141;SER088

August 05, 2008

Date: 07 AUG 2008  
Officer: PA

City of Albany  
PO Box 484  
ALBANY WA 6331

Attach:

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

Attention: Ms Deb Delury

**CITY OF ALBANY  
DEDICATION OF ANDREWS STREET AND HADLEY ROAD  
LOWER KING**

Dear Deb,

I refer to your letter of July 29, 2008 regarding the proposal to dedicate Andrews Street and Hadley Road, Lower King as public roads.

You are advised that the Water Corporation has a number of water reticulation mains, along with individual property service connections contained within that land subject of this proposal.

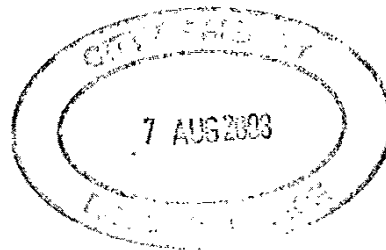
You are advised that the Water Corporation has no objection to this proposal provided that adequate protection and access to service these facilities is maintained. It is assumed that this proposal is primarily an administrative action that will have little or no impact on the physical condition of these elements in the field.

I have enclosed a plan indicating the general location of water and sewer mains in the vicinity of the proposal.

Should you require any additional information, please do not hesitate to contact me.

Yours sincerely

Graham Wright  
Senior Asset Planner  
Great Southern Region  
Asset Management Division



585213  
0131080 277  
The State Corporation has been duly organized in the State of Michigan, and its principal office is located at 1000  
Michigan Avenue, Detroit, Michigan. It is a corporation organized under the laws of the State of Michigan.  
The State Corporation has been duly organized in the State of Michigan, and its principal office is located at 1000  
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City of Albany Records  
Doc No: ICR8064224  
File: 133691;SER141;SER088

Date: 22 AUG 2008  
Officer: PLAT:16, PA

Attach:  
A division of Alinta Asset Management Pty Ltd  
ABN 62 104 352 650

# Facsimile

12-14 The Esplanade  
PERTH WA 6000

**Postal  
Address**  
P.O. Box 8491  
Perth BC 6849

**Contact  
Numbers**  
Ph (08) 6213 7000  
Fx (08) 6213 7400

**To:** DEB DELURY  
9841 4099

**Fax No:** 9841  
4099

**From:** LEWIS SEARLE  
DRAFTSMAN

**No. of pages:** 1 (including this page)

**Date:** 20 August 2008

**For any queries regarding the transmission of this facsimile please telephone: 6213 7000**  
**Please reply on facsimile number: 6213 7400**

**Our Ref:** 13.18.2.1

**Your Ref:** ICR8060380

Dear Sir/Madam,

**RE: REQUESTING COMMENT REGARDING DEDICATION OF RIGHT OF WAY LOTS IN  
LOWER KING KNOWN AS ANDREW STREET AND HADLEY ROAD AS ROADS**

Thank you for your letter of the 29 July, 2008 and the enclosed plan concerning the above area.

We wish to advise that we have no AlintaGas Networks Assets (AGN) in the area specified.

WestNet Energy (a division of Alinta Asset Management Pty Ltd) has no proposed work which will require amendment to your works.

Yours Faithfully

**L. SEARLE**  
**GIS Draftsperson**



Department for Planning and Infrastructure  
Government of Western Australia



Doc No: ICR8063792  
File: 133691;132011;SER141  
SER088  
Date: 18 AUG 2008  
Officer: PLAN16;PA

3  
116  
901922

Great Southern Region

Attach:

12 August 2008

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

Attention: Deb Delury

Dear Deb

**DEDICATION OF RIGHT OF WAY LOTS. LOT 66 (DIAGRAM 31090) (KNOWN AS ANDREW STREET), LOT 66 (DIAGRAM 38830), LOT 67 (DIAGRAM 31296) AND LOT 68 (DIAGRAM 33061) (KNOWN AS HADLEY ROAD), LOWER KING**

I refer to your letter dated 29 July 2008 seeking comment on the above-mentioned matter.

I wish to advise that this Office has no objection to the dedication of the subject rights of ways as roads.

Both right of ways, known as Andrew Street and Hadley Road, are to be constructed as roads to serve the approved subdivisions No's. 132011 and 133691, respectively.

If you have any further queries in regards to this matter please contact Anthony Deutschmann (Planning Officer) on ph. 9892 7300 or email [anthony.deustchmann@dpi.wa.gov.au](mailto:anthony.deustchmann@dpi.wa.gov.au)

Yours faithfully

STEPHEN PETERSEN  
REGIONAL MANAGER  
GREAT SOUTHERN REGION - COUNTRY PLANNING  
STATUTORY PLANNING DIVISION

EF 8065661  
133691  
SER144  
SER088

**Deb Delury**

---

**From:** karen.hughesmore@westernpower.com.au on behalf of customer.contactcentre@westernpower.com.au  
**Sent:** Friday, 12 September 2008 8:37 AM  
**To:** Deb Delury  
**Subject:** NCSW-08-17235 - Deb Delury (City of Albany) - Dedication of Right of Ways - Andrew Street and Hadley Road, Lower King



Locked Bag 2511, Perth WA 6001  
T: 13 10 87 F: (08) 9225 2660  
[customer.contactcentre@westernpower.com.au](mailto:customer.contactcentre@westernpower.com.au)

<b>To:</b>	Deb Delury	<b>From:</b>	Karen Hughes-More
<b>Organisation:</b>	City of Albany	<b>Section:</b>	Customer Support
<b>Email / Fax:</b>	<a href="mailto:debd@albany.wa.gov.au">debd@albany.wa.gov.au</a>	<b>Our Ref:</b>	NCSW-08-17235
<b>Your Ref:</b>	ICR8060380		
<b>Date:</b>	12/09/08	<b>No of pages:</b> (including this page)	1

**Re: Dedication of Right of Ways - Andrew Street and Hadley Road, Lower King**

Dear Deb,

Western Power, wish to advise that there are no objections to the changes you propose to carry out for the above-mentioned project.

1. Perth One Call Service (Phone 1100 or 9424 8117) must be contacted and location details (of Western Power's underground cable) obtained prior to any excavation commencing.
2. Work Safe requirements must be observed when excavation work is undertaken in the vicinity of Western Power's assets.

Western Power is obliged to point out that the cost of any changes to the existing (power) system, if required, will be the responsibility of the individual developer.

Yours faithfully,

Karen Hughes-More  
Network Services Officer

Please consider the environment before you print this e-mail.

---

Electricity Networks Corporation, trading as Western Power  
ABN: 18 540 492 861

**TO THE ADDRESSEE -**

this email is for the intended addressee only and may contain information that is confidential.  
If you have received this email in error, please notify us immediately by return email or by telephone.  
Please also destroy this message and any electronic or hard copies of this message.

Any claim to confidentiality is not waived or lost by reason of mistaken transmission of this email.





City of Albany Records

Doc No: ICR8063597  
File: SER088

Date: 13 AUG 2008  
Officer: PA

Attach:

44 Baker St. Nth  
Lower King  
W.A.  
10-8-08

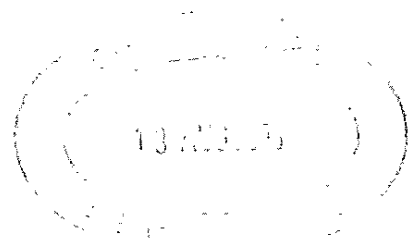
Chief Executive Officer.

Dear Sir/Madam,

In regard to your letter for the proposal to dedicate  
right of way for Andrew Street and Hadley Road, I am  
in agreement for such a proposal.

Yours sincerely,

Mrs V. Lane



**LEGEND**

- PROPOSED BOUNDARY
- EXISTING BOUNDARY
- - - FUTURE SUBDIVISION  
(AREA EXCLUDED FROM -  
SUBDIVISION APPLICATION)

**ORIGINAL AREAS:**

LOT 107 - 109,251 m<sup>2</sup>  
 (STAGE 1 - 41,809 m<sup>2</sup>)  
 (STAGE 2 - 67,442 m<sup>2</sup>)

LOT 120 - 37,639 m<sup>2</sup>  
 NO. EXISTING LOTS - 2  
 NO. PROPOSED LOTS - 66  
 63 LOTS (R20)  
 1 LOT (P.O.S)  
 2 REMAINING BALANCE -  
 OF TITLE LOT

**SUBDIVISION SUMMARY  
 RESIDENTIAL (R20)**

LOT RANGE	440 TO 1360
TOTAL LOTS	63
TOTAL RESIDENTIAL AREA	32410
AVERAGE SIZE	514
TOTAL SITE AREA	41809

**PUBLIC OPEN SPACE**

LOT RANGE	4180 TO 4180
TOTAL LOTS	1
TOTAL AREA	4180
AVERAGE SIZE	4180

10% OF TOTAL SUBDIVISION AREA



**LEGEND**

- INDICATIVE FUTURE BASIN LOCATION
- TEMPORARY BASIN TO BE REMOVED
- EXISTING OPEN DRAIN TO BE PIPED
- ROW FOR FLOOD MANAGEMENT

**FIGURE 6 - Future Development Concept**

**PROPOSED SUBDIVISION PLAN  
 LOTS 120 (18) HADLEY STREET AND 107 (41) FRANCIS STREET  
 LOWER KING  
 CITY OF ALBANY**

COPYRIGHT RESERVED BASEPLAN COURTESY OF HARLEY SURVEY GROUP



SCALE:  
 1:3,000  
 @ A3

DATE:  
 15 December 2008  
 FILE:  
 091215 1230 Subdivg

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MAN121

**BUSHCARERS ADVISORY COMMITTEE  
- MINUTES -**

**Meeting held at the City of Albany Office, North Road  
Friday 12<sup>th</sup> September 2008**

---

Meeting opened at 10:15 am.

**1.0 PRESENT**

Committee Members: Councillor Kim Stanton, Val Davies, Monika Jolly, Graham Blacklock, John Moore (arrived at 10:50 am). City of Albany Staff: Sandra Maciejewski and Mark Ford.

**2.0 APOLOGIES**

Greg Freebury.

**3.0 CONFIRMATION OF MINUTES**

**Moved: G Blacklock**

**Seconded: K Stanton**

**That the minutes of the meeting of the 13<sup>th</sup> June 2008 be confirmed as a true and accurate record of the proceedings.**

**CARRIED 4-0**

**4.0 CORRESPONDENCE**

Incoming

1. Letter from Atlanta Veld regarding the Bushcarers Group unsuccessful application for funding from the City of Albany's Community Event Financial Assistance Program.

**Moved: K Stanton**

**Seconded: M Jolly**

**That the correspondence from Atlanta Veld be received by the Committee.**

**CARRIED 4-0**

## **5.0 BUSINESS ARISING**

### **5.1 Marine Drive Lookout**

Sandra reported that the City's Mounts Management Plan contains a concept plan for the redevelopment the "Direction Lookout" on Marine Drive. However, a detailed design and cost evaluation has not been undertaken yet, and there is no money in this financial year's budget to undertake any works.

### **5.2 Pruned Trees along Marine Drive**

Sandra reported that the trees that had previously been pruned, had been cut and poisoned by the City of Albany, but it was not very successful. The City will be going back and redoing the work.

### **5.3 Conditions on future Developments and Subdivisions**

Sandra reported that she and Alexandra Tucker (Reserves Officers) are working with the City of Albany Planning Officers on new developments and subdivisions to assess the need to place conditions on proponents in relation to environmental issues. Sandra reported that herself and Alexandra are currently having input into the Draft revised Guidelines for Developments and Subdivisions.

## **6.0 GENERAL BUSINESS**

### **6.1 Unsuccessful Grant Application to the City of Albany**

Graham read Atlanta Veld's letter to the Bushcarers Advisory Committee.

The Group applied to the City of Albany's Community Events Financial Assistance Program. The grant was for \$7,240 for safety vests, display material and stationary.

Kim suggested the group reapply in November.

A copy of the letter from the City of Albany to the Bushcarers Group was not available at the meeting. However, Val indicated that the letter stated that the Bushcarers Group application did not contribute to tourism in the City. The Committee disagreed with this statement, saying that the control of environmental weeds improved the aesthetics of the City and therefore improved the experience of tourists.

Kim explained that the funding program that the Group applied through is for events, and that the application was compared to major community events within the City, such as the Classic Car Race.

Kim indicated that proponents of grant applications can get up at the grants meeting and say a few words in support of their application. Graham indicated that the Bushcarers Group was not aware of this opportunity.

Graham stated that he thought it was disappointing that the City of Albany was not supporting its volunteers.

Sandra indicated that the City has, and continues to support the volunteers by providing assistance in organising events, equipment and training. Sandra indicated that the City is paying for the Bushcarers Group display site at the Albany Show, and in the past has funded the material used in the display.

Graham indicated that other Local Governments financially support their bushcare groups.

ACTION: Sandra and Kim to follow this issue up with relevant City of Albany staff.

**6.2 National Boneseed Coordinator Visit**

Mark reported that the National Boneseed Coordinator is visiting Albany soon, and will be visiting sites where the City of Albany has controlled this species. This demonstrates that the work the City and its volunteers are undertaking is of National significance.

**6.3 Funding from the Queensland Government to Control Lantana**

Mark indicated that the City has just completed a project funded by the Queensland Government for the control of *Lantana camara*. This also demonstrates that the work the City and its volunteers are undertaking is of National significance.

**6.4 Works required at Lake Seppings**

Mark is going to visit Lake Seppings with David Hatelie next week to assess the flooding issues.

**6.5 Misconception about Native Trees**

Kim raised the issue of articles in the paper talking about how bad native tree are, as they blow down in wind storms. The Committee believed that education of the general public is the only solution.

**7.0 NEXT MEETING**

Friday 12<sup>th</sup> December 2008 at 10:00 – 12:00 at the Margaret Coates Boardroom at the City of Albany Offices on North Road.

**8.0 CLOSURE**

The meeting was closed at 11.50 pm.

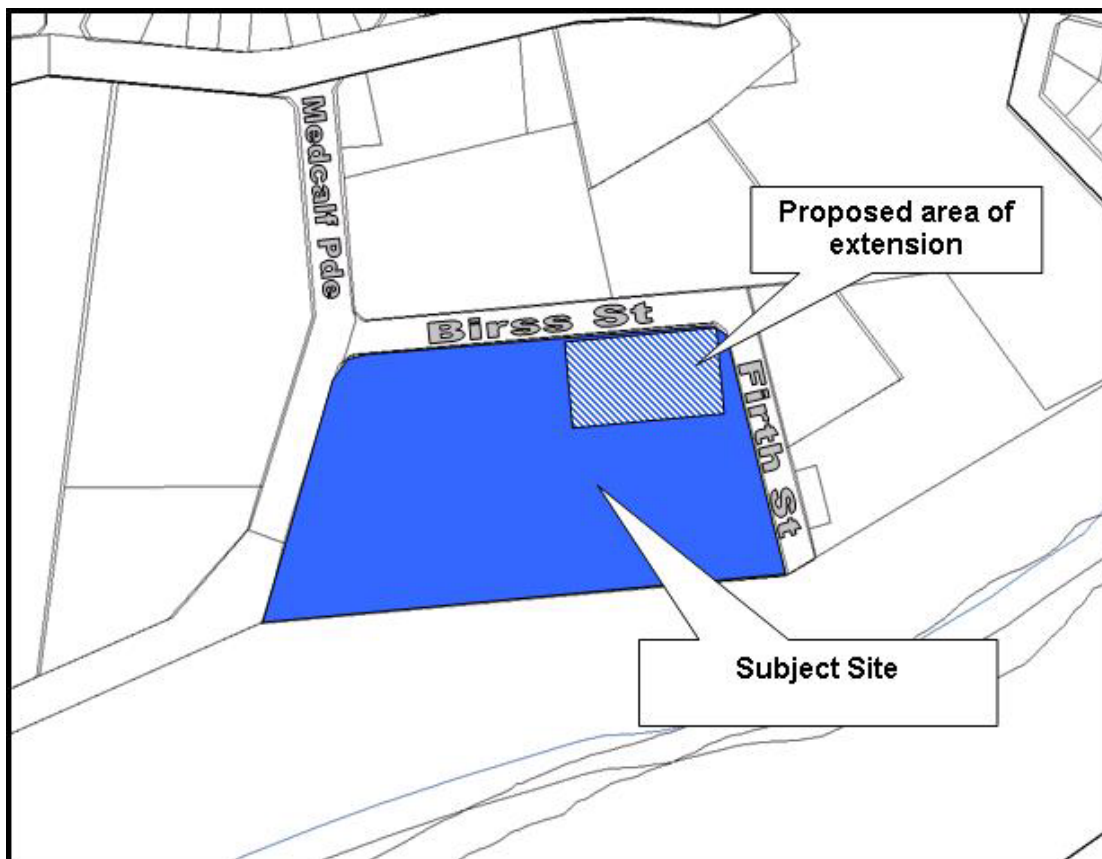
ORDINARY COUNCIL MEETING AGENDA – 15/01/08

\*\* REFER DISCLAIMER \*\*

**DEVELOPMENT SERVICES REPORTS**

**11.1.3 Development Application - Caravan Park Extension (Emu Beach Holiday Park)**

<b>File/Ward</b>	: A155079 (Breaksea Ward)
<b>Proposal/Issue</b>	: Planning Consent application - Caravan Park Extension 16 units
<b>Subject Land/Locality</b>	: 3-21 Birss Street
<b>Proponent</b>	: Concept Building Design
<b>Owner</b>	: City of Albany (leased to R & R Stewart)
<b>Reporting Officer(s)</b>	: Senior Planning Officer (I Humphrey) & Planning Officer (J van der Mescht)
<b>Disclosure of Interest</b>	: Nil
<b>Previous Reference</b>	: Nil
<b>Summary Recommendation</b>	: Approve subject to conditions
<b>Bulletin Attachment</b>	: Application and Site Plans
<b>Locality Plan</b>	:



**DEVELOPMENT SERVICES REPORTS**

Item 11.1.3 continued

**BACKGROUND**

1. An application has been received for an extension to the number of park homes at The Emu Beach Holiday Park, located at 3-21 Birss street, Albany.
2. The estimated development cost of \$ 2.5 million exceeds staffs' delegation limit (Section 1.1 Development Guidelines Scheme 1A) and is therefore presented to Council for a decision.
3. The current facilities at the holiday park include:
  - 145 short stay sites(camp site ,caravans and units)
  - 11 long stays sites (caravans and units)
4. The proposed extension is for an additional:
  - 6 Park Homes for long stay purposes
  - 10 Holiday Stay Accommodation units for short stay purposes

**STATUTORY REQUIREMENTS**

5. The land is zoned "Tourist Residential" in Town Planning Scheme 1A (TPS 1A). The current use as a Caravan Park and the proposed extension is permissible under the scheme.
6. The following general objectives of Town Planning Scheme 1A applies;
  - *To provide for and promote increased population growth within the District and indicate a framework to accommodate the development thereof by providing a reference for and mechanisms to initiate and enable growth and change; and*
7. The development would also be subject to the *Caravan Parks and Camping Regulations 1997* and the *Caravan Parks and Camping Grounds Act 1995* as amended, which regulates the use and development standards of Caravan Parks.

**POLICY IMPLICATIONS**

8. The City of Albany adopted a *Tourism Philosophy Policy (2002)* which includes certain requirements to be met including:
  - *Limiting residential occupation in tourist developments to 3 months for any 12 month period;*
  - *The percentage of residential units in a tourism development to be inversely proportionate to the tourism value and prime nature of the site with maximum percentages of 10% for prime sites and 50% for less attractive sites; and where residential units are a component of the tourism site it must be connected to a reticulated sewer system.*
9. The proposed totals will be 155 (89%) short stay sites (camp site, caravans and units) and 17 long stays sites (11%) (Caravans and units).

**FINANCIAL IMPLICATIONS**

10. There are no Financial Implications relating to this item.

**DEVELOPMENT SERVICES REPORTS**

Item 11.1.3 continued

**STRATEGIC IMPLICATIONS**

11. This item directly relates to the following elements from the Albany Local Planning Strategy (ALPS)

*“5.2 Tourism*

*Planning principle:” Albany will remain the premier tourism destination on the south coast and will provide the complete tourism experience.”*

*5.4.1 Destination.*

*Planning Objective:” To retain existing and facilitate new tourism developments that are sympathetic to community and environmental considerations.”*

*5.4.2 Accommodation,*

*Planning Objective: “Promote the development of sustainable tourist accommodation”*

*Actions Proposed By ALPS;*

*Ensure that new tourism and other developments and/or land uses do not threaten the natural and cultural heritage values that make the City so unique and desirable as a tourist destination. This includes ensuring that tourism and residential developments on the coast do not place adverse pressure on foreshore areas (CoA, Dow, and WATC).”*

12. The City of Albany Local Tourism Planning Strategy (Draft), has listed this site as a Priority 1 Tourism Development Site which means it is of high value, accessible and contains unique sites that contribute to the market positioning of Albany. The Tourism Planning Strategy furthermore recommends the use of Caravan Park/Holiday Village /Units for this area.

**COMMENT/DISCUSSION**

13. The Proposal received for planning consent for a Caravan Park Extension of 16 units has been assessed on its planning merits. Although 6 units are proposed for permanent long stay accommodation the overall majority of the accommodation (89%) will be for short-stay purposes.
14. The Proposal is consistent with the provisions of Town Planning Scheme 1A and the extension to the existing facility is a permitted use under its current zoning, of “Tourist Residential”.
15. The proposed development should not negatively affect the visual amenity of the area or the existing streetscape, additional landscaping is however proposed as a condition.
16. The area is well serviced by road infrastructure and the development should not have a negative impact on traffic flows.
17. This application also complies with the *Caravan Parks and Camping Regulations 1997* and the *Caravan Parks and Camping Grounds Act 1995* as amended.
18. The proposal is furthermore consistent with the strategic planning objectives set in the ALPS and the Albany Local Tourism Planning Strategy (draft).



Item 11.1.3 continued

19. In conclusion the proposal for extension is acceptable and is hereby recommended for approval subject to complying with a number of conditions.

**RECOMMENDATION**

**THAT Council resolves to support the issuing of a Notice of Planning Scheme Consent for the Caravan Park (16 additional units) subject, but not limited to, the following conditions:**

- i) **A detailed landscaping plan is to be submitted prior to the issue of a building licence; and**
- ii) **All stormwater is to be retained on site.**

*Voting Requirement Simple Majority*

.....

**11.2 HEALTH, BUILDING & RANGERS**

Nil



Postal. Doc: File: A155079

Date: 11 OCT 2007  
Officer: PLAN10

APPLICATION FOR GRANT OF PLANNING Attach: PLANS ↑

PLEASE NOTE THAT PAYMENT MUST BE MADE BEFORE PROCESSING THIS APPLICATION

LANDOWNER

Name: Ross + Rita Stewart - Emu Beach Holiday Park  
Address: 8 Medcalf Parade Albany COA 015666  
3-21 Birss St. R290 Stewart  
Telephone: Work 9844 1147 Home \_\_\_\_\_ Mobile 0428 333 016  
Email: \_\_\_\_\_ Fax: \_\_\_\_\_  
Signature: [Signature] Date: 11.10.07  
**(NOTE: APPLICATION MUST BE SIGNED BY LANDOWNER)**

APPLICANT (if different from landowner)

Name of Contact Person regarding this application: Concept Building Design - Robert Forgiome  
Address: 338 Middleton Loop, (PO Box 267), Albany WA 6331  
Telephone: Work (08) 9842 1157 Home \_\_\_\_\_ Mobile 0418 936 614  
Email: admin@cbdd.com.au Fax: (08) 9842 5157  
Signature: [Signature] Date: 11th october 2007

DESCRIPTION OF LAND AND NATURE OF PROPOSAL

House No: \_\_\_\_\_ Lot No: \_\_\_\_\_ Location No: 9  
Street: Medcalf Parade Locality/Suburb: Albany  
Type of Development/Use Proposed: Redevelopment  
3-21 Birss St

Estimated Date of Completion: October 2008 Estimated Development Cost: \$2,499,999.99

THREE COPIES OF BUILDING PLANS AND SITE PLAN OF PROPOSAL MUST BE SUBMITTED WITH THIS FORM

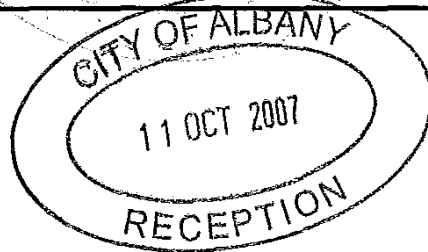
OFFICE USE

TPS No: IA Zone: Tourist Residential  
Use Type: AA  
Description: CARAVAN PARK (EXTENSIVE PARK HOMES)  
Assessment No: A155079 Building Licence No: CB

CASHIER G/L 124830

Application No: P275338  
Receipt No: 248777  
Amount: \$ 4750.00  
Signature: [Signature]  
Date: 11/10/07

RECEPTION RECEIVAL STAMP





**ALBANY'S EMU BEACH  
HOLIDAY PARK**

8 Medcalf Parade  
ALBANY WA 6330  
PH: (08) 9844 1147

9<sup>th</sup> October 2007

To Whom It May Concern:

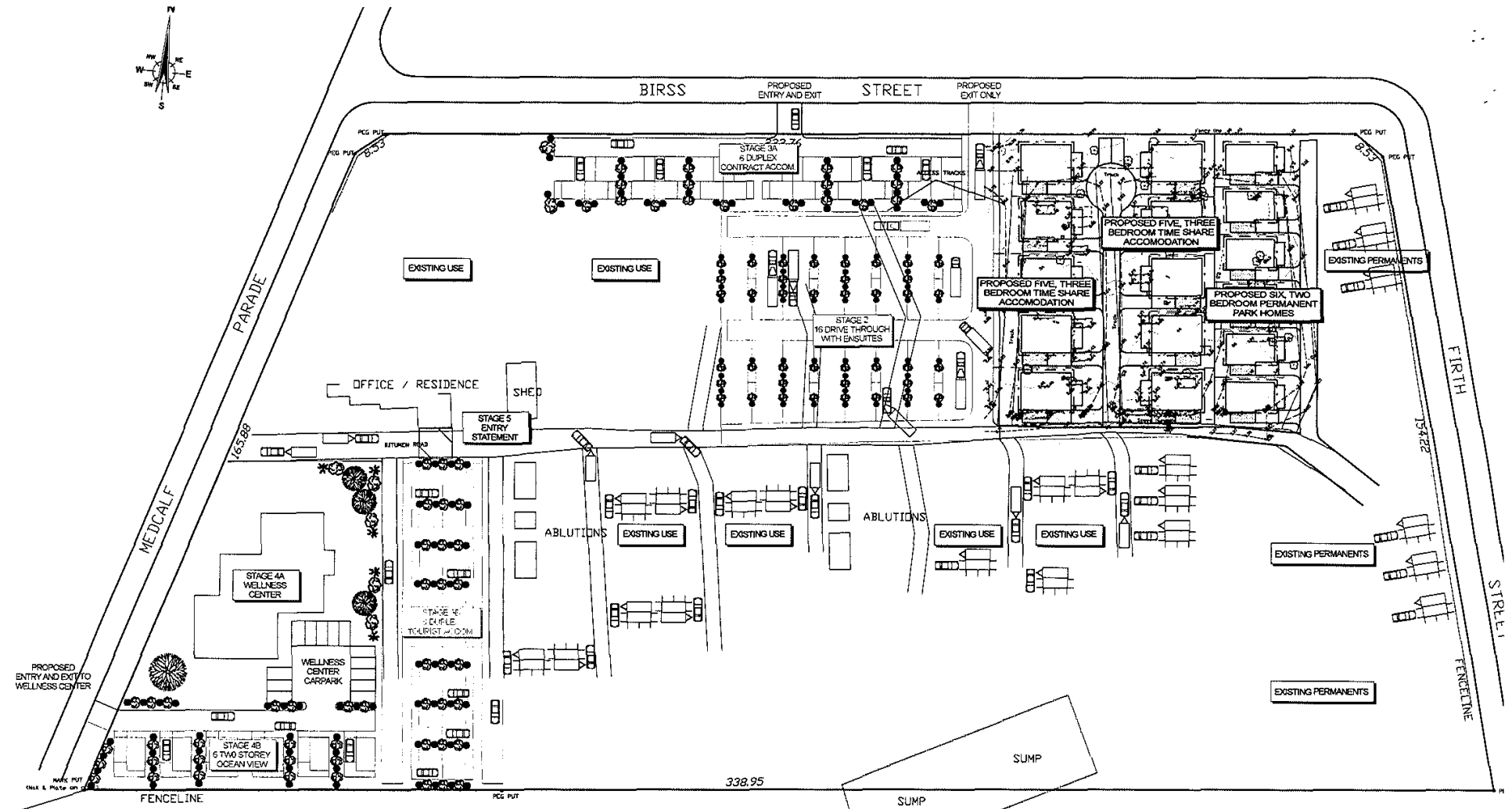
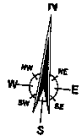
The Stewart Family Trust is proposing a four stage Up-Grade & Re-Development of the EMU BEACH HOLIDAY PARK, with stage: 1 lodgement of planning approval for a propose mix development of additional Park Homes & Holiday Stay Accommodation.

The proposal consist of construction of ~~EIGHT~~ <sup>SIX</sup> PARK HOMES (permanents residents) and ~~EIGHT~~ <sup>TEN</sup> HOLIDAY STAY ACCOMODATION (semi-permanents) to be located adjacent to the existing park homes at the rear of the park.

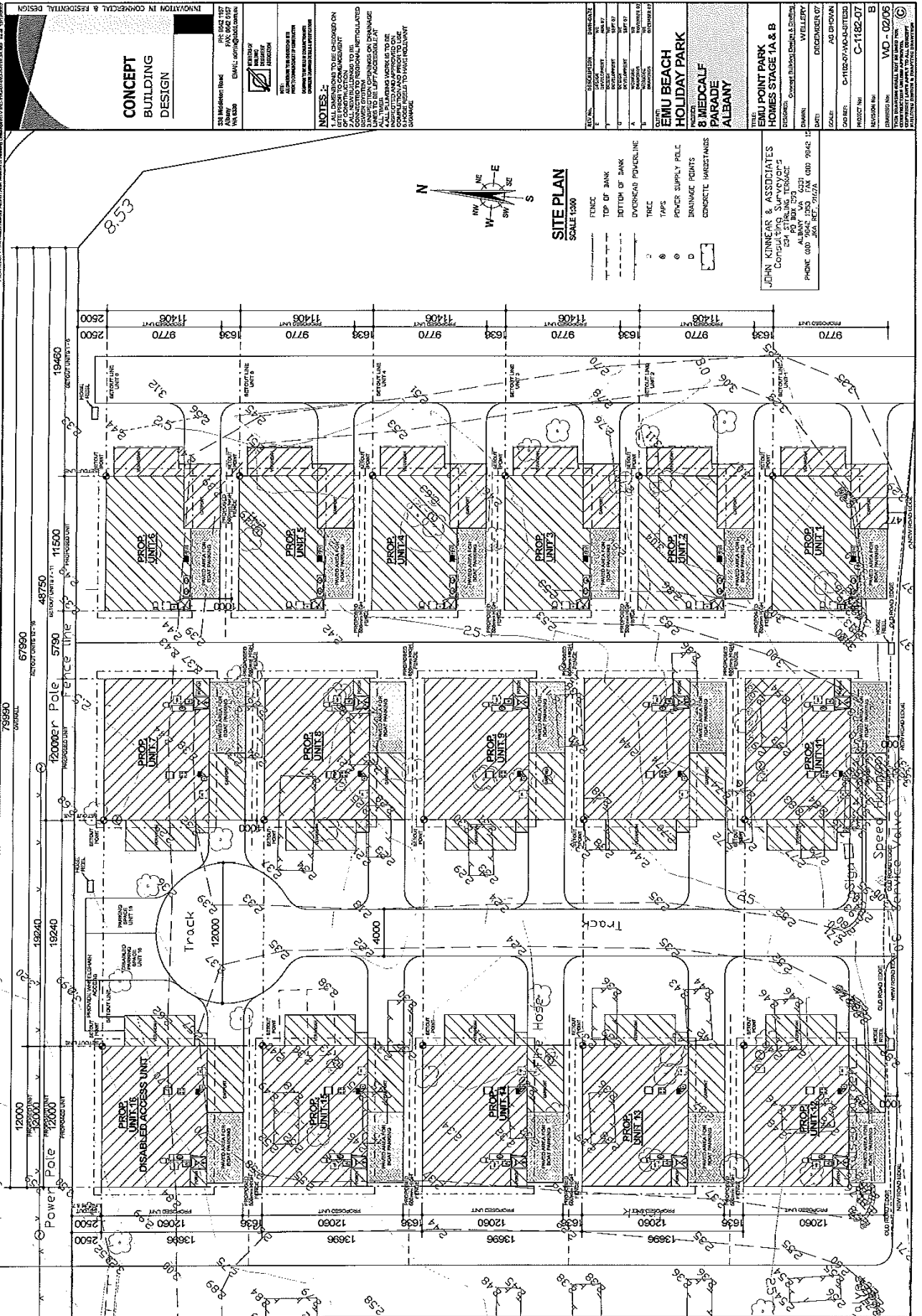
We look forward to working together with all stakeholders on this mutually beneficial project, which will greatly benefit the City of Albany and visitors (tourist) to our region, and working toward meeting the growing accommodation needs of Albany.

Kind Regards

Ross Stewart  
Director



**SITE PLAN**  
**NOT TO SCALE**



**CONCEPT BUILDING DESIGN**

504 Middlesex Road Albany, NY 12208  
 PLOT 162 LOT 162  
 CIVIL ENGINEERING

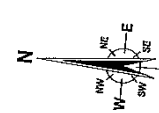
**NOTES:**  
 1. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.  
 2. ALL UTILITIES TO BE LOCATED AND DEPTH TO BE VERIFIED BY THE CONTRACTOR.  
 3. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.  
 4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.  
 5. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

NO.	DESCRIPTION	DATE
1	PRELIMINARY	11/10/06
2	REVISION	11/10/06
3	REVISION	11/10/06
4	REVISION	11/10/06
5	REVISION	11/10/06
6	REVISION	11/10/06
7	REVISION	11/10/06
8	REVISION	11/10/06
9	REVISION	11/10/06
10	REVISION	11/10/06

**EMU BEACH HOLIDAY PARK**  
 8 MEDICAL PARADE ALBANY

**EMU POINT PARK HOMES STAGE 1A & B**  
 DESIGNER: JOHN KINKEAD & ASSOCIATES  
 CONSULTING ENGINEERS  
 100 STATE STREET  
 ALBANY, NY 12208  
 PHONE: (518) 486-3300 FAX: (518) 486-3301  
 WWW: WWW.KINKEAD.COM

DATE: 11/10/06  
 SCALE: AS SHOWN  
 DRAWN BY: J. KINKEAD  
 CHECKED BY: J. KINKEAD  
 PROJECT NO: C-11827-07  
 SHEET NO: B  
 DATE: 11/10/06  
 DRAWN BY: J. KINKEAD  
 CHECKED BY: J. KINKEAD  
 PROJECT NO: C-11827-07  
 SHEET NO: B



**SITE PLAN**  
 SCALE 1:1000

- FENCE
- TOP OF BANK
- BOTTOM OF BANK
- OVERHEAD POWERLINE
- TREE
- TAPS
- POWER SUPPLY PILE
- IRRIGATION POINTS
- CONCRETE MARKERS

JOHN KINKEAD & ASSOCIATES  
 CONSULTING ENGINEERS  
 100 STATE STREET  
 ALBANY, NY 12208  
 PHONE: (518) 486-3300 FAX: (518) 486-3301  
 WWW: WWW.KINKEAD.COM



## Council Policy

# Property Management - Leases

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Adoption Date: 15/04/08  
Adoption Reference: OCM Item 13.8.1  
Review Date: 30/12/09  
Maintained By: Executive Director Works & Services  
Document Reference: NP086562 / MAN186

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

## 1. Objective

To ensure leasing of land under the ownership or control of the City of Albany is dealt with in a fair and equitable manner.

## 2. Scope

To allow for short and long term leasing of property owned by the City of Albany and Crown Land under the control of the City of Albany.

## 3. Definitions

<b>Act</b>	The Local Government Act 1995, as amended
<b>Reserve</b>	A parcel of land belonging to the Crown which have been vested in the City of Albany by way of a Management Order
<b>Lease</b>	An instrument conveying property to another for a definite period, or at will, usually in consideration of rent or other periodical compensation. ( <i>Macquarie Dictionary</i> )
<b>Management Order</b>	An authorisation provided by the Crown providing the City with power to manage a parcel of land on behalf of the Crown.
<b>Regulations</b>	Local Government (Function and General) Regulations 1996
<b>Disposal</b>	Disposal of Property is dealt with as per section 3.58 of the Local Govt Act 1995 and clause 30 of the Local Government (Functions and General) Regulations 1996

## 4. Policy Statement

The City of Albany as legal owner of certain areas of land may from time to time choose to enter into leasing arrangements with other organizations, businesses or individuals. The disposal of land is covered under the Act and Regulations.

The City of Albany also has some control of areas of Crown Land Reserves, specified by the issue of Management Orders provided by Landgate, (formerly the Department of Land Information). Some Reserves are available for leasing purposes for specific periods set by the Crown.

This policy will ensure that all requests for leases for whatever purpose, will be treated in a fair and equitable manner using open and accountable methodology and in line with statutory procedures.

This policy recognises the variety and diversity of the leases, and recognises that no one particular style is appropriate for all.

This policy seeks to ensure that this variety and diversity is recognised to allow all Lessees or potential Lessees a quality of service and understanding relevant to their needs.

This policy is supported by the provision of procedural guidelines enabling the City of Albany to deal with requests for property leases uniformly and in a timely manner.

## 5. Policy Statement

Council adopts the following as policy

- The maximum tenure of a lease granted by Council will be twenty-one years.
- Commercial leases will be offered at a rental determined by an independent valuer taking into account the current value of the business and rental structured in a way which provides maximum return to Council.
- Commercial lessees will be required to provide a bond equivalent to one months rent.
- If a lessee requests a variation to a lease, Council reserves the right to consider the variation only as part of a new lease for the enterprise.
- Incorporated community groups leasing crown land for community purposes will be charged a rental of \$10.00 per annum.
- Incorporated community groups leasing land and buildings will be charged a rental based on the current minimum rate.
- Sporting group leases will attract a rental based on minimum land rate
- Airport Hangers will be charged rental according to a independent valuation
- Cheyne's beach holiday accommodation will attract a rental based on minimum land rate
- The lessee will reimburse all Council's costs associated with the development and implementation of the lease.
- No sub leasing arrangements are to be entered into
- The City will insure the buildings that it owns and recover the cost of the premium from the lessee



## 6. Legislative and Strategic Context

This Policy relates to Division 3 of the Act which describes how Local Government is to dispose of land. Part 6, section 30 of the Regulations also applies to this Policy.

The City of Albany's 3D Corporate Plan...

### **Community Vision:**

*A Thriving City. Albany's community will enjoy economic growth and outstanding opportunities for our youth through*

- *dynamic promotion & marketing of Albany's advantages and opportunities,*
- *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*
- *and at all times we will respect the Community's aspirations and resources"*

applies to this policy.

## 7. Review Position and Date

Executive Director Works and Services to review on or before 30/12/2009.

## 8. Associated Documents

Procedural Guidelines relating to the following individual lease categories:

- Albany Agricultural Society
- Airport Hangar leases
- Commercial Fishermen's Accommodation Leases
- Cheynes Beach Holiday Accommodation leases
- Commercial leases
- Community benefit leases
- Lotteries House leases
- Sporting Association leases
- Telecommunications leases

Standard Lease Agreement pro forma

Standard Extension of Lease pro forma

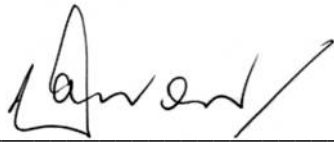
Standard Sub-Lease Agreement pro forma

Standard Transfer of Lease pro forma

Standard Variation of Lease pro forma

Standard Surrender of Lease pro forma

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



Date: 15/04/08



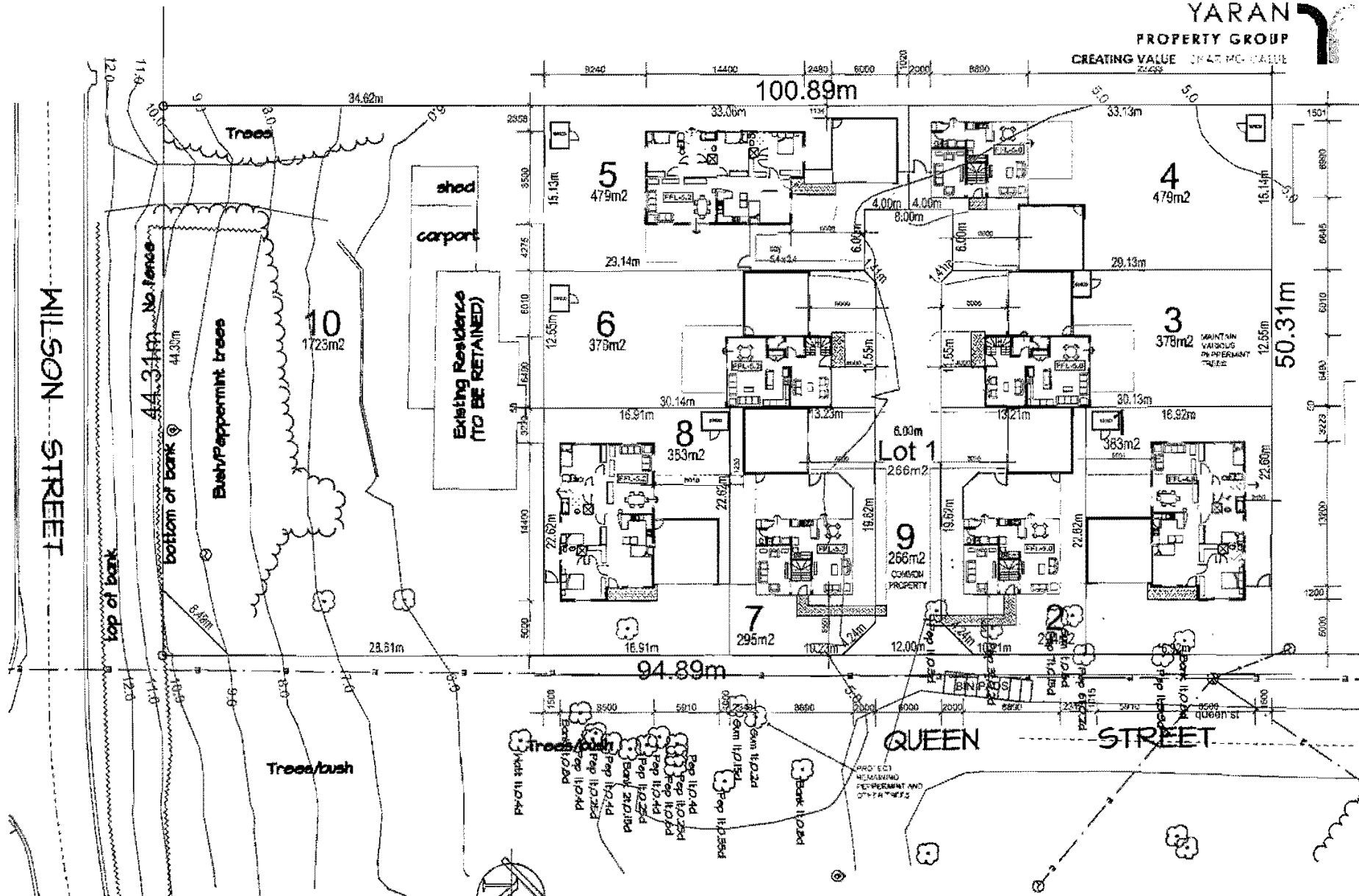
[Agenda Item 11.1.3 refers]  
[Bulletin Item 1.1.3]

Doc No: City of Albany Records  
Postal Ad. File: ICR8047205  
A54580  
Date: 11 JAN 2008  
Officer: PLAN10  
Attach:

**APPLICATION FOR GRANT OF PLANNING S**

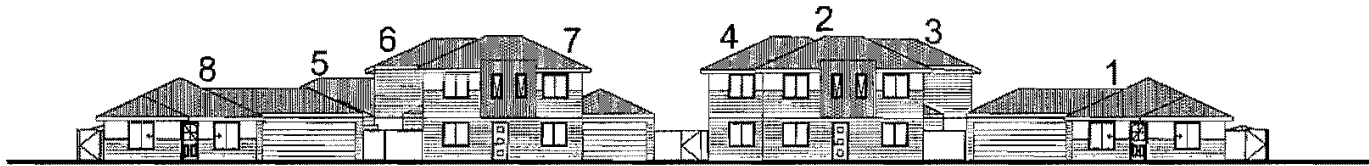
PLEASE NOTE THAT PAYMENT MUST BE MADE BEFORE PROCESSING THIS APPLICATION

<b>LANDOWNER</b>	Name: <u>QUEEN 18 PTY LTD 63429.</u>
	Address: <u>20 TRIBUTE STREET SHELLEY WA 6148</u>
<b>APPLICANT</b> (if different from landowner)	Telephone: Work <u>9354 1917</u> Home _____ Mobile _____
	Email: <u>yaran@yaran.com.au</u> Fax: <u>9354 1674</u>
	Signature: <u>[Signature]</u> Date: <u>10.1.08</u>
	(NOTE: APPLICATION MUST BE SIGNED BY LANDOWNER)
<b>DESCRIPTION OF LAND AND NATURE OF PROPOSAL</b>	Name of Contact Person regarding this application: _____
	Address: _____
	Telephone: Work _____ Home <u>AS ABOVE.</u> Mobile _____
	Email: _____ Fax: _____
<b>OFFICE USE</b>	House No: <u>18 10-18</u> Lot No: <u>3</u> Location No: _____
	Street: <u>QUEEN STREET</u> Locality/Suburb: <u>LITTLE GROVE</u>
	Type of Development/Use Proposed: <u>NINE GROUPED DWELLINGS</u>
	Estimated Date of Completion: <u>18 MONTHS</u> Estimated Development Cost: <u>\$1,760,000</u>
<b>CASHIER</b> G/L 124830	THREE COPIES OF BUILDING PLANS AND SITE PLAN OF PROPOSAL MUST BE SUBMITTED WITH THIS FORM
	TPS No: <u>3</u> Zone: <u>Residential</u> Other: <u>Little Grove</u>
	Use Type: <u>A</u> <u>Development</u> <u>C.S.P.</u>
	Description: <u>Grouped Dwelling (x 9)</u> <u>✓</u> <u>1A</u>
<b>RECEPTION</b> RECEIVAL STAMP	Assessment No: <u>A54580</u> Building Licence No: _____
	Application No: <u>P285001</u>
<div style="display: flex; align-items: center;"> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-weight: bold;">RECEPTION RECEIVAL STAMP</div> <div style="border: 1px solid black; border-radius: 50%; padding: 20px; text-align: center; margin-left: 10px;"> <p>CITY OF ALBANY</p> <p>11 JAN 2008</p> <p>RECEPTION</p> </div> </div>	
Receipt No: <u>252788</u> Amount: <u>\$2241.00</u> Signature: <u>NR</u> Date: <u>11/1/08</u>	



**SITE & GROUND FLOOR PLAN**  
SCALE 1:300

DATE: 24/08/2010 PM	NAME: NENP	PROJECT: PROPOSED EIGHT SINGLE & TWO STOREY GROUPED DWELLINGS	LOT 3 QUEEN STREET LITTLE GROVE CITY OF ALBANY	SCALE: 1:300 (A3)
BY: 25/08/2010 PM				A-02
CLIENT: CAE HOME		SITE & GROUND FLOOR PLAN		



**E1** EAST ELEVATION FACING QUEEN STREET  
 scale 1/50



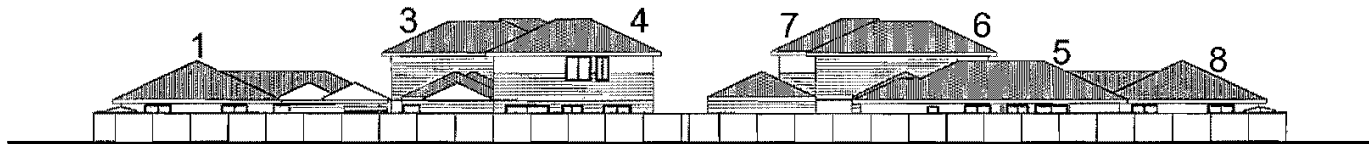
**E5** COMMON DRIVEWAY LOOKING NORTH  
 scale 1/50



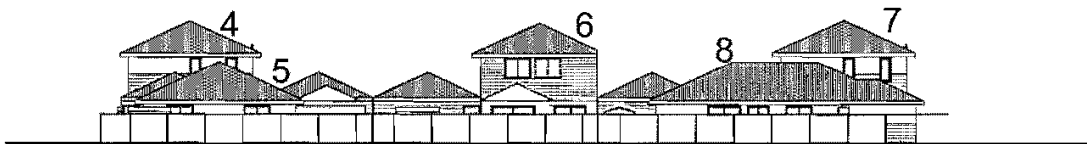
**E2** NORTH ELEVATION  
 scale 1/50



**E6** COMMON DRIVEWAY LOOKING SOUTH  
 scale 1/50

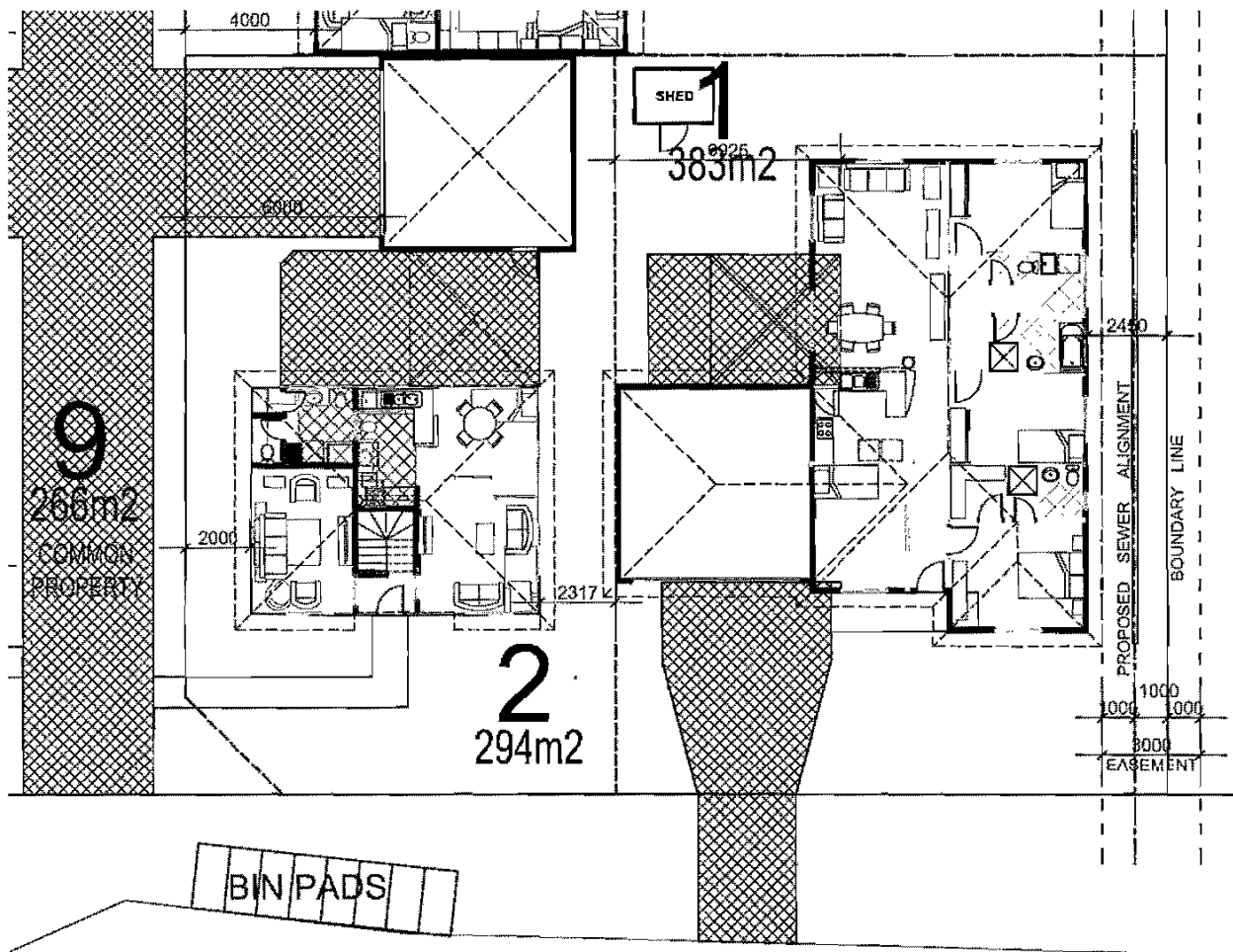


**E3** WEST ELEVATION  
 scale 1/50



**E4** SOUTH ELEVATION  
 scale 1/50

DATE: 24/6/08 2:40 PM	DESIGN: NE/HP	PROJECT: PROPOSED EIGHT SINGLE & TWO STOREY GROUPED DWELLINGS	LOT 3 QUEEN STREET LITTLE GROVE CITY OF ALBANY	1:250 @ A3
DRAWN: 25/6/08 1:24 PM	CHECK:	DATE:		A-04
PROJECT: QUEENST-BALADMC		DESCRIPTION: ELEVATIONS		



QUEEN STREET

IN  
 CT  
 VING  
 RMINT AND  
 TREES

① Duplicate

Jenny Fitzgerald  
62A Bradshaw Cres  
Manning WA 6152  
25 August 2008

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

Att: Jan Van Der Mescht  
Senior Planning Officer

Dear Sir

**PROPOSED GROUP DWELLING (X9) – VARIATION TO THE SCHEME REQUIREMENTS OF TOWN PLANNING SCHEME NO. 3.**

We have received your letter advising that you are currently considering an application for a group dwelling (x9) at 10-18 Queen Street, Little Grove WA. We are the owners of the adjacent block being 54 (Lot 4) Wilson Street, Little Grove and we are strongly opposed to the proposed development as detailed in your letter. Please note that we are in favour of low density residential development, but opposed to the medium density development as proposed.

With respect to impacts of the proposed development on our community, we submit objections on the following grounds:

1. Most important, the proposed development style is not in keeping with the local area.
2. We understand that a Structure Plan has not been agreed for the general development area and dwelling density R Codes have not been assigned.
3. It seems reasonable that when a Structure Plan has been agreed then a low density R Code would be applied such as R20. Requirements for R20 include a minimum average lot size of 500m<sup>2</sup>, a minimum 10m frontage, a minimum primary street setback of 6m, etc.
4. The proposed development is not a low density R Code development.
5. Medium density developments are generally applicable for dwellings located around and in close proximity to an activity centre. Little Grove is a low density residential area not an activity centre.
6. Plans indicate that 8 new dwellings are being built on 3334m<sup>2</sup>, being an average 417m<sup>2</sup> per dwelling. Plus two of the dwellings have block areas at less than 300m<sup>2</sup>.
7. The dwellings do not meet primary street minimum setback requirements.
8. We understand that the 9 dwellings will be on the one green title with one owner. It is unlikely that the owner has 9 separate family groups to occupy each dwelling, or unlikely that the owner is going to rent all the dwellings. Once built the owner will need to strata title the lots to sell (ie: the "built strata" process) and in the circumstances, we feel that council will find it difficult to refuse an application to strata title the blocks. Hence this development is essentially a "short cut" to obtain strata title to the lots to obtain a medium density development site in a low density residential area. This is not appropriate.
9. The proposed development does not make a contribution to Public Open Space.
10. The proposed development does not retain many trees on the Individual blocks.

With respect to impacts of the proposed development to our block adjacent, we submit objections on the following grounds:

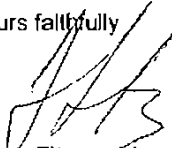
1. At a public consultation meeting around 2 years ago, the Water Corporation discussed sewer reticulation plans for the area and provided plan GU70-3-2 (attached) showing the planned sewer access route to our block and to other adjacent blocks. This sewer access route passes from Queen Street (our nominated access point to the existing sewer), through the proposed development block (10-18 Queen St), along its northern fence line, and into our block, before proceeding into other adjacent blocks. This sewer route follows the natural ground gradients.

No provision for this sewer access route (easement?) has been included within the proposed development (10-18 Queen St). Provision for this sewer access route is essential for better environmental treatment of sewerage from our existing house and to facilitate any future subdivision development of our block and other adjacent blocks. We consider provision of a sewer access for the neighbours essential for any development approval for 10-18 Queen St.

2. The proposed dwellings appear to have minimal setback from our boundary.
3. The proposed two storey dwellings have large upper storey windows directly overlooking our property with inadequate visual privacy with respect to any future development that we may wish to pursue.
4. Approval of any development on 10-18 Queen St should be conditional on the developer providing a 1.8m height colorbond fence (or similar) at their cost on the boundary.

We trust that you will favourably consider our objections to the proposed development. We look forward to your response. Please contact the undersigned if you require further clarification of our objections.

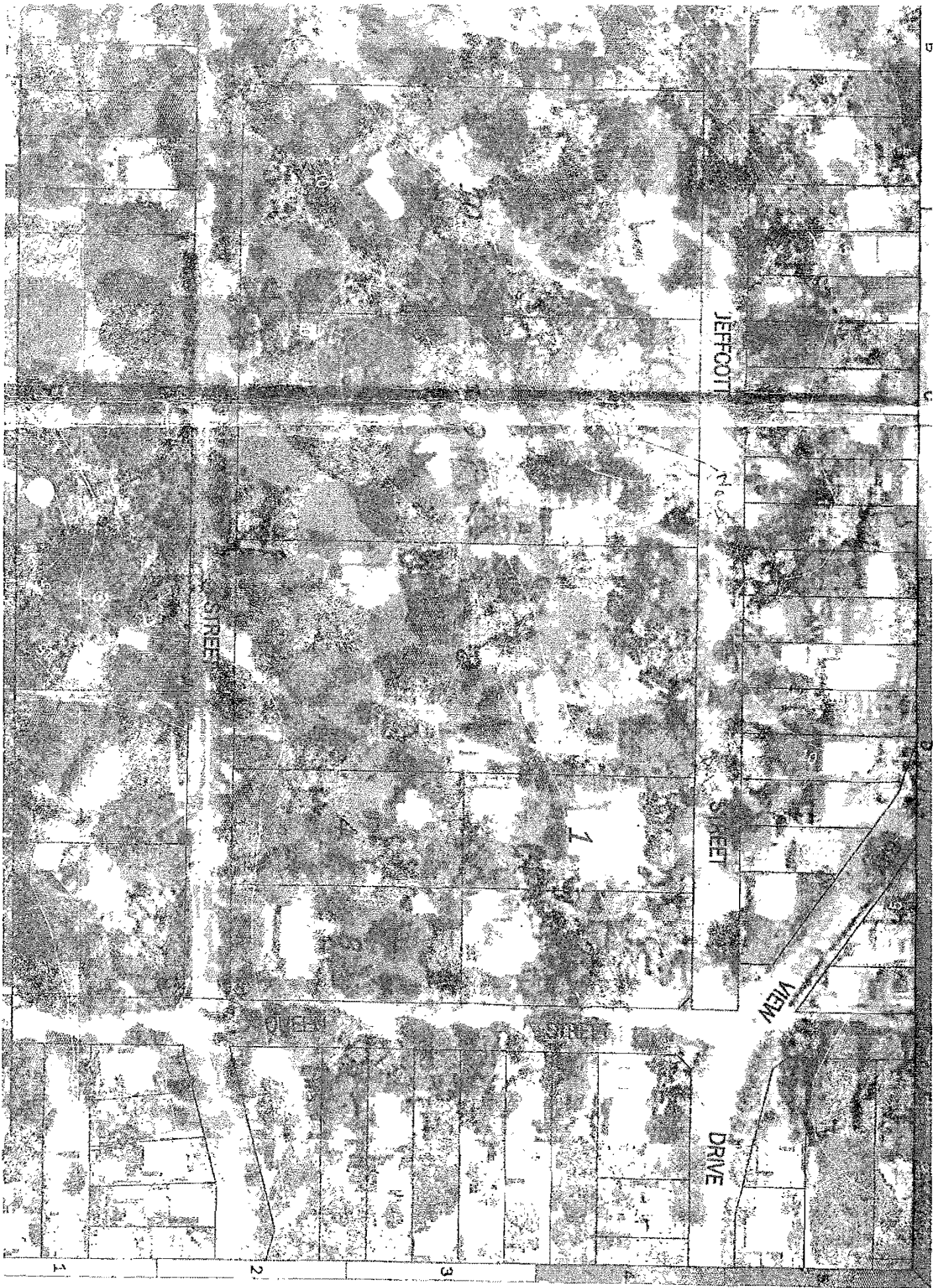
Yours faithfully



Jenny Fitzgerald

(attachments: plan GU70-3-2)







(2)

City of Albany Records  
Doc No ICR8064796  
File. A54580  
Date 29 AUG 2008  
Officer. PLAN16  
Attach.

City of Albany

Chief Executive Officer

Ref A5580/PA25044/P285001

28 Aug. 2008

Dear Sir/Madam,

We write to oppose the proposed group dwellings (x9) at 10-18 Queen St, Little Grove W.A. High density housing like this is not appropriate in this area which is renowned and sought after because of the size of the blocks which fits in with the natural surroundings giving it a country like feeling.

We are not opposed to new dwellings in Little Grove but we do not like the prospect of so many buildings crammed into such close confines which is totally out of character with Little Grove in general and Queen St in particular.

It would appear to us that most of the existing trees would need to be removed for such a development again altering the seclusion and privacy of neighbours. Adding to this is the presence of all double storey buildings.

Thank you for considering our viewpoint

Yours Sincerely,

Rob and Judy Hetherington

*R. J. Hetherington*  
*J. Hetherington*



3



City of Albany Records  
ICR8064721  
A54580

J&B Piper  
15 Jeffcott Street,  
Little Grove, Albany  
26<sup>th</sup> August 2008

Doc No:  
File:

Date:  
Officer:

28 AUG 2008  
PLAN1E

Attach:

Chief Executive Officer  
City of Albany  
PO Box 484  
Albany, 6330

Att: Jan Van Der Mescht  
Senior Planning Officer

Dear Sir

**PROPOSED GROUP DWELLING (X9)- VARIATION TO THE SCHEME REQUIREMENTS OF TOWN PLANNING SCHEME NO.3.**

We have received and viewed the application for the above proposal that you are currently considering for the owners of lot 10-18 Queen street Little Grove WA.

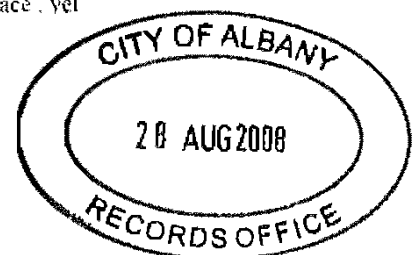
We are the owners of 15 Jeffcott street property being to the West boundary of the proposal We are strongly opposed to the development as per the application. Please note that we are in favour of development , but opposed to it being of this large density over such a small parcel of land.

We feel the following objections should be considered when reviewing this application for development

- 1 The impact of this density development does not meet the existing visual look Of Little Grove or existing housing
- 2 We Feel that the existing zoning of Residential Development Holding does not Allow for this type of development density as per the proposal
3. The developers should be required to apply for rezoning of the land for this Density of development to be considered
- 4 The application shown being on one green title yet it gives the impression that it Intends to be a strata development situation in the long term as it does not seem The applicant would have 9 sets of family members to reside in these dwellings As per grouped dwellings on Res Dev zoned land.
- 5 We feel that the City would have a difficult time refusing a strata application At a later date once these dwellings have been constructed as per the Built strata process of application
- 6 We are concerned with the fact that Queen street being only 150metres long Finishing with a Dead end (Queen street not to be opened as per Little Grove Structure plan) that if all land owners subdivide there land holdings once each And these units proceed that there is every possibility that a vehicle movement Of over 50 vehicle at any given time could occur without allowing for visitors Etc. Queen Street ends with a spearhead onto Jeffcott and Bayview there Is no allowance for the applicant to contribute to the redesign of this corner or The upgrade at the end of queen to become a true cul-de-sac head. The Applicant shows no provisions for off street parking to accommodate residents Visitors Will the current residents have to evade vehicles parked on the verges In a short narrow cul-de-sac due to these units Over and above what would be Considered normal for such a road.

The application shows three vehicle crossovers into Queen street and one into Wilson street and a common property driveway the three into queen street on About 50 metres of verge.

- 8 There is no provision for the applicam to contribute to public open space , yet



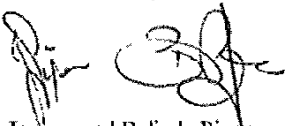
- Development all existing vegetation will need to be removed.
10. The Little Grove structure plan quite clearly states that the amenable feel of Little Grove is the factor it has mature trees in its current landscaped form and that this adds to the country feel and life style of residents within.
  11. With this development all surrounding lot owners will have to observed a Densely populated and developed area of rooves due to the fact that three existing Residences are situated on 9-10metre ridges on the North,West, South faces of This development.
  12. There seems to be no consideration that this land has a proffered existing Main Sewer extension easement leading into the surrounding land holdings due to gradients Of the land .There is an existing sewer junction supplied in Queen St For this purpose. This was shown by water corp. at a general public meeting Some two years ago and upon research this still seems to be the preferred route.
  13. If this development is to eventually be Strata Titled it quite clearly states Within the Planning structure that dense development is suited to be placed in An area that is close to major amenities such as Train station, Civic centre, Commercial precinct, Little Grove does not seem to have any of these near by.
  14. The impact of these units seems to be very high on the west side boundary to lot 54 Wilson with large windows facing this area impacting on these lot Owners privacy etc
  15. Will the rural type fencing be replaced with another material .

Overall our view is that this type of dense development is better suited in the town centre. If approval is given to this application for development it would be setting a predicant for other developers to follow . The overall impact could be that Little Grove loses its character and current green form of beauty and lifestyle.

The council should ask the developer to submit an application that takes all these matters into consideration on a lesser density scale.

We trust that you will take our concerns to council with regard to the proposed development. We look forward to your response. Please contact the undersigned if you require further clarification of our objections.

Yours Faithfully



Jeremy and Belinda Piper.  
0427 425363



4

Doc No: City of Albany Records  
ICR8064400  
File: A54580

Date: 25 AUG 2008  
Officer: PLAN16

Attach:

Dianne Morache  
128 Bayview Drive  
Little Grove WA 6330  
9844 4179  
[dialice@hotmail.com](mailto:dialice@hotmail.com)

19 August 2008

Chief Executive Office,  
P O Box 484  
ALBANY WA 6331

**TO WHOM IT MAY CONCERN**

RE: Proposed Grouped Dwelling (x9) – Variation to the Scheme Requirements of Town Planning Scheme No. 3/P285001

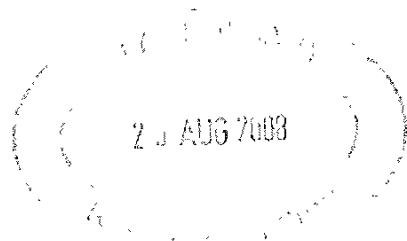
**I strongly oppose of the grouped dwelling proposed for 10-18 Queen Street Little Grove.**

This is pure greed not only by the developer also the City of Albany to even allow this to get to this stage.

The developer's only concern with the development is the monies that will be made by building 9 homes on an area that should have no more than 3 dwellings.

There has been no concern on the impact of the area, if there was it would never have been allowed to get to this stage of the proposal.

The increased traffic on the road is a **high safety concern**. With the Proposal of 9 dwellings, an average of two (2) cars per house-hold, a further 18 vehicles using the road.



With deep sewerage now being available in parts of Little Grove, this should not be a licence to allow for congested living.

Little Grove is a unique area and should be retained as such, if people want suburbia, then live in the areas that have already been put aside for that eg; Bayonet Head, Yakamia, Spencer Park etc.

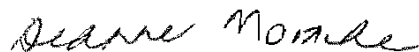
The area is unique with its many trees, birds and small animals. There will not be any trees left on the property and to even suggest that there will be is utter ignorance or stupidity, everyone knows once a developer is on the site that all vegetation is cleared. No trees or shrubs will be replanted, no ground left to accommodate them

People have chosen to reside in Little Grove because of its uniqueness, living in the area for many years without services, pathways, curbing, paved roads, residing on large blocks to escape suburbia.

Block sizes should not be any smaller than 1000sq, the equivalent of the old ¼ acre block.

**Please allow for commonsense to prevail and allow Little Grove to remain an urban sprawling green suburb.** Not an asphalt & concrete jungle. A perfect example of what is not to be allowed in this area is the construction of the complex on Middleton Road, no room for planting trees just roof tops, a ghetto in the making.

Yours truly



Dianne Morache

5

10 O'Connell St.,  
Little Grove 6330

25-08-08



Attent. Jan Van Der Mescht  
Senior Planning Officer

City of Albany Records  
Doc No: ICR8064387  
File: A54580

Dear Sir/Madam

Date: 25 AUG 2008  
Officer: PLAN16

Attach:

RE: PROPOSED GROUP DWELLINGS AT 10 - 16 QUEEN ST,  
LITTLE GROVE

As residents directly opposite this site, we wish to express our opposition to such development.

We moved here almost 4 years ago because of what the area had to offer - beautiful patches of unspoiled native bush, low housing density, less traffic noise, low crime rate, with safe and quiet streets.

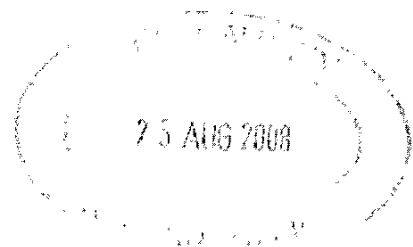
Queen St. is a short cul-de-sac, with a potentially dangerous intersection on to Bay View Drive, incorporating Jeffcott Street. Considering the possibility of an extra 15 plus vehicles using this street will only increase the danger. The absence of footpaths in the area could also be a safety issue.

Little Grove is a very unique area within the City of Albany, lets keep it that way. We believe Group Dwellings should only be considered closer to the town centre

We hope you will take the time to consider our views.

Yours faithfully

Marie Taylor and Garry Taylor





6

City of Albany Records  
Doc No: ICR8064509  
File: A54580

Date: 25 AUG 2008  
Officer: PLAN16

Attach:

REF A54580/PARSONA/P285001

25/8/08

111 O'Connell St

Little Grove

Albany

W.A. 6230.

Dear Sir/Madam,

Re Proposed Group

Dwellings x 9 At 10-18 Queen Street  
Little Grove.

After careful consideration of the  
Proposed Dwellings, We appose the  
Application.

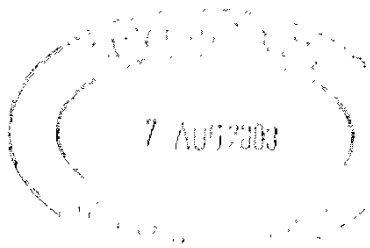
Whilst not against Developement  
We are against this Density.

Yours Faithfully

J. A. & B. J. Wilney







7

City of Albany Records  
 Doc No. ICR8063066  
 File A54580  
 Date: 07 AUG 2003  
 Officer PLAN16

A & JM GIBB  
 .1 Queen Street  
 Little Grove WA 6330  
 98444549  
 7th August 2008

Attach:

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

RE: Proposed group dwelling 10-18 Queen Street Little Grove

Dear Sir,

We wish to register our strongest objection to this proposal. We have a number of concerns which are as follows.

1. Whilst Queen Street is designated as a through road the reality is this section of Queen St is effectively a cul-de-sac. As such this proposed development would dramatically increase traffic in the Street to a level that could at best be described as very hazardous.
2. The intersection of Queen Street, Jeffcott Street and Bayview Drive is already an intersection with inherent traffic management issues. The increased traffic from this proposed development would significantly put more pressure on this intersection. Such increase in vehicle and pedestrian traffic would raise dramatically the potential for accidents at this intersection.
3. This section of Queen Street carries a high number of pedestrian traffic who cut through to Wilson Street. The increased traffic from the proposed development and these pedestrians is a potential for an accident, especially in a small no-through street where you would have vehicles reversing and or turning.
4. The character and amenity of Little Grove is an open and "leafy" urban locality. A development of the nature of the proposed group dwelling is dramatically out of character with the life style image of Little Grove.
5. The proposed development will increase the number of visitor vehicles to the street. Due to the length, width and no through design of Queen St, the potential for traffic congestion is significant. Other than peoples verges there is nowhere for visitors to this complex to park.
6. As Queen Street is effectively in four sections this section of Queen gets a lot of traffic which needs to turn around. If this development proceeded the congestion would be considerable. Not to mention the difficulties the waste pickup vehicles would experience

We are not opposed to progress and or development but this proposal is extreme in it's size and is in the wrong location geographically (service by appropriate roadway).

Whilst there was always going to be an increase in dwelling densities after deep sewerage was introduced the size of this development is in the extreme and is way out of keeping with the character and life style of Little Grove.

Yours Faithfully

JA & JM GIBB

A54580  
Plan 16

8

T McAllister  
18 O'Connell Street  
Little Grove  
Albany WA 6330

4 August, 2008



Jan Van Der Mescht  
Senior Planning Officer  
City of Albany  
PO Box 484  
ALBANY WA 6331

City of Albany Records  
Doc No. ICR8062942  
File: A54580  
Date: 06 AUG 2008  
Officer: PLAN16

Attach:

RE: Proposed Group Dwellings (X9)

Dear Sir/madam

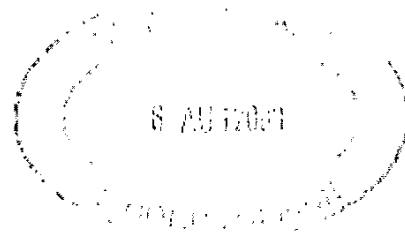
Thank you for the opportunity to comment on the Proposed Group Dwellings (X9) at 10-18 Queen Street, Little Grove, Albany.

I fully support the application as I believe Little Grove is being left behind in the expansion of Albany in general and partially neglected by council with regard to roads, paths, drainage and trees overhanging the roads and paths. It is time Little Grove be allowed to reach its potential and become the progressive and vibrant suburb of Albany it should be.

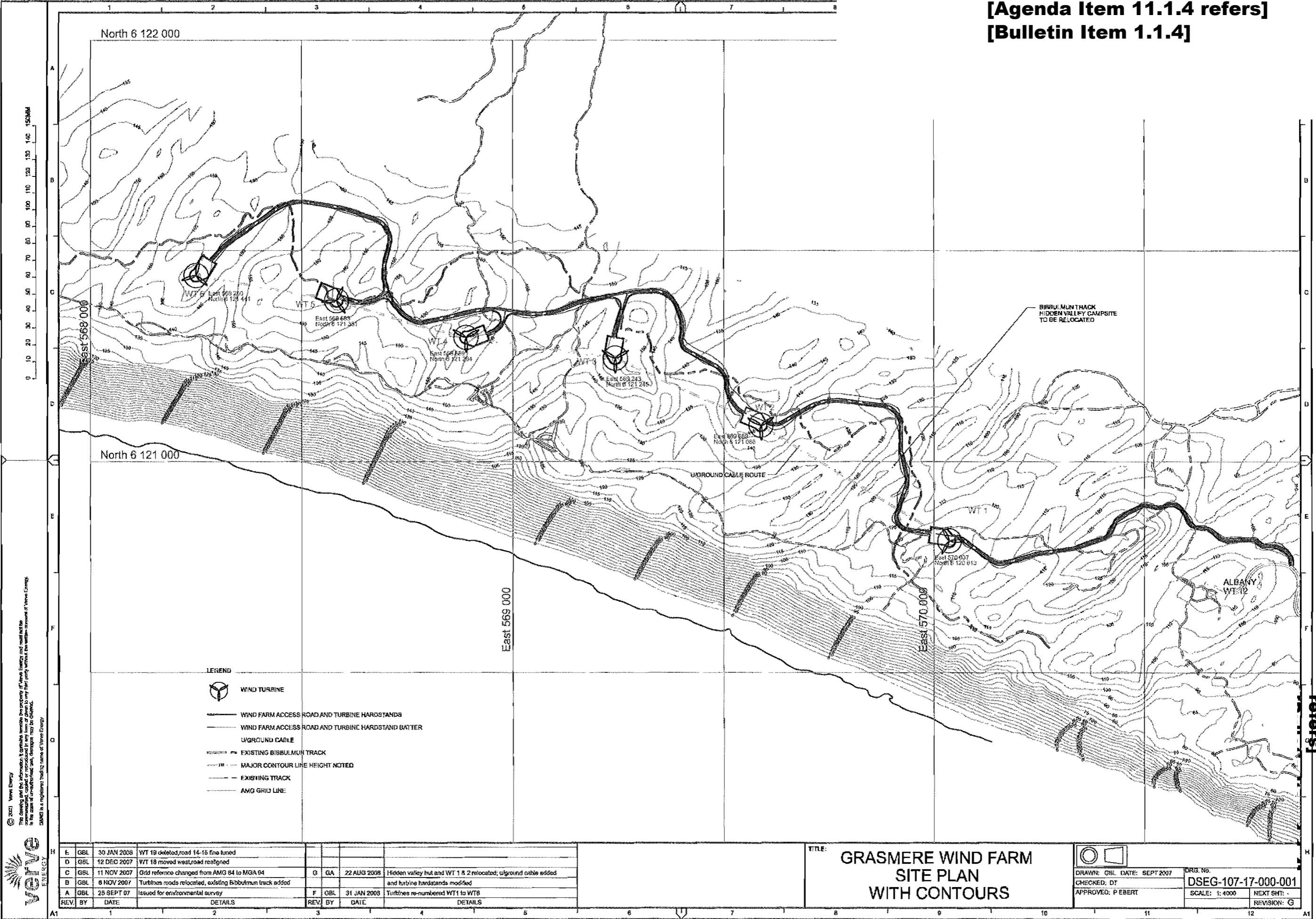
I formally request that Queen Street be extended the 20 metres required to allow me access to my property in line with every other landowner adjoining Queen Street. My property is Lot 34.

Yours truly

Tom McAllister



[Agenda Item 11.1.4 refers]  
 [Bulletin Item 1.1.4]



- LEGEND**
- WIND TURBINE
  - WIND FARM ACCESS ROAD AND TURBINE HARDSTANDS
  - WIND FARM ACCESS ROAD AND TURBINE HARDSTAND BATTER
  - U/GROUND CABLE
  - EXISTING BIBBULMUN TRACK
  - MAJOR CONTOUR LINE HEIGHT NOTED
  - EXISTING TRACK
  - AMG GRID LINE

REV.	BY	DATE	DETAILS	REV.	BY	DATE	DETAILS
E	GBL	30 JAN 2008	WT 19 deleted, road 14-15 fine tuned				
D	GBL	12 DEC 2007	WT 18 moved west, road realigned				
C	GBL	11 NOV 2007	Grid reference changed from AMG 84 to MGA 84	G	GA	22 AUG 2008	Hidden valley hut and WT 1 & 2 relocated; u/ground cable added and turbine hardstands modified
B	GBL	6 NOV 2007	Turbines roads relocated, existing Bibbulmun track added				
A	GBL	25 SEPT 07	Issued for environmental survey	F	GBL	31 JAN 2008	Turbines re-numbered WT1 to WT8

TITLE: **GRASMERE WIND FARM  
 SITE PLAN  
 WITH CONTOURS**

DRAWN: GBL DATE: SEPT 2007  
 CHECKED: DT  
 APPROVED: P EBERT  
 DRG. No. **DSEG-107-17-000-001**  
 SCALE: 1:4000 NEXT SHT: -  
 REVISION: G

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[Agenda Item 11.1.4  
 refers]





City of Albany Records  
Doc No: ICR8083248  
File: A174170

Date: 08 AUG 2008  
Officer: PLAN10

Peter Walmsley  
Lot 50 Knights Road  
Albany W.A.



City of Albany  
Chief Executive Officer  
Po Box484  
Albany WA  
6331  
**Albany Wind Farm Extensions**

Industrial areas like the proposed are already a common sight in Australia and the world and will become more common in the next few years. To devalue the natural heritage of Albany's coast only adds to the total degradation of the natural landscapes the south coast and W.A. has to offer.

I doubt any tourists come especially to Albany just to see these turbines as every wind farm looks the same.

Notice how Perth and Mandurah, the big polluters, have no turbines. It's because they are undesirable developments for their coastlines and our Sand patch has over 190 species of native flora growing just on this site, more than the old growth forests in the southwest. No other development would ever be allowed to do what these developers have done and are trying to do.

Verve developers want to build these towers on a higher part of the Sand Patch cliffs. They will be more noticeable for land owners and any dwellings that face that general direction.

In the long term, property values will not perform as well as these turbines become more and more common.

Verve claims the proposal will produce 80% of Albany's electricity. Why then is Western Power building a second transmission line to Albany? Synergy is selling renewable energy from the Albany wind farm to customers in Perth and other country areas.

Albany's rate payers are entitled to know where this power is going and who's paying for it. The City of Albany should at least be charging rent for the use of this site. Other wind farms on cleared farm land pay the land holders for the use of their land. Why does The City of Albany not charge for the use of this real estate?

The W.A. government has funded a transmission line to Wellstead, supposedly for the Grange mine. The mine will not proceed for a long time, (no money and not a good time to look for it). The transmission line is for more wind farms to power Perth. There has already been a number of land owners that have been approached by more than one renewable energy company. This is how common these turbines will be. How common is our coast line? It's going to be very common soon. It doesn't need Steel and concrete to enhance it.

Also the photomontage supplied to me by The City of Albany is wrong. Photomontage #8 view from mouth of Torbay inlet is taken from 6.2 km from the nearest turbine, yet it shows the turbines as being smaller than the turbines in photomontage #6 View from Shelley Beach 12.8 km away. Do the users of Mutton Bird beach know about this?

What about the view from the Natural Bridge and Gap. Are there any photomontages from that area? This is important to our natural looking coast line and future tourism industry.

I hope the councillors have not already made up their minds to proceed with this development. Al Goreism and the religion of climate change have altered the thinking of a lot of people so it seems. If you tell people one thing enough times, they will believe it.

Regards,

Peter Walmsley.

A handwritten signature in black ink, appearing to be 'Peter Walmsley', written in a cursive style.

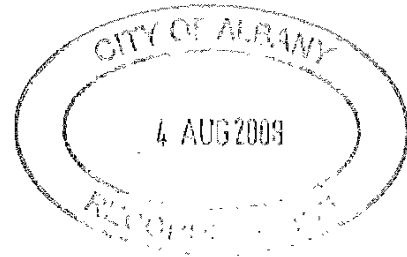


Your ref: A174170/PA24831/P275082

City of Albany Records  
Doc No. ICR8062754  
File A174170  
Date: 04 AUG 2008  
Officer PLAN10  
Attach:

29 July 2008

Chief Executive Officer  
PO Box 484  
Albany  
WA 6331



Dear Sir,

**Development Proposal: Grasmere Wind Farm**

I have your letter of 8 July 2008 regarding the application for Wind farm (Additions) at Prescottvale Road Cuthbert WA. I wish to make a submission concerning the proposal.

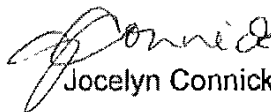

Our property at 403 Elleker-Grasmere Road backs on to Grasmere Hill and to one of the original sites tested for viability of the Albany wind farm in 1998/1999. In 1999 a public meeting was held at the Elleker town hall, which was attended by Western Power and others associated with the proposal. Elleker town residents, including ourselves, expressed concern about the impact any proposed wind farm would have on the Elleker town ship and the adjacent reserve land. It was eventually agreed that it was better to site the wind farm away from populated areas. As we understand it, the current site was chosen taking into account those issues. It was also decided that it was better to limit the size of the land being used and accordingly the larger size towers were chosen to ensure that only 12 towers were needed rather than the much larger number originally proposed. It was considered that limiting the size of the land

area used was so important that it was necessary to opt for the more expensive option in selecting the type and size of the wind towers.

It is disappointing now to find that these discussions entered into with the community and stakeholders about the viability of a wind farm in a populated area are now being revisited and that extensions are being sought to what we understand was to have been a final proposal for the site and for its size. An extension further along the coast will impede on the quality of life of the owners all along that area and will impact on the coastal reserve in the same way foreshadowed back in 1999.

For the same reasons canvassed at length in 1999, we do not want the wind farm extended further along the coast toward the populated areas.

Yours faithfully

   
Jocelyn Connick and Harvey Pickup





A174170  
Plan 10

Doc No. City of Albany Records  
File: ICR8062864  
A174170  
Date: 05 AUG 2008  
Officer: PLAN10  
Attach:

James Pearse & Melissa Vernon  
212 Muttonbird Road  
PO Box 694  
Albany WA 6331

Chief Executive Officer  
PO Box 484  
Albany WA 6331

Re: Application for planning consent for Wind Farm additions.

Dear Sir

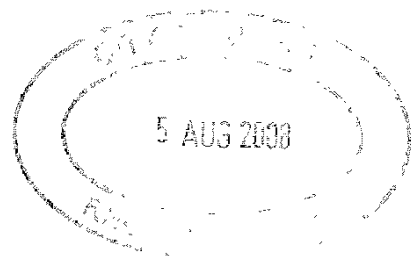
Thank you for the opportunity to make comment on the proposed additions to the wind farm at Prescottvale Road. Our main concern is the visual impact the turbines have on a beautiful skyline and pristine coastline. We would prefer the turbines to be placed on farmland adjacent to the coast, as is the case of the Emu Downs example near Jurien Bay. In our opinion the existing turbines, although practical, are a blight on the landscape and detract from the natural splendor of the coastline. The planned extension will detract further from the views available from many places around the district. We will be disappointed if the planned extension is visible from the popular Muttonbird beach area.

Consideration should be given to changing the colour of the existing turbines to be more in keeping with the surrounding environment, rather than the current "stark white" that impacts so strongly with their surrounds and draws the eye to them. While in Europe we noticed that most turbines were a flat grey/green colour so as to blend a little better with their environment and feel this should be considered.

Thank you for your consideration

James Pearse and Melissa Vernon

*James Pearse*      *Melissa Vernon*



**Dr Geetha Mendis**  
Suite 18, 95 Monash Avenue  
Nedlands WA 6008

5<sup>th</sup> August 2008

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

Dear Sir/ Madam

**Submission on Wind Farm Additions at Cuthbert**

I wish to express my concerns as a ratepayer of Albany and a regular visitor to the Albany coastal reserve, which includes the site of the above project.

My main concern is the **further damaging impact on the visual amenity and natural landscape** of this area.

Pursuant to the Town Planning Scheme the Local Rural Strategy document adopted by the council identified this area as a highly visually sensitive area. The LRS sought to ensure that land use proposals do not adversely affect natural resources including coastal areas and natural landscape. The Albany Regional Strategy published by the State Planning Commission in 1994 identified coastal scenery in the locality as being amongst the finest in Western Australia and recommended the protection and enhancement of existing reserves.

Whilst I support the development of renewable energy, I believe that the existing environmental values need not be sacrificed in this manner. There are many alternative sites available in WA which can accommodate wind power generation along with existing pastoral and other uses. This has been demonstrated in wind farm location overseas and interstate.

When the council's approval for the previous wind farm proposal was brought before the Town Planning Appeal Tribunal of WA (July 2000, Appeal No. 20 of 2000) the council's submission stated, "The proposed wind farm is considered to be a unique land use proposal, and is not considered to establish a precedent for further development within this or other reserves." (paragraph 5.2, City of Albany, Respondent's statement).

As you would be aware, the Appeal did not proceed when it was ruled that Western Power was exempt from the Town Planning Scheme as it was a public utility at the time, so that the City's approval was immaterial. I understand that the situation with Verve is different in that it is not exempt from the TPS requirements.

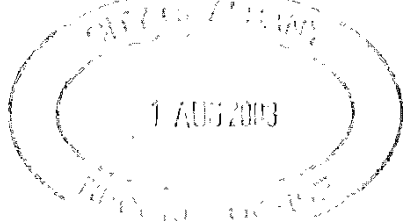
Therefore I believe the council has a greater responsibility on this occasion to ensure the protection and proper use of this reserve and not approach this project as a forgone conclusion.



**Geetha Mendis**



Department of Water  
Government of Western Australia



A174170  
Plan 10

Your ref: A174170/PA24828/P275082

Our ref: SRS22445/RF1553

Enquiries: Kevin Hopkinson



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

Doc No: City of Albany Records  
ICR8062686  
File: A174170

Date: 01 AUG 2008  
Officer: PLAN10

Attach:

Attn Ian Humphrey

Dear Ian,

**NOTICE OF APPLICATION FOR PLANNING CONSENT – WIND FARM**

Thank you for the opportunity to comment on the above proposal. The wind farm site is wholly located within the South Coast Water Reserve which has been proclaimed under the Country Areas Water Supply Act (1947) for the purpose of protecting the quality of the underground drinking water source. The site is within the P1 classification area which is afforded the highest level of protection with the aim of ensuring there is no increased risk of groundwater contamination.

Given the significance of the water resources in the area, the Department of Water (DoW) has previously provided advice to Verve Energy on possible threats from the proposed wind farm expansion, and notes these comments have been recognised and in general, incorporated into the Environmental Management Plan (EMP) for Construction, with the exception of important advice relating to the storage of fuel, oils and chemicals.

The DoW provided the following comments in relation to fuels and chemical storage on site, specifically, that "Refuelling of plant and machinery should only be performed at designated, appropriately bunded refuelling areas and bulk fuel should be stored outside of the Water Reserve".

These comments have been interpreted incorrectly in Section 2.6, Commitment 5.1 of the EMP, which states "Storage of contaminants such as fuel, oil and other chemicals is to be done off site (preference) or restricted to designated areas. As a minimum, this should comprise a bunded compound, lined with geotextile or other suitable impervious material or utilise double skinned tanks".

The DoW does not support any fuel, oil or chemical storage in the Water reserve, and has a preference against refuelling of machinery within this area. Any refuelling that does occur in this area needs to be in an appropriately bunded compound. In addition, servicing of plant and machinery should only be performed outside of the Water Reserve to ensure there is no risk of spillage or inappropriate disposal of oils and other chemicals. This needs to be reflected in the EMP.

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

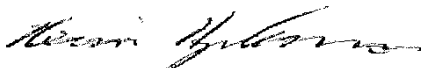
10/04/08

The DoW notes that the following issues that were raised in previous advice have been addressed by Verve Energy in the EMP and are supported by the DoW:

- A remediation plan developed to respond to any accidental spillage of fuel, oil or other contaminants.
- Clearing of remnant vegetation should be kept to the absolute minimum and revegetation strategies implemented as soon as possible.
- The Water Corporation is closely consulted with regard to the location of future bore sites to enable utilisation of existing access roads where possible.

For further assistance please contact Kevin Hopkinson on 9841 0123 or at [kevin.hopkinson@water.wa.gov.au](mailto:kevin.hopkinson@water.wa.gov.au).

Yours sincerely

  
/s/ **Hamid Mohsenzadeh**  
**Acting Regional Manager**  
**South Coast Region**

Thursday, 31 July 2008



**Environmental**

Doc No:  
File:

City of Albany Records  
ICR8064590  
A174170

7174170  
LAN10

The Atrium,  
Level 8, 168 St Georges Terrace,  
Perth, Western Australia 6000.  
Telephone: (08) 6364 6500.  
Facsimile: (08) 6467 5557.

Date: 27 AUG 2008  
Officer: PLAN10

Postal Address: Locked Bag 33,  
Rivers Square, Perth, Western Australia 6850.  
Website: www.epa.wa.gov.au

Attach

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

Our Ref: CRN221679  
Enquiries: Josie Huxtable (6467 5246)

Dear Sir/Madam

**PUBLIC ADVICE**


**PROPOSAL:** Grasmere Wind Farm – Installation of Additional Six Wind Turbines  
**LOCATION:** Crown Reserve 13773  
**LOCALITY:** 11km South-West Of Albany  
**PROponent:** Verve Energy  
**ASSESSMENT:** Not Assessed – Public Advice Given and Managed Under Part V of the EP Act (Clearing)

Further to my letter dated 4 August 2008 with regard to the above proposal, the EPA advises that no appeals were received against the EPA's determination that the proposal should be treated as *Not Assessed-Public Advice Given and Managed Under Part V (Clearing)*.

Accordingly, the EPA Service Unit has provided advice to the proponent. Attached please find a copy of the advice and recommendations provided to the Proponent.

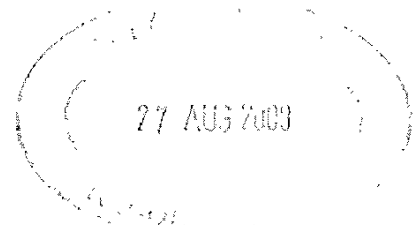
The EPA expects the relevant decision-making authorities to consider and implement this advice through the approvals process. If you have any enquiries, please contact the person cited above.

Yours faithfully

  
for Mark Jefferies  
A/Director  
Environmental Impact Assessment

25 August 2008

Encl.





# Environmental Protection Authority

The Atrium,  
Level 8, 168 St Georges Terrace,  
Perth, Western Australia 6000.  
Telephone: (08) 6364 6500.  
Facsimile: (08) 6467 5557.

Postal Address: Locked Bag 13,  
Cloisters Square, Perth, Western Australia 6850.  
Website: [www.epa.wa.gov.au](http://www.epa.wa.gov.au)

Mr D Thompson  
Manager Sustainable Development Strategy  
Verve Energy  
15-17 William Street  
PERTH WA 6000

Your Ref: 3114631  
Our Ref: CRN 221679  
Enquiries: Josie Huxtable, tel: 6467 5246  
Email: [josie.huxtable@dec.wa.gov.au](mailto:josie.huxtable@dec.wa.gov.au)

Dear Mr Thompson

## PUBLIC ADVICE

**PROPOSAL:** Grasmere Wind Farm – Installation of Additional Six Wind Turbines  
**LOCATION:** Crown Reserve 13773  
**LOCALITY:** 11km South-West Of Albany  
**PROPONENT:** Verve Energy  
**ASSESSMENT:** Not Assessed – Public Advice Given and Managed Under Part V of the EP Act (Clearing)

Further to the Environmental Protection Authority (EPA) letter of 4 August 2008 with regard to the above proposal, the EPA Service Unit (EPASU) advises that no appeals were received against the EPA's determination that your proposal should be treated as *Not Assessed-Public Advice Given and Managed under Part V of the EP Act (Clearing)*.

Accordingly, the EPASU provides the following advice:

### ADVICE AND RECOMMENDATIONS

#### 1. Environmental Issues

- a. Clearing of native vegetation
- b. Flora
- c. Fauna
- d. Noise

#### 2. Advice and Recommendations regarding Environmental Issues

##### a. Clearing of native vegetation

The EPASU notes that the proposal involves the clearing of approximately 7.5 ha native vegetation.

Please visit the Department of Environment and Conservation's website at the following web address <http://hvp.environment.wa.gov.au> for information on the provisions of the *Environmental Protection (Clearing of Native Vegetation) Regulations 2004* and the procedures in relation to applying for a Clearing Permit. The Department of Environment and Conservation will make a decision to grant or refuse a permit. The decision of the EPA to not assess your proposal carries no presumption about the outcome of an application for a Clearing Permit.

It should be noted that clearing cannot be undertaken until the clearing permit application process is concluded.

## b. Flora

The EPASU notes that the majority of vegetation at the proposed site is considered to be in good to pristine condition, with vehicle tracks representing the main disturbance. The vegetation and flora survey conducted by Ecologia Environment was conducted at an appropriate level of detail and timing to effectively detail the conservation values of the area. The EPASU notes that no declared rare flora species or Priority 1 flora species were found within the project area or along the proposed electrical cable route during the survey. However, three lower priority species were recorded including *Thomasia quercifolia* (Priority 2), *Spyridium spadiceum* (Priority 2) and *Metaleuca ringens* (Priority 3). Whilst the three species were found at locations away from the proposed wind turbine and road and electrical cable areas, the EPASU recommends that these areas are well defined and marked with pegs and marking tape to ensure that these areas are not disturbed during the construction and clearing phases of development.

## c. Fauna

The EPASU notes that the following species listed under the *Western Australian Wildlife Conservation Act 1950*, are present in the project area:

- Main's Assassin Spider (*Austrarchaea mainae*) Schedule 1
- Baudin's Black Cockatoo (*Calyptorhynchus baudinii*) Schedule 1
- Carpet Python (*Morelia spilota imbricata*) Schedule 4

The EPA SU notes that the Western Archaeid Spider was previously considered extinct and therefore the study conducted by WA Museum into the population and dispersion of species at the Grasmere site is of international significance. The study indicated that sustainable populations of the species occur over a range of 70 kilometres. The EPA SU considers that the proposed wind farm is unlikely to have a significant impact on the Western Archaeid Spider based on Verve Energy's commitment to avoid known habitat and achieve minimum population disturbance.

The EPA SU recommends that the speed limit within the project area should be regulated such that fauna can be easily seen and avoided, particularly *Morelia spilota imbricata* which is likely to use the tracks on warm days.

## d. Noise

The EPA endorses the approach of assessing noise impacts from wind farms based on background noise levels, as described in the South Australian EPA Environmental Noise Guidelines for Wind Farms. The results of the noise modelling in the documentation demonstrate that the Grasmere is borderline in relation to the Hidden Valley Campsite, that is, the new wind farm would just exceed the criteria at the Campsite. The EPASU notes that further movement of wind turbines is not feasible due to terrain difficulties, negative impacts to visual amenity and restrictive land boundaries.

Verve Energy has provided commitments in the documentation to undertake the following process in consultation with the Bibbulmun Track Foundation to address potential noise impacts.


- Following construction of the wind farm, it will be run as normal and feedback from users of the Bibbulmun Track gathered to ascertain whether the noise levels at the camp site are acceptable.
- If this feedback suggests that the noise levels are unacceptable, the noise level at the Hidden Valley Campsite will be monitored to assess whether it is within the requirements of the South Australian noise guidelines.
- Where it is shown to exceed these limits, the closest wind turbine will immediately have its power output lowered at night-time and measurements undertaken again to determine at what "lowered" level the noise criteria of the South Australian guidelines are met.
- If energy yield losses to the wind farm as a result of the above are unacceptable then Verve Energy will fund the relocation of the Campsite to another location. Options in respect of possible locations will be further scrutinised and broadened at that time.

The EPA considers that this process will ensure that the proposed wind farm will prevent unacceptable noise impacts.



The EPA expects the relevant decision-making authorities to consider and implement this advice through the approvals process. If you have any enquiries, please contact the person cited above.

Yours sincerely

  
*for*

Mark Jefferies  
A/Director  
Environmental Impact Assessment

25 August 2008

CC City of Albany  
DEC, Albany  
Dept of Environment, Water, Heritage and the Arts  
DEC, Native Vegetation Conservation Branch – Att: Matt Warnock

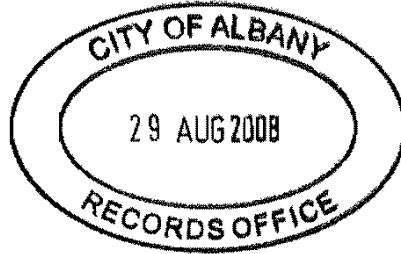


City of Albany Records  
 Doc No: ICR8064808  
 File: A174170

Date: 29 AUG 2008  
 Officer: PLAN10

Attach:

Your Ref: A174170/PA24828/P275082  
 Our Ref: Grange 4110658  
 Enquiries: G Wright  
 Telephone: 98424230



August 28, 2008

City of Albany  
 PO Box 484  
 ALBANY WA 6331

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

Attention: Mr Ian Humphrey

**CITY OF ALBANY  
 APPLICATION FOR PLANNING CONSENT – WIND FARM EXTENSION,  
 WERRILUP**

Dear Ian,

I refer to your letter of July 9, 2008 regarding the proposal to extend the existing wind farm on the South Coast of Albany.

Specific issues that the Corporation may have had with this proposal and its impact on our borefield have been addressed separately as part of the borefield extension project.

In light of that, you are advised that the Water Corporation does not have any objection to the proposal as described in the documentation provided.

Yours sincerely

Graham Wright  
 Senior Asset planner  
 Great Southern Region  
 Asset Management Division





Department of Environment and Conservation

You ref: A174170/PA24828/F275082
Our ref: 15.14
Enquiries: John Watson
Phone: (08) 9842 4500
Fax: (08) 9841 7105
Email: john.watson@dec.wa.gov.au



Mr. Ian Humphrey
Senior Planning Officer
City of Albany
PO Box 484
Albany WA 6331



Doc No. City of Albany Records
File: ICR8064797
Date: 29 AUG 2008
Officer: PLAN10
Attach.

Dear Sir

Subject: NOTICE OF APPLICATION FOR PLANNING CONSENT WIND FARM (ADDITIONS)

Once again thank you for the opportunity to comment on the above planning application for the proposed Grasmere Wind farm

As you are aware from the joint Verve Energy, City of Albany and Department of Environment and Conservation (DEC) field inspection of Wednesday 13 August 2008, DEC has significant concerns with the proposed juxtaposition of the Hidden Valley Bibbulmun Track Hut and the proposed wind farm development. However, a number of alternative wind farm and Bibbulmun Track design options have now been jointly considered in an attempt to minimize wind farm impacts upon the Bibbulmun Track, to provide an easier on-going management regime for Verve Energy with regard to overnight noise management at the hut, and also to simplify associated recreational management access issues for the City of Albany.

The preferred option now involves the re-location of the Hidden Valley Hut to a position closer to Albany outside the proposed wind farm and the establishment of an additional new overnight hut site closer to the next hut which is located at Torbay. This will reduce the first two days walking between Albany Visitor Centre and Torbay from a quite committing 18 - 19 km each day to around 12 - 13km per day over three days. Whereas some walkers may still opt to complete the Albany to Torbay section in two days with one shorter and one longer leg, it will enable most walkers to spend a few hours longer in Albany before commencing the walk, and it will also make the section to Torbay more achievable when the Torbay Inlet bar is impassable as there will be more time available for walkers to take the much longer detour route around the inlet.

I am pleased to advise that Verve Energy have now agreed to fully fund this alternative plan although there will still be significant hidden costs to DEC through the necessary internal planning and design processes for the new hut sites. The financial implications to the City of Albany are unlikely to be significantly affected and may possibly be reduced. There will almost certainly be indirect benefits to the local economy as walkers will be able to spend more time in Albany on their first day if leaving from Albany or their final day if arriving from Kalamunda or Denmark.

The various environmental aspects of the current planning application are likely to be only minimally affected by the new preferred alternative option. I am therefore confident that any necessary fine tuning will be easily achieved to the satisfaction of ourselves and Verve Energy.

In summary, DEC does not support the planning consent application in its original form due to the visual, aural and other impacts upon the Hidden Valley Hut which are at odds with the intended semi-wilderness walking experience of this iconic and internationally renowned long distance walking trail.

I am however happy to endorse the application for planning consent subject to the removal of the Hidden Valley Bibbulmun Track Hut now agreed by Verve Energy as indicated above and subject to final environmental clearances. There will also need to be agreement from the City to establish a new hut well clear of the wind farm and located to the west of Grasmere Hill.

This endorsement of the planning consent application does not abrogate the need for EPA, native vegetation clearing and Commonwealth approvals to be obtained in the normal manner for the amended design.

I also wish to thank Verve Energy and City of Albany for re-considering the initial proposal resulting in what should be a 'win/win' outcome for all parties as well as for the walkers using the Bibbulmun Track

Yours sincerely



Bruce Bone  
Regional Manager  
South Coast Region

26 August 2008

\*\*\*\*\*



Department of Water  
Government of Western Australia

City of Albany Records  
Doc No: ICR8064905  
File: SAR123

Date: 01 SEP 2008  
Officer: PLAN16

Your re Attach:  
Our ref  
Enquires: Kevin Robinson - 984 10123



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

Attn Jan van der Mescht

Dear Jan,

**Scheme Amendment Request 123 – From “Rural” to “Special Rural” Lots 19  
44 & 800 Lower Denmark Road, Cuthbert**

Thank you for referring the above proposal. The Department of Water (DoW) has commented previously on this proposal, and at that time advised it does not support the proposal. This was principally because the area was not identified as a suitable area for development.

The additional information provided with the current proposal identifies that certain elevated areas of the subject land are capable or suitable for further development, however the DoW still raises the following concerns.

**Waterway and Floodplain protection**

The subject land contains a broad valley that adjoins the Five Mile Creek which traverses the property and flows into the nearby Lake Powell, a regionally significant wetland that is part of the Torbay Catchment.

Eutrophication and degradation of waterways in the Torbay catchment has been the focus of a national research project in recent years, and the DoW notes the proposal has recognised the need to manage waterways in this important catchment. The DoW therefore supports the requirement for the following:

- Stormwater Drainage and Nutrient Management Plan,
- Foreshore Management Plan.

South Coast Region  
5 Bevan Street Albany Western Australia 6330  
PO Box 525 Albany Western Australia 6331  
telephone (08) 9842 5760 fax/simile (08) 9842 1704  
[www.water.wa.gov.au](http://www.water.wa.gov.au)

In addition, the proposal identifies that the valley floor areas "sustain year round waterlogging" and this may indicate that part of the valley floors are within the Five Mile Creek floodplain.

In accordance with the management of natural resources as described in the "Statement of Planning Policy 2- Environmental and Natural Resources Policy, Statement of Planning Policy 2.9 – Water resources and Statement of Planning Policy 11-Agricultural and Rural Land Use Planning", there is a presumption against more intensive development within any defined floodplain or area of inundation.

Accordingly and consistent with requirements from the Department of Planning and Infrastructure in the original proposal, the DoW would not support intensification or development of lots on the floodplain or areas of inundation, and would require the following:

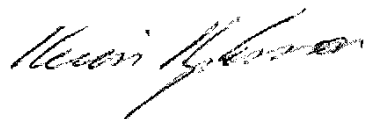
- The proponent to map the 1:100 year floodplain of the Five Mile Creek to determine the extent of the floodplain and subsequent areas of inundation, and to ensure that appropriate development setbacks are established from the floodplain.
- The resultant floodplain and areas of inundation being included in the drainage reserve area as shown on the development concept plan

#### **Remnant Vegetation Protection**

Protection and enhancement of remnant native vegetation is a priority activity to help protect the waterways and wetlands and estuary of the Torbay catchment, accordingly there should be a presumption against any further clearing of remnant vegetation in this important area. The DoW would therefore recommend that lot boundaries and development exclusion areas are established with a consideration to the proximity of remnant vegetation to ensure no further vegetation loss occurs.

Should you require further information please do not hesitate to contact Kevin Hopkinson on 98410123.

Yours sincerely



**Hamid Mohsenzadeh  
A/Regional Manager  
South Coast Region**

Friday, August 29, 2008



Department of Environment and Conservation

Your ref: SAR123/PA25275/SAR123
Our ref: 15.14
Inquiries: John Watson
Phone: (08) 9842 4500
Fax: (08) 9841 7105
Email: john.watson@dec.wa.gov.au



Jan van der Mescht,
Senior Planning Officer,
City of Albany
PO Box 484
ALBANY WA 6331

Doc No. City of Albany Records
File: ICR8065526
SAR123
Date: 09 SEP 2008
Officer: PLAN16

Attach.

Dear Sir,

SCHEME AMENDMENT REQUEST NO. 123 - FROM "RURAL" TO "SPECIAL RURAL" REZONE PART LOT 800 LOT 44 & LOT 19 LOWER DENMARK ROAD

Thank you for the opportunity to comment on this rezoning request.

The Department of Environment and Conservation (DEC) has no comments to make on the proposal.

It is noted on page 2 of the Scheme Amendment Request that there is reference to '...further scientific detailed investigations as directed by the Department for Conservation and Environment'. (sic).

I am not aware of the source of this comment as there is no reference to an agency response from DEC or subsequent discussion as per other agencies as described on pages 5-6 of the report. Possibly this is a reference to the DEC Guidelines for Acid Sulphate Soils May 2006 which are addressed in the attached Opus Consultants Land Capability Assessment of August 2007.

Should there be any queries regarding the Acid Sulphate Soils results and recommendations of the Opus Report these should be addressed directly to

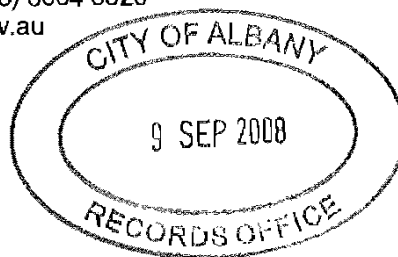
Stephen Wong
Manager, Acid Sulfate Soils Section
Contaminated Sites Branch
Department of Environment & Conservation
Level 7, The Atrium
168, St Georges Terrace Perth WA 6000
Tel: (08) 6467 5377 Fax (08) 6364 6520
stephen.wong@dec.wa.gov.au

Yours sincerely

[Handwritten signature]

Bruce Bone
Regional Manager
South Coast Region

5 September 2008





Great Southern Region

Your ref: SAR123/PA25275/SAR123

Our ref: 853/5/21/2PV6

Enquiries: Stephen Petersen

25 August 2008



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

Doc No: City of Albany Records  
File: ICR8064504  
SAR123

Date: 26 AUG 2008  
Officer: PLAN16

Attention: Jan van der Mescht

Attach:

Dear Sir

**SCHEME AMENDMENT REQUEST 123 - ALBANY GREEN STAGE 2**


Thank you for the opportunity to comment on the above.

The SAR document indicates that site has particular limitations in relation to its development for rural residential purposes. These include local hydrology/ seepage, drainage, identification of the extent of the Q 100 flood path, acid sulphate soils, limits on the depth of excavation - 500mm, on site waste disposal in accordance with adopted standards, road construction etc. It appears the majority of these limitations relate to the lower lying land, which to date has not been proven to be developable for the intended purpose. Parts of the land, these being the elevated portions which are not impacted by seepage/drainage and other limitations, appear developable.

The Western Australian Planning Commission in April 2008 requested Council give consideration to identifying a number of parcels, including this land, as rural residential, in the draft Albany Local Planning Strategy. This was a request from the Commission on the basis that such identification may be compatible with the strategy in ALPS of providing for a variety of lot sizes within suitable distance from the urban area, without actually expanding the outward extent of such development. This was a request from the Commission, not a directive, and indeed Council may have already given consideration to these land parcels during preparation of the draft ALPS. The matter then rests with Council to determine if the development of this particular land parcel is in accordance with the development strategy contained within the draft ALPS.

Should Council decide that the development of this land is in accordance with the strategy, DPI would support development of the land for rural residential purposes, but only such land that can meet all the adopted development parameters. As indicated above there still remains outstanding numerous matters to determine the extent of the land which is suitable for development.

Yours faithfully

  
STEPHEN PETERSEN  
MANAGER, REGIONAL PLANNING  
GREAT SOUTHERN REGION  
STATUTORY PLANNING DIVISION





**Public Transport Authority**  
Government of Western Australia



Doc No: City of Albany Records  
ICR6052145  
File: SAR123

Your Ref: SAR123/PA23028/SAR123  
Our Ref: 11288v11(F11)  
Enquiries: Shelley Brindal  
Phone: 9326 2510 Fax: 9326 2382  
Email: sbrindal@pta.wa.gov.au

Date: 17 MAR 2008  
Officer: PLAN14

Attach:

12 March 2008

City of Albany  
PO Box 484  
Albany WA 6331

Attention Kevin Hughes

Dear Kevin

**SCHEME AMENDMENT REQUEST LOT 668 LOWER DENMARK RD,  
CUTHBERT**


I refer to your letter dated 31 January 2007 directed to WestNet Rail and advise the PTA has no objection to the proposal subject to the following conditions.

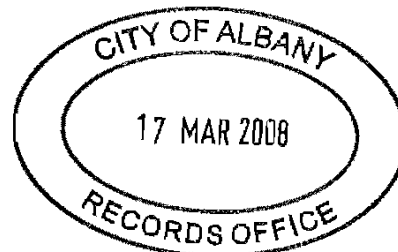
These conditions are requested following an onsite meeting between Council and WestNet Rail.

1. All water drainage to be contained within the site, there is to be no water run off into rail corridor
2. Fencing to a minimum 1.2m height must be installed to all rail corridor boundaries
3. The level crossing Will need to be upgraded to a Public Road and an assessment undertaken of what level of protection will be required due to the increased use.
4. Existing drainage pipes within the crossing will need to be upgraded each side of the track and the bitumen road sloped such that water de snot run into the track.

Please accept my apologies for the delayed response and trust the conditions are considered and applied given that the Council was aware of them from the on site meeting.

Yours faithfully

  
Shelley Brindal  
Land Officer  
Track and Civil





**Department of Health**  
Government of Western Australia



Doc No: City of Albany Records  
File: ICR7036380  
SAR123

Date: 20 AUG 2007  
Officer: PLAN13

Attach:

Your Ref: SAR123/PA20766/SAR123  
Our Ref: 06-06183  
Enquiries: Jade Plottke (9388 4937)

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

Dear Sir/Madam

**RE: Scheme Amendment Request at 688 Lower Denmark Road,  
CUTHBERT WA 6330**

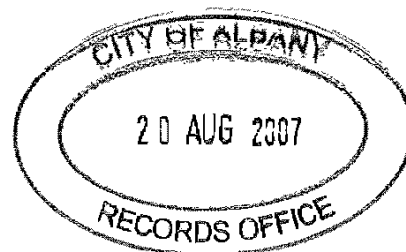
Thank you for your letter of the 20<sup>th</sup> of July 2007 requesting the Department of Health's comments on the above.

To further consider this amendment scheme, a site specific geotechnical report of the site under winter conditions (July/August) will need to be submitted.

The report should include the following information:

- Soil profile to a depth of at least 2.0 metres
- Soil permeability
- Water table encountered to a depth of 2.0 metres
- Site topography and any other features such as rock outcrops and water courses.

The site investigation will need to be undertaken by a qualified consultant and tests performed to the procedures laid out under Australian Standard 1547 (2000) or Schedule 8 of the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.



Environmental Health  
All Correspondence: PO Box 8172 Perth Business Centre Western Australia 6849  
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008  
Telephone (08) 9388 4999 Fax (08) 9388 4955  
ABN 28 684 750 332

Until such time when the report is received and considered, this Department is not prepared to support the scheme amendment.

Yours faithfully



**Neil McGuinness**  
**MANAGER WASTEWATER MANAGEMENT**

**ENVIRONMENTAL HEALTH DIRECTORATE**  
**HEALTH PROTECTION GROUP**  
**HEALTH SYSTEMS SUPPORT DIVISION**

14 August 2007

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SCHEME AMENDMENT REQUEST

ADDITIONAL INFORMATION  
TOWN PLANNING REPORT



ALBANY GREEN – STAGE 2  
Rural Living Estate  
for  
Godini Land



May 2008

## ALBANY GREEN – STAGE 2 Rural Living Estate

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Figure 2 – Development Concept Plan

## *Executive Summary*

*This submission is to convince the Council to review its previous determination to leave the subject land as zoned Rural.*

*The subject land was previously given tacit support for rezoning from Rural to Special Rural, however, within the current draft Albany Local Planning Strategy (ALPS) it remains as Rural.*

*The reasons for reverting to the Rural zone were:*

- the land is in a Priority Agriculture Area;*
- the location 5 kms west of the CBD is considered geographically 'remote' placing pressure on the City with expectation of services and the associated cost to the City;*
- the oversupply of Rural Residential land; and*
- drainage management concerns.*

*The foregoing determination by Council officers and Councillors was made without the full knowledge of the material contained in this submission. In fact, the site can support Rural Residential development if managed appropriately.*

*Each of the above elements are discussed herein. Importantly with, (as specified in the Council's previous planning instruments), further scientific detailed investigations, as directed by the Department for Conservation and Environment.*

*Concerns about the expectation for and cost of services can be managed by differential rating, common in many local authorities.*

*The Council's concern about possible oversupply of Rural Residential lots is not warranted. The facts are that there is potentially an oversupply of smaller rural lots i.e. 4,000m<sup>2</sup> - but not 1-2 ha lots as proposed.*

*Evidence is provided to confirm that the drainage and nutrient management will be better achieved as Rural Residential land.*

*The planning argument herein is that this land be rezoned for rural living in accordance with the values in the Development Concept Plan. This will fill the gap in the spatial development framework for the western side of the local authority area. This approach is supported by other government agencies and the Department for Planning and Infrastructure.*

*Adequate grounds are provided for the City of Albany Council to reconsider its stance in the draft ALPS and instead to support the subject land as Rural Residential.*

# ALBANY GREEN – STAGE 2

## Rural Living Estate

### 1. Introduction

This report is prepared to enable the City of Albany to reconsider the detail of the draft Albany Local Planning Strategy (ALPS) specifically in the locality of the subject land and allow the rezoning proposal submitted in July 2007 to proceed. The subject land is located along the lower Demark Road adjacent to the small village of Cuthbert and is lot 9000 on DP 53721, lots 200 and 201 on DP 52999 and lots 33 and 44 on Plan 584. The subject land is generally referred to as Stage 2 of the overall development of the project Albany Green Rural Living Estate.

Since the time the ALPS was prepared, scientific environmental studies have been undertaken by OPUS Consultants together with various meetings and site visits held with representatives of government agencies.

### 2. Background

The City of Albany Town Planning Scheme No. 3 Amendment No. 196 rezoned the northern portion of the land (Albany Green Stage 1) from "Rural" to "Special Rural" and was gazetted on 19 August 2005.

Stage 1 of the project was granted conditional subdivision approval by the WA Planning Commission on 14 November 2005 for 33 special rural residential lots, with a 2-hectare minimum lot size.

At the time the Subdivision Guide Plan showing Stage 2 was acknowledged by City of Albany and WA Planning Commission but was not considered or approved. The Stage 2 area was left out of rezoning due to unresolved land capability issues with the southern portion of the subject site. The landowner considered that it would be more expedient to rezone Stage 1 area prior to dealing with the issues contained in Stage 2.

In July 2007, a Scheme Amendment Request (SAR) was submitted to the City of Albany to consider the rezoning of the balance of the original landholding (Stage 2) from "Rural" to "Special Rural". A resolution on the Scheme Amendment Request is yet to be made.

All lots of Albany Green Stage 1 were presold prior to the completion of the civil contract to complete the development of the lots. The deposited plan for Stage 1 is now in order for dealings and new land titles have been issued.

### 3. Town Planning Framework

Albany Green Stage 2 is currently zoned "Rural" under City of Albany Town Planning Scheme No. 3 and in order to complete the project the subject land would require to be

rezoned to "Special Rural". When considering rezoning land within the City of Albany the City Council may take cognisance of the following:

### 3.1 Lower Great Southern Strategy 2007

The Western Australian Planning Commission (WAPC) published the Lower Great Southern Strategy in June 2007. The Document was prepared to give guidance to local government to best manage potential land use conflicts arising from the significant population growth and economic development pressures in the Region competing for limited land resources. On this basis the Local Governments of the Region have been provided with specific direction when preparing more detailed local planning strategies and town planning schemes.

### 3.2 Draft Albany Local Planning Strategy 2006

This document has undergone public advertising, with the close of submissions being in December 2006. The Council is currently processing the submissions and the staff will prepare a report for the Council to consider in due course. Once Council resolves to adopt the Albany Local Planning Strategy (ALPS), the strategy will be submitted to the WAPC for final endorsement.

The ALPS document is given serious consideration by the Albany City Council in assessing rezoning proposals; however, it is acknowledged that it is still in draft form and subject to changes.

### 3.3 Albany Local Rural Strategy: & Torbay 8 Policy Area

These documents are considered to be outdated and soon to be replaced by the ALPS document. However, given that ALPS is not yet a formal document, these documents are still employed by the Council to assess proposals on a performance basis.

### 3.4 City of Albany Town Planning Scheme No. 3

Provides general objectives for land use patterns and provisions for development control for all land within the boundaries of the City of Albany. The ALPS document process is forming the basis of the Town Planning Scheme No.3 (TPS 3) review. A new Town Planning Scheme is expected to be prepared shortly after the adoption of ALPS.

### 3.5 City of Albany Rural Planning Issues Review (2002)

This document describes what is considered to be priority agriculture. Under the State Planning Policy 2.5 Agricultural and Rural Land Use Planning (2002), State and local authorities should identify and protect rural areas where agriculture, including horticulture is the highest priority use. This requires classification of two zones for agriculture, being the Priority Agriculture and General Agriculture zones.

Priority Agriculture zones are areas where land is generally suitable for irrigated annual horticulture, irrigated perennial horticulture and other irrigated crops and pasture. Much of the rural land in the City of Albany has been identified as land requiring



further investigation to identify if it is suitable for reclassification as a Priority Agriculture zone.

### 3.6 Government Agencies' Responses to Scheme Amendment Request

A Scheme Amendment request has been submitted to the City for the subject land and Council referred the proposal to various Government Agencies for comment. As a result of Council's referral process the following Government Agencies responded. However in the main the assessments were based on limited scientific data and subject to detailed research as specified in the Albany Local Rural Strategy, Torbay & Policy Area, Lower Great Southern Strategy, Albany Local Planning Strategy, and the City of Albany Rural Planning Issues Review (2002). The bulk of the following comments were made without the full knowledge of the available scientific data as of this date.

#### 3.6.1 Department of Water

The Department does not support the proposal and its concerns relate to the potential for increased eutrophication of the Torbay catchment including the close proximity of Lake Powell. The Department also made reference to the subject land being located within an identified Priority Agriculture Area. The questions of potential for eutrophication is resolved as well as priority agricultural land in the OPUS report, see sections 4.3 and 4.6.2.

#### 3.6.2 Main Roads Western Australia

Main Roads does not oppose the Proposal but would require an upgrade of the intersection of South Coast Highway and Laithwood Circuit.

#### 3.6.3 Department for Planning and Infrastructure

At the time the Department did not support the proposal. Its concerns relate to the subject land being designated Priority Agriculture in the Draft ALPS. Also the proposed development will involve a road crossing over the railway line thus an increase in the number of crossings would not be appropriate for safety reasons and amenity of adjacent lots, a number of proposed lots are close to the railway and Lower Denmark Road and the proposal does not envisage a noise study for the adjacent lots. If the Amendment is initiated the following matters would require attention:

- A report on the noise levels likely to be experienced on lots 1 to 7 and 33 to 45.
- Consultation with the Public Transport Authority regarding the proposed crossing point.
- The site is very wet and while soil studies have been carried out, late winter site testing to ensure the suitability of the site for on-site effluent

disposal and identification of the 1:100 year flow path through the land, will be required.

Since that time, the proponent's representatives and OPUS met with Officers of the Department for Planning and Infrastructure on site on February 26, 2008. While qualifying all remarks with the comment that they would only be relevant should the City of Albany decide to initiate a rezoning to "Special Rural" the general opinion was that the subject land was far more suited to rural residential that previously considered. Mr Stephen Peterson considered that with minor improvements to the subdivision development concept plan the Department would be supportive of the proposal if the rezoning were to be initiated.

#### *3.6.4 Water Corporation*

The Corporation does not oppose the Amendment and advised that the area is outside the Water Operating Licence Area requiring an extension of area, which would require approval of the Economic Regulation Authority.

#### *3.6.5 Department of Health Western Australia*

The Department is not prepared to support the amendment until a geotechnical report has been received and considered. The report is to include: winter conditions - Soil profile to 2.0 m, Soil permeability, Water table above 2.0 m, Soil topography including features such as rock outcrops and watercourses. The site investigation is to be undertaken as per Australian Standard 1547 or Schedule 8 of Health Regulations.

#### *3.6.6 Department of Agriculture and Food*

The Department of Agriculture & Food initial response related to the methodology of the land capability assessment conducted by OPUS and requested additional studies be carried out before a definitive response could be made. OPUS concluded the additional studies and met with the Departmental Officers on site on February 14, 2008. There was general agreement at the meeting that the potential area for Horticulture was only about 1% of the subject land and the soil condition indicated a high salt content that would not favour the growing of crops. Drainage and the uncontrolled current flow of nutrients into the drain (Five Mile Creek) were discussed and it was agreed that residential (Rural Residential) would control nutrients entering the drain. Acid Sulphates soils were discussed, however, as the proposed works did not include deep excavation and proposed filling the land, the Department expressed no concerns. The context of the development was discussed including its relationship with surrounding land. Mr Tim Overhue expressed the view that the subject land would be a good buffer to agricultural development to the west and be more in line with the residential developments to the east. Mr Overhue said that the cut-off line between rural and residential should be the subject land.

## 4. Grounds for Rezoning

In re-assessing the proposal to rezone the Stage 2 land from Rural to Special Rural the following elements require full consideration.

### 4.1 Albany Local Rural Strategy & Torbay 8 Policy Area

Both of these documents allow for the rezoning of the Stage 2 land to Special Rural and the overall rural living land use patterns developed through these documents were not flawed. Land management and identified constraints related to Stage 2 land were identified in the Torbay 8 Policy and include the following:

- Some parts have low capability for housing due to its low-lying nature,
- Watercourses need protection from adverse impacts of development,
- Need to minimise the impact on remnant vegetation,
- Need to provide adequate reserve along internal waterways,
- Need for significant re-vegetation and removal of exotic weeds,
- Need to protect the visual amenity of the area.

The proponent has made an undertaking to pay due cognisance of the afore mentioned and considers that the development of this site will set a benchmark for rural living development.

### 4.2 Draft Albany Local Planning Strategy

The Draft Albany Local Planning Strategy (ALPS) does not identify the Stage 2 area for future special rural development. Rather, ALPS identified the Stage 2 area as being priority agriculture land. However, a detailed land capability assessment has been conducted over the site by Opus Consultants, which has demonstrated that the land is not suitable and hence not profitable for annual or perennial agricultural pursuits. The OPUS Land Capability Assessment concludes that the subject site is not considered to be suitable as Priority Agriculture. As General Agriculture, the land has limitations for extensive animal husbandry and grazing given the soils and drainage characteristics of the site. Extensive grazing is considered unsustainable in the long term. The site can support rural residential development if managed appropriately.

Onsite meetings with the Department of Agriculture and Food officers and Opus Consultants have concluded that the potential area of the site for horticulture is about 1%. The salinity of the soil is such that it renders the land unsuitable for the growing of crops. Whilst at the macro level the area is designated priority agriculture, closer inspection at the micro level reveals that the land cannot be classified as priority agriculture. A further onsite meeting with the Department of Planning and Infrastructure officers has resulted in a greater understanding of the land use issues

relating to the site and an understanding that the land has potential for rural residential development.

The question then arises as to what the area should be classified? It is contended that the land use patterns in the Albany Local Rural Strategy / Torbay 8 Policy Area were not flawed and that this area was removed from a potential special rural classification because of the macro priority agriculture land classification of the area by the Department of Agriculture and Food. Now after closer inspection at the micro level, the land is unsuitable for and not capable of being used for priority agriculture and therefore its classification should revert to Special Rural as proposed in the Albany Local Rural Strategy and the Torbay 8 Policy Area.

#### 4.3 Existing Land Use

The alternative to rezoning is for the land to remain Rural. The land is currently being used to fatten cattle, however as a result of subdividing off the northern portion of the property and the current stocking rate, the farm is running at a financial loss. In order to bring the farm up to a profitable enterprise any owner would have to increase the stocking rate by between 50% to 100%. While there are numerous techniques available for reducing nutrient runoff from farms, the consequences of increased stocking rates will have a detrimental effect on the health of Lake Powell downstream. Five Mile Creek, which bisects the subject land runs directly into Lake Powell and then on to Torbay Inlet.

#### 4.4 Supply and Demand for 1-2 Hectare Rural Lifestyle Lots

This is raised because of concerns about a possible oversupply of Rural Residential lots. Whether this is a perceived or real assumption is considered below.

##### *4.4.1 Purchasers' Expressions of Interest*

The landowner and developer of the property has constructed Stage 1 of Albany Green and created 34 new special rural lots ranging in size from between 2 – 3 hectares. These lots were all sold out off the subdivision plan before any development of lots had commenced on the ground.

The developer has a reputation for producing quality subdivision and land release. As a result, there are already a number of expressions of interest for lots in Stage 2 of the project. The developer is confident that there is a strong demand for 1 - 2 hectare rural lifestyle lots in Albany, otherwise he would not be trying to progress the development of Stage 2.

##### *4.4.2 Interviews with local real estate agents in Albany*

Whelans Town Planning conducted an interview survey with prominent local real estate agencies in Albany in late 2007 and 2008. The following is a summary of those interviews:

*Walton Pietropaolo Real Estate, Albany*  
Roanne Hawkes – Sales Consultant (Tel: 9845 6789)

Ms Hawkes advises that they specialise in rural residential sales in the Albany locality. She advises that there has been a strong demand in Albany for rural lifestyle blocks of between 1 – 4 hectares, preferably the 1 hectare size because of property management issues with larger properties. In recent times, 1 hectare rural lifestyle blocks have attracted multiple offers and she has consulted with other sales representatives in her office to check their databases for enquiries on rural lifestyle blocks, with results indicating that demand continues to be strong.

Ms Hawkes believes that one contributing factor for the high demand in rural lifestyle properties is the recent (2006-2007) and substantial increase in value of inner Albany properties – particularly in the middle range. Landowners of these inner properties in Albany are becoming “cashed up” and are now looking to move onto rural lifestyle blocks, which have previously been out of reach of many buyers and families. Particularly the 1 hectare rural lifestyle properties are in strong demand, as most people do not want to manage a larger rural property. This trend is continuing in 2008 and does not appear to be slowing down.

*Professionals Arthur Johnston Snowball Albany*  
Barry Richardson – Sales Consultant (Tel: 9841 1777)

Mr Richardson advised that the market is generally over supplied with lower priced lots, the smaller rural lifestyle lots (i.e. 1 acre rural properties or 4000m<sup>2</sup>). The higher priced larger lots are in short supply and he has clients on his database waiting for new lots to come onto the market.

*Ray White Albany*  
Rita McLean – Sales Consultant (Tel: 9841 0207)

Ms McLean advised that the market is over supplied with smaller 4000m<sup>2</sup> rural lifestyle lots and there are a large number of lots about to be released on the market at Nanarup, east of Albany. Larger lifestyle lots are in short supply and are generally sold soon after they come onto the market.

*Merrifield Real Estate*  
Jeremy Stewart – Director / Principal (Tel: 9841 4022)

Mr Stewart believes that the Albany Green Stage two lots will appeal to buyers because of the undulating land and the various waterways. The rate of sales will depend on how they are presented to the market and the end price of the land.

Buyers are looking for value for money and it comes back to what they can afford. He is of the view the ‘lifestyle thing’ is in full swing and once houses and sheds are developed in stage 1 that people will get the feel of the area and then want to buy into stage 2. Houses on a few acres at the moment can fetch anywhere above \$700k which shows people will buy if the property is right. There are a few lifestyle blocks but most of these are either north/east such as Kalgan, King River, Willyung and Lower King areas. There will be more 1 acre blocks, approx 30, in Warrenup which is a popular area but they are asking \$300k. One hectare lots sell if priced right. Lots at the \$300k mark should get interest but all depends on the market place at the time. If Grange Resources

Iron Ore mine get the go ahead which is a strong chance then this place will really take off. Also farmers if they have a good year prefer good sized lots rather than small lots. Our statistics indicate that 2/3 of our buyers since 1 December are from out of town.

Albany Green stage 1 is the first and currently only special rural subdivision of that size west of town. The popularity speaks for itself when stage 1 sold out so quickly. Yes the market has changed and there are blocks back on the market but people's circumstances change all the time. West of town provides good access for boating, fishing and surfing people, clients that want to ride horses and that could be an avenue for marketing there while also being close to Denmark. Most people only go east because of the Grammar School which is the best in the Great Southern area and you have to live in that school zone to go there.

In summary, our interviews with four prominent real estate agents in Albany, who are well known for land sales including rural lifestyle blocks in Albany, indicate that there is an over supply of 1 acre (4,000m<sup>2</sup>) rural residential blocks in Albany, but a short supply of larger 1 – 2 hectare rural lifestyle blocks, particularly west of town. All real estate agents are suggesting that there is a strong demand for 1 – 2 hectare rural lifestyle blocks, backed by continuing interest shown from the community and buyers for this type of product.

The developer and owner of land has sold out Stage 1 Albany Green (2 – 3 hectare special rural lots) and has already received expressions of interest for new rural lifestyle blocks in upcoming Stage 2.

*Professionals Arthur Johnston Snowball  
Lee Stonell – Sales Consultant (Tel: 9841 1777)*

As the population of Albany continues to grow and the density of residential housing around the City centre increases, more and more people can be expected to actively seek property on the outer fringes of town as a means to escape 'suburban living'.

Such people typically include those with young children who want space for them to be able to 'roam free' in a safe environment, want to be able to keep a few pets without upsetting the neighbours, or want to be semi-self sufficient and establish their own orchards, vegetable gardens and the like.

Semi-rural type blocks of between 2-5 acres in size are commonly requested by local townspeople wanting to move away from inner city living, yet still be within easy commuting distance from workplaces, local schools and other services.

A pleasant, picturesque 10 minute drive on well maintained sealed roads between home and the City centre is quite acceptable by most people's standards these days, which further contributes to the popularity of Special Rural subdivisions that are situated no more than about 10km from the CBD.

There is also a demand for these lifestyle properties from people currently living in larger metropolitan cities (namely Perth) who are attracted to the balance between rural and city living that Special Rural subdivisions in the Albany area offer.

4.4.3 Department for Planning and Infrastructure  
 Statistics on Rural Residential and Special Subdivision

Number of Special Rural lots with conditional planning approval in the City of Albany

Year	1ha to 2ha	2ha to 5ha
2003	4	21
2004	10	6
2005	11	56
2006	34	14
2007	56	8
<b>Total</b>	<b>115</b>	<b>105</b>

Number of Special Rural lots granted Final Approval in the City of Albany

Year	1ha to 2ha	2ha to 5ha
2003	2	9
2004	7	9
2005	7	25
2006	0	17
2007	13	10
<b>Total</b>	<b>29</b>	<b>70</b>

Number of Special Residential lots with conditional planning approval in the City of Albany

Year	3000m <sup>2</sup> to 4999m <sup>2</sup>
2003	10
2004	65
2005	16
2006	18
2007	23
<b>Total</b>	<b>132</b>

Number of Special Rural lots granted Final Approval in the City of Albany

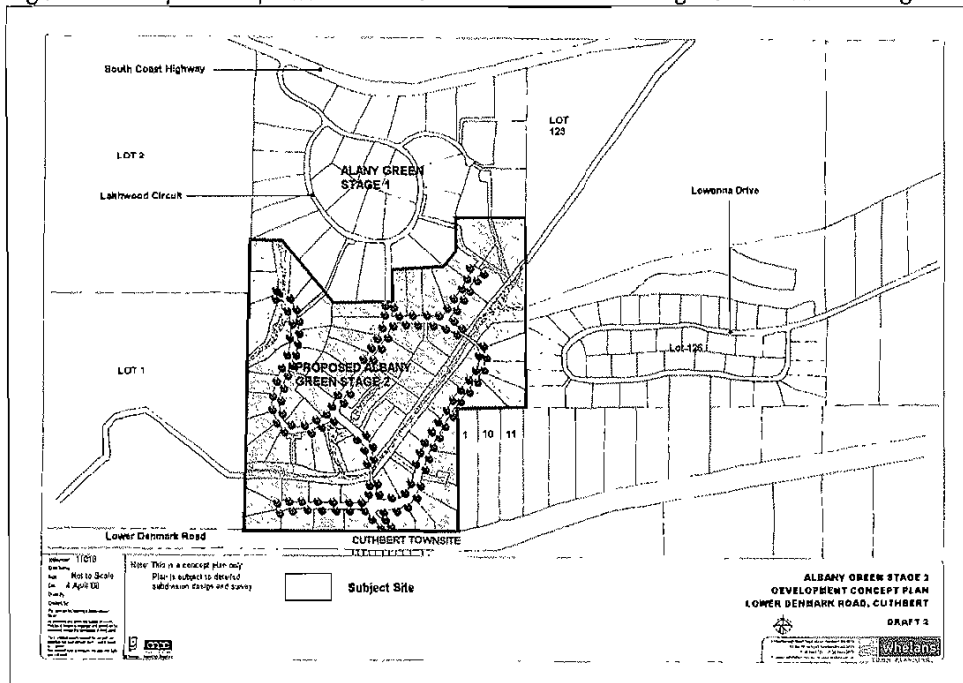
Year	3000m <sup>2</sup> to 4999m <sup>2</sup>
2003	5
2004	33
2005	44
2006	7
2007	13
<b>Total</b>	<b>102</b>

The above indicates a low conversion rate of 1 ha – 2 ha rural lots compared to larger 2 ha – 5ha rural lots. However, while the 3000m<sup>2</sup> to 4999m<sup>2</sup> Special Residential lots have an improved conversion the statistics support the comments made by the local Real Estate Agents relating to the supply of (1 acre) 4000m<sup>2</sup> lots.

#### 4.4.4 Stage 2 Proposal for Rural Living

Albany Green together with the adjacent Lowanna Drive development offers the potential for rural living close to Albany urban area. These two project areas together with the existing rural smallholdings to the south provide an orderly transition between the urban area and the rural hinterland.

Figure 1 – Proposed Special Rural Subdivisions and Existing Rural Smallholdings



#### 4.5 Economic Sustainability

If the land were to remain Rural, any owner of the land would consider the economic return of the property. As stated in 4.3 above the land is being used to fatten cattle and does not produce a viable economic return at the current stocking rates.

Permitted uses under Council's Town Planning Scheme No. 3 are as follows; Horticulture, Livestock Grazing Cattle Sheep, Public Recreation, Public Worship, Rural Use Extractive Arable Farming, Stock Holding Pens, Sports Ground and Viticulture. The challenge therefore would be to select the most economically viable permitted land use for the site. Given the choices available generally it is considered that the land use, 'Grazing Cattle' would be selected.



In order to bring the farm up to the maximum profitability an owner would have to increase to stocking rate by between 50% to 100%. To maintain sufficient pasture for the increased stock, increased fertiliser would be applied to the paddocks and ever increasing amounts of animal manure will be deposited resulting in higher levels of nutrients entering local waterways and resulting in eutrophication down stream.

Using the property for viticulture could be a possibility however the change from cattle grazing to viticulture would take time and the stocking rate of the cattle would have to increase before the grapes came into full production. The farm would continue to graze cattle at an increased stocking rate to remain viable. Additional fertiliser will have to be applied, however the viticulture would more than likely be short-lived given the salt content of the soil as shown in the OPUS report.

The only other option for the landowner would be to seek Council's consideration of one of the A or AA uses possible under the scheme. One such use could be a Caravan Park. However this would only occupy a small portion of the site and the balance of the land would most likely be continued cattle grazing at ever increasing stocking rates.

#### 4.6 Responses to City of Albany and Department of Water Officers

##### 4.6.1 Meeting with City of Albany – 2 May 2007

Adrian Nicoll (Planning Officer)  
Rob Hensel (Strategic Planner)

- *The DPI and Dept. Agriculture want to retain as much agricultural land as possible and have identified the subject site as "Priority Agriculture".*

As far as possible all priority agriculture land throughout the State should be maintained for agriculture.

- *Any rezoning to "Special Rural" for 1 – 2 hectare lots will require justification (i.e. land capability assessment, effluent disposal, rehabilitation, stormwater drainage management, foreshore reserve management to Five Mile Creek). Rezoning will also need to address the principles of ALPS document and the philosophy of ALPS. It will need to be demonstrated that the land is not suitable for Priority Agriculture – currently the land is within good grazing country.*

The OPUS report and Land Capability Assessment has addressed this issue and proved the land is not suitable or capable of being used for sustainable agriculture.

- *Reticulated water is considered mandatory for Stage 2 given that lot sizes are below 4ha. Reticulated water is being supplied to the eastern Lowanna development. Need road connection for extension of water mains to subject property.*

In the event the rezoning of the subject land is initiated to include it in the Special Rural zone in The City's Town Planning Scheme, the proponent will address this issue.

- *Prove demand for lots (1 – 2ha) as there is an oversupply of Special Rural zoned land and trend market indications are that people want smaller lots (<1000m<sup>2</sup>) in Special Residential. Need to provide DPI lot statistics and selling rate.*

The Albany Real Estate Agent interviews have provided a contrary view to the type of rural lifestyle lots required, as well as strong sales in stage 1.

- *It is the view of City of Albany that rural lifestyle lots of 1 hectare and above are not capable of being economically sustainable by the City.*

It is the proponents' opinion that the City has the capacity to manage the ongoing asset maintenance of any rateable area within its municipal boundary. Under the provisions of the Local Government Act 1995 sec.6.33, any Local Government may strike a different rate in the dollar for different zoned land within its municipal area. Under these provisions the City can ascertain the costs associated with maintaining the areas of the Special Rural zoned land and apply the appropriate rate to cover the costs that are attributed to the areas. In addition, during the land development process the City may impose any reasonable request for the developer to upgrade or contribute towards providing community facilities that the City may otherwise be required to provide.

#### 4.6.2 Meeting with Department of Water – 2 May 2007

Marisa Papalia (Environmental Officer)

- *Main drainage (Five Mile Creek) runs into the Torbay Inlet, therefore nutrient management is of particular importance.*

Agreed – nutrient management plans will be implemented.

- *Need to demonstrate land capability assessment for 1 – 2 ha lots. At present, it would be difficult for Dept. to support given the low-lying drainage issues and proximity of "intense" development to Five Mile Creek.*

The OPUS report addresses this issue.

- *As a guideline, (default position) non-development setbacks from open drain and creek drainage lines to be 30 metres, 100 metres for effluent disposal.*

See the attached Subdivisional Concept Plan.

- *A 30 metre foreshore setback reserve (can be contained in private land) from the open drain (Five Mile Creek) is the guideline for development near the drain.*

See the attached Subdivisional Concept Plan.

- *Prime time for conducting a land capability assessment in the Dept's view is August after winter rains to establish ground water levels.*

The OPUS report addresses this issue.

- *Require a Foreshore Management Plan including revegetation strategies and setback restrictive covenants.*

Agreed – foreshore management plans will be implemented.

- *Require Stormwater Drainage Management Plan for nutrient management.*

Agreed – stormwater management plans will be implemented.

## 5. Conclusion

The OPUS Land Capability study has conclusively proven that the subject land is not capable or suitable for “priority agriculture” and the Department of Agriculture and Food concurs with the findings.

On this basis, it is considered that the land should revert to the “Special Rural” status it had under the Albany Local Planning Strategy. Thereafter, allowing the application for a Scheme Amendment request for the subject land to be rezoned to Special Rural to be initiated.

Further arguments about oversupply of land and cost of services to the City have been considered and alternatives given herein. Finally, the concerns about drainage and stormwater can be engineered to suit the environment.

It is therefore a logical conclusion that this missing piece in the spatial jigsaw is available to the City and should be determined in the affirmative.

Figure 2 – Development Concept Plan





**Public Transport Authority**  
 Government of Western Australia



Doc No: City of Albany Records  
 File: ICR8052145  
 SAR123

Your Ref: SAR123/PA23028/SAR123  
 Our Ref: 11288v11(F11)  
 Enquiries: Shelley Brindal  
 Phone: 9326 2510 Fax: 9326 2382  
 Email: sbrindal@pta.wa.gov.au

Date: 17 MAR 2008  
 Officer: PLAN14

Attach:

12 March 2008

City of Albany  
 PO Box 484  
 Albany WA 6331

Attention Kevin Hughes

Dear Kevin

**SCHEME AMENDMENT REQUEST LOT 668 LOWER DENMARK RD, CUTHBERT**

I refer to your letter dated 31 January 2007 directed to WestNet Rail and advise the PTA has no objection to the proposal subject to the following conditions.

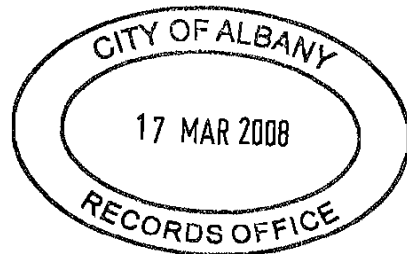
These conditions are requested following an onsite meeting between Council and WestNet Rail.

1. All water drainage to be contained within the site, there is to be no water run off into rail corridor
2. Fencing to a minimum 1.2m height must be installed to all rail corridor boundaries
3. The level crossing Will need to be upgraded to a Public Road and an assessment undertaken of what level of protection will be required due to the increased use.
4. Existing drainage pipes within the crossing will need to be upgraded each side of the track and the bitumen road sloped such that water de snot run into the track.

Please accept my apologies for the delayed response and trust the conditions are considered and applied given that the Council was aware of them from the on site meeting.

Yours faithfully

Shelley Brindal  
 Land Officer  
 Track and Civil



Public Transport Centre, West Parade, Perth, Western Australia 6000

PO Box 8125, Perth Business Centre, Western Australia 6849

Z:\PLANNING\WAPC TPS External Applications\2008\SB 1 GA Albany 2.doc  
 (08) 9326 2000 enquire@pta.wa.gov.au www.pta.wa.gov.au

ABN 61 850 109 576



**Department of Health**  
Government of Western Australia



Doc No City of Albany Records  
File ICR7036380  
SAR123

Your Ref: SAR123/PA20766/SAR123  
Our Ref: 06-06183  
Enquiries: Jade Plottke (9388 4937)

Date 20 AUG 2007  
Officer. PLAN13

Attach

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

Dear Sir/Madam

**RE: Scheme Amendment Request at 688 Lower Denmark Road,  
CUTHBERT WA 6330**

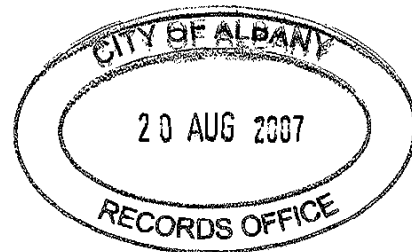
Thank you for your letter of the 20<sup>th</sup> of July 2007 requesting the Department of Health's comments on the above.

To further consider this amendment scheme, a site specific geotechnical report of the site under winter conditions (July/August) will need to be submitted.

The report should include the following information:

- Soil profile to a depth of at least 2.0 metres
- Soil permeability
- Water table encountered to a depth of 2.0 metres
- Site topography and any other features such as rock outcrops and water courses.

The site investigation will need to be undertaken by a qualified consultant and tests performed to the procedures laid out under Australian Standard 1547 (2000) or Schedule 8 of the Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974.



Environmental Health  
All Correspondence: PO Box 8172 Perth Business Centre Western Australia 6849  
Grace Vaughan House 227 Stubbs Terrace Shenton Park WA 6008  
Telephone (08) 9388 4999 Fax (08) 9388 4955  
ABN 28 684 750 332

Until such time when the report is received and considered, this Department is not prepared to support the scheme amendment.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Neil McGuinness', is written over the typed name and title.

**Neil McGuinness**  
**MANAGER WASTEWATER MANAGEMENT**

**ENVIRONMENTAL HEALTH DIRECTORATE**  
**HEALTH PROTECTION GROUP**  
**HEALTH SYSTEMS SUPPORT DIVISION**

14 August 2007

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Department of Water  
Government of Western Australia

Your ref: SAR123/PA20766/SAR123  
Our ref: RF2284 SRS20389  
Enquiries: Marisa Papalia - 98410102



Kevin Hughes  
City of Albany  
PO Box 484  
ALBANY WA 6331

City of Albany Records  
Doc No: ICR7036379  
File: SAR123  
Date: 20 AUG 2007  
Officer: PLAN13

Attach.

Dear Kevin

**Scheme Amendment Request 123 Lots 19, 44 & 800 Lower Denmark Road, Cuthbert**

Thank you for referring the above proposal. The Department of Water (DoW) does not support the proposal for the following reasons:

The subject land is located within the Torbay Catchment with Lake Powell within close proximity to the site. Eutrophication in this catchment is a significant issue. Any proposal to intensify land use activities is likely to have a negative impact.

The subject land is located within a Priority Agriculture Area as identified in the Lower Great Southern Region Scheme and the City's draft ALPS. It is the DoW's understanding that there is a presumption against subdivision and urban development in such areas.

Should you require further information please do not hesitate to contact Marisa Papalia.

Yours sincerely

for

**Chris Gunby  
A/Regional Manager  
South Coast Region**

16 August 2007

cc: DPI, Stephen Petterson, PO Box 1108, Albany WA 6331



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





Government of  
Western  
Australia

Enquiries: Murray Flett on 9892 0549  
Our Ref: 04/13069-03  
Your Ref: SAR123/PA20766/SAR123

Doc No. City of Albany Records  
File: ICR7035556  
SAR123  
Date: 09 AUG 2007  
Officer: PLAN13  
Attach:

**MAIN ROADS**  
Western Australia

ABN: 50 860 676 021

3 July 2007

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

ATTENTION: KEVIN HUGHES

Dear Sir

**SCHEME AMENDMENT REQUEST AT 688 LOWER DENMARK ROAD CUTHBERT WA 6330.**

Thank you for your letter dated 18 July 2007 seeking Main Roads comment to the proposed scheme amendment No 123.

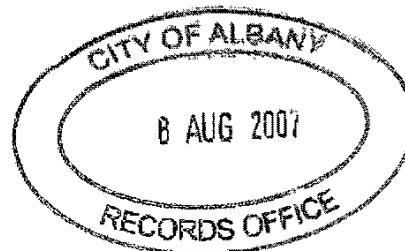
Main Roads has previously given advice to the developer's representative stating our requirements for the upgrade of the South Coast Highway – Laithwood Circuit intersection into this property (copy attached) as a condition of Stage 2 of this development. Main Roads requirements have not changed from this previous advice.

If you require any further information please contact Murray Flett on (08) 9892 0549. In reply please quote file reference 04/13069-03.

Yours faithfully

  
ARJ Duffield

REGIONAL MANAGER



Enquiries: Murray Flett on 9892 0549  
Our Ref: 04/13070-03 D06#149017  
Your Ref: 60017501

13 December 2006

Paul Mallon  
Maunsell Australia Pty Ltd  
PO Box 81  
LEEDERVILLE WA 6902

**COPY**

Dear Sir

**ROADS AND DRAINAGE PROJECT: LOT 800 LOWER DENMARK ROAD, CUTHBERT  
WAPC NO. 129256**

Thank you for your letter and design drawings dated 3 November 2006 requesting comment on the proposed design of the new subdivision road into this development.

A review of the design has been undertaken by Main Roads and attached is a copy of the Design Drawings with required alterations (marked in red), to meet Main Roads and AustRoads Design Standards for the proposed works. Please amend the Design Drawings to reflect these changes and resubmit for approval to the Regional Manager, Main Roads Great Southern Region.

The development of this site can be accommodated on the existing road network without adverse impact on network performance or network safety. However, with the progressive development of Lot 800 to the south of this site, there will be a requirement of any future development proposal for the proponent to install suitable turn treatments at the intersection of South Coast Highway and the new subdivision access road. All works associated with these treatments as a result of this development will be at the proponent's cost.

To assist the proponent in the preparation of the development application, please find attached an in principle outline of Main Roads' requirements for consideration of a development of this scope.

If you require any further information please contact Murray Flett on 9892 0549. In reply please quote file reference 04/13070-03.

Yours sincerely

ARJ Duffield

REGIONAL MANAGER

Enc:

**COPY**

## **Outline of Main Roads' Requirements for Major Development Proposals**

This is not intended as an exhaustive list of requirements, as unanticipated issues may arise as the development proposal progresses, but as an aid to proponents in understanding the scope of Main Roads' requirements.

The proponent must address the following matters to the satisfaction of Main Roads:

1. A point to point Restrictive Covenant for the benefit of Main Roads WA being registered on the Certificates of Title of **all Lots** fronting **South Coast Highway**, pursuant to section 129BA of the Transfer of Land Act, to prohibit vehicular access from these lots to South Coast Highway and notice of this restriction to be placed on the Diagram or Plan of Survey (Deposited Plan) at the expense of the applicant.
2. A Stage 2 and Stage 3 Road Safety Audits are required for all proposed road design modifications. The Road Safety Audit team shall be independent of persons involved in the proponent's development application. A Main Roads' representative and a Local Government Authority representative must be part of the audit team. Where Main Roads considers appropriate Main Roads may nominate other stakeholders as audit team members.
3. The proponent shall be responsible for all costs involved in the design and construction for all road related works required as a consequence of the proposed development. This includes, but is not limited to, signing, road markings, relocation of services, street lighting and Main Roads' costs involved in the review of proponent submissions, participation in Road Safety Audits, examination of the construction drawings and specifications, and site inspection and testing.
4. The proponent shall meet all costs of any land acquisition associated with any road related works required as a result of its proposed development.
5. The proponent must make provision for the location of services outside of the road reserve if agreement cannot be reached with Main Roads during preliminary design discussions.
6. The proponent must submit an application to undertake works within the road reserve. Applications must conform to Main Roads' document titled "Application Form for Organisations Seeking to Undertake Works within the Road Reserve – High Complexity Works". Application kits are available from the Main Roads' website ([www.mainroads.wa.gov.au](http://www.mainroads.wa.gov.au)). The application must include final detailed construction drawings and construction specifications conforming to Main Roads' policies, standards and guidelines and suitably address such matters as:
  - a. Environmental and other statutory requirements.
  - b. Traffic Management Plans.
  - c. Pavement/Seal Design
  - d. Prequalification of construction contractor.
  - e. Maximum Dry Density pavement testing records.
  - f. Sprayed seal record sheets
  - g. "As Constructed" drawings.

**COPY**

Main Roads may request any other records or information relating to matters deemed by it to be relevant to the proposed works or the ongoing management, operation and maintenance of the highway.

No works are to commence within the road reserve until Main Roads has approved the proponent's application seeking to undertake works within the road reserve.

7. Main Roads require a 12 month defect liability period for all works undertaken on the Main Roads network. The defect liability period shall commence upon receipt by Great Southern Region office, of suitable "As Constructed" drawings. Upon completion of the defects liability period, maintenance of these works shall become the responsibility of Main Roads Term Network Contractor.
8. The Proponent shall make good any damages to the existing road verge or other road asset as a result of its development works.



Department for Planning and Infrastructure  
Government of Western Australia

Great Southern Region

Your ref: SAR123/PA20766/SAR123  
Our ref: 853-5-21-2PV5  
Enquiries: Trish Ryans-Taylor

26 July 2007



City of Albany  
PO Box 484  
Albany WA 6331

Doc No: City of Albany Records  
ICR7036400  
File: SAR123  
Date: 03 AUG 2007  
Officer: PLAN13,MPR

**ATT: Kevin Hughes**

Attach

Dear Kevin

**Re: SCHEME AMENDMENT REQUEST AT LOT 688 LOWER DENMARK ROAD,  
CUTHBERT WA 6330**

Thank you for the opportunity to comment on the above proposal.

1. The proposal is not consistent with the future residential direction proposed in Draft Albany Local Planning Strategy ("ALPS"). The subject land is designated 'Priority Agriculture', which are those areas of

*State, regional and local significance that are to be retained and protected as a finite resource. These areas contain land suitable for traditional agriculture activities plus irrigated annual horticulture, irrigated perennial horticulture and other irrigated crops and pasture.*<sup>1</sup>

This designation is supported by Statement of Planning Policy No. 2.5 which sets out the criteria for Priority agricultural zones. These areas are to

*be avoided for settlements and not be constrained in their future operations or productivity by adjacent or nearby rural-residential or other potentially conflicting developments.*<sup>2</sup>

2. The proposed development will involve a road crossing over the railway line. There is likely to be an increase in the number of train trips on the line as the Port of Albany increases its total port trade over the next ten years. An increase in the number of crossing points would not be appropriate for safety reasons and the amenity of the adjacent lots.
3. The proposed lots are between 1 and 1.5Ha and a number of them are in very close proximity to the railway line and Lower Denmark Road. The proposal does not envisage any noise studies for the lots adjacent to these transport port routes.

This office does not support the rezoning of the land for 'Special Rural' development.

However, should Council initiate the amendment, the following matters would require attention:

<sup>1</sup> Draft Albany Local Planning Strategy, Clause 5.5

<sup>2</sup> Statement of Planning Policy No. 11 Agricultural and Rural Land Use Planning Appendix 2, Item A (2)

- a. A report on the noise levels likely to be experienced on lots 1 to 7, and 33 to 45.
- b. Consultation with the Public Transport Authority regarding the proposed crossing point.
- c. The site is very wet and while soil studies have been carried out, late winter site testing to ensure the suitability of the site for on-site effluent disposal and identification of Q100 flow path through the land, will be required.

Please contact Trish Ryans-Taylor on 9892 7304 or [trish.ryans-taylor@dpi.wa.gov.au](mailto:trish.ryans-taylor@dpi.wa.gov.au) if you have any queries regarding this response.

Yours faithfully



STEPHEN PETERSEN  
REGIONAL MANAGER  
GREAT SOUTHERN REGION  
STATUTORY PLANNING DIVISION



Your Ref: SAR123/PA20766/SAR123  
 Our Ref: Grange No 3545849  
 Enquiries: R C Collins  
 Telephone: 9842 4214

City of Albany Records  
 Doc No: ICR7034440  
 File: SAR123  
 Date: 25 JUL 2007  
 Officer: PLAN13  
 Attach:

24 July 2007

Mr K Hughes  
 City of Albany  
 PO Box 484  
 ALBANY WA 6331

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

Dear Mr Hughes,

**SCHEME AMENDMENT REQUEST AT 688 DENMARK ROAD, CUTHBERT WA 6330.**

Thank you for your letter dated 18 July 2007 and scheme amendment request concerning the above. The Water Corporation has no objection to the amendment.

Part of Lot 800, and Lots 44 & Lot 19 are located within the Water Corporation's Water Operating License Area (OLA) but outside the Water Corporation's Wastewater OLA; the attached plan refers.

Water could be provided to the lots within the Water Operating Area subject to the following:-

The West Australian Planning Commission requires reticulated water to be supplied to lots of 4 ha or less. For Albany, water mains of 250mm diameter or under are classed as reticulation and are to be fully funded by the developer. The Water Corporation would consider offering a prefunding agreement for mains of larger diameter should they be deemed necessary. The developer would also be required to pay a Standard Headworks Charge and connection fee for each new lot created. Further details are available from the Water Corporation upon request.

To supply potable water to the area outside the Water OLA would require approval from the Economic Regulation Authority (ERA). The owner of Lot 800 would need to write to the Corporation to request a change to the existing Water OLA and for the Water Corporation to be given preferred water supplier status. The Water Corporation would consider the owner's request, and if acceptable, would request the ERA change the Water OLA.

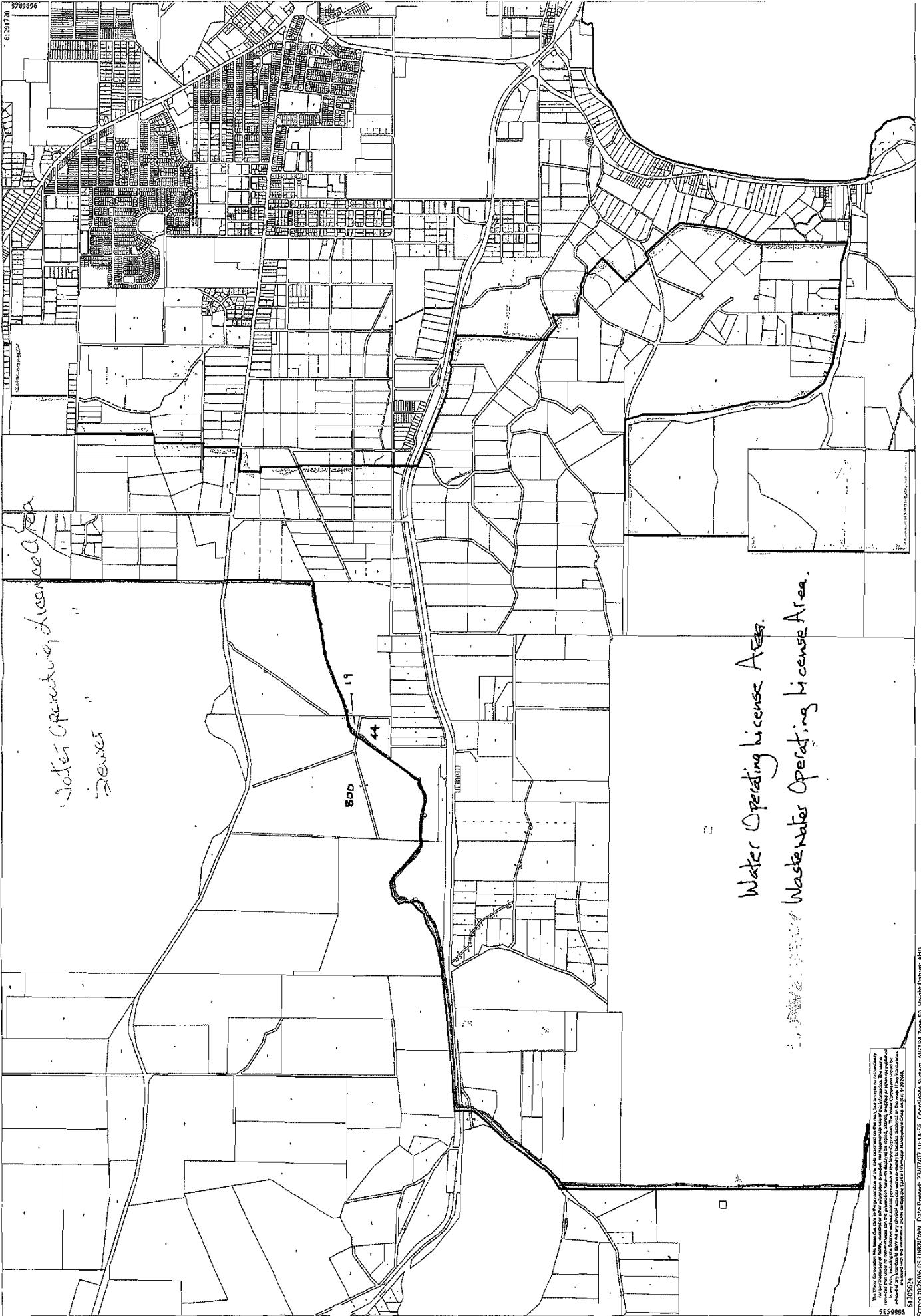
The West Australian Planning Commission requires reticulated sewerage to be provided for lots of 2000m<sup>2</sup> or less within the Water Corporation's Wastewater OLA.

Yours sincerely,

*R. C. Collins.*

R C Collins  
 Manager Assets GSR  
 Asset Management Division





5789696  
6131720

Water Operating License Area  
Sewer

800  
4  
11

Water Operating License Area  
Waste Water Operating License Area

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Screen 1936/06:05 UNWINDOWN Date Plotted: 23/07/07 10:14:58 Coordinate System: NGA84 Zone 59 Height Datum: AHD

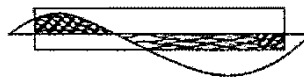


# CITY OF ALBANY

## SCHEME AMENDMENT REQUEST

### KALGAN RURAL VILLAGE

Prepared  
by



**AYTON TAYLOR BURRELL**  
Consultants in Urban & Regional Planning  
11 DUKE STREET, ALBANY WA 6330 Ph: 9842 2304

JULY 2008

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### Appendix A

Plans	Location Plan
	Study Area
	Lot Sizes and Tenure
	Indicative Structure Plan

## 1. INTRODUCTION

### 1.1 Kalgan Rural Village

As advocated in the draft Albany Local Planning Strategy (ALPS) endorsed by Council in August 2007 and in consultation with officers from the City and Department for Planning and Infrastructure this proposal seeks to create a Rural Settlement zone for the Kalgan Rural Village. This rezoning request complements the work undertaken on behalf of various landowners within the Upper Kalgan locality to prepare a Structure Plan which will provide for both conservation and development of the area.

The proposed Rural Settlement zone is a similar planning device to the Residential Development Areas currently in operation under Town Planning Scheme No.3. The base line requirement of such zones is that prior to any further development of the land, either a Structure Plan or an Outline Development Plan (ODP) has to be prepared and then approved by Council and the Western Australian Planning Commission (WAPC). Subdivision and/or development may then proceed in the form prescribed by the adopted plan.

### 1.2 Community Consultation

Community participation right from the inception of the project was seen as critical to the development of this proposal, particularly pertaining to establishing the character of the area and the social aspirations of residents. A preliminary meeting attended by 22 local residents and landowners was held on site in February 2005. In January and March 2008 further workshops were held at the Upper Kalgan Hall, focussing on local character and attributes, community use (and need) of facilities and determining the extent of the study area.

The key findings include:

- The principal attraction of the area was considered to be the Kalgan river
- The aboriginal and settler history and heritage buildings were a significant factor in the attractiveness of the area
- Overall, the participants were in favour of further development (in a limited form) and expansion of the village with a number of provisos mentioned
- There were some concerns that further development may adversely impact on the natural environment, the quiet rural character and lifestyle of the area
- A number of possible perceived benefits of further development were also discussed such as increased facilities, employment prospects and tourism and road safety.
- There was general consensus in favour of the Study Area boundary.
- Participants preferred the option of low key infill/mixed use.
- In terms of community facilities there was majority support for the establishment of a "Village Green, Country Club" followed by support for expanding the existing hall site. There was limited support for the reinstatement of the old recreation/playing fields.
- Almost all survey respondents were landowners within the study area.

The results from these workshops are reflected in this proposal and have been incorporated into the development of the Kalgan Rural Village Structure Plan.

### 1.3 Study Area

The Study Area is based on the existing pattern of subdivision and infrastructure as well as the topography and areas of remnant vegetation. As the existing townsite boundary does not reflect the historic development of the locality or relate to the natural topography a study area has been defined which encompasses the existing gazetted townsite and immediate surrounding land holdings. The objective is to define a discrete boundary for the Rural Village which provides a logical demarcation between the area set aside for closer settlement and the surrounding rural areas.

Ridgelines to the south, east and west, together with significant areas of remnant vegetation provide a sense of containment and buffer to surrounding broad acre farming. The boundary to the north is less defined by the topography and more by the transition to larger landholdings and the significant area of remnant vegetation associated with the recreation reserve. The eastern boundary is largely defined by a prominent ridgeline and an extensive area of remnant vegetation. The core of the village is located around the two main bridges over the Kalgan and this is also where the shop and community hall are located. Dwellings and associated smaller land parcels are also concentrated along Church Lane Road, Hunton Road and Riverside Drive.

The rationale for the proposed village boundary is based on a number of considerations;

- The historic development of the area
- The existing gazetted townsite
- Incorporation of development and small lot subdivision in the immediate locality.
- Significant topography and vegetation which helps to contain and define the townsite.
- Provision for sufficient buffer areas to the surrounding rural areas.
- Discussion with the Local community at two workshops.
- Incorporation of areas currently zoned Residential under the provisions of Town Planning Scheme No. 3.

The study boundary is a logical basis within which to prepare the required village structure plan. The area contains the majority of natural and man made features which contribute to the identity of the Kalgan Village, while at the same time allowing for further development and designation of appropriate buffers to the surrounding agricultural areas.

## 2. BACKGROUND

### 2.1 Location, Area and Zoning

The Kalgan Rural Village is located approximately 27km north east of the Albany City centre at a point where the South Coast Highway crosses the Kalgan River and the Chelgiup Creek tributary feeds into the River.

Kalgan was once a thriving fruit growing area and through time has supported a diverse range of activities such as light manufacturing, rural contracting, tourist associated ventures, a bakery and bookstore in addition to agricultural activities, viticulture, animal husbandry (horse and cattle studs, alpacas, beef cattle and sheep) aquaculture and horticulture.

The extent of the townsite as reflected on DPI Public plans is relatively confined and does not include development which has historically occurred to the south and west of the gazetted townsite boundary. The actual extent of the existing rural settlement covers an area of approximately 1.5 km by 1.5 km comprising some 225 ha. Currently there are approximately 56 lots generally ranging in size from 3000m<sup>2</sup> to 20ha with a number of larger lots, portions of which fall within the townsite area. Approximately 40 lots have been developed with a dwelling house.

Land within the historic core of Kalgan is zoned 'Residential' under TPS3. This includes 11 freehold lots and 9 of the Crown lots, most notably the Hall site. The foreshore reserves and recreation ground are 'Parks and Recreation' reservations. A portion of the lot containing the general store is zoned 'Local Shopping', a portion is zoned 'Special Site Caravan Park' and the balance is zoned 'Rural'. Within the gazetted townsite, the freehold lots west of the Highway and in the south of the townsite are zoned 'Rural'. There are fourteen (14) 'Rural' zoned lots within the Townsite and lot sizes range from 2915m<sup>2</sup> to 3.5ha. Six (6) of the lots are below 1ha.

The freehold lots in the balance of the study area are zoned 'Rural', other than the triangular portion of Lot 3112 between the Hwy and Chelgiup Creek which is 'Parks and Recreation'. Lot sizes range from just 1.5ha. Twenty five (25) lots are below 10ha and only four (4) are greater than 20ha.

Other Crown land is shown on the zoning map as 'Parks and Recreation', 'Public Purpose', 'Major Highways' or 'Important Regional Roads' and generally accords with the use and/or designation.

## 2.2 Proposed Zoning

The City of Albany proposes to create a 'Rural Settlement' zone within its new community planning scheme and it is considered that the Rural Village boundary as shown in the draft Structure Plan provides the basis for this zone. Within this zone, the structure plan will determine the extent of development, lot sizes and landuses considered appropriate. This plan would be subject to endorsement by both Council and the Western Australian Planning Commission and be advertised for public comment.

Key issues to be addressed in the Structure Plan include:

- Protection of remnant vegetation and buffer areas to the Kalgan River and Chelgiup Creek;
- Protection of significant heritage sites;
- Provision/upgrade of community facilities;
- Visual impact of development particularly from South Coast Highway and Hunton Road;
- Traffic Management and controlled access onto South Coast Highway;
- Provision of a potable water
- Transitional arrangements between the townsite and surrounding rural area;

A land capability and geotechnical analysis of the Study Area was undertaken by Landform Research in July/Aug 2006 and January 2007. The field work involved extensive land surveys and site testing. The resultant report and mapping includes relevant information on soils, geology, vegetation, hydrology and land capability. The capability assessment has been used to inform both this rezoning proposal and the draft Structure Plan. The spatial scale of the mapping and the level of detail are appropriate for the preparation of the Structure Plan. In some instances, further site testing and vegetation surveys on individual properties may be warranted.

The Land Capability and Geotechnical Assessment provides a number of specific recommendations and has been used to inform the Structure Plan. Importantly, the study concludes that there are no significant environmental issues that cannot be effectively managed during the planning process.

## 3. PLANNING CONTEXT

A number of strategies and policies provide the planning context and guidelines for this Structure Plan. These provide the rationale and background for this proposal.

Relevant State Strategic and Policy Documents include:

- SPP 1 State Planning Framework Policy
- SPP 2 Environment and Natural Resources
- SPP 2.5 Agriculture and Rural Land Use Planning
- SPP 3 Urban Growth and Settlement
- DC 1.1 Subdivision of Land – General principles
- DC 3.4 Subdivision of Rural Land
- DC 3.7 Fire Planning

The proposal accords to these strategies.

### **3.1 Regional Planning Strategy**

The Lower Great Southern Strategy (LGSS) aims to encourage development around existing nodal settlements and provides a presumption in favour of consolidating settlements. This represents an efficient use of resources such as land, infrastructure and energy and also assists in supporting social services. The LGSS identifies Kalgan as a Rural Village and nominates its place in a settlement hierarchy as part of an overall settlement strategy for the Region. It advocates that "for Rural Villages identified for expansion Local Governments need to prepare and have endorsed by the WAPC a townsite strategy and/or conceptual structure plan". The Strategy also states that Rural Residential development should be consolidated and located close to existing settlements.

One of the objectives contained in the LGSS is "ensure that identified settlements develop in a sustainable manner." Specific actions include identifying sufficient land for town expansion in local planning strategies, preparation of conceptual structure plans and strengthening of existing towns and centres. In recognition of the lack of infrastructure the LGSS advocates the identification of "innovative approaches to supply country towns with water and sewerage services."

### **3.2 Local Strategic and Statutory Planning Context**

This proposal is consistent with ALPS which was endorsed by the City of Albany in August 2007, in particular Strategic Objective (Part 8.3.6) "Facilitate and promote the retention and sustainable expansion of existing rural settlements". Rural Villages are seen as becoming sustainable nodes offering a rural lifestyle based around an existing historical node. ALPS advocates limited rural residential development for selected villages including Kalgan and recognises the opportunity for development as a focal point for the local community.

Table 8 of ALPS lists the function of Kalgan as "Urban Residential / Rural Service Centre". The growth scenario in Table 8 is "Growth via staged urban lots ... (and) ... limited Rural Residential".

In recognition of the limitations in infrastructure provided to rural villages, particularly potable water, one of the specific actions contained in ALPS is to:

"Investigate and implement alternative potable water supplies such as rain water tanks, bores and dams especially for rural residential areas and rural villages that are some distance from existing water infrastructure and connection considered to be uneconomic or unsustainable."

To this end, it is proposed to rezone the subject land to Rural Settlement to enable a range of low density Residential and Rural Living lots and to introduce controls requiring rain water tanks and a specified minimum roof area per development/lot.

## **4. PRECEDENT AND SPECIAL OUTCOMES**

### **4.1 Model for Rural Villages**

Following discussion with Council officers and in light of the progress with the Kalgan Rural Village Structure Plan it is suggested that this proposal be used as a model for rural villages within the City of Albany including Elleker, Manypeaks, Redmond and Youngs.

### **4.2 Water Supply**

A key issue for Rural Villages is provision of infrastructure, in particular potable water. As scheme water is not readily available to the townsite, historically this has presented a significant impediment. The scale of development proposed doesn't warrant extension of a water main from Nananup Road to Kalgan. In this case it is considered neither practical nor necessary to require reticulated water to be provided to the Village. ALPS supports alternative solutions to infrastructure provision and specifically advocates the use of

rainwater tanks. Dwellings within and surrounding the Village have developed over the last 150 years with potable water provided from roof runoff. Given sufficient roof catchment and storage, it is evident that as much water can be collected on a 2000m<sup>2</sup> lot as can be collected on a 2 or 4ha lot. An adequate water supply can be achieved by requiring a minimum roof catchment area of 250sqm together with rainwater storage tank/s of not less than 92kl per lot.

From a sustainability perspective it is also considered that water is more efficiently used when there is a finite supply controlled by the individual. Rainfall levels within the area are well in excess of the minimum needed to provide a sufficient supply from roof runoff especially if complemented with requirements for minimum roof area.

#### **4.3 Zoning & Development**

The discrepancies between cadastre, zoning and townsite boundaries will be addressed through the Structure Planning process. Introduction of the Rural Settlement zone, together with the associated Village Structure Plan will also resolve the incongruities in tenure, zoning, land uses and lot sizes that currently exist.

The proposed Rural Village zone and associated Structure Plan provide the necessary framework to guide and control development. In place of prescriptive standards and a rigid zoning table development will be performance based and in accordance with guiding principles specific to the Kalgan. Most uses are to be discretionary, and subject to community consultation.

#### **4.4 Heritage**

Kalgan has significant environmental and heritage assets and is well placed to gain increased economic returns and employment opportunities. A key objective for the area is to provide for economic sustainability. Local economic and employment opportunities can be enhanced by facilitating development and landuses that are compatible with the existing and historic character of the area and sensitive to the local environment.

In addition to its traditional function as a rural service centre, cultural tourism and ecotourism initiatives should be promoted. Given the heritage significance of Kalgan there are opportunities to provide for the development of a museum and/or interpretive centre and for Noongar people to develop enterprises that focus on their long standing association with the area.

#### **4.5 Infrastructure Upgrade**

The Plan enables coordinated development and the progressive upgrade of infrastructure. There is an opportunity to rationalise access, intersections, traffic movement, pedestrian networks and linkages to facilitate improved safety. Redundant road reserves can be closed, a road hierarchy within the village can be established, traffic speed can be reviewed and facilities provided for pedestrians and cyclists.

#### **4.6 Environment**

There is scope to strengthen biodiversity through the protection of existing vegetation and strategic plantings, on a progressive basis to create corridors to enhance fauna movement and maintain bio-diversity. Although the vegetation classes are well represented the bushland has a high value, particularly the fringing vegetation along water courses. The remnant vegetation is generally in good condition or better and worthy of protection. It is expected that sufficient remnants can be afforded greater protection, by way of planning controls, fencing and other measures.

Landscape and visual amenity will be enhanced by providing adequate setbacks and buffers to the watercourses, protecting remnant vegetation and through sensitive siting and design of buildings.

## **5. SERVICING**

### **5.1 Power**

The area is currently serviced by Western Power's Southwest Connected Grid. Single-phase electricity is provided to the area via overhead transmission lines. Western Power's Country Regional Planning Section has advised that, based on an initial prediction that the Structure plan will yield an additional 100 lots with a maximum of 5-15 lots being created annually; there should be no foreseeable network problems with a development with this scope and time frame. As it is not possible to reserve power, developers will generally be expected to pay for connection and/or upgrades to the network at the time of development.

### **5.2 Telecommunications**

Kalgan is serviced by Telstra's fixed line network; there is also mobile coverage across the study area, though reception in some locations is limited by the topography.

### **5.3 Water**

Reticulated scheme water is unavailable within the Kalgan Rural Village area. To date residents have relied on individual collection and water use management supplied from bores, dams and rainwater.

Potable water can continue to be sourced from roof catchments. This can be supplemented by bores, soaks, dams and surface water harvesting particularly for livestock and irrigation of orchards.

### **5.4 Effluent Disposal**

Reticulated sewer is not available within the Study area. Existing dwellings rely on on-site effluent disposal, predominantly conventional septic and leach drain systems. Future development can be serviced by approved on-site systems and in accordance with the objectives and requirements of the Draft Country Sewer Policy.

### **5.5 Roads**

Key roads in the study area are South Coast Hwy (Hassell Hwy) and Hunton Road, which connect the village to the Albany City centre to the south west, to the south coast and interstate to the east.

South Coast Highway is a sealed two lane national highway accommodating open drainage, in an otherwise vegetated road reserve. The Highway is part of the State Arterial Road Network and is a dedicated Heavy Haulage Route. It carries in the order of 929 vehicles per day (November 2007). The posted speed limit is 90km / hr within the townsite.

Hunton Road, the primary north south access route from Nanarup Road to the South Coast Highway. It is sealed with a gravel verge within a partially vegetated road reserve. Hunton Road is predominantly a two lane bitumen road developed to rural major road standard. It carries in the order of 131 vehicles per day (South of Wheeldon Rd @ 450m, November 2008). The posted speed limit is 60km/hr.

Wheeldon Rd, which connects the Hwy to Hunton Road, via the 'Old Kalgan Bridge' is sealed and is, in places, single lane. It carries in the order of 96 vehicles per day (South of the Hwy @ 380m, November 2008). The posted traffic speed is 60km/hr.

Churchlane and Riverside roads are both constructed to an "all weather" gravel standard with open drainage, and partially vegetated road reserves.



## 5.6 Fire Management

The main issues with fire management are the reduction in fuel hazard, the maintenance of firebreaks, the availability of emergency equipment and water to fight fires and the provision of emergency egress. The provision and upgrade of existing facilities and better road access will help mitigate any increased fire risk as a result of development.

Planning for Bushfire Protection, 2001 (WAPC and FESA) provides guidance on bush fire protection within new land development. A fire hazard assessment has been undertaken for the Study Area and a Fire Management Plan has been drafted for the Kalgan Rural Village. The Kalgan Rural Village Structure Plan will take into consideration the essential elements of Planning for Bushfire Protection (2001) and the Western Australian Planning Commission Planning Policy DC3.7 and complies with relevant requirements and Guidelines in terms of road design, hazard separation, water supply and access/egress and incorporates several measures to minimise the threat to residents and fire fighters in the event of a bushfire within or near the site.

The Fire Management Plan will include the following key principles:

- Low fuel areas to be maintained around all dwellings.
- Appropriate separation/hazard reduction zones from the areas identified as Extreme Hazard.
- Subdivisional roads being designed facilitate emergency access/egress.
- Provision of a network of Strategic Fire Breaks
- Provision of water supply for fire fighting purposes (domestic and communal)

## 6. CONCLUSION

Council's support to proceed with the rezoning of the Kalgan Village to 'Rural Settlement' is requested so that appropriate guidelines can be put in place to manage increasing development pressures.

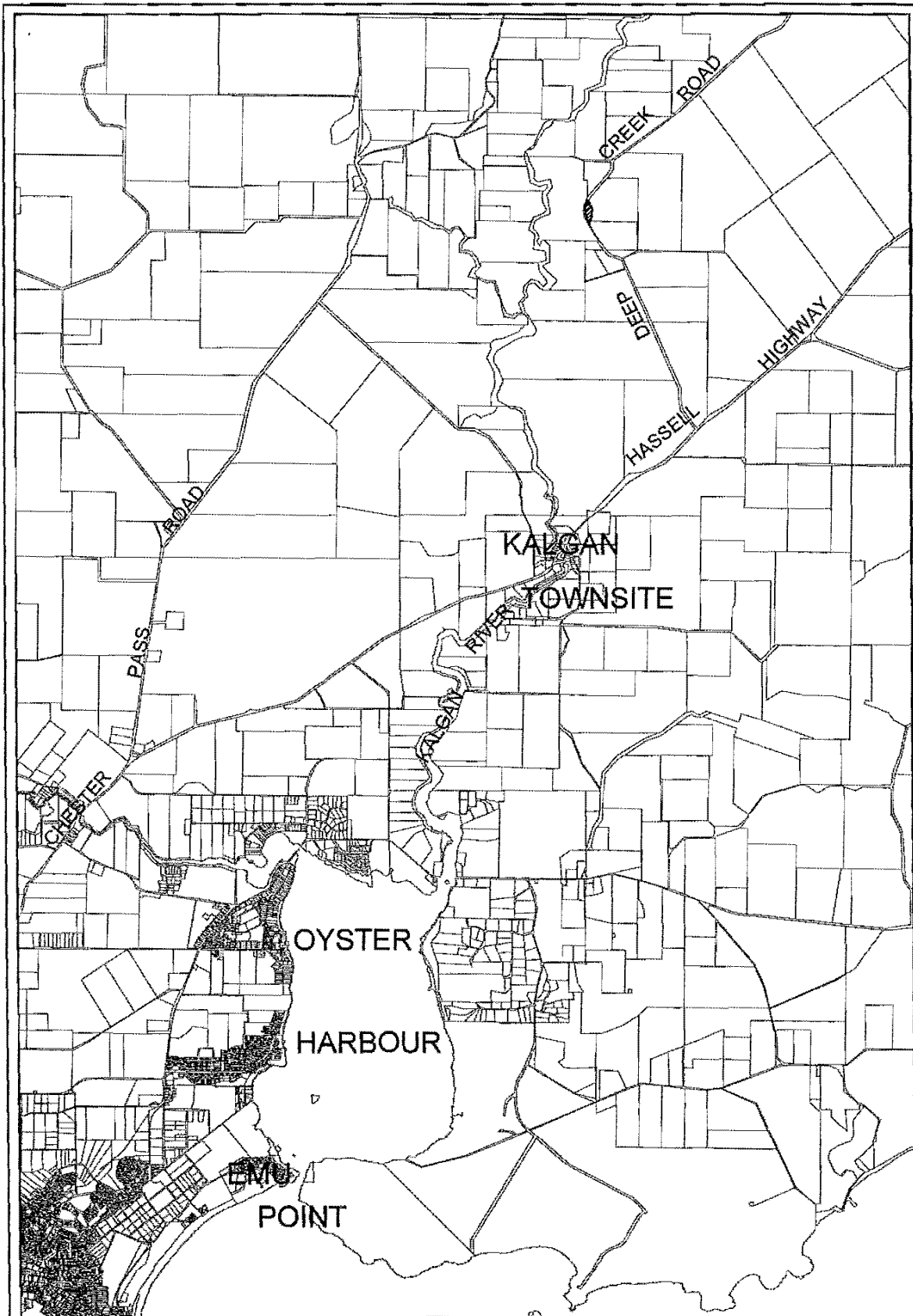
This is one of the most historic and picturesque of Albany's rural townsites and it is considered an opportune time to put in place management provisions to support some infill development while at the same time protecting the environment and special features which give the area its unique character.

ALPS and the subsequent Community Planning Scheme (CPS) are the key local planning devices relevant to this proposal. Together these devices provide the strategic direction and framework for future development, the rationale for the zonings and the mechanism for implementation.

The proposed 'Rural Settlement' zone, together with the endorsed Rural Village Structure Plan will serve to guide decisions on subdivision, land use and individual development proposals. Allowance has been made for staged, incremental development. The structure plan provides the framework to ensure coordination of major infrastructure, particularly roads, trails and strategic fire break linkages and will facilitate the establishment of flora and fauna corridors. Individual owners are able to proceed independently.

# **Appendix A**

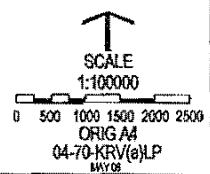
## **Plans**

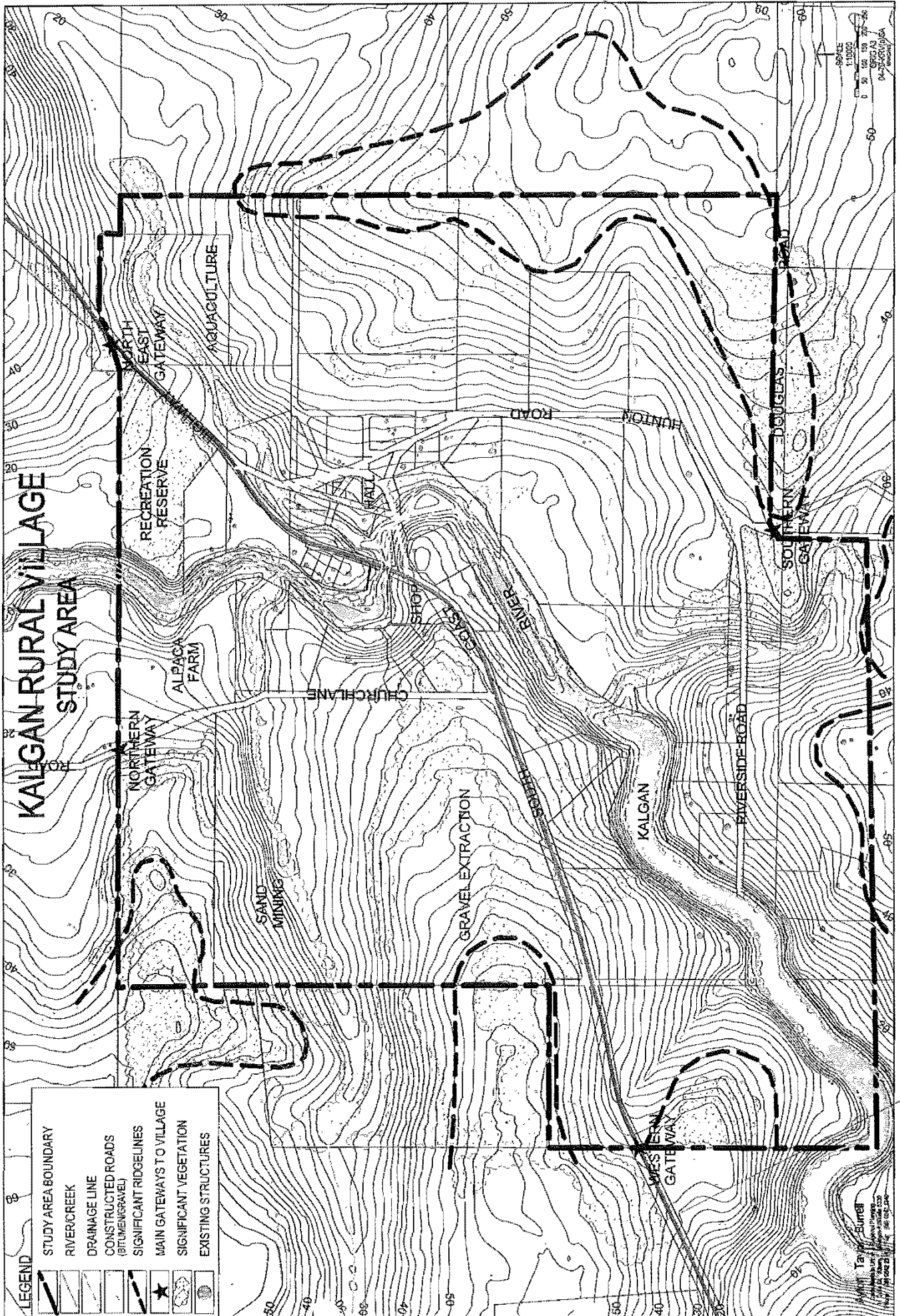


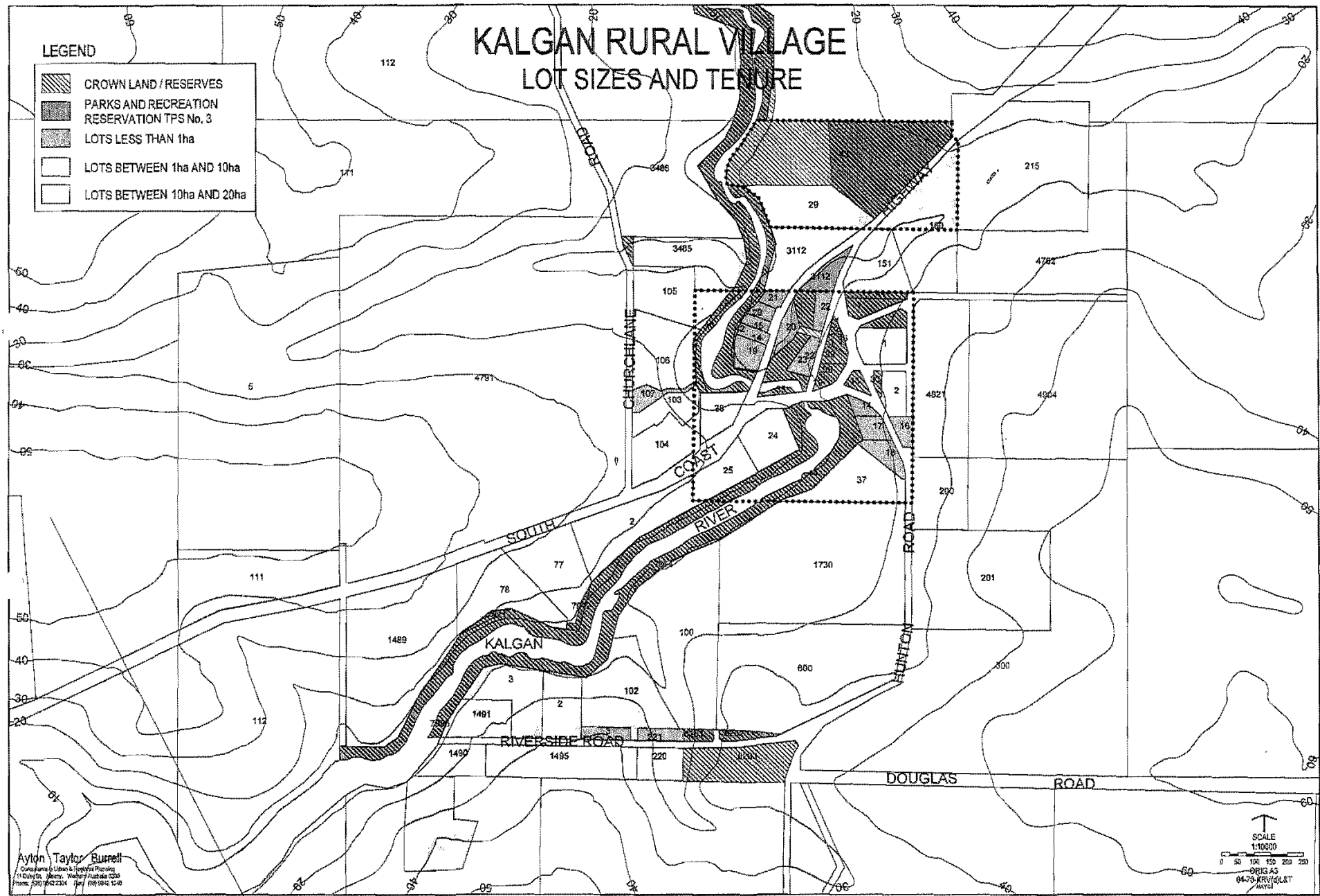
**LOCATION PLAN**  
**KALGAN RURAL VILLAGE**  
 City of Albany



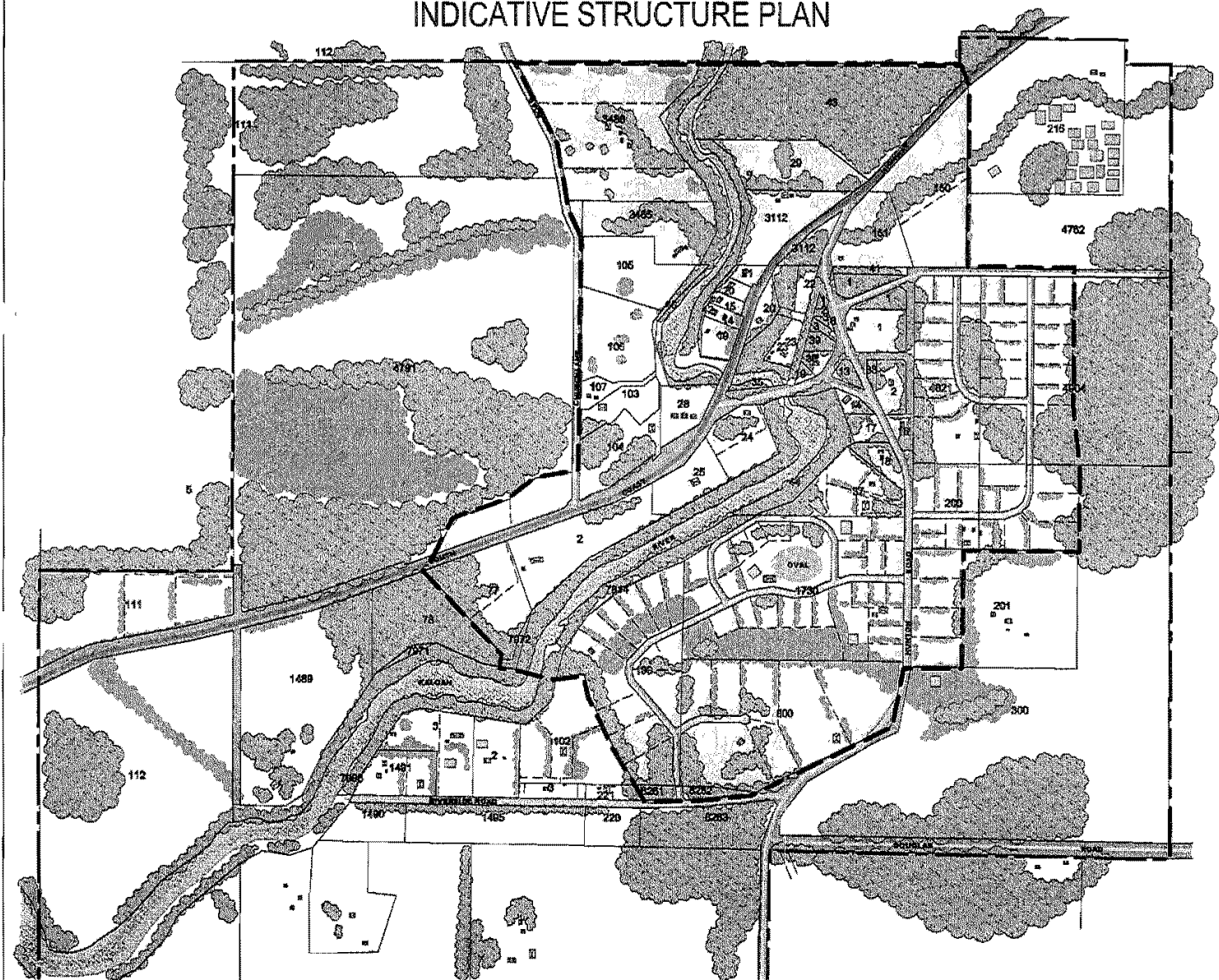
**Ayton Taylor Burrell**  
 Consultants in Urban & Regional Planning  
 11 Duke St. Albany, Western Australia 6330  
 Phone: (08) 9842 2304 Fax: (08) 9842 1340








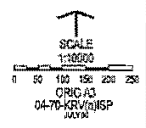
# KALGAN RURAL VILLAGE INDICATIVE STRUCTURE PLAN



**LEGEND**

- Study Area Boundary
- Rural Settlement Zone Boundary
- Proposed Lot Boundary
- Existing Vegetation
- Proposed Vegetation
- Existing Building
- Existing Dams

  
**Ayton Taylor Burrell**  
 Consultants in Town & Regional Planning  
 11 Cuthbert Avenue, Western Australia 6150  
 Phone: (81) 9642 2334 Fax: (81) 9642 6346





Environment



City of Albany Records  
ICR8064749  
A2595

Date: 28 AUG 2008  
Officer: PLAN16

Attach:

SAR137(3)  
Plan 16

The Atrium,  
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Postal Address: Locked Bag 33,  
Cloisters Square, Perth, Western Australia 6850.  
Website: www.epa.wa.gov.au

Jan Van Der Mescht  
Senior Planning Officer  
City of Albany  
PO BOX 484  
ALBANY WA 6331

Your Ref A2595/PA25036/SAR137(3)

Our Ref DEC8661

Enquiries Angela Coletti (6467 5490)

Email [angela.coletti@dec.wa.gov.au](mailto:angela.coletti@dec.wa.gov.au)

Dear Jan Van Der Mescht

**SCHEME AMENDMENT REQUEST AT 71 RIVERSIDE ROAD, KALGAN WA.**

I refer to your letter dated 25 July 2008 concerning the above proposed amendment

The Environmental Protection Authority Service Unit (EPASU) provides the following comments:

The environmental issues raised by the proposed amendment include:

- Foreshore Reserve
- Remnant vegetation and fauna
- Management of water quality and quantity.
- Noise.
- Contamination
- Aboriginal culture and heritage

It is not considered that the above environmental factors will be fatal constraints to create a Rural Settlement Zone for the Kalgan Rural Village, although, it is expected that these environmental factors will be adequately managed, where possible, through detailed planning processes.

**Foreshore Reserve**

Prior to detailed planning an appropriate foreshore buffer along the Kalgan River should be defined using biophysical criteria such as topography, hydrology, soil types, vegetation and habitat. The EPA Service Unit recommends that this buffer be protected from future development using scheme provisions or possibly reserved and vested under the Planning and Development Act.

The amendment should include a provision requiring a foreshore management plan



dwellings.

- Notifications on title.
- Provision of suitably detailed information to prospective purchasers to allow them to make informed decisions on noise issues.

#### **Contamination**

Further information regarding historical land use should be provided at the local structure plan stage. A Preliminary Site Investigation (PSI) should be carried out prior to detailed planning. If as a result of the site investigation the site is found to be contaminated, a Site Remediation and Validation Report should be produced in consultation with the Department of Environment and Conservation's (DEC) Land and Water Quality Branch.

Preliminary and detailed site investigation and subsequent management plans, if required, should be prepared and implemented in accordance with the DEC'S *Contaminated Sites Management Series* and to the satisfaction of the DEC's Land and Water Quality Branch prior to any development or ground disturbing activities commencing.

Please refer to the EPA'S *Guidance Statement No.33 Environmental Guidance for Planning and Development* for the EPA's position on this matter.

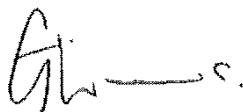
#### **Aboriginal culture and heritage**

It has been noted that Kalgan has significant environmental, heritage and Aboriginal assets and future development of the subject land should comply by the guidelines and requirements of the Aboriginal Heritage Act 1972 and taken into account at the local structure plan and local scheme amendment stages.

Based on its consideration of the above factors, the EPA Service Unit has no objection to the City of Albany proposing the above amendment, understanding that any such amendment will require referral to the EPA in accordance with Section 38 of the *Planning and Development Act 2005* for a decision on whether or not the amendment requires formal environmental assessment.

I trust this information is of assistance. Should you have any enquires please contact the person cited above.

Yours sincerely



fev Mark Jefferies  
A/DIRECTOR  
ENVIRONMENTAL IMPACT ASSESSMENT  
25 August 2008



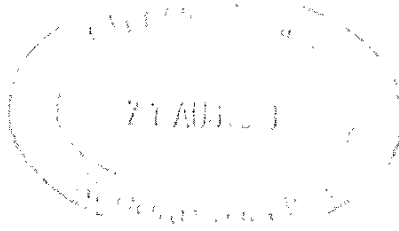


Department for Planning and Infrastructure  
Government of Western Australia

Great Southern Region

20 August 2008

City of Albany  
102 North Road  
Yakamia Albany  
WA 6330



Your ref: A2595/PA25036/SAR137(3)

Our ref: 853/5/21/2PV6

Enquiries: Mark Jendrzejczak



Doc No: City of Albany Records  
ICR8064209  
File: A2595

Date: 21 AUG 2008  
Officer: PLAN16

Attach:

**ATT: Jan Van Der Mescht**

Dear Jan

**Re: Scheme Amendment Request No. 137(3); proposal to create a Rural Settlement Zone for the Kalgan Rural Village.**

Thank you for forwarding the above document for DPI comment.

It is unclear from the information provided whether the SAR proposal involves amending existing TPS 3 by the introduction of a "Rural Settlement" zone, or whether the proposal only puts forward justification for the 'indicative structure plan' included in the documentation. It is noted that Section 2.2 of the proponent's report indicates that the City proposes to include a 'Rural Settlement' zone in its new Community Planning Scheme (CPS).

Notwithstanding this, as the proposal has been submitted as a SAR, it is assumed that an amendment of some nature to TPS 3 is proposed. On this basis, the following comments are provided:

- DPI is supportive of a 'Rural Village' zone being introduced into existing TPS 3 and/or Council's new CPS, and of this zoning being applicable to those rural villages identified for further growth in the draft Albany Local Planning Strategy (ALPS). The proposed zoning of 'Rural Settlement' in the SAR document has connotations of rural residential development and therefore 'Rural Village' is considered to be more appropriate.
- Introduction of the 'Rural Village' zone, and development of appropriate scheme provisions including zoning objectives, permissible land uses, lot sizes, and a sound rationale for determining the size and extent of the zoning for the rural villages, should be a separate process to structure planning for those rural villages identified for further growth in draft ALPS.
- The rationale for the lot sizes proposed for Kalgan Village (not shown on the plan however it is understood they range from 3000m<sup>2</sup>. to over 1 ha) and extent of the structure plan area is based on the reference to inclusion of rural residential areas in the Nov 2007 version of the draft ALPS. The WAPC recently, in April 2008, advised Council that, in relation to ALPS, rural residential development will not be supported in any of the rural villages identified for growth. Indeed the settlement

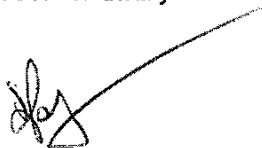
Great Southern Office, 178 Stirling Terrace, Albany, Western Australia 6330  
Tel: (08) 9892 7333 Fax: (08) 9841 8304 TTY: (08) 9264 7535 Infoline: 1800 626 477  
corporate@planning.wa.gov.au <http://www.dpi.wa.gov.au>  
ABN 40 996 710 314

matrix included in ALPS suggests lot sizes of between 1000-2000m<sup>2</sup> for the Kalgan Rural Village.

- In relation to the use of potable water via roof water, the proponents will need to demonstrate the adequacy of this source given an anticipated future drying climate in the region, and contingency plans for extended periods without adequate rainfall.
- Land capability information provided to DPI by the proponents indicates questionable land capability over significant portions of the proposed structure plan area. Given the sensitive nature of the locality, structure planning should be supported by detailed winter site testing and confirmation that all proposed development areas are capable of meeting the minimum site requirements set out in Appendix A of the draft Country Sewerage Policy.
- In relation to the use of individual onsite treatment for sewage disposal, Council should consider the requirement for a common Limited Effluent Scheme to be installed to enable reuse of effluent water for community purposes and to allow greater density of development in a village centre.
- In light of the above, DPI is not prepared to support the proposed boundary for the proposed new zone, the extent of the structure plan area, or the subdivision configuration proposed by the 'indicative structure plan' for Kalgan Rural Village, given that settlement options for the village have not been presented, with no option generated to indicate that the development of a concentrated village as supported by the WAPC cannot be achieved.
- DPI suggests that Council be the lead agency for the preparation of the structure plan as has been the case for the draft Little Grove and South Lockyer Structure plans and incorporate the preparation of options for the development of the Kalgan Rural Village as discussed above.

If you wish to discuss this advice further please contact Mark Jendrzeczak on (08) 9892 7333.

Yours faithfully



STEPHEN PETERSEN  
REGIONAL MANAGER - PLANNING  
GREAT SOUTHERN REGION  
STATUTORY PLANNING DIVISION



# Environmental Protection Authority

The Atrium,  
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*City of Albany.*

Mr Anthony Muscara  
A/Senior Project Planner  
Department for Planning and Infrastructure  
Albert Facey House  
469 Wellington St (cnr Forrest Place)  
Perth WA 6000

Your Ref A2595/PA25036/SAR137(3)

Our Ref DEC8661

Enquiries Angela Coletti (6467 5490)

Email [angela.coletti@dec.wa.gov.au](mailto:angela.coletti@dec.wa.gov.au)

DEPARTMENT FOR PLANNING  
AND INFRASTRUCTURE  
ALBANY OFFICE

25 AUG 2008

File: 853/5/21/20V6.

*SAR137.*

Dear Mr Muscara

## SCHEME AMENDMENT REQUEST AT 71 RIVERSIDE ROAD, KALGAN WA.

I refer to your letter dated 25 July 2008 concerning the above proposed amendment

The Environmental Protection Authority Service Unit (EPASU) provides the following comments:

The environmental issues raised by the proposed amendment include:

- Foreshore Reserve
- Remnant vegetation and fauna
- Management of water quality and quantity.
- Noise.
- Contamination
- Aboriginal culture and heritage

DEPARTMENT FOR PLANNING  
AND INFRASTRUCTURE

11 AUG 2008

FILE *A MUSCARA*

It is not considered that the above environmental factors will be fatal constraints to the rezoning of the abovementioned lots from Rural to Urban deferred, although, it is expected that these environmental factors will be adequately managed, where possible, through detailed planning processes.

### Foreshore Reserve

Prior to detailed planning an appropriate foreshore buffer along the Kalgan River should be defined using biophysical criteria such as topography, hydrology, soil types, vegetation and habitat. The EPA Service Unit recommends that this buffer be protected from future development using scheme provisions or possibly reserved and vested under the Planning and Development Act.

The amendment should include a provision requiring a foreshore management plan should be prepared, as a condition of subdivision, to address issues including, but not limited to, revegetation, access, dual use paths, walk trails, footpaths, weed management techniques, parking embayments/bays and bollards for the foreshore area abutting the proposed subdivision to the satisfaction of the WAPC.

### Contamination

Further information regarding historical land use should be provided at the local structure plan stage. A Preliminary Site Investigation (PSI) should be carried out prior to detailed planning. If as a result of the site investigation the site is found to be contaminated, a Site Remediation and Validation Report should be produced in consultation with the Department of Environment and Conservation's (DEC) Land and Water Quality Branch.

Preliminary and detailed site investigation and subsequent management plans, if required, should be prepared and implemented in accordance with the DEC'S *Contaminated Sites Management Series* and to the satisfaction of the DEC's Land and Water Quality Branch prior to any development or ground disturbing activities commencing.

Please refer to the EPA'S *Guidance Statement No.33 Environmental Guidance for Planning and Development* for the EPA's position on this matter.

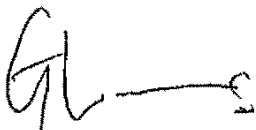
### Aboriginal culture and heritage

It has been noted that Kalgan has significant environmental, heritage and Aboriginal assets and future development of the subject land should comply by the guidelines and requirements of the Aboriginal Heritage Act 1972 and taken into account at the local structure plan and local scheme amendment stages.

Based on its consideration of the above factors, the EPA Service Unit has no objection to the City of Albany proposing the above amendment, understanding that any such amendment will require referral to the EPA in accordance with Section 38 of the *Planning and Development Act 2005* for a decision on whether or not the amendment requires formal environmental assessment.

I trust this information is of assistance. Should you have any enquires please contact the person cited above.

Yours sincerely



fe. C J Murray  
DIRECTOR  
ENVIRONMENTAL IMPACT ASSESSMENT

7 August 2008



City of Albany Records  
Doc No: EF8064740  
File: A2595

# Facsimile

12-14 The Esplanade  
PERTH WA 6000

**Postal Address**  
P.O. Box 8491  
Perth BC 6849

**Contact Numbers**  
Ph (08) 6213 7000  
Fx (08) 6213 7400

Date: 28 AUG 2008  
Officer: PLAN16

Attach:  
A  
AB

**To:** JAN VAN DER MESCHT  
CITY OF ALBANY

**Fax No:** 9841 4099

**From:** LEWIS SEARLE  
DRAFTSAMN

**No. of pages:** 1 (including this page)

**Date:** 28 August 2008

**For any queries regarding the transmission of this facsimile please telephone: 6213 7000**  
**Please reply on facsimile number: 6213 7400**

**Our Ref:**A2595/PA25036/SAR137(3)

**Your Ref:** A2595/PA25036/SAR137(3)

**RE:SCHEME AMENDMENT REQUEST AT 71 RIVERSIDE ROAD, KALGAN**

Thank you for your letter dated 25 July, 2008 concerning the above mentioned proposal.

A plan will be attached to this fax if there are gas mains in the area. In any case you or the developer must contact Dial Before You Dig (1100) to reference Gas Network changes immediately prior to the proposal going ahead.

If the Gas Network is affected by the proposal and WestNet Energy works are required, then the following conditions must be met.

- All work carried out on AlintaGas Networks existing Network to accommodate the proposed subdivision /amalgamation or any development will be at the proponents expense.
- WestNet Energy requires one month's notice prior to the commencement of the work on site. Notice should be given to the Project Coordinator on Ph.9499 5166.

Should you have any further queries, please do not hesitate to contact our office.

Yours Faithfully

**L. SEARLE**  
**GIS Draftsperson**



Department of  
Environment and Conservation

Your ref:  
Our ref: A2395/PA25036/SAR137(3)  
Enquiries: 15.1.4  
Phone: John Watson  
Fax: (08) 9842 4500  
Email: (08) 9841 7105  
john.watson@dec.wa.gov.au



Mr. Jan van der Mescht  
Senior Planning Officer  
City of Albany  
PO Box 484  
Albany WA 6331

Doc No: City of Albany Records  
ICR8063871  
File: SAR137

Date: 18 AUG 2008  
Officer: PLAN16

Attach:

Dear Sir,

**SCHEME AMENDMENT REQUEST – 71 RIVERSIDE ROAD KALGAN  
'KALGAN RIVER VILLAGE'**

Thank you for the opportunity to comment on this 'Scheme Amendment Request'

The general thrust of this proposal is supported by the Department of Environment and Conservation (DEC) as it appears to balance future development needs with due regard to the local environment and the local heritage and 'sense of place'. This is in marked contrast to many of the developments being proposed or already occurring elsewhere within the City.

Whilst it is premature at this stage to address the indicative plans in detail, and in the absence of the more detailed studies to follow, the major issues of interest to DEC are likely to be:

- Maximising and enhancing areas of native vegetation, in particular along the Kalgan River and in the broader context of connectivity beyond (as well as within) the study area;
- Occurrence of important habitat and threatened flora or fauna within and around the study area;
- Adequate environmental safeguards regarding effluent and waste disposal noting that the area is proposed to remain unsewered;
- Future (including long term) infrastructure and road improvements which may retrospectively impact upon vegetation and biodiversity values;

The matters which should be addressed in further detail in the subsequent Scheme Amendment Report therefore include;

- Looking somewhat beyond the proposed scheme area with regard to biodiversity values in particular vegetation connectivity and occurrence of important habitat and threatened species;
- Consideration of additional protection for the Kalgan River foreshore which currently is very narrow for the size and associated uses of the river. This is a major waterway of broader community significance than for residents of the proposed village alone. The river is seasonally navigable and also accommodates a highly valued riverside walk. Quite apart from enhancing the biodiversity and corridor values of the foreshore vegetation, this will also enhance public amenity and recreation. For example, future subdivision of the properties along the south/east bank of the river should allow for widening of the foreshore in a pre-planned and strategic manner, by way of conditions written into the eventual scheme amendment.

- There should be attention paid to the capacity of the area, in particular areas where increased lot density will eventually occur, with regard to capture of effluent and waste. This may be more critical in properties close to the river and creek system.
- The area is traversed by a major highway that is essentially 'Highway 1' and which can be anticipated to assume a much greater local, regional and national significance in the future. In countries which are more highly developed and in some instances with WA and the City itself, widening and/or by-passes are being progressively constructed to cater for changes in traffic density and increased sizes of haulage. While the proposed village lies mainly to the south east of the highway (and is therefore effectively already by-passed) the challenge will be to ensure that the proximity of this major highway remains compatible with retention of future 'village' amenity and sense of place. It may therefore be advisable for the immediately adjoining lands to the north alongside the Kalgan River to be also addressed within the study area. The 'Recreation Reserve' and 'North East Gateway' are too close to the village 'hub' to provide an adequate buffer to protect the village concept from potential future development and any expanded 'village' development immediately to the North.

DEC trusts that these preliminary comments are of value in the development of the more detailed Scheme Amendment Report.

Yours sincerely



Bruce Bone  
Regional Manager  
South Coast Region

7 August 2008

## Jan Van Der Mescht

---

**From:** WIJAYAKHANTHAN Sharmíni [Asset& Administrative Services]  
[Sharmini.Wijay@det.wa.edu.au]  
**Sent:** Wednesday, 13 August 2008 10:21 AM  
**To:** Jan Van Der Mescht  
**Subject:** Scheme Amendment Request at 71 Riverside Road, Kalgan

Hi Jan,

Thank you for the opportunity to comment on the proposal to create a rural settlement zone for the Kalgan Rural Village.

The Department of Education and Training has no objections to this proposed amendment.

Regards,

**Sharmini Wijay**  
Senior Consultant Asset Planning

Asset Planning Branch  
Department of Education and Training  
151, Royal Street  
East Perth 6004

Phone 08 9264 4183





Department of Water  
Government of Western Australia

SAR137  
Plan 16

Your ref: A2595/PA25036/SAR137(3)  
Our ref: SRS22571/RF1049-02  
Enquiries: Kevin Hopkinson



Jan van der Mescht  
Senior Planning Officer  
City of Albany  
PO Box 484  
ALBANY WA 6331

City of Albany Records  
Doc No: ICR8062949  
File: SAR137  
Date: 06 AUG 2008  
Officer: PLAN16

Attach:

Dear Jan,

**SCHEME AMENDMENT REQUEST AT 71 RIVERSIDE RD, KALGAN  
SAR 137(3)**

Thank you for the opportunity to comment on the above proposal. The Department of Water (DoW) has no objection to the proposal and provides the following advice.

**Waterway protection**

The proposal identifies that protection of remnant vegetation and buffer areas to the Kalgan River and Chelgiup creek are key issues to be addressed in the structure plan. To facilitate this protection the DoW would require a Foreshore Management Plan (FMP) to be developed for all waterways in the proposal.


In addition, the DoW would require that suitable development setbacks are established from foreshore areas.

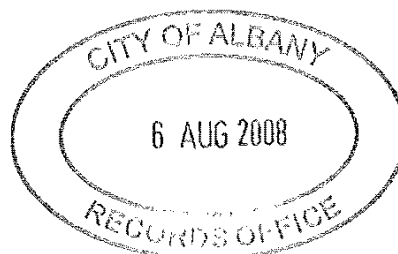
**Nutrient & Drainage Management**

Stormwater and nutrient management on the site will need to be implemented in accordance Urban Water Sensitive Design Principles. Infiltration at point of source is to be demonstrated together with drainage management that insures that no direct drainage occurs into the Kalgan River, Chelgiup Creek or other tributaries.

For further assistance please contact Kevin Hopkinson on 9841 0123 or at [kevin.hopkinson@water.wa.gov.au](mailto:kevin.hopkinson@water.wa.gov.au).

Yours sincerely

  
Hamid Mohsenzadeh  
Acting Regional Manager  
South Coast Region



Friday, 1 August 2008

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

Your Ref: A2595/PA25036/SAR137(3)  
Our Ref: Grange 4136898  
Enquiries: G Wright  
Telephone: 98424230



City of Albany Records  
Doc No: ICR8062937  
File: SAR137

August 05, 2008

City of Albany  
PO Box 484  
ALBANY WA 6331

Date: 07 AUG 2008  
Officer: PLAN16  
Attach:

Great Southern Regional Office  
215 Lower Stirling Terrace  
ALBANY WA 6330

PO Box 915  
ALBANY WA 6331

Tel (08) 9842 4211  
Fax (08) 9842 4255

[www.watercorporation.com.au](http://www.watercorporation.com.au)

Attention: Mr Jan Van Der Mescht

**CITY OF ALBANY  
SCHEME AMENDMENT REQUEST – KALGAN RURAL VILLAGE, KALGAN**

Dear Jan,

I refer to your letter of July 25, 2008 seeking comment on an application for a planning scheme amendment to accommodate the proposed Kalgan Rural Village, Upper Kalgan.

All of the land contained within this development proposal is outside the Water Corporation's Water and Wastewater Operating License Areas, and as such, neither of the Corporation's water or wastewater services is available. Each lot will be required to be self-sufficient with respect to the provision of potable water and on-site effluent disposal.

Notwithstanding the above, you are advised that the Water Corporation has no objection to the proposal.

Yours sincerely

Graham Wright  
Senior Asset Planner  
Great Southern Region  
Asset Management Division



## Jan Van Der Mescht

---

**From:** Delma Baesjou [dkb.atb@inet.net.au]  
**Sent:** Thursday, 18 September 2008 10:52 AM  
**To:** Jan Van Der Mescht  
**Subject:** FW: DoH response, Kalgan Townsite - rezoning concept

Jan,  
Below is the response from Allen.  
Regards,

Delma Baesjou

---

**From:** Tan, Allen [mailto:Allen.Tan@health.wa.gov.au]  
**Sent:** Friday, 29 August 2008 1:53 PM  
**To:** Delma Baesjou  
**Subject:** RE: Kalgan Townsite - rezoning concept

Hi Delma,

The Department of Health has no objection to the rezoning concept for Kalgan townsite.

Allen Tan  
*Scientific Officer*  
*Water Unit*  
*Environmental Health Directorate*  
*Public Health Division*  
*Department of Health, Western Australia*

*Phone: (08)9388 4938*  
*Email: [allen.tan@health.wa.gov.au](mailto:allen.tan@health.wa.gov.au)*

---

**From:** Delma Baesjou [mailto:dkb.atb@inet.net.au]  
**Sent:** Friday, 29 August 2008 10:21 AM  
**To:** Tan, Allen  
**Subject:** Kalgan Townsite - rezoning concept

Good morning Allen,

I appreciate that you are very busy and that the deadline has passed for responses on the proposed Kalgan Rural Village, however there is an opportunity in the next few hours for the Department's comments to be submitted in time for the matter to go to the September meeting of Council.

The SAR process is unique to this region. It is a preliminary step in the rezoning process and is intended to consider the strategic implications of proposals and to identify key issues that are required to be address through any subsequent rezoning. Detailed documentation will be need to be prepared and formal advertising and referral to agencies will be required should an Amendment be initiated.

For your information please find attached the draft capability map (and table) from the Environmental Assessment. Although the document would typically be provided at the next stage of the Amendment process, you may find it useful to have this information during preliminary consideration of the proposal.

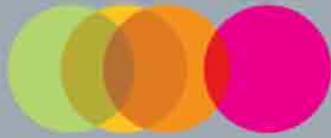
At this point it would be greatly appreciated if you are able to confirm, via return email, that the Department would have no objection to the concept of a Rural village zone for Kalgan subject to detailed capability assessment to confirm suitability of on-site effluent disposal and all development complying with the requirements of the Country Sewer Policy.

Should you have any questions please do not hesitate to contact me.

Regards,

Delma Baesjou  
Senior Planner  
Aytou Taylor Burrell  
9842 2304  
[dkb.atb@inet.net.au](mailto:dkb.atb@inet.net.au)

**[Agenda Item 11.3.3  
refers]**



**harley**  
survey group

**116 Serpentine Road. ALBANY WA 6330**  
**T: 08 9841 7333 F: 08 9841 3643**  
**E: [hsgalb@harleygroup.com.au](mailto:hsgalb@harleygroup.com.au)**

**PLANNING AND DEVELOPMENT ACT 2005**  
**RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME**  
**CITY OF ALBANY**

**LOCAL PLANNING SCHEME NO. 3**

**AMENDMENT NO. 285 (3)**

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above local planning scheme by:

1. Rezoning Lots 870 and 873-877 (inclusive) John Street and Morris Roads, Milpara from 'Rural' zone to 'Light Industry' zone and 'Parks and Recreation' Local Scheme Reserve and amending the Scheme Maps accordingly;
2. Inserting new clause 5.28 into the Scheme Text; and
3. Inserting new Schedule VII - Light Industry Zone into the Scheme Text.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 200\_\_\_\_ .

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

## 1.0 INTRODUCTION

### 1.1 Purpose and Objectives

The purpose of this amendment to City of Albany Town Planning Scheme No.3 is to rezone Lots 870 and 873-877 from 'Rural' zone to 'Light Industry' zone. It is further proposed to incorporate special provisions relating to the subdivision and development of the site in an appendix to the Scheme.

As part of this Amendment, an Outline Development Plan (ODP) has been prepared to guide the subdivision and development of the site.

The key objectives of the rezoning and ODP are to:

- Provide a transition area between existing industrial and light industrial uses to the south and east and residential areas to the north and west;
- Provide additional light industrial land within close proximity to the Albany central area and major transport routes;
- Ensure future development is appropriately serviced;
- Facilitate the use of buffers and land use controls for the future light industrial areas to avoid land use conflict with existing and future residential areas; and
- Promote employment generation in close proximity to residential areas in accordance with sustainability principles.

The proposed ODP is included in **Appendix A** and is explained in **Section 5.0** of this Scheme Amendment Report.

### 1.2 Previous Scheme Amendment Request

In June 2007, the City of Albany supported a Scheme Amendment Request (SAR) over the Amendment Site. The SAR proposed rezoning of the site to a mix of 'residential development' and 'light industrial development'.

At this stage, it was envisaged that portion of the site would be developed for residential purposes. However, subsequent discussions with City of Albany staff has identified that rezoning of the entire site for light industrial purposes is appropriate.

Support for rezoning was conditional on the production of the following information at the Scheme Amendment stage:

- A detailed land capability assessment;
- Identification of servicing needs and infrastructure requirements;
- An integrated stormwater and nutrient management strategy;
- A technical assessment of buffer requirements;
- A vegetation, flora and fauna assessment of the site; and
- An indicative structure plan.

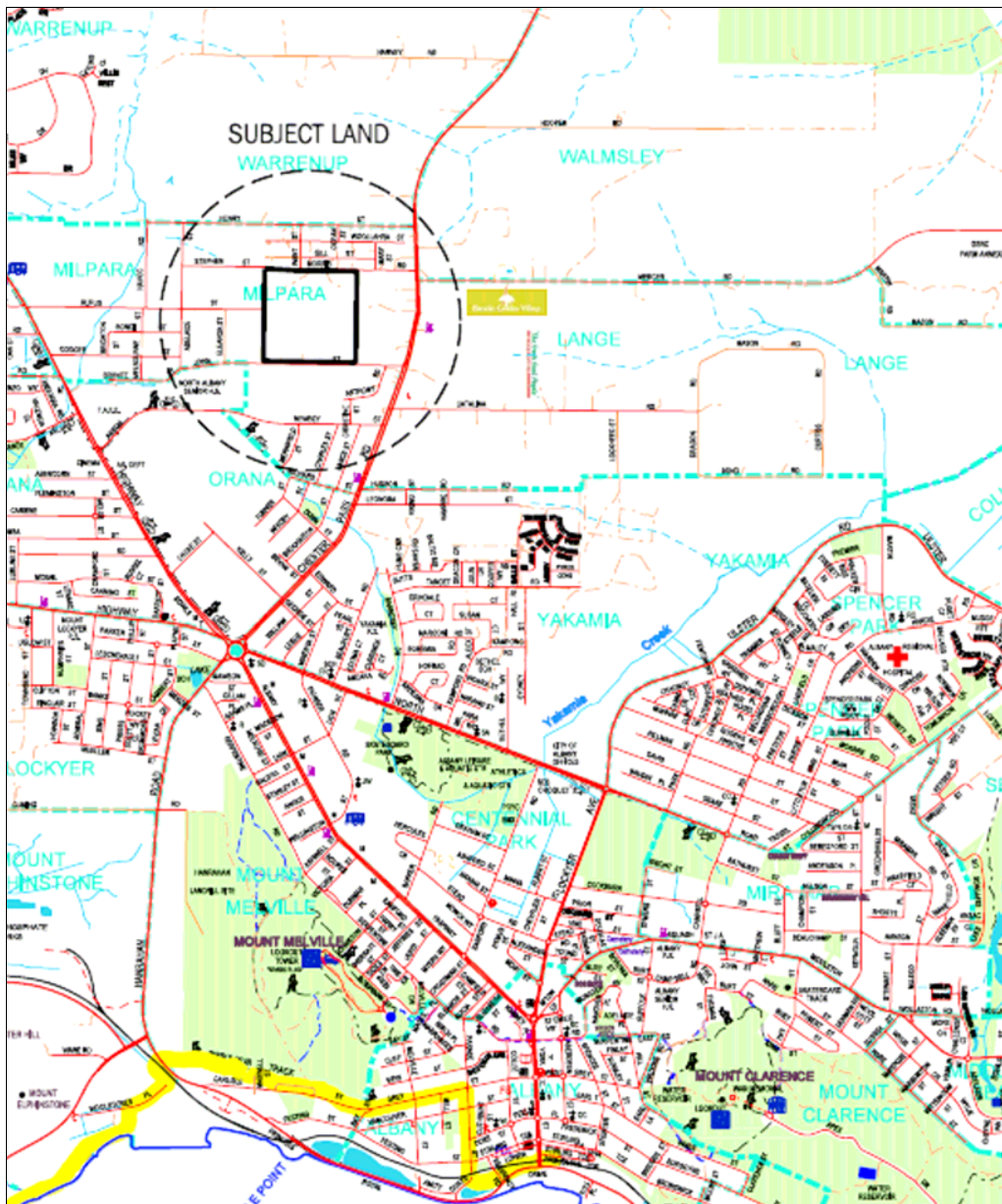
All of the above matters have been addressed in this Scheme Amendment. However, an integrated stormwater and nutrient management strategy cannot be undertaken until the subdivision stage due to the need for detailed engineering design. Therefore this requirement has not been undertaken at the Scheme Amendment stage consistent with other recent rezoning proposals.



## 2.0 SITE DETAILS

### 2.1 Location

The site is located approximately 5.5 kilometres via Albany Highway and Chester Pass Road from the Albany Post Office (see **Figure 2.1**).



**Figure 2.1: Location Plan (HSG Albany City Map)**

For a view of surrounding land uses and facilities, refer to **Figure 2.2** below.

The site is well located in terms of employment, shopping and public facilities. The Brooks Garden Shopping Centre is located some 200m from the Amendment Site. This shopping centre includes a service station, supermarket, chemist and specialty shops.

North Albany Senior High School is approximately 300m away, whilst the Great Southern Regional College of TAFE is located some 800m to the west.





The site is well located in terms of light and service industrial uses, being located at the rear of the Chester Pass Road Light Industrial Area (LIA).

The well-located position of the site as a transition point from Industrial to Residential Uses makes it ideal for the development of light and service industrial uses.

The aerial photograph below shows the proximity of the site to surrounding commercial, recreational and community facilities.

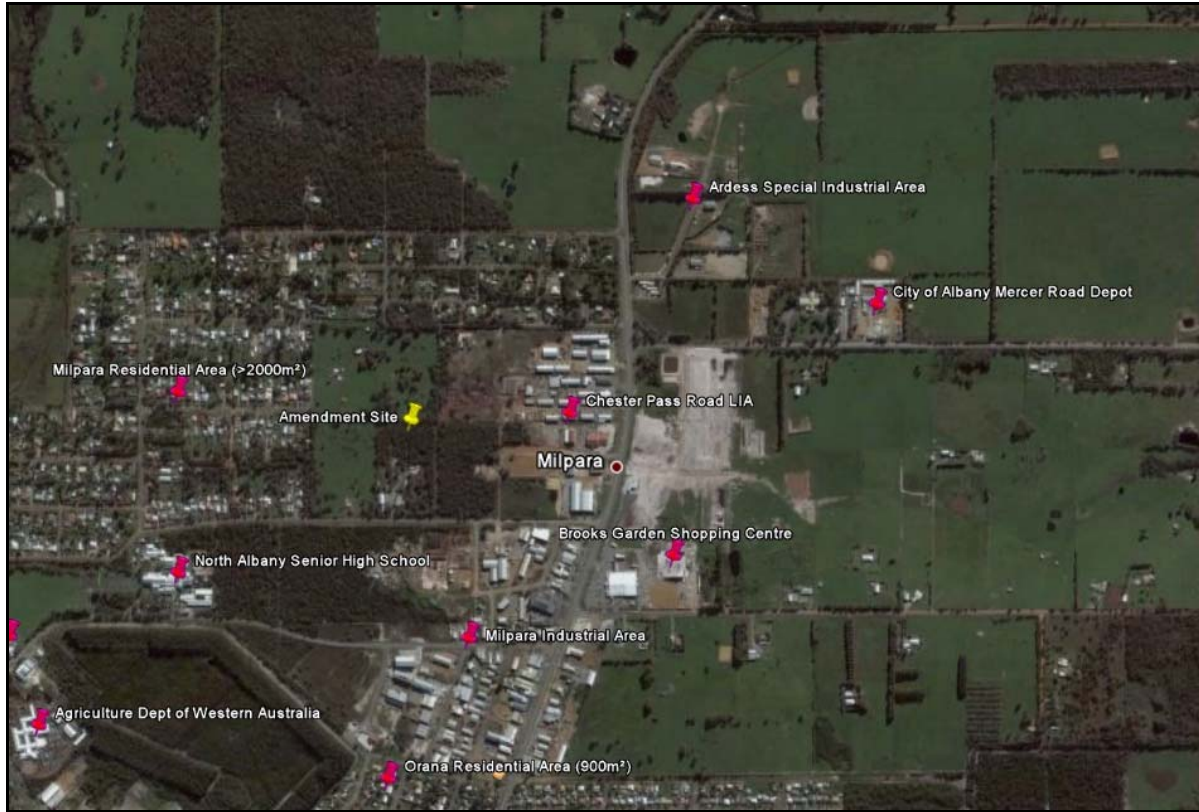


Figure 2.2: Aerial View of surrounding facilities. (Google Earth)

## 2.2 Title and Ownership Details

All of the subject lots are shown on Deposited Plan 102545. The registered proprietors of each lot are shown in **Table 2.1** below.

Lot No.	C/T Vol. / Fol.	Registered Proprietor
Lot 870	1154/915	Hysnex Pty Ltd
Lot 873	1775/501	Hysnex Pty Ltd
Lot 874	1769/678	Peter George Franey
Lot 875	1769/679	Emilie May Franey
Lot 876	1198/316	Stephen John Franey
Lot 877	1229/470	Hysnex Pty Ltd

Table 2.1: Registered Proprietors and Title Details

All of the above proprietors are related with the result that the entire Amendment Site can be considered under single ownership. A copy of the current Certificates of Title is included in **Appendix B**.



### 2.3 Land Area

The Amendment Site is shown at **Appendix C**. This plan includes aerial photography of the site from early 2007.

The Amendment Site comprises a total of 24.4ha. Lots 870, 873, 874, 876 and 877 are all 4.05ha each. Lot 875 is 4.11ha. The Amendment site is nearly square in shape and measures approximately 490m by 490m.

### 2.4 Current Land Use of Site

The Amendment Site is currently used predominantly for ‘lifestyle’ residential uses, as is often found on the outskirts of Albany. Lot 873 is used as a hardstand area for seasoning timber associated with the sawmill located on Lot 410 Chester Pass Road.

### 2.5 Surrounding Zoning and Land Use

The current town planning scheme zonings surrounding the site are shown in Figure 2.3 below.

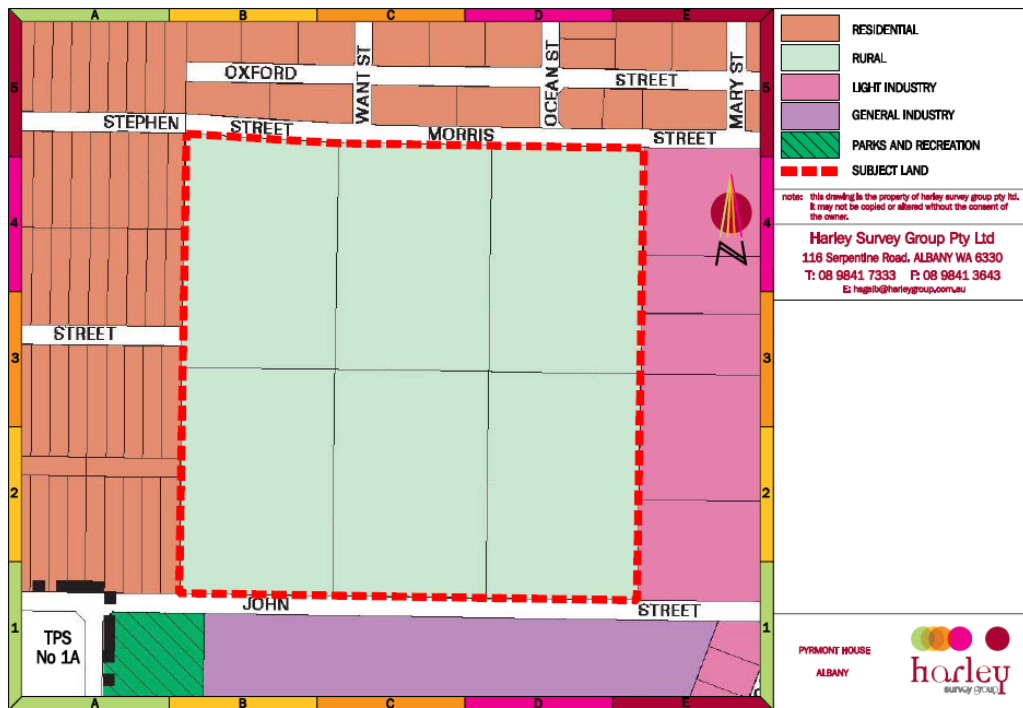


Figure 2.3: TPS3 Zonings Surrounding the Amendment Site.

Directly to the north and west of the Amendment Site is land zoned ‘Residential’ by City of Albany TPS 3. This land has lot sizes of 2000m<sup>2</sup> and above, as it is not connected to reticulated sewerage. This land has an ‘R5’ density coding. It is envisaged that sewer will be provided in the future and that these areas will be consolidated to the ‘R20’ density.

Directly to the south of the Amendment Site is land zoned ‘General Industry’ by City of Albany TPS 3 (Lot 21). This is currently used for a green waste processing facility and concrete batching plant. It is possible that this single site will be subdivided in the future to provide additional industrial land. However, the current owners of Lot 21 have indicated that this is not likely in the short to medium term.

To the east of the Amendment Site is land zoned ‘Light Industry’ by City of Albany TPS 3. This land is currently used for a variety of uses including a saw mill, recreational boat sales, steel fabrication and machinery sales.



To the south west of the Amendment Site is the North Albany Senior High School, which is reserved for Public Use by City of Albany Town Planning Scheme No.1A.

## 2.6 Vehicular Access

Access to the Amendment Site is currently attained from John Street and Morris Road. Whilst John Street is fully constructed, Morris Road is only constructed for the frontages of Lots 873 and 874 and does not connect to Stephen Street. It is envisaged that access to the site will be from John Street only to reduce the impact on residential areas north of Morris Road.

Rufus Street currently terminates at the western extremity of the Amendment Site. It is expected that this road reserve will continue into the development and link with John Street. Provision for the extension of Rufus Street is included in the Outline Development Plan at **Appendix A**.

## 2.7 Pedestrian /Cyclist Access

The Amendment Site will be well connected to pedestrian/cyclist facilities. Provision for a dual use path along the Amendment Site abutting John Street has been provided in the Outline Development Plan (**Appendix A**).

## 2.8 Services

### 2.8.1 Sewerage

The Amendment Site is not currently connected to sewer and the sewer main will need to be extended to allow for development to occur. The closest sewer main is located at the intersection of John Street and Anthony Road.

Consultation with the Water Corporation has indicated that it prefers a gravity line to connect to a proposed temporary pump station on Lot 5 Henry Street, Milpara to the northwest or Pump Station No.8A on the corner of Albany Highway and Le Grande Avenue in Orana to the west.

The Water Corporation is currently preparing a sewerage plan for the Milpara and Warrenup areas. Although not yet finalised, the Corporation envisages the installation of pressure mains in John Street along the southern boundary of the Amendment Site. However, these are not intended to service the property as the Water Corporation does not permit direct connection into a pressure main. The draft plan envisages the Amendment Site being served by a gravity main running to the west along Rufus Street.

For the purposes of rezoning, it is assumed that the site can be connected to reticulated sewer as a condition of subdivision approval. The exact route of the sewer and the infrastructure required will be determined in consultation with the Water Corporation at the time of subdivision.

### 2.8.2 Potable Water Supply

Reticulated water supply mains are located in John Street, although the mains currently stop at the western boundary and slightly to the east of the eastern boundary. A third mains supply is located in Morris Road opposite Lot 875.

It is assumed for the purposes of the rezoning that reticulated water mains can be extended into the Amendment Site as part of the subdivision.

### 2.8.3 Electricity

Power is supplied via aerial lines within the surrounding road reserves. The future subdivision will be serviced by Western Power approved underground mains.

Provision will be made for transformer sites within the Amendment Site as part of the future subdivision.



#### 2.8.4 Telecommunications

Telecommunications are available in both Morris Road and John Street. Lots 873, 875, 876 and 877 are currently connected to Telstra services.

Telecommunications will be extended into the Amendment Area at the time of subdivision.

#### 2.8.5 Reticulated Gas

Reticulated LP Gas is available from Alinta in the Albany area. Currently gas mains are located some distance from the Amendment Site area and would need to be extended.

The provision of reticulated gas is beneficial due to it being inherently more energy efficient than electricity for air and water heating. However, as connection to gas mains is not mandatory, the decision to supply gas mains will be made by the developer at the time of subdivision..



### 3.0 ENVIRONMENTAL CONSIDERATIONS

Three Environmental Studies on the Amendment Site have been undertaken by Opus International Consultants, Albany. These studies were finalised in July 2008 and were:

- Land Capability Assessment (**Appendix D**);
- Vegetation, Flora and Fauna Assessment (**Appendix E**); and
- Technical Buffer Assessment (**Appendix F**).

Each of the Studies is included in full in the appendices as indicated. The main findings of each report have been noted and incorporated as appropriate into this Amendment and the Outline Development Plan located in **Appendix A** and outlined in **Section 5**.

The Scheme Environmental Checklist required by EPA Guidance Statement No.33 has been completed and is included in **Appendix H**.

#### 3.1 Topography

The Amendment Site is located within the catchment area of the Willyung Creek. There are no permanent or intermittent water sources or drainage lines in the immediate vicinity of the subject site.

The Amendment Site has a slight slope downwards from south east to the northwest. There is a high point of 53m AHD located at the south eastern corner of Lot 870 and a low point of 40m AHD located on the western boundary of Lot 875.

#### 3.2 Land Capability Assessment

A Land Capability Assessment of the Amendment Site was finalised by Opus International Consultants during July 2008. This assessment is attached at **Appendix D**.

In summary, the assessment found that:

- The land was capable of rezoning from 'Rural' to 'Light Industry';
- The land could be classified as lying within Class 'A', 'S' and 'M' of soil reactivity (see **Figure 3.1**);
- The land had a mostly moderate (III) degree of limitation associated with the proposed development; and
- The land has mostly poorly drained soil and will need to retain stormwater for a 1:10 ARI storm event.

Opus Consultants advise of the following in relation to development on the Amendment Site:

- Construction on Class A soils should have little impact on development when foundations are developed close to the natural surface;
- Development on Class S soils will require no cutting of soils below 300mm of the natural surface, or the class rating would change to M;
- Construction on Class M soils will require suitable engineering assessment on a site by site basis and at least 300mm of clean compacted fill will need to be imported onto the site;
- Drainage and flood routing design for the Amendment Site will require discussion with the City of Albany in light of the recommendations of the Parker Brook Flood Management Plan; and



- Land degradation and erosion should be limited through retaining natural vegetation and re-vegetating with native endemic species.

It is acknowledged that a detailed geotechnical assessment may be required as a condition of subdivision of the Amendment Site. Most importantly, it has been demonstrated that the property is capable of supporting light and service industrial development. Further, the soil types are similar to those on surrounding land that has already been successfully developed for light and general industrial uses.

*It is noted that the Land Capability Assessment Report also considers residential and noxious industrial development of the Amendment Site. These uses are NOT proposed by the Amendment and have been included to provide a comprehensive assessment of the site only.*

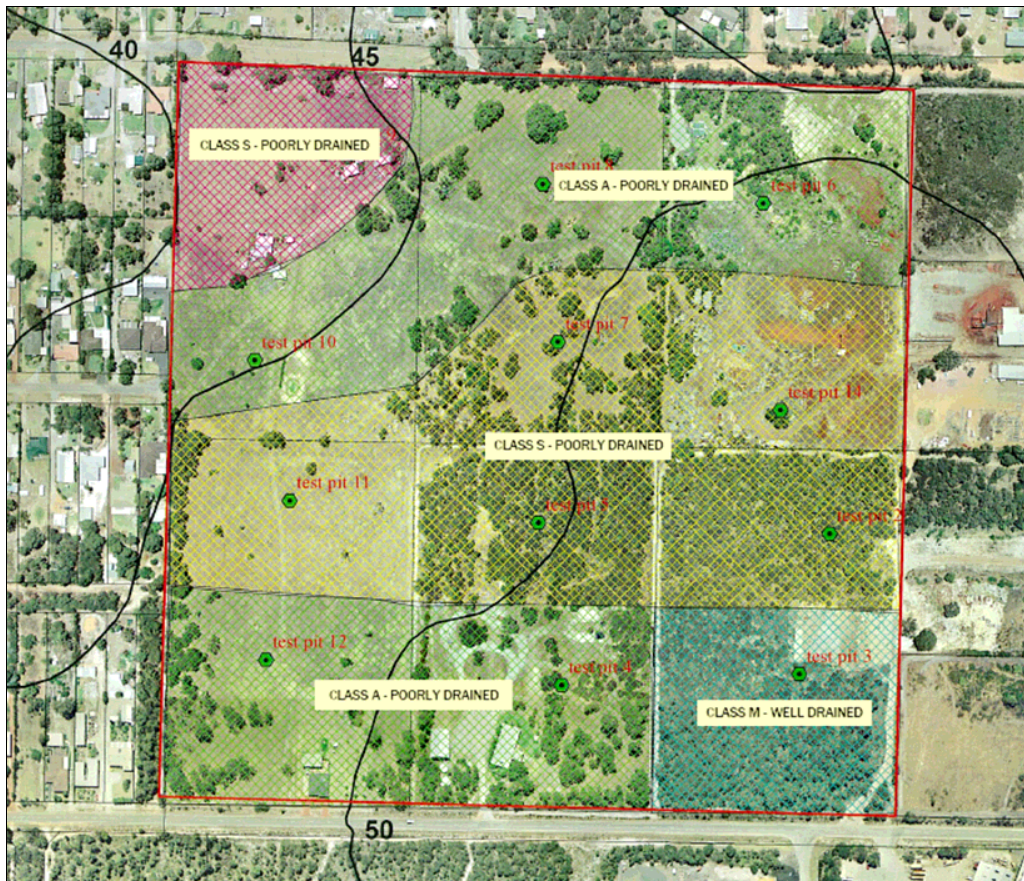


Figure 3.1: Soil Classification and Drainage (Opus International Consultants)

### 3.3 Acid Sulphate Soils

The Amendment Site is located within an area identified on Figure 11 of Planning Bulletin No.64 as being of low to no risk of Acid Sulphate Soils (ASS) within 3m of natural soil surface. Given this analysis, as well as the findings of the land capability assessment for the site, ASS is unlikely to be an impediment to development of the property.

### 3.4 Existing/Remnant Vegetation

Four of the six lots are predominantly cleared. Significant stands of remnant vegetation remain on Lots 870 and 877 only.

A Vegetation, Flora and Fauna Assessment of the Amendment Site was prepared by Opus International Consultants during April 2008. This assessment is attached at **Appendix E**.



The Vegetation Map for the Amendment Site is shown in **Figure 3.2**.



**Figure 3.2: Vegetation Mapping (Opus International Consultants)**

In summary, the Assessment found that:

- The majority of the Amendment Site is cleared, hence is suitable for use as light industrial and service industrial land;
- Priority 4 species *Stylidium plantagineum* Plantagenet triggerplant was found on Lot 870 (**Figure 3.3**). Whilst this species is to be recorded and monitored, it is not currently a threatened species;
- There were no threatened ecological communities on the Amendment Site;
- Remnant vegetation generally consisted of:
  - Low *Jarrah/Allocasuarina* Open Forest;
  - Low to Medium *Jarrah/Allocasuarina* Closed Forest; and
  - Low to Medium *Jarrah/Marri/Allocasuarina* Closed Forest;
- There are a number of established trees located on the remaining parkland cleared lots, but these were of little environmental significance;



- It was recommended that the vegetation of the Amendment Site be retained. However, as it contained no threatened ecological communities or threatened species, this was not a necessity; and
- There were no wetlands or waterways located on the Amendment Site.

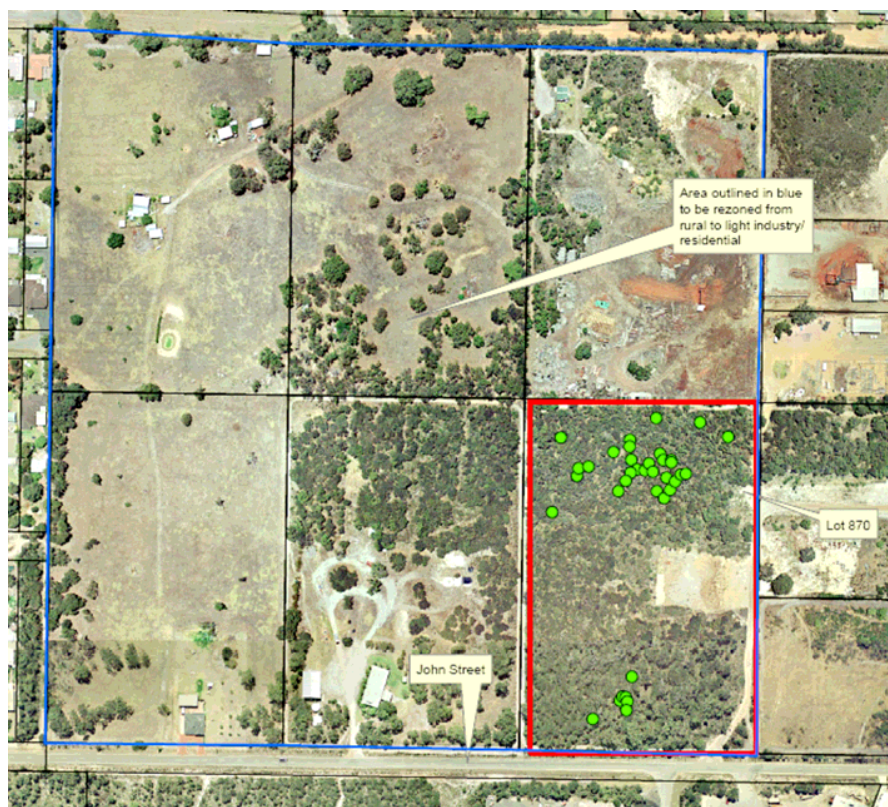


Figure 3.3: Location of *Stylidium Plantagenet* Triggerplant on Amendment Site (Opus International Consultants).

Opus International Consultants recommended that as a result of the findings of the Vegetation, Flora and Fauna Assessment, the following action should occur:

- *“Re-vegetation within the POS areas and landscaping of verges and medians with native endemic species;*
- *A re-vegetation plan is developed for the buffer zones (between residential housing and light industrial areas) and POS areas;*
- *Native vegetation is retained where possible;*
- *A site check should be conducted on both Lot 870 and 877 in the spring, to determine the distribution of Priority 4 species prior to development;*
- *Consideration should be given to conserving the remnant vegetation (as POS) as it is considered to be in ‘good’ to ‘excellent’ condition;*
- *Weeds should be eradicated and controlled on site and the site re-vegetated where practical with endemic species;*
- *Avoid unnecessary soil disturbance and retain, where possible, native vegetation to minimise the risk of erosion;*





- Areas disturbed by site works should be revegetated with endemic species;
- Silt and sediment traps to be utilised during construction works to ensure sediments are not washed into adjoining drains; and
- If re-vegetating disturbed areas is impractical an artificial method of erosion control should be employed.”

**It is noted that the Vegetation, Flora and Fauna Assessment Report also considers residential and noxious industrial development of the Amendment Site. These uses are NOT proposed by the Amendment and have been included to provide a comprehensive assessment of the site only.**

### Weeds

Opus found weeds to be widespread on the property. Weeds identified included declared weed species Sydney Golden Wattle, Pampas Grass, Gorse, Rose pelargonium, Inkweed, Blackberry Taylorina and Watsonia.

All of the lots showed weed infestation, including in the understory of vegetated areas. However, the remnant vegetated area on Lot 870 is only affected at the periphery and in the area that has been used for the dumping of fill.

### Removal of Remnant Vegetation and Reestablishment

It is proposed that Lots 870 and 877 will be developed for light industrial uses. This will require the removal of the existing vegetation on the property. Protection of the entire vegetated area, including the Priority 4 species is not practicable as it is unlikely that the City of Albany or another agency would accept responsibility for public open space in the location given it will be surrounded by light industrial uses and not connected to a residential area.

Notwithstanding development of Lots 870 and 877, the protection of significant trees and stands of the Priority 4 triggerplant will be considered in appropriate locations such as verges and near proposed boundaries.

Revegetation of the western and northern edges of the Amendment Site will be required for buffering purposes. It is proposed that these areas be revegetated with similar species as currently found on the site. One method of promoting growth of similar species is to utilise the top soil from areas of Lot 870 that are not weed infested in the landscaping areas. This allows the seeds located within the topsoil to germinate and assist in reestablishment of the pre-existing vegetation types. This method will be assisted by direct planting of suitable tree seedlings.

### 3.5 Technical Buffer Assessment

A technical buffer assessment of the Amendment Site was prepared by Opus International Consultants during April 2008. The assessment is attached at **Appendix F**.

In summary, the assessment found that:

- The Amendment Site is suitable for development of light industrial uses that produce limited amounts of noise, odour and dust;
- Uses such as motor repair stations, panel beaters and spray painting should be situated towards the centre of the light industrial area, rather than at the outer edges closer to residences;
- Some uses permissible in the light industry zone should be prohibited or restricted on the Amendment Site;
- A 30 metre wide buffer should be established to residential land uses to the north and west of the structure plan area;



- The buffer shall be vegetated with native endemic species and if possible, the retention of remnant vegetation; and
- If a larger buffer for a particular use is stated in EPA Guidance Statement No.3, then that shall be the buffer used.

*It is noted that the Technical Buffer Assessment Report also considers residential and noxious industrial development of the Amendment Site. These uses are NOT proposed by the Amendment and have been included to provide a comprehensive assessment of the site only.*

### External Buffer

As the Amendment Site is adjacent to residential areas, it is necessary to ensure appropriate buffer distances to protect residential amenity. In line with WAPC Policy, the required buffer area will be contained predominantly within the Amendment Site. The only extension of the buffer outside of the site is the inclusion of the Morris Road reserve given that this provides an effective 20m separation between the Amendment Site and residences on the northern side of Morris Road.

**Figure 3.4** shows the buffers required on the northern and western boundaries of the Amendment Site for light industrial uses. These areas will be revegetated.



**Figure 3.4: Minimum Setbacks between Light Industry and Residential Areas (Opus International Consultants)**

This buffer will be a minimum of 30m along the western boundary and 40m along the northern boundary (inclusive of Morris Road). The buffer areas will be included within the individual lots



rather than provided to the Crown as public open space. The buffers will be revegetated at the subdivision stage and protected through special town planning scheme controls.

Certain light industrial uses will be restricted from the outer portions of the proposed light industrial area to provide a more appropriate separation distance to the surrounding uses. This is explained further in **Section 5.0**.

A minimum 150m setback is proposed for more ‘general’ industrial uses as shown in **Figure 3.5**. This has been reflected in the Outline Development Plan and enforced by the proposed Scheme Provisions for the site.



**Figure 3.5: Minimum Setback between General Industry and Residential Areas (Opus International Consultants)**

### Scheme Controls

It is proposed to include appropriate provisions in Town Planning Scheme No.3 to modify the permissibility of certain uses normally permitted in the Light Industry Zone. This will ensure some uses that have a greater external impact are either prohibited from the site entirely, or located in the centre and south eastern portions of the site.

The Scheme Controls will incorporate provisions relating to the construction, planting and maintenance of the western and northern buffer areas.



## 4.0 STATUTORY AND STRATEGIC PLANNING CONSIDERATIONS

### 4.1 Lower Great Southern Strategy (2007)

The Lower Great Southern Strategy (LGSS) aims to set the broad strategic direction for planning in the Lower Great Southern for the next 20 to 30 years. Its purpose is to guide regional land use and infrastructure planning and development, especially on matters of regional significance. It relies on further investigations to add detail to broad concepts.

The strategy is designed to provide the region-wide context and consistency when local governments are setting priorities for their respective areas through local planning strategies and schemes.

Of relevance to this Amendment, the Strategy makes particular reference to planning for the sustainable growth of settlements, including;

- *“provide adequate, environmentally acceptable and appropriately located ... industrial areas to cater for future industrial development; and*
- *the provision of adequate and appropriate infrastructure to support development.”*

This proposal can be regarded as meeting the above broad strategies given that it seeks to intensify development in an area within the Albany urban area, providing additional light industrial uses with supporting infrastructure for future development.

### 4.2 Draft Albany Local Planning Strategy (2007)

The draft Albany Local Planning Strategy (ALPS) sets out the long term planning direction for the City of Albany and has regard to all relevant State and regional planning policies.

ALPS was adopted by the City of Albany for final approval on 21 August 2007. It has been forwarded to the Western Australian Planning Commission for its endorsement prior to forming the basis for a new Community Planning Scheme to replace Town Planning Scheme No.3.

ALPS encourages the provision of industrial land to service future needs in appropriate locations. The strategic objective for industry is:

*Provide the necessary land and supporting infrastructure to maintain an adequate supply and range of services for industrial land in appropriate locations.*

The Amendment Site is located immediately adjacent to the Milpara industrial area identified on the Strategic Plan (**Figure 3.6**). ALPS supports the ongoing development of the Milpara industrial precinct. This Amendment is consistent with the strategic objective and the continuation of industrial development in Milpara.

Given the strategic importance of maintaining the Milpara industrial precinct, the proposed rezoning of the Amendment Site to ‘Light Industry’ will act as a transition area between the general industrial area to the south of John Street and the Rufus Street and Morris Road residential areas. This transition area will ensure against the encroachment of further residential areas closer to the existing Milpara industrial precinct, thereby protecting the long-term viability of the entire industrial area.

ALPS identifies the strategic planning direction for the City of Albany over the next 20 years. It draws on the key elements from the City of Albany’s strategic planning document, *3D Vision* and notes that the City of Albany should become a ‘Learning, Healthy and Thriving City’.

The Amendment Site is identified by ALPS as ‘Existing Urban’ notwithstanding the current ‘rural’ zoning of the land.

ALPS recommends consolidation of urban areas. This Amendment has the objective of consolidating land uses in the City of Albany by converting rural land within the existing urban



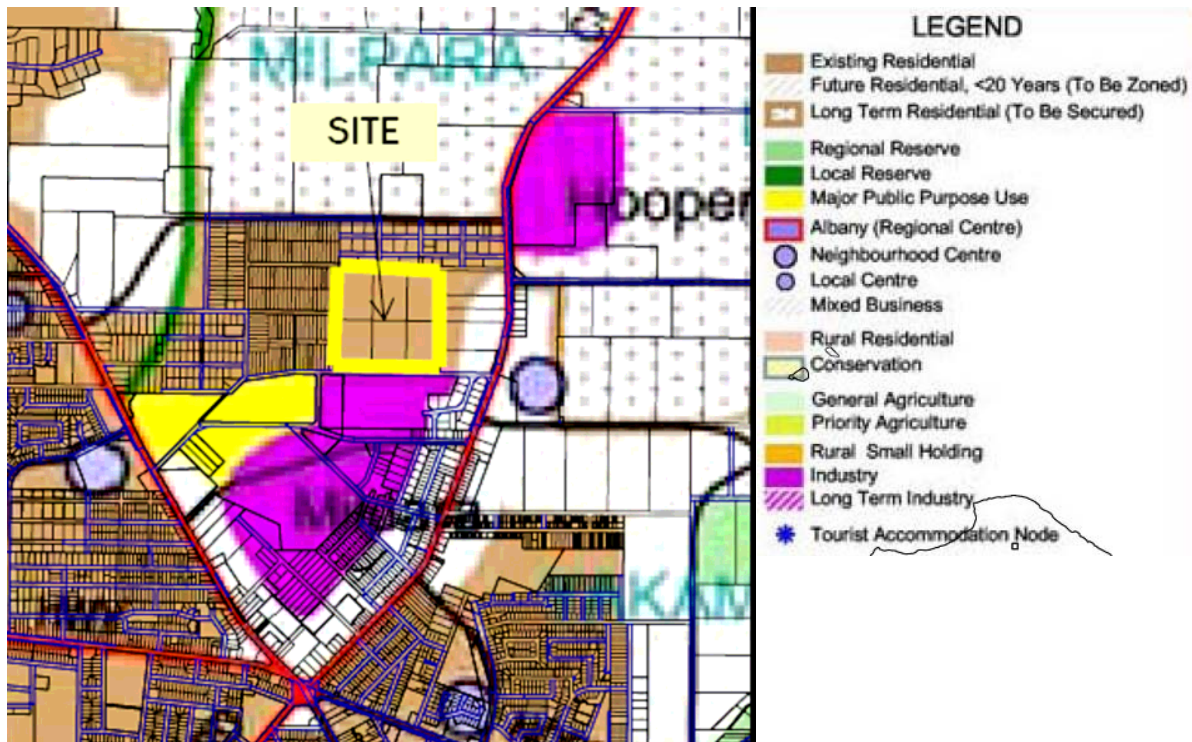


Figure 3.6: Extract of Draft ALPS Urban Strategic Plan (City of Albany)

footprint into light industrial land. This will allow the better use of land within the existing urban area rather than promote continued sprawl of light industrial areas.

ALPS encourages a smaller development footprint and seeks to ‘facilitate staged fully serviced urban frontal development’. The Amendment Site is currently located on the outer edge of the urban sewerage area and located close to all required services.

#### 4.3 Albany Regional Planning Study – Regional Industrial Strategy (1992)

Although now relatively outdated and replaced by newer strategies, it is noted that the proposed Amendment is consistent with developing the Orana / Milpara industrial area as a major employment node for the Albany Region.

#### 4.4 Liveable Neighbourhoods (2008)

Liveable Neighbourhoods (LN) is an operational policy of the Western Australian Planning Commission adopted for the assessment of structure plans and subdivisions. This document supersedes many of the Development Control Policies relating to structure planning and subdivision. Although LN is mainly designed for application to residential/commercial development, it does have some useful policies in regards to this Amendment and proposed light industrial area.

The following LN aims are relevant to this Amendment:

- To ensure cost-effective and resource efficient development;
- To maximise land efficiency wherever possible;
- To provide employment within walking distance of residential areas;
- To provide for an integrated approach to the design of open space and urban water management; and



- *To provide access generally by way of an interconnected network of streets that facilitate safe, efficient and pleasant walking, cycling and driving.*

The Amendment and subsequent development meets or will meet the objectives of Liveable Neighbourhoods in the following ways:

- The development will provide an extension to an existing employment node, focused close to Brooks Gardens Shopping Centre to ensure that a greater number of people are within walking distance of employment nodes;
- Create a pleasant and well connected street environment that takes into account its proximity to residential areas in terms of landscaping and built form;
- Increase land efficiency when compared to the existing level of use; and
- Provide for integrated public open space / drainage mechanisms as a key component of water sensitive urban design.

#### **4.5 WAPC Development Control Policy 4.1 – Industrial Subdivision**

This policy acts as a guide to the WAPC when assessing applications for industrial subdivisions around the state. It looks at matters including:

- The design of industrial lots;
- The road network servicing these lots;
- Appropriate lot sizes;
- Servicing; and
- Public Open Space requirements.

The following DC 4.1 policies are applicable to the development of the Amendment Area:

- Each proposed lot should offer maximum utility in terms of building space and accessibility bearing in mind the requirements of modern industrial activities;
- A minimum road width in industrial areas of 20 metres;
- No requirement generally for Public Open Space;
- Avoidance of culs-de-sac and battleaxe lots; and
- Requirement for reticulated sewer.

The development of the Amendment Area will meet these requirements by:

- Providing lots of an adequate size and shape for light industrial uses;
- Having road reserve widths of 20 metres;
- Having no battleaxe lots or cul-de-sacs and having a permeable street environment that is conducive to accessibility; and
- Connection to reticulated sewer.

The proposed Outline Development Plan at **Appendix A** and discussed in **Section 5** is based on the provisions of DC 4.1.



## 5.0 OUTLINE DEVELOPMENT PLAN

### 5.1 Overview

The Outline Development Plan (ODP) is to be considered as part of this Amendment.

The details of the ODP are to be read in conjunction with the Plan attached at **Appendix A**.

The plan:

- Provides for the use of the Amendment Site for light industrial uses in a manner that will ensure the amenity of the existing residential areas to the north and west are not detrimentally affected;
- Guides the location of appropriate light industrial uses within the site through the identification of precincts;
- Identifies the location of landscaping buffers;
- Ensures access to surrounding areas, except for Morris Road, which the Plan protects as a residential street only;
- Installs appropriate drainage measures;
- Makes provision for useable public open space in the north western corner of the site in conjunction with drainage measures;
- Establishes suitable, useable lots.

This ODP will enable the logical development of land already within the Albany urban area, consolidating land uses and providing for 'Light Industry' land uses.

### 5.2 Aim

The aim of the ODP is

*“To provide for the coordinated development of the site, encompassing key planning principles and practices with particular regard to buffer requirements for residential uses and water sensitive urban design principles.”*

### 5.3 Proposed Light Industry Uses

The Amendment will be developed entirely for light industrial land uses. However, given the site is located in close proximity to residential areas, the list of uses permissible in the zone will be modified as shown in **Table 5.1**. For definitions of each use, please refer to Town Planning Scheme No.3.



Use	TPS 3 Permissibility	Amendment Site Permissibility	
		Precinct A	Precinct B
Bulky Goods Outlet	AA	<u>P</u>	AA
Caretakers House / Flat	A	A	A
Car Park	P	P	P
Car Sales Premises	P	<u>A</u>	<u>A</u>
Cultural	AA	AA	AA
Dry Cleaning Premises	P	<u>X</u>	<u>A</u>
Dry Industry	AA	AA	AA
Fish Shop	A	<u>X</u>	<u>X</u>
Garden Centre	A	<u>AA</u>	A
Health Centre	AA	AA	AA
Horticulture	AA	<u>X</u>	<u>X</u>
Industry – Light	P	<u>A</u>	P
Industry – Rural	P	<u>A</u>	<u>A</u>
Industry – Services	P	<u>A</u>	P
Junk Yard	AA	<u>X</u>	<u>X</u>
Livestock Grazing Cattle Sheep	A	<u>X</u>	<u>X</u>
Milk Depot	P	<u>X</u>	<u>A</u>
Motor Repair Station	P	<u>A</u>	P
Museum	P	<u>A</u>	<u>A</u>
Office	IP	IP	IP
Petrol Filling Station	AA	<u>X</u>	<u>X</u>
Professional Office	X	<u>A</u>	<u>A</u>
Public Recreation	P	<u>A</u>	<u>A</u>
Public Utility	P	P	P
Public Worship	A	A	A
Radio TV Installation	P	<u>A</u>	P
Relocated Dwelling	A	<u>X</u>	<u>X</u>
Rural Storage Yard	A	<u>X</u>	<u>X</u>
Rural Use – Extractive Arable Farming	A	<u>X</u>	<u>X</u>
Single House	A	<u>X</u>	<u>X</u>
Stables	A	<u>X</u>	<u>X</u>
Service Station	AA	<u>X</u>	<u>X</u>
Sports Ground	P	<u>X</u>	<u>X</u>
Trade Display	IP	IP	IP





Use	TPS 3 Permissibility	Amendment Site Permissibility	
		Precinct A	Precinct B
Transport Depot	AA	<u>X</u>	AA
Warehouse	P	P	P
Warehouse Sales Outlet	P	P	P
Winehouse	A	<u>X</u>	<u>AA</u>
<p>Notes:</p> <ol style="list-style-type: none"> <li>Uses not listed above are 'Not Permitted' (X) in the Light Industry Zone.</li> <li>Symbols <u>underlined</u> indicate a change from the level of permissibility provided in the Zoning Table for Town Planning Scheme No.3.</li> </ol>			
<b>Legend:</b>	<b>P</b>	Permitted	
	<b>A</b>	Not permitted unless approval granted.	
	<b>AA</b>	Not permitted unless advertised and approval granted.	
	<b>IP</b>	Not permitted unless incidental to another approved use.	
	<b>X</b>	Not permitted.	

**Table 5.1: Details of Changes to the Level of Permissibility for Uses in the John St / Morris Rd Light Industry Zone Compared to the Zoning Table for TPS No.3.**

#### 5.4 Precincts

The light industrial area will be divided into two precincts. Precinct A is the portion of the site located within 150m of existing residential areas. This includes the northern halves of Lots 873 and 874 and the majority of Lots 875 and 876. Precinct B comprises the southern halves of Lots 873 and 874 and the entirety of Lots 870 and 877.

##### Precinct A

The purpose of this precinct is to reduce the likely impact of the light industrial area on the abutting residential areas. This will be achieved by a combination of controls on the uses permitted in the precinct and urban design outcomes.

The types of uses permitted in this precinct will be generally those that have no noise, odour or dust impacts. To achieve this, it is proposed that the uses permitted in Precinct A will be reduced in number from those ordinarily permissible in the Light Industry Zone. Uses that will not be permitted in Precinct A over and above those not permitted in the Light Industry Zone will be:

Dry Cleaning	Milk Depot	Single House
Fish Shop	Petrol Filling Station	Stables
Horticulture	Relocated Dwelling	Service Station
Junk Yard	Rural Storage Yard	Sports Ground
Livestock Grazing Cattle and Sheep	Rural Use – Extractive Arable Farming	Transport Depot
		Winehouse

Some uses ordinarily permitted will be changed to 'A' (not permitted unless approval granted). This will allow Council to fully consider whether the use as proposed would affect the amenity of the adjoining residential areas before granting discretionary approval.



## Precinct B

This precinct is located further away from surrounding residential areas. Consequently, the number of uses that can be permitted is higher than for Precinct A. Uses that will not be permitted in Precinct B over and above those not permitted in the Light Industry Zone will be:

Fish Shop	Petrol Filling Station	Single House
Horticulture	Relocated Dwelling	Stables
Junk Yard	Rural Storage Yard	Service Station
Livestock Grazing Cattle and Sheep	Rural Use – Extractive Arable Farming	Sports Ground

The level of permissibility of other uses is also relaxed in some cases when compared to Precinct A. As Precinct B is located further away from residential areas, a greater number of uses and flexibility can be used when considering development.

### 5.5 Staging

It is expected that the development will be staged in an east to west pattern, with the light industrial bordering residential area being the last to be developed. In this manner, it is also expected that development will move from south to north, given that John Street will form the only access into the Amendment Site.

Lots 870 and 877 are likely to be developed first. This will allow for the revegetation of the western and northern buffer areas to occur well in advance of development of these areas. This will assist in reducing the impact on the residential areas of the construction and operation of the light industrial area.

The actual number of stages and total development time will depend on the take up of the lots.

### 5.6 Proposed Lot Sizes and Orientation

It is proposed that the exact lot sizes will not be identified at the Outline Development Plan stage. However, the Plan has been based on providing lots with a depth of 60m – 80m. The resultant size will be affected by the lot frontage applied.

It is anticipated that the majority of lots will be 1,800m<sup>2</sup> - 2,200m<sup>2</sup> in area. In some cases, the lots will be larger to meet a particular purchaser's requirements.

A minimum lot frontage of 25m is proposed to allow for adequate access. Where possible, the lots will be oriented east-west. This will allow industrial buildings to be oriented so that doors and other openings face north to protect the interiors from the prevailing weather to the south and west.

### 5.7 Road Layout

Road access to the Amendment Site will be provided mainly from John Street. In the interests of connectivity, it is proposed to extend Rufus Street from its current dead end into the site and link it with John Street.

The internal roads will be aligned on a north-south axis to provide an east-west access for the majority of lots. The roads have been kept purposefully straight given the intended industrial use of the area. The roads will also provide for drainage to fall to the north western corner of the site for retention.

Road reserves are to be 20 metres in width with 6m x 6m truncations, as nominated by WAPC Policy DC 4.1.

A road link into Lot 868 Chester Pass Road has been provided to assist with the future subdivision of this property. Lot 868 has been developed for multiple tenancies. A central access road has



been built to subdivision road specifications to allow for future dedication. The provision of a link into the Amendment Site is considered a natural extension of this road should access from Lot 868 onto Chester Pass Road be restricted in the future.

Road names for the new roads will be allocated during the subdivision process.

## 5.8 Pedestrian/Cycling/Public Transport

The Outline Development Plan has been designed to provide a high degree of pedestrian/cyclist permeability.

### Pedestrian

It is proposed that a 2.5m wide Shared Path be constructed along the John Street frontage of the Amendment Site. This will form portion of a link between Chester Pass Road and North Albany Senior High School.

Given the industrial nature of the subdivision, the provision of footpaths on the internal road network is not normally required.

### Cycling

Given the contained nature of the structure plan area it is expected that the separation of cycling from motor vehicle traffic is not necessary.

On John Street, the proposed Shared Path will provide connectivity and separation of cycling transport from vehicle traffic.

### Public Transport

There is currently no public transport serving the site. However, the expansion of the urban area into Milpara and Warrenup is likely to attract public transport services in the future. The road network proposed for the Amendment Site will allow for public bus access if required.

## 5.9 Services

All lots to be developed within the Amendment Site will be connected to reticulated water, sewerage, power and telecommunications as a condition of subdivision. Connection to reticulated gas will be considered at the time of subdivision.

See **Section 2.8** for discussion on the ability to extend services to the site.

## 5.10 Public Open Space (POS)

As outlined in WAPC DC 4.1 *Industrial Subdivision* it is not a requirement to contribute Public Open Space for Light Industry.

However, a public open space area of approximately 8,400m<sup>2</sup> is proposed for the north western corner of the Amendment Site. The main purpose of this site will be to provide a visual buffer into the site when viewed from the Morris Road residential area. The POS will also incorporate drainage for the Amendment Site, including a possible lake feature.

The POS area is proposed to be reclassified 'Parks and Recreation' Local Scheme Reserve to protect this area from development.

Details of the finish of the POS and drainage infrastructure will be finalised in consultation with the City of Albany at the time of subdivision.



### 5.11 Landscape Buffers

External buffers between development and residential areas have been incorporated into the Outline Development Plan. These buffers are as recommended in the Technical Buffer Assessment undertaken by Opus International Consultants (**Section 3.5**).

This buffer is to be fully revegetated to ensure that noise, air and light pollution does not encroach on surrounding residential development of the Milpara suburb.

The buffer areas on the western and northern boundaries will be incorporated into the individual lots as development exclusion zones. The buffer will be revegetated at the time of subdivision to ensure it is provided in advance of development of the individual lots.

The buffer area will be enforced by the Scheme Provisions proposed for this Amendment Site.



## 6.0 JUSTIFICATION

The proposed rezoning is justified by the following:

1. *The proposal allows light industry in an ideal location.*

The Amendment Site forms a logical extension of the Milpara Industrial Estate. It is located in close proximity to Chester Pass Road and can be appropriately serviced.

2. *The Amendment Site can be used as a transitional zone between general industrial and residential areas.*

The light industrial use of the Amendment Site will be established and controlled in such a way that it acts as a transition between the general industrial area south of John Street and residential areas north of Morris Road and centred on Rufus Street.

3. *The site is well located in relation to residential areas.*

The Amendment Site is well located close to existing and future residential areas in order to provide an employment node that reduces travel distance.

4. *The light industrial use can be controlled to ensure residential areas are not adversely affected.*

The Technical Buffer Assessment and Outline Development Plan illustrate that the proposed light industrial use can be developed and controlled to ensure adequate protection to surrounding residential areas.

The types of uses and level of permissibility of particular uses will be controlled through the Scheme provisions relating to the site to ensure residential amenity levels are maintained.

5. *The proposal will rezone existing under-utilised land within the urban footprint.*

Use of this rural-zoned land for urban uses will reduce the amount of land required on the outskirts of the urban area in line with strategic objectives.

The site is currently surrounded by urban uses and maintaining the land for rural purposes is inappropriate.



## 7.0 CONCLUSION

This report has demonstrated that the proposal to rezone Lots 870 and 873-877 John Street and Morris Road, Milpara from 'Rural' to 'Light Industry' is consistent with adopted and proposed planning strategies and planning principles. The rezoning will allow the development of light industrial lots with suitable controls to ensure the amenity of residential areas is maintained.

The proposed Amendment will:

- Better utilise land within the existing urban area;
- Provide a transition area between general industry and residential zones;
- Provide for light industrial and service commercial uses in an ideal location; and
- Protect the strategic significance of the Milpara Industrial Area from inappropriate land uses on the Amendment Site.



**PLANNING AND DEVELOPMENT ACT 2005  
CITY OF ALBANY**

**TOWN PLANNING SCHEME No. 3**

**AMENDMENT No.285 (3)**

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:

4. Rezoning Lots 870 and 873-877 (inclusive) John Street and Morris Roads, Milpara from 'Rural' zone to 'Light Industry' zone and 'Parks and Recreation' Local Scheme Reserve and amending the Scheme Maps accordingly;
5. Inserting new clause 5.28 into the Scheme Text to read as follows:

**5.28 LIGHT INDUSTRY ZONE**

Additional requirements for individual light industrial areas are to be listed in Schedule VII – Light Industry Zone.

6. Inserting new Schedule VII – Light Industry Zone into the Scheme Text to read as follows:

<b>LIGHT INDUSTRY ZONE</b>		
<b>Code</b>	<b>Land Particulars</b>	<b>Special Provisions</b>
1	Lots 870 and 873-877 (inclusive) John Street and Morris Road, Milpara	<ol style="list-style-type: none"> <li>1. Subdivision                             <ol style="list-style-type: none"> <li>a) Subdivision of the land shall generally be in accordance with the Outline Development Plan endorsed by the Chief Executive Officer.</li> </ol> </li> <li>2. Permissibility of Uses                             <ol style="list-style-type: none"> <li>a) Notwithstanding Table 1 of this Scheme, the following use classes are not permitted (X) on lots within the area designated as 'Precinct A' on the endorsed Outline Development Plan:  Dry Cleaning, Fish Shop, Horticulture, Junk Yard, Livestock Grazing Cattle and Sheep, Milk Depot, Petrol Filling Station, Relocated Dwelling, Rural Storage Yard, Rural Use – Extractive Arable Farming, Single House, Stables, Service Station, Sports Ground, Transport Depot and Winehouse.</li> <li>b) Notwithstanding Table 1 of this Scheme, the following use classes are not permitted (X) on lots within the area designated as 'Precinct B' on the endorsed Outline Development Plan:  Fish Shop, Horticulture, Junk Yard, Livestock Grazing Cattle and Sheep, Petrol Filling Station, Relocated Dwelling, Rural Storage Yard, Rural Use – Extractive Arable Farming, Single House, Stables, Service Station and Sports Ground.</li> <li>c) Notwithstanding Table 1 of the Scheme, the following use classes are permitted (P) on lots within the area designated as 'Precinct A' on the endorsed Outline Development Plan:  Bulky Goods Outlet, Car Park, Public Utility, Warehouse and Warehouse Sales Outlet.</li> <li>d) Notwithstanding Table 1 of the Scheme, the following use classes are permitted (P) on lots within the area designated as 'Precinct B' on the endorsed Outline Development Plan:  Car Park, Industry – Light, Industry – Services, Motor Repair Station, Public Utility, Radio TV Installation, Warehouse and</li> </ol> </li> </ol>

LIGHT INDUSTRY ZONE		
Code	Land Particulars	Special Provisions
		<p>Warehouse Sales Outlet.</p> <p>e) Notwithstanding Table 1 of the Scheme, the following use classes are not permitted unless approval is granted by the Council (A) on lots within the area designated as 'Precinct A' on the endorsed Outline Development Plan:</p> <p>Caretaker's House / Flat, Car Sales Premises, Industry - Light, Industry - Rural, Industry - Services, Motor Repair Station, Museum, Professional Office, Public Recreation, Public Worship and Radio TV Installation.</p> <p>f) Notwithstanding Table 1 of the Scheme, the following use classes are not permitted unless approval is granted by the Council (A) on lots within the area designated as 'Precinct B' on the endorsed Outline Development Plan:</p> <p>Caretaker's House / Flat, Car Sales Premises, Dry Cleaning Premises, Garden Centre, Industry - Rural, Milk Depot, Museum, Professional Office, Public Recreation and Public Worship.</p> <p>g) Notwithstanding Table 1 of the Scheme, the following use classes are not permitted unless planning consent is granted by the Council after notice has been given in accordance with clause 5.1.4 of the Scheme (AA) on lots within the area designated as 'Precinct A' on the endorsed Outline Development Plan:</p> <p>Cultural, Dry Industry, Garden Centre and Health Centre.</p> <p>h) Notwithstanding Table 1 of the Scheme, the following use classes are not permitted unless planning consent is granted by the Council after notice has been given in accordance with clause 5.1.4 of the Scheme (AA) on lots within the area designated as 'Precinct B' on the endorsed Outline Development Plan:</p> <p>Bulky Goods Outlet, Cultural, Dry Industry, Health Centre, Transport Depot and Winehouse.</p> <p>i) Notwithstanding Table 1 of the Scheme, the following use classes are not permitted unless such use is incidental to the predominant use as decided and approved by the Council (IP) on all lots within the endorsed Outline Development Plan:</p> <p>Office and Trade Display.</p> <p>j) All use classes shown on Table 1 of the Scheme and not included in clauses 2c) - 2i) of these provisions are not permitted (X) on all lots within the endorsed Outline Development Plan.</p> <p>3. Building Location</p> <p>a) All buildings and structures are to have minimum setbacks as follows:</p> <p>'Precinct A' as identified on the endorsed Outline Development Plan:</p> <p>Primary Street: 9.0m from road boundary.  Side Street: 5.0m from road boundary.  Side: 5.0m from boundary on one side.</p>



LIGHT INDUSTRY ZONE		
Code	Land Particulars	Special Provisions
		<p>Rear: 5.0m from edge of Development Exclusion Zone.</p> <p>'Precinct B' as identified on the endorsed Outline Development Plan:</p> <p>Primary Street: 15.0m from road boundary.</p> <p>Side Street: 7.5m from road boundary.</p> <p>Side: 5.0m from boundary on one side.</p> <p>Rear: 10.0m from boundary.</p> <p>b) Front and side street setback areas can be used for landscaping, car parking or trade display in a similar manner to the standards set by provisions 5.12 and 5.13 or any alterations to these provisions by way of a Local Planning Policy or Amendment.</p> <p>c) Council may vary the setback requirements for any setback if the landowner can demonstrate that it will not adversely impact upon adjoining industries and revegetation and may require further screening within the reduced setback area to compensate for any perceived or actual loss of amenity.</p> <p>4. Development Exclusion Zone</p> <p>a) Development Exclusion Zones are provided within 'Precinct A' as depicted in the endorsed Outline Development Plan.</p> <p>b) No building, structure, access way, parking area, storage or hardstand is permitted within a Development Exclusion Zone.</p> <p>c) The Development Exclusion Zone is to be revegetated with indigenous vegetation and flora species at the time of subdivision and maintained by the landowner at all times. This vegetation is to include a mix of understorey and tree species representative to the vegetation found on the site prior to development.</p> <p>d) A landscape plan for the Development Exclusion Zone is to be prepared and approved by the Council and implemented by the subdivider as a condition of subdivision. The plan is to take into account the need to provide an effective visual and noise buffer between the industrial lots and surrounding residential areas.</p> <p>5. Design and Construction</p> <p>a) Walls of buildings facing a Development Exclusion Zone on the lot are to contain no openings and be constructed of masonry or steel cladding with an internal sound reduction lining.</p> <p>b) All buildings are to meet the façade requirements of clause 5.11 of this Scheme.</p> <p>c) All access ways, parking areas and hardstands are to be sealed, drained and kerbed to the satisfaction of the Council.</p> <p>d) A 3.0m wide landscaping strip is to be installed and maintained at all times along street frontages.</p> <p>e) Verge areas abutting each lot are to be integrated into the landscaping strip required by clause 5d) of these provisions and maintained at all times.</p> <p>f) The use of unpainted 'Zincalume' steel sheeting as wall</p>

LIGHT INDUSTRY ZONE		
Code	Land Particulars	Special Provisions
		<p>cladding is not permitted on all lots within 'Precinct A' as depicted on the endorsed Outline Development Plan.</p> <p>6. Other Provisions</p> <p>a) The use of verge areas for parking, storage or purposes other than landscaping is prohibited.</p> <p>b) Uniform solid-panel fencing is to be installed at the time of creation of lots within Precinct A as depicted on the endorsed Outline Development Plan.</p>

# BIG GRO

AUGUST 2008



## BIG GROVE SCHEME AMENDMENT



**RPS** koltasz smith

**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION DECIDING TO AMEND  
TOWN PLANNING SCHEME**

**CITY OF ALBANY**

**TOWN PLANNING SCHEME No. 3  
AMENDMENT No. XXX**

RESOLVED that the Council, in pursuance of Section 75 of the Planning and Development Act 2005, amend the above Town Planning Scheme by:

- i) Rezoning Lots 1, 7, 20, 21, 109, and 110 Frenchman Bay Road, Big Grove from the 'Rural' zone to 'Residential Development' zone;*
- ii) Amending the Scheme Map accordingly;*
- iii) Inserting Clause 5.8(c) as follows*  
*The provisions of the Residential Design Codes may be varied for new urban residential areas and large urban infill sites by a structure plan and/or a Detailed Area Plan approved by Council and endorsed by the Western Australian Planning Commission; and*
- iv) Including the following row in Table III – Residential Design Codes Density Applicable to Land Within the Scheme Area:*

<i>Lots Zoned Residential Development</i>	<i>Density as depicted on the endorsed Structure Plan</i>
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Dated this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
**CHIEF EXECUTIVE OFFICER**

# BIG GROVE SCHEME AMENDMENT



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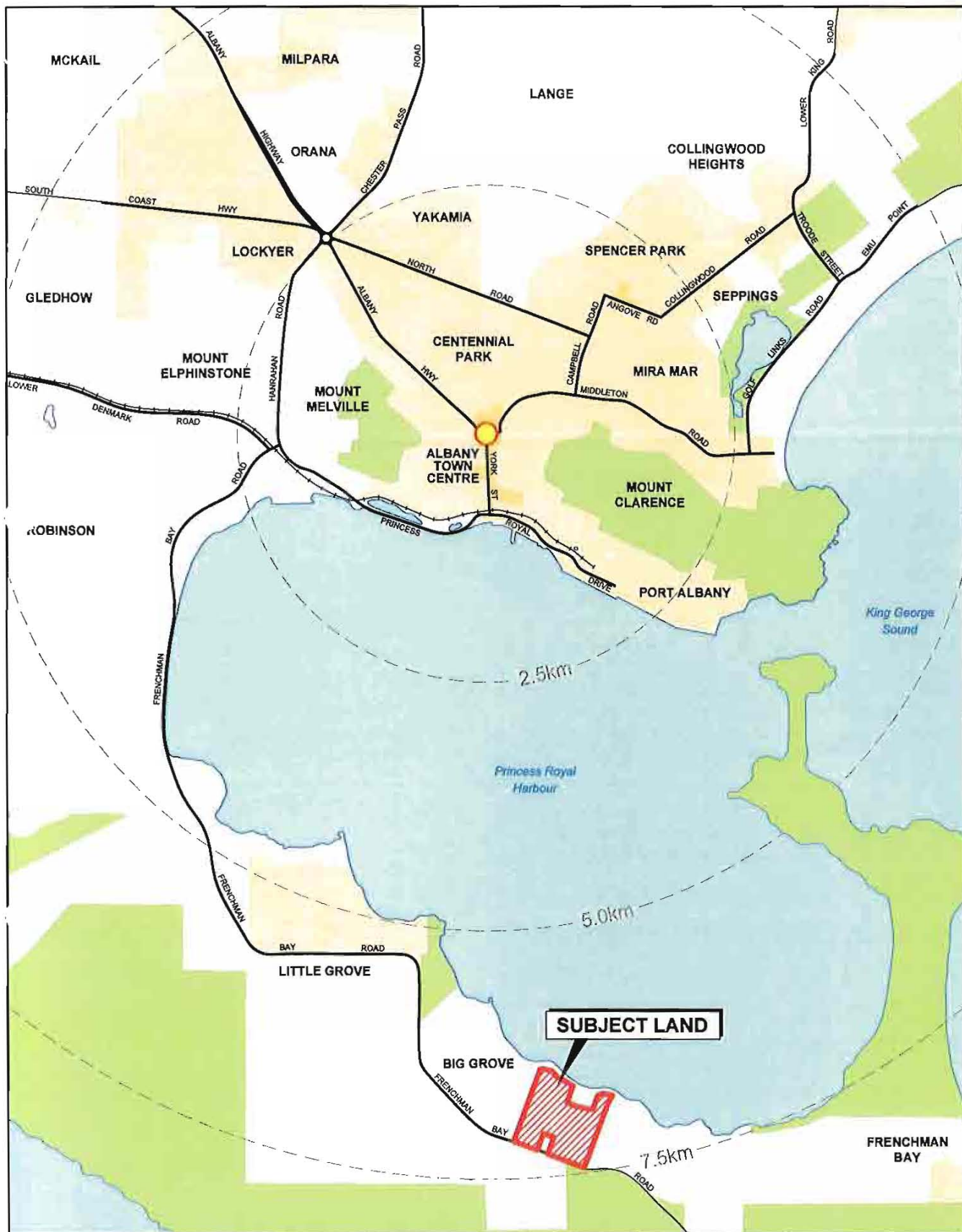
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## 1 INTRODUCTION

This Scheme Amendment justification report is submitted on behalf of Peet Limited in support of the proposed rezoning of Lots 1, 7, 20, 21, 109 and 110 Frenchman Bay Road, Big Grove (subject land) from "Rural" to "Residential Development" under the City of Albany District Planning Scheme No. 3. Please refer to **Figure 1 - Location Plan** and **Figure 2 - Aerial Photograph**.

This submission provides an overview of the site, zoning, development and servicing issues relating to the subject land in support of the proposed rezoning. Detailed design and technical reporting has been addressed as part of the Outline Development Plan, to be submitted shortly and considered as part of this proposed Scheme Amendment.



Source: Landgate - StreetExpress 2007

**FIGURE 1**

# LOCATION PLAN

## BIG GROVE, ALBANY



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 1:50,000@A4 3066-5-010 MAY 2009



# AERIAL PHOTOGRAPH

BIG GROVE, ALBANY

## LEGEND

-  BOUNDARY OF LOTS SUBJECT TO AMENDMENT OF RESIDENTIAL DEVELOPMENT
-  HOMESTEAD LOTS TO REMAIN UNDER EXISTING ZONING
-  TO BE CEDED AS FORESHORE RESERVE



**FIGURE 2**

PEET Ltd : CLIENT  
 1:5000@A3 : SCALE  
 30 JUNE 2008 : DATE  
 3006-5-011 : PLAN No  
 - : REVISION

Base data supplied by Harkley Survey Group

Projection MGA Zone 50

Areas and dimensions shown are subject to final survey calculations. All cartilageways are shown for illustrative purposes only and are subject to detailed engineering design.

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## 2 LAND TENURE AND LEGAL DESCRIPTION

The Peet Limited land holding comprises six (6) green title lots ranging in area from 4.8316 hectares to 18.2109 hectares, total area being 57.5221 hectares. The lot and certificate of title details are listed in **Table 1** below:

**TABLE 1 – LAND TENURE AND LEGAL DESCRIPTION**

LOT ADDRESS	LANDOWNER	CERTIFICATE OF TITLE	LOT AREA
Lot 1 Frenchman Bay Road	Peet Tri State Syndicate Limited	2589/698	9.5708 ha
Lot 110 Frenchman Bay Road	Peet Tri State Syndicate Limited	1123/349	10.435 ha
Lot 21 Frenchman Bay Road	Peet Tri State Syndicate Limited	2177/783	4.8487 ha
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Lot 7 Frenchman Bay Road	Peet Tri State Syndicate Limited	1572/441	9.6251 ha
<b>Total Land Area</b>			<b>57.5221 ha</b>



## 3 LOCAL AND REGIONAL CONTEXT

### 3.1 LOCATION

The subject land is located on the southern coast of Western Australia in the municipality of the City of Albany. Albany is the regional centre of the Great Southern Region and has a population of approximately 32,500 (Western Australia Tomorrow, WAPC 2004). It is a major port, and economic centre for a wide range of business and regional administrative functions. Albany is 439 kilometres from the Perth Central Business District.

Big Grove is located along Frenchman Bay Road on the southern side of Princess Royal Harbour. It faces Albany City Centre across the Harbour and is approximately 6.5 kilometres by water and 12 kilometres by road to its south-east. Frenchman Bay Road is an "Important Regional Road" and the subject land is surrounded by rural land, the Princess Royal Harbour as well as land reserved for "Parks and Recreation" in the south and east with areas zoned "Motel", "Public Purposes" and "Special Use – Holiday Accommodation" in the west. Frenchman Bay Road provides a connection to the Albany City Centre in the west whilst the continuation of the road in the east connects with various tourist attractions, including the Gap, Wind Farm, Goode Beach and Whale World, and a large area of "Parks and Recreation – Restricted" reserve, Torndirrup National Park.

Regional features in the vicinity to the site include the Princess Royal Harbour, Torndirrup National Park and the tourist facilities and areas described above.

Little Grove Townsite and the range of amenities associated with this (including Little Grove Primary School and Golf Course) are located approximately 2 kilometres to the north-west.



### 3.2 SETTING

The subject land is unique in the regional context because of its foreshore frontage to Princess Royal Harbour, relative flatness and the subsequent outlook across the harbour to the Albany City Centre. The district also provides for a diverse range of recreational and tourism activities within an unspoilt setting with excellent access to services and amenities. The area around Big Grove is unlikely to be developed for urban use in the medium term and, as such, the site presents for opportunities to provide residential accommodation in a 'satellite' suburb to Albany with a focus on lifestyle and the exclusive setting.

The site's location within Princess Royal Harbour means that it is protected from offshore wave conditions and, to some degree, from prevailing winds. It is also relatively free of the physical and service constraints affecting many other areas. These features, combined with the views the site offers, its access to the water and the range of amenities (including the Albany City Centre) in close proximity provide it with significant locational advantages.



## 4 PLANNING CONSIDERATIONS

### 4.1 STRATEGIC FRAMEWORK

#### 4.1.1 State Planning Strategy

The State Planning Strategy provides a strategic guide for land use planning through to the year 2029 and aims to develop a land use planning system to help Western Australia achieve a number of key goals. Included in this is the regionalisation and decentralisation of urban and industrial development in Western Australia and the direction towards accelerating growth in regional areas driven by extensive natural resources available throughout the State and the desirability of regional areas as places to live.

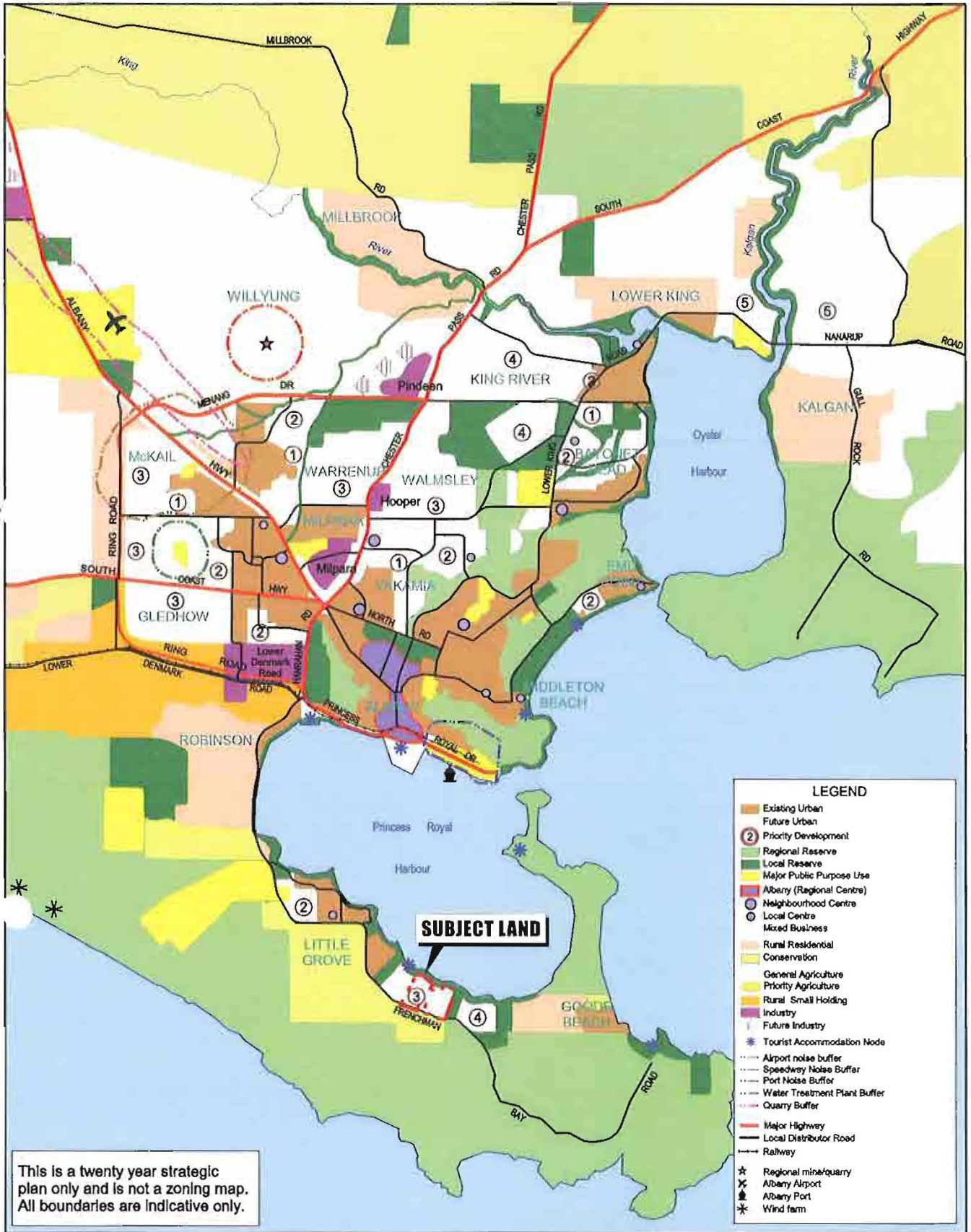
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#### 4.1.3 Draft Albany Local Planning Strategy

Preparation of the draft Albany Local Planning Strategy (ALPS) followed the release of the Lower Great Southern Strategy to provide planning direction based on the City of Albany's adopted '3D Future' Vision for the next 20 years of growth. It provides a framework for the new Community Planning Scheme (CPS) and for more detailed local structure planning. The ALPS was recently adopted by the City of Albany and has now been referred to the WA Planning Commission for its endorsement. It designates the Big Grove Property as "Future Urban" with a rating of "3" in terms of its priority for development (refer **Figure 3**).



**FIGURE 3**

**SUBJECT LAND**



Not to Scale  
MAY 2008  
3066-5-012.ai

**DRAFT ALBANY LOCAL PLANNING STRATEGY**  
BIG GROVE, ALBANY

**RPS koltasz smith**  
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# BIG GRO

AUGUST 2008



## BIG GROVE SCHEME AMENDMENT



**RPS** koltasz smith

**PLANNING AND DEVELOPMENT ACT 2005**

**RESOLUTION DECIDING TO AMEND  
TOWN PLANNING SCHEME**

**CITY OF ALBANY**

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Dated this \_\_\_\_\_ day of \_\_\_\_\_

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**CHIEF EXECUTIVE OFFICER**



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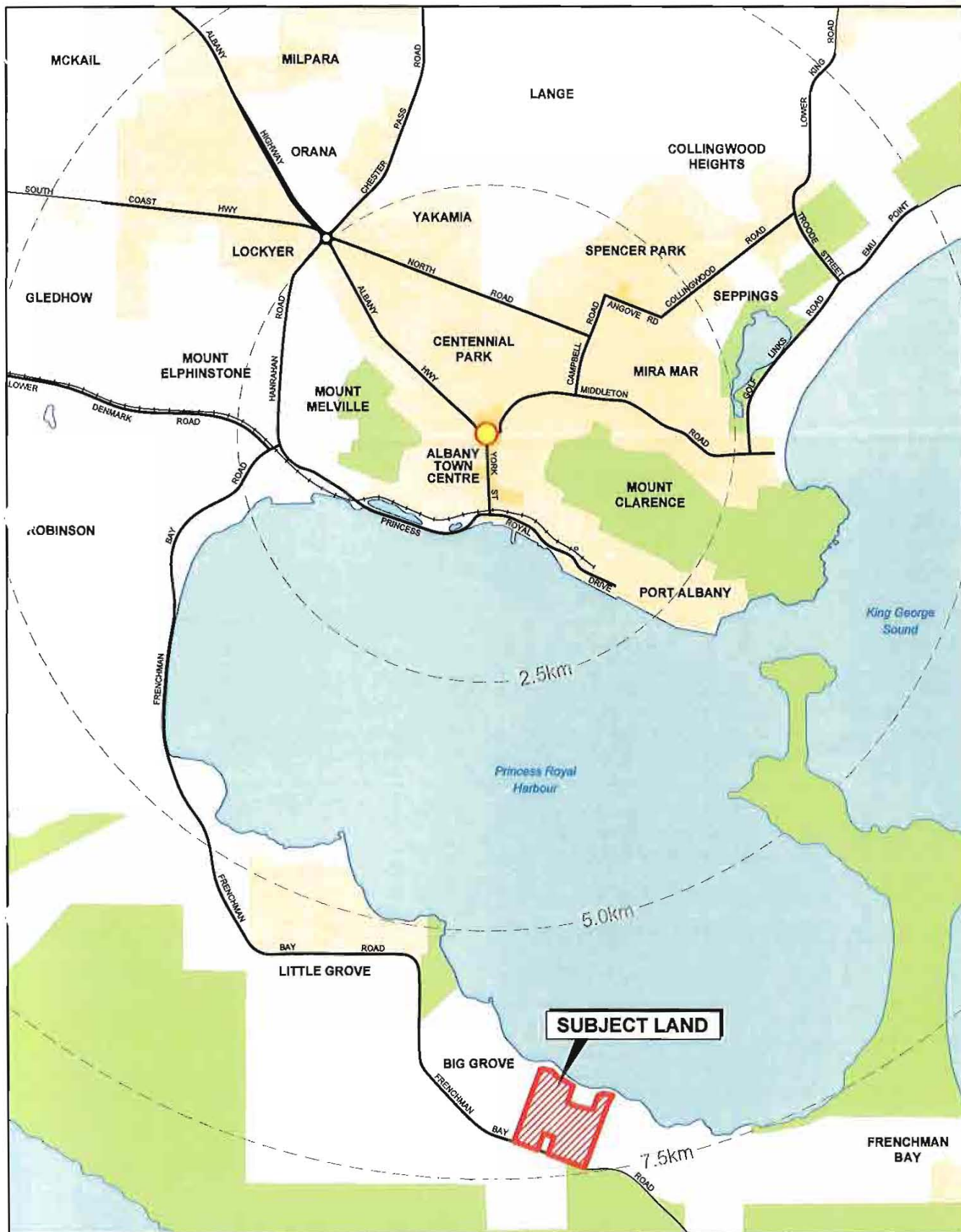
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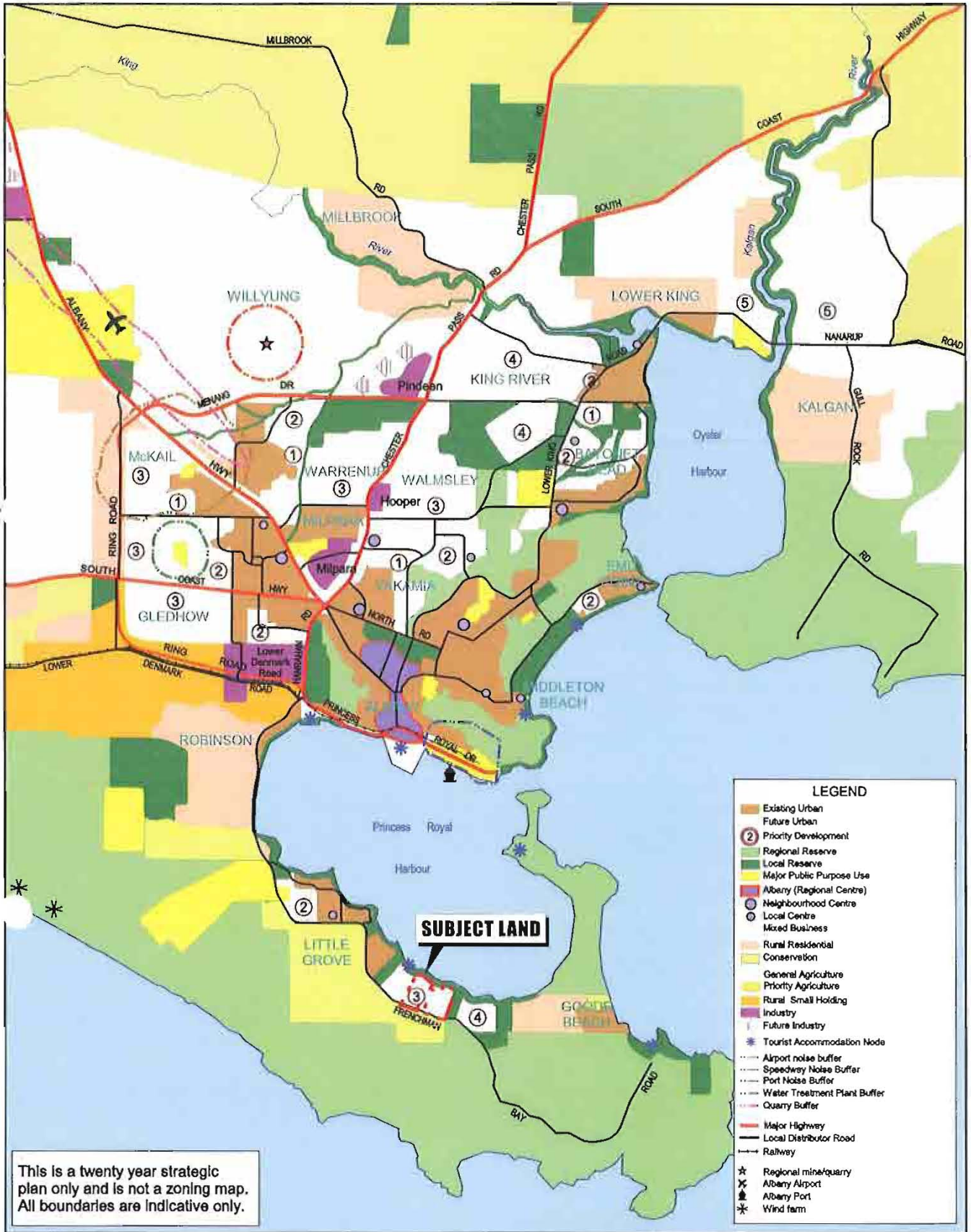
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**FIGURE 3**

**SUBJECT LAND**



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**DRAFT ALBANY LOCAL PLANNING STRATEGY**  
BIG GROVE, ALBANY

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## 4.2 STATUTORY FRAMEWORK

### 4.2.1 Town Planning Scheme No. 3

The City of Albany Town Planning Scheme No. 3 (TPS No. 3) was gazetted on 15 February 1980 and is the mechanism used to govern land use and development within the City of Albany boundaries. The subject land is currently zoned "Rural" in TPS No. 3.

The Scheme will soon be reviewed now that the ALPS has set down strategic parameters to guide development into the future. The subject land is proposed to be rezoned to "Residential Development" where development is guided by an Outline Development Plan (ODP) prepared in accordance with clause 5.5 of TPS No. 3.

### 4.2.2 State Planning Policy No 2.6 – State Coastal Planning Policy & Development Control Policy No. 6.1 Country Coastal Planning Policy

These WA Planning Commission Policies recommend that foreshore reserves be ceded free of cost to the Crown as part of zoning applications to intensify the development of the waterside land measured from the line of permanent vegetation. Detailed site specific assessment to determine local coastal processes, storm surge, the 1:100 year floodline, topography, erosion/accretion and climate change/sea level impact can substitute a generic foreshore width ranging between 50 metres and 100 metres. This has been undertaken by the Coffey Environments and MP Rogers and Associates with their findings and conclusions to be provided in accompanying reports to the ODP.

Whilst there is no pre-existing foreshore reserve ceded north of Lots 109 and 110, adjoining "Rural" lots subdivided in recent years have resulted in foreshore reserves of varying widths being ceded as conditions of subdivision approval. Coffey Environments has recommended a foreshore reserve line of varying width and based on the site specific conditions rather than applying a generic boundary. This line will define the boundary for the "Residential Development" zone as depicted on the ODP.



### 4.2.3 State Planning Policy No 2.7 Public Drinking Water Source Policy / Department for Environment – Water Quality Protection Note – Land Use Compatibility in Public Drinking Water Source Areas

The South Coast Water Reserve is located in the vicinity of the subject land however protection P1 and P2 classified policy areas, within which residential development is not permitted, do not impact on the subject land.

A P2 Water Source Production Bore is located to the west on Lot 5 Frenchman Bay Road and a 100 metres to 300 metres buffer is recommended in Planning and Environmental policies to limit potential drinking groundwater contamination. The subject land has adequate clearance and is beyond 300 metres from this bore.

### 4.3 ADVICE FROM THE MINISTER

The previous owners of Lots 109, 1, 2 and 16 Frenchman Bay Road have previously made application to rezone the Big Grove area to "Special Rural" via Amendment 232 to the City of Albany Town Planning Scheme; however it never proceeded to Final Approval at the direction of the Hon. Minister for Planning and Infrastructure. The Minister did not consider that "Special Rural" development was a satisfactory way to subdivide land in the interim given that the land is identified as being suitable for "Urban" purposes in strategic planning documents. Accordingly, the Minister instructed that the land be shown as 'Future Residential' rather than 'Long Term Residential' in the draft Albany Local Planning Strategy as part of refusing the "Special Rural" Amendment No. 232. The Minister also noted that reticulated sewerage will need to be extended to the locality as part of the land being urbanised and that foreshore and nutrient management of the Harbour should be given due attention. Correspondence from the Minister for Planning and Infrastructure is contained in **Annexure 2**.



## 5 ENVIRONMENTAL CONSIDERATIONS

Coffey Environments were engaged to undertake an investigation of the soil and groundwater conditions, potential location of the foreshore reserve and general environmental considerations. In this regard the following detail is provided, further detail and technical reporting is included in the ODP documentation.

### 5.1 TOPOGRAPHY AND SOILS

The site is located on the northern edge of the granite-based ridge of Torndirrup Peninsula. It has been mapped as comprising an estuarine terrace with elevation of the dune and swale system, rising from about 4 metres up to approximately 10 metres AHD along the south-western (Frenchman Bay Road) and south-eastern boundaries. The site is underlain by calcareous sands with low dunes and swales, and minor underlying limestone that is rarely exposed (Coffey Environments, 2008).

The coastline in the vicinity of the site is mapped as a rocky one with hard cliffs and small sandy beaches, however the abutting section of coast has no visible cliff and comprises a narrow sandy beach. A rocky promontory is located to the southeast of the site in the vicinity of Limeburners Point (Coffey Environments, 2008).

The gentle slope of the site towards the Harbour provides no significant constraints to its development, and provides opportunities for views from a number of locations.

### 5.2 VEGETATION

Vegetation and Fauna Assessment of the site was undertaken by Coffey Environments in 2007 with type and condition mapping reproduced in the ODP report. This found that the site comprises areas of remnant bushland, pasture and cleared areas. Significant portions are considered to be in Completely Degraded, Degraded and Good condition, whilst some is of Very Good to Excellent condition (with portions on Lots 1 and 7).



Vegetation has been mapped as representatives of the Torndirrup Vegetation System within the Darling (Warren) Botanical District.

### 5.3 HYDROLOGY

There are no significant surface water features within the site, which is well drained, underlain by a shallow freshwater lens, with occasional swales across the site having winter water tables close to the surface (Coffey Environments, 2008). Two small, man-made wetlands created through excavation exist within the foreshore of Lot 7, presumably for aesthetic reasons.

Limeburners Creek, located to the southeast of Lot 7, is a major creekline draining Torndirrup National Park. It drains into Princess Royal Harbour and is hydraulically connected to groundwater flow (Water and Rivers Commission 2001, referenced in Coffey Environments, 2008). The catchment of the Creek occurs over 500m from the eastern boundary of the study area.

### 5.4 FAUNA

Site analysis only identified the potential for a limited number of significant species to be present or to utilise the site, including Carnaby's and Baudin's Cockatoos, Western Archaeid Spiders, Carpet Pythons, White-bellied Sea Eagles (in the karri stands on Lots 1 and 110) and the Rainbow Bee-eater. No Western Ringtail Possums were spotted or were in evidence on the site (Coffey Environments, 2008).



## 6 SERVICES AND INFRASTRUCTURE

### 6.1 RETICULATED WATER

The Water Corporation has yet to finalise its planning for the servicing of the Big Grove locality, but will require that all residential lots are provided with a connection to its reticulated distribution system. It is anticipated that this will be achieved by extension from the Little Grove main.

### 6.2 RETICULATED SEWERAGE

Extension of gravity sewerage connections to all sites will be required as a condition of development. Water Corporation has yet to finalise its planning for the area but has advised that a pump station (most likely a permanent one) should be provided in the lower portion of the site. This will be connected to the existing gravity system located at the corner of Frenchman Bay Road and Paulas Way in Little Grove, approximately 2km from the subject land.

### 6.3 STORMWATER DRAINAGE

The site has excellent infiltration capacity posing no challenges for the disposal of on-site stormwater. Stormwater drainage for road reserves will be required to be provided to the specifications of the City of Albany. Opportunities exist to combine drainage infiltration with public open space areas consistent with the integrated urban water management principles now espoused by the WA Planning Commission and Department of Water. No direct outlet for stormwater is proposed to Princess Royal Harbour.

### 6.4 POWER, GAS & TELECOMMUNICATIONS

Extension of necessary services to the site will occur as pre-requisites to subdivision. Preliminary investigations have identified no inhibitions to this, with the exception of gas, for which no network or capacity for expansion currently exists.



## 6.5 FIRE MANAGEMENT

The Outline Development Plan has been designed to mitigate potential fire risk by ensuring that any proposed residential or associated development is buffered from extensive areas of bushland assessed as high or extreme fire hazard (for example the “Reserves” on Lot 8110 and 105) by a road and/or parkland clearing. This would serve as a hazard separation zone to urban development. Temporary Strategic Firebreaks may be used as an interim measure, pending full realisation of the ODP. The provision of a Fire Management Plan may be a requirement of any subdivision of the Big Grove area.

Whilst the design philosophy underpinning the Outline Development Plan is to retain vegetation where possible in public open space, the foreshore reserve and road reserves the overall urban development of the land will result in a reduction in fuel loadings across the site. Fire hydrants will be provided in accordance with FESA specifications. Further, the provision of a network of loop roads will facilitate emergency access and egress to the Big Grove area.





## 7 THE PROPOSED REZONING AND OUTLINE DEVELOPMENT PLAN

### 7.1 PROPOSED REZONING

It is proposed to rezone the land to "Residential Development" in order to facilitate the subdivision and development of the land for urban purposes. Portions of Lot 20, 21 and 110 are not proposed to be rezoned as part of this amendment. These areas are excluded from the proposed rezoning maps as they are being retained as homestead lots.

The rezoning of the land is to coincide with applications for subdivision which will provide for the retention of the above mentioned homestead lots along the foreshore frontages for Lots 20, 21 and 110. It will be at the discretion of these landowners who are retaining their homestead lots to apply for future rezoning, ODP and subdivision approvals if and when they choose to develop their portions of land.

Clause 5.2.1 provides for the development of an Outline Development Plan within the "Residential Development" zone. The purpose of the "Residential Development" zone is:

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

Clause 5.7 (c) and Table III (incorrectly referred to as Table II in TPS No. 3) of TPS No. 3 provides for Residential Design Codes density applicable to land within the Scheme area. In the instance where land is connected to sewerage (as will be the case for the lots in Big Grove) the default R Code is R20. As the Big Grove ODP provides for a range of densities an amendment to clause 5.8 of the scheme will also be required.



It is therefore proposed to amend the Scheme Text by inserting Clause 5.8 (c) as follows:

1. *The provisions of the Residential Design Codes may be varied for new urban residential areas and large urban infill sites by an Outline Development Plan and/or a Detailed Area Plan approved by Council and endorsed by the Western Australian Planning Commission; and*
2. *Including the following row in Table III – Residential Design Codes Density Applicable to Land within the Scheme Area:*

Lots Zoned Residential Development	Density as depicted on the endorsed Structure Plan
------------------------------------	--

The Scheme gives further detail on the expectations of the Outline Development Plan in the "Residential Development" zone as follows:

*"5.5.3 Outline Development Plans shall show the principles under which it is proposed to develop or subdivide the land and as a minimum requirement shall show –*

- a. *The location and width of the distributor road system proposed;*
- b. *The approximate location and quantity of shopping, civic and public facilities proposed together with an analysis of the factors used in determination of such facilities;*
- c. *The distribution of the recreation and open space areas proposed;*
- d. *The population and residential densities proposed;*
- e. *The physical condition of the land having regard to the need for deep sewerage and/or main drainage."*

The proposed zoning recognises the current strategic context for the area and the opportunities provided by locational advantages and the iconic nature of the land, including access to the Princess Royal Harbour and reservations for recreation and the high quality residential amenity potential. The Scheme Amendment Map appears in **Annexure 3**.



## 7.2 PROPOSED OUTLINE DEVELOPMENT PLAN

The Big Grove Outline Development Plan will provide an indicative layout for the subject land, including the balance of the Big Grove locality. The Outline Development Plan will evolve into a subdivision application that reflects the "Residential Development" zone as proposed for the subject land.

The design of the Big Grove ODP has sought to follow New Urbanist principles of walkability, sustainability and robustness and is generally consistent with the WAPC's Liveable Neighbourhood Community Design Code. It acknowledges the site context, its location on the opposite side of Princess Royal Harbour to the Albany City Centre and the opportunities and constraints of the site. In particular, it responds to the tourism and recreation activities nearby and the market demand and expectations for lot sizes in Albany. Key elements of the design include:

- Boulevard style entry leading to the foreshore and a modified grid layout reinforcing the relationship of the site with the water, whilst also providing excellent permeability;
- An increased foreshore reserve. Design and management of this will be subject to a Foreshore Management Plan however it is anticipated to cater for both natural and landscaped areas, passive and active recreation, a cycle / dual use path and provision for a potential future foreshore node;
- A centrally located Village Centre/Mixed Use area with boutique tourism/retail type land uses and a robust built form,
- A range of secondary open space areas providing for both active and passive recreation and for the retention of vegetation on some sites;
- Retention of a landscape buffer along Frenchman Bay Road;
- A range of residential densities (R20 to potential R40) with an increase in residential densities in proximity to the Foreshore Reserve, the Village Centre and areas of open space. It also includes potential duplex development on appropriate corner sites in the future, reinforcing the robustness of the design.



## 8 SUMMARY AND JUSTIFICATION

Big Grove is situated in an iconic location overlooking Princess Royal Harbour where the majority of the site remains undeveloped. There is significant capacity for the lot to accommodate urban development; this is in accordance with key planning documents, the information contained therein and independent studies undertaken by the environmental and engineering consultants. The rezoning of the land to “Residential Development” will facilitate realisation of the development potential of the area.

In consideration of the demand for residential land in the Big Grove locality, the draft Local Planning Strategy, correspondence from the Minister for Planning and Infrastructure, the location of the land and access to the local road network and major highways it is considered that rezoning the land to facilitate residential development is the most appropriate land use for the site.

Investigations undertaken by Coffey Environmental and Wood and Grieve Engineers reveal that the land is able to be sufficiently serviced and has the capability to provide for “Residential Development”, in accordance with the layout demonstrated in the ODP. Refer to the detailed ODP report for further information in this regard.

On the basis of the matters considered within this submission, the support of the City of Albany to rezone portions of Lots 1, 7, 20, 21, 109, and 110, Frenchman Bay Road, Big Grove to “Residential Development” and amend clause 5.8 of TPS No. 3 is therefore sought.

(rp 3066-SchemeAmendment-August08-NOODP.indd)

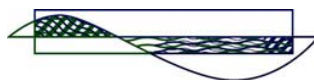
# CITY OF ALBANY

## TOWN PLANNING SCHEME No. 3

### AMENDMENT No. 286

REMOVING LOTS 101 & 102 KITSON STREET, GLEDHOW,  
FROM THE 'PUBLIC PURPOSES' RESERVE AND  
TRANSFERRING TO THE 'LIGHT INDUSTRIAL' ZONE

Prepared  
by



**AYTON TAYLOR BURRELL**

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SEPTEMBER 2008

PLANNING AND DEVELOPMENT ACT 2005

RESOLUTION DECIDING TO AMEND A  
LOCAL PLANNING SCHEME

CITY OF ALBANY

TOWN PLANNING SCHEME No. 3  
AMENDMENT No. 286

RESOLVED that the Council, in pursuance of Section 75 of the Planning & Development Act 2005,  
amend the above Local Planning Scheme by:

*Removing Lots 101 & 102 Kitson Street, Gledhow, from the 'Public Purposes' reserve, rezoning to the  
'Light Industrial' zone and amending the Scheme Map accordingly.*

Dated this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

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## 1. INTRODUCTION

It is proposed to transfer Lots 101 and 102 Kitson Street Gledhow from the Public Purpose Reserve to the Light Industrial Zone.

## 2. BACKGROUND

### 2.1 Location, Area & Zoning

The site is located 3.8 km from the Albany city centre and is accessed by Princess Royal Drive, Lower Denmark Road, Roundhay Street and Kitson Street (see Plan 1 – Location).

Lot 101 is some 1.69ha in size while Lot 102 occupies 1.3ha. Both lots are almost square in shape having boundary dimensions of around 120m.

The lots were released for sale in 1992 by the State Government. There is no designated public use for this land. Consequently retention under a Public Purpose reserve is inappropriate.

The land is surrounded by Industrial zonings. Light Industry zoning is located to the north, east and west with General Industry zoning to the south (see Plan 2 – TPS No. 3 Zoning).

### 2.2 Site Description

The subject land is largely cleared. In the south of Lot 102 a small area of 'parkland cleared' paperbark trees remain. The lots are pastured and intensively grazed.

### 2.3 Surrounding Landuse

On surrounding land is a curious mixture of activities and uses (see Plan 3 – Site Context). To the north, Lot 44 is a cleared vacant site zoned for Light Industry and in private ownership. A landscape supplies business is being developed on this site.

To the west, land zoned for Light Industry (Lot 16) accommodates grazing and sand depot uses. To the south-west, Lot 5383 is zoned for General Industry and features a portion of a granite outcrop forming a sheer cliff face used variously in the past for quarrying, abseiling practice and PCYC adventure recreation.

To the south on Lots 100 and 103 are two substantial "caretaker's" dwellings approved on land zoned General Industry. Next to them to the south-east (Lot 12) is a fish processor also on land zoned General Industry and next to that a former sand quarry under rehabilitation. The photographs attached as Appendix A illustrate these activities.

To the east there is an unconstructed road reserve (Gipton Road) which separates the subject land from land owned by the applicant. On this is established the owner's residence with the remainder used for grazing (Lots 22 and 93). Adjoining is Lot 92 (Reserve 37091) which accommodates a veteran car club clubhouse and workshop.



### **3. PLANNING CONTEXT**

#### **3.1 State Planning Policies**

WA Planning Commission policies that relate to the use of land for light industrial purposes include the State Planning Strategy. This document provides the broad framework for Statements of Planning Policy which are of relevance, such as:

- Draft SPP No 4.1 (State Industrial Buffer Policy – July 2004) and SPP 3.4 (Natural Hazards and Disasters – April 2006).

The Western Australian Planning Commission also issues relevant Development Control policies such as:

- DC 1.6 Planning to Support Transit Use and Transit Oriented Development (Draft January 2006);
- DC 1.7 General Road Planning;
- DC 4.1 Industrial Subdivision.

There is a Country Land Development Programme (CLDP) at State level that addresses the infrastructure needs for residential and industrial development in the Albany area.

In addition the Environmental Protection Authority has a policy on buffer requirements, ie. Environmental Protection Authority Guidance Statement No. 3 – Buffers (2002) and a Draft Guidance Statement No. 33 (Environmental Guidance of Planning and Development) (2005).

The Draft Country Sewerage Policy (1999) (CSP) sets out the principles that must be met by any subdivision or development undertaken without the provision of a reticulated sewerage system.

#### **3.2 Regional Planning Policies**

There is no statutory region scheme affecting the subject land. The Lower Great Southern Strategy (WAPC) was issued in June 2007. The topic of 'strategic industrial sites' is identified as an 'issue'. The report contains a section on 'industrial development (3.9) which examines two existing 'strategic industrial sites' but does not refer to the light industrial sector or to the subject land. No overall assessment is evident in the draft strategy of the land requirements to meet regional demand for industrial or other employment areas. The cost and availability of power infrastructure, water and sewerage services is noted as a constraint which may preclude the release of industrial lots.

#### **3.3 Local Planning Policies**

Council's Draft Local Planning Strategy (ALPS), which was adopted by the City Council in August 2007, describes the subject land (in Section 5.3.1.3) as being part of the Lower Denmark Road Industrial Area of 98ha. It identifies the three components of this area as the 'Noxious Industry' zone in the south around Allerton Street (10ha), the 'General Industry' zone north of the Lower Denmark Road (58ha) and the 'Light Industrial' zone further north, comprised of 40 lots on around 30 hectares.

ALPS suggests that there is an excess of industrial-zoned land in the Gledhow/Robinson localities and comments on limited services which may have restricted development. In particular it observes that access by heavy vehicles is restricted, the land is low-lying and there is no reticulated sewerage, which leads to a risk that development could export nutrients to Princess Royal Harbour.

ALPS proposes rezoning of land west of the subject land to rural smallholdings as a buffer to the residential area and also advocates that servicing and environmental issues be addressed for the land to be retained in industrial zonings (see Plan 4).

A rural smallholding designation was advocated in earlier versions of ALPS for "existing fully serviced areas in McKail and Gledhow on either side of the Link Road", because of existing lot sizes, servicing constraints and to form a noise buffer between residential development and major transport routes. However the final version of ALPS considered a residential zoning appropriate for land along the proposed highway. When constructed, this stretch of the Albany by-pass 'link' road will improve accessibility to the subject land.

There is no assessment evident in ALPS of how much industrial land may be required to cater for population growth and employment needs. ALPS recommends that a review be undertaken of the 1994 Albany Industrial Study in order to address certain industrial matters including expected take up rates for existing estates, current lot availability, and future expansion needs, constraints and opportunities.

The 1996 Local Rural Strategy excluded the land and surrounds as it was not in the Rural zone. North of the subject land (beyond Cuming Road, which borders on the adjacent Lot 44), the Princess Royal Harbour 1 Precinct was identified as having potential for rural residential or special residential zoning.

The City of Albany TPS No. 3 includes a list of uses which may be appropriate within the Light Industrial zone along with car parking, setback and landscaping standards (see Appendix B).

At present there is no local structure plan for Gledhow.

## 4. SITE ASSESSMENT

### 4.1 Physical Factors

Issues which have been addressed broadly in the rezoning documentation and/or will receive attention at the subdivision/development stage include:

- landscaping/revegetation;
- public open space;
- bush fire management/fire safety;
- visual amenity;
- lot size and configuration;
- road width/alignment;
- pathways;
- heritage.

In addition geotechnical and environmental issues have been examined in a special report prepared by Landform Research on the subject land entitled Land Capability and Geotechnical Assessment: Lots 101 & 102 Kitson Street, Gledhow, Landform Research, May 2008. This report is included in full as Appendix C.

The background, conclusions and recommendations of the report are reproduced below.

### 4.2 Geotechnical And Environmental Issues

#### ***"BACKGROUND***

*A site study of Lots 101 and 102, Kitson Street, Gledhow, was conducted on 8 July 2007, to provide information on the capability of the site to sustain subdivision or development. The site is cleared, but has scattered trees in the southern end of the site. The northern portion of the site is wet in winter with the remainder being dry. Scattered granite outcrop occurs on the southern boundary. Lots 101 and 102 are currently used for grazing and rural living associated with the dwelling to the*

*east on Lot 13 and have been for many years. An unmade road reserve separates Lots 101 and 102 from the adjoining lots 12 and 13 to the east.*

*The adjoining land to the west has been used as a small granite quarry in the past and is now used as a garden and soil amendment facility. Dwellings lie to the south across Kitson Street, but to the east the land uses are light industrial with Great Southern Seafood to the south east. A small cement products works, car repairs, and soil amendment industrial facilities, are located to the east and south east. The site is currently reserved for Public Purposes. There is potential for the site to be zoned to match the zoning of the land adjoining on all sides. If the site is to be used for industrial purposes it is more appropriate to use fill on site and not drain the land because of the potential for acid sulfate soils that have been identified on site.*

### **CONCLUSIONS**

*The site assessment suggests that Alternative (nutrient adsorbing) wastewater systems are the most appropriate for this site. These can be installed on the higher ground on Lot 102, but to install them on most of Lot 101 will require some fill and ground modification. Deep drainage is not recommended because of the small risk of acid sulfate soils below one metre in depth that has been identified on site. Fill can be used to overcome site constraints on the Wet Leached Sand, but will need to take into account the necessity to remove grass and any other substandard materials in the upper soil horizons. See Figure 1 (of Landform Research, May 2008) for the location of the Wet Leached Sand. The site:*

- *Complies with Schedule 8 of Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911.*
- *Installation of waste water systems is to be approved and inspected by the City of Albany.*
- *Complies with AS 1547 Onsite domestic waste water management.*
- *Complies with Department of Water, September 2006, Wastewater treatment – on site domestic systems, Water Quality Protection Note.*
- *Complies with Government Sewerage Policy with site modifications to low areas of Lot 101.*

### **RECOMMENDATIONS**

*The following recommendations are made for wastewater disposal systems:*

- *If fill is used, a stormwater collection system combined with stormwater trapping and filtering is recommended for sediments and floating materials. This can be achieved by the use of concrete pre-cast stormwater separation units as a minimum at strategic points or on each property for light industrial land uses.*
- *Wastewater disposal can be achieved on the ridge soils in the central south mainly on Lot 102, using nutrient or alternative wastewater systems.*
- *Wastewater disposal onto winter wet soils will only be possible through soil modification, which is permitted under the Government Country Sewerage Policy. However deep drainage is not recommended because of the potential presence of some acid sulfate conditions.*
- *Provide Alternative/Nutrient adsorbing waste water systems according to the:*
  - i.) *Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974 – Health Act 1911,*
  - ii.) *Health Department of Western Australia, 1992, Standard for the Installation and Operation of Aerobic Treatment Units (ATU'S) Serving Single Households;*
  - iii.) *Health Department of Western Australia, 1992, Specification for Aerobic Treatment Units (ATU'S) Serving Single Households,*
  - iv.) *Government Sewerage Policy.*

- *Greywater disposal systems are acceptable with the greywater systems installed to the Department of Health Greywater Guidelines."*

## 5. SITE CONTEXT

### 5.1 Compatibility with Adjoining Land Uses

As stated above, adjacent land across the Gipton Street reserve to the east (Lots 12, 13 and 93) is in the same ownership and consequently it may be assumed that development that ensues in the future on that land will be compatible (see Plan 3 – Site Context).

To the north as noted above a new landscape supplies business is being established, which would be in harmony with the light industrial designation.

To the west a former basic raw materials depot occupies a portion of a larger agricultural landholding which may have a future as rural smallholdings if the current strategy set out in ALPS is implemented. This would make an appropriate transition from the subject land towards areas further from the city with environmental constraints which are likely to remain rural.

To the south, decisions taken by planning authorities have led to construction of 'caretaker's houses' in association with incidental industrial activity within the General Industry zone on the south side of Kitson Street as well as a fish processing activity. The mixed character of land use in the area is well established.

### 5.2 Buffers/Potential for Conflict

It seems unlikely that rezoning of the subject land will generate a degree of land use conflict which would be out of character with the area as it exists at present or as it is envisaged within ALPS.

### 5.3 Connectivity/Linkages

In common with other parts of the Gledhow/Lower Denmark Road industrial area the subject land would benefit from improvements to road access, drainage, reticulated sewerage and landscaping.

## 6. SERVICES & INFRASTRUCTURE

### 6.1 Road And Rail Services

The subject land may be accessed from Kitson Street and Roundhay Street, which crosses the railway to connect via the Lower Denmark Road with the regional road network at Hanrahan Road and with the Port of Albany.

To the north, Roundhay Street also connects with the South Coast Highway via Cuming Road and Balston Road. This route is indicated in ALPS as a future north-south 'local distributor' road to serve the area. As stated above, when constructed, the Albany by-pass 'link' road will also improve accessibility to the subject land.

Gipton Road along the eastern boundary of the subject land is unconstructed at present.

Rail access is not provided at present although the freight line parallel to the Lower Denmark Road is within 500 metres of the site.

## **6.2 Power**

Connection to the South West electricity grid is possible.

## **6.3 Water**

Reticulated water is available in the area.

## **6.4 Effluent Disposal/Sewerage**

A reticulated deep sewer is not currently available in the area. However we understand that the Water Corporation is committed to service the City of Albany's nearby Cull Road development project with reticulated sewerage in the near future. This will enable a connection also to be made to the subject land. However a pump station would be required.

In this context it should be noted that subdivision and development of the subject land is not proposed at this stage.

## **6.5 Stormwater/Drainage**

The risk of inundation is a factor that is noted by the land capability analysis. It is an issue that will need to be assessed depending on the form and nature of any development proposed.

## **6.6 Telecommunications**

Telecommunications connections are available in the area.

## **6.7 Fire Safety**

The largely cleared nature of the area and access to reticulated water (for the provision of hydrants) minimises fire risks.

## **6.8 Public Transport**

There is ready access to the regional road network and associated taxi or bus services via Lower Denmark Road which is only some 500m distant.

# **7. AMENDMENT PROPOSAL**

## **7.1 Site Suitability**

Given the proposal is a zoning change which may permit a range of light and service industry type uses, subject to separate assessment and approval (which should include appropriate conditions), the proposal generally fits within these policies. Care will need to be taken at the time of planning consent to ensure appropriate conditions are applied.

Other points worth noting are that:

- The Draft LPS proposes that the General Industry zoning to the west of the land may be replaced with a rural smallholdings zoning in the longer term. No conflict is anticipated should this eventuate given that the range of uses permitted in the proposed Light Industry zone under the local planning scheme have been selected to address their local context and confine externalities.

- The zoning of the subject land does not create a new area of light industrial zoning but rather rounds out an existing zone which has been in place for some time. Development issues such as buffers to existing uses already exist and can be managed with existing Scheme controls.
- Planned alignments for future stages of the Albany Ring Road all run well clear of the subject land. When a final alignment is selected, there may be the consequential need to rationalise the local road network to provide for existing development within the locality.

## 7.2 Justification

The proposed Light Industrial zoning 'rounds off' that of surrounding land. It is also in harmony with the projected land uses in the area taking into account that the existing dwellings south of the site within the General Industry zone were approved as subsidiary activities ("Caretaker's Dwellings") with awareness of the industrial designation.

Clearly no precedent is created in rectifying this zoning anomaly.

The land has access to a basic level of services some of which will need to be extended to the site at the time of subdivision/development. Reticulated sewer is not available. This will necessarily restrict industrial activities to those of a "dry" nature. Sales by the City of Albany of vacant lots in the area for industrial development demonstrate that servicing and service availability has been considered adequate.

The planning authorities have the power to stipulate necessary service extensions at the time of any future subdivision or development applications. The land, at 1.69 and 1.3ha in size, would suit a large number of potential dry light industrial uses.

## 7.3 Concept Plan/Development Plan/Guide Plans

There is no structure plan available for the Gledhow industrial area. A subdivision guide plan has not been prepared as the owners do not plan at this stage to apply for subdivision.

## 7.4 Proposed Zoning

The proposed zoning is Light Industry. This is provided for in the existing Town Planning Scheme No. 3 and complies with the Model Scheme Text. An amendment to the current scheme is eminently feasible. The draft Albany Local Planning Strategy envisages a light industrial future for this land when the new City Planning Scheme is gazetted.

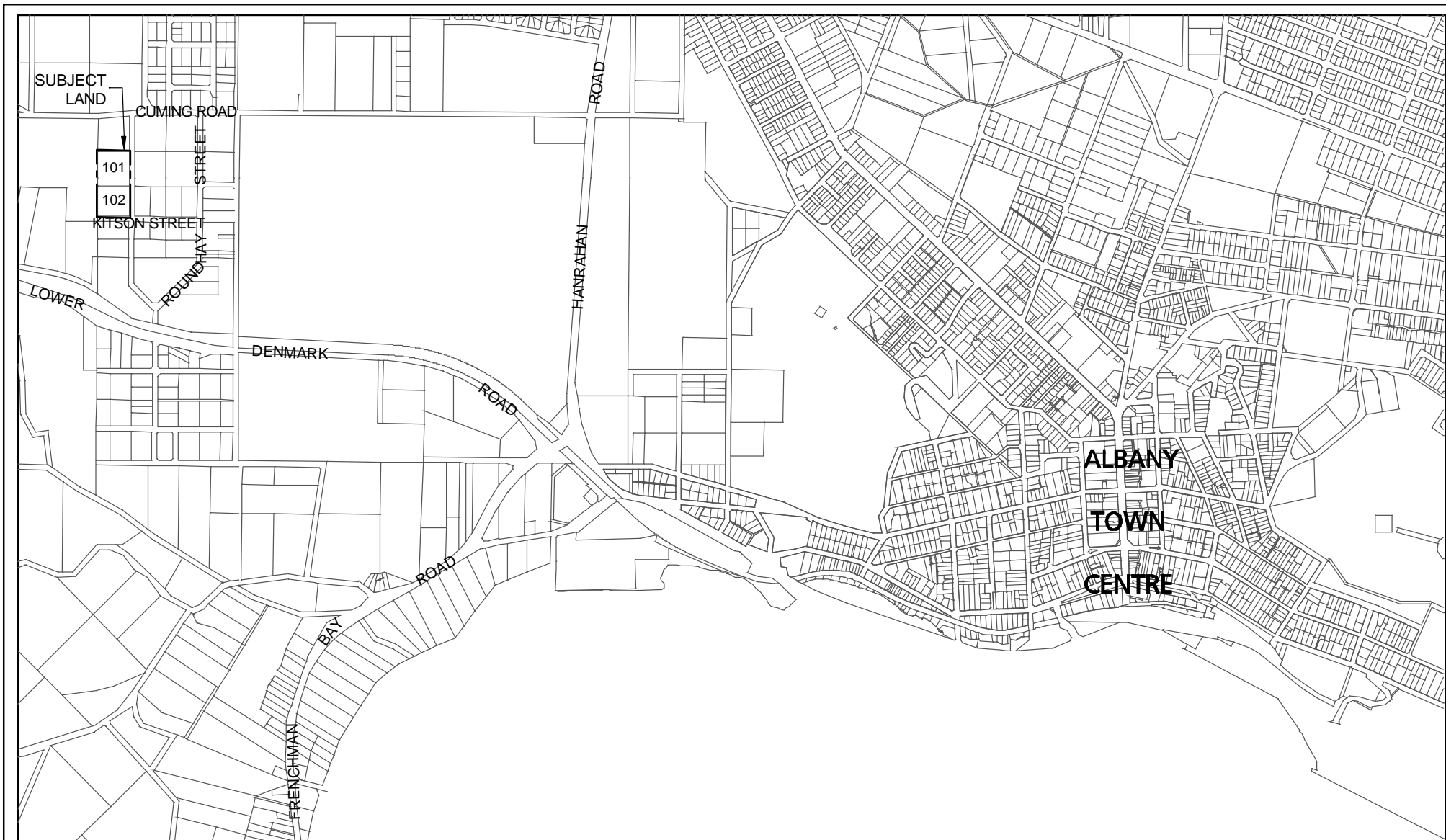
## 8. CONCLUSION

Retaining private land under a scheme reservation for which there are no public uses identified, is inappropriate and an anomaly that needs to be rectified.

The land is of a suitable size with locational attributes and a capability for on-site effluent disposal to support uses likely under a light industry zoning. Separate approvals are required for development or subdivision which would allow the planning authorities to apply appropriate conditions to such activity. Unless reticulated sewerage is made available to the industrial precinct, special controls to restrict activities to 'dry' industry may be included within the Town Planning Scheme.

The planning context indicates that the Light Industry zone is an appropriate designation for the land. In particular the Albany Local Planning Strategy identifies that this site together with the entire precinct east and south of the subject land should remain available for industrial activity.

# PLANS 1 - 4



# LOCATION PLAN

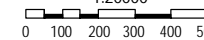
Lot 101 & 102 Kitson Street  
 Gledhow, City of Albany



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**PLAN 1**

SCALE  
 1:20000



ORIG A4  
 05-64-LP(a)  
 MAY 07





Source:  
Department for Planning & Infrastructure  
22 October 2003

**LEGEND**

**LOCAL SCHEME RESERVES**

AERODROME	PARKS AND RECREATION
CIVIC AND CULTURAL	RESTRICTED PUBLIC PURPOSES
IMPORTANT REGIONAL ROADS	RAILWAY
MAJOR HIGHWAYS	
PARKS AND RECREATION	

**ZONES**

RESIDENTIAL	SPECIAL USE
RESIDENTIAL DEVELOPMENT	ENTITLED AS FOLLOWS:
SPECIAL RESIDENTIAL	CUCKAN PARK
COMMERCIAL	FOOD/WHOLESALE/PLANT NURSERY
LOCAL SHOPPING	MUSEUM & ARCHITECTURE
MIXED BUSINESS	RURAL/RECREATIVE BUFFER
MOTEL	VARIOUS (SEE SCHEME TEXT)
SERVICE STATION	ZOOLOGICAL GARDEN
TAVERN	PRIVATE CLUBS AND INSTITUTIONS
PLACES OF PUBLIC ASSEMBLY	GENERAL INDUSTRY
SPECIAL SITES	LIGHT INDUSTRY
ENTITLED AS FOLLOWS:	NOXIOUS INDUSTRY
CUCKAN PARK	SERVICE INDUSTRY
HOLIDAY ACCOMMODATION	SPECIAL INDUSTRY
MARINE MUSEUM	CONSERVATION
VARIOUS (SEE SCHEME TEXT)	LANDSCAPE PROTECTION
SPECIAL USE	RURAL
ENTITLED AS FOLLOWS:	SPECIAL RURAL
CHALET	

**OTHER**

R CODES	SPECIAL RURAL AREA (SEE SCHEME TEXT)
ADDITIONAL USES	SPECIAL RESIDENTIAL AREA (SEE SCHEME TEXT)
SCHEME BOUNDARY	CONSERVATION AREA (SEE SCHEME TEXT)
LOCAL GOVERNMENT BOUNDARY	DAVONET HEAD OUTLINE
TOWNSITE - LAND ACT	DEVELOPMENT PLAN AREA
	NO ZONE

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

City of Albany  
Town Planning Scheme No. 3  
Zoning

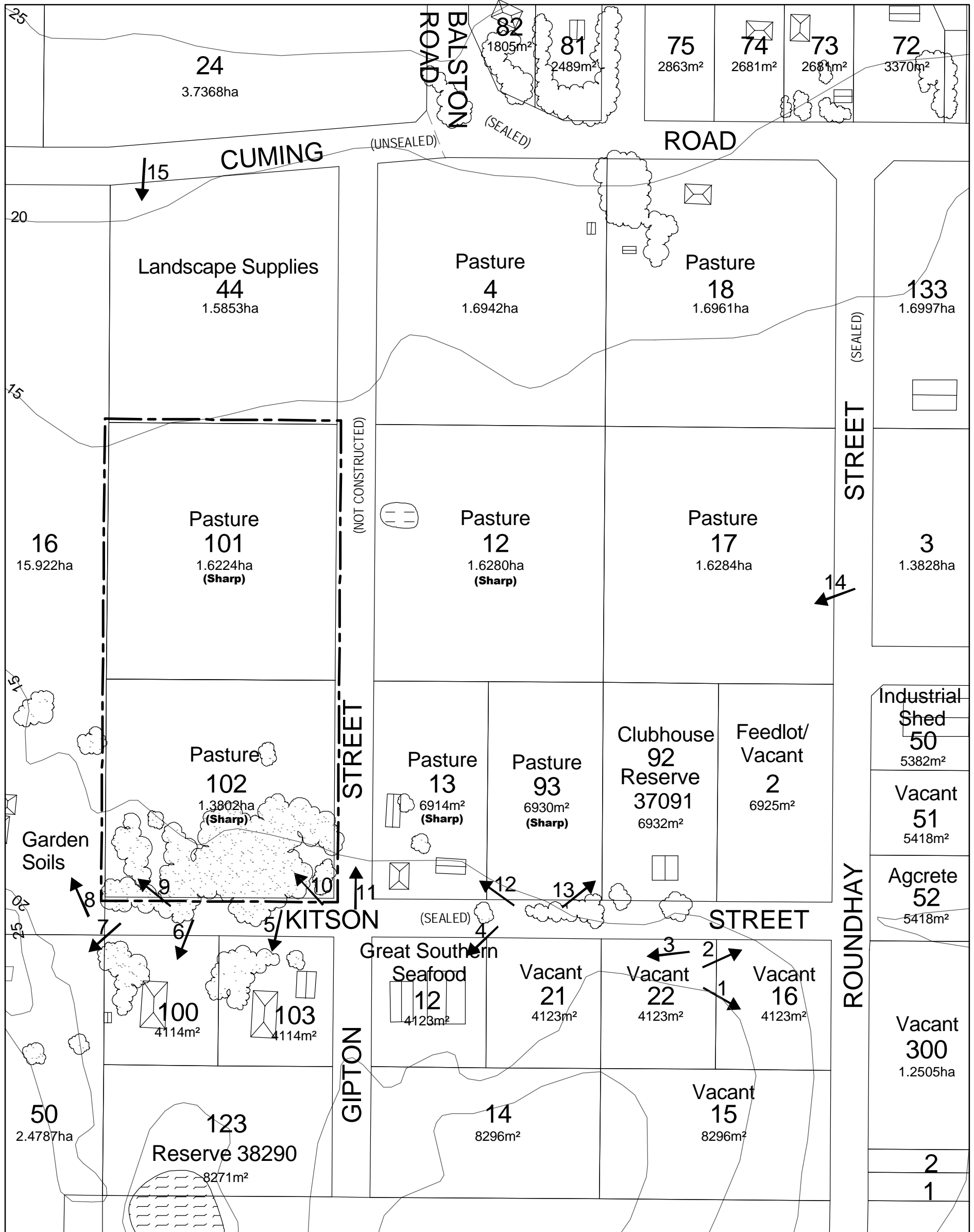
**PLAN 2**

SCALE  
1:10000

0 50 100 150 200 250

ORIG A4  
05-64-ZP(a)  
JUNE 08

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY



# SITE CONTEXT PLAN

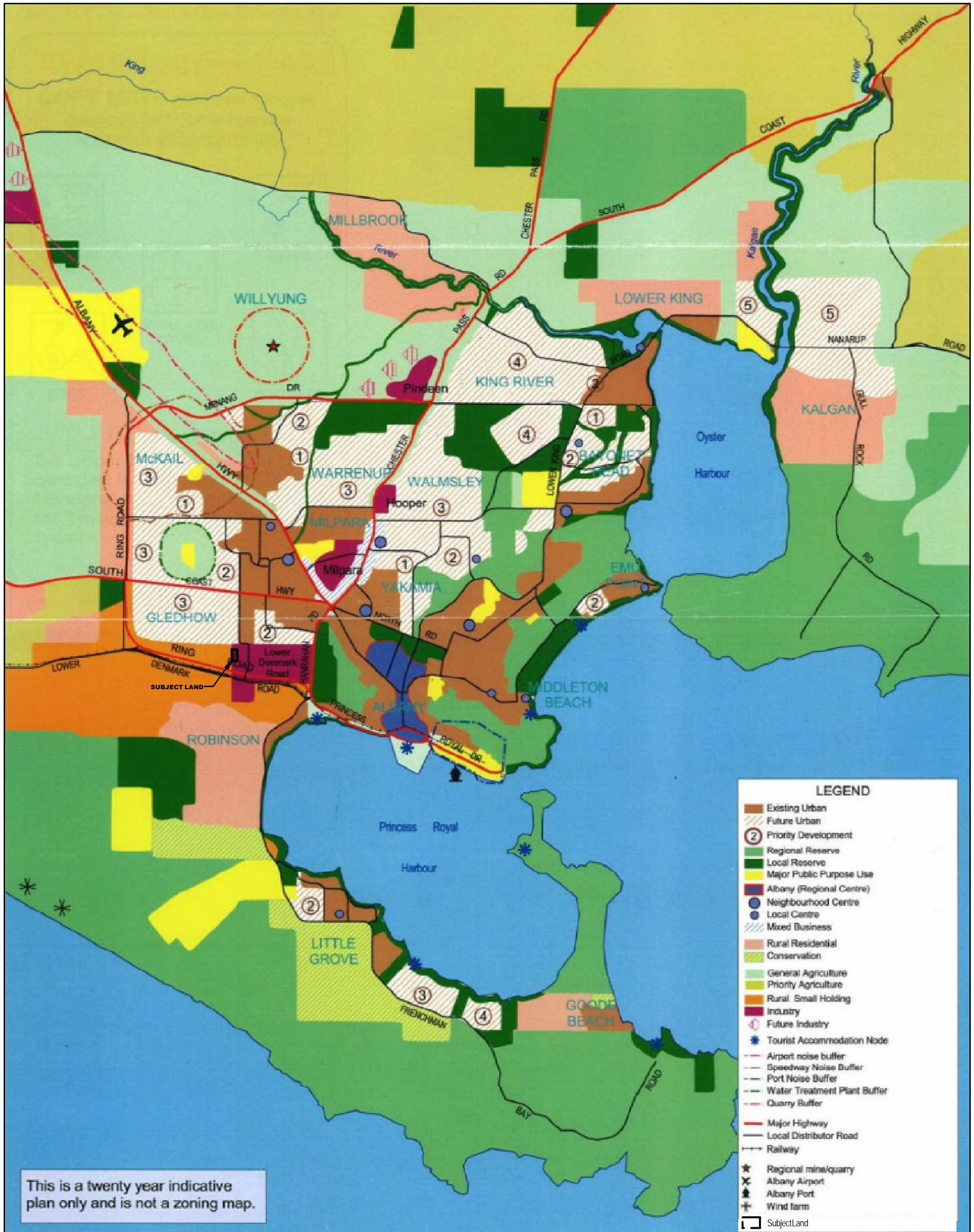
Lot 101 & 102 Kitson Street  
Gledhow, City of Albany

## LEGEND

	Existing House
	Existing Shed
	Existing Water Body
	Existing Vegetation
	Numbers In Reference To Photos

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

**PLAN 3**  
SCALE 1:2000  
0 10 20 30 40 50  
ORIG A3  
05-64-SC(a)  
JUNE 08



**ALBANY LOCAL PLANNING STRATEGY**

**MAP 9B**

**STRATEGIC PLAN: URBAN**

**PLAN 4**

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

ALBANY LOCAL PLANNING STRATEGY  
 Lot 101 & 102 Kitson Street  
 Gledhow, City of Albany

↑  
 ORIG A3  
 05-64-LP(a)ALPS  
 JUNE 08

**SCHEME AMENDMENT REQUEST**

**CITY OF ALBANY**

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TOWN PLANNING SCHEME NO. 1A

SCHEME AMENDMENT REPORT

**Proposal to amend the interpretation of  
'Bulky Goods Outlet'  
contained within Appendix IX - Interpretations  
of the Scheme.**

***PREPARED FOR:***

Erceg Management Pty Ltd.

***PREPARED BY:***

Allerding & Associates

***30 SEPTEMBER 2008***

PLANNING & DEVELOPMENT ACT, 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

CITY OF ALBANY

TOWN PLANNING SCHEME NO. 1A

AMENDMENT NO. 170

Resolved that Council in pursuance of Section 75 of the Planning and Development Act 2005 amends the Town Planning Scheme by:

1. Amending the interpretation of 'Bulky Goods Outlet' under Appendix IX of the Scheme to the following:

***bulky goods outlet - means premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools, office equipment and supplies or goods of a bulky nature.***

Dated this \_\_\_\_ day of \_\_\_\_\_ 2008

---

CHIEF EXECUTIVE OFFICER

## **1.0 INTRODUCTION/ PURPOSE**

This report has been prepared for Council's consideration to amend Town Planning Scheme 1A (the Scheme) by adopting a revised definition of 'bulky goods outlet' in order to accommodate the opportunity, specifically for Officeworks, and possibly other similar large format retail suppliers, to locate in the City of Albany.

The present definition of 'bulky goods outlet' is outdated and overly restrictive and has not kept up to date with changing trends in large format retail establishments.

At present Officeworks cannot be established as the current land use definitions under the Scheme for either a 'shop' or 'bulky goods' do not accommodate the activities undertaken by Officeworks.

As such Officeworks is excluded from bulky goods areas in Albany because of the consequence of the definitions within TPS 1A.

With the evolution of large format retailing, there is a greater proportion of 'hybrid' large format retailers, such as Officeworks, which require large floor space and supply a mixture of both bulky and non bulky goods. Both because of their size and economic pricing structures, such activities are unable to locate within established 'big box' or strip shopping retail areas and instead they now form a logical and evolved large format retail use from that which was previously understood and provided for under town planning schemes.

The Victorian State Government has recently introduced a revised definition for bulky goods outlets, contained within local government town planning schemes, which now includes 'office equipment and supplies'.

Officeworks is Australia's largest retailer and direct supplier of office and technology products with over 115 stores nationwide. The majority of these operations are located within bulky goods areas as opposed to central city (ie core retail) locations.

Over 10,000 products are supplied which range from stationery, office furniture and technology as well as print services such as digital printing, photocopying and binding services.

The approach undertaken for a generic text amendment has occurred in consultation with Council staff as opposed to a site specific zoning.

This report outlines the rationale for this proposed Scheme change.

## **2.0 LOCATION**

Whilst the Amendment will apply to all land presently zoned Central Area, Other Commercial and Industry under TPS1A, the specific location sought to accommodate an Officeworks outlet is at Lot 300 (160-166) Albany Highway, Centennial Park, Albany (See Attachment 1.). This site was previously occupied by the Ford motor vehicle dealership.

### 3.0 PLANNING CONTEXT

#### 3.1 Town Planning Scheme

The zoning will apply to all land presently zoned Central Area, Other Commercial and Industry under TPS1A.

The site upon which Officeworks is proposed is zoned Other Commercial under TPS 1A. Within this zone a Bulky Goods Outlet is a 'P' Permitted Use. However, the definition for bulky goods which excludes paper products does not permit the City to consider an Officeworks outlet for this site.

The subject tenancy has an area of 1,365sqm and it is envisaged that approximately 2.6% of the floor area would be utilised for the sale of paper products. These products range from note pads and envelopes to reams and cartons of paper. As such the sale of paper products will occupy a relatively small but essential component of the business. Importantly the sale of such products occurs in bulk quantities but is nevertheless restricted by the present definition.

#### 3.2 PROPOSAL

Under TPS 1A the definition of Bulky Goods Outlet as set out in Appendix IX is as follows:

*Means any building or part of a building that is used or intended for the use for the purpose of displaying or offering for sale by wholesale or retail, automotive spare parts, carpets, large electrical appliances, furniture, hardware or goods of a bulky nature which require a large area for handling, storage or display or easy and direct vehicular access to enable the goods to be collected by customers after sale, but does not include the sale by retail of foodstuffs, liquor or beverages, items of clothing or apparel, magazines, newspapers, books or paper products, china, glassware or domestic hardware, or items of personal adornment.*

The definition of a Shop is:

*Means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including hairdresser or beauty therapist) but does not include a showroom, bulky goods outlet, warehouse sales outlet or fast food outlet.*

It is apparent that Officeworks does not comfortably fit within either of these interpretations.

The Model Scheme Text (MST), which is included as part of the Town Planning Regulations (1967), provides assistance with regards to the proposed changes to TPS 1A. It is proposed that the definition for Bulky Goods be modified to a definition based on that of "showroom" within the MST with adjustments to permit office stationary supplies and services. The proposed text is as follows:

*showroom means premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools, office stationary supplies and services or goods of a bulky nature.*

It is noted that under TPS IA the definition for 'showroom' is 'shall have the same meaning as bulky goods outlet.' The intention is to amend the definition of Bulky Goods under the Scheme to a definition that is closer to that contained with the Western Australian Planning Commission's Model Scheme Text.

The City is also presently embarking on a policy to complement its consideration of showroom uses in terms of the quantity of bulky and non bulky goods in any given development. In order to ensure that smaller retail activities that would ordinarily be defined as 'shop' do not locate in other than non core retail areas, it is considered that the preferred manner in which such activities ought to be controlled is through the provision of a minimum floor space level such that uses that do not meet that minimum do not receive the discretionary support of Council.

#### **4.0 JUSTIFICATION**

##### **4.1 SITE SUITABILITY**

The site for the proposed Officeworks outlet is located within an area designated for mixed business under the Albany Local Planning Strategy (ALPS). The strategy sets out the following planning objective for Other Business Activity:

*Provide appropriate locations for establishing and growing business activity.*

The ALPS aims to ensure the ongoing commercial vitality of the Albany commercial area, it states:

*Maintaining the viability of the CBD is one of the most significant issues for the ALPS. The timing of development is left for market forces to determine, especially for neighbourhood and local centres. However, in the Albany town centre, new proposals not only need to meet the retail floor space projections and built form principles but also should be timed to ensure the retention of the economic viability of existing retail activities.*

Officeworks outlets are commonplace within large format retail and commercial areas in Perth and across the country. The business cannot be established in Albany at the present time, due to the bulky goods definition within TPS 1A. This hinders the growth of Albany as the regional commercial centre in the Great Southern Region.

#### **5.0 CONCLUSION**

The proposed replacement to the bulky goods definition will have a positive impact on the local community by allowing the establishment of a business that provides a depth of product range and services that would not otherwise be available to the local community.



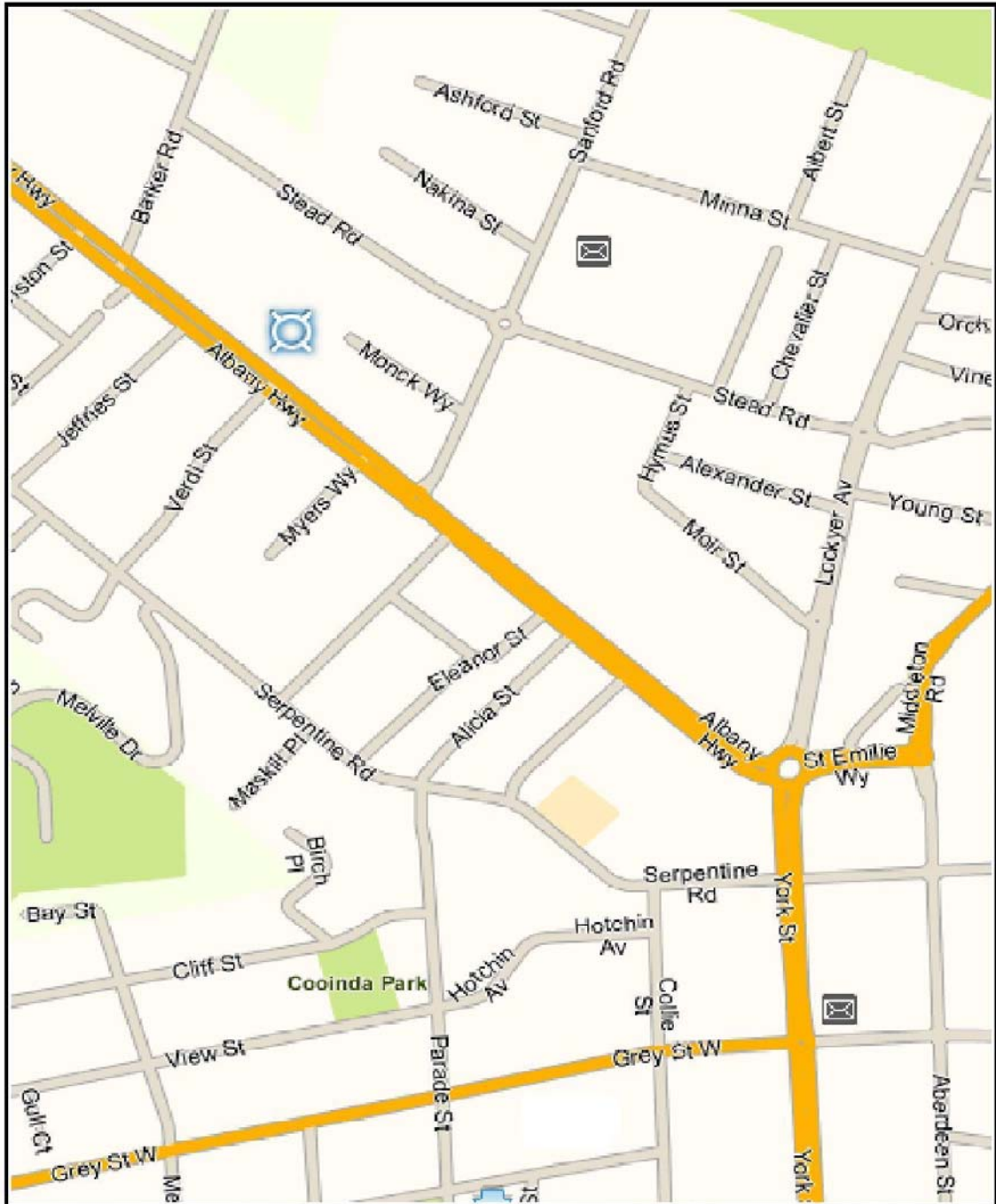
This form of retail outlet is commonplace in most large urban centres in Australia and New Zealand and provides additional employment opportunities. It also has a multiplier effect; generating growth in related industries including transport and printing and facilitating the growth of small businesses.


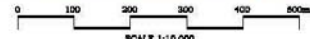


The proposed scheme amendment will bring the current definition for large format retailing more in line with that under the MST and eastern State definitions of bulky goods outlets. It will also allow, with Council's consent, the establishment of Officeworks premises that are commonly found within similar commercial areas across the country.

The site for the proposed premises is located on Albany Highway within a commercial area that is suitable for bulky goods outlets. The proposal is consistent with the intentions and principles set out in the Albany Local Planning Strategy.

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**Attachment 1:**  
**Site Plan**



 <p><b>Allerding &amp; Associates</b> Town Planners, Advocates and Subdivision Designers</p>	 <p>SCALE 1:10 000 ORIGINAL PLAN SIZE: A4</p>		 <p>NORTH</p>  <p><small>OAPC</small> Australian Association of Planning Consultants</p>	<p><b>LOCATION PLAN</b></p> <p>Lot 300 (No. 160-166) Albany Hwy Centennial Park Albany</p>
	<p>DRAWING NUMBER: ERC ALB GE</p>	<p>DATE: 15. 09. 08</p>		
	<p>125 Hamersley Road, Subiaco W.A. 6008 PH: (08) 9382 3000 FAX: (08) 9382 3005 www.allerdingassoc.com</p>			

**SCHEME AMENDMENT REQUEST**

**CITY OF ALBANY**

---

TOWN PLANNING SCHEME NO. 3

SCHEME AMENDMENT

AMD no 289

**Proposal to amend the interpretation of  
'Bulky Goods Outlet'  
contained within Clause 1.6 - Interpretation  
of the Scheme.**

***PREPARED FOR:***

Erceg Management Pty Ltd.

***PREPARED BY:***

Allerding & Associates

***30 SEPTEMBER 2008***

PLANNING & DEVELOPMENT ACT, 2005

RESOLUTION DECIDING TO AMEND A TOWN PLANNING SCHEME

TOWN PLANNING SCHEME NO. 3

AMENDMENT NO.289

Resolved that Council in pursuance of Section 75 of the Planning and Development Act 2005 amends the Town Planning Scheme by:

1. Amending the definition of 'Bulky Goods Outlet' contained within Clause 1.6 Interpretation of the Scheme to the following:

***bulky goods outlet - means premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools, office equipment and supplies or goods of a bulky nature.***

Dated this \_\_\_\_ day of \_\_\_\_\_ 2008

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER

## 1.0 INTRODUCTION/ PURPOSE

This report has been prepared for Council's consideration to amend Town Planning Scheme 3 (TPS 3) by adopting a revised definition of 'bulky goods outlet'.

Concurrently with this request for a scheme amendment a request has been lodged to amend Town Planning Scheme 1A (TPS 1A), by adopting the same definition of 'bulky goods outlet', in order to accommodate the opportunity, specifically for Officeworks, and possibly other similar large format retail suppliers, to locate in the City of Albany.

The amendment to the definition to 'bulky goods outlet' under TPS 3 will ensure that the definition is consistent with that contained within TPS 1A.

The present definition of 'bulky goods outlet' is outdated and overly restrictive and has not kept up to date with changing trends in large format retail establishments.

At present Officeworks cannot be established as the current land use definitions under TPS 3 and TPS 1A for either a 'shop' or 'bulky goods' do not accommodate the activities undertaken by Officeworks.

As such Officeworks is excluded from bulky goods areas in Albany because of the consequence of the definitions within TPS 3 and TPS 1A.

With the evolution of large format retailing, there is a greater proportion of 'hybrid' large format retailers, such as Officeworks, which require large floor space and supply a mixture of both bulky and non bulky goods. Both because of their size and economic pricing structures, such activities are unable to locate within established 'big box' or strip shopping retail areas and instead they now form a logical and evolved large format retail use from that which was previously understood and provided for under town planning schemes.

The Victorian State Government has recently introduced a revised definition for bulky goods outlets, contained within local government town planning schemes, which now includes 'office equipment and supplies'.

Officeworks is Australia's largest retailer and direct supplier of office and technology products with over 115 stores nationwide. The majority of these operations are located within bulky goods areas as opposed to central city (ie core retail) locations.

Over 10,000 products are supplied which range from stationery, office furniture and technology as well as print services such as digital printing, photocopying and binding services.

The approach undertaken for a generic text amendment has occurred in consultation with Council staff as opposed to a site specific zoning.

This report outlines the rationale for this proposed Scheme change.

## 2.0 LOCATION

Whilst the Amendment will apply to all land zoned Light Industry and Mixed Business under TPS 3. These zones are located outside the central city area of Albany which is contained within TPS 1A.

## 3.0 PLANNING CONTEXT

### 3.1 Town Planning Scheme

Within a Light Industry zone bulky goods are an “AA” use (Council consent required) and within a Mixed Business zone bulky goods are a “P” use (permitted use).

However, the definition for bulky goods which excludes paper products does not permit the City to consider an Officeworks outlet within a Light industry or Mixed Business zones.

### 3.2 PROPOSAL

Under TPS 3 the definition of Bulky Goods Outlet as set out in Clause 1.6 Interpretations is as follows:

*Means any building or part of a building that is used or intended for the use for the purpose of displaying or offering for sale by wholesale or retail, automotive spare parts, carpets, large electrical appliances, furniture, hardware or goods of a bulky nature which require a large area for handling, storage or display or easy and direct vehicular access to enable the goods to be collected by customers after sale, but does not include the sale by retail of foodstuffs, liquor or beverages, items of clothing or apparel, magazines, newspapers, books or paper products, china, glassware or domestic hardware, or items of personal adornment.*

The definition of a Shop is:

*Means premises used to sell goods by retail, hire goods, or provide services of a personal nature (including hairdresser or beauty therapist) but does not include a showroom, bulky goods outlet, warehouse sales outlet or fast food outlet.*

It is apparent that Officeworks does not comfortably fit within either of these interpretations.

The Model Scheme Text (MST), which is included as part of the Town Planning Regulations (1967), provides assistance with regards to the proposed changes to TPS 3. It is proposed that the definition for Bulky Goods be modified to a definition based on that of “showroom” within the MST with adjustments to permit office stationary supplies and services. The proposed text is as follows:

*showroom means premises used to display, sell by wholesale or retail, or hire, automotive parts and accessories, camping equipment, electrical light fittings, equestrian supplies, floor coverings, furnishings, furniture, household appliances, party supplies, swimming pools, office stationary supplies and services or goods of a bulky nature.*

It is noted that under TPS IA the definition for 'showroom' is 'shall have the same meaning as bulky goods outlet.' The intention is to amend the definition of Bulky Goods under TPS 3 to a definition that is closer to that contained with the Western Australian Planning Commission's Model Scheme Text.

The City is also presently embarking on a policy to complement its consideration of showroom uses in terms of the quantity of bulky and non bulky goods in any given development. In order to ensure that smaller retail activities that would ordinarily be defined as 'shop' do not locate in other than non core retail areas, it is considered that the preferred manner in which such activities ought to be controlled is through the provision of a minimum floor space level such that uses that do not meet that minimum do not receive the discretionary support of Council.

## **4.0 JUSTIFICATION**

### **4.1 ALBANY LOCAL PLANNING STRATEGY**

The site for the proposed Officeworks outlet is located within an area designated for mixed business under the Albany Local Planning Strategy (ALPS). The strategy sets out the following planning objective for Other Business Activity:

*Provide appropriate locations for establishing and growing business activity.*

The ALPS aims to ensure the ongoing commercial vitality of the Albany commercial area, it states:

*Maintaining the viability of the CBD is one of the most significant issues for the ALPS. The timing of development is left for market forces to determine, especially for neighbourhood and local centres. However, in the Albany town centre, new proposals not only need to meet the retail floor space projections and built form principles but also should be timed to ensure the retention of the economic viability of existing retail activities.*

Officeworks outlets are commonplace within large format retail and commercial areas in Perth and across the country. The business cannot be established in Albany at the present time, due to the bulky goods definition within TPS 3 and TPS 1A. This hinders the growth of Albany as the regional commercial centre in the Great Southern Region.

## **5.0 CONCLUSION**

The proposed replacement to the bulky goods definition will have a positive impact on the local community by allowing the establishment of a business that provides a depth of product range and services that would not otherwise be available to the local community.

This form of retail outlet is commonplace in most large urban centres in Australia and New Zealand and provides additional employment opportunities. It also has a multiplier effect; generating growth in related industries including transport and printing and facilitating the growth of small businesses.



The proposed scheme amendment will bring the current definition for large format retailing more in line with that under the MST and eastern State definitions of bulky goods outlets.

It will also allow, with Council's consent, the establishment of Officeworks premises that are commonly found within similar commercial areas across the country. The proposal is consistent with the intentions and principles set out in the Albany Local Planning Strategy.

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

CHEQUES DATE	CREDITOR	PARTICULARS	AMOUNT	
24571	04/09/2008	ALBANY SENIOR HIGH SCHOOL	DONATION TO HOST FAREWELL FUNCTION FOR PETER RASMUSSEN	-200.00
24572	04/09/2008	ALBANY FILTERCLEAN	FILTERS CHANGED AND CLEANED AT THE ALAC CAFE	-28.00
24574	04/09/2008	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	-922.70
24575	04/09/2008	LUSH GARDEN GALLERY	roses as selected	-359.10
24576	04/09/2008	GREAT SOUTHERN GRAMMAR	GREAT SOUTHERN GRAMMAR 10 YEAR ANNIVERSARY SPONSORSHIP	-922.90
24577	04/09/2008	PETTY CASH - ALBANY REGIONAL DAY CARE CENTRE	PETTY CASH REIMBURSEMENTS	-181.95
24578	04/09/2008	PETTY CASH - CITY OF ALBANY	PETTY CASH REIMBURSEMENTS	-469.35
24579	04/09/2008	POLYFABRICS AUSTRALIA PTY LTD	BUILDING MATERIALS (GEOTEXTILE)	-15,914.45
24580	04/09/2008	WATER CORPORATION	WATER CONSUMPTION	-9,175.95
24581	04/09/2008	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-823.05
24582	04/09/2008	WESTERN POWER	INSPECTION FEES - EWP A35355	-275.00
24583	04/09/2008	WORKSAFE WESTERN AUSTRALIA	5 x LICENCE TO PERFORM HIGH RISK WORK.	-355.00
24584	04/09/2008	BLAIR & LOUISE IRELAND	CROSSOVER - COUNCIL CONTRIBUTION FOR 310 PEGASUS BOULEVARD ALBANY	-220.39
24585	04/09/2008	JUAN & DESIRE PRETORIUS	CROSSOVER - COUNCIL CONTRIBUTION FOR LOT656 33 CALLISTEMON STREET ALBANY	-179.16
24588	11/09/2008	ADVENTURES IN WOOD INC	SUNDRY DONATION FOR GREAT SOUTHERN CRAFT TRAIL OCTOBER 2008	-100.00
24589	11/09/2008	ALBANY MONUMENTAL MASON	RENOVATE BRONZE PLAQUE FOR THE SUB MARINERS MEMORIAL AT PRINCESS ROYAL FORTRESS PLUS CHANGE BOLTS TO MAKE MORE SUITABLE FOR ONGOING MAINTENANCE	-1,606.00
24590	11/09/2008	ARIA PUBLISHERS	LIBRARY BOOKS	-20.97
24591	11/09/2008	COMFORT HOTEL PERTH CITY	ACCOMMODATION FOR STAFF/COUNCILLORS	-593.50
24592	11/09/2008	RAYMOND W GEORGE	DINOSAURS IN SCHOOLS CLAIM FOR AUGUST 2008	-690.00
24594	11/09/2008	ALAC	NETBALL UMPIRE PAYMENTS	-500.00
24595	11/09/2008	PETTY CASH - DEPOT	PETTY CASH REIMBURSEMENTS	-406.00
24596	11/09/2008	SHIRE OF KOJONUP	REGISTRATION FOR 8 PLAYERS TO PARTICIPATE IN THE HOLLOW LOG GOLF COMPETITION	-240.00
24597	11/09/2008	TARGET ALBANY	PLAY EQUIPMENT	-210.57
24598	11/09/2008	TREWICK HOLDINGS PTY LTD	Rates refund for assessment A33728 29 LE GRANDE AVENUE MCKAIL WA 6330	-1,046.46
24599	11/09/2008	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-821.46
24601	11/09/2008	MFG SLATTERY	DONATION FOR MEG SLATTERY TO HELP WITH ASSOCIATED COSTS OF TRAVELLING TO PERTH FOR THE NEXT 9 WEEKS FOR HOCKEY TRAINING FOR WA WOMEN'S U15 IN NEWCASTLE 02/11/2008	-200.00
24602	11/09/2008	HH CLARKE	REFUND OF \$300.00 FOR PURCHASE OF A BULL (FROM THE CITY OF ALBANY) THAT COULD NOT BE CAUGHT.	-300.00
24603	11/09/2008	BENSON DESIGN	REIMBURSEMENT OF FEE FOR APPLICATION FOR PLANNING SCHEME CONSENT FOR 10 LA PEROUSE ROAD (KINLAY) WHICH IS NOT REQUIRED - P285042	-50.00
24604	11/09/2008	GRAHAM PARRY	REIMBURSEMENT OF FEE FOR APPLICATION FOR PLANNING SCHEME CONSENT FOR 31-33 VANCOUVER STREET, WHICH IS NOT REQUIRED - P275308	-50.00
24605	11/09/2008	PMA DEMOLITION	REFUND OF DUPLICATION/DOUBLE PAYMENT OF BUILDING LICENCE	-50.00
24606	11/09/2008	CHRISTINE METCALF	SUNDRY DONATION FOR CHRISTINE METCALF, WHO'S SON TIMOTHY METCALF, HAS BEEN SELECTED TO REPRESENT THE U15'S HOCKEY TEAM TO REPRESENT WA AT THE NATIONAL TOURNAMENT IN CANBERRA BETWEEN 2-12 OF OCTOBER 2008	-200.00

24607	11/09/2008	F C DANGER	REFUND OF DOUBLE PAYMENT OF RATES - A128466	-1,155.06
24608	11/09/2008	MARA LEWIS	REFUND OF DOUBLE PAYMENT FOR SWIM LESSONS	-105.30
24609	11/09/2008	JANNINE MCNAMEE	REFUND OF OVER CHARGE ON SWIM LESSONS - 03/07/2008	-76.00
24610	11/09/2008	CHRISTOPHER ALLEN YORK PASH	REIMBURSEMENT FOR SPRUNG FESTIVAL TRAVEL	-546.60
24612	11/09/2008	BRENDON & CLAIRE NOWOTNY	COUNCIL CONTRIBUTION FOR VEHICLE CROSSOVER AT 164 HUME CORNER	-199.77
24613	11/09/2008	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	4 x AMAZING ALBANY NUMBER PLATES @ \$135.00 PER SET (019,107,8778 & 4103)	-540.00
24614	18/09/2008	ALBANY FILTERCLEAN	FILTERS CHANGED AND CLEANED AT THE ALAC CAFE	-28.00
24615	18/09/2008	ALBANY ART GROUP	COMMUNITY EVENTS GRANT - TO ASSIST THE ALBANY ART GROUP INC. IN RUNNING ART EXHIBITIONS	-1,000.00
24616	18/09/2008	ALL HOSPITALITY	5 LITRE "BIRKO" URN	-169.00
24617	18/09/2008	COFFEY GEOTECHNICS PTY LTD	GEOTECHNICAL REPORT ON THE ALBANY WATER FRONT PROJECT - COPY OF REPORTS	-338.80
24618	18/09/2008	AMANDA CURTIN	FESTIVAL PARTICIPATION, TWO SESSIONS: ALBANY HISTORICAL FICTION ( 20TH SEPTEMBER) AND WHO'S BEEN SPRUNG? (21ST OF SEPTEMBER)	-720.00
24619	18/09/2008	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	REIMBURSEMENT OF ABS CENSUS TABLES IN RESPECT OF WORK FOR THE CITY OF ALBANY	-9,030.00
24621	18/09/2008	KEYNOTE CONFERENCES	REGISTRATION TO ATTEND WASTE & RECYCLE 2008 CONFERENCE FOR IAN NEIL.	-1,060.00
24622	18/09/2008	KMART ALBANY	CHILD CARE EQUIPMENT FOR CRÛCHE.	-226.97
24623	18/09/2008	SOPHIE M KOLANEK	Rates refund for assessment A46591 144 GLADVILLE ROAD MCKAIL WA 6330	-1,962.57
24624	18/09/2008	MTU DETROIT DIESEL AUSTRALIA	WORKSHOP SPECIFIED TRAINING FOR Greg Davis AND Christopher Symes	-1,650.00
24625	18/09/2008	BRONWEN NEWBURY	TEACHING OF ACRYLICS CLASS AND REIMBURSEMENT FOR PURCHASES OF ASSOCIATED MATERIALS	-965.10
24626	18/09/2008	FORTS CAFE	CATERING	-400.00
24627	18/09/2008	PETTY CASH - ALBANY PUBLIC LIBRARY	PETTY CASH REIMBURSEMENTS	-285.61
24628	18/09/2008	HAZEL ROOME	PROFESSIONAL COUNSELLING SERVICES	-75.00
24629	18/09/2008	SOUTH COAST PROPERTIES	Rates refund for assessment A6868 78 LAKE SAIDE NORTH ROAD YOUNGS SIDING WA 6330	-189.73
24630	18/09/2008	COMMISSIONER OF STATE REVENUE	REFUND PENSIONER REBATE CLAIMED IN ERROR - A79976 RN HANDASYDE, 12 WOODERSON VIEW	-709.55
24631	18/09/2008	ST JOSEPH'S COLLEGE - ALBANY	BOOK PRIZE DONATION FOR PRESENTATION NIGHT	-30.00
24632	18/09/2008	SYNERGY SETTLEMENTS PTY LTD - TRUST ACCOUNT	Rates refund for assessment A137817 49 SUSAN COURT YAKAMIA WA 6330	-19.39
24633	18/09/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-15,281.03
24634	18/09/2008	UNIVERSAL PUBLISHERS PTY LTD	ADVERTISING	-1,100.00
24635	18/09/2008	WAKES MUSIC CENTRE	Payment for Michael O'Doherty Performance on Great White Fleet Parade Day \$50.00 Voucher as agreed	-50.00
24636	18/09/2008	WATER CORPORATION	WATER CONSUMPTION	-65.80
24637	18/09/2008	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-532.15
24638	18/09/2008	ZURICH AUST INSURANCE CO LTD	INSURANCE EXCESS FOR CLAIM NUMBER 018552	-300.00
24639	18/09/2008	RAINBOWCOAST NEIGHBOURHOOD CEN	DONATION FOR THE 20TH ANNIVERSARY OF THE RAINBOW COAST NEIGHBOURHOOD CENTRE	-200.00
24640	18/09/2008	ASSOC. OF INDEPENDENT RETIREES	DONATION TO ASSIST A DELEGATE TO THE NATIONAL CONFERENCE IN QUEENSLAND IN OCTOBER	-200.00
24641	18/09/2008	ALLAN ELLAM	ELLAM INNES PHOTOGRAPH COLLECTION FOR MUSEUM DISPLAY AT THE FORTS	-486.00
24642	18/09/2008	TS VANCOUVER NAVAL CADETS	MORNING TEA FOR THE CREW OF HMAS ALBANY AND GUESTS - 21ST JUNE 2008	-792.00
24643	18/09/2008	OUTDOOR WORLD	REIMBURSEMENT OF FEE FOR APPLICATION FOR PLANNING CONSENT FOR 10 ETHEREAL DRIVE MCKAIL (JULY 2007) WHICH WAS NOT REQUIRED - P27214	-50.00
24644	18/09/2008	ANNETTE CHILD	REFUND ON LEISURE CENTRE MEMBERSHIP FOR REECE CHILD	-233.10

24645	19/09/2008	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	-645.35
24647	23/09/2008	CASH	CHEQUE FOR ALVIN PANG. ARTISTS FEE - SERVICES RENDERED DURING THE SPRUNG WRITERS FESTIVAL. 19-21 SEPTEMBER 2008	-785.00
24649	25/09/2008	CHURCHES COMMISSION ON EDUCATION (ALBANY BRANCH)	2008 CONTRIBUTION TO SCHOOL CHAPLAINCY PROGRAM AT NORTH ALBANY SENIOR HIGH SCHOOL & ALBANY SENIOR HIGH SCHOOL	-15,400.00
24650	25/09/2008	LANDGATE	SERVICE FEE FOR COPIES OF CERTIFICATES OF TITLE	-210.00
24651	25/09/2008	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	2x AMAZING ALBANY NUMBER PLATES	-260.00
24652	25/09/2008	DEPARTMENT FOR PLANNING AND INFRASTRUCTURE	VEHICLE REGISTRATION	-402.30
24653	25/09/2008	GREAT SOUTHERN GRAMMAR	INCOME FROM BOX OFFICE FOR THE KINGFISHER CONCERT AND 50% CONTRIBUTION TO ELAINE FORRESTAL'S VISIT TO ALBANY (SKYWEST FLIGHT)	-2,098.04
24654	25/09/2008	KALAMAZOO	PURCHASE OF VISITOR PASSES, PRESENTATION FOLDER AND LAPEL HOLDERS. NORTH ROAD ADMIN BUILDING AND MERCER ROAD DEPOT.	-1,821.85
24655	25/09/2008	DEPT OF CONSUMER & EMPLOYMENT PROTECTION	REGISTRATION FOR GREG DAVIS TO ATTEND THE PERTH WORKSAFE 2008 FORUM	-240.00
24656	25/09/2008	MOUNTS BAY WATERS APARTMENT HOTEL	ACCOMMODATION FOR STAFF/COUNCILLORS	-1,888.00
24657	25/09/2008	SENSIS PTY LTD	ADVERTISING IN YELLOW PAGES DIRECTORY	-101.35
24658	25/09/2008	PETTY CASH - ALBANY AQUATIC & LEISURE CENTRE	PETTY CASH REIMBURSEMENTS	-199.35
24659	25/09/2008	PETTY CASH - TOWN HALL	PETTY CASH REIMBURSEMENTS	-640.20
24660	25/09/2008	RIVER ABILITIES	ALRICK CHANGE TABLE - ELECTRIC HI-LO WITH PADDED TOP.	-2,280.00
24661	25/09/2008	DEPARTMENT OF PREMIER & CABINET	GOVERNMENT GAZETTE ADVERTISING	-482.96
24662	25/09/2008	MICHAEL J STEVENSON	Rates refund for assessment A44254 142 BAY VIEW DRIVE LITTLE GROVE WA 6330	-16.26
24663	25/09/2008	TARGET ALBANY	PLAY EQUIPMENT FOR CRÈCHE	-105.70
24664	25/09/2008	TELSTRA CORPORATION LIMITED	TELEPHONE CHARGES	-1,751.97
24665	25/09/2008	WATER CORPORATION	WATER CONSUMPTION AND SEWERAGE HEADWORKS CONTRIBUTIONS FOR MULTIPLE LOTS ON MINOR ROAD	-7,469.25
24666	25/09/2008	WATSONS FOODS (WA)	CATERING SUPPLIES FOR TIME OUT CAFE	-1,023.65
24667	25/09/2008	DENNIS HASKELL	ARTISTS FEE AND TRAVE/MEAL EXPENSES FOR PARTICIPATION IN THE SPRUNG WRITERS FESTIVAL	-1,750.00
24668	25/09/2008	WA POLICE LEGACY	DONATION - ANNUAL BIG RAINBOW BIKE RIDE ON THE 18/10/08	-200.00
24669	25/09/2008	ROADWISE	SUNDRY DONATION TO HELP PRODUCE A BOOKLET/BROCHURE IN PROMOTING OF CHILD CAR RESTRAINT HIRE AND CHECKING SERVICES IN ALBANY	-200.00
24670	25/09/2008	ROSS WILLIAMSON	REIMBURSEMENT OF FEE FOR APPLICATION FOR PLANNING SCHEME CONSENT FOR 3/32 GOLF LINKS ROAD ALBANY P285164 WHICH IS NO LONGER REQUIRED.	-100.00
24671	25/09/2008	KOSTERS STEEL CONSTRUCTIONS	REIMBURSEMENT OF FEE FOR APPLICATION FOR PLANNING SCHEME CONSENT FOR LOT 74 BEAUFORT ROAD (JOHN CALVIN SCHOOL) APPLICATION DUPLICATED	-117.00
24672	25/09/2008	JOHN CLEMENTS	REFUND ON LEISURE CENTRE MEMBERSHIP - GENERAL (FOR MEDICAL REASONS)	-499.00
24673	25/09/2008	BETH TAYLOR	REFUND OF EROTICA WORKSHOP WITH TOBSHA LEARNER	-25.00
24674	25/09/2008	ARTLINK ADVERTISING	ADVERTISING	-230.00
<b>TOTAL</b>				<b>-118,846.72</b>

<b>C/CARD</b>	<b>DATE</b>	<b>CREDITOR</b>	<b>PARTICULARS</b>	<b>AMOUNT</b>
	13/08/2008	Skywest	Digital Marketing session	-289.80
	13/08/2008	Skywest	Digital Marketing session	-318.40
	15/08/2008	Qantas	Economic Development Conference 2008	-880.59
	19/08/2008	Hallmark Editions	Economic Development Conference 2008	-955.00
	20/08/2008	City of Bunbury Visitor Centre	Accommodation	-360.00
	29/07/2008	Territory Discoveries	Tanja Colby - Art in the Heart Conference	-1,280.68
	22/08/2008	Skywest	Neil Stringall - Synergy Training	-536.20
	23/08/2008	Wattle Grove Motel	K Sutherland - Training in Perth	-240.00
	27/08/2008	Skywest	S Trigwell - Waste Conference	-496.60
	27/08/2008	Skywest	I Neill - Waste Conference	-496.60
	15/08/2008	Ascot Quays Apartment Hotel	Greg Davis, Chris Symes accommodation - Training	-1,539.50
			Sundry < \$ 200.00	-3,783.18
			<b>TOTAL</b>	<b>-11,176.55</b>
			<b>PAYROLL TOTAL</b>	<b>-802,677.00</b>

EFT	DATE	CREDITOR	PARTICULARS	AMOUNT
EFT47087	29/08/2008	EATCHA HEART OUT CAFE	CATERING	-1,392.60
EFT47088	29/08/2008	NOVA KETTLEWELL	ADMIN ASSISTANT - VAC	-120.00
EFT47089	04/09/2008	ACCOMMODATION WHOLESALERS AUSTRALIA	ACCOMMODATION FOR STAFF/COUNCILLORS	-1,235.00
EFT47090	04/09/2008	ADVERTISER PRINT	BUSINESS CARDS	-55.00
EFT47091	04/09/2008	ALBANY VALUATION SERVICES	RENTAL VALUATIONS	-550.00
EFT47092	04/09/2008	ALBANY PRINTERS	INCIDENT, HAZARD AND ACCIDENT FORM PADS	-660.00
EFT47093	04/09/2008	ALBANY TV SERVICES	SHUT DOWN OF ACCESS 31 TRANSMITTER	-88.00
EFT47094	04/09/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-304.80
EFT47095	04/09/2008	ALBANY REFRIGERATION	AIR-CONDITIONING MAINTENANCE	-330.00
EFT47096	04/09/2008	ALBANY HISTORICAL SOCIETY	MANNING AND CLEANING OF THE BRIG AMITY FOR AUGUST	-600.00
EFT47097	04/09/2008	ALBANY SCREENPRINTERS & SIGNWRITERS	PLEASE SUPPLY 200 'DISABLED SERVICE' STICKERS AS PER SAMPLE	-181.50
EFT47098	04/09/2008	ALBANY MOBILE WELDING	WELDING SERVICES	-1,188.00
EFT47099	04/09/2008	HOME TIMBER & HARDWARE	HARDWARE AND TOOLS	-37.00
EFT47100	04/09/2008	ALBANY PLUMBING AND BATHROOM SUPPLIES	PLUMBING SUPPLIES	-26.62
EFT47101	04/09/2008	ALBANY CENTRAL CABINETS	PURCHASE OF DESK AND REPAIRS AND ALTERATIONS TO ADJACENT DESK	-401.50
EFT47102	04/09/2008	BARRETT'S MINI EARTHMOVING & CHIPPING	TREE REMOVAL, PRUNING AND STUMP GRINDING	-3,722.50
EFT47103	04/09/2008	ALL EVENTS PROSOUND HIRE	HIRE OF 26 LCD FLAT SCREEN TV FOR DISPLAY OF THE OLYMPICS AT THE LEISURE CENTRE	-470.00
EFT47104	04/09/2008	AARONS REMOVALS & STORAGE	RELOCATION EXPENSES - ANDREW BUCHANAN	-3,915.00
EFT47105	04/09/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-717.26
EFT47106	04/09/2008	AUSTRAL MERCANTILE COLLECTIONS PTY LTD	DEBT COLLECTION FEES	-44.29
EFT47107	04/09/2008	ALBANY AUTOSPARK	VEHICLE REPAIRS/PARTS	-70.80
EFT47108	04/09/2008	AYTON TAYLOR & BURRELL	PLANNING SERVICES FOR CULL ROAD DEVELOPMENT	-2,772.00
EFT47109	04/09/2008	BAILEYS FERTILISERS	1 tonne of lawn food	-1,273.80
EFT47110	04/09/2008	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	-427.30
EFT47111	04/09/2008	BENARA NURSERIES	GARDEN SUPPLIES	-992.20
EFT47112	04/09/2008	BENNETT'S BATTERIES	BATTERY PURCHASES	-664.40
EFT47113	04/09/2008	ADVANCED TRAFFIC MANAGEMENT	TRAFFIC CONTROL	-1,731.99
EFT47114	04/09/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-2,216.64
EFT47115	04/09/2008	ALBANY BITUMEN SPRAYING	Reinstate Crossovers on South Coast Hwy	-4,730.00
EFT47116	04/09/2008	BLACKWOODS ATKINS	SAFETY SUPPLIES	-31.14

EFT47117	04/09/2008	BUILDING AND CONSTRUCTION IND TRAINING FUND	TRAINING LEVY - LESS COLLECTION INCOME	-10,898.38
EFT47118	04/09/2008	BUILDERS REGISTRATION BOARD	BUILDING REGISTRATION BOARD LEVY - LESS COLLECTION INCOME	-2,445.50
EFT47119	04/09/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-117.32
EFT47120	04/09/2008	CADBURY SCHWEPPE PTY LTD	CHOCOLATES AND SOFT DRINK FOR TOWN HALL KIOSK AND ALAC CAFE	-847.87
EFT47121	04/09/2008	CAROLINE & ASSOCIATES	Mentoring Programs for City Works participants	-5,612.79
EFT47122	04/09/2008	SYNERGY GRAPHICS	DESIGN FEES (ADVERTISEMENTS)	-132.00
EFT47123	04/09/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-183.66
EFT47124	04/09/2008	CLARK TRANSPORT	TRANSPORT 1 ANGUS BULL TO POUND	-198.00
EFT47125	04/09/2008	CLARK EQUIPMENT SALES PTY LTD	VEHICLE PARTS	-52.84
EFT47126	04/09/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-2,770.93
EFT47127	04/09/2008	COFFEY PROJECTS (AUSTRALIA) PTY LTD	PROFESSIONAL SERVICES- CULL ROAD	-3,300.00
EFT47128	04/09/2008	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-841.26
EFT47129	04/09/2008	COFFEY ENVIRONMENTS PTY LTD	YAKAMIA ENVIRONMENTAL REVIEW	-3,400.61
EFT47130	04/09/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES AND CATERING SUPPLIES	-1,205.77
EFT47131	04/09/2008	CONTACH METAL INDUSTRIES	MACHINERY PARTS	-115.50
EFT47132	04/09/2008	COVENTRYS	VEHICLE PARTS	-131.61
EFT47133	04/09/2008	CEMEX AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-928.33
EFT47134	04/09/2008	VERONICA DAYMAN	REIMBURSEMENT FOR PURCHASE OF 2 x GIFT VOUCHERS (ENTERTAINMENT FOR CEO CIVIC RECEPTION) - \$80.00 AND MISCELLANEOUS GIFT WRAP \$11.80	-91.80
EFT47135	04/09/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-357.50
EFT47136	04/09/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-349.75
EFT47137	04/09/2008	JON & GRYSJE DOUST	AUTHOR PRESENTATION (2 DAYS) - CHILDREN'S BOOK WEEK	-1,100.00
EFT47138	04/09/2008	EATCHA HEART OUT CAFE	CATERING	-1,633.50
EFT47139	04/09/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-3,679.86
EFT47141	04/09/2008	MILTON EVANS	REIMBURSEMENTS FOR FUEL, CAB CHARGES AND CAR WASHING	-247.05
EFT47142	04/09/2008	EVERTRANS MOTOR BODY BUILDERS	VEHICLE REPAIRS	-148.50
EFT47143	04/09/2008	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-300.90
EFT47144	04/09/2008	ALBANY CAMERA HOUSE	PHOTOGRAPHY WORK AND PHOTO DEVELOPMENT OF GIFT FOR ANDREW HAMMOND - PHOTO OF PRINCESS ROYAL HARBOUR AT SUNRISE TAKEN FROM YACHT CLUB	-228.00
EFT47145	04/09/2008	FIRE & EMERGENCY SERVICES AUTHORITY (FESA)	2008/09 EMERGENCY SERVICES LEVY QUARTER 1 IN ACCORDANCE WITH THE FIRE & EMERGENCY SERVICES AUTHORITY OF WA ACT 1998	-484,904.73
EFT47146	04/09/2008	GORDON WALMSLEY PTY LTD	Kerb crossovers for South Coast Hwy	-30,465.00

EFT47147	04/09/2008	GRANDE FOOD SERVICE	CAKES FOR THE ALAC CAFE	-184.90
EFT47148	04/09/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-1,397.79
EFT47149	04/09/2008	GREAT SOUTHERN REGION MARKETING ASSOCIATION INC.	FINANCIAL ASSISTANCE PROGRAM - 2009 TASTE GREAT SOUTHERN	-2,200.00
EFT47150	04/09/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-342.69
EFT47151	04/09/2008	CHRIS GROGAN	REIMBURSEMENT FOR COSTS ASSOCIATED WITH ATTENDANCE AT LGMA EXEC MGMT DEV PROGRAM	-67.50
EFT47152	04/09/2008	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	-5,978.00
EFT47153	04/09/2008	HAESE'S PICTURE FRAMING & GALLERY	FRAMING OF ANDREW HALSALL PHOTO OF SUNRISE OVER YACHT CLUB - GIFT FOR ANDREW HAMMOND	-150.00
EFT47154	04/09/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-1,507.15
EFT47155	04/09/2008	HART SPORT	SPORTS EQUIPMENT	-279.20
EFT47156	04/09/2008	HARVEY NORMAN COMPUTERS ALBANY	COMPUTER AND IT EQUIPMENT	-236.00
EFT47157	04/09/2008	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-1,122.00
EFT47158	04/09/2008	HAYNES ROBINSON	LEGAL FEES	-1,006.50
EFT47159	04/09/2008	HIMAC INDUSTRIES	SAFE FLUSH URINAL BLOCKS (IN BULK)	-174.90
EFT47160	04/09/2008	GRAEME HOEY	RETURN FROM PERTH AFTER COUNCIL VEHICLE BROKE DOWN (PRIVATE TRIP)	-623.82
EFT47161	04/09/2008	JACK THE CHIPPER	CLEARING AND MULCHING SERVICES	-1,980.00
EFT47162	04/09/2008	JUST SEW EMBROIDERY	UNIFORMS	-411.40
EFT47163	04/09/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-2,149.79
EFT47164	04/09/2008	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-773.85
EFT47165	04/09/2008	LOCAL GOVERNMENT MANAGERS AUSTRALIA	2008 LGMA EXECUTIVE MANAGEMENT PROGRAM - CONTRIBUTION TO GREAT SOUTHERN BRANCH SCHOLARSHIP WINNER - IAN NEIL	-1,150.00
EFT47166	04/09/2008	LO-GO APPOINTMENTS	LABOUR HIRE - ROBERT MORE - ENGINEERING TECHNICAL OFFICER	-1,765.06
EFT47167	04/09/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-16.94
EFT47168	04/09/2008	METROOF ALBANY	BUILDING SUPPLIES	-112.92
EFT47169	04/09/2008	MODERN TEACHING AIDS PTY LTD	PAINTING AND OTHER CHILDREN'S PLAY EQUIPMENT	-426.58
EFT47170	04/09/2008	MORPHET ER	Rates refund for assessment A32500 80 FRANCIS STREET LOWER	-155.13
EFT47171	04/09/2008	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-82.50
EFT47172	04/09/2008	NEWBYS AUTOMOTIVE ELECTRICIANS	VEHICLE PARTS/REPAIRS	-799.75
EFT47173	04/09/2008	OUTDOOR WORLD ALBANY	ADDITIONAL CHARGES RELATING TO INVOICE 10888 FIXING OF RETURN GATE SAND PIT, RETURN MECHANISM.	-90.00
EFT47174	04/09/2008	PLASTICS PLUS	"WHEELIE" RUBBISH BINS	-920.04
EFT47175	04/09/2008	PROCIFIC CORPORATION PTY LTD	15kg bags of EZ STREET cold asphalt pothole patch (1 pallet) for various	-1,997.00



EFT47176	04/09/2008	RALPH BEATTIE BOSWORTH PTY LTD	CONSULTATION FEES	-11,000.00
EFT47177	04/09/2008	SCOTT REITSEMA	REIMBURSE FUEL COSTS - FUEL CARD NOT WORKING	-67.52
EFT47178	04/09/2008	MP ROGERS & ASSOCIATES PTY LTD	PROFESSIONAL SERVICES - ANZAC PEACE PARK MARINE WALL	-23,430.45
EFT47179	04/09/2008	ROSMECH SALES & SERVICE PTY LTD	MACHINERY PARTS	-535.96
EFT47180	04/09/2008	SAFETY CARE	2 SUBSCRIPTIONS - MONTIE	-649.00
EFT47181	04/09/2008	SKILL HIRE	CASUAL STAFF	-7,713.81
EFT47182	04/09/2008	SKYWEST AIRLINES PTY LTD	FLIGHTS FOR STAFF/COUNCILLORS	-1,443.60
EFT47183	04/09/2008	SMITHS ALUMINIUM & 4WD CENTRE	METAL FABRICATION	-572.00
EFT47184	04/09/2008	SOUTHERN ELECTRICS	ELECTRICAL REPAIRS/MAINTENANCE	-73.37
EFT47185	04/09/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-676.83
EFT47186	04/09/2008	SPELDEWINDE H	Rates refund - 197 SERPENTINE ROAD MT MELVILLE WA 6330	-42.28
EFT47187	04/09/2008	ALBANY VOLUNTEER STATE EMERGENCY SERVICE	FIRST QUARTERLY ESL PAYMENT 2008/2009	-10,549.00
EFT47188	04/09/2008	STIRLING CONFECTIONERY PLUS	CONFECTIONARY PURCHASES FOR THE ALAC CAFE	-1,016.58
EFT47189	04/09/2008	ST JOHN AMBULANCE AUSTRALIA	FIRST AID SUPPLIES FOR THE LEISURE & AQUATIC CENTRE	-51.00
EFT47190	04/09/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-395.07
EFT47191	04/09/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	-869.95
EFT47192	04/09/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-1,311.38
EFT47193	04/09/2008	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-203.00
EFT47194	04/09/2008	TRAFFIC PLANS AUSTRALIA	MAINTENANCE/RAPID PLAN	-330.00
EFT47195	04/09/2008	TRU-BLU GROUP PTY LTD	VEHICLE PARTS	-157.98
EFT47196	04/09/2008	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	-880.00
EFT47197	04/09/2008	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-119.16
EFT47198	04/09/2008	WEST. AUST. LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	-95.04
EFT47199	04/09/2008	LANDMARK LIMITED	BUILDING SUPPLIES	-8,923.05
EFT47200	04/09/2008	WESTERN WORK WEAR	SAFETY EQUIPMENT AND UNIFORMS	-283.67
EFT47201	04/09/2008	DIANNE WOLFER	Flashbacks project - research, interviewing, meetings & travel for Albany harbour (featuring Breaksea) story.	-1,178.36
EFT47202	04/09/2008	WOODLAND DISTRIBUTORS & AGENCIES	STREETSMART BIN - 120 LITRE - BOLTDOWN	-3,090.98
EFT47203	04/09/2008	WREN OIL	WASTE OIL DISPOSAL	-1,836.30
EFT47204	04/09/2008	YAKKA PTY LTD	UNIFORMS	-188.63
EFT47205	04/09/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-14.08
EFT47206	04/09/2008	ZIPFORM	RATE NOTICES POSTAGE AND PRINTING	-14,923.77
EFT47207	11/09/2008	ALBANY SECURITY SUPPLIES	SECURITY SERVICES FOR AIRPORT	-729.52
EFT47208	11/09/2008	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	-51.55

EFT47209	11/09/2008	ALBANY TRUCK HIRE	CAR HIRE	-310.25
EFT47210	11/09/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-511.53
EFT47211	11/09/2008	ALBANY SWEEP CLEAN	SWEEP CAR PARKS & DRIVEWAY ACCESS AREAS TO FRONT OF TERMINAL AT AIRPORT	-308.00
EFT47212	11/09/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-292.20
EFT47213	11/09/2008	ALBANY POWDER COATERS	ANODIC NATURAL POWDER COATING	-44.00
EFT47214	11/09/2008	ALBANY AGRICULTURAL SOCIETY INC	ALBANY SHOW SPONSORSHIP	-8,800.00
EFT47215	11/09/2008	ALBANY CAR STEREO	TRANSFER FUEL TANK WIRING BETWEEN VEHICLES	-65.00
EFT47216	11/09/2008	ALBANY REFRIGERATION	AIR-CONDITIONING MAINTENANCE	-1,232.00
EFT47217	11/09/2008	ALL EVENTS PROSOUND HIRE	TECHNICAL ASSISTANCE AND EQUIPMENT HIRE	-1,426.48
EFT47218	11/09/2008	ALL PARK PRODUCTS	BARBEQUE REPLACEMENT	-4,902.70
EFT47219	11/09/2008	AMITY CRAFTS	DIGITAL PUBLIC CATALOGUE, IMAGES AND BIOGRAPHIES FOR CITY OF ALBANY ART COLLECTION	-429.00
EFT47220	11/09/2008	ARTHUR JOHNSTON SNOWBALL	VALUATION REPORT FOR PART 43 MUELLER STREET	-825.00
EFT47221	11/09/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-1,525.85
EFT47222	11/09/2008	AUSSIE DRAWCARDS PTY LTD	ADVERTISING	-465.00
EFT47223	11/09/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-8,403.99
EFT47224	11/09/2008	AUSTRALIAN AIR EXPRESS PTY LIMITED	FREIGHT CHARGES	-303.54
EFT47225	11/09/2008	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-3,479.68
EFT47226	11/09/2008	BARCINO	CATERING	-147.00
EFT47227	11/09/2008	BEILBY CORPORATION PTY LTD	First instalment of Recruitment Consultancy Fees for the selection and appointment of a new Chief Executive Officer for The City of Albany	-6,698.99
EFT47228	11/09/2008	BENDIGO BANK LIMITED	PREPARATION OF AUDIT CONFIRMATION	-15.00
EFT47229	11/09/2008	ALBANY BOBCAT SERVICES	STORM CLEAN UP - TREE REMOVAL	-2,120.00
EFT47230	11/09/2008	BOOEASY AUSTRALIA PTY LTD	BOOEASY BOOKING COMMISSION - AUGUST 2008	-2,484.94
EFT47231	11/09/2008	CABCHARGE AUSTRALIA LIMITED	TAXI FARES	-344.52
EFT47232	11/09/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-127.25
EFT47233	11/09/2008	CAPE AGENCIES	FUEL SUPPLIES WELLSTEAD B/BRIG	-110.50
EFT47234	11/09/2008	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-11,352.00
EFT47235	11/09/2008	SYNERGY GRAPHICS	INFO BOARD & MAP BOARD DESIGN FOR VISITORS CENTRE	-660.00
EFT47236	11/09/2008	CHURCH OF CHRIST	Rates refund for assessment A112845 65-67 CAMPBELL ROAD	-434.43
EFT47237	11/09/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-3.19
EFT47238	11/09/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-187,307.49
EFT47239	11/09/2008	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-762.76
EFT47240	11/09/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES AND CATERING SUPPLIES	-268.99
EFT47241	11/09/2008	COURIER AUSTRALIA	FREIGHT FEES	-44.67
EFT47242	11/09/2008	COVENTRYS	VEHICLE PARTS	-487.72
EFT47243	11/09/2008	CROWNE PLAZA PERTH	ACCOMMODATION FOR STAFF	-227.00

EFT47244	11/09/2008	CRUMPS CANVAS	REPAIRS TO BANNERS AS NEEDED	-258.50
EFT47245	11/09/2008	DOWNER EDI WORKS PTY LTD	SUPPLY COLDMIX/HOTMIX	-934.49
EFT47246	11/09/2008	CEMEX AUSTRALIA PTY LTD	CONSTRUCTION MATERIALS	-1,805.36
EFT47247	11/09/2008	CYNERGIC COMMUNICATIONS	SERVICE CHARGES - IT COSTS	-66.00
EFT47248	11/09/2008	DAVIES D&A	Rates refund for 36 BLUFF STREET MIRA MAR WA 6330	-149.54
EFT47249	11/09/2008	DEPARTMENT FOR PLANNING & INFRASTRUCTURE	REIMBURSEMENT FOR ABS CENSUS TABLES REQUESTED IN RESPECT OF WORK BEING COMPLETED IN CONJUNCTION WITH THE CITY OF ALBANY	-1,075.00
EFT47250	11/09/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-249.11
EFT47251	11/09/2008	EATCHA HEART OUT CAFE	CATERING	-535.70
EFT47252	11/09/2008	EBSCO PUBLISHING	READERS DIGEST SUBSCRIPTION - 2009 RENEWAL	-104.04
EFT47253	11/09/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-2,117.14
EFT47254	11/09/2008	EMU POINT SPORTING CLUB INC	PART PAYMENT COMMUNITY GRANT RE-SURFACE TENNIS COURTS EMU POINT SPORTING CLUB INC. - TENNIS	-5,500.00
EFT47255	11/09/2008	FRANEY & THOMPSON	TIMBER SUPPLIES	-1,499.26
EFT47256	11/09/2008	GIARDINIS DELI	CATERING SUPPLIES	-43.60
EFT47257	11/09/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-7,153.39
EFT47258	11/09/2008	GREAT SOUTHERN TAFE	STAFF TRAINING FEES	-645.20
EFT47259	11/09/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-255.00
EFT47260	11/09/2008	GREAT SOUTHERN DISTRICT DISPLAY COMMITTEE	DONATION TOWARDS COST OF GREAT SOUTHERN DISTRICT DISPLAY @ 2008 ROYAL SHOW	-1,600.00
EFT47261	11/09/2008	GROCOTT TRANSPORT	CARTAGE OF GRAVEL	-2,989.00
EFT47262	11/09/2008	HALLMARK EDITIONS PTY LTD	POSITION ADVERTISEMENTS - ENGINEERING TECHNICAL OFFICER	-220.00
EFT47263	11/09/2008	SJ & JE HALL	Royalties on gravel	-7,152.00
EFT47264	11/09/2008	DAVID HYAMS	MILES TO GO TRIO PERFORMANCE FEE	-750.00
EFT47265	11/09/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-1,760.67
EFT47266	11/09/2008	KRYSTA GUILLE	REIMBURSEMENT FOR - TOURISM TRAINING, WINDOW DISPLAY, MEETINGS WITH TOURISM WA & RESEARCH	-329.69
EFT47267	11/09/2008	LEADING EDGE HIFI-ALBANY	Labour to Install - PROJECTOR, CEILING MOUNT, CABLES AND ASSOCIATED HARDWARE	-880.00
EFT47268	11/09/2008	LET'S PARTY HIRE	White plastic chairs for Steven Carroll literary event	-45.00
EFT47269	11/09/2008	STATE LIBRARY OF WA	LOST/DAMAGED BOOKS	-248.60
EFT47270	11/09/2008	LOWER KING LIQUOR & GENERAL STORE	ALCOHOL FOR COUNCIL STOCK	-228.00
EFT47271	11/09/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-853.79
EFT47272	11/09/2008	METROOF ALBANY	BUILDING SUPPLIES	-92.19
EFT47273	11/09/2008	MIRA MAR VETERINARY SERVICES	DISPOSAL OF ANIMALS	-97.40

EFT47274	11/09/2008	MJB INDUSTRIES PTY LTD	300mm CONCRETE PIPES CLASS 2 c/w RUBBER RINGS	-1,710.06
EFT47275	11/09/2008	JOHN MOIR	RUBBISH REMOVAL FROM CAPE RICHE	-600.00
EFT47276	11/09/2008	ALBANY NEAT & TRIM LAWN	MOW LAWN AT THE VANCOUVER ARTS CENTRE	-120.00
EFT47277	11/09/2008	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-111.35
EFT47278	11/09/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-495.04
EFT47279	11/09/2008	OPUS INTERNATIONAL CONSULTANTS LTD	LANDSCAPE ARCHITECTURE SERVICES- CULL ROAD SUBDIVISION	-9,881.73
EFT47280	11/09/2008	OTIS ELEVATOR COMPANY P/L	LIFT MAINTENANCE (AT LIBRARY)	-2,566.61
EFT47281	11/09/2008	PIERCE POOL SUPPLIES	POOL EQUIPMENT/SUPPLIES FOR STORE	-1,963.28
EFT47282	11/09/2008	PIONEER MICRO SERVICES	Fix Minolta MS6000 microfilm machine, deliver and re-install	-3,250.00
EFT47283	11/09/2008	PLASTICS PLUS	240L recycling bin for Albany Public Library	-125.80
EFT47284	11/09/2008	PLANT SUPPLY COMPANY	GARDEN SUPPLIES	-1,407.23
EFT47285	11/09/2008	POSTER FAKTORY PTY LTD	SAFETY TIP (RECOMMENDATIONS) - POSTERS/CALENDERS	-85.80
EFT47286	11/09/2008	RAVENHILL DAIRY	MILK SUPPLIES	-444.29
EFT47287	11/09/2008	REEVES & CO BUTCHERS PTY LTD	CATERING SUPPLIES	-533.81
EFT47288	11/09/2008	REGAL APARTMENTS	ACCOMMODATION FOR STAFF	-148.00
EFT47289	11/09/2008	INGAL EPS	WINDSOCK REPLACEMENT AFTER STORM DAMAGE	-449.90
EFT47290	11/09/2008	CAFE SAILS	CATERING FOR LIBRARY	-216.00
EFT47291	11/09/2008	SEATADVISOR AUSTRALIA	AUGUST TICKET SALES	-565.57
EFT47292	11/09/2008	SKILL HIRE	CASUAL STAFF	-6,828.55
EFT47293	11/09/2008	SKYWEST AIRLINES PTY LTD	AIRFARES FOR STAFF/COUNCILLORS	-719.24
EFT47294	11/09/2008	SMITHS ALUMINIUM & 4WD CENTRE	METAL FABRICATION	-100.00
EFT47295	11/09/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-1,545.59
EFT47296	11/09/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-1,707.43
EFT47297	11/09/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-727.17
EFT47298	11/09/2008	STATEWIDE BEARINGS	VEHICLE PARTS	-14.56
EFT47299	11/09/2008	KIM STANTON	ANNUAL MILEAGE CLAIM AND REIMBURSEMENT OF ASSOCIATED COSTS WITH TRAVELLING TO ATTEND THE "WALGA" CONFERENCE	-2,342.21
EFT47300	11/09/2008	STIRLING CONFECTIONERY PLUS	CONFECTIONERY SUPPLIES FOR ALAC CAFE	-1,634.72
EFT47301	11/09/2008	ST JOHN AMBULANCE AUSTRALIA	TREATMENT TABLE FOR LEISURE CENTRE	-632.00
EFT47302	11/09/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-201.43
EFT47303	11/09/2008	SUE CUNNINGHAM	LIVE MUSIC PERFORMANCE	-200.00
EFT47304	11/09/2008	SUNNY SIGN COMPANY	SIGN PURCHASES	-396.00
EFT47305	11/09/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	-1,364.14
EFT47306	11/09/2008	ALBANY IGA	GROCERIES	-72.40

EFT47307	11/09/2008	SYNERGY	ELECTRICITY SUPPLIES	-26,942.70
EFT47308	11/09/2008	SYRINX ENVIRONMENTAL PTY LTD	PAYMENT OF VARIATION FOR CONTAMINATION PLAN FOR PEACE PARK	-15,136.00
EFT47309	11/09/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-688.19
EFT47310	11/09/2008	TELSTRA LICENSED SHOP ALBANY	PHONES AND ACCESSORIES	-69.00
EFT47311	11/09/2008	THRIFTY CAR RENTAL	VEHICLE HIRE	-442.96
EFT47312	11/09/2008	TOLL PRIORITY	TOURISM MARKETING SUPPLIES - FREIGHT	-394.26
EFT47313	11/09/2008	TRAILBLAZERS	UNIFORMS AND SAFETY EQUIPMENT	-298.90
EFT47314	11/09/2008	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	-780.21
EFT47315	11/09/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-764.00
EFT47316	11/09/2008	VISUAL ECHO	SUPPORT OF HOME PHONE LINE	-75.00
EFT47317	11/09/2008	WA AQUATIC CLUB PTY LTD	SPORTS MERCHANDISE	-377.78
EFT47318	11/09/2008	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	-75.60
EFT47319	11/09/2008	WESTCARE INDUSTRIES	LIBRARY LABELS/LABELLING	-50.60
EFT47320	11/09/2008	WESTRAC EQUIPMENT PTY LTD	VEHICLE PARTS	-520.09
EFT47321	11/09/2008	LANDMARK LIMITED	BUILDING AND GARDENS EQUIPMENT/SUPPLIES	-2,036.91
EFT47322	11/09/2008	THE WINDOW WASHER MAN	WINDOW CLEANING - VAC	-34.00
EFT47323	11/09/2008	DIANNE WOLFER	AUTHOR PRESENTATION 6 SESSIONS / 2 DAYS CHILDREN'S BOOK WEEK	-1,000.00
EFT47324	11/09/2008	WOODLAND DISTRIBUTORS & AGENCIES	FIESTA SEAT FOR THE VISITORS CENTRE	-1,961.30
EFT47325	11/09/2008	YAKKA PTY LTD	UNIFORMS	-128.02
EFT47326	11/09/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-57.14
EFT47327	11/09/2008	ZIPFORM	RATES NOTICES 2008	-1,513.60
EFT47328	18/09/2008	ABA SECURITY	SECURITY SERVICES	-345.84
EFT47329	18/09/2008	ACTIV FOUNDATION INC	CLEANING RAGS	-625.93
EFT47330	18/09/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-63,284.29
EFT47331	18/09/2008	ADVERTISER PRINT	BUSINESS CARDS	-55.00
EFT47332	18/09/2008	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	-488.66
EFT47333	18/09/2008	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	-474.46
EFT47334	18/09/2008	ALBANY V BELT & RUBBER	FILTERS/VEHICLE PARTS	-28.38
EFT47335	18/09/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-106.35
EFT47336	18/09/2008	ALBANY CAR STEREO	PHONE ANTENNA FITTED TO HILUX DUAL CAB	-119.00
EFT47337	18/09/2008	ALBANY MOBILE WELDING	WELDING SERVICES	-318.01
EFT47338	18/09/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-92.00
EFT47339	18/09/2008	ALBANY ABORIGINAL CORPORATION	CATERING COST FOR ABORIGINAL ACCORD MEETING	-220.00
EFT47340	18/09/2008	ALBANY CITY CLEANERS	WINDOW CLEANING	-902.00
EFT47341	18/09/2008	ALBANY PSYCHOLOGICAL SERVICES	CONSULTATION FEES	-130.00
EFT47342	18/09/2008	ALBANY QUALITY LAWNMOWING	LAWN MOWING AT LOTTERIES HOUSE	-96.00

EFT47343	18/09/2008	ALBANY HARNESS RACING CLUB	2008/09 COMMUNITY EVENTS FINANCIAL ASSISTANCE PROGRAM:	-2,000.00
EFT47344	18/09/2008	ALBANY COMBINED CABS PTY LTD	EMIRATES MELBOURNE CUP TOUR OF AUSTRALIA.	
EFT47345	18/09/2008	ALL EVENTS PROSOUND HIRE	TAXI FEES FOR THE YOUTH ADVISORY COUNCIL	-69.70
			PROVISION OF SOUND FOR GREAT WHITE FLEET CIVIC RECEPTION	-805.00
EFT47346	18/09/2008	ALLERDING & ASSOCIATES	PROFESSIONAL FEES - LIAISON, MEETING, REVIEW OF PROVIDED MATERIALS AND A SITE INSPECTION - 29 BARRY COURT, COLLINGWOOD PARK	-429.28
EFT47347	18/09/2008	ALLEASING PTY LTD	PHOTOCOPIER CHARGES	-1,872.32
EFT47348	18/09/2008	ALLCOMMERCIAL FINANCE AUSTRALIA PTY LTD	MONTHLY LEASE PAYMENT FOR COMMERCIAL VAC & AQUA POOL CLEANER	-471.31
EFT47349	18/09/2008	AMP SUPERLEADER	Superannuation contributions	-450.05
EFT47350	18/09/2008	ARDESS NURSERY	GIFT VOUCHER FOR REBECCA GILBERT	-178.00
EFT47351	18/09/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-1,136.03
EFT47352	18/09/2008	BARNESBY FORD	VEHICLES/VEHICLE PARTS/REPAIRS	-29,135.70
EFT47353	18/09/2008	BAREFOOT CLOTHING MANUFACTURERS	UNIFORMS	-599.00
EFT47354	18/09/2008	BLOOMIN FLOWERS	FLOWER DELIVERIES	-275.00
EFT47355	18/09/2008	ALBANY BOBCAT SERVICES	POST STORM CLEAN UP - REMOVAL OF TREE LOPPING'S	-5,720.00
EFT47356	18/09/2008	BOC GASES AUSTRALIA LIMITED	GAS CONTAINER SERVICE RENTAL	-87.33
EFT47357	18/09/2008	BOOLAH ART & CRAFT SUPPLIES	GOODS - VANCOUVER ARTS CENTRE	-123.85
EFT47358	18/09/2008	ESPLANADE RIVER SUITES	ACCOMMODATION FOR STAFF	-398.50
EFT47359	18/09/2008	KAREN BRYANT	THUMP GROUP FITNESS ADVANCE WORKSHOP -	-715.42
EFT47360	18/09/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-459.27
EFT47361	18/09/2008	CADBURY SCHWEPPES PTY LTD	CHOCOLATES AND SOFT DRINK FOR TOWN HALL KIOSK AND ALAC CAFE	-207.54
EFT47362	18/09/2008	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-13,100.85
EFT47363	18/09/2008	SYNERGY GRAPHICS	DESIGN FOR 2008 SPRUNG FESTIVAL BROCHURE AND POSTER	-544.50
EFT47364	18/09/2008	CHADSON ENGINEERING PTY LTD	POOL CHEMICALS	-624.64
EFT47365	18/09/2008	CHESTERPASS IRRIGATION	VEHICLE PARTS	-77.00
EFT47366	18/09/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-3,520.57
EFT47367	18/09/2008	BIS CLEANAWAY LIMITED	RUBBISH REMOVAL CONTRACT	-25,671.54
EFT47368	18/09/2008	COLRAY EXHAUST & TOWBAR	VEHICLE PARTS	-100.00
EFT47369	18/09/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES	-1,077.30
EFT47370	18/09/2008	CONTACH METAL INDUSTRIES	1 x HEAVY DUTY JOCKEY WHEEL	-93.50
EFT47371	18/09/2008	ANN COPEMAN BVA	DE-INSTALLATION OF THE TAGGED ART ON THE MOVE EXHIBITION	-75.00
EFT47372	18/09/2008	COURIER AUSTRALIA	FREIGHT FEES	-63.38

EFT47373	18/09/2008	COUNTRYWIDE SIGNS	6x RANGER STICKERS TO BE TRANSFERRED ONTO MAGNETS FOR RANGER VEHICLES	-165.00
EFT47374	18/09/2008	COVENTRYS	VEHICLE PARTS	-177.85
EFT47376	18/09/2008	CREATIVE ALBANY INC	GROSS TICKET INCOME - GRAHAM WOOD QUINTET	-1,707.69
EFT47377	18/09/2008	AL CURNOW HYDRAULICS	VEHICLE PARTS/MAINTENANCE	-75.77
EFT47378	18/09/2008	CYNERGIC COMMUNICATIONS	RACKSPACE RENTAL MANAGED SERVER	-493.90
EFT47379	18/09/2008	LANDGATE	TITLE SEARCHES	-1,297.99
EFT47380	18/09/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-55.44
EFT47381	18/09/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-4,899.71
EFT47382	18/09/2008	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-52.80
EFT47383	18/09/2008	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-54.45
EFT47385	18/09/2008	CATENA A FIGLIOMENI	Rates refund for assessment A157384 60 HANSON STREET MIRA MAR WA 6330	-1,430.14
EFT47386	18/09/2008	FILTREX INNOVATIVE WASTEWATER SOLUTIONS	CANCELLATION OF SEPTIC APPLICATION FEE FOR LOT 264 MILLBROOK ROAD, ALBANY.	-202.00
EFT47387	18/09/2008	FLIPS ELECTRICS	service CR60 pump - bearings, seals etc	-2,909.70
EFT47388	18/09/2008	ELAINE FORRESTAL	SERVICES FOR SPRUNG FESTIVAL	-1,028.00
EFT47389	18/09/2008	FRANEY & THOMPSON	TIMBER SUPPLIES	-19.09
EFT47390	18/09/2008	GALLAGHER/STACK	Rates refund for 172 ULSTER ROAD SPENCER PARK WA 6330	-1,204.13
EFT47391	18/09/2008	GEOFABRICS AUSTRALASIA PTY LTD	FLOTATION CURTAIN FOR WATERFRONT DEVELOPMENT	-23,565.30
EFT47392	18/09/2008	BILL GIBBS EXCAVATIONS	HEAVY MACHINERY/EQUIPMENT HIRE	-2,260.50
EFT47393	18/09/2008	VIVIENNE GLANCE	ACTIVITIES AS PER CONTRACT DURING SPRUNG WRITERS FESTIVAL, ALBANY, 19-21 SEPTEMBER 2008	-1,450.00
EFT47394	18/09/2008	GLENN SWIFT ENTERTAINMENT	MC AND PERFORMANCES AS CONTRACTED - SPRUNG WRITERS	-2,233.00
EFT47395	18/09/2008	GNOWELLEN VOLUNTEER BUSHFIRE BRIGADE	COMMUNITY FINANCIAL ASSISTANCE PROGRAM, FUNDING FOR 1 OXY PORT OXYGEN THERAPY UNIT.	-620.00
EFT47396	18/09/2008	GREAT SOUTHERN TAFE	STAFF TRAINING FEES	-1,045.00
EFT47397	18/09/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-179.36
EFT47398	18/09/2008	GREAT SOUTHERN TURF	READY TO LAY TURF	-700.00
EFT47399	18/09/2008	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	-80.00
EFT47400	18/09/2008	HAESE'S PICTURE FRAMING & GALLERY	3 BLOCK MOUNTS - CLASSIC 2008	-105.00
EFT47401	18/09/2008	SJ & JE HALL	Temporary fencing of gravel pit	-450.00
EFT47402	18/09/2008	HANNA & SON	SUPPLY OF TIMBER FOR BRIGG AMITY	-7,425.00
EFT47403	18/09/2008	HARCOURTS	Rates refund for 93 CHESTER PASS ROAD ORANA WA 6330	-787.15
EFT47404	18/09/2008	HAVOC BUILDERS PTY LTD	LABOUR SUPPLIED	-1,430.00
EFT47405	18/09/2008	HELEN LEEDER-CARLSON	OVER 50'S ART CLASS	-227.50
EFT47406	18/09/2008	HOWARD MACHINERY	VEHICLE PARTS	-31.01

EFT47407	18/09/2008	INTERLOC LOCKERS PTY LTD	LOCKER UNITS FOR THE NORTH ROAD ADMINISTRATION	-1,777.88
EFT47408	18/09/2008	KAREN MARIE IRELAND	PROFESSIONAL SERVICES FOR KAREN IRELAND FOR THE	-4,880.00
EFT47409	18/09/2008	JUST SEW EMBROIDERY	STAFF UNIFORMS	-28.60
EFT47410	18/09/2008	JUST A CALL DELIVERIES	INTERNAL MAIL DELIVERIES	-916.30
EFT47411	18/09/2008	KELYN TRAINING SERVICES	Attendance at the Advanced Worksite Traffic Management workshop for Murray Swarbrick & Rhys Skipper - 3 Days	-3,140.00
EFT47412	18/09/2008	KLB SYSTEMS	COMPUTER AND IT EQUIPMENT	-15,301.00
EFT47413	18/09/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-166.38
EFT47414	18/09/2008	KW PHILLIPS	CARTONS OF JUICE BOXES FOR ALAC CAFE	-309.60
EFT47415	18/09/2008	LINCOLNS ACCOUNTANTS & BUSINESS ADVISERS	TELEPHONE ATTENDANCE SHEILA MURRAY	-2,002.00
EFT47416	18/09/2008	LINK ENERGY PTY LTD	FUEL PURCHASES	-82,857.35
EFT47417	18/09/2008	LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE	ANALYTICAL SERVICES FOR 2008/2009	-6,866.64
EFT47418	18/09/2008	LO-GO APPOINTMENTS	LOCAL GOVERNMENT APPOINTMENT - ROBERT MOORE, ENGINEERING TECHNICAL OFFICER	-1,640.76
EFT47419	18/09/2008	LOWER KING LIQUOR & GENERAL STORE	ALCOHOL FOR COUNCIL STOCK	-475.53
EFT47420	18/09/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-4,579.08
EFT47421	18/09/2008	MARSHALL MOWERS	HEAVY MACHINERY REPAIRS/EQUIPMENT	-745.35
EFT47422	18/09/2008	IAN MCLOUGHLIN	REIMBURSEMENT FOR TEAM BUILDING BREAKFAST AT DOME ALBANY.	-74.40
EFT47423	18/09/2008	MINORBA GRAZING CO	Treated Pine Bollards 125-150mm	-2,566.00
EFT47424	18/09/2008	MOTEL LE GRANDE	VENUE HIRE AND CATERING FOR CIVIC GROUP CITIZENSHIP CEREMONY	-362.50
EFT47425	18/09/2008	MY PLACE COLONIAL ACCOMMODATION	ACCOMMODATION FOR SPRUNG WORKERS/WRITERS. - DENNIS HASKEL, GLEN SWIFT, ELIZABETH HONEY, ERIC HAYWARD AND ELAINE FORRESTAL	-1,790.00
EFT47426	18/09/2008	NEVILLE'S HARDWARE & BUILDING SUPPLIES	HARDWARE SUPPLIES	-95.55
EFT47427	18/09/2008	PN & ER NEWMAN	CONCRETE SUPPLIES	-869.00
EFT47428	18/09/2008	SANDRA O'DOHERTY	TAKE DOWN SHOW TAGGED" 9 AM TO 12.30PM"	-180.00
EFT47429	18/09/2008	OKEEFE'S PAINTS	PAINT & PAINTING SUPPLIES	-40.95
EFT47430	18/09/2008	PENNANT HOUSE	PURCHASE OF STATE FLAG, ABORIGINAL FLAG AND POSTAGE.	-242.00
EFT47431	18/09/2008	PLASTICS PLUS	STORAGE CRATE	-48.60
EFT47432	18/09/2008	PRODESIGN LIGHTING PTY LTD	FOG MACHINE FOR TOWN HALL - HIGH MASS FOGGER	-1,618.10
EFT47433	18/09/2008	R & R TAPE AND SAFETY SUPPLIES	SAFETY EQUIPMENT	-523.60



EFT47434	18/09/2008	RAINBOW COAST LAWNMOWING SERVICE	DAY CARE LAWN MOWING	-110.00
EFT47435	18/09/2008	RAVENHILL DAIRY	MILK SUPPLIES	-121.52
EFT47436	18/09/2008	RICOH FINANCE PTY LTD	PHOTOCOPIER CHARGES	-5,233.80
EFT47437	18/09/2008	ROSMECH SALES & SERVICE PTY LTD	VEHICLE PARTS	-66.00
EFT47438	18/09/2008	ROYAL LIFE SAVING SOCIETY AUSTRALIA	SWIM CLASS FOR NATHAN TYSOE	-110.00
EFT47439	18/09/2008	UNITED TOOLS ALBANY	HARDWARE/TOOL SUPPLIES	-15.80
EFT47441	18/09/2008	SENSATIONS CATERING - ALBANY	CATERING.	-100.00
EFT47442	18/09/2008	SERVICE FINANCE CORPORATION LIMITED	ALAC - COFFEE MACHINE LEASE	-321.76
EFT47443	18/09/2008	SHERIDANS FOR BADGES	NAME BADGES	-63.58
EFT47444	18/09/2008	SIGNS PLUS	NAME BADGES	-115.20
EFT47445	18/09/2008	THE SINGING TREE ALBANY	BOOK FOR LIBRARY - SINKINGS (CURTIN AMANDA)	-19.96
EFT47446	18/09/2008	SKILL HIRE	CASUAL STAFF	-6,986.86
EFT47447	18/09/2008	SKYWEST AIRLINES PTY LTD	FLIGHTS FOR STAFF/COUNCILLORS	-1,192.36
EFT47448	18/09/2008	SMITHS ALUMINIUM & 4WD CENTRE	MANUFACTURE ALLOY TRUCK TABLE AND RECYCLING CONVEYOR	-2,739.80
EFT47449	18/09/2008	SONYA MAREE SMITH	MOUNT ROMANCE CENTENNIAL ART PRIZE COORDINATORS FEES	-1,500.00
EFT47450	18/09/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-95.42
EFT47451	18/09/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-8,285.37
EFT47452	18/09/2008	STATEWIDE BEARINGS	VEHICLE PARTS	-222.86
EFT47453	18/09/2008	SAI GLOBAL LTD	PORTABLE SAFE USE LADDERS FOR THE VANCOUVER ARTS CENTRE	-52.79
EFT47454	18/09/2008	STIRLING CONFECTIONERY PLUS	CONFECTIONARY PURCHASES FOR THE ALAC CAFE	-636.01
EFT47455	18/09/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-25.93
EFT47456	18/09/2008	SUNNY SIGN COMPANY	SIGN PURCHASES	-516.23
EFT47457	18/09/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	-781.45
EFT47458	18/09/2008	ALBANY IGA	GROCERIES	-102.57
EFT47459	18/09/2008	SUSSEX INDUSTRIES (HALKOT PTY LTD T/A)	WHITE TOP DUMPIE PEGS	-392.41
EFT47460	18/09/2008	SYNERGY	ELECTRICITY SUPPLIES	-1,046.90
EFT47461	18/09/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-290.06
EFT47462	18/09/2008	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-284.00
EFT47463	18/09/2008	THEODORE DAVID	REIMBURSEMENT FOR GWF SALUTE & COMREL ABORIGINAL SOLDIERS DISPLAY. - PURCHASES OF MATERIALS AND CATERING SUPPLIES	-74.13
EFT47464	18/09/2008	TOPCON POSITIONING SYSTEMS	PARALLEL LOCK TO USB KEY CONVERSION - IT EQUIPMENT	-165.00

EFT47465	18/09/2008	TRAILBLAZERS	SAFETY EQUIPMENT	-708.90
EFT47466	18/09/2008	TRADELINK PLUMBING SUPPLIES	STORMWATER SUPPLIES	-11.19
EFT47467	18/09/2008	TRUCKLINE	VEHICLE PARTS	-16.85
EFT47468	18/09/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-2,432.00
EFT47469	18/09/2008	UNIVERSAL PUBLISHERS PTY LTD	ADVERTISING	-418.00
EFT47470	18/09/2008	UPTOWN MUSIC	Recording session for Finding My Place - 2 Advertisements	-50.00
EFT47471	18/09/2008	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	-780.60
EFT47472	18/09/2008	WELLSTEAD RESOURCE & TELECENTRE	ROOM HIRE FOR EVENING ON 06/08/2008. FIRE BRIGADE TRAINING FOR NEW WAERN RADIO'S	-30.00
EFT47473	18/09/2008	WEST. AUST. LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	-35.00
EFT47474	18/09/2008	LANDMARK LIMITED	3.6M GATES WITH FITTINGS AND STEEL POSTS	-3,697.21
EFT47475	18/09/2008	WESTERN WORK WEAR	UNIFORMS AND SAFETY EQUIPMENT	-154.35
EFT47476	18/09/2008	WIGNALLS WINES	SELECTION OF WINES	-435.69
EFT47477	18/09/2008	DIANNE WOLFER	SPRUNG FOR THE YOUNG PROGRAM COORDINATION AND DINOSAURS ON THE PAGE WORKSHOPS WITH SENIORS	-612.00
EFT47478	18/09/2008	WURTH AUSTRALIA PTY LTD	VEHICLE PARTS AND MATERIALS	-183.84
EFT47479	18/09/2008	YAKKA PTY LTD	UNIFORMS	-675.60
EFT47480	25/09/2008	PAUL NADERI	RETURN OF HOUSING BOND - RELOCATED DWELLING	-5,000.00
EFT47481	25/09/2008	ABBOTTS LIQUID SALVAGE	PUMP PUBLIC TOILETS	-400.00
EFT47482	25/09/2008	AD CONTRACTORS	EARTHMOVING WORKS & EQUIP HIRE	-4,328.00
EFT47483	25/09/2008	EDENBORN PTY LTD	Contract Mowing for the month of August 2008	-4,061.50
EFT47484	25/09/2008	AIRSERVICES AUSTRALIA	PREVENTATIVE MAINTENANCE - AIRPORT NAVIGATION FACILITIES	-66,270.99
EFT47485	25/09/2008	ALBANY ADVERTISER LTD	ADVERTISING	-920.32
EFT47486	25/09/2008	ALBANY TOYOTA	VEHICLE PARTS/MAINTENANCE	-5,067.16
EFT47487	25/09/2008	ALBANY HYDRAULICS	VEHICLE REPAIRS/PARTS	-15.59
EFT47488	25/09/2008	ALBANY TRUCK HIRE	CAR HIRE	-324.00
EFT47489	25/09/2008	ALBANY SWEEP CLEAN	SWEEPING OF BOARDWALK AND CYCLE PATHS	-777.00
EFT47490	25/09/2008	ALBANY STATIONERS	STATIONERY SUPPLIES	-24.80
EFT47491	25/09/2008	ALBANY INDOOR PLANT HIRE & SALES	INDOOR PLANT HIRE	-1,069.32
EFT47492	25/09/2008	ALBANY STOCK FEEDS	DOG FOOD FOR THE POUND	-112.40
EFT47493	25/09/2008	ALBANY REFRIGERATION	AIR-CONDITIONING REPAIRS AND REPLACEMENT	-2,648.50
EFT47494	25/09/2008	ALBANY CARPET CHOICE	CARPETING OF SECTION OF THE VISITORS CENTRE	-4,214.00
EFT47495	25/09/2008	HOME TIMBER & HARDWARE	HARDWARE SUPPLIES	-619.15
EFT47496	25/09/2008	ALBANY OFFICE PRODUCTS DEPOT	STATIONERY SUPPLIES	-30,796.63

EFT47497	25/09/2008	ALBANY NEWS DELIVERY	NEWSPAPER DELIVERIES	-42.60
EFT47499	25/09/2008	ALINTA	GAS USAGE CHARGES	-14,331.20
EFT47500	25/09/2008	ALL EVENTS PROSOUND HIRE	TECHNICAL ASSISTANCE AND EQUIPMENT HIRE FOR SPRUNG EVENTS (INCLUDING EQUIPMENT DELIVERY AND REMOVAL). AND STAGE HIRE FOR THE ASHS CONCERT	-3,947.00
EFT47501	25/09/2008	ALLERDING & ASSOCIATES	PROFESSIONAL FEES- LIAISON AND MEETING WITH CLIENT, PREPARATION FOR AND ATTENDANCE AT DIRECTIONS HEARING	-908.78
EFT47502	25/09/2008	ANGUS AND ROBERTSON BOOKSHOP	NEWSPAPERS/BOOKS/MAGAZINES/STATIONERY	-1,007.13
EFT47503	25/09/2008	ART ON THE MOVE	COST SHARE FOR THE ART ON THE MOVE TOURING EXHIBITIONS	-3,520.00
EFT47504	25/09/2008	ART MONTHLY AUSTRALIA	ADVERTISING	-200.00
EFT47505	25/09/2008	ATC WORK SMART	CASUAL STAFF/APPRENTICE FEES	-1,122.66
EFT47506	25/09/2008	AUSTRALIA POST	POSTAGE/AGENCY FEES	-4,032.50
EFT47507	25/09/2008	AUSTRALIAN COMMUNICATIONS	ANNUAL AERONAUTICAL SYSTEM LICENCE	-239.00
EFT47508	25/09/2008	BAKERS JUNCTION ENGINEERING	FABRICATION OF 1 PUMP ARM FOR THE BRIGG AMITY.	-1,227.93
EFT47509	25/09/2008	BARCINO	CATERING	-285.00
EFT47510	25/09/2008	BENNETTS BATTERIES	BATTERY PURCHASES	-159.50
EFT47511	25/09/2008	BEST OFFICE SYSTEMS	PHOTOCOPIER CHARGES	-1,891.29
EFT47512	25/09/2008	ALBANY BITUMEN SPRAYING	Re-instate crossovers on Southcoast Highway	-6,259.00
EFT47513	25/09/2008	BUNNINGS BUILDING SUPPLIES PTY LTD	HARDWARE/TOOL SUPPLIES	-117.05
EFT47514	25/09/2008	CADBURY SCHWEPPES PTY LTD	CHOCOLATES AND SOFT DRINK FOR TOWN HALL KIOSK AND	-672.12
EFT47515	25/09/2008	CAMTRANS ALBANY PTY LTD	FREIGHT CHARGES	-3,103.60
EFT47516	25/09/2008	CAMLYN SPRINGS WATER DISTRIBUTORS	WATER CONTAINER REFILLS	-552.00
EFT47517	25/09/2008	CAMPBELL CONTRACTORS	REMOVE ROOT DAMAGED FOOTPATH AND INSTALL ROOT STOP SHEETING + CONSTRUCT CONCRETE FOOTPATH	-3,902.00
EFT47518	25/09/2008	J & S CASTLEHOW	ELECTRICAL REPAIRS/MAINTENANCE	-343.75
EFT47519	25/09/2008	CJD EQUIPMENT PTY LTD	VEHICLE PARTS	-182.12
EFT47520	25/09/2008	COCA-COLA AMATIL PTY LTD	SOFT DRINK FOR ALAC CAFE	-344.83
EFT47521	25/09/2008	COFFEY ENVIRONMENTS PTY LTD	SOIL & GROUND WATER SAMPLING	-14,799.17
EFT47522	25/09/2008	COLES SUPERMARKETS AUST PTY LTD	GROCERIES FOR THE DAY CARE	-656.63
EFT47523	25/09/2008	ANN COPEMAN BVA	SELECTION AND CURATOR OF ARTWORKS	-1,260.00
EFT47524	25/09/2008	COURIER AUSTRALIA	FREIGHT FEES	-326.40
EFT47525	25/09/2008	COVENTRYS	VEHICLE PARTS	-493.65
EFT47526	25/09/2008	CREATIVE SPACES	DELIVERY OF INTERPRETATION CONCEPTS IN 'THE HOLD' ON THE BRIG AMITY	-12,127.50
EFT47527	25/09/2008	DAZZAK COMPUTER SOLUTIONS	IT SUPPORT	-357.50

EFT47528	25/09/2008	EZY-DRIVE	supply blue ALBANY BOUNDARY markers	-422.40
EFT47529	25/09/2008	G & M DETERGENTS & HYGIENE SERVICES ALBANY	HYGIENE CONTRACT	-1,575.86
EFT47530	25/09/2008	DORALANE PASTRIES	PASTRIES FOR TIMEOUT CAFE	-415.86
EFT47531	25/09/2008	DP & KE ROBINSON	Gravel royalties	-3,913.00
EFT47532	25/09/2008	EATCHA HEART OUT CAFE	CIVIC RECEPTION FOR ANDREW HAMMOND, INCLUDES SET UP, CLEAN UP AND RESET OF ROOM, COCKTAIL FINGER FOOD & BAR	-4,638.70
EFT47533	25/09/2008	P & W ELOY ELECTRICAL SERVICES	ELECTRICAL REPAIRS	-2,162.53
EFT47534	25/09/2008	ALBANY ENGINEERING COMPANY	MAINTENANCE VEHICLES	-107.80
EFT47535	25/09/2008	EYERITE SIGNS	SIGNWRITING/SIGN PURCHASES	-875.60
EFT47536	25/09/2008	FARM FRESH WHOLESALERS	CATERING SUPPLIES	-341.68
EFT47537	25/09/2008	FFF PRODUCTION SERVICES	PA system street speakers and staging setup for Centenary of the Great White Fleet Parade Friday 12th September 2008	-1,900.00
EFT47538	25/09/2008	FICIFOLIA CONSULTING	DIEBACK PROTECTION AREA ESTIMATION PROJECT	-13,068.00
EFT47539	25/09/2008	HAYLEY FLETCHER	ADMIN ASSISTANT - VAC	-2,000.00
EFT47540	25/09/2008	ISS WASHROOM SERVICES	MONTHLY SERVICE FOR SANITARY DISPOSAL UNITS	-240.90
EFT47541	25/09/2008	ESPLANADE HOTEL FREMANTLE	ACCOMMODATION FOR STAFF	-1,376.15
EFT47542	25/09/2008	LEANNE THOMSON	REIMBURSEMENT OF PURCHASE OF TEA & COFFEE SUPPLIES	-240.67
EFT47543	25/09/2008	FRIDGE AND WASHER CITY	300 LITRE FROST FREE FREEZER	-500.00
EFT47544	25/09/2008	GEOFABRICS AUSTRALASIA PTY LTD	CONSTRUCTION/BUILDING MATERIALS"	-53,604.52
EFT47545	25/09/2008	GLASS SUPPLIERS	REGLAZE WINDOWS/DOORS	-602.13
EFT47546	25/09/2008	STAN GOODMAN	STAFF TRAVEL EXPENSES CLAIM FORM - REIMBURSEMENT FOR TRAVEL ASSOCIATED WITH MEETING WITH OTHER COUNCILS TO DISCUSS BANKING EXPRESSIONS OF INTEREST	-85.75
EFT47547	25/09/2008	GRAY & LEWIS	CONSULTING SERVICES - PLANNING	-1,256.20
EFT47548	25/09/2008	GRANDE FOOD SERVICE	CAKE SUPPLIES FOR THE ALAC CAFE	-184.90
EFT47549	25/09/2008	GREAT SOUTHERN GROUP TRAINING	APPRENTICES FEES	-5,252.31
EFT47550	25/09/2008	GREAT SOUTHERN TAFE	STAFF TRAINING FEES	-637.00
EFT47551	25/09/2008	GREAT STHN PEST & WEED CONTROL	INITIAL SET UP SERVICE FOR ONGOING MANAGEMENT OF COCKROACHES & RODENTS.	-132.00
EFT47552	25/09/2008	GREAT SOUTHERN SAND & LANDSCAPING	HEAVY MACHINERY/EQUIPMENT HIRE	-11,639.78
EFT47553	25/09/2008	GREAT SOUTHERN PACKAGING SUPPLIES	CLEANING GOODS	-907.39
EFT47554	25/09/2008	GSM AUTOMOTIVE ELECTRICAL	VEHICLE PARTS/MAINTENANCE	-955.39
EFT47555	25/09/2008	GT BEARING AND ENGINEERING SUPPLIES	VEHICLE PARTS	-50.00
EFT47556	25/09/2008	HAESE'S PICTURE FRAMING & GALLERY	FRAMING FOR GREAT WHITE FLEET CIVIC RECEPTION PICTURES	-480.00

EFT47557	25/09/2008	HAEFELI-LYSNAR	MACHINERY/EQUIPMENT REPAIRS	-1,507.00
EFT47558	25/09/2008	HALLMARK EDITIONS PTY LTD	ADVERTISEMENT APPEARING IN LG JOBS	-440.00
EFT47559	25/09/2008	HAMMER BE/KL	Rates refund for 3 HAY STREET MT CLARENCE WA 6330	-1,377.55
EFT47560	25/09/2008	PROTECTOR FIRE SERVICES PTY LTD	FIRE EQUIPMENT MAINTENANCE	-391.60
EFT47561	25/09/2008	HART SPORT	POOL EQUIPMENT AND FITNESS EQUIPMENT	-448.50
EFT47562	25/09/2008	HITCHCOCK PANEL BEATERS	INSURANCE EXCESS FOR FORD RANGER A57145	-300.00
EFT47563	25/09/2008	HOTEL RENDEZVOUS	ACCOMMODATION FOR STAFF/COUNCILLORS	-1,281.00
EFT47564	25/09/2008	CITIGATE PERTH	ACCOMMODATION FOR STAFF	-350.00
EFT47565	25/09/2008	HOWARD PARK WINES	SELECTION OF WINES	-405.00
EFT47567	25/09/2008	ISIS CAPITAL LIMITED	GYM EQUIPMENT LEASE 2	-3,494.82
EFT47568	25/09/2008	KNOTTS PLUMBING PTY LTD	PLUMBING REPAIRS/MAINTENANCE	-1,064.10
EFT47569	25/09/2008	KW PHILLIPS	BEVERAGE STOCKS FOR THE ALAC CAFE	-32.40
EFT47570	25/09/2008	LAWRENCE & HANSON	SAFETY SUPPLIES	-351.04
EFT47571	25/09/2008	WAYNE ALEXANDER LINDSAY	REFUND OF PAYMENT MADE BY MR LINDSAY TO THE CITY OF ALBANY IN ERROR,	-1,010.00
EFT47572	25/09/2008	LOWER KING LIQUOR & GENERAL STORE	ALCOHOL FOR COUNCIL STOCK	-366.90
EFT47573	25/09/2008	M & B SALES PTY LTD	TIMBER SUPPLIES	-290.22
EFT47574	25/09/2008	ALBANY PARTY HIRE	FUNCTION EQUIPMENT HIRE	-1,773.10
EFT47575	25/09/2008	MAIN ROADS DEPARTMENT	Rates refund for LOT 27 LINK ROAD MCKAIL WA 6330	-730.07
EFT47576	25/09/2008	ALBANY CITY MOTORS	VEHICLES/VEHICLE PARTS/REPAIRS	-2,378.50
EFT47577	25/09/2008	METROOF ALBANY	BUILDING MATERIALS	-112.19
EFT47578	25/09/2008	MIDALIA STEEL PTY LTD	STEEL SUPPLIES	-157.55
EFT47579	25/09/2008	MIDWEST FIBREGLASS PRODUCTS	REPLACEMENT OF GABLE MARKERS, AND COLOURED (AND	-5,186.67
EFT47580	25/09/2008	MINTER ELLISON LAWYERS	LEGAL COSTS	-8,600.21
EFT47581	25/09/2008	MOTEL LE GRANDE	ACCOMMODATION AND EXPENSES FOR MR NICHOLAS CRAWLEY.	-146.50
EFT47582	25/09/2008	MOUNT BARKER COMMUNICATIONS	TWO WAY RADIO REPAIRS/MAINT	-714.25
EFT47583	25/09/2008	LGIS PROPERTY	INSURANCES	-71,982.59
EFT47584	25/09/2008	OCS SERVICES PTY LTD	CLEANING SERVICES	-6,319.86
EFT47585	25/09/2008	OPUS INTERNATIONAL CONSULTANTS LTD	ENGINEERING SERVICES	-464.84
EFT47586	25/09/2008	ORICA AUSTRALIA P/L	CHLORINE SUPPLIES	-433.75
EFT47587	25/09/2008	OTEK AUSTRALIA PTY LTD	Peace Park contaminated site audit	-5,461.78
EFT47588	25/09/2008	PRINCESS ROYAL SAILING CLUB	GREAT WHITE FLEET CIVIC FUNCTION SATURDAY 13 SEPTEMBER 2008 - VENUE HIRE \$795 REFRESHMENTS \$2101.80	-2,896.80
EFT47589	25/09/2008	PRODESIGN LIGHTING PTY LTD	4x 5 LITRE SMOKE FLUID	-180.00

EFT47590	25/09/2008	RED CHAIR	BOX OFFICE ROYALTIES FLAMENCO FIRE - SOL DE OTONO	-857.71
EFT47591	25/09/2008	MP ROGERS & ASSOCIATES PTY LTD	PERFORMANCE DATE- 19TH JUNE 2008 Provide detailed design drawing of the ANZAC Peace Park Marine Wall	-3,459.78
EFT47592	25/09/2008	ROLSH PRODUCTIONS	36 x Boxed Albany Coaster Sets @ \$4.50 each plus GST = \$4.95	-178.20
EFT47593	25/09/2008	ROYAL LIFE SAVING SOCIETY AUSTRALIA	POOL LIFEGUARD REQUALIFICATION FOR MARGARET GIUNTOLI	-110.00
EFT47594	25/09/2008	SANCTUARY GOLF RESORT	ROOM HIRE AND MEALS FOR ADRIAN NICOLL	-410.00
EFT47595	25/09/2008	SECUREPAY PTY LTD	SECUREPAY TRANSACTION FEES - AUGUST 2008	-56.03
EFT47596	25/09/2008	SERENITY PARK	DISPOSAL OF DOGS	-420.00
EFT47597	25/09/2008	G & L SHEETMETAL	BUILDING SUPPLIES	-502.70
EFT47598	25/09/2008	SHEILAH RYAN	WORK ON THE VANCOUVER ARTS CENTRE GARDEN AND PURCHASES OF PLANTS	-361.70
EFT47599	25/09/2008	THE SINGING TREE ALBANY	BOOK PURCHASES	-111.95
EFT47600	25/09/2008	SKILL HIRE	CASUAL STAFF	-11,757.71
EFT47601	25/09/2008	SKYWEST AIRLINES PTY LTD	FLIGHT FOR ANDREW HAMMOND	-243.16
EFT47602	25/09/2008	SMITHS ALUMINIUM & 4WD CENTRE	Construct 2 Power box lids	-231.00
EFT47603	25/09/2008	SOUTHERN TOOL & FASTENER CO	HARDWARE SUPPLIES	-387.00
EFT47604	25/09/2008	SOUTHWAY DISTRIBUTORS (WA) PTY LTD	CATERING GOODS	-1,446.93
EFT47605	25/09/2008	SOUTHCOAST SECURITY SERVICE	SECURITY SERVICES	-282.15
EFT47606	25/09/2008	STATEWIDE BEARINGS	VEHICLE PARTS	-110.26
EFT47607	25/09/2008	SAI GLOBAL LTD	INTERNET DOWNLOAD FEES	-30.22
EFT47608	25/09/2008	STIRLING CONFECTIONERY PLUS	CONFECTIONERY AND SNACK SUPPLIES FOR THE TOWN HALL	-584.31
EFT47609	25/09/2008	ST JOHN AMBULANCE AUSTRALIA	SENIOR FIRST AID CLASS FOR BARB HENDERSON	-610.00
EFT47610	25/09/2008	STORM OFFICE NATIONAL	STATIONERY SUPPLIES	-26.96
EFT47611	25/09/2008	SUNNY SIGN COMPANY	SIGN PURCHASES	-512.60
EFT47612	25/09/2008	ALBANY LOCK SERVICE	LOCKSMITH SERVICES, REPAIRS ETC	-103.50
EFT47613	25/09/2008	ALBANY IGA	GROCERIES	-203.26
EFT47614	25/09/2008	SYNERGY	ELECTRICITY SUPPLIES	-17.60
EFT47615	25/09/2008	T & C SUPPLIES	HARDWARE/TOOL SUPPLIES	-1,081.43
EFT47616	25/09/2008	TELSTRA LICENSED SHOP ALBANY	PHONES AND ACCESSORIES	-200.00
EFT47617	25/09/2008	BARBARA TEMPERTON	SPRUNG WRITERS FESTIVAL - CHAIR, PANEL AND SCHOOLS PROGRAMME WORK	-1,265.00
EFT47618	25/09/2008	THE NAKED BEAN COFFEE ROASTERS	COFFEE SUPPLIES FOR ALAC CAFE	-136.00
EFT47619	25/09/2008	THEODORE DAVID	REIMBURSEMENT FOR PURCHASE OF 1 DESK	-179.82
EFT47620	25/09/2008	LOUISE EVERETT T/AS THE GARDENER'S KITCHEN	CATERING FOR THE SPRUNG WRITER'S FESTIVAL	-1,220.00

EFT47621	25/09/2008	THRIFTY CAR RENTAL	VEHICLE HIRE	-189.56
EFT47622	25/09/2008	TOTAL EDEN	GARDEN SUPPLIES	-969.55
EFT47623	25/09/2008	TOURISM COUNCIL WESTERN AUSTRALIA	Renewal: National Tourism Accreditation Program"	-1,337.00
EFT47624	25/09/2008	TRAILBLAZERS	STAFF PROTECTIVE CLOTHING	-110.35
EFT47625	25/09/2008	TRU-BLU GROUP PTY LTD	HEAVY MACHINERY/EQUIPMENT HIRE	-390.99
EFT47626	25/09/2008	ALBANY TYREPOWER	TYRE PURCHASES/MAINTENANCE	-643.25
EFT47627	25/09/2008	UPTOWN MUSIC	Voucher Payment for Performers for the Great White Fleet \$50.00 for main performer and \$20 each for the 2 back up performers	-90.00
EFT47628	25/09/2008	VANCOUVER WASTE SERVICES	GREEN WASTE SERVICES	-21,507.71
EFT47629	25/09/2008	RENE VERMEULEN	TRAVEL ALLOWANCE - FORTS	-180.00
EFT47630	25/09/2008	WATERCRAFT MARINE	100MM SNAP HOOK FOR YORK STREET BANNER	-93.50
EFT47631	25/09/2008	ALBANY & GREAT STHN WEEKENDER	ADVERTISING	-1,119.00
EFT47632	25/09/2008	WELLSTEAD PROGRESS ASSOCIATION	DRUM MUSTER SERVICES	-523.88
EFT47633	25/09/2008	WELLSTEAD AUTOMOTIVE SERVICES	TOWING IN CAR BODIES FOR COLLECTION AT WELLSTEAD	-253.00
EFT47634	25/09/2008	THINKWATER ALBANY	IRRIGATION SUPPLIES	-6,221.80
EFT47635	25/09/2008	WEST. AUST. LOCAL GOVERNMENT ASSOC.	ADVERTISING - WEST AUSTRALIAN	-3,102.00
EFT47636	25/09/2008	LANDMARK LIMITED	FENCE POSTS	-382.14
EFT47637	25/09/2008	WESTSHRED DOCUMENT DISPOSAL	DOCUMENT DISPOSAL	-244.20
EFT47638	25/09/2008	WESTERN WORK WEAR	BARRIER MESH & UNIFORMS AND SAFETY EQUIPMENT	-3,861.16
EFT47639	25/09/2008	WILSON MACHINERY	VEHICLE PARTS	-898.78
EFT47640	25/09/2008	WILSON MARINE	ROLL OF STAINLESS STEEL WIRE ROPE	-4,637.00
EFT47641	25/09/2008	WIZID PTY LTD	WRIST BANDS FOR LEISURE CENTRE	-497.20
EFT47642	25/09/2008	DIANNE WOLFER	WORKSHOPS WITH SENIORS (AND ASSOCIATED WORK) AND SPRUNG FOR THE YOUNG COORDINATION FEES	-940.00
EFT47643	25/09/2008	YAKKA PTY LTD	UNIFORMS	-205.35
EFT47644	25/09/2008	YOUNGS SIDING GENERAL STORE	FUEL SUPPLIES FIRE BRIGADE	-943.24
EFT47645	25/09/2008	ZENITH LAUNDRY	LAUNDRY SERVICES/HIRE	-38.18
			<b>TOTAL</b>	<b>-1,995,420.66</b>

**Q1 REVIEW - SUMMARY**

	Total Original Budget	Total Committed	Adjustments	Carryovers	Q1 Forecast	Variance
	08/09	Sep-08			08/09	from Original Budget
CEO	1,990,204	421,509	714,760	0	2,704,964	714,760
EDCCS	4,052,992	991,412	2,157,794	0	6,210,786	2,157,794
EDDS	2,109,647	273,511	0	0	2,109,647	0
EDWS	10,651,812	(1,947,209)	(523,570)	0	10,128,242	(523,570)
GPI	(22,858,490)	(20,101,756)	0	0	(23,009,112)	(150,622)
LOANS	1,853,835	(41,741)	0	0	1,853,835	0
<b>TOTAL</b>	<b>(2,200,000)</b>	<b>(20,404,273)</b>	<b>2,348,984</b>	<b>0</b>	<b>(1,638)</b>	<b>2,198,362</b>



## Q1 REVIEW - CHIEF EXECUTIVE OFFICER

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
<b>CHIEF EXECUTIVE OFFICER</b>					
City-Restructure					
Gen Mgmt - Recruitment	3,000	90	3,000		0
CEO-Salaries	290,208	107,844	290,208		0
CEO-Superannuation	35,845	8,610	35,845		0
CEO-L.S.L.	9,649	0	9,649		0
CEO-Workers Comp Insur.	7,101	5,480	7,101		0
CEO-Fbt	21,000	0	21,000		0
CEO-Vehicle Op Costs	18,852	3,922	18,852		0
CEO-Management Expenses			0		0
Training/Dev - Specified	4,700	1,790	4,700		0
Training/Dev -Unspecified	600	0	600		0
CEO Gen Mgmt-Travel	13,000	3,348	13,000		0
CEO Gen Mgmt-Telephone	7,000	575	7,000		0
CEO - Sundry Other	5,000	1,051	5,000		0
CEO - Performance Appraisal	4,000	0	4,000		0
CEO - Advertising	2,500	1,386	2,500		0
T/F To Reserves - CEO Staff Rewards	8,400	8,400	8,400		0
<b>Total</b>	<b>430,855</b>	<b>142,496</b>	<b>430,855</b>	<b>0</b>	<b>0</b>
<b>MEMBERS OF COUNCIL</b>					
Councillor Training	10,000	6,232	10,000		0
Sale Of Old Albany Books	0	0	(3,625)		(3,625)
Member Fees & Allowances	145,000	34,950	145,000		0
Members-Conference Exps.	30,000	18,549	30,000		0
Refreshment/Entertainment	85,000	30,739	85,000		0
Governance-Insurance	24,500	19,234	24,500		0
Members-Expense Reimbursements	20,000	1,062	20,000		0
City Presentation Gifts Incl Old Albany Bor	0	0	22,500		22,500
Governance-Other	5,000	2,163	5,000		0
Mayoral Vehicle	14,443	5,374	14,443		0
T/F Ex Res- Members	0	(18,875)	(18,875)		(18,875)
<b>Total</b>	<b>333,943</b>	<b>99,426</b>	<b>333,943</b>	<b>0</b>	<b>0</b>
<b>MEMBERS CAPITAL</b>					
Trans Ex C/O Reserve	0	(23,000)	(23,000)	(23,000)	0
Mayoral Regalia (Chain)	0	23,000	23,000	23,000	0
Council Board Table	5,000	0	5,000		0
<b>Total</b>	<b>5,000</b>	<b>0</b>	<b>5,000</b>	<b>0</b>	<b>0</b>
<b>ECONOMIC DEVELOPMENT</b>					
Amity Heritage Plan Funding	(35,000)	0	(35,000)		0
T/F Ex Res - Ec Dev Projects	(380,000)	(380,000)	(380,000)		0
Airport Dividend Transfer To Reserve	156,238	156,238	156,238		0
Amazing Albany Sales	(3,000)	(445)	(3,000)		0
Amity Heritage Precinct Masterplan	150,000	70,657	150,000		0
Ils Maintenance Compensation	117,000	0	117,000		0
Airport Dividend From Operations	(273,238)	0	(273,238)		0
Contribution To Fishing Platform	250,000	0	250,000		0
Economic Development Projects General			0		0
Employment Attraction Initiative	10,000	0	10,000		0
Albany Visitor Ambassadors	0	(103)	0		0
Economic Development Projects			0		0
Economic Development Projects	30,755	5,160	25,755		(5,000)
Albany Advantage Kits	15,000	0	15,000		0
Sister City Visits	13,013	0	13,013		0
Albany Entertainment Centre	5,000	21	5,000		0
M.E.D. Salaries	82,593	20,426	82,593		0
M.E.D.-Lsl	3,097	0	3,097		0
M.E.D.Superannuation	9,779	1,866	9,779		0
M.E.D.Vehicle Op Costs	7,564	1,963	7,564		0
M.E.D. Workers Comp Insur			0		0
Med Workers Comp	2,013	1,553	2,013		0

## Q1 REVIEW - CHIEF EXECUTIVE OFFICER

	Original Budget		Committed to		Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09		Date				
			Sep-08				
M.E.D. Operating Costs					0		0
M.E.D. Operating Costs	5,000		1,588		5,000		0
M.E.D. Telephone	1,500		113		1,500		0
M.E.D. Travel Costs	5,000		1,142		5,000		0
M.E.D. Advertising	8,000		1,173		8,000		0
Training/Dev-Specified	4,750		4,615		4,750		0
Training/Dev -Unspecified	200		41		200		0
<b>Total</b>	<b>185,264</b>		<b>(113,992)</b>		<b>180,264</b>	<b>0</b>	<b>(5,000)</b>
<b>ECONOMIC DEVELOPMENT CAPITAL</b>							
Albany Entertainment Centre	1,400,000		0		1,200,000		(200,000)
Aec - Sale Of Land	(1,600,000)		0				1,600,000
T/F To Res - York St Development	300,000		550,000				(300,000)
Land Development - Wellington St					0		0
Roadworks & Other Cost - Wellington St	300,000		36,016		45,000	107,718	(362,718)
Economic Development - T/F Ex Res	(380,280)		(487,998)		(487,998)	(107,718)	0
<b>Total</b>	<b>19,720</b>		<b>98,017</b>		<b>757,002</b>	<b>0</b>	<b>737,282</b>
<b>SPECIAL PROJECTS-EVENTS</b>							
Contribution To Anzac	10,000		10,000		10,000		0
Community Events Salaries	31,927		6,421		31,927		0
Community Events - On Costs	4,122		1,158		4,122		0
Community Events	89,139		25,190		89,139		0
Special Events - Cleanup					0		0
Special Events - Cleanup	3,000		0		3,000		0
Albany Classic					0		0
Albany Classic	0		(18,316)		0		0
Inc-Albany Classic	0		(2,797)		0		0
Festive Lighting					0		0
Festive Lighting	24,000		6,847		24,000		0
Governance-Special Events					0		0
S/Events-Us Submariners	2,600		55		2,600		0
Other Special Events	13,000		8,824		13,000		0
Christmas Pageant	24,000		9,283		24,000		0
New Years Fireworks	14,000		975		14,000		0
Australia Day Celebrations	22,000		4,661		22,000		0
Telephone Charges	500		0		500		0
Australia Day Fireworks	14,000		0		14,000		0
Volunteers Day Event	10,000		0		10,000		0
New Years Entertainment	15,000		0		15,000		0
S/Events Training - Specified	1,700		165		1,700		0
S/Events Training - Unspecified	400		0		400		0
City Events Income	(26,000)		0		(26,000)		0
<b>Total</b>	<b>253,388</b>		<b>52,467</b>		<b>253,388</b>	<b>0</b>	<b>0</b>
<b>TOURISM DEVELOPMENT</b>							
T/F Ex Res - Tourism	(22,600)		(56,304)		(56,304)	(33,704)	0
Tourism Development - Op Costs					0		0
Telephone Charges	500		103		500		0
Visitor Information Bay Servicing	1,500		0		1,500		0
Brig Amity Tourist Audio Guide	2,500		0		2,500		0
Avc Website	20,000		362		20,000		0
Tourism Development Training					0		0
Tourism Dev- Specified Training	2,920		382		2,920		0
Tourism Dev - Unspecified Training	200		0		200		0
Tourism Marketing	143,686		39,581		177,390	33,704	0
Tourism Development - Salaries	53,424		12,182		53,424		0
Tourism Dev - Salaries On Costs	7,601		2,084		7,601		0
Investment (Roi,Tep)- Airport	(141,086)		0		(141,086)		0
Tourism Events Income	0		(72)		0		0
<b>Total</b>	<b>68,645</b>		<b>(1,682)</b>		<b>68,645</b>	<b>0</b>	<b>0</b>
<b>EXECUTIVE SERVICES</b>							

## Q1 REVIEW - CHIEF EXECUTIVE OFFICER

	Committed to		Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	Original Budget	Date			
	08/09	Sep-08			
M.E.S. - Training / Develop					
M.E.S. - Specified Training	3,380	939	3,380		0
M.E.S. - Unspecified Training	200	0	200		0
Executive Services Projects			0		0
Corporate Plan Review	4,000	498	4,000		0
Executive Services Projects	15,000	427	15,000		0
Mes Operational Costs			0		0
Mes Operational Costs	13,000	924	13,000		0
Agenda & Minutes Improvement	10,000	0	10,000		0
Subscriptions	26,000	22,204	26,000		0
'2020 Planning			0		0
Performance Measurement	12,000	555	12,000		0
T/F Ex Res - Exec Services	(10,000)	(10,000)	(10,000)		0
Sustainability	0	0	0		0
M.E.S. Salaries			0		0
Executive Services Salaries	82,098	19,485	82,098		0
M.E.S. Leave	3,078	0	3,078		0
M.E.S. Superannuation	9,721	2,467	9,721		0
M.E.S. Workers Comp Ins	2,001	1,544	2,001		0
<b>Total</b>	<b>170,478</b>	<b>39,043</b>	<b>170,478</b>	<b>0</b>	<b>0</b>

## HUMAN RESOURCES / PAYROLL

Hr-Salaries	130,310	63,849	150,560		20,250
Hr-L.S.L.	3,214	0	3,214		0
Hr-Operating Costs			0		0
Training/Dev-Specified	1,810	1,320	1,810		0
Hr-Performance Appraisals	3,500	0	3,500		0
Hr-Resource Materials	16,000	12,240	16,000		0
Hr-Sundry Operating Costs	5,000	3,882	5,000		0
Hr-Occupational Health & Safety	0	65	0		0
Training/Dev-Unspecified	400	56	400		0
Hr - Employee Counselling	3,000	925	3,000		0
Hr - Pre Employment Medicals	1,000	0	1,000		0
Hr - Legal	5,000	0	5,000		0
Hr-Superannuation	12,215	3,810	14,038		1,823
Human Resources Projects			0		0
Employee Attraction & Retention	52,531	0	27,531		(25,000)
Hr-Workers Comp Insur	3,111	2,401	3,516		405
<b>Total</b>	<b>237,091</b>	<b>88,548</b>	<b>234,569</b>	<b>0</b>	<b>(2,522)</b>

## PUBLIC RELATIONS

Public Relations Income	(6,000)	0	(6,000)		0
Trans Ex Reserve - PR	0	(15,179)	(15,179)	(15,179)	0
P.R.O. Salaries	62,202	14,674	62,202		0
P.R.O. Leave	1,534	0	1,534		0
P.R.O. Superannuation	5,831	1,321	5,831		0
P.R.O. Workers Comp Insur	1,485	1,146	1,485		0
Pro Operating Costs			0		0
P.R.O. - Specified Training	1,915	0	1,915		0
P.R.O. - Telephone	600	73	600		0
P.R.O. - Sundries	2,000	0	2,000		0
Rebranding Project	0	4,314	6,179	6,179	0
P.R.O. Community Information	42,000	4,753	42,000		0
P.R.O. Annual Report	1,000	136	1,000		0
P.R.O. Advertising	9,000	4,782	9,000		0
P.R.O. Materials	9,000	7,727	18,000	9,000	0
P.R.O. - Unspecified Training	200	0	200		0
<b>Total</b>	<b>130,767</b>	<b>23,748</b>	<b>130,767</b>	<b>0</b>	<b>0</b>

## TRAINING & OSH ADMIN

Employee Wellness Program					
Employee Wellness Program	7,500	3,227	7,500		0
Sanford Rd Community Centre Project		0	0		0
Corporate Training Income	(2,500)	0	(2,500)		0

## Q1 REVIEW - CHIEF EXECUTIVE OFFICER

	Original Budget	Committed to Date	Q1 Review	Q1 Review	Q1 Review
	08/09	Sep-08	Full Year Projection	Carryovers EX 07/08	Proposed Adjustment
	Management Dev Ext	(10,000)	(5,455)	(10,000)	
C.P.D.O.-Training			0		0
Training Aids	1,000	132	1,000		0
Corporate Training	14,000	0	14,000		0
Training - External Participants	10,000	0	10,000		0
M.E.S. Operational Fund	0	73	0		0
Synergy Training - General	15,000	1,000	15,000		0
Training/Dev Specified	0	0	0		0
Training/Dev-Unspecified	0	0	0		0
Trainig & OSH Operating Costs			0		0
First Aid Training	3,000	2,605	3,000		0
Project Admin - Sundry Income	(20,000)	0	(20,000)		0
Training/Osh - Salaries	43,397	282	43,397		0
Training/Osh - Lsl	1,071	0	1,071		0
Training Osh - Super	4,068	0	4,068		0
Training/Osh - Workers Comp	1,036	800	1,036		0
Training & Osh - Operating Costs			0		0
Training / Dev - Specified	1,240	0	1,240		0
Training/Dev - Unspecified	200	0	200		0
Hr Occ Health & Safety	7,500	2,977	7,500		0
<b>Total</b>	<b>76,512</b>	<b>5,640</b>	<b>76,512</b>	<b>0</b>	<b>0</b>
<b>CORPORATE GOVERNANCE</b>					
T/F Ex Res - Corporate Gocvernance	(27,000)	(30,527)	(30,527)	(3,527)	
Compliance Remuneration			0		0
Compliance Salaries	62,203	14,993	62,203		0
Compliance Superannuation	6,751	1,268	6,751		0
Compliance Leave	1,534	0	1,534		0
Compliance - Workers Comp	1,503	1,160	1,503		0
Compliance -Operating Costs			0		0
Compliance - Specified Training	6,350	0	6,350		0
Compliance - Unspecified Training	200	165	200		0
Cpmpliance Costs - Other	0	739	0		0
Intranet Project	27,000	0	15,527	3,527	(15,000)
Compliance-Operating Exps		0	0		0
<b>Total</b>	<b>78,541</b>	<b>(12,201)</b>	<b>63,541</b>	<b>0</b>	<b>(15,000)</b>
<b>Grand Total</b>	<b>1,990,204</b>	<b>421,509</b>	<b>2,704,964</b>	<b>0</b>	<b>714,760</b>

## Q1 REVIEW - DEVELOPMENT SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
<b>DEVELOPMENT MANAGEMENT</b>					
Development-Municipal Inventory	10,000	0	10,000		0
Development-Heritage Consultant	7,000	7,000	7,000		0
T/F Ex Plan Res-Sp Carryovers	(30,000)	(30,000)	(30,000)		0
Development Management Income	0	(228)	0		0
Edds - Recruitment	15,000	0	15,000		0
Development Mgt Projects			0		0
Demographic Survey	20,000	0	20,000		0
Dev.Mgmt-Salaries	299,313	86,021	299,313		0
Dev.Mgmt-Leave	8,944	0	8,944		0
Dev Mgt Projects			0		0
Precinct Plans	10,000	0	10,000		0
Reserves Planning	25,000	11,892	52,700	27,700	0
Regional Vegetation Survey	50,000	0	50,000		0
Transport Model	40,000	9,186	99,594	59,594	0
City Of Albany Town Planning Scheme	10,000	1,432	10,000		0
Local Planning Strategy	4,000	8,864	4,000		0
Yakamia Structure Plan	18,000	1,199	18,000		0
Dev.Mgmt-Workers Comp Ins	7,254	5,598	7,254		0
Dev.Mgmt-Superannuation	33,473	7,893	33,473		0
Dev.Mgmt-Vehicle Costs	10,137	2,425	10,137		0
Dev.Mgmt-Office Expenses			0		0
Dev.Mgmt-Travel	4,500	0	4,500		0
Dev.Mgmt-Subscriptions	200	0	200		0
Training/Dev - Specified	6,145	973	6,145		0
Dev.Mgmt-Telephone	1,500	708	1,500		0
Devt.Mgmt-Other Expenses	3,000	13	3,000		0
Training/Dev - Unspecified	800	(0)	800		0
Dev Mgmt - Advertising	500	318	500		0
Dev Management Plans	0	0	0		0
Dev.Mgmt-Fbt	32,000	0	32,000		0
Dev Mgt - Retail Strategy	20,000	0	20,000		0
T/F Ex Res- Dev Mgt	(39,000)	(98,594)	(98,594)	(59,594)	0
T/F Ex Planning Reserve	0	(27,700)	(27,700)	(27,700)	0
T/F To Reserve - EDDS Staff Rewards	18,900	18,900	18,900		0
<b>Total</b>	<b>586,666</b>	<b>5,900</b>	<b>586,666</b>	<b>0</b>	<b>0</b>

## EMERGENCY MANAGEMENT

Fire Aware Programme			0		0
Fire Aware Programme	10,000	0	10,000		0
Emergency Mgt-Salaries & Wages	96,371	23,985	96,371		0
Fire-Contribution B/F Brig.			0		0
Fire- Brigade Cont Budget	45,000	0	45,000		0
Fire-Emergency Response			0		0
Fire - Emergency Response	35,000	686	35,000		0
Fire-Radio Equip Maint.	0	0	0		0
Fire - Fesa Contribution	(163,110)	(40,778)	(163,110)		0
Emergency Mgt - Salary On Costs	13,226	2,739	13,226		0
Fire-Firebreak Inspection			0		0
Firebreak Inspections	2,000	0	2,000		0
Fire-Advertising	1,000	136	1,000		0
Fire-Hydrants/Standpipes			0		0
Fire Hydrants/Standpipes	14,000	3,568	14,000		0
Fire-Print/Stationery	2,000	2,580	2,000		0
Fire-Council Firebreaks			0		0
Firebreaks Council Land	60,000	1,145	57,367		(2,633)
Emergency Management-Other Expenditure			0		0
Emergency Mgt- Purch Plant & Equip	6,000	0	6,000		0
Esl - Main Of Equipment / Trailers	12,000	130	12,000		0
Fire-Maint Of Vehicles	56,578	16,406	56,578		0
Fire - Utilities Rates & Taxes	7,000	271	7,000		0
Fire - Other Goods & Services	18,000	944	18,000		0
Fire - Insurances	30,000	29,968	30,000		0
Fire - Training / Develop			0		0
Training / Dev - Specified	870	70	870		0
Training / Dev - Unspecified	200	0	200		0
Fire-Fines & Penalties	(10,000)	(464)	(10,000)		0
Emergency Management - Income	(10,000)	0	(10,000)		0
<b>Total</b>	<b>226,135</b>	<b>41,386</b>	<b>223,502</b>	<b>0</b>	<b>(2,633)</b>

## Q1 REVIEW - DEVELOPMENT SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
<b>FIRE CAPITAL</b>					
Bushfire Grants & Contributions	(330,000)	0	(330,000)		0
Trans Ex Airport Reserve- Fire Shed	0	(28,310)	(28,310)	(28,310)	0
Fire Equipment			0		0
Fire Shed - Manypeaks	0	0	0		0
Storage Lockers-Mercer Rd	0	0	10,000	10,000	0
Airport Fire Shed	0	5,423	5,423	2,790	2,633
Goode Beach Fire Shed	0	150	15,520	15,520	0
Fire Equipment			0		0
Tanker - Redmond	100,000	0	100,000		0
Tanker Ba - South Stirlings	230,000	0	230,000		0
<b>Total</b>	<b>0</b>	<b>(22,737)</b>	<b>2,633</b>	<b>0</b>	<b>2,633</b>
<b>PLANNING</b>					
Development-Salaries	476,229	112,578	476,229		0
Development-L.S.L.	11,748	0	11,748		0
Development-Training			0		0
Planning - Unspecified Training	2,000	1,139	2,000		0
Planning - Specified Training	14,620	3,512	14,620		0
Planning-Superannuation	45,140	9,942	45,140		0
Development-Workers Comp.	11,380	8,782	11,380		0
Development-Advertising.			0		0
Development Advert-Rezonings	7,000	1,602	7,000		0
Development Advert-Policy	2,700	349	2,700		0
Development Advert-Other	1,750	997	1,750		0
Development-P/Stationery	1,000	0	1,000		0
Development-Off.Expenses			0		0
Development Off-Office Expenses	5,500	133	5,500		0
Development Off-Subscriptions/Journals	1,000	208	1,000		0
Development-Vehicle Costs	38,657	6,851	38,657		0
Development-Legal Expenses			0		0
Dev - Legal Enforcement	10,000	160	10,000		0
Dev - Legal Opinions	20,000	500	20,000		0
Dev - Legal Appeals	30,000	10,258	30,000		0
Planning Inc -Scheme Amen	(40,000)	(15,500)	(40,000)		0
Planning-Income	(230,000)	(82,865)	(230,000)		0
O/Econ-Extract Ind Lic.	(6,800)	0	(6,800)		0
<b>Total</b>	<b>401,924</b>	<b>58,644</b>	<b>401,924</b>		<b>0</b>
<b>RANGERS</b>					
Ranger-Salaries			0		0
Rangers-Wages & Salaries	218,838	39,887	218,838		0
Rangers - L.S.L.	4,100	0	4,100		0
Ranger-Public Education	0	0	0		0
Ranger-Salary On Costs	14,915	3,443	14,915		0
Ranger-Emp.Ind. Insurance	4,233	3,266	4,233		0
Ranger-Uniforms	1,750	753	1,750		0
Ranger-Telephone	5,500	787	5,500		0
Ranger-Vehicle Op.Costs	67,255	16,213	67,255		0
Ranger-Other Expend.			0		0
Rangers - Other Expenditure	2,000	1,277	2,000		0
Rangers - Education	1,000	(91)	1,000		0
Rangers - Travel/Conferences	1,000	1,458	1,000		0
Rangers - Legal, Local Laws	600	154	600		0
Casual Ranger Expenditure	2,500	73	2,500		0
Rangers - RESERVES PATROL	1,000	0	1,000		0
Ranger - BEACH PATROLS	500	0	500		0
Ranger - P/STATIONERY	1,000	415	1,000		0
Rangers - Training			0		0
Rangers - Specified Training	6,165	534	6,165		0
Rangers - Unspecified Training	1,000	891	1,000		0
Parking-Fines/Penalties	(23,000)	(3,063)	(23,000)		0
Parking Signs	2,500	0	2,500		0
Parking Expenses Other	2,500	2,700	2,500		0
Parking-Impounded Vehicle	750	(195)	750		0
<b>Total</b>	<b>316,106</b>	<b>68,501</b>	<b>316,106</b>		<b>0</b>

## Q1 REVIEW - DEVELOPMENT SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
<b>ANIMAL CONTROL</b>					
Cat Sterilization	0	0	0		0
Animal-Salaries			0		0
Animal Control - Wages	128,804	34,851	128,804		0
Animal Control - Salary On Costs	16,475	5,261	16,475		0
Animal-Advertising	300	187	300		0
Animal-Print.& Stationery	750	0	750		0
Animal-Dog Pound Maint.			0		0
Dog Pound Maint.	1,000	228	1,000		0
Animal-Cattle Pound Maint			0		0
Cattle Pound Maint.	500	0	500		0
Animal-Dog Discs	750	890	750		0
Animal-Other Expenditure	2,500	1,424	2,500		0
Animal-Dog Registrations	(36,000)	(1,247)	(36,000)		0
Animal-Control Costs			0		0
Rangers - Legal - Local Laws	1,400	0	1,400		0
Animal-Materials	600	0	600		0
Animal-Animal Food	750	168	750		0
Animal-Sundries	750	155	750		0
Animal-Pound Fees Dogs	(5,500)	(1,874)	(5,500)		0
Animal-Dest & Disposal			0		0
Destruct/Disposal-Disposal Costs	3,200	627	3,200		0
Destruct/Disposal-Vet Costs	1,200	89	1,200		0
Animal-Pound Fees Cattle	(800)	(550)	(800)		0
Animal-Fines & Penalties	(6,500)	(4,278)	(6,500)		0
O/Comm-Remove Dead Animal	0	0	0		0
<b>Total</b>	<b>110,179</b>	<b>35,931</b>	<b>110,179</b>		<b>0</b>

## BUILDING

Zoning Certificate Program			0		0
Zoning Certificate Program	4,000	0	4,000		0
Council Crossover Contributions			0		0
Crossovers - Council Contribution	38,000	4,380	38,000		0
Building-Salaries	364,190	92,741	364,190		0
Building-Leave	10,342	0	10,342		0
Insp-Travel/Conferences			0		0
Insp-Travel/Conf-Travelling	1,000	0	1,000		0
Building-Superannuation	34,551	6,983	34,551		0
Building-Workers Comp Insur	8,703	6,716	8,703		0
Building-Telephone	1,600	325	1,600		0
Building-Vehicle Costs	18,327	3,097	18,327		0
Building Other Income	(14,000)	(2,640)	(14,000)		0
Building-Conferences	0	0	0		0
Building-Licence Fees	(300,000)	(87,924)	(300,000)		0
Building-Building Lists	(4,000)	(2,915)	(4,000)		0
Building-Strata Title Income	(500)	(200)	(500)		0
Bcitr Levy-Income	(2,400)	(415)	(2,400)		0
Building-Operating Costs			0		0
Building - P/Stationary	6,500	15	6,500		0
Building - Subs/Journals	3,000	614	3,000		0
Building - Office Expences	6,000	1,031	6,000		0
Building Operating Costs	1,000	0	1,000		0
Post Construction Inspct/Rates Update	5,000	0	5,000		0
Brb Levy Revenue	(6,000)	(812)	(6,000)		0
Building-Certification	15,000	0	15,000		0
Building - Training			0		0
Building - Specified Training	10,735	2,645	10,735		0
Building - Unspecified Training	1,800	145	1,800		0
Zoning Certificate Income	(50,000)	(7,250)	(50,000)		0
<b>Total</b>	<b>152,848</b>	<b>16,538</b>	<b>152,848</b>		<b>0</b>

## HEALTH

Insp-Salaries Health	228,130	42,167	228,130		0
Insp-Leave-Health	6,164	0	6,164		0
Insp Superannuation-Health	22,416	3,736	22,416		0
Insp-Workers Comp-Health	5,479	4,228	5,479		0
Insp-Health Licences	(38,000)	(130)	(38,000)		0
'Insp-Other Income-Health	(1,000)	(362)	(1,000)		0
Septic Inspection Fees	(6,500)	(2,361)	(6,500)		0
'Inspct-Control Costs			0		0

## Q1 REVIEW - DEVELOPMENT SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Insp-Food Sampling	6,300	6,283	6,300		0
Insp-Food Premise Inspections	43,000	11,665	43,000		0
Insp-Control Expenses	2,500	33	2,500		0
Insp-Beach Rehabilitation	0	0	0		0
Insp-Nuisance/Mosquito Control	20,000	0	20,000		0
Insp-Septic Tank Application Fees	(7,000)	(3,417)	(7,000)		0
Insp-Vehicle Op Costs	17,400	5,851	17,400		0
Insp-Information Sheets			0		0
Insp-Education-Environ Health	1,000	0	1,000		0
Insp-Office Expenses			0		0
Insp-Office-Equipment Minor	1,500	26	1,500		0
Insp-Office-Telephone	1,700	771	1,700		0
Insp-Office-Print/Stationery	1,200	31	1,200		0
Insp-Office-Legal,Local Laws	1,500	0	1,500		0
Training/Dev - Specified	5,400	786	5,400		0
Training / Dev - Unspecified	600	41	600		0
Water Purification - Halls	4,000	0	4,000		0
<b>Total</b>	<b>315,789</b>	<b>69,348</b>	<b>315,789</b>		<b>0</b>
<b>Grand Total</b>	<b>2,109,647</b>	<b>273,511</b>	<b>2,109,647</b>		<b>0</b>



## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
<b>CORPORATE SERVICES MANAGEMENT</b>					
T/F To Res - Cape Riche	6,000	6,000	6,000		0
Corp Svc-Salaries	189,067	42,985	189,067		0
Trans Ex Reserve - Corp Mgt	(27,460)	(27,460)	(27,460)		0
Corp.Svc-Leave	6,220	0	6,220		0
Corp Svc-Office Expenses			0		0
Corp.S-Travel	2,500	0	2,500		0
Corp.S-Subscriptions	2,000	499	2,000		0
Training/Dev - Specified	7,738	126	7,738		0
Training /Dev -Unspecified	800	153	800		0
Corp.S-Telephone	700	43	700		0
Corp Svcs - Advertising	5,500	1,684	5,500		0
Corp Svc-Superannuation	21,810	4,416	21,810		0
Cape Riche Salaries	3,914	701	3,914		0
Admin-Legal Costs	20,000	3,300	20,000		0
Admin-Fringe Benefits Tax	18,000	(99)	18,000		0
Corp Svc-Workers Comp Ins	4,596	3,546	4,596		0
Corp Svc-Vehicle Op Costs	10,295	2,639	13,295		3,000
Community Plan Implementation	15,545	0	15,545		0
Edccs- Recruitment	2,000	4,083	2,000		0
Cape Riche Revenue	(20,000)	(1,089)	(20,000)		0
Aboriginal Accord	47,460	1,827	47,460		0
Bu Rent	(14,000)	0	(14,000)		0
Expense - Cape Riche	11,000	5,120	11,000		0
Emu Point - City Investment Retur	(11,789)	0	(11,789)		0
T/F To Reserve - Edccs Staff Rev	17,500	17,500	17,500		0
<b>Total</b>	<b>319,396</b>	<b>65,974</b>	<b>322,396</b>	<b>0</b>	<b>3,000</b>
<b>EDCCS CAPITAL</b>					
Albany Visitors Centre Capital	0	4,092	4,200	4,200	0
Ccs Sundry Capital Income	0	0	(2,000)		(2,000)
Economic Development Capital			0		0
Avc - Mobile Information Stand	3,000	0	3,000		0
Avc Exterior Lights	0	0	2,000	2,000	0
Avc Exterior Map Sign	0	480	2,000	2,000	0
Town Hall Equipment			0		0
Lighting & Audio Upgrades	15,000	6,016	20,778	5,778	0
Forts-Canopy C/O			0		0
Ellam-Innes Collection	0	6,827	8,241	6,161	2,080
T/F To Reserve - Corporate Serv	0	0	28,000		28,000
T/F Ex Reserve - Corporate Serv	0	(20,139)	(20,139)	(20,139)	0
<b>Total</b>	<b>18,000</b>	<b>-2,724</b>	<b>46,080</b>	<b>0</b>	<b>28,080</b>
<b>FINANCIAL ASSISTANCE</b>					
Keep Albany Beautiful	3,500	(3,500)	3,500		0
Cemetery Contribution	50,000	52,250	52,250		2,250
Other-Donations/Grants	8,000	2,700	8,000		0
Community Financial Assistance	510,000	51,084	510,000		0
Landfill Subsidies	0	0	0		0
T/F Ex Res-Fin Asst	(10,000)	(10,000)	(10,000)		0
<b>Total</b>	<b>561,500</b>	<b>92,534</b>	<b>563,750</b>	<b>0</b>	<b>2,250</b>
<b>RECREATION MASTERPLAN</b>					
Alac - Rectification Existing Buildir	0	399	0		0
Alac- Sale Of Land	(2,450,000)	0	0		2,450,000
Trans To Reserves	250,000	250,000	0		(250,000)
Grant - Alac Pool	0	(20,000)	(20,000)		(20,000)
Recreation Dev't Masterplan Expenditure			0		0
Recreation Dev't Masterplan Expenditure			(80,000)		(80,000)
Alac Upgrade Stage 1	0	12,880	100,000		100,000
<b>Total</b>	<b>(2,200,000)</b>	<b>243,279</b>	<b>0</b>	<b>0</b>	<b>2,200,000</b>
<b>LAND SUBDIVISIONS</b>					

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Subdivision Loans - Interest	440,000	16,327	440,000		0
Cull Road Bridging Loan	(3,600,000)	0	(3,600,000)		0
Land Development			0		0
Yakamia Environmental Review	0	3,091	210,656	210,656	0
Yakamia Subdivision	0	10,988	0		0
Cull Road Land Development	5,810,000	123,740	5,860,161	50,161	0
T/F Ex Reserve -City Subdivisions	(2,650,000)	(260,817)	(2,910,817)	(260,817)	0
<b>Total</b>	<b>0</b>	<b>(106,671)</b>	<b>0</b>	<b>0</b>	<b>0</b>

## CUSTOMER SERVICES

Customer Services -Admin-Salarie	168,661	66,876	168,661		0
Customer Service - L.S.L.	10,867	0	10,867		0
Cust Serv-Superannuation.	43,199	9,300	43,199		0
Cust Serv-Workers Comp Insur	10,394	8,021	10,394		0
Customer Services - Op Costs			0		0
Telephone Charges	350	0	350		0
Admin-Advertising	1,000	0	1,000		0
Admin - Training / Develo			0		0
Cs - Specified Training	7,110	3,017	7,110		0
Cs - Unspecified Training	2,000	0	2,000		0
Admin-Insurance Other	194,000	109,578	194,000		0
Admin-Sundry Expenses	5,000	300	5,000		0
Admin - Uniforms	1,000	(559)	1,000		0
Records System Maintenance			0		0
Records Operations- Equipment	2,500	59	2,500		0
Records Operations-Stationary	4,000	1,071	4,000		0
Upgrading Of Records Classificati	20,000	878	20,000		0
Records - Software	5,000	0	5,000		0
Records - Archives Maintenance	1,000	40	1,000		0
Admin - Sundry Income	(30,000)	(9,298)	(30,000)		0
Customer Service Projects			0		0
Customer Service Strategy	20,000	0	20,000		0
Software Upgrade - Online Servi	10,000	10,860	10,000		0
Telephone System Software	2,000	792	2,000		0
Records - Archive Cleanup	15,000	20,654	15,000		0
Cust Serv Admin Salaries	125,496	2,396	125,496		0
Cust Serv - Records Salaries	139,029	23,880	139,029		0
Information Bays-Op Costs			0		0
Information Bays Op Costs	2,000	0	2,000		0
T/F Ex Reserve - Administration	(35,000)	(35,000)	(35,000)		0
<b>Total</b>	<b>724,606</b>	<b>212,864</b>	<b>724,606</b>	<b>0</b>	<b>0</b>

## NORTH ROAD OFFICE

North Rd - Administration					
North Rd - First Aid	1,000	0	1,000		0
North Rd - Flags	1,000	220	1,000		0
North Rd - Internal Mail Deliveries	2,000	440	2,000		0
North Rd - Messages On Hold	3,000	343	3,000		0
North Rd - Newspapers	800	241	800		0
North Rd - Photocopier	85,000	39,056	85,000		0
North Rd - Postage/Freight	30,000	5,044	30,000		0
North Rd - Stationery/Printing	40,000	22,530	40,000		0
North Rd - Security Collections	4,000	78	4,000		0
North Rd - Sundries	1,000	133	1,000		0
North Rd - Staff Amenities	2,000	711	2,000		0
North Rd - Utilities			0		0
North Rd - Electricity	48,000	0	48,000		0
North Rd - Telephone	85,000	18,571	85,000		0
North Rd - Water	3,000	1,820	3,000		0
North Rd - Building			0		0
North Rd - Cleaning	75,000	12,344	75,000		0
North Rd - Display Plants	4,000	1,053	4,000		0
North Rd - Document Recycling	2,000	583	2,000		0
North Rd - Rubbish Removal	3,000	651	3,000		0

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
North Rd - Sanitary Services	2,500	609	2,500		0
North Rd - Security	10,000	1,528	10,000		0
North Rd - Window Cleaning	8,000	1,555	8,000		0
North Road - Garden Maintenance	20,000	3,917	20,000		0
North Rd - Bldg Mtce			0		0
North Rd - Bldg Mtce	35,000	73	35,000		0
<b>Total</b>	<b>465,300</b>	<b>111,499</b>	<b>465,300</b>	<b>0</b>	<b>0</b>

## INFORMATION TECHNOLOGY

It-Salaries	219,293	43,802	219,293		0
It-Superannuation	22,620	4,202	22,620		0
It-L.S.L	5,410	0	5,410		0
It-Operating Costs			0		0
It Op Costs-Computer Minor Equip	17,825	4,085	17,825		0
It Op Costs-Computer Software	15,150	714	15,150		0
It Op Costs-Internet Fees	21,888	373	21,888		0
Maint Of It Systems & Hardwar	36,200	3,000	36,200		0
Training /Dev - Specified	15,370	4,386	15,370		0
It Op Costs - Telephone	3,200	1,852	3,200		0
It - Gis Establishment	18,000	1,660	18,000		0
It - Software Introduction	7,000	0	7,000		0
Web Site Development	28,000	0	33,960	5,960	0
Web Site Maintenance	11,400	1,347	11,400		0
It-Computer Maint & Rent	168,069	13,688	168,069		0
It-Workers Comp Insurance	5,277	4,072	5,277		0
T/F Ex Reserve - It	(58,000)	(63,960)	(63,960)	(5,960)	0
<b>Total</b>	<b>536,702</b>	<b>19,220</b>	<b>536,702</b>	<b>0</b>	<b>0</b>

## INFORMATION TECH. CAPITAL

Information Technology					
Ms2003 Upgrade Incl Training	90,110	11,208	90,110		0
Wavelan Upgrade	91,500	5,614	97,114	5,614	0
Patch Room Upgrade	23,500	5,127	27,555	4,055	0
System Development	41,000	0	53,600	12,600	0
Exchange Server	7,000	0	7,000		0
Additional Synergy Soft Costs	21,000	0	21,000		0
Purchase Of Pc's	57,300	21,853	57,300		0
Pc Misc	2,000	0	2,000		0
Servers-18gb Drives,Memory Upg	155,000	0	155,000		0
Software Licences	99,200	(6,215)	99,200		0
Ups	10,500	0	10,500		0
Printers/Scanners	5,000	0	9,640	4,640	0
T/F Ex Reserve- It Capital	(274,010)	(300,919)	(300,919)	(26,909)	0
<b>Total</b>	<b>329,100</b>	<b>(263,332)</b>	<b>329,100</b>	<b>0</b>	<b>0</b>

## FINANCE

Finance-Bank Charges	21,000	7,695	21,000		0
Admin-Audit Fees	19,000	3,500	19,000		0
Finance -Sundry Income	(36,000)	(30)	(36,000)		0
Finance-Salaries	224,657	52,453	219,657		(5,000)
Finance-Leave	5,542	0	5,542		0
Finance-Workers Comp	5,405	4,171	5,405		0
Finance-Superannuation	23,123	4,895	23,123		0
Finance-Minor Equipment/Sundry	1,200	90	1,200		0
Finance-Stationery	2,500	1,408	2,500		0
Finance - Projects	6,000	2,770	6,000		0
Rates-Wages & Salaries	136,190	32,508	126,190		(10,000)
Rates-Salary On Costs	19,377	5,390	19,377		0
Rates-Valuations	33,000	10,752	33,000		0
Rates-Title Searches	300	75	300		0
Finance -Meeting Travel	1,800	67	1,800		0
Rates-Postage	12,000	13,567	12,000		0
Rates-Stationery	12,000	3,700	12,000		0

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Rates-Collection Costs	5,500	213	5,500		0
Finance - Training / Deve			0		0
Training / Dev - Specified	8,850	0	8,850		0
Training / Dev - Unspecified	1,400	0	1,400		0
<b>Total</b>	<b>502,844</b>	<b>143,226</b>	<b>487,844</b>	<b>0</b>	<b>(15,000)</b>

### LAND SALES EXCL SUBDIVISIONS

Land Sale Costs	5,000	(22,030)	15,000		10,000
Masterplan Land Sales	(80,000)	0	(80,000)		0
Trans To Masterplan Reserve	75,000	75,000	0		(75,000)
<b>Total</b>	<b>0</b>	<b>52,970</b>	<b>(65,000)</b>	<b>0</b>	<b>(65,000)</b>

### DAY CARE CENTRE

Day Care - Fundraising Expense	2,000	0	2,000		0
Day Care Centre Rent (Addl To Bl	14,000	0	14,000		0
Day Care Salaries	553,765	141,752	553,765		0
Day Care Centre Income	(760,000)	(150,429)	(760,000)		0
Day Care Workers Comp	10,915	0	10,915		0
Day Care - Fundraising Income	(2,000)	0	(2,000)		0
Day Care L.Service Leave	14,145	0	14,145		0
Day Care Operating Costs			0		0
Training/Dev - Specified	2,070	871	2,070		0
Training /Dev - Unspecified	2,800	0	2,800		0
Dcc-Insurances	1,800	1,800	1,800		0
Dcc-Power & Gas	6,000	1,838	6,000		0
Dcc-Telephone	1,200	201	1,200		0
Dcc-Water & Sewerage	1,700	488	1,700		0
Dcc-Sundries	4,000	643	4,000		0
Dcc-Childrens Equip M&R	1,500	116	1,500		0
Dcc-Other Equip M&R	1,500	425	1,500		0
Dcc-Food & Drink	26,000	5,962	26,000		0
Dcc-Childrens Consumables	1,500	448	1,500		0
Dcc-Other Consumables	3,000	318	3,000		0
Dcc-Cleaning	14,500	3,801	14,500		0
Dcc-Advertising	900	0	900		0
Dcc-Linen	500	0	500		0
Dcc-Stationery/Office Supplies	800	121	800		0
Dcc - Bank Fees	1,200	0	1,200		0
Dcc-Lawn Mowing	800	250	800		0
Dcc Building Maintenance			0		0
Dcc - Bldg Maint	8,000	271	8,000		0
Day Care Superannuation	49,120	12,243	49,120		0
<b>Total</b>	<b>(38,285)</b>	<b>21,118</b>	<b>(38,285)</b>	<b>0</b>	<b>0</b>

### LIBRARY

Library-Salaries & Wages	747,071	171,125	747,071		0
Lib-Admin Fees	(4,000)	(1,033)	(4,000)		0
Lib-Long Service Leave	19,528	0	19,528		0
Lib-Photocopying	(6,000)	(1,409)	(6,000)		0
Lib-Workers Comp Insur.	23,487	18,125	23,487		0
Lib-Liswa Regional Subsdy	(22,500)	(5,760)	(22,500)		0
Lib-Superannuation	77,035	15,206	77,035		0
Lib-Sundry Income	(6,000)	(923)	(6,000)		0
Lib-Operating Costs			0		0
Lib-Childrens Services	5,000	684	5,000		0
Lib-Water,Power,Telephone	26,000	6,139	26,000		0
Lib-Printing & Stationery	14,000	1,289	14,000		0
Lib-Postage & Freight	10,500	1,848	10,500		0
Lib - It & Online Services	20,000	11,179	20,000		0
Lib-Cleaning	42,500	7,642	42,500		0
Lib-Lost/Damaged Stock	9,500	1,511	9,500		0
Lib-Subscriptions	9,000	815	9,000		0
Lib-Local Stock Fund	5,000	1,171	5,000		0

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget 08/09	Committed to Date Sep-08	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
Lib-Library Promotion & Activities	7,500	1,343	7,500		0
Lib-Regional Services	500	0	500		0
Lib-Travel & State Library Exchange	9,300	2,274	9,300		0
Lib-Sundries	2,500	1,248	2,500		0
Lib-Local Studies	3,900	249	3,900		0
Training/Dev - Specified	8,140	1,934	8,140		0
Lib-Book Bags	1,000	720	1,000		0
Lib-Sundry Equipment	4,000	1,857	4,000		0
Lib-Lift Operating Costs	4,725	2,333	4,725		0
Lib-Security System	6,480	736	6,480		0
Training/Dev - Unspecified	3,800	713	3,800		0
Lib-Equipment Mtce & Service	4,550	1,546	4,550		0
Lib-Bond Store	3,250	795	3,250		0
Lib-Lost/Damaged Stock	(3,500)	(820)	(3,500)		0
Lib-Vehicle Op Costs	8,008	1,328	8,008		0
Lib-Library Book Bags	(500)	(130)	(500)		0
Lib-Building Maintenance			0		0
Library - Bldg Maint	12,000	0	12,000		0
Lib-Local Studies Inc.	(500)	(459)	(500)		0
Wellstead Lib-Bldg Mtce			0		0
Wellstead Building Maintenance	1,000	0	1,000		0
Lib-Insurances	13,000	9,961	13,000		0
Library Additional Service			0		0
Voice Prints	15,978	1,906	15,978		0
Seniors & Special Needs Project	3,500	1,058	3,500		0
Library Stock Take	0	3,920	0		0
Lib-Rural Service Delivery	1,500	258	1,500		0
Lib-Norman Newspaper Index	6,500	1,114	6,500		0
Lib - Childhood Literacy Program	5,000	0	5,000		0
Library - Finding My Place	5,000	109	5,000		0
Library Special Events & Projects	3,000	2,000	3,000		0
Resourceful City (Study Support)	8,000	212	8,000		0
Aboriginal History Collection	0	3,260	3,000	3,000	0
Lib- Alb History Collection Cards	500	0	500		0
Lib - Commission Sales	(500)	(1,899)	(500)		0
Lib-Local St.Heritage Pre	4,700	1,609	4,700		0
T/F Ex Reserve - Library	(15,978)	(18,978)	(18,978)	(3,000)	0
Library - History Collection Cards	(400)	0	(400)		0
Library - Special Events	(11,000)	(6,962)	(11,000)		0
<b>Total</b>	<b>1,085,074</b>	<b>240,847</b>	<b>1,085,074</b>	<b>0</b>	<b>0</b>
<b>LIBRARY CAPITAL</b>					
Lib-Equipment					
Library - Equipment	29,000	15,424	29,000		0
<b>Total</b>	<b>29,000</b>	<b>15,424</b>	<b>29,000</b>	<b>0</b>	<b>0</b>
<b>TOWN HALL</b>					
Town Hall-Kiosk Income	(12,000)	(3,020)	(12,000)		0
T/Hall-Inc Theatre Hire	(100,000)	(20,381)	(100,000)		0
T/Hall-Inc Other	(10,000)	(1,434)	(10,000)		0
T/Hall-Inc Ext Ticketing	(2,000)	(382)	(2,000)		0
T/Hall-Inc Productions	(30,000)	(11,625)	(30,000)		0
T/Hall-Grant Productions	(2,000)	0	(2,000)		0
T/Hall-Wages & Salaries	171,183	46,765	171,183		0
T/Hall-Leave	5,075	0	5,075		0
T/Hall-Workers Comp Insur	4,092	3,158	4,092		0
T/Hall-Superannuation	16,313	2,288	16,313		0
T/Hall-Operation Costs			0		0
T/Hall-Water Charges	3,000	1,624	3,000		0
T/Hall-Telecom Charges	6,000	1,005	6,000		0
T/Hall-Western Power	9,000	2,023	9,000		0
T/Hall-Cleaning	16,000	5,347	31,400		15,400
T/Hall-Equipmt M & R	12,000	791	12,000		0
T/Hall-Advertising	5,000	1,295	5,000		0

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
T/Hall-Insurances	13,000	10,315	13,000		0
T/Hall-Licence Fees	3,500	3,021	3,500		0
T/Hall-Postage & Freight	1,500	76	1,500		0
T/Hall-Stationery	1,500	1,121	1,500		0
T/Hall-Memberships	2,500	327	2,500		0
T/Hall-Printing	3,000	0	3,000		0
T/Hall-Catering	1,200	350	1,200		0
T/Hall-Security	3,700	603	3,700		0
T/Hall Conference Costs	1,500	77	1,500		0
T/Hall Bank Fees	1,500	58	1,500		0
Training/Dev - Specified	2,100	123	2,100		0
Training/Dev - Unspecified	600	0	600		0
T/Hall-Building Mtce			0		0
Town Hall Bld Maint	12,800	0	12,800		0
T/Hall-Vehicle Op Costs	6,500	968	6,500		0
Town Hall- Kiosk	7,000	2,725	7,000		0
T/Hall-Productions			0		0
T/Hall Productions-Artist Fees	15,000	12,069	15,000		0
Fdat Care	3,000	0	3,000		0
T/Hall Productions-Advertising	6,000	1,541	6,000		0
T/Hall Productions-Royalties	2,000	780	2,000		0
T/Hall Productions-Sundries	3,000	3,913	3,000		0
<b>Total</b>	<b>182,563</b>	<b>65,523</b>	<b>197,963</b>	<b>0</b>	<b>15,400</b>

## COMMUNITY ARTS

		0			
Ca - Adult Workshops	(2,900)	0	(2,900)		0
Ca - Concerts	(7,264)	(880)	(7,264)		0
Vac - Leave	15,280	0	15,280		0
Ca - Mothers Day Market	(400)	0	(400)		0
Ca - Art Auction	(500)	0	(500)		0
Ca - Professional Development F	(1,000)	0	(1,000)		0
C.A. Healthway Grants	(12,000)	0	(12,000)		0
C.A. - Literature Office Grants	(5,000)	0	(5,000)		0
C.A. - Other Project Income	0	(2,011)	(2,036)		(2,036)
Community Arts Projects					
Art In Contention	2,000	0	2,000		0
Creative Networks Expo	0	51	0		0
Query	0	39	0		0
Busking	3,000	0	3,000		0
C.A.-Cultural Plan	0	357	0		0
C.A.-Cross Cultural Painting Work	4,440	936	4,440		0
C.A -In House	2,000	202	2,000		0
C.A. - Adult Workshops	3,000	861	3,000		0
C.A. - Artistic Development Series	7,860	2,026	7,860		0
C.A.- Resource Centre	839	163	839		0
C.A. - Dinosaurs In Multi Media	0	(6)	0		0
C.A.- Harmony Week	1,000	0	1,000		0
C.A.- Mothers Day Market	900	0	900		0
C.A - Art Auction	1,900	361	1,900		0
C.A.-Noongar Exhibition	2,000	2,742	2,000		0
C.A. - Banners In The Terrace	1,000	0	1,000		0
C.A. - Resurrect	12,000	0	12,000		0
C.A. - Special Projects	3,000	0	3,000		0
C.A -Professional Develop. Mentc	2,000	0	2,000		0
C.A. - Smoke Free Wa Concerts	14,940	1,778	14,940		0
C.A.-Recipe For Jam	20,500	709	20,500		0
C.A.-Artists Retrospective Exhibiti	3,000	0	3,000		0
C.A.-Edinburgh Art Exchange	1,000	0	1,000		0
C.A-Exhibits Touring	6,000	4,796	6,000		0
C.A-Other Exhibitions	3,000	0	3,000		0
C.A-Child & Youth Programs	3,000	(45)	3,000		0
C.A-Artists In Community	5,000	3,087	5,000		0
Ca - Unhiding Disabilities	8,000	(4)	8,000		0
Ca - Sprung - Writers Festival	52,000	30,157	52,000		0

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
C.A.-Songcraft Project	3,000	0	3,000		0
Ca - Professional Dev Programme	3,000	27	3,000		0
Ca - Artist In Residence	2,000	697	2,000		0
Ca - Off The Wall Gallery	1,000	474	1,000		0
Ca-Eisteddfod Expense	0	0	10,000		10,000
Eisteddfod Revenue	0	0	(10,000)		(10,000)
Vac - Country Arts Grant	(35,000)	(36,190)	(35,000)		0
Vac - Studio Hire	(4,500)	(1,064)	(4,500)		0
Vac - Room Charges	(13,000)	(3,899)	(13,000)		0
Vac - Sundry Project Income	0	(9,000)	(9,000)		(9,000)
Vac - Rentals - Mt House	(2,500)	(95)	(2,500)		0
C.A-Other Grants	(51,300)	(28,425)	(51,300)		0
Vac - Operating Costs			0		0
Vac - Advertising	4,000	883	4,000		0
Vac - Cleaning/Rubbish	10,000	2,425	10,000		0
Vac - Garden Maint	5,000	1,513	5,000		0
Vac - Gas And Power	6,000	768	6,000		0
Vac - Telephone	1,500	215	1,500		0
Vac-Internal Mail Deliveries	700	126	700		0
Vac - Petty Cash	1,000	34	1,000		0
Vac - Equip Maint	5,000	851	5,000		0
Vac - Postage	2,500	527	2,500		0
Vac - Printing & Stationary	2,500	2,203	2,500		0
Vac - Rates And Water	1,300	813	1,300		0
Vac Photocopier	7,000	0	7,000		0
Vac - Mary Thompson House Exp	3,500	47	3,500		0
Vac - Travel & Sundries	4,000	278	4,000		0
Training/Dev - Specified	5,690	3,116	5,690		0
Training/Dev - Unspecified	600	0	600		0
Vac - Security	1,500	455	1,500		0
Vac- Sundry Income	(2,000)	(5,968)	(2,000)		0
Vac-Building Maintenance			0		0
Vac-Building Maintenance	30,000	1,818	30,000		0
Mtt Building Maintainance	7,500	0	7,500		0
Emerging Artists Dev't Income	(1,000)	(545)	(1,000)		0
Emerging Artists Payments	1,000	0	1,000		0
Vac - Salaries	105,028	30,605	105,028		0
Friends Of The Vac Membership	(1,500)	(270)	(1,500)		0
<b>Total</b>	<b>253,113</b>	<b>7,739</b>	<b>242,077</b>	<b>0</b>	<b>(11,036)</b>

### WEEKENDER ART PRIZE

Art Collection Restoration	7,000	390	7,000		0
Art Prize Sponsors	(2,000)	0	(2,000)		0
Art Prize DooTakings	(2,800)	0	(2,800)		0
Albany Art Prize			0		0
Art Prize - Advertising	1,500	0	1,500		0
Art Prize - Cleaning	300	0	300		0
Art Prize - Catering	2,400	0	2,400		0
Art Prize - Freight	1,000	0	1,000		0
Art Prize - Labour	600	0	600		0
Art Prize - Plant Hire	500	0	500		0
Art Prize - Postage	1,500	0	1,500		0
Art Prize - Printing	1,600	0	1,600		0
Art Prize - Prizes	10,300	0	10,300		0
Art Prize Sundries	2,000	327	2,000		0
Art Prize - Signwriting	1,400	0	1,400		0
Art Prize - Management	10,600	1,364	10,600		0
Art Prize - Venue Hire	1,800	1,658	1,800		0
Art Prize - Judges Expenses	550	0	550		0
Art Prize - Stationary/Materials	400	0	400		0
Art Prize Sales Commission	(1,000)	0	(1,000)		0
Art Prize Entry Fees	(5,000)	0	(5,000)		0
<b>Total</b>	<b>32,650</b>	<b>3,739</b>	<b>32,650</b>	<b>0</b>	<b>0</b>

### ALBANY ART PRIZE

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Coa Art Prize Expenses					
Aap Expenses To Be Allocated	44,503	0	44,503		0
Aap - Printing	6,285	913	6,285		0
Aap - Design	4,650	1,636	4,650		0
Aap - Advertisements	7,642	1,733	7,642		0
Aap - Selection & Judging	7,880	0	7,880		0
Aap - Exhibition Presentation	610	0	610		0
Aap - Exhibition Opening	1,730	0	1,730		0
Aap- Documentation	950	0	950		0
Aap- Administration	750	0	750		0
G/L Suspense	0	(120)	0		0
Coa Art Prize Sponsors	(25,000)	0	(25,000)		0
<b>Total</b>	<b>50,000</b>	<b>4,163</b>	<b>50,000</b>	<b>0</b>	<b>0</b>

### ALAC

Alac Sports Store Salaries			0		0
Sports Store Salaries	26,416	1,177	6,416		(20,000)
Sports Store Superannuation	2,430	0	2,430		0
Sports Store Workers Comp	606	0	606		0
Alac Sports Store Purchases			0		0
Sports Store Purchases-Aquatic	20,000	3,241	20,000		0
Sports Store Purchases-Sports &	10,000	0	10,000		0
Sports Store Purchases- Other	4,000	0	4,000		0
L/Centre-Wages & Salaries		0	0		0
L/Centre-Income	(280,000)	(180,820)	(280,000)		0
L/Centre-Operating Costs			0		0
L/Centre Bank Fees	2,500	0	2,500		0
L/Centre-Telephone Income	(1,750)	(24)	-1,750		0
L/Centre-Other Income	(5,000)	9,019	-5,000		0
A/Centre-Aquatic Income	(545,000)	(67,340)	-625,000		(80,000)
A/Centre-Other Income	(5,000)	(217)	-5,000		0
A/Ctre Swim Lesson No Gst	(320,000)	(64,288)	-320,000		0
Alac - Group Fitness	(40,000)	0	-40,000		0
Alac- Aquatic Memberships	(45,000)	(49,137)	-45,000		0
Alac- General Memberships	(230,000)	(95,553)	-230,000		0
L/Centre-Sports Flr Mtce		0	0		0
Alac Sports Store Income	(60,000)	(6,630)	-40,000		20,000
Alac - Wages & Salaries			0		0
A/C-Wages Management	125,972	29,156	125,972		0
A/C-Aerobics Instructors	52,250	9,130	52,250		0
A/C-Wages Swimming Teachers	220,274	64,032	220,274		0
A/C-Wages Duty Managers	213,003	58,685	213,003		0
A/C-Wages Cleaner	0	1,543	0		0
A/C-Wages Creche	42,066	9,612	42,066		0
A/C-Wages Reception	137,695	51,309	137,695		0
A/C-Wages Pool Attendants	246,910	57,759	246,910		0
Alac - Wages - Programming	203,873	43,771	203,873		0
Alac - Wages - Programming	14,261	0	14,261		0
Alac - Workers Comp Ins	28,483	0	28,483		0
Alac - Superannuation	114,268	26,589	114,268		0
Alac - Operating Costs			0		0
A/Centre-Water Charges	66,000	8,660	66,000		0
Alac-Internal Mail Deliveries	1,500	301	1,500		0
A/Centre-Gas	90,000	42,844	110,000		20,000
A/Centre-Power	160,000	29,625	220,000		60,000
A/Centre-Telephone	9,000	2,905	9,000		0
A/Centre-Uniforms	5,000	1,896	5,000		0
A/Centre-Promotions	20,000	1,240	20,000		0
A/Centre-Print/Stationery	10,000	2,936	10,000		0
A/Centre-Security	15,000	1,831	15,000		0
A/Centre-Goods Pool (Excl Chlori	10,000	1,006	10,000		0
Equipment Hire & Repair	50,000	18,796	50,000		0
A/Centre-Chlorine	18,000	1,502	18,000		0
A/Centre-Vandalism	1,500	598	1,500		0
A/Centre-Sundry Administration	15,000	7,533	15,000		0



## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
A/Centre-Vehicle Costs	5,000	39	5,000		0
A/C Cleaning	55,000	23,799	55,000		0
Alac-Software Licence Fees	22,000	5,773	22,000		0
Alac - Photocopier	8,000	0	8,000		0
Alac - Blue Phone	2,500	64	2,500		0
Alac - Equipment	5,000	1,646	5,000		0
Alac - Umpire Fees	8,000	2,538	8,000		0
Alac - Training/Dev Specified	13,650	12,459	13,650		0
Alac Refunds	2,000	1,611	2,000		0
Alac - Plant Mtce			0		0
A/Centre Plant-Spa	7,500	0	7,500		0
A/Centre Plant-Refrigeration	9,000	0	9,000		0
A/Centre Plant-Pool	9,000	100	9,000		0
A/Centre Plant-Internal Electrics	22,000	4,000	22,000		0
A/Centre Plant-Plumber	12,000	3,083	12,000		0
A/Centre Plant-External Electrics	9,000	75	9,000		0
Alac - Plant Maint Other	12,000	15	12,000		0
Alac - Building Mtce			0		0
Alac - Bldg Maint	15,000	9,617	15,000		0
Alac- Insurance	40,000	25,000	40,000		0
<b>Total</b>	<b>660,907</b>	<b>112,504</b>	<b>660,907</b>	<b>0</b>	<b>0</b>
<b>ALAC-CAPITAL</b>					
Tfr Ex Res - Alac.	0	(84,332)	(84,332)		(84,332)
Alac Capital Expense			0		0
Leisure Centre Toilet	0	0	12,000		12,000
Alac Major Maintenance	0	0	72,332		72,332
<b>Total</b>	<b>0</b>	<b>(84,332)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>ALAC-CAFE</b>					
Cafeteria-Salaries	0	0	0		0
Alac Cafe Salaries			0		0
Alac Cafe Salaries	99,574	56,239	99,574		0
Cafeteria-Expenses			0		0
Alac Cafeteria-Goods	240,000	46,054	240,000		0
Cafeteria Superannuation	9,161	694	9,161		0
Alac Cafe - Hot Food	(192,000)	(21,359)	(192,000)		0
Alac Cafe - Cold Food	(108,000)	(16,441)	(108,000)		0
Alac Cafe - Beverages	(150,000)	(35,427)	(150,000)		0
Alac Cafe - Catering	(18,000)	(860)	(18,000)		0
Alac Cafe - Misc Revenue	(12,000)	(2,361)	(12,000)		0
Cafeteria-Leave	1,153	0	1,153		0
Cafeteria-Workers Comp	2,283	0	2,283		0
Cafeteria-Operating Costs			0		0
Cafeteria-Sundry Admin	10,000	2,043	10,000		0
Cafeteria-Conference/Training	4,000	0	4,000		0
Cafeteria-Power	6,000	0	6,000		0
Cafeteria-Uniforms	2,000	192	2,000		0
Cafeteria - Gas	1,000	0	1,000		0
Cafeteria - Printing & Stationary	1,000	20	1,000		0
Cafeteria - Repairs	2,000	0	2,000		0
Cafeteria - Cleaning Supplies	750	101	750		0
Cafeteria - Bank Fees	250	0	250		0
Cafeteria Plan Maint - General	500	0	500		0
Cafeteria Plant Mtce			0		0
Cafeteria Plant-Plumber	500	0	500		0
Cafeteria Plant-Refrigeration	500	0	500		0
<b>Total</b>	<b>(99,329)</b>	<b>28,894</b>	<b>(99,329)</b>	<b>0</b>	<b>0</b>
<b>ALAC SYNTHETIC SURFACE</b>					
T/F To Ss Res-Synthetic Surface	36,150	36,150	34,650		(1,500)
Synthetic Surface-Income	(87,000)	(17,598)	(87,000)		0

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Synthetic/S-Op.Costs			0		0
S/Surface-Linemarking	3,000	0	3,000		0
S/Surface-Promotions	500	0	500		0
S/Surface-Maintenance & Repair	2,500	0	2,500		0
S/Surface-Hockey Levy	18,400	(6,940)	18,400		0
S/Surface-Power Charges	14,000	759	14,000		0
S/Surface-Water Charges	6,000	1,774	6,000		0
Synthetic Surface Non-Hockey Inc	(7,500)	0	(7,500)		0
Synthetic/S-Salaries	12,000	2,417	12,000		0
Synthetic/S-Maintenance			0		0
Synthetic/S Mtce-Plumber	500	0	500		0
Synthetic/S Mtce-External Electric	1,200	2,445	2,700		1,500
Synthetic/S-Expenses Op.			0		0
Synthetic/S-Sundry Admin	250	0	250		0
<b>Total</b>	<b>0</b>	<b>19,007</b>	<b>0</b>	<b>0</b>	<b>0</b>

## COMMUNITY DEVELOPMENT

T/F Ex Res - Community Developr	(111,691)	(121,691)	(121,691)	(10,000)	0
'Cd- Recreation Projects			0		0
Rec Dev - Misc Projects	4,000	0	2,000		(2,000)
Cdo-Training / Developmen			0		0
Training / Dev - Specified	9,890	819	9,890		0
Training /Dev - Unspecified	1,800	0	1,800		0
C.D.O. Projects			0		0
Scholarships & Bursaries	0	73	0		0
Harmony Week	2,000	0	2,000		0
Volunteer Week Contribution	2,000	0	2,000		0
Volunteer Service Contribution	7,500	6,818	7,500		0
Scholarships & Education Awards	8,000	0	8,000		0
Com Dev - Policy Dev'ment/Imple	3,000	0	2,000		(1,000)
C.D.O. Other Income	(1,000)	0	(1,000)		0
Community Development -Salaries	194,067	47,498	194,067		0
Community Development-Leave	5,034	0	5,034		0
C.D.-Workers Comp Insur	4,890	3,774	4,890		0
C.D-Superannuation	20,051	4,243	20,051		0
C.D.O.-Vehicle Op Costs	6,922	2,234	6,922		0
Contract Lifeguard	14,500	0	14,500		0
Recreation- Operating Costs			0		0
Community Dev - Operating Cost	2,000	84	1,000		(1,000)
Community Dev - Telephone	2,000	220	2,000		0
Community Dev - Sundry	600	56	600		0
<b>Total</b>	<b>175,563</b>	<b>(55,872)</b>	<b>161,563</b>	<b>(10,000)</b>	<b>(4,000)</b>

Cd- Youth Projects					
Youth Advisory Council Projects	4,000	0	4,000		0
Youth Event	3,000	0	3,000		0
National Youth Week	3,000	0	3,000		0
Youth Advisory Council	2,000	643	2,000		0
Rec Planning - Skate & Brmsafety	5,500	700	5,500		0
Sportsperson Of The Year Award	6,000	0	6,000		0
Premier's Active Citizenship Awar	500	0	500		0
Youth Strategy Initiatives	19,000	0	19,000		0
<b>Total</b>	<b>43,000</b>	<b>1,343</b>	<b>43,000</b>	<b>0</b>	<b>0</b>

Cd- Seniors Projects					
Seniors Advisory Council	500	80	500		0
Seniors Advisory Council Projects	4,000	0	4,000		0
Seniors Week (Have A Go)	3,500	0	3,500		0
Disability Awareness Project	2,000	0	2,000		0

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Dinosaur Storytelling (Aallf)	25,000	1,568	25,000		0
Sensational Mobile Seniors	8,000	1,268	8,000		0
Seniors Postcards	1,000	0	1,000		0
Seniors Strategy Initiatives	10,000	255	8,500		(1,500)
Seniors Expo 2009	22,000	0	22,000		0
Computer Training - Senior Citizer	4,891	0	4,891		0
Intergenerational Dinosaur Story T	2,000	840	12,000	10,000	0
Cd Income - Seniors	(27,500)	0	(26,000)		1,500
<b>Total</b>	<b>55,391</b>	<b>4,010</b>	<b>65,391</b>	<b>10,000</b>	<b>0</b>

Recreation Dev Projects					
Recreational Precinct Masterplan	77,000	200	77,000		0
Recreation Feasibility Best Practic	9,800	0	9,800		0
Recreation Development Income	(32,500)	0	(32,500)		0
<b>Total</b>	<b>54,300</b>	<b>200</b>	<b>54,300</b>	<b>0</b>	<b>0</b>

### LOTTERIES HOUSE

Lotteries House Inc.	(45,000)	(25,564)	(45,000)		0
Lotteries House Op Costs			0		0
Lotteries Hse-Maintenance	5,000	(803)	5,000		0
Lotteries Hse-Security	2,000	262	2,000		0
Lotteries Hse-Water Rates/Consu	2,000	389	2,000		0
Lotteries Hse-Rubbish Removal	1,000	336	1,000		0
Lotteries Hse-Electricity	12,000	1,599	12,000		0
Lotteries Hse-Cleaning	5,000	929	5,000		0
Lotteries Hse-Gardening	3,000	421	3,000		0
Lotteries Hse-Minor Equipment	1,000	10	1,000		0
Lotteries Hse-Photocopier	1,500	185	1,500		0
Lotteries House - Audit	500	0	500		0
Lotteries House Major Electrical V	10,000	5,664	10,000		0
T/F Trust Lott House	4,000	0	4,000		0
Lotteries Hse-Photocopier	(2,000)	(202)	(2,000)		0
<b>Total</b>	<b>0</b>	<b>(16,773)</b>	<b>0</b>	<b>0</b>	<b>0</b>

### AVC OPERATING

Avc Salaries	126,533	33,294	126,533		0
Avc Salaries On Costs	6,326	3,861	6,326		0
Avc Operating Costs			0		0
Advertising	6,000	3,271	6,000		0
Cleaning	8,000	1,728	8,000		0
Repairs & Maintenance	0	48	0		0
Avc Utilities	8,000	2,264	8,000		0
Avc Telephone	10,000	1,735	8,000		(2,000)
Avc Postage	1,500	301	1,500		0
Avc - Security	2,500	156	2,500		0
Avc - Uniforms	1,500	76	1,500		0
Avc- Repairs & Maint	1,500	114	1,500		0
Photocopier	4,000	542	4,000		0
Sundry Expenses	4,500	2,116	4,500		0
Avc Vehicle Expense	1,000	0	1,000		0
Mobile Information Stand	3,000	0	3,000		0
Avc Building Maintenance	8,400	735	8,400		0
Brig Amity - Operations	(35,000)	(11,049)	(35,000)		0
Avc Revenue	(43,000)	(8,248)	(43,000)		0
Tourism Operating Costs			0		0
Avc - Specified	1,070	234	1,070		0
Avc - Unspecified	200	0	200		0
Avc Projects			0		0
Avc Information Service Developm	3,000	0	3,000		0
Brig Amity-Operations	18,000	1,819	18,000		0
Brig Amity-Maintenance			0		0
Brig Amity - Bldg Maint	9,000	0	9,000		0
Tourism Insurances	1,400	985	1,400		0

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Brig Amity Insurance	6,400	4,991	6,400		0
<b>Total</b>	<b>153,829</b>	<b>38,974</b>	<b>151,829</b>	<b>0</b>	<b>-2,000</b>
<b>TOWN JETTY</b>					
Jetty Operations	0	0	0		0
Jetty Maintenance			0		0
Town Jetty - Piles Testing	0	30	0		0
<b>Total</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>EMU POINT UNIT</b>					
T/F To Res - Emu Pt Business Un	35,800	35,900	35,800		0
Emu Point Lease Expenses			0		0
Emu Pt Pens - Utilities	3,700	314	3,700		0
Emu Pt Other Lease -Admin/Com	1,000	485	1,000		0
Emu Pt Other Lease- City Investm	11,789	0	11,789		0
Emu Pt Other Lease - Fish Cleani	578	0	578		0
Emu Point - Other Utilities	515	0	515		0
Emu Point - Waste Oil Removal	4,000	0	4,000		0
Emu Pt Boat P-Blding Mtce			0		0
Emu Pt Boat Pens-Bldg Maint	3,453	188	3,453		0
Emu Pt-Boat Pens Income	(73,000)	(56,576)	(73,000)		0
Emu Pt-Building Mtce		0	0		0
Emu Point-Boat Pens Costs			0		0
Boat Pens - Maint/Safety Electrica	17,000	629	17,000		0
Emu Point Standard Bollard/Ladd	3,000	214	3,000		0
Emu Pt Boat Pens-Utilities	0	470	0		0
Emu Point Administration/Compla	13,500	0	13,500		0
Emu Point Maritime Leases	(18,000)	(8,034)	(18,000)		0
<b>Total</b>	<b>3,335</b>	<b>(26,409)</b>	<b>3,335</b>	<b>0</b>	<b>0</b>
<b>DIVE SHIP OPERATIONS</b>					
Dive Ship Loan Interest	19,754	(166)	19,754		0
'Dive Ship Loan Prin	23,811	0	23,811		0
Dive Ship-Access Revenue	(2,500)	0	(2,500)		0
Dive Ship - Mooring Licen	(4,600)	0	(4,600)		0
Dive Ship - Expenditure			0		0
Dive Ship-Maintain Conditions	2,200	94	2,200		0
Dive Ship-Maintain Moorings	9,000	8,244	9,000		0
Dive Ship - Marketting	2,500	423	2,500		0
<b>Total</b>	<b>50,165</b>	<b>8,595</b>	<b>50,165</b>	<b>0</b>	<b>0</b>
<b>HERITAGE / OLD POST OFFICE</b>					
Opo-Building Maintenance		0	0		0
Opo-Insurances/Operating	9,500	7,362	9,500		0
Old Gaol-Bldg Maintenance			0		0
Old Gaol - Bldg Maint	8,050	0	8,050		0
Old Gaol-Insurance	4,000	3,136	4,000		0
<b>Total</b>	<b>21,550</b>	<b>10,498</b>	<b>21,550</b>	<b>0</b>	<b>0</b>
<b>FORTS</b>					
Forts - Grants	(20,000)	0	(20,000)		0
Forts-Salaries	40,896	11,052	46,496		5,600
Forts Entry Fees	(65,000)	(15,752)	(65,000)		0
Forts-L.S.L.	1,496	0	1,496		0
Forts Rentals	(11,300)	(2,256)	(11,300)		0
Forts-Workers Comp Insur.	975	752	1,075		100
Forts-Superannuation	3,740	777	4,140		400
Forts-Other Income	(20,000)	0	(20,000)		0
Forts-Operating Costs			0		0
Forts-Water Charges	1,300	203	1,300		0
Forts-Western Power	8,000	1,149	8,000		0
Forts-Telstra	2,000	424	2,000		0

## Q1 REVIEW - CORPORATE AND COMMUNITY SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Forts-Volunteers	14,000	1,382	14,000		0
Forts-Repairs	0	909	0		0
Forts-Mowing	4,000	527	4,000		0
Forts-Tool-Hardware	400	0	400		0
Forts-Cleaning Equipment	1,000	804	1,000		0
Forts-Advertising	5,500	2,356	5,500		0
Forts-Security	8,000	1,141	8,000		0
Forts-Sundries	2,600	601	2,600		0
Forts-Flags	600	0	600		0
Forts-Displays	2,100	143	2,100		0
Forts-Curator	16,561	4,385	16,561		0
Forts - Christmas Party	600	0	600		0
Outdoor Display Maint	8,000	6,526	8,000		0
Forts - Sundry Income	(2,000)	(525)	(2,000)		0
Forts-Building Maintce			0		0
Forts - Bldg Maint	22,450	3,061	22,450		0
Forts-Insurances	5,400	5,421	5,400		0
Forts - Guide Fees	(600)	(11)	(600)		0
Forts Projects			0		0
Forts - Brpochure Redesign & Re	3,500	421	3,500		0
Forts Married Quarters- Fire/Intruc	5,000	0	3,000		(2,000)
Forts - Relocate Curatorial To Mar	2,000	678	4,000		2,000
Forts - Safety Kick Plate To Subm	1,000	697	1,000		0
Forts Open Day	3,000	0	3,000		0
Forts Underground Magazine Acc	20,000	0	20,000		0
Forts Merchandise	2,000	486	2,000		0
Forts - Outdoor Signage	11,500	0	11,500		0
Forts - Coastal Guns Safety Fenci	8,000	0	8,000		0
Forts Carryovers	(2,000)	(2,000)	(2,000)		0
Forts - Merchandise Sales	(2,000)	0	(2,000)		0
<b>Total</b>	<b>82,718</b>	<b>23,350</b>	<b>88,818</b>	<b>0</b>	<b>6,100</b>
<b>Grand Total</b>	<b>4,052,992</b>	<b>991,412</b>	<b>6,210,786</b>	<b>0</b>	<b>2,157,794</b>

## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
<b>WORKS MANAGEMENT</b>					
Edws - Recruitment	5,000	2,245	5,000		0
Business Unit Overheads	(71,200)	0	(71,200)		0
Works Management Projects			0		0
Site Investigations - New Depot	50,000	0	50,000		0
T/F Ex Reserve - Works Mgt	(50,000)	(50,000)	(50,000)		0
Works Mgmt-Leave	8,837	0	8,837		0
Works Mgmt-Workers Comp	6,103	4,710	6,103		0
Works Mgmt-Superannuation	29,931	2,406	29,931		0
Works Mgm-Operating Costs			0		0
Works Mgmt-Sundries	6,000	463	6,000		0
Works Mgmt-Publications	1,000	8	1,000		0
Works Mgmt-Advertising	5,000	4,866	5,000		0
Works Mgmt-Telephone	2,000	221	2,000		0
Works Mgmt-Travel	25,000	1,273	25,000		0
Works Mgmt-Vehicle Costs	16,381	1,479	16,381		0
Works Mgmt-Fbt Ex Vehicles	20,000	687	20,000		0
Training / Dev - Specified	2,470	0	2,470		0
Training / Dev - Unspecified	600	0	600		0
Works Mgmt-Salaries	250,213	26,641	220,213		(30,000)
T/F To Reserve - Edws Staff Rewa	16,800	16,800	16,800		0
<b>Total</b>	<b>324,135</b>	<b>11,798</b>	<b>294,135</b>	<b>0</b>	<b>(30,000)</b>
<b>ANZAC PEACE PARK</b>					
Grant - Peace Park	(1,153,500)	0	(1,153,500)		0
Tf Ex Res - Peace Park Drainage	(250,000)	(250,000)	(250,000)		0
Economic Development - T/F Ex R	(625,000)	(799,399)	(799,399)	(174,399)	0
Peace Park			0		0
Anzac Park Drainage	415,125	179,179	474,274	59,149	0
Peace Park Construction	1,943,375	901,809	2,054,170	110,795	0
Peace Park Environmental Manag	0	0	4,455	4,455	0
<b>Total</b>	<b>330,000</b>	<b>31,589</b>	<b>330,000</b>	<b>0</b>	<b>0</b>
<b>WORKS OVERHEADS</b>					
Trades Vehicle	32,073	6,160	32,073		0
Depot-Maintenance			0		0
Depot - Bldg Maint	14,000	6,980	14,000		0
Service Fee - Contracts	51,512	0	51,512		0
Works Supervision-Salaries	699,277	106,964	699,277		0
Works Supervision-Leave	10,268	0	10,268		0
Parks Minor Plant Costs	50,360	12,224	50,360		0
Works-Workers Comp Insur	16,742	3,603	16,742		0
Road Construct - Minor Plant Cost	53,823	11,224	53,823		0
Works-Superannuation	67,880	11,479	67,880		0
Maint Minor Plant	46,821	8,260	46,821		0
Trades Minor Equipment	8,241	1,988	8,241		0
Plant-Sundry Tools	6,000	1,462	6,000		0
Maintenance-Salaries	0	0	0		0
Maintenance-Superannuation	0	0	0		0
Maintenance-Vehicle Costs	123,457	30,195	123,457		0
Wo-Insurance Other	29,000	35,000	35,000		6,000
Wo-Workers Comp Insur	64,064	(9,914)	64,064		0
Wo-Superannuation	274,260	66,276	274,260		0
Wo-Holiday Pay	417,595	74,074	417,595		0
Works Training Income	(5,000)	0	(5,000)		0
Consumables Etc.	2,500	402	2,500		0
Wo-Long Service Leave	94,109	0	94,109		0
Wo-Sick Leave	88,224	33,436	88,224		0
Wo-First Aid Allowance	1,500	4	1,500		0
Wo-Occupational Health			0		0
Wo Occ Health-Hearing Tests	2,200	0	2,200		0
Wo Occ Health-Immunisation	3,000	362	3,000		0

## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Wo-Protective Clothing			0		0
Protective Clothing	21,000	7,696	21,000		0
Wo-Uniforms	12,000	4,602	12,000		0
Wo-Other			0		0
City Works - Telephone Charges	6,000	2,190	6,000		0
Trades & Building - Telephone Ch:	1,800	270	1,800		0
Works Training	58,816	3,596	58,816		0
Civil Construction Traineeships	20,000	2,874	20,000		0
Wo Business Cards/Badges/Static	300	0	300		0
Coordinators Development	10,000	0	10,000		0
Workshop - Unspecified Training	1,000	1,818	1,000		0
Workshop - Specified Training	8,810	4,825	8,810		0
Works - Specified Training	34,890	16,971	34,890		0
Waste - Specified Training	27,600	105	27,600		0
Trades - Specified Training	6,680	1,161	6,680		0
Parks - Specified Training	17,170	1,874	17,170		0
Wo Other-Training Labour Costs	45,000	26,324	45,000		0
Wo Other-Staff Meetings	12,000	1,128	12,000		0
Wo Other-Staff Appraisals	500	0	500		0
Wo Other-Union Meetings/Matters	1,500	203	1,500		0
Wo Other-Team Meetings	1,500	29	1,500		0
Works - Unspecified Training	9,200	5,409	9,200		0
Wages Clearing Account	0	336	0		0
Waste Unspecified Training	1,000	140	1,000		0
Trades Unspecified Training	1,000	3,924	1,000		0
Parks Unspecified Training	5,000	2,942	5,000		0
Apprentice Overheads	40,000	5,758	40,000		0
Wo-Less Alloc.W/Services	(2,692,535)	(615,919)	(2,698,535)		(6,000)
Unclas-Rostered Days Off	4,000	(2,032)	4,000		0
Unclas.-Work.Comp.Expend	32,000	16,961	32,000		0
Unclas-Work.Comp.Reimb.	(32,000)	612	(32,000)		0
Wo-Jury Duty			0		0
Jury Duty	5,000	68	5,000		0
Workshop Superannuation	0	0	0		0
Workshop-Vehicle Op Costs	17,415	4,534	17,415		0
P/Reserve-Salaries	0	0	0		0
Parks - Vehicles	113,800	22,850	113,800		0
P/Reserve-Superannuation	0	0	0		0
Depot-Salaries	0	0	0		0
Depot-Superannuation	0	0	0		0
Depot-Operating Costs			0		0
Depot-Operations	21,000	4,803	21,000		0
Tool Replacement	3,000	0	3,000		0
Depot - Internal Mail Deliveries	2,200	301	2,200		0
Depot - Photocopier	2,400	0	2,400		0
Depot - Security	6,000	1,943	6,000		0
Depot - Radio Tower	2,000	1,775	2,000		0
Depot-Cleaning	15,000	3,223	15,000		0
Depot-Utilities	29,000	1,906	29,000		0
Depot-Stationery	6,000	4,503	6,000		0
Depot-Vehicle Op Costs	11,048	1,729	11,048		0
Civil Construction Traineeships Inc	(40,000)	0	(40,000)		0
<b>Total</b>	<b>0</b>	<b>(58,389)</b>	<b>0</b>	<b>0</b>	<b>0</b>

## CITY ASSETS

City Assets Projects					
Drainage Management Plan	195,000	0	201,769	6,769	0
Reserve Masterplan Design	0	0	6,169	6,169	0
Drainage Masterplan Design	0	0	8,653	8,653	0
Client Services Projects			0		0
Road Safety Audits	15,000	25	24,272	9,272	0
Asset Data Collection	100,000	959	102,533	2,533	0
City Assets-Roadwise	500	0	500		0
Roads-Street Lighting Sub	(8,000)	0	(8,000)		0

## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Insp-Supervision Subdiv'ns	(50,000)	(57,056)	(50,000)		0
Pre-Construction Design			0		0
Anzac Peace Park	0	11,626	0		0
Elleker Survey/Design	0	8,687	0		0
City Of Albany Staff Costs	100,000	0	100,000		0
Pre Construction Contractor Costs	150,000	3,044	150,000		0
Pre Construction - Direct Charge T	(100,000)	0	(100,000)		0
Asset Services - Opus Contract Ac	0	380	0		0
City Assets-Salaries	501,767	172,454	501,767		0
City Assets-Leave	14,566	0	14,566		0
City Assets-Superannuation	57,041	17,541	57,041		0
City Assets-Workers Comp	14,380	0	14,380		0
Client & Asset-Office Expenses			0		0
City Assets-Sundries	4,000	1,746	4,000		0
City Assets-Drafting Costs	1,000	0	1,000		0
City Assets-Computer Op Costs	5,000	0	5,000		0
City Assets-Advertising	1,000	0	1,000		0
Training/Dev -Specified	30,376	9,871	30,376		0
Training / Dev - Unspecified	2,000	871	2,000		0
Telephone Charges	700	147	700		0
City Assets-Printing/Business Carr	500	0	500		0
Design-Survey Expenses			0		0
City Assets -Survey Expenses	5,000	7,088	5,000		0
Client & Asst-Vehicle Op.Costs	55,349	9,833	55,349		0
City Assets-Other Income	(7,000)	(1,909)	(7,000)		0
Street Lighting			0		0
Street Lighting - Synergy	280,000	50,481	280,000		0
Street Lighting - Council	30,000	19,315	30,000		0
Street Lighting - Upgrades	5,000	0	5,000		0
T/F Ex Res -Asset Services	(195,000)	(237,201)	(237,201)	(42,201)	0
Local Area Traffic Management	15,000	304	23,805	8,805	0
<b>Total</b>	<b>1,223,179</b>	<b>18,205</b>	<b>1,223,179</b>	<b>0</b>	<b>0</b>

## CITY SERVICES

Charge Works Overheads- Contra	(51,512)	0	(51,512)		0
City Services - Salaries	236,327	62,994	236,327		0
City Services - Leave	5,830	0	5,830		0
City Services - Workers Comp	5,684	0	5,684		0
City Services - Superannuation	24,217	6,114	24,217		0
City Services-Vehicle Costs	17,160	1,953	17,160		0
City Services-Office Expenses			0		0
Op Mgmt-Sundries	3,000	769	3,000		0
Op Mgmt-Contract Advertising	5,000	2,654	5,000		0
Training / Dev -Specified	14,016	6,696	14,016		0
Training / Dev - Unspecified	1,200	11	1,200		0
Contract Legal Costs	5,000	0	5,000		0
Legal Cost Recoveries	(5,000)	0	(5,000)		0
<b>Total</b>	<b>260,922</b>	<b>81,191</b>	<b>260,922</b>	<b>0</b>	<b>0</b>

## LEASED ASSETS

Community Events Assistance					
Albany Show Preparations	7,501	0	7,501		0
Lockyer Pre School Mtce			0		0
Lockyer Pre School Bldg Maint	4,000	0	4,000		0
Leased Build-Sundry Maint			0		0
Leased Buildings - Minor Maintene	2,500	0	2,500		0
Clinic Building Mtce			0		0
Infant Health Clinics - Bldg Maint	4,030	0	4,030		0
Clinic Operations	2,500	875	2,500		0
Leased Assets Insurance	8,000	13,470	13,470		5,470
Mercer Rd Office			0		0
Mercer Rd - Building Mtce	10,750	0	10,750		0
York St Office			0		0



## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
York St - Other	0	0	0		0
Fire - Esl Levy On Council Propert	30,000	0	30,000		0
Income - Misc Commercial	(375,000)	(108,161)	(375,000)		0
Lease Expenses	18,000	4,065	18,000		0
Sundry Telecommunications Costs	20,000	2,644	14,530		(5,470)
Income - Other Leases	(65,000)	(25,625)	(65,000)		0
Income - Lease Preparation	(5,000)	0	(5,000)		0
<b>Total</b>	<b>(337,719)</b>	<b>(112,731)</b>	<b>(337,719)</b>	<b>0</b>	<b>0</b>

## AIRPORT

Airport - Salaries & Oncosts					
Airport - Salaries	112,360	34,536	112,360		0
Airport - Leave	1,407	0	1,407		0
Airport - Workers Comp	2,684	0	2,684		0
Airport - Superannuation	10,602	2,053	10,602		0
Airport - Business Unit Overheads	30,000	2,296	30,000		0
Ils Subsidy Ex Economic Developr	(117,000)	0	(117,000)		0
Airport - T/F To Res	270,415	270,415	270,415		0
Airport - City Investment	141,086	0	141,086		0
A/Port-General Maint.			0		0
Airport-Garden Maintenance	0	597	0		0
Airport-Fencing	4,500	0	4,500		0
Airport - Security	16,000	1,658	16,000		0
A/Port-Vehicle Op.Costs	9,558	1,604	9,558		0
A/Port-Public Telephone	0	0	0		0
A/Port- Operating/Maintenance			0		0
Airport Maintenance	0	893	0		0
Airport - Power & Gas	19,500	5,504	19,500		0
Airport - Water & Sewerage	9,000	916	9,000		0
Airport - Maintenance- Terminal	18,000	2,736	18,000		0
Airport - Maintenance- Pavement	22,000	83	22,000		0
Airport - Maintenance - Garden	30,000	16,772	30,000		0
Airport Maintenance - Plant	18,000	1,500	18,000		0
Airport - Cleaning	35,000	3,174	35,000		0
Airport - Technical Inspections	8,000	3,750	8,000		0
Airport - Stationary	1,500	361	1,500		0
Airports - Airport Association	2,500	0	2,500		0
Airport - Telephones	2,500	1,196	2,500		0
Airport - Uniforms	2,000	729	2,000		0
Airport - Fuel Purchases	7,000	2,339	7,000		0
A/Port-Catastrophe Insur	13,500	14,550	13,500		0
A/Port-Housing Maint.	3,090	269	3,090		0
A/Port-Dmei Maintenance	42,500	48	42,500		0
A/Port-Landing Fees	(1,100,000)	(7,574)	(1,100,000)		0
A/Port-Runway L/Int.Repai	3,326	(29)	3,326		0
3a/Port-Public Telephone	(500)	0	(500)		0
A/Port-Leases/Rents	(40,200)	(23,579)	(40,200)		0
A/Port-Ils Maintenance	117,000	60,532	117,000		0
A/Port-Conference/Training	8,250	1,094	8,250		0
Airport Dividend To Council	274,235	0	274,235		0
Airport Fbt Housing	5,400	0	5,400		0
A/Port-Run.L/Princ.Repaid	11,587	0	11,587		0
Other Staff Expenses			0		0
Airport-Other Staff Expenses	5,000	66	5,000		0
Airport - Specified Training	0	0	0		0
Airport - Unspecified Training	200	199	200		0
<b>Total</b>	<b>0</b>	<b>398,687</b>	<b>0</b>	<b>0</b>	<b>0</b>

## AIRPORT CAPITAL

A/Port-Land & Building					
Airport - Airforce Shed	0	0	0		0
Airport - Upgrade Terminal	0	0	0		0
Runway 5/23 Sealing	472,000	0	472,000		0

## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
T/F Ex Reserve - Airport	(222,000)	(222,000)	(222,000)		0
Airport Capital Income	(250,000)	0	(250,000)		0
<b>Total</b>	<b>0</b>	<b>(222,000)</b>	<b>0</b>	<b>0</b>	<b>0</b>

## TRADES AND BUILDING

Charge To Operations	(250,000)	0	(250,000)		0
68 Rectification Maintenance	387,000	104,025	387,000	0	
68 Preservation Maint	155,000	24,157	155,000	0	
Building Maintenance			0		0
York St Banner	0	852	0		0
Womens Rest Centre	0	120	0		0
York St Banner			0		0
<b>Traffic Signs</b>	0	0	0		0
York St Banner	0	105	0		0
York Street Banner	(3,500)	(1,200)	(3,500)		0
Disabilities Audit Maintenance			0		0
Disabilities Audit Maint	10,000	0	10,000		0
<b>Total</b>	<b>298,500</b>	<b>128,059</b>	<b>298,500</b>	<b>0</b>	<b>0</b>

## PLANT OPERATIONS

71 T/F To Plant Reserve - Truck	845,210	845,210	845,210	0	
71 Plant - Business Unit Overheads	10,000	0	10,000	0	
71 Plant-L/Interest Repaid	50,553	(2,697)	50,553	0	
71 Plant-L/Principal Repaid	278,948	0	278,948	0	
71 Unclas-P/Works Plant Hire			0	0	
71 Private Works	120,000	167,053	120,000	0	
Unclas-P/Works Pl/Income	(140,000)	(120,453)	(140,000)		0
Vehicle Insurances	85,539	69,233	85,539		0
Fuel & Oil	922,478	194,200	922,478		0
Parts	228,000	114,637	228,000		0
Repair-Wages	218,148	15,660	218,148		0
External Charges & Licencing	289,313	47,689	289,313		0
Minor Plant Purchases (< \$ 1000)	30,000	0	30,000		0
Plant-Allocate To W/Serv.	(2,891,189)	(585,026)	(2,882,789)		8,400
Workshop Minor Plant Costs	2,000	97	2,000		0
Plant - Sale Of Minor Equipment/S	(5,000)	0	(5,000)		0
Plant - Sundry Income	(6,000)	(160)	(6,000)		0
Plant Fuel - Tax Rebate	(38,000)	0	(38,000)		0
Plant - Staff Vehicle Contributions	0	(2,488)	(8,400)		(8,400)
<b>Total</b>	<b>0</b>	<b>742,955</b>	<b>0</b>	<b>0</b>	<b>0</b>

## PLANT REPLACEMENT

Passenger Vehicles Purchase	519,000	0	547,000		28,000
Commercial Vehicles (Utes) Purc	1,232,718	218,706	1,232,718		0
Major Plant Purchase	1,276,000	51,528	1,276,000		0
Minor Plant Purchase	49,325	5,294	49,325		0
Passenger Vehicle Proceeds	(400,000)	0	(400,000)		0
Commercial Vehicles Proceeds	(1,137,766)	(177,972)	(1,137,766)		0
Major Plant Proceeds	(610,000)	0	(610,000)		0
Minor Plant Proceeds	(7,350)	(477)	(7,350)		0
Transfer Ex Plant Reserve		(921,927)	(949,927)	(921,927)	(28,000)
Transfer Ex Refuse Reserve	(921,927)	0		921,927	
<b>Total</b>	<b>0</b>	<b>(824,848)</b>	<b>0</b>	<b>0</b>	<b>0</b>

## WASTE MINIMISATION

Waste - Refuse Rural Charge	(53,000)	(54,649)	(53,000)		0
Waste - Sundry Income	0	(5,600)	(7,000)		(7,000)
Litter Control			0		0
York St High Pressure Clean	20,000	0	20,000		0
Cleanup - Special Events	3,000	0	3,000		0
Refuse-Removal Charges	(2,596,000)	(2,618,392)	(2,596,000)		0

## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
T/F Ex Refuse Res-Waste Mgt	(106,017)	(106,017)	(99,017)		7,000
Refuse Removal Inc Gst	(10,000)	(4,521)	(10,000)		0
Greenwaste Verge Collections	90,000	8	90,000		0
Greenwaste Processing	120,000	23,308	120,000		0
Waste - Business Unit Overheads	31,200	0	31,200		0
Waste - Loan Interest Repayment	8,040	(724)	8,040		0
Sanitation / Litter Contract			0		0
Litter Bin Services	185,000	31,589	185,000		0
Roadside Litter Collection	16,000	2,613	16,000		0
Cbd Footpath Cleaning	50,000	7,558	50,000		0
Waste Minimisation Contract			0		0
Kerbside Bioinsert Greenwaste	220,000	36,326	220,000		0
Kerbside Household Waste	666,000	108,168	666,000		0
Kerbside Household Recyclables	440,000	73,484	440,000		0
Verge Hardwaste Collection	140,000	0	140,000		0
Rural Transfer Stations	430,000	68,047	430,000		0
Greenwaste Pass Recoups	38,000	10,064	38,000		0
Bin Replacement	12,000	4,601	12,000		0
Waste Loan Principal Repayment	11,777	0	11,777		0
Contract - Public Conveniences & Bbq			0		0
Public Convenience & Bbq Cleanir	350,000	55,552	350,000		0
Contract Discount ( For Including F	(66,000)	(11,412)	(66,000)		0
<b>Total</b>	<b>0</b>	<b>(2,379,997)</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>PUBLIC CONVENIENCES</b>					
Public Cons-Operating					
Public Convenience-Op Expenses	100,000	26,069	100,000		0
Public Cons-Bldg Mtce			0		0
Pub Conveniences-Bldg Maint	100,000	(2,524)	100,000		0
Public Cons-Insurances	4,800	3,697	4,800		0
<b>Total</b>	<b>204,800</b>	<b>27,243</b>	<b>204,800</b>	<b>0</b>	<b>0</b>
<b>LIQUID WASTE FACILITY</b>					
Liquid Waste-L/Interest	15,803	(133)	15,803		0
Liquid Waste Joint Venture - Net It	(5,000)	1,528	(5,000)		0
Liquid Waste City Costs	5,000	0	5,000		0
Liquid Waste L/Principal	19,049	0	19,049		0
<b>Total</b>	<b>34,852</b>	<b>1,395</b>	<b>34,852</b>	<b>0</b>	<b>0</b>
<b>CITY WORKS</b>					
City Works - Operating Costs					
City Works - Vehicle Costs	7,084	1,700	7,084		0
City Works - Sundries	3,000	1,012	3,000		0
City Works - Unspecified Training	1,000	1,715	1,000		0
City Works - Specified Training	16,000	4,569	16,000		0
City Works - Leave	3,022	0	3,022		0
City Works - Salaries	80,595	41,408	80,595		0
City Works - Superannuation	8,350	3,567	8,350		0
City Works - Workers Comp	1,940	0	1,940		0
<b>Total</b>	<b>120,991</b>	<b>53,971</b>	<b>120,991</b>	<b>0</b>	<b>0</b>
<b>ROAD MAINTENANCE</b>					
Service & Tourist Signs Income	(1,000)	0	(1,000)		0
Road Maintenance Budget	3,237,654	922,380	3,237,654		0
Trans To Reserve-Road Maint	100,000	100,000	100,000		0
<b>Total</b>	<b>3,336,654</b>	<b>1,022,380</b>	<b>3,336,654</b>	<b>0</b>	<b>0</b>
<b>PARKS AND RESERVES</b>					
Playground Preservation					
Playground Preservation	40,000	0	40,000		0
Reserves Maint Budget	73,000	12,480	73,000		0

## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Sporting Grounds Budget	205,000	46,013	205,000		0
Reticulation Systems Budget	165,000	28,469	165,000		0
Weeds Strategy	150,000	30,960	150,000		0
Beaches Maint Budget	80,000	12,405	80,000		0
Mowing / Trees/ Gardening Budge	1,185,200	325,937	1,185,200		0
Offset Vegetation Planting	15,000	549	15,000		0
Pine Tree Removal - Mt Clarence	0	0	0		0
<b>Total</b>	<b>1,913,200</b>	<b>456,813</b>	<b>1,913,200</b>	<b>0</b>	<b>0</b>
<b>LANDFILL OPERATIONS</b>					
Tfr Ex Res - Tip Ops	(14,000)	(14,000)	(10,000)		4,000
Sale Of Scrap Metal	(200,000)	0	(200,000)		0
Refuse-Tip Maintenance			0		0
Hanrahan Road Landfill	685,000	245,060	685,000		0
Bakers Junction Landfill	256,000	43,192	256,000		0
South Stirlings Landfill	8,000	2,660	8,000		0
Prideau Road Remedial Work	30,000	4,713	30,000		0
Rehab Works - Bakers Junction	10,000	0	10,000		0
Rehab Works - Hanrahan Road	10,000	0	10,000		0
Rehab Works - Other Landfill Sites	10,000	0	10,000		0
Water Testing	20,000	2,355	20,000		0
Bakers Junction Landfill Inc	(300,000)	(69,187)	(300,000)		0
Refuse-Inc Hanrahan Road	(480,000)	(67,864)	(480,000)		0
Grant-Municipal Recycling	(40,000)	0	(40,000)		0
Building Maint - Waste Sites			0		0
Bldg Maint - Waste Sites	5,000	0	5,000		0
Building Rubble Crushing			0		0
Recyclable Building Rubble Crush	80,000	0	80,000		0
Concrete Rubble	0	39,500	0		0
Landfill Operations Grants	0	(4,000)	(4,000)		(4,000)
Building Rubble Sales	(80,000)	(16,000)	(80,000)		0
<b>Total</b>	<b>0</b>	<b>166,430</b>	<b>0</b>		<b>0</b>
<b>WASTE CONSTRUCTION</b>					
Waste/Tips Projects					
Establish Eco Classroom	70,000	21,419	70,000		0
Remedial Works - Prideaux Rd	30,000	0	30,000		0
Leachate Reticulation System	30,000	0	30,000		0
Waste Transfer Stations - T/F Ex	(130,000)	(130,000)	(130,000)		0
<b>Total</b>	<b>0</b>	<b>(108,581)</b>	<b>0</b>		<b>0</b>
<b>ROADS MASTERPLAN CAPITAL</b>					
Roads-Mrd Direct Grants	(242,066)	(242,066)	(242,066)		0
Asset Funding - Regional Road Gr	(1,034,037)	(227,610)	(684,037)		350,000
Road Funding - Roads To Recove	(745,825)	(3,000)	(745,825)		0
Road Funding - Other	(146,000)	0	0		146,000
Tires Funding		0	(350,000)		(350,000)
Pre Construction Design			0		0
Pre Construction Design	100,000	(182)	100,000		0
Asset Upgrade-Regional Rd			0		0
Perkins Beach Road	173,000	3,926	173,000		0
Le Grange Ave	195,000	1,106	195,000		0
Parade St	29,999	0	29,999		0
Frenchman Bay Rd	75,000	0	75,000		0
Fuel Supplement (To Be Split)	60,000	0	60,000		0
Bond Rd Urban Seal	0	0	0		0
Curtiss Rd Urban Seal	0	0	0		0
Shell Bay Rd - Urban Seal	0	0	0		0
Francis Rd Realignment	0	7,200	7,200		7,200
Asset Preservation			0		0
Tasman St	22,000	0	22,000		0
Vine St	36,000	0	36,000		0
Bronte St	3,000	0	3,000		0

## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
John St	12,000	0	12,000		0
Kampong Rd	27,000	0	27,000		0
Medcalf Pde	9,000	0	9,000		0
Prior St	72,000	0	72,000		0
Range Ct Cres	155,000	427	155,000		0
Adelaide St	11,000	0	11,000		0
Bolt Tce	22,000	0	22,000		0
Christine St	31,000	0	31,000		0
Paulas Way	19,000	0	19,000		0
Gull Rock Rd	25,000	0	25,000		0
Maitland Ave	34,000	0	34,000		0
Paulas Way	23,000	0	23,000		0
Pfeiffer Rd	36,000	0	36,000		0
Princess Ave	20,000	0	20,000		0
Quaranup Rd	34,000	0	34,000		0
The Gap Road	43,000	0	43,000		0
John St	103,000	0	103,000		0
Lower Denmark Rd	414,000	0	414,000		0
Millbrook	314,000	37,766	314,000		0
Sanford Rd	47,000	299	47,000		0
Newbey St	75,001	574	75,001		0
Palmdale Rd	57,000	0	57,000		0
Chillinup Rd - Resheet	0	0	0		0
Moorialup Rd Resheet	0	0	0		0
Intersection & Cul De Sac	100,000	0	80,000		(20,000)
Marbellup Rd Reseal	56,000	0	56,000		0
Cape Riche Rd	40,000	38,351	40,000		0
Churchlane Rd	36,000	0	36,000		0
Cochrane Rd	60,000	0	60,000		0
Hunwick Rd	106,000	40	106,000		0
Moorialup Rd	36,000	0	36,000		0
Redmond Hay River Rd	60,000	0	60,000		0
Redmond West Rd	40,000	0	40,000		0
Siding Rd	60,000	0	60,000		0
Venns Rd	112,000	61,453	168,000		56,000
Warriup Rd	168,000	0	252,000		84,000
Yungup Rd	52,000	0	78,000		26,000
Down Rd	161,000	0	0		(161,000)
Sealing (Dust Suppression)	50,000	0	50,000		0
T/F Ex Masterplan Reserve		0	(140,000)		(140,000)
T/F Rtr Sup Funds Ex Reserve	(352,461)	(352,461)	(352,461)		0
<b>Total</b>	<b>893,611</b>	<b>(674,177)</b>	<b>891,811</b>	<b>0</b>	<b>(1,800)</b>

## PATHS MASTERPLAN CAPITAL

Path Funding - Grants	(106,500)	0	(35,000)		71,500
Pathway Construction			0		0
Brunswick Rd	103,320	0	187,000		83,680
Flinders Pde	103,950	8,941	70,000		(33,950)
Greenshield St	38,115	193	38,115		0
Serpentine Rd	35,658	0	35,658		0
Collie St & Peels Pl	60,366	370	60,366		0
Adelaide St	58,510	343	58,510		0
Emu Pt Footpath Realignment	148,000	317	0		(148,000)
Pathway - Goode Beach	40,000	15,680	40,000		0
Pathway - Stidwell Path Bridal Trai	10,000	0	10,000		0
Asset Mgt - Pathway Preservation			0		0
Serpentine Rd	12,017	136	12,017		0
Parade St	17,360	59	17,360		0
Rowley St	27,371	175	27,371		0
Cuthbert St	22,212	204	22,212		0
Bluff St	31,945	183	31,945		0
Mokare Rd	13,745	107	13,745		0
Middleton Rd 1	26,565	231	26,565		0

## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Middleton Rd 2	18,473	59	18,473		0
View St	8,778	136	8,778		0
Parade St 2	37,340	0	37,340		0
Aberdeen St Footpath	0	0	0		0
Brunswick Rd Footpath	0	0	0		0
T/F Ex Reserve - Pathways Consti	(37,688)	(37,688)	(37,688)		0
<b>Total</b>	<b>669,537</b>	<b>(10,555)</b>	<b>642,767</b>	<b>0</b>	<b>(26,770)</b>

## DRAINAGE MASTERPLAN CAPITAL

Drainage Construction					
Whidby Rd Basin Drainage	60,000	0	60,000		0
The Outlook - New Pipe	20,000	0	0		(20,000)
Barnesby Rd Upgrade Open Drain	30,000	0	0		(30,000)
Allwood Merananger Pipework	45,000	0	0		(45,000)
Newton Rd Upgrade	5,000	0	5,000		0
Wellington St Basins	60,000	0	60,000		0
Susan Ct - Pipe Upgrade	50,000	0	50,000		0
Brunswick Rd - Pipe Diversion	10,000	0	10,000		0
Whidby Rd - Lot 12	80,000	0	80,000		0
Stephen St	90,000	0	15,000		(75,000)
Asset Mgt Strat- Drainage Preservation					
Drainage Preservation	50,000	0	43,000		(7,000)
Drainage - Lot 62 Wylie Cresc - Ci	0	0	7,000		7,000
<b>Total</b>	<b>500,000</b>	<b>0</b>	<b>330,000</b>	<b>0</b>	<b>(170,000)</b>

## RESERVES MASTERPLAN CAPITAL

Parks & Reserves					
Spencer Park Stages 1 & 2	70,000	1,413	70,000		0
Alac Complex - Retic Upgrade	10,000	642	10,000		0
Wansborough Park Reticulation	18,000	0	18,000		0
Emu Point Pump Upgrade	5,000	0	5,000		0
Kampong Park - Relocate Pump	15,000	0	15,000		0
Centennial Park - Relocate Pump	12,000	3,864	12,000		0
Test Bores At Various Sites	30,000	0	30,000		0
Bob Thompson Gardens	25,000	0	25,000		0
Victoria Park Gardens	30,000	0	30,000		0
Bbq Upgrades	40,000	3,500	40,000		0
Lake Weelar	0	0	0		0
Barbeque Replacement	0	0	0		0
T/F Ex Reserves - Res Mp	(30,000)	(30,000)	(30,000)		0
<b>Total</b>	<b>225,000</b>	<b>(20,581)</b>	<b>225,000</b>	<b>0</b>	<b>0</b>

## ROAD SAFETY

Road Safety					
Down Road Intersection	300,000	0	300,000		0
Frenchman Bay Rd - Robinson Rd	13,000	59	13,000		0
Grey St - Parade St	30,500	59	30,500		0
Hunwick Rd - Hennings Rd	157,323	191	157,323		0
John St - Adelaide St	37,000	117	37,000		0
Lower Denmark Rd - Elleker	164,000	73	164,000		0
Sanford Rd - Stead Rd - Minna St	117,466	998	117,466		0
Serpentine Rd Parade St - Collie S	2,564	0	2,564		0
Vancouver St - Melville St	27,894	97	27,894		0
York St - Serpentine Rd	9,579	59	9,579		0
Princess Ave @ Frenchman Bay F	0	0	20,000	20,000	0
Campbell Rd @ Angove Wansbor	0	0	22,823	22,823	0
North Rd	0	0	40,000	40,000	0
Traffic Management Plans			0		0
Traffic Management Plans	100,000	0	0		(100,000)
Tfr Ex Reserves	0	(82,823)	(82,823)	(82,823)	0
Roads-Construction			0		0

## Q1 REVIEW - WORKS AND SERVICES

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
Minor Works	40,000	6,367	40,000		0
Roads-Contrib To Works	(300,000)	0	(300,000)		0
Federal Black Spot Funding	0	(1,026)	(2,565)		(2,565)
State Black Spot Funding	(372,884)	(148,468)	(370,319)		2,565
<b>Total</b>	<b>326,442</b>	<b>(224,297)</b>	<b>226,442</b>	<b>0</b>	<b>(100,000)</b>

## WORKS & SERVICES OTHER CAPITAL

T/F Ex Reserve	(88,450)	(88,450)	(88,450)		0
Public Cons-Upgrade			0		0
Public Toilet Rebuild -Cozy Corner	75,000	0	75,000		0
Little Grove Boat Ramp - Toilets	18,000	0	18,000		0
Bus Shelters	15,525	2,614	15,525		0
Rec'n-Reserve Const			0		0
Streetscape	341,825	1,050	141,825		(200,000)
information Bay Upgrades	48,800	13,571	38,800		(10,000)
Xmas Decoration-Design Replacer	12,662	27,200	27,662		15,000
Works Contributions - Current Yea	(130,000)	(3,636)	(153,636)		(23,636)
Subdivision Assets	4,676,300	0	4,676,300		0
Works Contributions - Future Year	0	(95,864)	0		0
Contr-Subdivisions	(4,676,300)	0	(4,676,300)		0
Other Structures			0		0
Bridge Ex General Purpose Fundir	0	0	30,000	30,000	0
Mountain Bike Trail	75,000	0	75,000		0
Bridge 4528 Lower Dmk Rd	40,000	0	60,000		20,000
Emu Pt Car Park Modifications	25,000	0	25,000		0
Emu Pt Disability Access Jetty	40,000	0	40,000		0
Depot Building Alterations (Parks (	20,000	1,412	20,000		0
Be Active Walks	75,000	29,664	75,000		0
Emu Point Swimming Facilities	0	0	14,925	14,925	0
Bond Store	60,000	0	60,000		0
T/F Ex Reserve- Edws Other	(302,642)	(350,360)	(350,360)	(47,718)	0
Edws - Other Capital			0		0
Mt Martin Volunteers Bench	0	0	2,793	2,793	0
Robotic Control Station	78,450	78,450	78,450		0
Mt Clarence Desert Corps Memori	25,000	409	25,000		0
Tandem Axle Trailer-Events Recyc	0	3,636	3,636		3,636
Parks & Reserves - T/F Ex Res	(61,462)	(61,462)	(61,462)		0
'Bridges - Grant Funding	(40,000)	(10,000)	(40,000)		0
<b>Total</b>	<b>327,708</b>	<b>(451,766)</b>	<b>132,708</b>	<b>0</b>	<b>(195,000)</b>
<b>Grand Total</b>	<b>10,651,812</b>	<b>(1,947,209)</b>	<b>10,128,242</b>	<b>0</b>	<b>(523,570)</b>

**VIEW - GENERAL PURPOSE INCOME AND**

	Original Budget	Committed to Date	Q1 Review Full Year Projection	Q1 Review Carryovers EX 07/08	Q1 Review Proposed Adjustment
	08/09	Sep-08			
<b>GENERAL PURPOSE INCOME</b>					
General Rates-GRV	(15,562,222)	(19,254,131)	(15,562,222)		0
Back Rates	0	(7,115)	0		0
Instalment Interest	(68,000)	(77,416)	(77,416)		(9,416)
Discount Given	258,841	231,651	258,841		0
General Rates GRV Minimum	(85,813)	0	(85,813)		0
General Rates Uv Minimum	(87,945)	0	(87,945)		0
Post Office Agency	34,000	7,734	34,000		0
Urban F/Land GRV Minimum	(912,385)	0	(912,385)		0
Interim Rates	(135,000)	(107,782)	(185,000)		(50,000)
Penalty Surcharge	(55,000)	(21,336)	(55,000)		0
Instalment Charges	(27,000)	(26,985)	(27,000)		0
General Rates- Uv	(2,037,055)	0	(2,037,055)		0
Ex Gratia Rates	(53,000)	0	(53,000)		0
Grants Commission	(1,530,000)	(385,751)	(1,543,000)		(13,000)
Pension Deferred Subsidy	(15,000)	0	(15,000)		0
Local Roads Grants	(1,450,000)	(367,052)	(1,468,206)		(18,206)
GRV - Vacant Land - Minimum Rates	(568,711)	0	(568,711)		0
Esl Penalty Interest	0	(1,270)	0		0
Interest On Investments	(540,000)	(89,725)	(600,000)		(60,000)
Rates-Street Directories	(500)	0	(500)		0
Rates-Other Income	(24,000)	(2,578)	(24,000)		0
Reserves Interest	0	0	0		0
Grants Commission Consult	300	0	300		0
<b>Total</b>	<b>(22,858,490)</b>	<b>(20,101,756)</b>	<b>(23,009,112)</b>		<b>(150,622)</b>
<b>COUNCIL LOAN PRINCIPAL</b>					
It-Loan Interest Repaid	6,694	(1,604)	6,694		0
Roads-L/Interest Repaid	587,657	8,298	587,657		0
Library Loan Interest	24,358	(2,192)	24,358		0
Rec Loan Interest	325,702	(4,215)	325,702		0
Admin Building - Interest	254,671	(27,584)	254,671		0
Rsjv-Loan Interest Repaid	29,769	(15,601)	29,769		0
It-Loan Principal Repaid	45,214	0	45,214		0
Roads-L/Princ.Repaid	366,691	12,369	366,691		0
Library Loan Principal Repayment	35,680	0	35,680		0
Rec Loan Princ Repayment	135,112	0	135,112		0
Admin Build - Principal	1,537,129	0	1,537,129		0
Rsjv-Loan Principal	25,163	0	25,163		0
<b>Total</b>	<b>3,373,840</b>	<b>(30,530)</b>	<b>3,373,840</b>		<b>0</b>
<b>SELF SUPPORTING LOAN PRINCIPAL</b>					
Rec'n-Loan Int.Repaid	5,892	(490)	5,892		0
Rec'n-Reimb.Loan Interest	(7,075)	(851)	(7,075)		0
Senior Citizen-Reimb L/In	(5,646)	402	(5,646)		0
Rec'n-Loan Princ.Repaid	33,054	0	33,054		0
Rec'n-Reimb L/Prin-P.R.Sc	(15,306)	(7,522)	(15,306)		0
Rec'n-Reimb L/Prin Gsha	(16,790)	0	(16,790)		0
Reimb L/Prin-City Of Albany Band	(5,500)	(2,750)	(5,500)		0
Senior Cit-L/Prin Reimbur	(8,634)	0	(8,634)		0
<b>Total</b>	<b>(20,005)</b>	<b>(11,211)</b>	<b>(20,005)</b>		<b>0</b>
<b>LOANS RENEGOTIATED</b>					
Loan Renegotiations	(1,500,000)	0	(1,500,000)		0
<b>Total</b>	<b>(1,500,000)</b>	<b>0</b>	<b>(1,500,000)</b>		<b>0</b>
<b>Grand Total</b>	<b>(21,004,655)</b>	<b>(20,143,496)</b>	<b>(21,155,277)</b>		<b>(150,622)</b>



'The Ridge' Subdivision Lot 247 Cull Road, Lockyer. Tender Evaluation Report and Checklist from OPUS Consultants is a **CONFIDENTIAL Item** and has been distributed under separate cover in accordance section 5.23 (2) (c) of the Local Government Act 1995 being:

**5.23. Meetings generally open to the public**

*(1) Subject to subsection (2), the following are to be open to members of the public —*

*(a) all council meetings; and*

*(b) all meetings of any committee to which a local government power or duty has been delegated.*

***(2) If a meeting is being held by a council or by a committee referred to in subsection (1)(b), the council or committee may close to members of the public the meeting, or part of the meeting, if the meeting or the part of the meeting deals with any of the following —***

*(a) a matter affecting an employee or employees;*

*(b) the personal affairs of any person;*

***(c) a contract entered into, or which may be entered into, by the local government and which relates to a matter to be discussed at the meeting;***



## **FINANCE STRATEGY ADVISORY COMMITTEE**

**Minutes of a meeting held in the Margaret Coates Boardroom  
City of Albany Administration Building on 10 September 2008**

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### **1.0 MEETING COMMENCEMENT 9:10 am**

**Committee:** Clr Robert Buegge - Chairperson  
Mayor Milton Evans  
Clr Dot Price  
Clr Joy Matla

**Council Staff:** Mr Peter Madigan  
Mr Stan Goodman  
Ms Pam Wignall

**2.0 APOLOGIES:** Clr Des Wolfe  
Clr Jill Bostock

**3.0 DISCLOSURES OF INTEREST**  
There were no disclosures of interest

### **4.0 MINUTES OF THE PREVIOUS MEETING**

#### **RECOMMENDATION**

**That the minutes of the meeting held on the 30<sup>th</sup> May 2008 be accepted as a true and correct record of that meeting.**

**Moved: Clr Price  
Seconded: Clr Beugge  
CARRIED 4 - 0**

## **5.0 REPORT – ITEMS DISCUSSED IN PREVIOUS MEETINGS**

Mr Goodman advised that Amity Village had been approached with a request for an ex gratia payment in lieu of rates. Amity Village has declined to make an ex gratia payment.

Committee members requested that a list of properties which are exempt from rates be prepared for their information.

### **RECOMMENDATION**

**That the Committee note the response by the Amity Village.**

**Moved: Clr Price  
Seconded: Clr Matla  
CARRIED 4 - 0**

## **6.0 SALE OF LAND – 55 FRANCIS STREET, LOWER KING**

Mr Goodman gave a presentation detailing movements in the value of 55 Francis Street since 2004/05 and advised that the property was offered for sale by tender in 2007/08, without success. Following the tender, Harcourts have endeavoured to sell the property at a price of \$ 2,500,000 plus GST. An offer has been received for \$ 1,050,000 including GST, with settlement conditional on subdivision approval based on large blocks and no deep sewerage requirement. The City of Albany Planning Department advise that a large block subdivision would not be acceptable to them or DPI.

In response to questions by Mayor Evans and Clr Price, Mr Goodman advised that the City's financial position is sufficiently strong that the sale of 55 Francis Street could be deferred to a future year if appropriate.

Clr Buegge raised the possibility of keeping 55 Francis Street as a bush reserve and/or swapping the land with the State Government for the same value land in a growth corridor.

Mr Goodman suggested that the results of a spring flora and fauna survey would provide valuable information in any continuing efforts to sell 55 Francis Street or make a submission to the State Government to swap the property on a value for value basis.

### **RECOMMENDATION**

- 1. That the Nildra Pty Ltd offer of \$1,050,000 for the sale of 55 Francis St, Lower King be rejected.**

**Moved: Clr Price  
Seconded: Clr Matla  
CARRIED 4 - 0**

- 2. That Council authorise a spring flora and fauna survey of the property at 55 Francis St, Lower King at a cost of \$16,311 plus GST, to be funded from the Land Sales account.**

**Moved: Clr Buegge  
Seconded: Clr Price  
CARRIED 4 - 0**

## **7.0 BROAD POLICY OBJECTIVES – FUNDING OF NEW MAJOR CITY PROJECTS**

The Committee was requested to consider prioritising funding options for future major City projects, and to set broad policy parameters. The options included sale/development of land, increased rates, reduced service levels, and an increased loans level. Mr Goodman gave a presentation providing an up to date summary of significant land parcels which could be sold or developed, the continuing loans position, comparative rates, the financial impact of rate increases, and a sample of services which could be

The Committee discussed the various funding options at length, and noted that the period for the next three to five years would be one of consolidation, rather than the undertaking of new major projects. Partnerships with the community will be considered together with other funding sources when specific projects are proposed. Specific options will be further explored in the City's Fifteen Year Financial Plan.

Mayor Evans requested a report giving a breakdown of uses of the revenue contributed by the average rate payer in the City. Mr Madigan suggested that the list be based upon the Community Scorecard and that the report be tabled at the next meeting of the Finance Strategy Advisory Committee.

Clr Price suggested that the City's 20/20 goals be displayed in the Boardroom for reference purposes.

### **RECOMMENDATION**

**That the presentation be noted.**

**Moved: Clr Buegge  
Seconded: Clr Price  
CARRIED 4 – 0**

## **8.0 ITEMS FOR FUTURE DISCUSSION**

There were no new items raised for future discussion.

## **9.0 MEETING CLOSED**

The meeting closed at 10:44am.



## MINUTES

**OF THE MEETING OF THE ALBANY CULTURAL DEVELOPMENT COMMITTEE  
HELD AT THE CITY OF ALBANY ADMINISTRATION BUILDING  
MARGARET COATES BOARDROOM  
on Thursday 28<sup>th</sup> August 2008, at 12.30pm**

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**1. ATTENDANCE**

Present.                   A. Markovs – Chairman  
                                  HWM – M.Evans  
                                  L. Cuthbert  
                                  D. Heaver  
                                  A. Davis

**Council Officers:**   EDCCS – P. Madigan  
                                  ILO – Cheryle James Wallace

**APOLOGIES:**         S. Malone  
                                  S. du Bignon  
                                  S. Codee  
                                  T. Colby - ADVAC

**2. DISCLOSURE OF INTEREST**

Nil

**3. YORK STREET MASTER PLAN**

**RECOMMENDATION:**

That the following points be included in the Albany Cultural Development Committee submission on the draft York Street Master Plan (May 2008):

**Regional Art Gallery**

- i) A footprint for the future Regional Art Gallery be incorporated in the precinct in the location of the current library building or the proposed building linking the Town Hall and the Library;
- ii) Creative approaches to funding the future Regional Art Gallery be investigated, including possible partnerships with private enterprise;

**Town Hall**

- iii) The Town Hall be converted to a flat floor multi-use building with the dress circle area retained, and serve as an interim gallery until such time as point (i) above is achieved;

**Mokare Statue**

- iv) The Mokare statue be located in a prominent position acceptable to the Noongar Community;

### **Mokare Grave Site**

- v) The importance of the Mokare grave site be recognised as part of the whole precinct;

### **Alison Hartman Gardens**

- vi) The Alison Hartman Gardens be retained as a green space, reduced in size, and better designed to activate the vibrancy of the space, and its interaction with the surrounding buildings.
- vii) The linkage to Collie Street be retained;

### **Department of Education Buildings**

- viii) Recognise that the Department of Education buildings are a key component of the precinct, and that in the long term they should revert to community use.

### **Town Square**

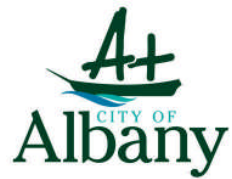
- ix) The design of the Town Square should provide a practical multi-purpose space, and incorporate its critical interaction with the Library;
- x) Either option 2 or option 3, in relation to the size of the Town Square, are supported.

## **4. MEETING CLOSED**

2.03pm

## **5. NEXT MEETING**

Regular ACDC meeting November 2008 – exact date TBA



## Council Strategy

# RECREATION PLANNING STRATEGY 2008-2013

Major Albany Sport and Recreation Facilities

**DRAFT**

© City of Albany 2008

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Adoption Date:  
Adoption Reference:  
Review Date:  
Maintained By:  
Document Reference:

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## EXECUTIVE SUMMARY

The purpose of this strategy is to set the framework, goals and action plan for council and community involvement in review and development of Sporting and Recreation Facilities on Council owned land or vested reserves.

Excluded from this review are recreation program delivery, paths, trails, parks, bush and coastal reserves and volunteering as these are now addressed and catered for in other City strategies, plans and policies.

This strategy sets the following key focus area goals and details specific, measurable, achievable, realistic and timely actions for their achievement.

- **The location and interrelation of major albany sporting and recreation facilities will be well planned and communicated**
- **Maximum likelihood of achievement of planned facilities will be ensured by keeping capital scope within the parameters of reasonably foreseeable, achievable levels of funding.**
- **Albany's recreation facilities will have the maximum likelihood of sustainable operation by ensuring effective planning and passive design elements**
- **That the community's resources are effectively prioritised and utilised to efficiently deliver major recreation and sporting facilities**
- **Major recreation facilities will be recognised as a shared community resource, to be sustainably, efficiently and effectively utilised**
- **If sustainable in the long term, a full co-location model will be implemented for the development of the next generation of albany sport and recreation facilities**
- **Major sport and recreation facilities and infrastructure will be efficiently and effectively well managed and maintained (within the limits of available prioritised resources) to ensure they continue meet their intended purpose to a high degree over time**
- **Consultation is meaningful and timely while effectively and efficiently utilising community resources**
- **That there are sufficient motivated, trained and recognised volunteers to support the community's aspirations for the the provision of sport and recreation in albany**

A major focus of outcomes relating to this strategy will be to identify what can be achieved in the short to medium term, within the likely scope of available internal and external funding, while maintaining the integrity of long term planning.

## BACKGROUND/ STRATEGIC CONTEXT

Council's original recreation strategy was developed in 2001. Following its adoption the Centennial Park Recreation Precinct Plan and Feasibility Study for Indoor Recreation and Aquatic Facilities were adopted (respectively).

A number of identified priority projects were completed, these include an upgrade of the Albany Leisure and Aquatic Centre (\$14.1 mil, 2008), Synthetic Hockey/ Sports Surface (est. \$450k, 2005) and Sanford Rd Skatepark (est. \$450k, 2007).

A paths masterplan and priority projects were undertaken as was the development and implementation of a number of reserve and playground plans.

Work was commenced on concept planning for a Multisport facility at Centennial Park however this was suspended in late 2007 due to uncertainty in relation to the availability of the required level of external capital funding.

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After consideration of the need for additional facilities and facility upgrades, as well as the political, economic, social, technological, environmental and legislative environment council determined to review the recreation strategy.

This strategy is presented within the strategic context of the Albany insight beyond 2020 strategic plan. The specific goals and initiatives guiding this strategy are:

**Albany will be a City where ...**

1.2 *Young adults are well catered for.*

1.3 *Recreation facilities provide a diverse range of sporting and exercise opportunities.*

1.5 *Development ...*

- *responds to our unique historical and environmental values;*
- *embraces environmentally responsible approaches to energy and water; consumption; and*
- *incorporates healthy lifestyle activities and access to green space*

**Albany will be a City where ...**

2.4 *Our unique cultural heritage attractions deliver world class tourism experiences.*

**The City of Albany will...**

4.2 *Manage our municipal assets to ensure they are capable of supporting our growing community.*

4.3 *Deliver excellent community services that meet the needs and interests of our diverse communities."*

## KEY FOCUS AREAS

### Location, Scope, Achievable Development and Provision of New Facilities

#### 1.0 Recreation Master plan

There is a need to complete a master plan which identifies the location of major recreation facilities in Albany. As part of the master plan recommendations will be made on the priority of development of facilities and the process to continue their development.

#### 2.0 New Facility Development Parameters

When new facilities are proposed the proponents (internal and external) undertake a process to determine need and feasibility. In addition to the level of co-location there is a need to assist in setting the initial direction/ scope for internally or externally managed sport and recreation facility developments by identifying the framework and basic parameters/ guidelines to be followed.

#### 3.0 The City's Role In Recreation and Sporting Facility Development and Construction

There is a need to identify which type of facility developments will be led by the City and which will be led by other organisations as well as confirm the process and level of support offered for external/ community group developments by City staff.

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## Ongoing Operational Viability of Sporting And Recreational Facilities

### 4.0 Co-located Recreation Facilities

Co-location (a number of groups sharing facilities) has been seen by the Sport and Recreation industry as the way to improve the operation of clubs and ensure their sustainability. Large scale co-location may not be sustainable in Albany in the short to medium term given:

- the achievability/availability of funding for the capital cost of a single stage major co-location.
- that smaller facilities/ clubs (under 300 members) may be more manageable by volunteers
- the level of community desire (expressed by proposals) for smaller scale facilities

There is a need to define and communicate a sustainable model for co-location.

### 5.0 The City's Role in Recreation and Sporting Facility Operation

There are a number of historical arrangements governing the operation of Albany facilities.

The cost to council, net fees levied for services and intensity of staff involvement vary for each management scenario.

While volunteers arguably remain the lifeblood of Albany sport and the City does not have the capacity to undertake management and (without the contribution of clubs and individuals) provide for all recreation pursuits. There is a need to conduct a review and identify the parameters for councils role in the management and operation of Albany Recreation facilities, with a focus on priority and equity.

## Other Focus Areas

### 6.0 Consultation

It is important for stakeholders to be meaningfully involved in decisions affecting them. It is equally important to recognise that community members time is valuable and paid officers and volunteers resources are finite. A balance between effective consultation and action is required.

### 7.0 Volunteering

An estimated 7,000 volunteers contribute their time and skills toward of unpaid work in a wide range of agencies and organisations. Over 200 Albany community organisations, staffed by volunteers, manage or operate community facilities or are established to promote specific interests. Finding, recruiting, training and retaining volunteers is a major challenge for the many organisations that require the services of volunteers.

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## KEY ACTION PLAN OUTLINE

### Location, Scope and Achievable Provision of New Facilities

#### 1.0 Recreation Master plan

**GOAL: The Location And Interrelation Of Major Albany Sporting And Recreation Facilities Will Be Well Planned And Communicated**

<b>ACTION: That a recreation master plan is developed which:</b>	
<ul style="list-style-type: none"> <li>• identifies the location of major recreation facilities and infrastructure in Albany in the short-medium term; and makes long term forecasts</li> <li>• identity's specific relevant parameters for their development (in addition to those contained within this strategy)</li> <li>• estimates capital scope and recommends priority order</li> <li>• identity's the lead agency for development of each identified new facility (i.e. City or other agency)</li> </ul>	
Timeframe	Preliminary plan with estimates for council priority consideration March 2009, Finalised plan September 2009.
Resourcing	Officer time, 2008/2009 Recreation master planning budget allocation, proposed allocation for 2009/2010.
Officers	Executive Director Corporate and Community Services (EDCCS), Manager Community Development (MCD), Executive Director Development Services (EDDS), Executive Director Works and Services (EDWS), Manager ALAC (MALAC), Manager City Works (MCW), Manager City Services (MCS), Manager City Assets (MCA).

**GOAL: Maximum Likelihood Of Achievement Of Planned Facilities Will Be Ensured By Keeping Capital Scope Within The Parameters Of Reasonably Foreseeable, Achievable Levels Of Funding.**

<b>ACTION: That the specification and scope of facilities identified in the recreation master plan will involve a focus on achievability, balancing needs to be met within each and the reasonably foreseeable level of available funding. In addition there will be a focus on what can be achieved in the short term while maintaining the integrity of long term planning.</b>	
Timeframe	Preliminary plan with estimates for council priority consideration March 2009, Finalised plan September 2009.
Resourcing	Officer time, 2008/2009 Recreation master planning budget allocation, proposed allocation for 2009/2010.
Officers	Manager Community Development (MCD)

<b>ACTION: That the following total scope of funding, currently identified in councils 15 year financial plan, is utilised as councils contribution towards facilities identified in the master plan.</b>			
	2010/2011	ALAC stage II	\$1,803,000
	2011/2012	Centennial Park	\$1,908,000
	2015/1016	Ovals North	\$ 730,000
	2016/2017	Ovals West	\$3,022,000
	<b>TOTAL</b>		<b>\$7,463,000</b>
<b>(however the timing and level of allocation to projects may vary based on need and priority) *this item is subject to priority determination by the City's finance committee</b>			
Timeframe	Determination March – July 2008		
Resourcing	5 and 15 year financial plan		
Officers	CEO, EDCCS, MFIN, MCD		

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<b>ACTION: That the maximum amount of external funding is leveraged to deliver projects identified in the recreation master plan</b>	
Timeframe	Ongoing
Resourcing	Officer time (funding applications), external funding
Officers	CEO, EDCCS, MFIN, MCD

## 2.0 New Facility Development Parameters

**GOAL: Albany's Recreation Facilities Will Have The Maximum Likelihood Of Sustainable Operation By Ensuring Effective Planning And Passive Design Elements**

<b>ACTION: Where new major recreation/ sporting facilities are planned conditions for their development will include (where relevant for each case):</b>	
<ul style="list-style-type: none"> <li>• Consideration of and utilisation of the published Department of Sport and Recreation facility development model and Department of Treasury and Finance 'Strategic Asset Management Framework'</li> <li>• The effects of Climate change and resource scarcity (including but not limited to Energy and Water efficient and carbon footprint reduction design principles)</li> <li>• Staging of facilities with each stage having integrity in its own right (i.e. transportable buildings or buildings which are planned to be demolished in the medium term are not permitted as these type of facilities invariably become permanent, inefficient structures)</li> <li>• Buildings which can be added onto for future stages are encouraged</li> <li>• Organisations predominately servicing junior membership will not be permitted to incorporate a dedicated bar and liquor licence</li> <li>• Priority will be on playing fields/ surfaces, toilets/change rooms, servery and supporting infrastructure</li> <li>• Function space will be recommended against if there is sufficient space which can be leased for major events in other reasonable accessible adjacently located existing facilities</li> </ul>	
Timeframe	Ongoing
Resourcing	Officer time
Officers	EDCCS, EDDS, MCD

## 3.0 The City's Role In Recreation and Sporting Facility Development and Construction

**GOAL: That The Community's Resources Are Effectively Prioritised and Utilised To Efficiently Deliver Major Recreation and Sport Facilities**

<b>ACTION: That the City will be responsible for feasibility, design, funding and construction of open public/ community use type facilities (to be identified in the Major Recreation Facility Master Plan), such as:</b>	
<ul style="list-style-type: none"> <li>• Leisure and Aquatic Centre Facilities</li> <li>• Major Sporting Grounds/ Fields</li> <li>• Municipal Skateparks</li> <li>• Shared community group administration facility (similar to lotteries house)</li> </ul>	
Timeframe	Ongoing
Resourcing	Officer time, future budgets
Officers	EDCCS, EDDS, EDWS, MCD, MCA, MCW

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**ACTION: Incorporated community organisations shall be responsible for undertaking the feasibility, design, funding and construction of facilities such as clubrooms and specialised surfaces such as tennis courts and motorsport tracks, in accordance with relevant actions within this strategy and other council strategies, policies, conditions, procedures and guidelines.  
(Organisations may be eligible to apply for financial assistance under the community financial assistance fund)**

Timeframe	Ongoing
Resourcing	Incorporated organisations
Officers	MCD (facilitation)

**ACTION: That a guiding document will be developed outlining the process and providing guidance to groups intending to apply to lease land vested in council, for the purpose of developing community sporting and recreation facilities**

Timeframe	December 2009
Resourcing	Officer time, 09/10 budget
Officers	MCD, EDCCS, EDDS, EDWS, MCA, MCW

**ACTION: Where possible within the limits of available resources the City will provide facilitation, in conjunction with the Department of Sport and Recreation, providing guidance to groups at key decision making points, in relation to major recreation facility development on council vested reserves**

Timeframe	Ongoing
Resourcing	Officer time
Officers	MCD

## Ongoing Operational Viability Of Sporting And Recreational Facilities

### 4.0 Co-located Sporting and Recreational Facilities

**GOAL: Major Recreation Facilities Will Be Recognised As A Shared Community Resource, To Be Sustainably, Efficiently And Effectively Utilised**

**ACTION: That co-location related parameters involving 'medium sized' co-location (2-3 compatible groups), rather than 'super facilities' (3+ groups) are developed and utilised by the City. These will be included as part of guiding conditions on development by community organisations seeking use of reserves vested in the City, with the purpose of recreation, for major recreation and sporting facilities to be constructed in the short (2008-2011) to medium term (2012-2018)**

Timeframe	Ongoing
Resourcing	Officer time
Officers	MCD, EDDS

**Goal: If Sustainable In The Long Term A Full Co-Location Model Will Be Implemented For The Development Of The Next Generation Of Albany Sport And Recreation Facilities**

**ACTION: That given the site will be 'green field', the principles of large scale co-location are considered to form part of the guiding principles of planning for a major sporting precinct, with construction to be staged in the long term (2015-2050) to service the needs of the Bayonet head and Lower King Areas (approx catchment population of 15,000 – 30,000).**

Timeframe	Review of proposal September 2013
Resourcing	Officer time
Officers	EDCCS, EDDS, EDWS, MCD, MCA, MCW

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## 5.0 The City's Role in Recreation and Sporting Facility Operation

**GOAL: Major Sport And Recreation Facilities And Infrastructure Will Be Efficiently And Effectively Well Managed And Maintained (Within The Limits Of Available Prioritised Resources) To Ensure They Continue Meet Their Intended Purpose To A High Degree Over Time**

**ACTION: That a review is undertaken to investigate the feasibility of the City undertaking responsibility for maintenance, upkeep and bookings of all playing fields in the North rd. Precinct, with usage fees levied taking into account equity, current subsidy, priority and available resources.**

Timeframe	March 2010
Resourcing	Officer time, 09/10 budget
Officers	EDCCS, EDWS, MCD, MCW, MALAC

**ACTION: Investigation is undertaken in relation to the feasibility of extending this operational model to other major public sporting fields in Albany (eg Collingwood Park)**

Timeframe	March 2010
Resourcing	Officer time, 09/10 budget
Officers	EDCCS, EDWS, MCD, MCW, MALAC

**ACTION: Investigation is undertaken in relation to the feasibility of the City undertaking responsibility for sporting facility lighting maintenance with fess recovered on a full user pays basis.**

Timeframe	March 2010
Resourcing	Officer time, 09/10 budget
Officers	EDCCS, EDWS, MCD, MCW, MALAC

**ACTION: That where the location of facilities are identified within the master plan and in accordance with this strategy the City will lease the land to clubs for built facilities (such as clubrooms), to clubs.**

Timeframe	Ongoing
Resourcing	Officer time
Officers	MCS

**ACTION: Were clubs lease land for facilities, provisions are contained within the lease to ensure that the built facilities are continually maintained to an acceptable standard. The City will monitor these provisions and take action where standards are not met.**

Timeframe	Ongoing
Resourcing	Officer time
Officers	MCS

**ACTION: Clubs are also encouraged wherever possible to create and contribute to reserves for replacement of facilities at the end of their useful life**

Timeframe	Ongoing
Resourcing	Officer time
Officers	MCD, MCS

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## Other Focus Areas

### 6.0 Consultation

**GOAL: Consultation Is Meaningful And Timely While Effectively And Efficiently Utilising Community Resources**

<b>ACTION: Consultation on Major Recreation Strategy initiatives will involve the formation of key focus groups for a set limited time period, relevant to each topic for consideration</b>	
Timeframe	Ongoing
Resourcing	Officer time
Officers	MCD

### 7.0 Volunteering

**GOAL: That There Are Sufficient Motivated, Trained And Recognised Volunteers To Support The Community's Aspirations For The The Provision Of Sport And Recreation In Albany**

<b>ACTION: That the City of Albany 'Volunteer Strategy' specifically address the recruitment and retention of volunteers in the area of Community Sport and Recreation</b>	
Timeframe	Vol strategy completed by July 2009
Resourcing	Officer time
Officers	MCD

## Performance Measurement

A number of qualitative and quantitative measures will be utilised to measure the effectiveness of this strategy, they include:

- Quantitative feedback from community utilising the City's 'climate survey'
- Quantitative evaluation of achievement of strategy actions within given timeframes
- Qualitative evaluation by Councils Community and Economic Development Strategy and Policy Committee
- Qualitative evaluation through discussion, interviews and focus groups with groups, individuals and agencies
- Normative evaluation by officers
- Evaluation and feedback from reference groups such as Seniors, Youth and other relevant Advisory Committees.

## Associated Documents

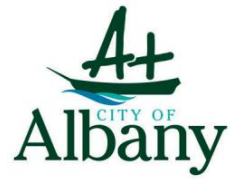
City of Albany Corporate Documents Policy (2006).  
City of Albany Financial Assistance Policy (2006).  
City of Albany Community Development Strategy (2007)

## Review

Manager Community Development and Executive Director of Corporate and Community Services to review on or before 30/10/2012

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## Council Policy

# Civic Affiliations

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## 1. Objective

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

## 2. Scope

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

## 3. Definitions

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

## 4. Policy Statement

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

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

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

### 4.1 Level of Council Involvement

### 4.2 Council will foster its affiliations in the following ways:-

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

### **4.3 Criteria for the Establishment of new Civic Affiliations**

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

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

### **4.3 Endorsed Civic Affiliations**

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

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

### **4.4 Limit on number of Civic Affiliations**

- The number of civic affiliations be limited to a total of four.

### **4.5 Review**

- A review of each civic affiliation be conducted by Council every two years to assess the degree of activity, cost to Council and associated benefits for the City of Albany. (The first review to be undertaken in September 2009).

## 5. Legislative and Strategic Context

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

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

## 6. Review Position and Date

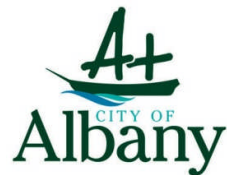
Manager Economic Development to review on or before 19/09/2011

## 7. Associated Documents

Nil

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

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



## MINUTES

### SENIORS ADVISORY COMMITTEE HELD ON THE 18 SEPTEMBER 2008 AT THE CIVIC ROOM, 102 NORTH ROAD, ALBANY

---

- 1.0 Meeting commenced at:** 10:05am
- 2.0 Attendance:**
- |                   |   |
|-------------------|---|
| Guy Martin        | Community Development Officer_Seniors         |
| John Beamon       | Albany Sub-Branch RSL                         |
| Janet St Jack     | Assn. Independent Retirees                    |
| Ray Crocker       | Over 50's Recreation Assn.                    |
| Kim Buttfield     | WA Country Health Service (Injury Prevention) |
| Middy Dumper      | Seniors Community Rep.                        |
| Nancy Millard     | Senior Citizen Centre/Meals on Wheels         |
| Esme' Justins     | Albany Breaksea Ladies Probus Club            |
| Michael Calton    | National Seniors Australia                    |
| Colleen Tombleson | Lions Community Care                          |
- 3.0 Apologies:** Maggie Whittle Seniors Community Rep.
- 4.0 Disclosure of Interest:** Nil
- 5.0 Confirmation of Previous Minutes:**  
**Motion:** That the minutes of the previous meeting held on the 21<sup>st</sup> August 2008 be confirmed to be a true and accurate record of proceedings.
- Moved:** John Beamon  
**Seconded:** Ray Crocker  
**Carried.**
- 6.0 Business Arising from the Previous Minutes:**
- 6.1 Seniors Newspaper Article**
- Guy Martin reported that the Weekender has offered to allocate a full page (including adverts) towards seniors. The page will be an "open canvas" and paid through advertisements from senior's organisations that the Weekender will source and include.
  - Guidelines to be set as to who can contribute (eg. Not-for-profit)
  - Bigger print and/or extra spacing
  - Prepare articles for 3 months in advance

**Recommendation:**

The City of Albany Council writes a letter of appreciation to Wayne Harrington (Managing Editor) at the Weekender.

**6.2 Seniors Expo**

- Next working group meeting to be held on the Thursday 9<sup>th</sup> October at 10am at the City of Albany Civic room. Working group members included Esme' Justins, John Beamon, Ray Crocker, Michael Calton and Guy Martin.
- Guy Martin expressed the difficulty of securing funds for the hiring of the partitions for the booths. Discussions lead to the suggestion of a voluntary gold coin donation to enter the Expo, to seek corporate sponsorship and to revisit Healthway funding.
- Discussion questioned the need to hire the hall on Saturday 18<sup>th</sup> for the dismantling of the partitions, especially if it involved a cost. Guy Martin to follow up.

**6.3 Sue Millar Talk Notes:**

- Notes were tabled
- Discussion centred on the need for this information to be communicated to the general public from both a top down approach from the Doctors and other medical staff as well as from a bottom up approach where the general public are aware of what is available and thus able to ask.

**Motion:** The City of Albany Council to draft a letter to be forwarded to all GP's and networks expressing concern about medical service information available for support not being voluntary given to seniors.

**Moved:** Colleen Tombleson

**Seconded:** Esme Justins

**Carried**

**7.0 Correspondence In:** Nil

**8.0 Correspondence Out:** Nil

**9.0 General Business:**

**9.1** Colleen Tombleson gave an update on the Lions Community Respite Centre

- Promise from the Liberal Government to support the Respite Centre
- The Centre will be built on site
- 3 single rooms plus 2 double rooms
- HACC services available

**9.2** Ray Crocker tabled a timetable for the Seniors Week "Have a Go Day"

**9.3** Kim Butfield gave an update on the "Gopher Information Day"

- Information day will be held on the 30<sup>th</sup> October 2008 at the RSL hall
- Police will talk on road safety, Dept of Planning and Infrastructure will talk on roads and an Occupational and Safety Therapist will advise on the purchasing of a gopher.

- Registration will be taken at WA Country Health service by telephoning Kim on # 98427500
- There will also be an information day at Denmark on the 18<sup>th</sup> Oct at the Open fair day.
- Mt Barker and Katanning will be included next year.

**9.4** Nancy Millard expressed concern of not being able to fully represent the Senior Citizen Centre through lack of support from her committee and the workload and gave notice that she will be handing in a letter of resignation.

- Discussion centred on “Are there other Senior Groups that are not represented on the Senior Advisory Committee that would be good to invite”?
- Esme’ Justins suggested that the Senior Advisory Committee ask that the Regional Representative from Probus Clubs is to be the nominated representative for all Probus Clubs as a member of the Senior Advisory Committee.

**9.5** Guy Martin informed the committee of an invitation to Senior Groups to attend a public meeting to meet and give feedback to the Amaroo executives who fund, build and run their retirement villages will be held on the Monday 20<sup>th</sup> October 2008 from 2:30-4:00pm at the Motel le Grande, 479 Albany Highway Phone Rosslyn on 1 300 653 967 for catering.

- Discussion evolved on the need for improved communication between seniors/seniors groups, the City of Albany and the planners of these villages.

**Motion:** That a City of Albany Planning Department representative be invited to attend Senior Advisory Committee meetings to discuss any seniors proposed developments and to allow for senior input.

**Moved:** Michael Calton

**Seconded:** Ray Crocker

**Carried**

**10.0 Next Meeting** Thursday October 16<sup>th</sup> 2008

**11.0 Close** 12:05pm

[Agenda Item 13.8.1 refers]

[Bulletin Item 1.3.1]



## Council Strategy

# RIGHT OF WAYS (ROW)

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## Executive Summary

The City of Albany has undertaken a comprehensive survey of the City's right of ways in order to provide clear direction to Council on the nature, condition and management of the right of ways.

The survey has highlighted some long standing issues relating to the ownership and maintenance of ROW's that have surfaced due to past sub divisional practices that did not resolve the ownership of access land to all of the lots. Some of these sub divisional practices date back to the early settlement of Albany when contemporary subdivisional conditions were not in place.

One hundred and twenty four (124) ROW's have been identified and these vary in ownership from private, City of Albany (freehold) or public (vested in the City). While the majority of ROW's are not a concern and no action is recommended, it is necessary to develop a strategy in dealing with those that are a cause of concern within the community and provide Council with a whole picture so that judgements can be made on matters relating to ownership and maintenance.

This document provides an overview of the survey, identifies the community concerns and provides an overall strategy for managing them into the future.

## Strategic Context

This item directly relates to the following elements from the City of Albany 3D Corporate Plan...

***Community Vision:***

*A Thriving City. Albany's community will enjoy economic growth and outstanding opportunities for our youth through excellent community infrastructure and services.*

***Mission Statement:***

*The City of Albany is committed to sustainably managing Albany's municipal assets.*

***Priority Projects:***

*Nil*

## Strategic Focus Areas

### Background

During March and April 2008 City of Albany staff completed a survey of all the current right of ways under the City's jurisdiction.

The survey identified the following outcomes

- Seventy Four (74) Private Ownership
- Thirty Two (32) City owned freehold
- Eighteen (18) Public vested in the City for care and management

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The survey was undertaken so that the City could obtain a holistic understanding of the status of Right of Ways throughout the City in order to develop a strategy for dealing with issues that have arisen in the community.

The majority of concerns relate to central town site areas where past subdivisional practices have not addressed the issue of remnant parcels of land and where drainage, parking and maintenance responsibilities remain.

### **Legislative Requirements**

Under the City of Albany Activities in Thoroughfares and Public Places and Trading Local Law 2001, activities on public thoroughfares are addressed, but not private thoroughfares.

Under the Land Administration Act 1997, section 56, and regulation 8 of the Land Administration Regulations 1998, the City is able to dedicate a private right of way, which has had uninterrupted use by the public for a period of not less than 10 years, subject to a council resolution and indemnification of the Department of Planning and Infrastructure from all costs.

While there is a legal opportunity for an aggrieved party to seek compensation, the likelihood is very remote as efforts are made to contact the legal owner.

### **Survey Extent**

The survey has included all right of ways within the City's municipal boundaries.

### **Criteria Development**

This section is included to highlight potential risks and understand mitigation strategies.

A priority ranking from most urgent to low - 1 to 6, has been established in assessing the ROWs listed in Appendix 1, using the following categories

- Identification of private ROWs only, as Council is unable to address issues relating to private ROWs – landowner responsibility only (Council or Crown owned ROWs are managed by COA), and these ROWs would need to be assessed as to their relevance for public dedication and hence potential Council action.
- Grouping of ROWs considered for dedication as public ROWs (dedication as public ROWs allows Council to manage land) based on possible impact on adjoining landowners and general users; and
- Highlighting those ROWs in the Central Business District (potentially have greater usage patterns and can impact on parking/land management issues).

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With these categories determined, the grading of priorities was assessed –

- Priority 1 Private ROWs already constructed in residential areas, with a history of safety/ drainage/ parking concerns
- Priority 2 Private roads already constructed in residential areas
- Priority 3 ROWs in Central Business District (CBD), and those marked for possible dedication action
- Priority 4 ROWs not in CBD, but dedication action considered
- Priority 5 ROWs providing rear access to abutting properties, or proposed drain reserves in CBD
- Priority 6 ROWs used as drain reserves and other ROWs assessed as having a low impact on development

With the priorities set, staff can then apply the criteria development ratings % (as detailed below) to the individual ROWs in each grouping, to assess the relevant intervention action required.

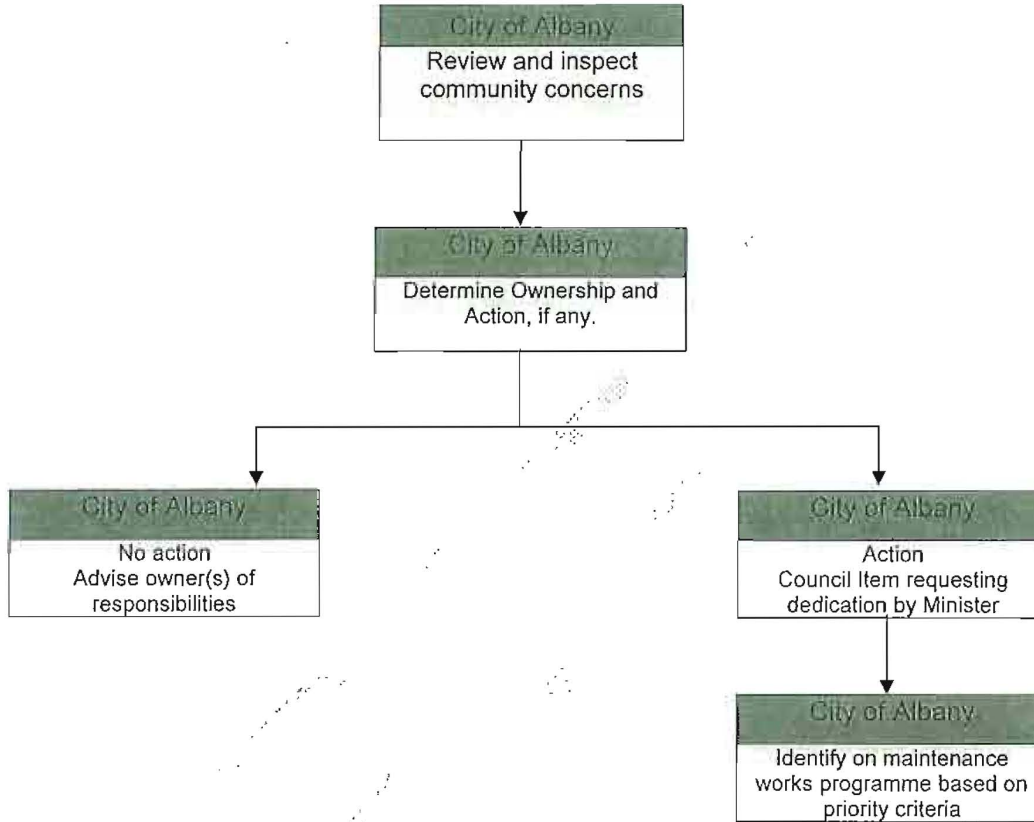
The following table matrix outlines generic and project specific issues.

Criteria	Issues Present	Rating
<b>Drainage</b>	Either due to steep topography or lack of developed drainage system problems exist that impact on the abutting landowners or City of Albany	20%
<b>Planning</b>	Abutting landowners are not taking responsibility to maintain. Land ownership not resolved due to past subdivisional practices	20%
<b>Safety</b>	The current geometry and condition are causing safety concerns	30%
<b>Parking</b>	The current arrangements are impacting on street parking	10%
<b>Subdivision Potential</b>	Relates to whether there is any potential for future private subdivision to assist in provide resolution	10%

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## Resolution Process



## Key Action Plan

### Review of Right of Ways in City of Albany

1. Undertake survey of current right of ways in the municipality	
Timeframe	Complete by April 2008
Resources	Asset Services
Officer	Executive Director of Works & Services
References	City of Albany Tax Maps, site inspections

2. Analyse the survey data and review community concerns about right of ways	
Timeframe	May 2008
Resources	In house staff
Officer	Executive Director of Works & Services
References	Incoming correspondence and GIS data assessment

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<b>3. Develop criteria for remediation work of right of ways as required</b>	
Timeframe	May 2008
Resources	In house staff
Officer	Executive Director of Works & Services
References	

<b>4. Establish priorities indicative costing.</b>	
Timeframe	Complete by late 2008
Resources	In house staff
Officer	Executive Director of Works & Services
References	

<b>5. Implement and continue annual review of right of ways in City of Albany.</b>	
Timeframe	Ongoing
Resources	Subject to budgetary constraints
Officer	Executive Director of Works & Services
References	

<b>6. Prepare final draft strategy for Asset Management &amp; City Services Strategy &amp; Policy Committee and Council endorsement</b>	
Timeframe	Complete by July 2008
Resources	In house staff
Officer	Executive Director of Works & Services
References	

## Performance Measurement

- City maintains an inventory of all Right of Ways, including private and Crown.
- Program on an annual basis the resolution process of privately owned Right of Ways, based on the Strategy priorities.

## Review

Executive Director of Works & Services to review annually on or before 30<sup>th</sup> June.

## Associated Documents

- City of Albany Activities in Thoroughfares and Public Places and Trading Local Law 2001.
- Land Administration Act 1997.
- Land Administration Regulations 1998.
- Right of Way Strategy 2008.

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## Right of Way Strategy 2008

Number	Street Name	Certificate of Title	Condition of ROW	Issue Identified	Suggested Recommendation	Dedication Proposal	Others Private	Priority	Date of Action
1	York St, 5th Grey St W	1196/282	2 coat seal	Private	Dedication	1		3	
2	York S, Nth Peels Pl	1239/306	Brick to 20m hotmix rest	Private	Dedication	1		3	
3	Peels Pl Betw Yk & abdeen	2046/650	2 coat seal parking area	C of A	Nil				
4	Aberdeen nth Peel Pl	2046/652	Hotmix	C of A					
5	Aberdeen 5th Grey W	2084/779	Single coat	Private	Dedication	1		3	
6	York, 5th Serpentine		under buildings	Private	Drain Res		1	5	
7	Serpentine betw Yk & Abdeen	2639/777	Hotmix	Private	Dedication	1		3	
8	Grey W, betw Yk & Abdeen	1253/942	2 coat seal parking area	C of A	Nil				
9	Continue ROW &	1257/132	hotmix parking area	C of A					
10	Abdeen, betw Abdeen & Yk	1257/134	Aberdeen end 2 coat seal	C of A					
11	York, betw L 13/L3	1544/965	Drain reserve with drain	Public	Nil				
12	York, nth Grey St West	1562/814	2 coat seal	Private	Dedication	1		3	
12			"T" 50% ROW 1 coat seal	Private	Dedication	1		3	
13	Serpentine, E of Yk	1525/259	Part of carpark	Private	Dedication	1		3	
14	Grey West, Betw Collic & Yk	1089/596	2 coat seal	Public	Nil				
15	Collic, N Peels Pl	1713/896	Grass no construction	Private	Nil		1	3	
16	Between Earl & Frederick	1850/474	Not const/grass fenced	Private	Drain Res			5	
17	Stirling, betw Spencer & York	1112/604		Private	Party Wall N/A			6	
18	Frederick Opp Aberdeen	1600/599		Private within demolition yard			1	6	
19	Peel Pl, E of York	Mem 13/719	Single coat seal	Private	Dedication	1		3	
20	Walkins, opp Palmer	1436/530	Grass no construction	Private	Dedication to provide access to rear Hill			6	
21	Grey E, W of Rowley	1675/250	one coat seal kerbed	Private	access to rear of properties		1	5	
22	Rowley, nth Grey East	1327/96	entry to lots 1 & 2 only	Private	reciprocal rights to two lots		1	5	
23	Spencer, nth Grey E	993/69	brick	Private	reciprocal rights to two lots		1	5	
24	Suffolk to Munster	1284/363	EW gravel no shape	C of A	construction required				
24			NS unconstructed /rocks	C of A	difficult to construct, too many rocks				
25	Suffolk to Munster	1284/363	unconstructed/rocks	C of A	difficult to construct, too many rocks				
26	York & Peels Pl	Res 19469	drainage in park res 19469	Public					
27	Findlay/Rowley		Public Road	Public					
28	Collic, 5th Duke	1499/648	Hotmix seal and kerbed	Private	Dedication	1		3	
29	Cuthbert		Public Road	Public					
30	Cuthbert		Public Road	Public					
31	York, 5th Peels Pl	1499/648	Single coat seal	Private	Dedication	1		3	
32	Rowley, nth Earl	13/248	EW 1 coat seal, holes conc	Private	Accept as suitable LAA sec 56(1)	1		1	
32			NS gravel/limestone	Private	Req construction		1	1	
33	Serpentine, E of Elizabeth	611/3	Gravel potholes	Public	WAPC approved subd of private ROW				
33	Albany Hwy, E of Elizabeth		2 coat seal/kerb p/h repair	Public	requires dedication prior to subd under				
33			S leg hotmix	Public	LAA 1997 Sec 56				
33			N leg seal/gravel	Public					
34	Serpentine, E of Elizabeth	1276/291	Grass/gravel	Private	joins with ROW 33. Could be dedicated	1		5	
35	Albany Hwy, W of Yk	1995/944 & 942	Public Road	Public					



36	Parade, Nth Grey W	520/105	Brown Hotmix	Private	Dedication	1		3	
			Elbow lot S 1 coat seal	Private	Dedication provide additional entry	1		3	
37	Grey W, w of Collie	1900/277	Brown Hotmix	Private	recip right no dedication required			5	
38	Verd/Jeffries East Leg	1058/593	nth end limestone wheel/T	Private	Condition of future subdivision of ROW		1	6	
38			Sth end grass	Private	upgrade at developers expense then		1	6	
38	Verd/Jeffries West Leg		sand	Private	dedicate	1		5	
38	Verd/Jeffries EW Leg		No construction	Private	see above	1		5	
39	Johnston, Nth Serpentine	705/112	Gravel and Grass	Private	required construction then both could be	1		6	
39	Johnston,Sth Alb Hway		Gravel, Grass and sand	Private	dedicated	1		6	
39	Serp to Alb Hway, Harry St		one coat seal	C of A					
40	Cockburn, E of Lockyer	157/86	Hotmix kerbed one side	C of A					
41	Serpentine, E of Aberdeen	1210/529	sand no shape	Private	Dedication	1		3	
42	Aberdeen, Sth of Serpentine	780/189	1 coat seal kerbed	Private	Dedication	1		3	
43	Lockyer, Nth Young			Public					
44	Middleton Rd, rear lots 9/10	1233/161	Grass unconstructed	C of A	Future road/drain res, cond of subd				
45	Rowley/Spencer opp Findlay	570/179	drain res unconstructed	Private	Drain Reserve N/A			5	
46	Middleton, rear lots 14/15	1260/788	Grass unconstructed	C of A					
47	Middleton Rd lots 16/17		Grass unconstructed	???	Future road/drain res, cond of subd			6	
48	Middleton Rd sub Lot 305 <sup>1</sup>	2079/131	Grass unconstructed	Public					
49	Middleton Rd rear lot 22	1448/041	Grass unconstructed	Public					
50	Middleton Rd lots 12/13	1410/555	Grass unconstructed	C of A	Future road/drain res, cond of subd				
51	Middleton Rd lot 9	275/135	grass no construction	Private	Future road/drain res, cond of subd		1	5	
52	Centennial Park	1226/157		C of A					
53	Sanford/Albert/Nakina			Public	3 Road widen N/A				
54	Bridges/Frederick	734/119	NS Frederick gravel/sand	Private	provides rear access to all lots		1	5	
54			EW Bridges gravel/sand	Private			1	5	
55	Frederick, W of Bridges	831/96	NS 1 coat seal 30%	Private	Dedication provides access to subd lots	1		4	
55			NS brick 30%	Private	Dedication provides access to subd lots	1		4	
55			NS hotmix 40%	Private	Dedication provides access to subd lots	1		4	
55			EW grass	Private			1	5	
56	Stirling Tce, mid street	11/129A	brown hotmix	Private	rear access to lots could be dedicated	1		3	
57	Frederick/Earl	Gaz	NS 2 coat seal	C of A					
57		17.12.1936	EW unconstructed/ building	C of A					
58	Sanford/Albany Hway	1244/412	2 coat seal sanford to lots	Private	Dedication	1		4	
58			W bdy 11/5	Private	Dedication	1		4	
58			conc lot 12	Private	Dedication	1		4	
58			gravel (pothole) lot 13	Private	Dedication	1		4	
58			Wbdy lot 2 hotmix	Private	Dedication	1		4	
59	Vancouver, E of Bay	34/230	Gravel	Private	provides rear access to all lots req const		1	5	
60	Vancouver W of Melville	891/14	Nil grass	Private	provides rear access to all lots req const		1	5	
			E bdy blue metal ND seal	Private	provides rear access to all lots req const		1	5	
61	Crossman	2022/628	No Comment Pt res 23397	C of A					
			above ground water pipe	C of A					
62	Crossman		No Comment	Public					
63	Crossman		No Comment	Public					
64	View/Grey W, opp park	1716/079	Grey St W single seal	Private	Dedication	1		4	
			View St Retain wall hotmix	Private	Dedication	1		4	
65	Grey W, E of ROW 64	2230/406	Stone wheel tracks	Private	shared			5	
			Grass in centre	stone wheel tracks				5	
66	View/Grey W,	299/39	1 coat seal pot holes	C of A					





67	Wylie	1526/968	not constructed	Private	Drain Res				6	
68	Woolcott	1798/193	not constructed	Private	Drain Reserve N/A				6	
69	Albany Highway	1168/742	not constructed	Private	Drain Reserve N/A				6	
70	Albany Highway	1645/55	not constructed	Private			1		6	
71	Bourke	1929/81	hotmix	Private	entry for rear sub lot				6	
72	Shorts	1409/937	not constructed	C of A	Pt road res					
73	Hanson	1489/327	not constructed	Private drain	Dedication	1			5	
		1409/937	not constructed	Private	Dedication	1			5	
74	Anzac	1041/785	not constructed	C o A	gaz 11.05.1979					
75	Wakefield Cres	1041/785	2 coat seal	gaz 2.3.79 & 11.5.79						
76	Ledge Beach	3139/213	not inspected	PAW Vested sec 152 P & D Act						
77	Hardern		not inspected	drainage reserve					5	
78	Gess	17/228A	hotmix	private sealed	sealed by C of A to be dedicated asap	1			2	
79	Connelly	17/228A	2 coat seal	private sealed	sealed by C of A to be dedicated asap	1			2	
80	View	1681/776	not constructed	unable to inspect					6	
81	Esplande	17/227A	not constructed	Pt of Road res						
82	Frenchmans Bay	1247/177	not constructed	unable to inspect					6	
83	Albany/Pioneer	1730/568	not constructed	set aside for future road			1		5	
84	Dunn	1206/398	constructed	C o A piped drain						
85	Chester Pass	1201/815	constructed	C o A open drain						
86	Wollaston	2225/981	formed	private set aside for road extensions in future	future road reserve				6	
87	Lower King	1150/810	formed	private gravel future res set aside for subd	to be dedicated as a condition of subd	1			6	
88	Thorne	950/92	not constructed	private			1		6	
89	Thorne	1335/588	Not Inspected	Vested on D 44625	set aside for future road for subd					
90	Francis/Esplande	1072/474	constructed open drain	private open drain and an open drain	Could be dedicated	1			5	
91	Stewart (left side of st)	1140/646	not constructed	private			1		6	
92	Stewart (right side of st)	1140/646	not constructed	private constructed pipe drain	could be dedicated	1			5	
93	Scymour	1092/352	not constructed	private constructed pipe drain	could be dedicated	1			5	
94	Scymour	1125/89	not constructed	private	could be dedicated	1			5	
95	Oxford	1541/46	constructed	C o A part of road res for drainage						
96	Regent	1946/9	constructed	C o A part of road res for drainage						
97	Boston	1670/399	constructed	C o A part of road res for drainage						
98	Chancery	1541/49	constructed	C o A part of road res for drainage						
99	Rufus	1948/644	constructed	C o A	Elonore gravel					
100	Esplande	671	not constructed	private	Dedication	1			5	
101	Esplande	671	not constructed	private	Dedication	1			5	
102	Denman		unconstructed	public gravel/sand						
					Totals	42	20			





## Council Policy

# IT System Security and Information Management Policy

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## Objective

The City of Albany's Information Technology system provides the organisation with a framework in which to transmit, store and retrieve data in a digital format. The accuracy, efficiency and reliability of these systems is vital to the City from both an operational and legislative perspective.

Under the State Records Act 2000, the City is required to develop a Record Keeping Plan. At its meeting on 18 March 2008, the State Records Commission approved the City's Record Keeping Plan for a 5-year period (expires March 2013).

The Record Keeping Plan outlines a number of principles and standards that the City's record keeping system is required to comply with. Under Principle Two, the City is required to create a Record Keeping Policy.

Given the synergy that exists between what the Record Keeping Plan is trying to achieve and the objectives of the City's Information Technology Team from a system security perspective, this policy has been created to address the City's legislative responsibilities and to ensure that the City's IT systems remain secure and maintain integrity.

## Scope

This policy applies to all staff, elected members and contractors commissioned by the City to perform functions on behalf of the organisation.

## Definitions

<b>Files/Records/Fields</b>	A format in which digitalised data is stored.
<b>Record</b>	Any record of information however recorded and includes: a) E-mails, faxes, letters, file notes, diaries, calendars and memorandums; b) Anything on which there is writing or Braille; b) A map, plan, diagram or graph; c) A drawing, pictorial or graphic work, or photograph; d) Anything on which there are figures, marks, perforations, or symbols, having a meaning for persons qualified to interpret them; e) Anything from which images, sounds or writings can be reproduced with or without the aid of anything else; and f) Anything on which information has been stored or recorded, either mechanically, magnetically, or electronically.

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<b>Significant record</b>	Any record that has administrative, fiscal, legal, evidential, historic or legal value and includes records that: a) Approve or authorise actions; b) Constitute formal communications between staff; c) Constitute formal communications between staff and individuals outside the organisation; d) Signify a policy change or development; e) Relate to significant projects or activities being carried out; f) Contain advice or provide guidance; g) Support a project or activity being carried out by the City.
<b>Transient record</b>	Any record of little value that has a routine or instructional nature and includes: a) Duplicates of documents, without additional notions; b) Copies of another organisation's reports, information and files; c) Telephone messages of a routine or trivial nature; d) Desk calendars and office diaries where no entries pertaining to work activities have been recorded; e) Individual Survey responses where a report summarising all the collated responses has been prepared and stored onto the City's Records System.
<b>Relevant Legislation</b>	a) The State Records 2000 b) Freedom of Information Act 1992
<b>IT</b>	Stands for Information Technology

## Policy Statement

### Internet and Electronic Mail Services

Internet and electronic mail services are provided to employees for organisational purposes only. Employees of the City must not utilise these services to access and/or circulate inappropriate, discriminatory, fraudulent or unlawful material.

### Corporate Ownership

All information created as a result of the City's business activities are corporate assets and as such do not belong to individual employees, contractors or Elected Members. The unsolicited reproduction or transmission of this material to external parties is prohibited.

### System Security

Employees of the City are required to ensure that access to the City's electronic systems is secure. This prohibits sharing passwords, accessing material on storage

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devices without scanning for viruses, leaving computer terminals unattended for extended periods and not closing down computers at the days end.

### **Software Development**

Employees of the City are not permitted to develop or install any software, applications or databases without the appropriate authorisation from their manager and the Executive Director Corporate and Community Services.

### **Record Creation and Storage**

Officers, elected members and contractors are responsible for the capture and registration of significant records into the City's Corporate Records Management System. Transient records will be captured at their point of creation and saved to the City's computer network or in hard copy working files. Corporate files/data are not to be stored on a PC's hard drive (e.g. C drive).

### **Guidelines**

The IT System and Security Guidelines define the appropriate use of IT resources. Upon commencement of employment, users are required to read and acknowledge these guidelines prior to system access being granted.

### **Inspection of Information**

The organisation reserves the right to inspect without consent any data on a computer system connected to the City's network. Such inspections will occur to prevent, detect and minimise the unacceptable usage of the corporate computer system.

## **Legislative and Strategic Context**

The State Records Act 2000 and Information Technology Strategy provide both the legislative and strategic context under which this document has been created.

## **Review Position and Date**

Manager Customer Services to review on or before 30/6/2010

## **Associated Documents**

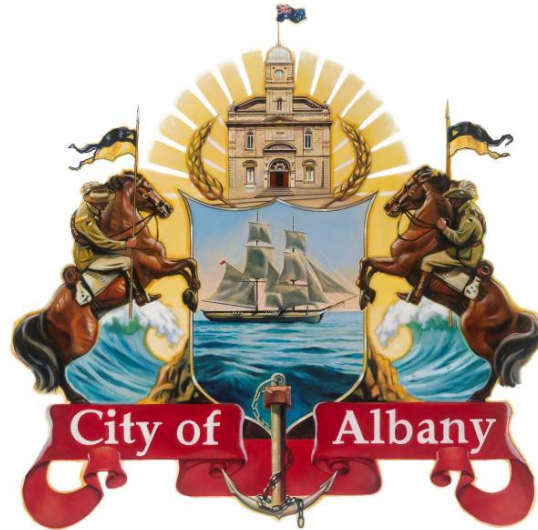
- IT System Security Guidelines
- Records Management Team Procedures
- Records Management End User Procedures
- Registering Email Procedure

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

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

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# **MINUTES**

## **CORPORATE STRATEGY AND GOVERNANCE STRATEGY AND POLICY COMMITTEE (MAN234/AM806302)**

**Held on  
Tuesday, 2<sup>nd</sup> September 2008  
4.30pm**

**City of Albany Margaret Coates Boardroom**

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**1.0 DECLARATION OF OPENING**

The Chair, Councillor Price, declared the meeting open at 4.39pm.

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

Attendance:

Mayor M Evans, JP  
Councillor D Price (Chair)  
Councillor R Buegge (arrived at 5.20pm)  
Councillor K Stanton (Proxy full voting rights)  
Councillor G Kidman (Proxy full voting rights)  
A Hammond (Chief Executive Officer)  
S Jamieson (Corporate Governance Coordinator – Minutes)

Apologies/Leave of Absence:

Councillor D Wolfe  
Councillor J Matla  
Councillor J Bostock  
Councillor R Paver  
C Grogan (Manager Executive Services)

**3.0 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING**

**MOVED MAYOR EVANS  
SECONDED COUNCILLOR STANTON**

**THAT the minutes of the Corporate Strategy and Governance Strategy and Policy Committee meeting held on 28<sup>th</sup> August 2008 , as previously distributed, be confirmed as a true and accurate record of proceedings.**

**MOTION CARRIED4-0**

**4.0 DISCLOSURE OF FINANCIAL INTEREST**

Nil

**5.0 ITEMS FOR DISCUSSION**

**5.1 Minor Operational Policy Issues**

Nil

**5.2 Review of the City of Albany Standing Orders Local Law**

The review of the City of Albany Standing Orders Local Law – Draft commenced at 4.45 pm. The committee agreed that they would take a consensus approach to the review process, and would only proceed to voting on elements where there were areas of disagreement or significant change.

Item 5.2 continued

*Page pages 23 to 51 of the Draft document were reviewed.  
The draft document was renumbered is detailed at appendix A to the minutes.*

Councillor Buegge entered the meeting at 5.20pm.

*Page 25, paragraph 35. Amended to read:*

*“Elected members are to seek acknowledgement by the presiding member prior to leaving their seat.”*

*Page 25, paragraph 39. (page 29, clause 44.0)*

***“Withdrawal of offensive language***

1. *A member or member of the public gallery who uses an expression which, in the opinion of the presiding person:
  - a) *reflects adversely on the character or actions of a member, officer or other person; or*
  - b) *imputes any motive to any member or officer; or*
  - c) *is offensive or insulting,*  
*must, when directed by the presiding person, unreservedly withdraw the expression and make an unconditional apology.**
  
2. *Where a member or member of the public gallery fails to comply with a direction of the presiding person under subclause (1), the presiding person may refuse to hear the member further on the matter then under discussion and call on the next speaker.”*

*Page 26, insert a new paragraph titled “Public Gallery”.*

***“Members of the Public Gallery***

1. *Members of the public are not to cause disruption of any kind in the public gallery.*
  
2. *Any breaches of the rules may results in the person responsible being asked to either: remain silent or leave.*
  
3. *In the event that the offending person does not cooperate, they can be forcibly removed.”*

Item 5.2 continued

*Move the paragraph titled “Alternate Motions” from page 23 to page 30.*

*Page 10 & 11, amend the paragraph titled “ Order of Business’ by inserting*

*“1. k) Adoption of Recommendations En Bloc & 2 h) Adoption of Recommendations En Bloc”*

*Page 32. Insert the paragraph titled “Order of Call in Debate”*

*“The Mayor is to call speakers to a substantive motion in the following order:*

- a) The mover to state the motion;*
- b) A seconder to the motion;*
- c) The mover to speak to the motion;*
- d) The seconder to speak to the motion;*
- e) Other speakers against and for the motion, alternating in view, if any;*
- f) Mover takes right of reply which closes debate.”*

*Page 39, delete paragraph 62 (2) and amend paragraph 64 (3) to read:*

*“A motion that the debate be adjourned shall not be moved in respect of the election of a deputy mayor”*

*Page 45, removed the suggested paragraph titled “Delegations”*

*Page 46, Elected member only committees. Delete 74(3).*

*Page 46. Paragraph “Standing orders may apply to committee meetings” amended to read:*

*“Unless otherwise provided in this local law, the provisions of this local law shall apply to meetings of committees, if so resolved by the committee.”*

*Page 46. Add an additional paragraph titled “Access to Standing Orders”.*

*“A copy of Standing Orders is to be made available to all Committees of Council, including non-council members of those committees.”*

*Page 50. Delete the paragraph titled “Late Items” and Cases not provided for in Standing Orders”*

*Page 50. Insert the following paragraph “Suspension of Standing Orders”*

*“1. The Council or a committee may decide, by simple majority vote, to suspend temporarily one or more of the Standing Orders.*

*2. The mover of a motion to suspend temporarily any one or more of the Standing Orders is to state the clause or clauses to be suspended, and the purpose of the suspension”.*

Item 5.2 continued

**MOVED MAYOR EVANS  
SECONDED COUNCILLOR KIDMAN**

1. **THAT Council ADOPT in principle the draft Standing Orders, so as a final draft document can be prepared**
2. **THAT the Standing Orders Local Law NOT include provisions relating to Council meetings extracted from the Local Government Act and regulations**
3. **That a consolidated version of the Standing Orders Local Law document that includes provisions relating to Council meetings extracted from the Local Government Act and regulations be PREPARED**
4. **THAT the final draft document be VETTED by Council's solicitors and then RETURNED to the committee for final consideration prior to commencement of the Local Law adoption process**

**MOTION CARRIED 5-0**

**5.3 Review of Code of Conduct**

Due to time constraints, the review of the Code of Conduct lapsed; however to be placed on the 18<sup>th</sup> September 2008 Agenda.

**6.0 NEW BUSINESS**

Nil

**7.0 TIME AND DATE OF NEXT MEETING**

Next committee meetings are to be held at 4.30pm on:

- a. Tuesday 18<sup>th</sup> September 2008; and
- b. Thursday 25<sup>th</sup> September 2008.

**8.0 ITEMS TO BE DISCUSSED AT NEXT MEETING**

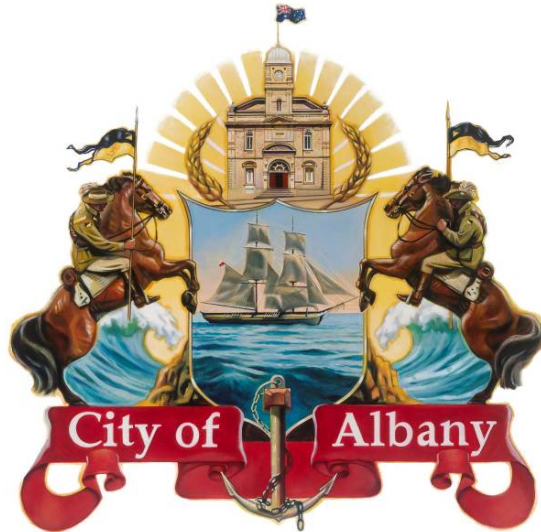
- 8.1 **Review of the City of Albany Standing Orders Local Law**
- 8.2 **Review of Code of Conduct**

**9.0 CLOSURE OF MEETING**

There being no further business, the Chair thanked the CEO for his contribution to the review process, and the meeting closed at 6.26pm.

Appendix:

- A. Draft City of Albany – Standing Orders Local Law Reformatted.



# **MINUTES**

## **CORPORATE STRATEGY AND GOVERNANCE STRATEGY AND POLICY COMMITTEE (MAN234/AM806449)**

**Held on  
Thursday, 18<sup>th</sup> September 2008  
4.30pm**

**City of Albany Margaret Coates Boardroom**

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**1.0 DECLARATION OF OPENING**

The Chair, Councillor Price, declared the meeting open at 4.35pm.

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

Attendance:

Councillor D Price (Chair)  
Councillor D Wolfe  
Councillor R Paver  
Councillor G Kidman (Proxy full voting rights)  
P Madigan (Acting Chief Executive Officer)  
S Jamieson (Corporate Governance Coordinator – Minutes)

Apologies/Leave of Absence:

Mayor M Evans, JP  
Councillor R Buegge  
Councillor J Matla  
Councillor J Bostock  
C Grogan (Manager Executive Services)

**3.0 CONFIRMATION OF MINUTES OF THE PREVIOUS MEETING**

**MOVED COUNCILLOR PRICE  
SECONDED COUNCILLOR WOLFE**

**THAT the minutes of the Corporate Strategy and Governance Strategy and Policy Committee meeting held on 2<sup>nd</sup> September 2008 , as previously distributed, be confirmed as a true and accurate record of proceedings.**

**MOTION CARRIED4-0**

**4.0 DISCLOSURE OF FINANCIAL INTEREST**

Nil

**5.0 MATTERS ARISING FROM PREVIOUS BUSINESS**

Council Wolfe requested staff to review clause 76.0 of the Draft Standing Orders, as this is different from the original source document (Joondalup Standing Orders).

Clause 76.0, sub-clause 76.1 should read:

*“Unless otherwise provided in this local law, the provisions of this local law shall apply to meeting of committees, unless so resolved by the committee.”*

**MOVED COUNCILLOR WOLFE  
SECONDED COUNCILLOR KIDMAN**

**THAT Staff RESEARCH the legality of item 76.1 in regards to the Local Government Act 1995, prior to Council endorsement (pending legal review).**

**MOTION CARRIED 4-0**

## 6.0 ITEMS FOR DISCUSSION

### 6.1 Minor Operational Policy Issues

#### 6.1.1 Information Technology (IT) System Security and Information Management Policy

**MOVED COUNCILLOR WOLFE  
SECONDED COUNCILLOR PAVER**

**THAT Council ADOPT the Information Technology (IT) System Security and Information Management Policy.**

**MOTION CARRIED 4-0**

#### 6.1.2 Review of the City of Albany Standing Orders Local Law

The Chair requested that the FULL version of the Standing Orders (which includes the clauses referenced from the Local Government Act 1995) are included in the version to be adopted by Council at the Ordinary Council meeting to be held on the 21<sup>st</sup> October 2008.

The Corporate Governance Officer is to prepare this version for presentation at the Committee meeting to be held on the 25<sup>th</sup> September 2008.

Councillor Paver requested that the Standing Orders is cross referenced with his tabled submission detailed at annex A to the Committee minutes dated 20 Mar 08.

The Chair, advised Councillor Paver that all submission were included in the review process.

Councillor Paver requested that a Statement of Principals is included the covering letter that is forwarded with the Draft Standing Orders Local Law to the lawyer. The following principals were put forward for future review and discussion:

- a. Limit potential autocratic presiding behaviour;
- b. Promote debate;
- c. Support free speech; and
- d. Support openness and accountability.

### 6.2 Review of Code of Conduct

The WALGA Code of Conduct was reviewed as the working document.

The Chair directed Councillor Submissions are consolidated, against the working document.

The Corporate Governance Coordinator is to create the working document prior to the committee meeting to be held on the 25<sup>th</sup> September 2008.

The working document is to be notated with the Councillor comments.



**MOVED COUNCILLOR PAVER  
SECONDED COUNCILLOR PRICE**

**THAT the Committee address general matters at the next meeting and review annex A to the minutes 20 Mar 08 at the meetings attended by Councillor Paver.**

**MOTION CARRIED 4-0**

**7.0 NEW BUSINESS**

Nil

**8.0 TIME AND DATE OF NEXT MEETING**

Next committee meeting is to be held at 4.30 pm on:

- a. Thursday 25<sup>th</sup> September 2008.

**9.0 ITEMS TO BE DISCUSSED AT NEXT MEETING**

- 9.1 Review of the City of Albany Standing Orders Local Law
- 9.2 Review of Code of Conduct

**10.0 CLOSURE OF MEETING**

There being no further business, The Chair closed the meeting at 6.05pm.

*Note: Post meeting the Corporate Governance Coordinator and Councillor Paver reviewed the submission tabled at annex A to the minutes dated 20 Mar 08. The reviewed document will be distributed with the next agenda.*

Appendix:

- A. Information Technology (IT) System Security and Information Management Policy

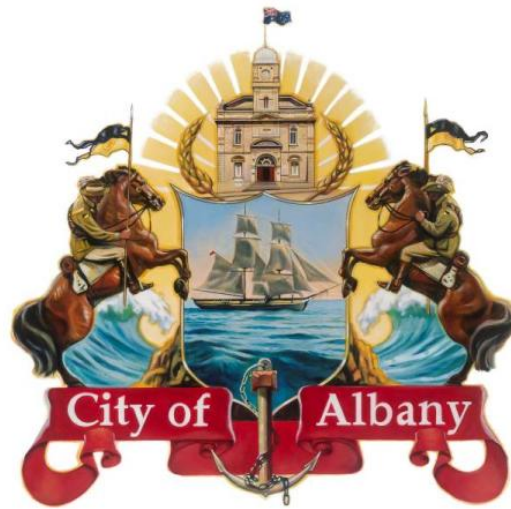
<b>Cross Reference Document for Annex A to Committee Minutes dated 20 Mar 08</b>		
<b>Note: A response has only been given to comments pertaining to the review of Standing Orders</b>		
<b>Comment No</b>	<b>Title</b>	<b>Response</b>
1)	Agendas should contain full, accurate and properly reasoned recommendations.	Staff Key Performance Indicator (KPI). This is being addressed by the current agenda format review. The new format will be introduced at the November Ordinary Council meeting.
2)	Council should not grant delegated authority to issue planning scheme consent.	Development Application procedure/policy.
3)	Development application where cash in lieu of public open space should be brought before Council.	Development Application procedure/policy.
8)	Planning approvals should not be considered a late item.	<p>Clause 6.2. At least seven days notice shall be given for any meeting to decide a planning or development application.</p> <p>15.1 In cases of urgency, a matter may, by an absolute majority decision, other than the determination of a matter or exercise of a discretion under the Town Planning Scheme, be raised without notice and decided upon at the meeting.</p> <p>15.2 The determination of a matter or exercise of discretion under the Town Planning Scheme is not permitted to be dealt with as urgent business.</p>
11)	Agenda to be amended to include Question without Notice to be included.	Committee decided that this clause was not required.

Comment No	Title	Response
13)	<p>If a Councillor requests a late item to be prepared by an executive director for an ordering Council meeting that item must be prepared. If the Mayor decides not to accept it as a late item the Mayor shall state in writing the reasons for his decision to the Councillor concerned and the matter shall still be put to the Council for its decision. In deciding the matter Council shall have strict regard to the criteria laid down in the standing orders.</p>	<p>Alternate Motions</p> <p>A member may submit an alternate motion for consideration by the Council that serves to change an officer's recommendation or a committee recommendation contained within the agenda.</p> <p>A request for an alternate motion must be received by the Chief Executive Officer or delegate no later than 12noon on the day following the Agenda Briefing.</p> <p>The Council may by absolute majority dispense with the requirement of sub clause 44.2 where the Council is satisfied that:</p> <ul style="list-style-type: none"> <li>a. The alternate motion does not reflect a significant change to the intent of the recommendation and;</li> <li>b. The alternate motion does not involve the determination of a matter or exercise of discretion under the Town Planning Scheme.</li> </ul>
21)	<p>The presiding member should not be able to invite staff to enter debates on agenda items. Staff should only be requested to respond to questions or clarify matters of fact.</p>	<p>Committee agrees.</p>

Comment No	Title	Response
22)	<p>There should be no blanket suspension of standing orders.</p> <p>No suspension of any standing orders should ever deprive the mover of a motion the right of reply.</p>	<p>Clause 83.0 Suspension of Standing Orders</p> <p>83.1 The Council or a committee may decide, by absolute majority vote, to suspend temporarily one or more of the Standing Orders.</p> <p>83.2 The mover of a motion to suspend temporarily any one or more of the Standing Orders is to state the clause or clauses to be suspended, and the purpose of the suspension.</p> <p>29.1 The presiding person may participate in the discussion of any motion provided that the presiding person addresses the meeting before the right of reply is exercised.</p> <p>49.0 Order of Call in Debate</p> <p>49.1 The presiding person is to call speakers to a substantive motion in the following order:</p> <ol style="list-style-type: none"> <li>a. The mover to state the motion;</li> <li>b. A seconder to the motion;</li> <li>c. The mover to speak to the motion;</li> <li>d. The seconder to speak to the motion;</li> <li>e. Followed by a speaker against the motion;</li> <li>f. Other speakers either for or against the motion,</li> <li>f. Mover takes right of reply which closes debate.</li> </ol> <p>66.0 The motion be now put – effect of motion</p> <p>66.1 If a motion “that the motion be now put”, is carried during discussion of a primary motion or amendment then the presiding person is to immediately put the matter under consideration without further debate.</p> <p>If the motion “that the motion be now put” is lost then debate is to continue.</p>

23)	Staff should be required to act on all resolutions within a defined best practice time frame (if not defined).	Staff Key Performance Indicator (KPI). Committee agrees and that this should be monitored through the use of an action sheet that is included in the Agenda.
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<b>Cross Reference Document for Annex A to Committee Minutes dated 20 Mar 08</b>		
<b>Note: A response has only been given to comments pertaining to the review of Code of Conduct</b>		
<b>Comment No</b>	<b>Title</b>	<b>Response</b>
9)	The rule that Councillors may not speak with Staff below executive directors level should be qualified to cater for situations when the executive directs are not contactable.	In the event that an Executive Director is not available, then his/her deputy is the next point of contact (Current practice)
16)	Councillor complaints regarding staff should be rationally acknowledged and addressed by the CEO.	<p>This is dealt with by:</p> <p>Service Complaint Policy. A service complaint is a grievance against a process or the quality of service that a customer receives when dealing with the City.</p> <p>Procedure. Service complaints that cannot be resolved by the Chief Executive Officer /Executive Director of the relevant team, will be dealt with by the City's Internal Review Committee.</p> <p>Internal Review Committee. The internal review committee will consist of the Chief Executive Officer, Manager Customer Services and three Elected Members.</p>



Local Government Act 1995

**CITY OF ALBANY**

**STANDING ORDERS LOCAL LAW 2008**

**LOCAL GOVERNMENT ACT 1995  
CITY OF ALBANY  
STANDING ORDERS LOCAL LAW 2008**

Under the powers conferred by the Local government Act 1995, the Council of the City of Albany resolved on the [insert day/month/year] to adopt the Standing Orders Local Law 2008 published in the Government Gazette on [insert day/month year].

[Insert day/month/year]

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

\_\_\_\_\_  
Mayor  
Milton John Evans, JP

\_\_\_\_\_  
Acting Chief Executive Officer  
William Peter Madigan

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**LOCAL GOVERNMENT ACT 1995  
CITY OF ALBANY  
STANDING ORDERS LOCAL LAW 2008**

**ARRANGEMENT**

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## **PART 1 - PRELIMINARY**

### **1.0 Title**

1.1 This local law may be referred to as the City of Albany Standing Orders Local Law 2008.

### **2.0 Commencement**

2.1 This local law comes into operation 14 days after its publication in the Government Gazette.

### **3.0 Purpose and intent**

3.1 The purpose of this local law is to provide a set of procedures to assist in the good conduct of meetings of the Council, of committees and of the electors.

3.2 This local law is intended to result in:

- a. better decision making by the Council;
- b. orderly and efficient conduct of meetings dealing with business of the Council;
- c. greater community participation and understanding of the business of the Council;  
and
- d. more open and accountable local government.

### **4.0 Repeal**

4.1 The former City of Albany Standing Orders Local Law 1999, as published in the Government Gazette on 30 June 2000, is repealed on the day this local law comes into operation.

## 5.0 Definitions

5.1 In this local law, unless the contrary intention appears:

“**Act**” means the Local Government Act 1995;

“**CEO**” means the chief executive officer or acting chief executive officer of the City;

“**City**” means the City of Albany;

“**committee**” means a committee of the Council established under the Act;

“**Council**” means the council of the City;

“**elected member**” means the mayor and councillors of the City;

“**meeting**” means a meeting of the Council or a committee;

“**member**” means the mayor or a councillor and includes, in the case of a committee, a member of the committee who is not the mayor or a councillor;

“**presiding person**” means any person presiding at a meeting;

“**primary motion**” means an original motion or an original motion as amended, but does not include an amendment or a procedural motion.

“**Regulations**” means the Local Government (Administration) Regulations 1996.

## PART 2 - MEETINGS OF COUNCIL AND COMMITTEE

### 6.0 Calling of meetings

6.1 The calling of meetings is dealt with in the Act.

*Footnote: section 5.4 of the Act provides:*

#### *“5.4. Calling council meetings*

*An ordinary or a special meeting of a council is to be held —*

*(a) if called for by either —*

*(i) the mayor or president; or*

*(ii) at least 1/3 of the councillors,*

*in a notice to the CEO setting out the date and purpose of the proposed meeting; or*

*(b) if so decided by the council.”*

6.2 At least seven days notice shall be given for any meeting to decide a planning or development application.

6.3 When a meeting is adjourned to a day and hour other than the next ordinary meeting, notice of the resumption of the adjourned meeting, if time permits, is to be given to each member specifying the nature of the business to be transacted.

6.4 Convening council meetings.

*Footnote: section 5.5 of the Act and regulation 12 of the Regulations provide:*

#### *“5.5 Convening council meetings (Act)*

*(1) The CEO is to convene an ordinary meeting by giving each council member at least 72 hours’ notice of the date, time and place of the meeting and an agenda for the meeting.*

*(2) The CEO is to convene a special meeting by giving each council member notice, before the meeting, of the date, time, place and purpose of the meeting.”*

#### *Public notice of council or committee meetings (Admin. Reg 12)*

*(1) At least once each year a local government is to give local public notice of the dates on which and the time and place at which:*

*(a) the ordinary council meetings; and*

*(b) the committee meetings that are required under the Act to be open to members of the public or that are proposed to be open to members of the public are to be held in the next 12 months.*

- (2) *A local government is to give local public notice of any change to the date, time or place of a meeting referred to in sub regulation (1).*
- (3) *Subject to sub regulation (4), if a special meeting of a council is to be open to members of the public then the local government is to give local public notice of the date, time, place and purpose of the special meeting.*
- (4) *If a special meeting of a council is to be open to members of the public but, in the CEO's opinion, it is not practicable to give local public notice of the matters referred to in sub regulation (3), then the local government is to give public notice of the date, time, place and purpose of the special meeting in the manner and to the extent that, in the CEO's opinion, is practicable."*

## **7.0 Confidentiality of Information Withheld**

- 7.1 Information withheld by the CEO from members of the public under Regulation 14(2) of the Regulations, is to be:
- a. Identified in the agenda of a Council or committee meeting under the item Matters for which meeting may be closed"; and
  - b. Marked "confidential" in the agenda.

## **8.0 Lapse of quorum**

- 8.1 If at any time during any meeting a quorum is not present, the presiding person upon becoming aware of the fact is to suspend the proceedings of the meeting for a period of 15 minutes.
- 8.2 If a quorum is not present at the expiration of the 15 minutes suspension period the presiding person is to adjourn the meeting to a future time and date.
- 8.3 A record is to be taken of all those who have spoken on the subject under consideration at the time of the adjournment and be recorded in the minutes of the meeting.
- 8.4 Where the debate on any motion is interrupted at a meeting, which is adjourned due to lack of a quorum that debate is to be resumed at the resumption of the meeting at the point where it was interrupted.
- 8.5 The members, who have spoken on the motion at the adjourned meeting, must not speak again on resumption of that meeting, except the mover who retains the right of reply.
- 8.6 At any meeting where a quorum is not present or there is an adjournment due to the lack of a quorum the names of the members then present are to be recorded in the minute book.

*Footnote: The procedure where a quorum for a meeting is not present is dealt with in the Regulations.*

*Admin. Reg 8:*

*"If a quorum has not been established within the 30 minutes after a council or committee meeting is due to begin then the meeting can be adjourned*

- a. in the case of a council, by the mayor or president or if the mayor or president is not present at the meeting, by the deputy mayor or deputy president;*
- b. in the case of a committee, by the presiding member of the committee or if the presiding member is not present at the meeting, by the deputy presiding member;*
- c. if no person referred to in paragraph (a) or (b), as the case requires, is present at the meeting, by a majority of members present;*
- d. if only one member is present, by that member; or*
- e. if no member is present or if no member other than the CEO is present, by the CEO or a person authorised by the CEO.*

## **9.0 Voting**

- 9.1 For each motion and amendment, the minutes of the meeting are to record the names of members voting in the affirmative and the names of members voting in the negative.

*Footnote: section 5.21 of the Act and Regulation 9 of the Regulations.*

*"Section 5.21:*

- (1) Each council member and each member of a committee who is present at a meeting of the council or committee is entitled to one vote.*
- (2) Subject to section 5.67, each council member and each member of a committee to which a local government power or duty has been delegated who is present at a meeting of the council or committee is to vote.*
- (3) If the votes of members present at a council or a committee meeting are equally divided, the person presiding is to cast a second vote.*
- (4) If a member of a council or a committee specifically requests that there be recorded*
  - (a) his or her vote; or*
  - (b) the vote of all members present,**on a matter voted on at a meeting of the council or the committee, the person presiding is to cause the vote or votes, as the case may be, to be recorded in the minutes."*

*"Admin. Reg 9:*

*Voting at a council or committee meeting is to be conducted so that no voter's vote is secret."*

## **PART 3 - BUSINESS AT MEETINGS**

### **10.0 Recording of Proceedings**

10.1 No person is to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council or a committee without the prior resolution of the Council.

### **11.0 Business to be Specified on Notice Paper**

11.1 No business is to be transacted at any ordinary meeting of the Council other than that specified in the agenda without a decision of the Council.

11.2 No business is to be transacted at a committee meeting other than that specified in the agenda or given in the notice as the purpose of the meeting, without a decision of the committee.

11.3 No business is to be transacted at an adjourned meeting of the Council or a committee other than that:

- a. Specified in the notice of the meeting which had been adjourned; and
- b. Which remains unresolved; except in the case of an adjournment to the next ordinary meeting of the Council or the committee, when the business unresolved at the adjourned meeting is to have precedence at that ordinary meeting.

### **12.0 Agenda Briefing**

12.1 The purpose of the agenda briefing session is to provide an opportunity for elected members and members of the gallery to ask questions on the content of the proposed agenda.

12.2 Discussion at the agenda briefing session shall be limited to matters listed on the agenda.



## 13.0 Order of business

13.1 The items of business to be dealt with at an ordinary meeting of the Council are set out in paragraphs (a) to (u) inclusive of this sub clause.

- a. Declaration of opening and announcements of visitors
- b. Opening prayer
- c. Response to previous unanswered questions from public question time
- d. Public statement and question time
- e. Record of attendance, apologies and leave of absence previously approved
- f. Applications for leave of absence
- g. Confirmation of minutes of previous meeting
- h. Declarations of interest
- i. Announcements by Mayor and Councillors without discussion
- j. Identification of matters for which the meeting may sit behind closed doors
- k. Petitions, deputations and presentations
- l. Adoption of recommendations en bloc
- m. Reports
- n. Information bulletin
- o. Motions of which notice was given at the previous meeting
- p. Urgent business approved by decision of the meeting
- q. Requests for reports for future consideration;
- r. Announcement of Notices of Motion to be dealt with at the next meeting
- s. Behind closed doors
- t. Next ordinary meeting date
- u. Closure

13.2 The order of business at any special meeting of the Council shall be in the order in which it appears in the agenda.

13.3 Unless otherwise decided by the members present, the items of business for a meeting of the Council or a committee shall be considered in the sequence that they are listed in the agenda.

13.4 At the resumption of an adjourned meeting the only business to be transacted is that which remains outstanding on the agenda of the adjourned meeting.

13.5 Application for leave of absence is dealt with in the Act.

13.6 Declaration of interest is dealt with in the Act.

*Footnotes: Applications for leave of absence. The requirements for members to obtain leave of absence from meetings for the Council are dealt with in the Section 2.25 of the Act.*

*Declarations of interest. The requirements for disclosure of any interest as defined in section 5 of the Act.*

## **14.0 Public question and statement time**

- 14.1 The presiding person is to endeavour to have every question responded to at the meeting at which it is asked but where this is not possible, the question is to be taken on notice and written response is to be provided to the person who asked the question and reported upon in the next agenda.

*Footnote: Public question time for the public is dealt with in section 5.24 of the Act and Regulations 5, 6 & 7.*

## **15.0 Urgent Business**

- 15.1 In cases of urgency, a matter may, by an absolute majority decision, other than the determination of a matter or exercise of a discretion under the Town Planning Scheme, be raised without notice and decided upon at the meeting.
- 15.2 The determination of a matter or exercise of a discretion under the Town Planning Scheme is not permitted to be dealt with as urgent business.

## **16.0 Announcements by Elected Members without discussion**

- 16.1 Elected Members may announce or raise any matter of interest affecting the City and there is not to be any discussion on the matter.
- 16.2 A time limit of 2 minutes applies to each announcement.

## **17.0 Petitions**

- 17.1 A petition received by a member or the CEO is to be presented to the next ordinary Council meeting.
- 17.2 Petitions are to be in the form detailed at Schedule 1.
- 17.3 Any petition to the Council is:
- a. to be addressed to the Council and forwarded to a member or the CEO; and
  - b. to state the name and address of the person to whom correspondence in respect of the petition may be served.
- 17.4 Once a petition is presented to the Council, a motion may be moved to receive the petition and refer it to the CEO for action.

## 18.0 Deputations to committee meetings

- 18.1 When the CEO receives a request for a deputation to a committee, the request is to be brought to the attention of the presiding person of the relevant committee. The presiding person is to decide if a deputation is to be received and, if so, when it is to be received.
- 18.2 A deputation is not to exceed 5 persons in number and only 3 of those persons may address the meeting, but all may reply to questions from members of the committee.
- 18.3 Members of a deputation are collectively to have a maximum of 15 minutes to address the meeting, unless an extension of time is granted by the committee.

## 19.0 Reports

- 19.1 The CEO may prepare or cause to be prepared any report that in the CEO's opinion requires consideration by the Council.
- 19.2 A committee may make a recommendation which:
- a. is relevant to the purpose for which the committee is established by the Council; and
  - b. the committee considers requires consideration by the Council.
- 19.3 Where a committee makes a recommendation for consideration by the Council, the CEO shall ensure that the recommendation is submitted to Council for consideration.

*Footnote: The functions of the CEO including to advise the Council and implement decisions are dealt with in section 5.41 of the Act.*

*“ section 5.41 The CEO's functions are to:*

- (a) advise the council in relation to the functions of a local government under this Act and other written laws;*
- (b) ensure that advice and information is available to the council so that informed decisions can be made;*
- (c) cause council decisions to be implemented;*
- (d) manage the day to day operations of the local government;*
- (e) liaise with the mayor or president on the local government's affairs and the performance of the local government's functions;*
- (f) speak on behalf of the local government if the mayor or president agrees;*
- (g) be responsible for the employment, management supervision, direction and dismissal of other officers (subject to section 5.37(2) in relation to senior officers);*
- (h) ensure that records and documents of the local government are properly kept for the purposes of this Act and any other written law; and*
- (i) perform any other function specified or delegated by the local government or imposed under this Act or any other written law as a function to be performed by the CEO.”*

## **20.0 Motions of which previous notice has been given**

- 20.1 A member may give notice of a motion for consideration by the Council that shall be considered at the next convened ordinary Council meeting.
- 20.2 The notice of motion is to be in written form and signed by the member prior to the commencement of the meeting at which the notice is given.
- 20.3 A notice of motion lapses unless the member who gave the notice or another member authorised in writing by the member who gave the notice moves the motion at the meeting at which it is to be considered.
- 20.4 The Council may by absolute majority dispense with the notice requirements of sub clause 20.1 where the Council is satisfied that:
- a. The motion is a matter of urgency and the motion could not reasonably be dealt with at the next ordinary meeting of Council; and
  - b. The motion adheres to clause 15.2

## **21.0 Meeting closure**

- 21.1 At the conclusion of all business or when otherwise determined by the meeting, the presiding person is to declare the meeting closed and state the closing time.

## **PART 4 - CONDUCT OF MEETINGS**

### **22.0 Official titles to be used**

22.1 Members, when referring to others, must refer to them by their titles of mayor, deputy mayor, councillor, or in the case of an officer by the officer's title.

### **23.0 Seating**

23.1 At the first meeting following each ordinary election, the CEO is to allocate a seat in the Council chamber to each member.

23.2 Each member must occupy his or her allocated position when present at a meeting of the Council unless the Council decides to reallocate positions.

23.3 The CEO is to sit immediately to the left of the mayor.

### **24.0 Distinguished visitor seating**

24.1 If a distinguished visitor is present at a meeting of the Council the presiding person may invite that person to sit beside the presiding person or at the meeting table.

### **25.0 Media attendance and seating**

25.1 Media representatives are permitted to attend meetings of the Council and be seated in that part of the Council chamber or meeting room that may be set aside for their use, but must leave the meeting during any period when the meeting is closed to the public.

### **26.0 Order of speakers**

26.1 When two (2) or more members indicate their desire to speak at the same time the presiding person is to decide who is entitled to priority.

### **27.0 Members not to interrupt**

27.1 A member shall not:

- a. make any noise of disturbance or converse whilst any other member is addressing a meeting; or
- b. Cause any interruption or speak out of turn during a meeting, other than to raise a point of order, make a personal explanation or move a procedural motion.

## **28.0 Movement within the Chamber**

28.1 Elected members are to seek the acknowledgement of the presiding member prior to leaving their seat.

## **29.0 Presiding person may participate in discussion**

29.1 The presiding person may participate in the discussion of any motion provided that the presiding person addresses the meeting before the right of reply is exercised.

## **30.0 Presiding person to be heard without interruption**

30.1 Whenever the presiding person either rises or signifies a desire to speak at any time during the meeting, any member speaking or offering to speak must sit down and be silent, so that the presiding person may be heard without interruption.

## **31.0 No adverse reflection**

31.1 No member of the Council or a committee is to reflect adversely upon a decision of the Council or committee except on a motion that the decision be revoked or changed.

31.2 No member of the Council or a committee or a member of the public gallery is to use objectionable expression in reference to any member, officer of the Council or any other person.

31.3 A member of the Council or a committee may request that any words used by a member or a member of the public gallery, be recorded in the minutes immediately after their use.

## **32.0 Withdrawal of offensive language**

32.1 A member or member of the public gallery who uses an expression which, in the opinion of the presiding person:

- a. reflects adversely on the character or actions of a member, officer or other person;  
or
- b. imputes any motive to any member or officer; or
- c. is offensive or insulting,

must, when directed by the presiding person, unreservedly withdraw the expression and make an unconditional apology.

32.2 Where a member or member of the public gallery fails to comply with a direction of the presiding person under subclause 32.1 the presiding person may refuse to hear the member further on the matter then under discussion and call on the next speaker.

### **33.0 Relevance to debate**

33.1 When addressing a meeting on any motion or other business, members must confine their remarks to the motion or other business and not digress.

### **34.0 Presiding person to draw attention of meeting to unbecoming behaviour**

34.1 The presiding person may call the attention of the meeting to continued irrelevance, tedious repetition, unbecoming language or any breach of order, or decorum on the part of a member, and may direct the member, if speaking, to discontinue speaking, and the member must immediately cease speaking and if standing be seated.

### **35.0 Personal explanation**

35.1 A member of the Council or committee must not speak at any meeting, except on the matter then before the Council or committee, unless it is to make a personal explanation.

35.2 A member of the Council or committee wishing to make a personal explanation of matters referred to by any other member of the Council or committee then speaking, is entitled to be heard:

- a. immediately if the member then speaking consents at the time; or
- b. at the conclusion of the speech if the member then speaking declines to give way.

35.3 A member of the Council or committee permitted to make a personal explanation must confine comments to a succinct statement relating to a specific part of the former speech that may have been misunderstood and the member is not to refer to matters not strictly necessary for that purpose and is not to seek to strengthen his or her former argument by new matter or by replying to other members.

### **36.0 Ruling on questions of personal explanation**

36.1 The ruling of the presiding person on the admissibility of a personal explanation is final unless a motion of dissent with the ruling is moved before any other business proceeds.

### **37.0 Point of order**

- 37.1 A member may direct the presiding person's attention to a breach of this local law by any other member and is to specify the grounds of the breach.
- 37.2 A member expressing a difference of opinion with, or contradicting, a speaker is not to be recognised as raising a point of order.
- 37.3 The presiding person is to decide all points of order and the decision of the presiding person is final and must be accepted by the meeting without argument or comment, unless in any particular case, the Council then resolves that a different ruling is to be substituted for the ruling given by the presiding person.
- 37.4 A motion, amendment or other business ruled to be out of order, is to be no longer discussed and requires no resolution.
- 37.5 Where anything said or done by a member is ruled out of order, the presiding person may require the member to make an explanation, retraction or apology as the case may be.

### **38.0 Preservation of order – Council members**

- 38.1 The presiding person is to preserve order at all times and may call any member to order whenever in the presiding person's opinion, there is cause to do so.
- 38.2 Any member who acts in breach of this clause may be ruled by the presiding person to be out of order.
- 38.3 Where a member persists in any conduct which the presiding person deems is out of order, or refuses to make any explanation, retraction or apology required by the presiding person, then the presiding person may direct the member to refrain from taking any further part in that meeting, other than by recording the member's vote and the member must comply with that direction.



## **39.0 Preservation of order – members of the public**

- 39.1 Any member of the public addressing the Council or a committee is to extend due courtesy and respect to the Council or committee and the processes under which they operate and must take direction from the presiding person whenever called upon to do so.
- 39.2 No member of the public shall leave their seat in the public gallery unless entering or leaving the Council chamber or moving to the lectern upon the invitation of the presiding officer to ask a question or make a statement in public statement and question time.
- 39.3 No member of the public observing a meeting is to create a disturbance at a meeting, by interrupting or interfering with the proceedings, whether by expressing approval or dissent, by conversing or by any other means.
- 39.4 Where a person is considered by the presiding person or the Council to be in breach of sub clauses 39.1, 39.2 or 39.3 the presiding person or the Council by resolution may direct the offending person to leave the meeting room and the person must immediately comply with that direction.
- 39.5 A person failing to comply with a direction given under sub-clauses 39.4 may, by order of the presiding person, be removed by the police from the meeting room.
- 39.6 A person who fails to comply with a direction given under sub clause 39.4 commits an offence.
- 39.7 Maximum penalty: \$1,000.

## **40.0 Serious disorder**

- 40.1 If the presiding person is of the opinion that by reason of serious disorder or otherwise, the business of the meeting cannot effectively be continued, the presiding person may adjourn the meeting for a period of not less than 5 minutes but no more than 15 minutes.
- 40.2 If, having once adjourned the meeting, the presiding person is again of the opinion that the business of the meeting cannot effectively be continued the presiding person may adjourn the meeting to another date.

## **41.0 Members to Rise**

- 41.1 Every member of the Council wishing to speak is to indicate by show of hand or other method agreed upon by the Council. When invited by the presiding member to speak, members are to rise and address the Council through the presiding member, provided that where any member of the Council is unable to stand by reason of sickness or disability he or she may sit while speaking.
- 41.2 There is not requirement to stand to address the presiding member at committee meetings.

## **42.0 Re-Opening Discussion on Decisions**

- 42.1 No member of the Council or a committee is to re-open discussion on any decision of the Council or committee, except for the purpose of moving that the decision be revoked or changed.

## **PART 5 – MOTIONS AND AMENDMENTS**

### **43.0 Recommendations in reports**

43.1 The requirements for recording in the minutes of a meeting, written reasons for each decision made at the meeting that is significantly different from the relevant written recommendation of a committee or an officer are dealt with in the Regulations.

### **44.0 Alternate Motions**

44.1 A member may submit an alternate motion for consideration by the Council that serves to change an officer's recommendation or a committee recommendation contained within the agenda.

44.2 A request for an alternate motion must be received by the Chief Executive Officer or delegate **no later than 12noon** on the day following the Agenda Briefing.

44.3 The Council may by absolute majority dispense with the requirement of sub clause 44.2 where the Council is satisfied that:

- a. The alternate motion does not reflect a significant change to the intent of the recommendation; and
- b. The alternate motion does not involve the determination of a matter or exercise of discretion under the Town Planning Scheme.

### **45.0 Adoption of recommendations en bloc**

45.1 A member may move a motion to adopt by one resolution, all the recommendations or a group of recommendations from a committee or officer's reports, without amendment or qualification after having first identified those recommendations, if any:

- a. which require adoption by absolute or special majority vote,
- b. in respect of which there is a disclosure of interest;
- c. which any member has indicated the member wishes to debate; and
- d. in respect of which any member has indicated the wish to ask a question or to raise a point of clarification,

and, each of those recommendations referred to in paragraphs (a), (b), (c) and (d) shall be considered separately.

## **46.0 Motions**

- 46.1 A member proposing a primary motion or amendment must state its substance before addressing the meeting.
- 46.2 The presiding person or the meeting by resolution may require a complicated motion to be divided into two (2) or more motions.

## **47.0 No opposition to motions**

- 47.1 On a motion being moved and seconded, the presiding person may then ask the meeting if any member opposes it.
- 47.2 If no member signifies opposition to the motion the presiding person may then take the vote without debate.
- 47.3 If a member signifies opposition to a motion, the motion shall be dealt with according to this local law.

## **48.0 Motions to be seconded**

- 48.1 Subject to sub clause 48.2 a motion or amendment is not to be discussed or put to the vote unless seconded.
- 48.2 A nomination to any position is not required to be seconded.

## **49.0 Order of Call in Debate**

- 49.1 The presiding person is to call speakers to a substantive motion in the following order:
- a. The mover to state the motion;
  - b. A seconder to the motion;
  - c. The mover to speak to the motion;
  - d. The seconder to speak to the motion;
  - e. Followed by a speaker against the motion;
  - f. Other speakers either for or against the motion;
  - g. Mover takes right of reply which closes debate.

## **50.0 Withdrawing motions**

- 50.1 A motion or amendment may be withdrawn by the mover, with the consent of the seconder, and no member is to speak on it after it has been withdrawn.

## **51.0 One motion at a time**

51.1 Only one motion is to be debated at any one time.

## **52.0 Limitation on members speaking**

52.1 Only the mover of a motion or an amendment may speak twice on the same motion or the same amendment.

52.2 The mover of a motion or an amendment:

- a. is to speak to that motion or amendment first, after it has been seconded; and
- b. has the right of reply and in exercising that right is to confine the reply to previous speakers' comments and not introduce any new matters.
- c. A member must not speak on any motion or an amendment after the mover has replied.
- d. A member may only speak on a motion or an amendment, or reply, for a period of 4 minutes, unless an extension of time is granted by the Council by simple majority without debate, but shall not exceed a total time of 8 minutes.

## **53.0 Questions during debate**

53.1 Subject to sub clause 52.2(c) (Limitation on members speaking) a member may ask a question at any time during the debate on a motion or an amendment before the mover of the motion or amendment has spoken in reply.

53.2 Subject to sub clause 53.3 a member who asks one or more questions will not be taken to have spoken on the matter.

53.3 Where the presiding person considers that a question asked is not succinct and to the point, but is prefaced by comment or other information, or is rhetorical by nature, the presiding person may rule that the member has spoken on the matter and, in that event, the member must not speak again on the matter.

## **54.0 Amendments**

54.1 A member may move an amendment to a motion, at any time during debate on the motion, except:

- a. when the mover has been called by the presiding person to exercise the right of reply; or
- b. during debate on a procedural motion.

54.2 Every amendment is to be relevant and not negate the motion in respect of which it is moved.

54.3 Only one amendment is to be discussed at a time, but as often as an amendment is lost, another amendment may be moved before the primary motion is put to the vote.

54.4 Where an amendment is carried, one further successful amendment to the substantive motion, as amended, and no more, may be carried.

### **55.0 Substantive Motion**

55.1 If an amendment to a substantive motion is carried, the motion as amended then becomes the substantive motion, on which any member may speak and one further amendment may be moved.

### **56.0 Limitation of Withdrawal**

56.1 Where an amendment has been proposed to a substantive motion, the substantive motion is not to be withdrawn, except by consent of the majority of members present, until the amendment proposed has been withdrawn or lost.

### **57.0 Right of Reply**

57.1 The mover of a substantive motion has the right of reply. After the mover of the substantive motion has commenced the reply, no other member is to speak on the question.

57.2 The right of reply is to be confined to rebutting arguments raised by previous speakers and no new material is to be introduced.

## PART 6 – REVOCATION MOTIONS

### 58.0 Revocation motions

- 58.1 The requirements for support of a motion for revocation or change of a Council decision are dealt with in the Act and Regulations.
- 58.2 A member wishing to move a revocation motion at a meeting of the council or a committee must give to the CEO notice of the revocation motion in the same manner as a motions of which previous notice has been given as provided in clause 20 but in addition;
- a. specify the decision proposed to be revoked or changed;
  - b. include a reason or reasons for the revocation motion;
  - c. be signed by at least one third of the sitting members of the Council
- 58.3 Where notice of a revocation motion is given in accordance with the requirements of this clause, then the CEO must not implement or continue to implement, the decision the subject of the revocation motion until:
- a. no member of the council moves the revocation motion;
  - b. the motion is moved but not seconded; or
  - c. the motion is moved and seconded but is not made by the kind of majority required by law, at the relevant meeting.
- 58.4 A notice of revocation motion given in accordance with the requirements of this clause is to lapse when:
- a. the revocation motion is not supported by the number of members of the council required by law to support the motion;
  - b. no member of the council moves the revocation motion;
  - c. the motion is moved but not seconded; or
  - d. the motion is moved and seconded but is not made by the kind of majority required by law,
- at the relevant meeting.
- 58.5 A motion that a revocation motion be deferred shall only be carried by the decision of an absolute majority.

*Footnote: The requirements for support of a motion for revocation or change of a Council decision are dealt with in Section 5.25 (1)(e) of the Act and Regulation 10 of the Administrative Regulations.*

## **PART 7 – PROCEDURAL MOTIONS**

### **59.0 Permissible procedural motions**

59.1 In addition to proposing a properly worded amendment to the primary motion, a member may, at the conclusion of a speech of any other member or on the conclusion of any business, move any of the following procedural motions without notice, and if seconded, the procedural motion is to be dealt with immediately:

- a. that the motion be deferred;
- b. that the meeting do now adjourn;
- c. that the debate be adjourned;
- d. that the motion be now put;
- e. that the meeting be now closed;
- f. that the Council sit behind closed doors; and
- g. that the ruling by the presiding person be disagreed with.

### **60.0 No debate on procedural motions**

60.1 The mover of a motion referred to in each of paragraphs (a), (b), (c), (e), (f), and (g) of sub clause 59.1 may speak to the motion for not more than 4 minutes, the seconder is not to speak other than to formally second the motion, and there is to be no debate on the motion.

60.2 The mover of a motion referred to in paragraph (d) of sub clause 59.1 shall not speak to the motion, the seconder shall not speak other than to formally second the motion, and there is to be no debate on the motion.

### **61.0 Procedural motions – closing debate – who may move**

61.1 No person who has moved, seconded, or spoken for or against the primary motion or any amendment may move any procedural motion which, if carried, would close the debate on the primary motion or amendment.

61.2 At the same meeting, a member shall not move more than one procedural motion, except a motion referred to in sub paragraphs (a), (f) or (g) of clause 59.1.

### **62.0 Procedural motions – right of reply on primary motion**

62.1 The carrying of a procedural motion, which closes debate on the primary motion or amendment and forces a decision on the primary motion or amendment does not deny the right of reply to the mover of the primary motion or amendment.



### **63.0 The motion be deferred – effect of motion**

63.1 If a motion “that the motion be deferred”, is carried, then all debate on the primary motion and any amendment is to cease and the motion or amendment is to be resubmitted for consideration at a time and date specified in the motion.

### **64.0 The meeting do now adjourn – effect of motion**

64.1 If a motion “that the meeting do now adjourn” is carried then the meeting is to stand adjourned to a time and date specified in the motion, or where no time and date is specified, to such time and date as the presiding person shall declare.

64.2 Where debate on a motion is interrupted by an adjournment under sub clause 64.1

- a. the debate is to be resumed at the date and time specified as required in subclause 64.1 and at the point where it was so interrupted; and
- b. the names of members who have spoken on the matter prior to the adjournment are to be recorded in the minutes; and
- c. the provisions of clause 52.0 apply when the debate is resumed.

### **65.0 The debate be adjourned – effect of motion**

65.1 If a motion “that the debate be adjourned”, is carried then all debate on the primary motion or amendment is to cease and is to continue at a time and date specified in the motion.

65.2 If the motion “that the debate be adjourned” is carried at a meeting of the Council:

- a. the names of members who have spoken on the matter are to be recorded in the minutes; and
- b. the provisions of clause 52.0 apply when the debate is resumed.

65.3 A motion that the debate be adjourned shall not be moved in respect of the election of a deputy mayor.

### **66.0 The motion be now put – effect of motion**

66.1 If a motion “that the motion be now put”, is carried during discussion of a primary motion or amendment then the presiding person is to immediately put the matter under consideration without further debate.

66.2 If the motion “that the motion be now put” is lost then debate is to continue.

## **67.0 Meeting be now closed – effect of motion**

67.1 If a motion “that the meeting be now closed”, is carried, then:

- a. the presiding person is to forthwith close the meeting, and no further business may be transacted; and
- b. any business outstanding on the agenda for that meeting shall be carried forward to the agenda for the next ordinary meeting of the Council.

67.2 If the motion “that the meeting be now closed” is carried during debate on a motion at a meeting of the Council:

- a. the names of members who have spoken on the matter are to be recorded in the minutes; and
- b. the provisions of sub clause 67.1 apply when the outstanding business is resumed.

## **68.0 Council sit behind closed doors – effect of motion**

68.1 The requirements for meetings to be open to the public and the reason that meetings may be closed are dealt with in the Act.

*Footnote: section 5.23 of the Act.*

68.2 A member may move at any time during a meeting that the meeting sit behind closed doors.

68.3 If a motion “that the Council sit behind closed doors”, is carried then the presiding person is to direct all persons, other than members, officers and other persons, as specified in the motion, to leave the meeting room and every person must immediately comply with that direction.

68.4 Subject to sub clause 68.3 the meeting is to be closed to the public until the Council resolves to open the meeting to members of the public.

68.5 Upon the public again being admitted to the meeting the presiding person is to cause the motions passed by the Council whilst it was proceeding behind closed doors to be read out including the details of any voting recorded.

68.6 A person who is a Council member, a committee member, or an employee is not to publish, or make public any of the discussion which takes place on a matter discussed behind closed doors, but this prohibition does not extend to the actual decision made as a result of such discussion and other information properly recorded in the minutes.

68.7 A person failing to comply with a direction made under subclause 68.3 may, by order of the presiding person, be removed by the police from the meeting room.

**69.0 Ruling by the presiding person be disagreed with – effect of motion**

- 69.1 If a motion “that the ruling by the presiding person be disagreed”, is carried then the ruling of the presiding person about which this motion was moved, is to have no effect and the meeting is to proceed accordingly.

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## **PART 8 - COMMITTEES**

### **70.0 Delegation of some powers and duties to committees**

70.1 The delegation of certain powers and duties to committees is dealt with in the Section 5 of the Act.

*Footnote: Establishment of Committees section 5.8:*

*“A local government may establish\* committees of 3 or more persons to assist the council and to exercise the powers and discharge the duties of the local government that can be delegated to committees.*

*\* Absolute majority required.”*

70.2 Types of committees are dealt with in the Act.

*Footnote: Types of committees section 5.9.*

70.3 Appointment of committee members is dealt with in the Act.

*Footnote: Appointment of committee members section 5.10 (1).*

70.4 Tenure of committee membership is dealt with in the Act.

*Footnote: Tenure of committee membership section 5.11.*

### **71.0 Elected member only committees**

71.1 The presiding person of a committee comprising only elected members is to allow any elected member who is not a member of that committee to address the committee and to participate in the discussion of any item as requested by that member.

### **72.0 Elected member attending committees as observers**

72.1 A member may attend any meeting of a committee as an observer, notwithstanding that the member is not a member of that committee.

72.2 A member attending a committee meeting as an observer may speak but is not to vote on any motion before the committee.

### **73.0 Appointment of deputy committee members**

73.1 The Council may appoint one or more persons to be the deputy or deputies, as the case may be, to act on behalf of a member of a committee whenever that member is unable to be present at a meeting thereof and where two or more deputies are so appointed they are to have seniority in the order determined by the Council.

73.2 Where a member of a committee does not attend a meeting thereof a deputy of that member, selected according to seniority, is entitled to attend the meeting in place of the member and act for the member, and while so acting has all the powers of that member.

### **74.0 Disclosure by members who are observers at committee meetings**

74.1 The requirements for disclosure of interests are dealt with by the Code of Conduct prepared under the Regulations.

*Footnote: Regulation 34C of the Administrative Regulations and the City of Albany Code of Conduct.*

### **75.0 Meetings closed to the public**

75.1 All meetings of committees not required to be opened to the public under the Act are to be closed to the public unless the Council decides otherwise.

### **76.0 Standing orders generally apply to committee meetings**

76.1 Unless otherwise provided in this local law, the provisions of this local law shall apply to meetings of committees, unless so resolved by the committee.

### **77.0 Access to Standing Orders**

77.1 A copy of Standing Orders is to be made available to all Committees of Council, including non-council members of those committees.

## PART 9 - MISCELLANEOUS

### 78.0 Representation on public bodies

78.1 When the Council is required to appoint or nominate a member/person to a public body, written notice of the vacancy or need for the appointment or nomination is to be given to all members and the Council is by resolution to determine the appointment or nomination.

### 79.0 Improper use of information

79.1 The improper use of information is dealt with in the Act.

*Footnote: Improper use of information. Section 5.93:*

*“A person who is a council member, a committee member or an officer must not make improper use of any information acquired in the performance by the person of any of his or her functions under this Act or any other written law –*

- (a) to gain directly or indirectly an advantage for the person or any other person; or*
- (b) to cause detriment to the local government or any other person.*

*Penalty: \$10 000 or imprisonment for 2 years.”*

### 80.0 Meetings of electors

80.1 The requirements for meetings of the electors are dealt with the Act and the Regulations.

*Footnote: Definition. Section 5.26:*

*“In this Subdivision, “electors” includes ratepayers”*

*Electors’ general meetings. Section 5.27:*

*Electors’ special meetings, Section 5.28:*

*Convening electors’ meetings, Section 5.29:*

*Who presides at electors’ meetings, Section 5.30*

*Procedure for elector’s meetings, Section 5.31*

*Minutes of elector’s meetings, section 5.32*

*Decision made at electors’ meetings, section 5.33:*

*Footnote: Regulations:*

*Matters for discussion at general electors meetings, Regulation 15,*

*Request for electors' special meetings, Regulation 16, Form 1.*

*Voting at electors' meeting, Regulation 17.*

*Procedures at electors' meetings, Regulation 18.*

## **81.0 Cases not provided for in the standing orders**

81.1 Where there is no provision or insufficient provision is made in this local law, the presiding person shall determine the procedure to be observed.

*Footnote: Inconsistency with written laws. section 3.7 of the Act:*

*"A local law made under this Act is inoperative to the extent that it is inconsistent with this Act or any other written law."*

## **82.0 Enforcement**

82.1 The right to prosecute for any offence committed under this local law is dealt with in the Act.

*Footnote: Commencing prosecutions. Section 9.24 of the Act:*

- "(1) A prosecution for an offence against this Act may be commenced by –*
- (a) the Departmental CEO or a person authorised by the Departmental CEO to do so;*
  - (b) a person who is acting in the course of his or her duties as an officer of a local government or a regional local government;*
  - (c) a person who is authorised to do so by a local government or a regional local government.*
- (2) A prosecution for an offence against a local law may be commenced by –*
- (a) a person who is acting in the course of his or her duties as an officer of the local government or regional local government that made the local law; or*
  - (b) a person who is authorised to do so by the local government or regional local government that made the local law.*

## **83.0 Suspension of Standing Orders**

83.1 The Council or a committee may decide, by absolute majority vote, to suspend temporarily one or more of the Standing Orders.

83.2 The mover of a motion to suspend temporarily any one or more of the Standing Orders is to state the clause or clauses to be suspended, and the purpose of the suspension.







## Council Policy

# Code of Conduct for Council Members, Committee Members and Staff

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## **PREAMBLE**

The City of Albany Code of Conduct Policy provides Council Members, Committee Members and staff in Local Government with consistent guidelines for an acceptable standard of professional conduct. The Code addresses in a concise manner the broader issue of ethical responsibility and encourages greater transparency and accountability in individual Local Governments.

The Code is complementary to the principles adopted in the Local Government Act and regulations which incorporates four fundamental aims to result in:

- a. better decision-making by local governments;
- b. greater community participation in the decisions and affairs of local governments;
- c. greater accountability of local governments to their communities; and
- d. more efficient and effective local government.

The Code provides a guide and a basis of expectations for Council Members, Committee Members and staff. It encourages a commitment to ethical and professional behaviour and outlines principles in which individual and collective Local Government responsibilities may be based.

## **STATUTORY ENVIRONMENT**

The City of Albany Code of Conduct Policy observes statutory requirements of the Local Government Act 1995 (S 5.103 – Codes of Conduct) and Local Government (Administration) Regulations 1996 (Regs 34B and 34C).

## **RULES OF CONDUCT**

Council Members acknowledge their activities, behaviour and statutory compliance obligations may be scrutinised in accordance with prescribed rules of conduct as described in the Local Government Act 1995 and Local Government (Rules of Conduct) Regulations 2007.

## 1.0 ROLES

### 1.1 Role of Council Member

The primary role of a Council Member is to represent the community, and the effective translation of the community's needs and aspirations into a direction and future for the Local Government will be the focus of the Council Member's public life.

The Role of Council Members as set out in section 2.10 of the Local Government Act 1995 follows:

*"A Councillor —*

- (a) Represents the interests of electors, ratepayers and residents of the district;*
- (b) provides leadership and guidance to the community in the district;*
- (c) facilitates communication between the community and the council;*
- (d) participates in the local government's decision-making processes at council and committee meetings; and*
- (e) performs such other functions as are given to a Councillor by this Act or any other written law."*

A Council Member is part of the team in which the community has placed its trust to make decisions on its behalf and the community is therefore entitled to expect high standards of conduct from its elected representatives. In fulfilling the various roles, Council Members activities will focus on:

- a. achieving a balance in the diversity of community views to develop an overall strategy for the future of the community;
- b. achieving sound financial management and accountability in relation to the Local Government's finances;
- c. ensuring that appropriate mechanisms are in place to deal with the prompt handling of residents' concerns;
- d. working with other governments and organisations to achieve benefits for the community at both a local and regional level;
- e. having an awareness of the statutory obligations imposed on Council Members and on Local Governments.

In carrying out its functions a local government is to use its best endeavours to meet the needs of current and future generations through an integration of environmental protection, social advancement and economic prosperity.

## 1.2 Role of Staff

The role of staff is determined by the functions of the CEO as set out in S 5.41 of the Local Government Act 1995:

*“The CEO’s functions are to —*

- (a) advise the council in relation to the functions of a local government under this Act and other written laws;*
- (b) ensure that advice and information is available to the council so that informed decisions can be made;*
- (c) cause council decisions to be implemented;*
- (d) manage the day to day operations of the local government;*
- (e) liaise with the mayor or president on the local government’s affairs and the performance of the local government’s functions;*
- (f) speak on behalf of the local government if the mayor or president agrees;*
- (g) be responsible for the employment, management supervision, direction and dismissal of other employees (subject to S 5.37(2) in relation to senior employees);*
- (h) ensure that records and documents of the local government are properly kept for the purposes of this Act and any other written law; and*
- (i) perform any other function specified or delegated by the local government or imposed under this Act or any other written law as a function to be performed by the CEO.”*

## 1.3 Role of Council

The Role of the Council is in accordance with S 2.7 of the Local Government Act 1995:

*“(1) The council —*

- (a) directs and controls the local government’s affairs; and*
  - (b) is responsible for the performance of the local government’s functions.*
- (2) Without limiting subsection (1), the council is to —*
- (a) oversee the allocation of the local government’s finances and resources; and*
  - (b) determine the local government’s policies.”*

## 1.4 Role of the Mayor

The Role of the Mayor is in accordance with S 2.8 of the Local Government Act 1995:

*“(1) The mayor or president —*

- (a) presides at meetings in accordance with this Act;*
- (b) provides leadership and guidance to the community in the district;*
- (c) carries out civic and ceremonial duties on behalf of the local government;*
- (d) speaks on behalf of the local government;*
- (e) performs such other functions as are given to the mayor or president by this Act or any other written law; and*
- (f) liaises with the CEO on the local government’s affairs and the performance of its functions.*

*(2) Section 2.10 applies to a councillor who is also the mayor or president and extends to a mayor or president who is not a councillor.*

## 1.5 Relationships between Council Members and Staff

An effective Councillor will work as part of the Council team with the Chief Executive Officer and other members of staff. That teamwork will only occur if Council Members and staff have a mutual respect and co-operate with each other to achieve the Council's corporate goals and implement the Council's strategies. To achieve that position, Council Members need to observe their statutory obligations which include, but are not limited to, the following:

- a. accept that their role is a leadership, not a management or administrative one;
- b. acknowledge that they have no capacity to individually direct members of staff to carry out particular functions;
- c. refrain from publicly criticising staff in a way that casts aspersions on their professional competence and credibility

## 2.0 Conflict and Disclosure of Interest

### 2.1 Conflict of Interest

Council Members, Committee Members and staff will ensure that there is no actual (or perceived) conflict of interest between their personal interests and the impartial fulfilment of their professional duties.

Staff will not engage in private work with or for any person or body with an interest in a proposed or current contract with the Local Government, without first making disclosure to the Chief Executive Officer. In this respect, it does not matter whether advantage is in fact obtained, as any appearance that private dealings could conflict with performance of duties must be scrupulously avoided.

Council Members, Committee Members and staff will lodge written notice with the Chief Executive Officer describing an intention to undertake a dealing in land within the local government area or which may otherwise be in conflict with the Council's functions (other than purchasing the principal place of residence).

Council Members, Committee Members and staff who exercise recruitment or other discretionary function will make disclosure before dealing with relatives or close friends and will disqualify themselves from dealing with those persons.

Staff will refrain from partisan political activities which could cast doubt on their neutrality and impartiality in acting in their professional capacity. An individual's rights to maintain their own political convictions are not impinged upon by this clause. It is recognised that such convictions cannot be a basis for discrimination and this is supported by anti-discriminatory legislation.

## 2.2 Financial Interest

Council Members, Committee Members and staff will adopt the principles of disclosure of financial interest as contained within the Local Government Act.

## 2.3 Disclosure of Interest

**Definition:**

In this clause, and in accordance with Regulation 34C of the Local Government (Administration) Regulations 1996:

*“interest” means an interest that could, or could reasonably be perceived to, adversely affect the impartiality of the person having the interest and includes an interest arising from kinship, friendship or membership of an association.*

- a. A person who is an employee and who has an interest in any matter to be discussed at a council or committee meeting attended by the person is required to disclose the nature of the interest -
  - (i) in a written notice given to the CEO before the meeting; or
  - (ii) at the meeting immediately before the matter is discussed.
- b. A person who is an employee and who has given, or will give, advice in respect of any matter to be discussed at a council or committee meeting not attended by the person is required to disclose the nature of any interest the person has in the matter -
  - (i) in a written notice given to the CEO before the meeting; or
  - (ii) at the time the advice is given.
- c. A requirement described under items (a) and (b) exclude an interest referred to in S 5.60 of the Local Government Act 1995.
- d. A person is excused from a requirement made under items (a) or (b) to disclose the nature of an interest if:
  - (i) the person's failure to disclose occurs because the person did not know he or she had an interest in the matter; or
  - (ii) the person's failure to disclose occurs because the person did not know the matter in which he or she had an interest would be discussed at the meeting and the person discloses the nature of the interest as soon as possible after becoming aware of the discussion of a matter of that kind.
- e. If a person who is an employee makes a disclosure in a written notice given to the CEO before a meeting to comply with requirements of items (a) or (b), then -
  - (i) before the meeting the CEO is to cause the notice to be given to the person who is to preside at the meeting; and
  - (ii) immediately before a matter to which the disclosure relates is discussed at the meeting the person presiding is to bring the notice and its contents to the attention of the persons present.

f. If –

- (i) to comply with a requirement made under item (a), the nature of a person's interest in a matter is disclosed at a meeting; or
- (ii) a disclosure is made as described in item (d)(ii) at a meeting; or
- (iii) to comply with a requirement made under item (e)(ii), a notice disclosing the nature of a person's interest in a matter is brought to the attention of the persons present at a meeting,

*the nature of the interest is to be recorded in the minutes of the meeting.*

## 3.0 Personal Benefit

### 3.1 Use of Confidential Information

Council Members, Committee Members and staff will not use confidential information to gain improper advantage for themselves or for any other person or body, in ways which are inconsistent with their obligation to act impartially and in good faith, or to improperly cause harm or detriment to any person or organisation.

### 3.2 Intellectual Property

The title to Intellectual Property in all duties relating to contracts of employment will be assigned to the Local Government upon its creation unless otherwise agreed by separate contract.

### 3.3 Improper or Undue Influence

Council Members and staff will not take advantage of their position to improperly influence other Council Members or staff in the performance of their duties or functions, in order to gain undue or improper (direct or indirect) advantage or gain for themselves or for any other person or body.

### 3.4 Gifts

*Definitions:*

*In this clause, and in accordance with Regulation 34B of the Local Government (Administration) Regulations 1996:*

*“activity involving a local government discretion” means an activity -*

- (a) that cannot be undertaken without an authorisation from the local government; or*
- (b) by way of a commercial dealing with the local government;*

*“gift” has the meaning given to that term in S 5.82(4) except that it does not include -*

- (a) a gift from a relative as defined in S 5.74(1); or*
- (b) a gift that must be disclosed under Regulation 30B of the Local Government (Elections) Regulations 1997; or*



*Definitions continued...*

*(c) a gift from a statutory authority, government instrumentality or non-profit association for professional training;*

*“notifiable gift”, in relation to a person who is an employee, means -*

*(a) a gift worth between \$50 and \$300; or*

*(b) a gift that is one of 2 or more gifts given to the employee by the same person within a period of 6 months that are in total worth between \$50 and \$300;*

*“prohibited gift”, in relation to a person who is an employee, means -*

*(a) a gift worth \$300 or more; or*

*(b) a gift that is one of 2 or more gifts given to the employee by the same person within a period of 6 months that are in total worth \$300 or more.*

- a. A person who is an employee is to refrain from accepting a prohibited gift from a person who:
- (i) is undertaking or seeking to undertake an activity involving a local government discretion; or
  - (ii) it is reasonable to believe is intending to undertake an activity involving a local government discretion.
- b. A person who is an employee and who accepts a notifiable gift from a person who:
- (i) is undertaking or seeking to undertake an activity involving a local government discretion; or
  - (ii) it is reasonable to believe is intending to undertake an activity involving a local government discretion, is to notify the CEO, in accordance with item (c) and within 10 days of accepting the gift, of the acceptance.
- c. The notification of the acceptance of a notifiable gift must be in writing and include:
- (i) the name of the person who gave the gift; and
  - (ii) the date on which the gift was accepted; and
  - (iii) a description, and the estimated value, of the gift; and
  - (iv) the nature of the relationship between the person who is an employee and the person who gave the gift; and
  - (v) if the gift is a notifiable gift under paragraph (b) of the definition of “notifiable gift” (whether or not it is also a notifiable gift under paragraph (a) of that definition) –
    - (1) a description; and
    - (2) the estimated value; and
    - (3) the date of acceptance,

of each other gift accepted within the 6 month period.

- d. The CEO is to maintain a register of notifiable gifts and record in it details of notifications given to comply with a requirement made under item (c).
- e. This clause does not apply to gifts received from a relative (as defined in S 5.74(1) of the Local Government Act) or an electoral gift (to which other disclosure provisions apply).
- f. This clause does not prevent the acceptance of a gift on behalf of the local government in the course of performing professional or ceremonial duties in circumstances where the gift is presented in whole to the CEO, entered into the Register of Notifiable Gifts and used or retained exclusively for the benefit of the local government.

## **4.0 Conduct of Council Members, Committee Members and Staff**

### **4.1 Personal Behaviour**

Council Members, Committee Members and staff will:

- a. act, and be seen to act, properly and in accordance with the requirements of the law and the terms of this Code;
- b. perform their duties impartially and in the best interests of the Local Government uninfluenced by fear or favour;
- c. act in good faith (i.e. honestly, for the proper purpose, and without exceeding their powers) in the interests of the Local Government and the community;
- d. make no allegations which are improper or derogatory (unless true and in the public interest) and refrain from any form of conduct, in the performance of their official or professional duties, which may cause any reasonable person unwarranted offence or embarrassment; and always act in accordance with their obligation of fidelity to the Local Government.

Council Members will represent and promote the interests of the Local Government, while recognising their special duty to their own constituents.

### **4.2 Honesty and Integrity**

Council Members, Committee Members and staff will:

- a. observe the highest standards of honesty and integrity, and avoid conduct which might suggest any departure from these standards;
- b. bring to the notice of the Mayor/President any dishonesty or possible dishonesty on the part of any other member, and in the case of an employee to the Chief Executive Officer.
- c. be frank and honest in their official dealing with each other.

### **4.3 Performance of Duties**

While on duty, staff will give their whole time and attention to the Local Government's business and ensure that their work is carried out efficiently, economically and effectively, and that their standard of work reflects favourably both on them and on the Local Government.

Council Members and Committee Members will at all times exercise reasonable care and diligence in the performance of their duties, being consistent in their decision making but treating all matters on individual merits. Council Members and Committee Members will be as informed as possible about the functions of the Council, and treat all members of the community honestly and fairly.

### **4.4 Compliance with Lawful Orders**

Council Members, Committee Members and staff will comply with any lawful order given by any person having authority to make or give such an order, with any doubts as to the propriety of any such order being taken up with the superior of the person who gave the order and, if resolution can not be achieved, with the Chief Executive Officer.

Council Members, Committee Members and staff will give effect to the lawful policies of the Local Government, whether or not they agree with or approve of them.

### **4.5 Administrative and Management Practices**

Council Members, Committee Members and staff will ensure compliance with proper and reasonable administrative practices and conduct, and professional and responsible management practices.

### **4.6 Corporate Obligations**

#### **Standard of Dress**

Council Members, Committee Members and staff are expected to comply with neat and responsible dress standards at all times. Accordingly: Council Members and Committee Members will dress in a manner appropriate to their position, in particular when attending meetings or representing the Local Government in an official capacity.

Management reserves the right to adopt policies relating to corporate dress and to raise the issue of dress with individual staff.

#### **Communication and Public Relations**

All aspects of communication by staff (including verbal, written or personal), involving Local Government's activities should reflect the status and objectives of that Local Government. Communications should be accurate, polite and professional.

As a representative of the community, Council Members need to be not only responsive to community views, but to adequately communicate the attitudes and decisions of the Council. In doing so Council Members should acknowledge that:

- a. as a member of the Council there is respect for the decision making processes of the Council which are based on a decision of the majority of the Council;
- b. information of a confidential nature ought not be communicated until it is no longer treated as confidential;
- c. information relating to decisions of the Council on approvals, permits and so on ought only be communicated in an official capacity by a designated officer of the Council;
- d. information concerning adopted policies, procedures and decisions of the Council is conveyed accurately.

Committee Members accept and acknowledge it is their responsibility to observe any direction the Local Government may adopt in terms of advancing and promoting the objectives of the Committee to which they have been appointed.

#### **4.7 Appointments to Committees**

As part of their representative role Council Members are often asked to represent the Council on external organisations. It is important that Council Members:

- a. clearly understand the basis of their appointment; and
- b. provide regular reports on the activities of the organisation.

### **5.0 Dealing with Council property**

#### **5.1 Use of Local Government Resources**

Council Members and staff will:

- a. be scrupulously honest in their use of the Local Government's resources and shall not misuse them or permit their misuse (or the appearance of misuse) by any other person or body;
- b. use the Local Government resources entrusted to them effectively and economically in the course of their duties; and
- c. not use the Local Government's resources (including the services of Council staff) for private purposes (other than when supplied as part of a contract of employment), unless properly authorised to do so, and appropriate payments are made (as determined by the Chief Executive Officer).

## 5.2 Travelling and Sustenance Expenses

Council Members, Committee Members and staff will only claim or accept travelling and sustenance expenses arising out of travel-related matters which have a direct bearing on the services, policies or business of the Local Government in accordance with Local Government policy and the provisions of the Local Government Act.

## 5.3 Access to Information

Staff will ensure that Council Members are given access to all information necessary for them to properly perform their functions and comply with their responsibilities.

Council Members will ensure that information provided will be used properly and to assist in the process of making reasonable and informed decisions on matters before the Council.

## 6.0 Review Position and Date

Chief Executive Officer to review on or before 30/6/2010

## 7.0 Associated Documents

- Local Government Act 1995, section 103 – Code of Conduct
- Local Government (Administration) Regulations 1996 (Regs 34B and 34C)
- Local Government (Rules of Conduct) Regulations 2007

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

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

**CITY OF ALBANY**  
**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Building  
Subject : Building Activity – September 2008  
Date : 1 October 2008

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1. In September 2008, eighty seven (87) building licences were issued for building activity worth \$8,388,180.00. This included three (3) demolition licences and one (1) sign licence.
2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the licences issued for September 2008, the third month of activity in the City of Albany for the financial year 2008/2009.

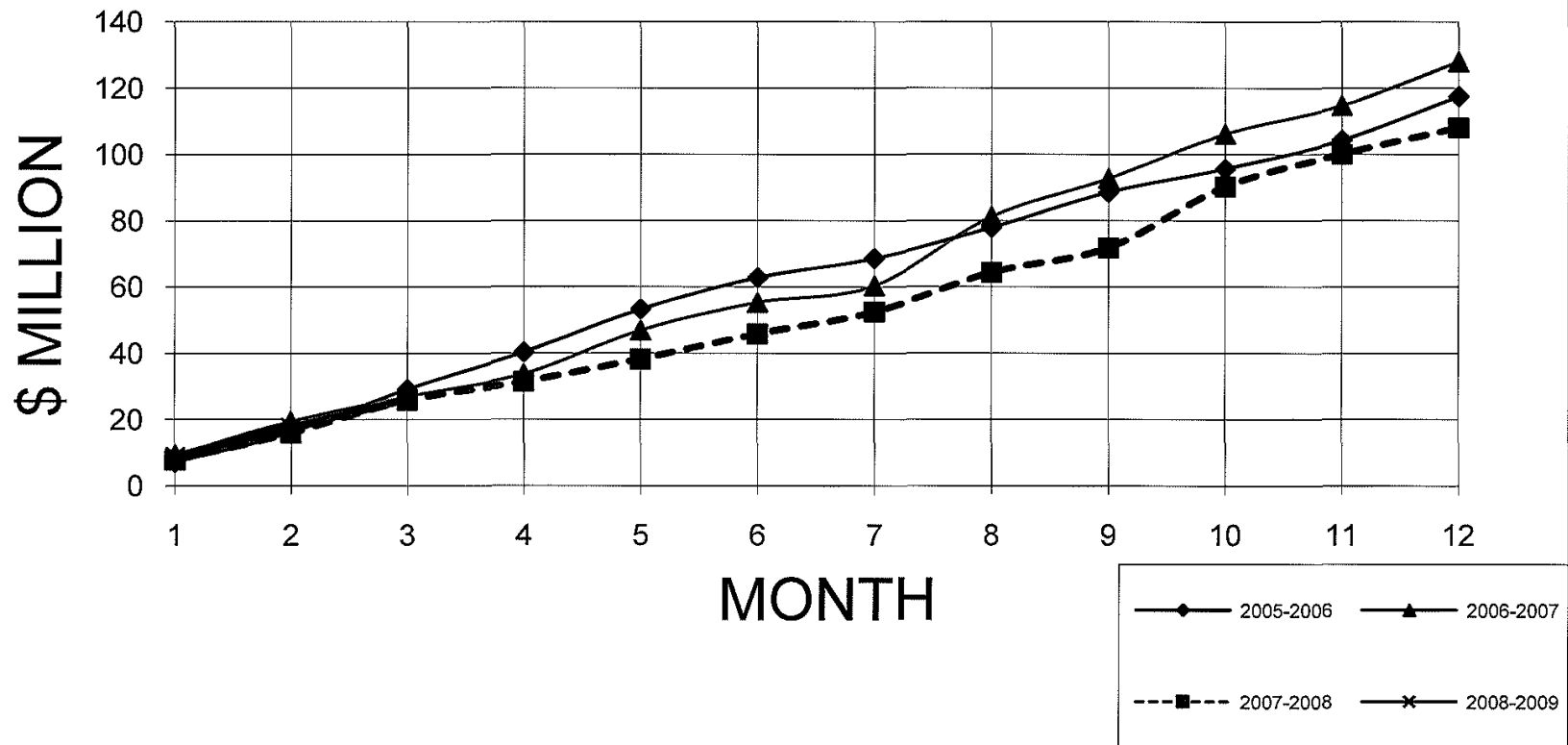
  
\_\_\_\_\_  
Kerry Fyffe  
Administration Officer – Building

CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2008-2009

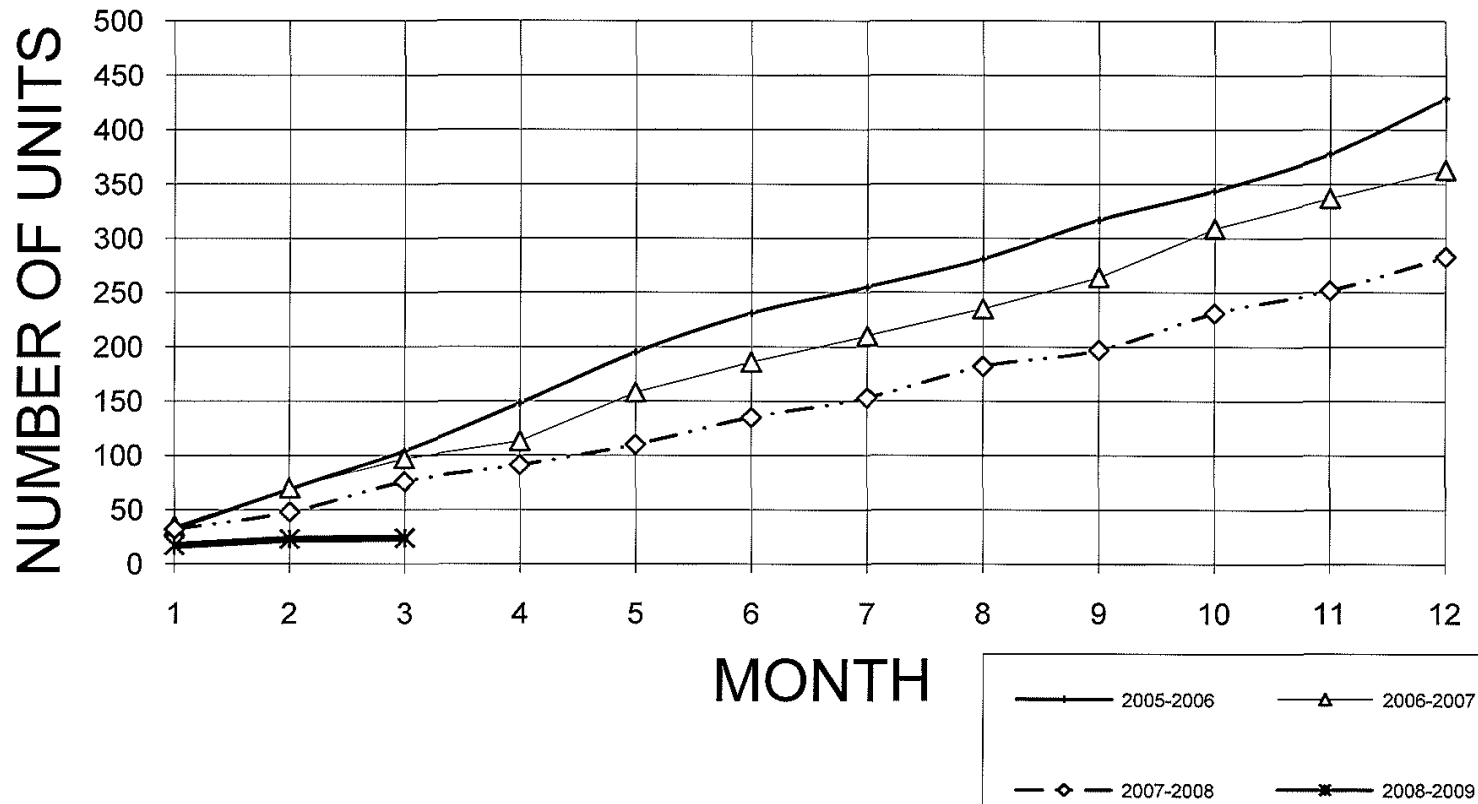
2008/2009	SINGLE DWELLING		GROUP DWELLING		Total	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	
JULY	14	3,754,653	3	741,775	17	14	199,139	28	643,957	0	0	2	2,450,000	1	200,000	7	900,133	8,889,657
AUGUST	18	6,219,416	5	829,556	23	15	202,083	30	1,114,679	0	0	1	113,025	1	7,000	12	274,989	8,760,748
SEPTEMBER	22	5,746,795	2	374,761	24	16	286,393	27	583,231	0	0	2	553,000	5	551,000	13	293,000	8,388,180
OCTOBER					0													0
NOVEMBER					0													
DECEMBER					0													0
2009																		
JANUARY					0													0
FEBRUARY					0													0
MARCH					0													0
APRIL					0													0
MAY					0													0
JUNE					0													0
TOTALS TO DATE	54	15,720,864	10	1,946,092	64	45	687,615	85	2,341,867	0	0	5	3,116,025	7	758,000	32	1,468,122	26,038,585

# BUILDING ACTIVITY \$M Value





# DWELLING UNITS



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

Applications determined for September 2008

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280399	M & J WAUTERS NOMINEES PTY LTD	S R & N D CONGRAM	GARAGE AND CONCRETE FLOOR SLAB DIRECTLY	32	Location AT476 Lot 1	CLIFF STREET	ALBANY
280702	B & J WICKS	B J & J M WICKS	DWELLING ALTERATIONS AND NEW DECK	18	Location AT336 Lot 1	FREDERICK STREET	ALBANY
280720	WA COUNTRY BUILDERS PTY LTD	J D MARSHALL & H J NICHOLS	DWELLING GARAGE AND DECKING	7	Location ALB TOWN Lot 103	CLIFF STREET	ALBANY
280745	LITTLE GROVE BRICKLAYING	N & C S VASILIU	RETAINING WALL	24	Location AT219 Lot 11	MELVILLE STREET	ALBANY
280799	T PIETER	FAGENTS NOMINEES PTY LTD	OFFICE PARTITION WALL TENANCY 1	59	Location ATL 38 Lot 101	PEELS PLACE	ALBANY
280812	CHESTERS CONSTRUCTIONS	S & P MORTIMER	SHED	1	Location AT445 Lot 10	GREY STREET	ALBANY
280879	AIKEN PTY LTD	D A EDWARDS & K M TICE	RETAINING WALL	40	Location AT231 Lot 21	FESTING STREET	ALBANY
280823	PULS PATIOS	Owner's Name & Address not shown at their request	PATIO	27	Location 283 Lot 802	WARLOCK ROAD	BAYONET HEAD
280826	M BUTLER	MR A F BUTLER	ALTERATION TO EXISTING GARAGE	118	Location 280 Lot 294	BAYONET HEAD ROAD	BAYONET HEAD
280835	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING ALFRESCO GARAGE AND VERANDAH	27	Location 282 Lot 226	BANOOL CRESCENT	BAYONET HEAD
260621	D & K LANDSCAPE CONSTRUCTION	Owner's Name & Address not shown at their request	RETAINING WALL		Location 3040 New Lots 477 -471 & 466 -453	PAUL TERRY DRIVE	BAYONET HEAD
280884	KOSTERS STEEL CONSTRUCTION PTY LTD	C J P & R J AYRES	PATIO	99	Location TAA Part Loc 1 Lot 119	BORNHOLM SOUTH ROAD	BORNHOLM
280824	OUTDOOR WORLD	Owner's Name & Address not shown at their request	CARPORT FOR SITE 34	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK
280860	KOSTERS STEEL CONSTRUCTION PTY LTD	KNIGHTS PARKS & PROPERTIES PTY LTD	PATIO FOR SITE 30	40	Location ALB TOWN Lot 733	WELLINGTON STREET	CENTENNIAL PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280813	OWNER BUILDER	Owner's Name & Address not shown at their request	CARPORT	37	Location 43 Lot 195	LOWER KING ROAD	COLLINGWOOD HEIGHTS
280837	WARREN BENNETT HOMES PTY LTD	SILVER CHAIN NURSING ASSOCIATION INC	ALTERATIONS AND ADDITIONS TO EXISTING NURSING HOME	67-75	Location ALB TOWN	MERMAID AVENUE	EMU POINT
280847	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	TWO STOREY DWELLING GARAGE & ALFRESCO SHED	53	Location ALB TOWN Lot 1041	BEDWELL STREET	EMU POINT
280828	KOSTERS STEEL CONSTRUCTION PTY LTD	MR G W DELACEY		261	Location 288 Lot 1	SOUTH COAST HIGHWAY	GLEDHOW
280892	OWNER BUILDER	MR G W DELACEY	GARAGE ATTACHED TO EXISTING DWELLING	9	Location 288 Lot 27	BOTTLEBRUSH ROAD	GLEDHOW
280793	NEW HORIZON HOMES (WA) PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	76	Location 2104 Lot 614	LA PEROUSE ROAD	GOODE BEACH
280841	R J TEEDE	R J & A L TEEDE	DWELLING AND DECK	100	Location 2471 Lot 610	LA PEROUSE ROAD	GOODE BEACH
280861	OWNER BUILDER	H P & D A MULDER	RETAINING WALL EXTENSION	14	Location 2471 Lot 111	ROSSITER ROAD	GOODE BEACH
280629	V & B KELLY-SIBLEY	B N & V D KELLY-SIBLEY	DWELLING ANCILLARY ACCOMMODATION AND GARAGE	Lot 159	Location 2156 Lot 159	WALFORD ROAD	KALGAN
280513	V WEINERT	M J & V C WEINERT	DWELLING CARPORT AND PATIO	278	Location 566 Lot 105	GREATREX ROAD	KING RIVER
280778	P BRADLEY	P A BRADLEY & J R DOMBROWSKI	DWELLING ADDITIONS	770	Location 707 Lot 8	CHESTER PASS ROAD	KING RIVER
280877	JR GOMM	J C & R PARNELL	GAZEBO	554	Location 554 Lot 554	CHESTER PASS ROAD	KING RIVER
280763	VV JOSWAY	Owner's Name & Address not shown at their request	TOILET ADDITION TO EXISTING SCHOOL	11	Location TAA41 Lot 350	SHELLEY BEACH ROAD	KRONKUP
280772	TRICOAST CIVIL	TRIUMPHANT NOMINEES PTY LTD	FENCE	Lot 2	Location 7181 Lot 2	MASON ROAD	LANGE
280786	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	LOT 1000 DISPLAY HOUSE 2	21	Location 293 Lot 1000	BROOKS GARDEN BOULEVARD	LANGE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280787	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	LOT 1000 DISPLAY HOME	21	Location 293 Lot 1000	BROOKS GARDEN BOULEVARD	LANGE
280788	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	LOT 1000 DISPLAY	21	Location 293 Lot 1000	BROOKS GARDEN BOULEVARD	LANGE
280844	OWNER BUILDER	MRS T M ROGISTER	HOUSE 1 SHED	120	Location 43 Lot 49	MASON ROAD	LANGE
271319	AIKEN PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE AND VERANDAH	8	Location 24 Lot 353	BUNDARA CLOSE	LITTLE GROVE
280867	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	170	Location 24 Lot 19	BAY VIEW DRIVE	LITTLE GROVE
280547	STEVEN LUCAS	MR S C LUCAS	SECOND STOREY ADDITION AND VERANDAH	93	Location 973 Lot 1	NANARUP ROAD	LOWER KING
280792	OWNER BUILDER	Owner's Name & Address not shown at their request	SHED	143	Location 6622 Lot 2	MARBELUP NORTH ROAD	MARBELUP
280613	RYDE BUILDING COMPANY PTY LTD	B C NEWBOLD & J K L BUNNEY	DWELLING AND GARAGE	3	Location 399 Lot 735	STODDART CORNER	MCKAIL
280706	OWNER BUILDER	Owner's Name & Address not shown at their request	SHED	5	Location 381 Lot 687	ORION AVENUE	MCKAIL
280784	OWNER BUILDER	Owner's Name & Address not shown at their request	RETAINING WALLS	3	Location 399 Lot 735	STODDART CORNER	MCKAIL
280791	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	New Lot 148	Location 492 New Lot 148	CENTAURUS TERRACE	MCKAIL
280817	KOSTERS STEEL CONSTRUCTION PTY LTD	MR W R NAYLOR	SHED	27	Location 492 Lot 9	SCORPIO DRIVE	MCKAIL
280818	KOSTERS STEEL CONSTRUCTION PTY LTD	MR W R NAYLOR	PATIO	27	Location 492 Lot 9	SCORPIO DRIVE	MCKAIL
280822	OUTDOOR WORLD	Owner's Name & Address not shown at their request	SHED	6	Location 492 Lot 295	MILKY WAY	MCKAIL
280848	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & VERANDAH	28	Location 80 Lot 625	LAKESIDE DRIVE	MCKAIL
280854	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING & GARAGE	11	Location 492 Lot 271	DORADO BEND	MCKAIL

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280859	KOSTERS STEEL CONSTRUCTION PTY LTD	NEW HORIZON HOMES (WA) PTY LTD	PATIO	16	Location 399 Lot 719	GODDARD WAY	MCKAIL
280876	SCOTT PARK HOMES PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & VERANDAH	6	Location 381 Lot 763	ORION AVENUE	MCKAIL
280883	OWNER BUILDER	P J & J M LENEGAN	RETAINING WALLS	21	Location 492 Lot 173	MOON PARADE	MCKAIL
280886	OWNER BUILDER	MS T L MOIR	SHED	18	Location 399 Lot 504	VERNON LANE	MCKAIL
280829	OUTDOOR WORLD	Owner's Name & Address not shown at their request	SHED	762	Location 4661 Lot 292	HAZZARD ROAD	MILLBROOK
280864	CHESTERS CONSTRUCTIONS	A & J S CARAMIA	SHED	19	Location 850 Lot 31	GIDLEY FARM ROAD	MILLBROOK
280814	J & A DE MAN	J & A E DEMAN	DWELLING ALTERATIONS & GARAGE ADDITION	34	Location 240 Lot 50	COOGEE STREET	MILPARA
280689	M BLYTH	MR M L BLYTH	DWELLING ADDITIONS	164A	Location 44 Lot 1	MIDDLETON ROAD	MIRA MAR
280750	SG BUILDING PTY LTD	CHURCH OF JESUS CHRIST	ALTERATIONS TO EXISTING MEETING HALL AND DETACHED PLANT ROOM	81-87	Location PL44 Lot 52	SEYMOUR STREET	MIRA MAR
280776	G W WELLSTEAD	Owner's Name & Address not shown at their request	DWELLING ALERATIONS NEW DECK AND GARAGE EXTENSION	6	Location SL366/368 Lot 204	MIRA MAR ROAD	MIRA MAR
280863	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	9	Location 291/326 Lot 8	BLUFF STREET	MIRA MAR
280875	OUTDOOR WORLD	Owner's Name & Address not shown at their request	PATIO	12	Location ATL556/557 Lot 7	COCKBURN ROAD	MIRA MAR
280901	ROB CHAPPLE BUILDER	R J CHAPPLE & G M MORGAN	BATHROOM ADDITION	155	Location ASL 14 Lot 57	HARE STREET	MT CLARENCE
280797	TECTONICS CONSTRUCTIONS GROUP PTY LTD	MR L B BURRELL	DEMOLITION OF PATIO	54	Location ASL 127 Lot 6	ROBINSON STREET	MT MELVILLE

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280856	KOSTERS STEEL CONSTRUCTION PTY LTD	G E & V M ASKEVOLD	PATIO	3	Location ASL 48 Lot 2	MEYERS WAY	MT MELVILLE
280873	PMA DEMOLITION	Owner's Name & Address not shown at their request	DEMOLITION OF SHED	23	Location SL47 Lot 4	CROSSMAN STREET	MT MELVILLE
280894	PULS PATIOS	Owner's Name & Address not shown at their request	PATIO	315	Location 0 Lot 281	ALBANY HIGHWAY	MT MELVILLE
280853	RYDE BUILDING COMPANY PTY LTD	E A & K M KINNEAR	SHED	Lot 354	Location 416/A89 Lot 354	ISLET ROAD	NANARUP
280802	OWNER BUILDER	MR C S DELANDGRAFFT	FARM SHEDS X 2	Lot 12	Location 5905 Lot 12	YUNGUP ROAD	NAPIER
280401	WA COUNTRY BUILDERS PTY LTD	MR P V CARBONI	GROUPED DWELLING X 1	18	Location 231 Lot 60	KATOOMBA STREET	ORANA
280701	S KING	Owner's Name & Address not shown at their request	SIGN x ILLUMINATED PYLON AND FASCIA	2-4	Location 353 Lot 200	LOCKE STREET	ORANA
280872	PMA DEMOLITION	Owner's Name & Address not shown at their request	DEMOLITION - WAREHOUSE	394	Location PL353 Lot 21	ALBANY HIGHWAY	ORANA
280874	OWNER BUILDER	A & C A WHITTON	DWELLING ADDITIONS	11	Location ALB TOWN Lot 1429	ABERCORN STREET	ORANA
280661	T BALL	L BALL	TWO STOREY DWELLING	35128	Location 836	ALBANY HIGHWAY	REDMOND
280711	PLANTAGANET SHEDS & STEEL PTY LTD	Owner's Name & Address not shown at their request	FACTORY - PLANT NURSERY	35068	Location 239/266 Lot 15	ALBANY HIGHWAY	REDMOND
280777	K D WALLIS	J I O REEVES & C L ORGAN	SHED AND TOILET	53	Location 33 Lot 305	ROWNEY ROAD	ROBINSON
280815	OWNER BUILDER	Owner's Name & Address not shown at their request	DWELLING & VERANDAH	154	Location 2480 Lot 222	PRINCESS AVENUE	ROBINSON
280820	IRONMONGER BUILDING COMPANY	MR C J DOWSETT	DWELLING ALTERATIONS AND ADDITIONS	105	Location 33 Lot 54	HOME ROAD	ROBINSON
250671	OWNER BUILDER	MD WARBURTON	ENCLOSED PATIO	103	Location PL43 Lot 7	HARDIE ROAD	SPENCER PARK
280558	JAKERLEIR PTY LTD	Owner's Name & Address not shown at their request	STAGE NO.1 GROUND FLOOR CONCRETE FOOTINGS AND SLAB	115	Location 42 Lot 83	ANGOVE ROAD	SPENCER PARK

Application Number	Builder	Owner	Description of Application	Street #	Property Description	Street Address	Suburb
280674	OWNER BUILDER	Owner's Name & Address not shown at their request	RETAINING WALL	35	Location PL42 Lot 154	GAIRDNER ROAD	SPENCER PARK
280770	WESCON CONTRACTORS	G & A M KOROVESHI	RETAINING WALL	31	Location PL42 Lot 97	PREMIER CIRCLE	SPENCER PARK
280771	WESCON CONTRACTORS	G & A M KOROVESHI	RETAINING WALLS	31	Location PL42 Lot 97	PREMIER CIRCLE	SPENCER PARK
280837	PULS PATIOS	Owner's Name & Address not shown at their request	PATIO x 2	174	Location 42 Lot 4	ULSTER ROAD	SPENCER PARK
271286	OWNER BUILDER	Owner's Name & Address not shown at their request	DWELLING	71	Location 6633	HUNWICK NORTH ROAD	TORBAY
280880	OWNER BUILDER	Owner's Name & Address not shown at their request	SEMI ENCLOSED PATIO-ALFRESCO	7	Location 892 Lot 207	PONY CLUB ROAD	WILLYUNG
280889	OWNER BUILDER	F & V VAN DER SCHAAF	PATIO & SHED	42	Location 439 Lot 219	RIVERWOOD ROAD	WILLYUNG
280740	WREN (WA) PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE RETAININGWALL AND PATIO	4	Location 356 Lot 517	JULIA LANE	YAKAMIA
280758	KOSTERS STEEL CONSTRUCTION PTY LTD	FREE REFORMED CHURCH OF ALBANY (INC)	ADDITIONS TO EXISTING SCHOOL	9-15	Location 227 Lot 74	BEAUFORT ROAD	YAKAMIA
280781	SCOTT PARK HOMES PTY LTD	SHEELAGH MARY LE QUESNE	DWELLING GARAGE PORCH & ALFRESCO	4	Location 243 Lot 644	GREVILLEA WAY	YAKAMIA
280804	GC EVANS	Owner's Name & Address not shown at their request	DWELLING CARPORT ALFRESCO & SHED	1A	Location 227 Lot 78	PEARL STREET	YAKAMIA
280855	WA COUNTRY BUILDERS PTY LTD	Owner's Name & Address not shown at their request	DWELLING GARAGE & ALFRESCO	23	Location 243 Lot 673	CALLISTEMON VIEW	YAKAMIA
280819	OWNER BUILDER	MR S B HUGHES-SMITH	SHED	Lot 26	Location 2576 Lot 26	PIGGOT MARTIN ROAD	YOUNGS SIDING

**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Planning  
Subject : Planning Scheme Consents – September 2008  
Date : 1 October, 2008

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1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of October 2008.
2. Within the period there was a total of twenty seven (27) decisions made on active Planning Scheme Consents ;
  - Twenty four x (24) Planning Scheme Consents approved under delegated authority;
  - One (1) Approved
  - One (1) Processing
  - One (1) Cancelled



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**Gayle Sargeant**  
Administration Officer – Planning



**PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY**

Applications determined for September 2008

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
285216	29/07/2008	Howard & Heaver	Collie St	Albany	Office	Delegate Approved	12/09/2008	Taylor Gunn
285218	29/07/2008	E Jenkins	Finlay St	Albany	Change of Use - Holiday Accommodation	Delegate Approved	11/09/2008	Jess Anderson
285243	20/08/2008	N Vasiliu	Melville St	Albany	Development - cut and fill greater than 600mm (retaining wall - southern and eastern boundary)	Delegate Approved	15/09/2008	Taylor Gunn
285239	18/08/2008	WA Country Builders	Banool Crs	Bayonet Hd	Single House - design code relaxation- cut and fill 600mm (retaining wall front setback) side setback relaxation (retaining wall on southern boundary)	Delegate Approved	16/09/2008	Jess Anderson
285205	22/07/2008	Powerhouse Architectural	The Outlook	Bayonet Head	Single House Design Code Relaxation - overlooking side setback relaxation. overheight wall (western boundary)	Delegate Approved	26/09/2008	Jess Anderson
285236	13/08/2008	WA Country Builders	McCardell Cres	Bayonet Head	Single House - design code relaxation - side setback relaxation	Delegate Approved	9/09/2008	Taylor Gunn
285171	25/06/2008	J Prestipino Building	Albany Hwy	Centennial Pa	Bulky Goods Outlet / Warehouse - extensions	Delegate Approved	22/09/2008	Ian Humphrey
285237	14/08/2008	R Webb	Sanford Rd	Centennial Pk	Service Industry (car stereo sales/installations & repairs)	Delegate Approved	26/09/2008	Jess Anderson
285281	15/09/2008	A Dawson	Albany Hwy	Centennial Pk	Service Industry (Light Engineering & Small Engineering Repairs)	Delegate Approved	25/09/2008	Craig McMurtrie
285189	10/07/2008	BN & VD Kelly-Sibley	Walford Rd	Kalgan	Single House and Ancillary Accommodation	Delegate Approved	10/09/2008	Taylor Gunn
285186	8/07/2008	L Boston	Migo Pl	Kronkup	Ancillary Accommodation and Dam	Delegate Approved	2/09/2008	Jess Anderson
285226	4/08/2008	Church of Christ	Mercer Rd	Lange	Public Worship (Church & Children's Ministry Facilities)	Approved	22/09/2008	Ian Humphrey
285230	7/08/2008	J Henderson	Shore Tce	Little Grove	Single House - additions - design code relaxation -(overlooking) (Gazebo/Viewing Platform situated to rear of dwelling)	Delegate Approved	12/09/2008	Jess Anderson
285257	28/08/2008	Ayton Taylor & Burrell	Nanarup Rd	Lower King	Relocate Building Envelope	Delegate Approved	18/09/2008	Taylor Gunn
285254	27/08/2008	P Jongen	Homestead Rd	Manypeaks	Grouped Dwelling (x2)	Delegate Approved	26/09/2008	Jess Anderson
285285	19/09/2008	Ryde Building	Lathwood Ct	Marbellup	Single House	Delegate Approved	26/09/2008	Jess Anderson
285222	31/07/2008	S Wiese	Rufus St	Milpara	Single House (Additions) - front setback relaxation (garage)	Delegate Approved	9/09/2008	Jess Anderson

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
285250	25/08/2008	Powerhouse Architectural	Serpentine Rd	Mt Melville	Single House (Additions) design code relaxation - overlooking (deck) side setback relaxation	Delegate Approved	11/09/2008	Taylor Gunn
285177	1/07/2008	City of Albany	Takenup Rd	Napier	Industry - Extraction (Gravel)	Delegate Approved	10/09/2008	Taylor Gunn
285208	24/07/2008	P East	Deep Creek Rd	Napier	Industry - Extractive (Gravel)	Delegate Approved	18/09/2008	Jess Anderson
285180	3/07/2008	Great Southern Sands	Mindijup PI	Palmdale	Industry - Extractive (Sand)	Delegate Approved	3/09/2008	Jess Anderson
285190	10/07/2008	KJ Bolt	Rycraft Dr	Spencer Park	Single House (Additions) - Design Codes Relaxation - Side Setback Relaxation (Garage and Patio on Boundary)	Delegate Approved	12/09/2008	Taylor Gunn
285169	20/06/2008	Cape Cable Boring	Mallard Rd	Wilyung	Motor Repair Station - service and repair of fleet vehicles	Cancelled	30/09/2008	Taylor Gunn
285198	16/07/2008	Great Southern Sands	Rocky Crossing	Wilyung	Industry - Extractive (Gravel and Sand)	Delegate Approved	10/09/2008	Taylor Gunn
285146	5/06/2008	J Van Duyn	Leslie St	Yakamia	Home Business (Disabled Education)	Delegate Approved	11/09/2008	Taylor Gunn
285228	6/08/2008	Jaxon Pty Ltd	Grandis Way	Yakamia	Display Home Signs (3 x flag pole & 1 x pylon)	Processing	10/09/2008	Taylor Gunn
285268	5/09/2008	Kosters Steel	Beaufort Rd	Yakamia	Education Establishment (Additions) - Staff Room	Delegate Approved	18/09/2008	Jess Anderson



# Brendon Grylls MLA

Leader of The Nationals WA  
Member for Merredin



Doc No: City of Albany Records  
File: ICR8065220  
MAN103  
Date: 05 SEP 2008  
Officer: MAYOR1  
Attach

Our Ref:080901AD

Milton Evans JP  
His Worship the Mayor  
City of Albany  
Po Box 484  
ALBANY WA 6331

1 September 2008

Dear Mr Evans

Thank you for your correspondence of 21st August 2008, giving The Nationals the opportunity to respond to the issue of health services in the City of Albany.

The Nationals WA are supportive of local government and are well aware of the important role played by local government as the backbone of regional communities.

We oppose the Labor Government's downgrading of regional hospitals and health services that former Country Health chief executive Christine O'Farrell publicly labelled as "blatantly, bloody unsafe".

**The Nationals support the construction of a new hospital for Albany to provide essential and specialist services to Albany and the Great Southern region.**

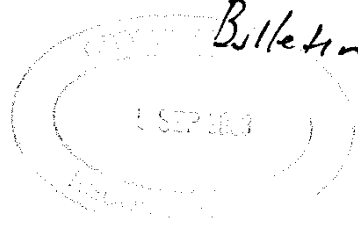
The Nationals WA propose to ensure that district hospitals are able to respond to basic health needs of their local communities including accident and emergency, obstetrics and theatre services. We advocate the return of country health boards for each district hospital.

With increased services in district hospitals, we believe regional hospitals such as Albany's should be given the funding and resources to offer specialist services to Albany and the wider community. The Nationals have a plan to fund infrastructure and services in the regions through our *Royalties for Regions* policy.

The Nationals are an independent political party seeking to gain the balance of power at the State election.

We have said on the record that we will not enter into a coalition with either major party before or after the next election. With the balance of power we will use our leverage in the State Parliament to make our key policy, *Royalties for Regions*, a non-negotiable policy.

*Noted*  
*Bulletin*



This policy would quarantine 25 per cent of all mining and petroleum royalties collected by the State Government into a specific fund for reinvestment in regional projects. This would be over and above current Government expenditure.

Based on current Treasury figures, this would result in \$675 million being set aside for regional projects in 2008-09 and would deliver infrastructure and services to the regions, ensuring our communities are sustainable.

If you have any queries or wish to discuss anything further, please feel free to contact me.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Brendon Grylls', written in a cursive style.

**BRENDON GRYLLS MLA**  
Leader of The Nationals WA



# ROYALTIES FOR REGIONS

**NATIONALS PLAN TO DELIVER MORE FUNDING TO REGIONAL WESTERN AUSTRALIA**

A DISCUSSION PAPER FROM THE STATE PARLIAMENTARY LEADER OF **NATIONALS**

## Introduction

Mining royalties are collected for all minerals under either the Mining Act 1978 (WA) or State Agreement Acts, which are negotiated for individual projects. All mining royalties are paid to the State Government. Petroleum royalties are administered and collected and shared under State and Commonwealth legislation.

## Discussion

The State Government collects more than \$2.5 billion in royalties each year from mining and petroleum producers with the money going into the consolidated revenue pool.

Western Australia's resource wealth now flows predominantly into the metropolitan area while regional and rural infrastructure and community projects languish. The government of the day chooses how and when hospitals, schools, community services and development programs receive funding.

While there are special State-funded schemes, such as the Regional Investment Fund (\$80 million over four years), regional funding falls well short of the scale necessary to support and sustain major industry development and community growth. This unfairness must be addressed.

If The Nationals WA gain the Balance of Power at the next State election we will use the leverage in the Parliament to ensure the equivalent of 25 per cent of all royalties revenue is reinvested in rural and regional WA to provide for further economic and social development. This will be 25 per cent over and above current and budgeted Government expenditure.

## Funding

State Treasury reported total royalties of \$2.1 billion in 2006-07 and expects to receive \$2.5 billion 2007-08 and \$2.7 billion in 2008-09.

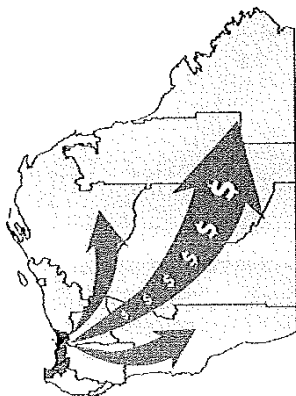


Diagram 1  
The equivalent of 25 per cent of all royalty payments to the State to be quarantined for reinvestment into regional WA.

A 25 per cent share of the estimated \$2.7 billion in royalties likely to be collected by the State Government in 2008-09 would provide more than \$675 million for investment in specific regional projects.

## RECOMMENDATIONS

The equivalent of 25 per cent of all royalty payments to the State to be set aside each year for reinvestment into regional WA.

Funds to be held in a Special Investment Fund (SIF) capped at \$1 billion annually.

Disbursement from SIF to be over and above normal Consolidated Revenue Fund allocations the regions.

SIF funds to be distributed on an agreed formula to:

- Regional councils for local projects;
- Regional projects developed and prioritised with the involvement of Regional Organisations of Councils and Regional Development Commissions;
- Statewide projects developed and prioritised by the Regional Development Council; and
- State Government initiatives that boost and leverage regional growth and investment.

**Brendon Grylls** MLA  
Leader of The Nationals WA

P: 08 9420 7604 F: 08 9321 7511  
[www.brendongrylls.com](http://www.brendongrylls.com) | [www.nationalswa.com](http://www.nationalswa.com)



Authorised by Brendon Grylls, Parliament House Perth WA 6000. Printed by Print Acumen Suite 2 / 164 Beaufort St Perth Western Australia 6000.

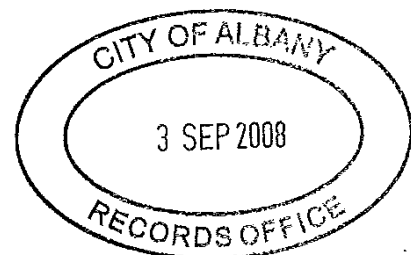


City of Albany Records  
Doc No: ICR8065021  
File: REL122  
Date: 03 SEP 2008  
Officer: MAYOR1  
Attach:

Thank You

To The Mayor,  
Dear Sir,

I thank you very much  
for arranging the Nationalization  
ceremony for Mrs West last Friday.  
It was such a pleasure to have  
it at our units with all her friends  
Thank you once again for your  
time and help. Betty Hounsham  
Coordinator Westston  
Court.



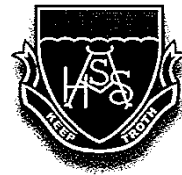


Doc No: City of Albany Records  
 File: ICR8065280  
 REL122

Date: 08 SEP 2008  
 Officer: MAYOR1

Attach:

ALBANY SENIOR HIGH SCHOOL



1 Campbell Road, Mt. Clarence  
 Albany, Western Australia 6330  
 Telephone: 9841 0444  
 Facsimile: 9842 1512  
 Email: albany.shs@det.wa.edu.au

Dear Milton,

On behalf of the Albany-Tomioka Exchange Committee, I would like to thank you most sincerely for arranging the luncheon for the 2008 Tomioka visitors. As you are aware, having the Mayor of the City of Albany and councillors meeting with them meant a lot to the Tomioka contingent. They also really appreciated their package of gifts. On the evening of the Farewell Party at Albany SHS, the group wore their Amazing Albany t-shirts to present their singing items!

The Albany-Tomioka Exchange programme continues to be a very successful way of introducing students and staff from each of our two countries to aspects of each other's culture. We believe that the hosting in Australian and Japanese homes is a particularly significant element of giving individuals a better understanding.

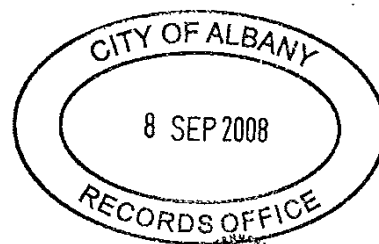
As in past years the students were able to visit points of interest in the Albany region as well as visit a few of our schools. This is a magnificent way of showcasing Albany and the Albany region. The Japanese tour guide who accompanied the group was also extremely impressed and said that she would promote the Albany region with the Japanese Tourist Board. Having Albany SHS, North Albany SHS, St Joseph's College, Mt Barker SHS and Denmark DHS directly involved gives our local schools and the Tomioka visitors a broader outlook. The whole group also visited Denmark Agricultural College and were very ably taken on a tour by a confident and amiable group of student leaders.

Once again, thank you very much for your involvement and specifically for the luncheon on Monday 18<sup>th</sup> August.

Yours sincerely

Marguerite Flynn

For Committee  
 Tina Dawson  
 Brian Walters  
 Paul O'Donnell  
 Marguerite Flynn



04 09 08



**Southern Grampians**  
SHIRE COUNCIL

**Business Centre:**  
111 Brown Street, Hamilton 3300  
Telephone: (03) 5573 0444  
Facsimile: (03) 5572 2910  
TTY: (03) 5573 0458

**Address all correspondence to:**  
Chief Executive Officer,  
Locked Bag 685, Hamilton 3300  
council@sthgrampians.vic.gov.au  
www.sthgrampians.vic.gov.au



City of Albany Records  
Doc No: ICR8065184  
File: REL122  
Date: 05 SEP 2008  
Officer: MAYOR1;EACE04  
Attach:

Ref 5/7/147  
TN:SC

27 August, 2008

His Worship the Mayor Milton Evans  
City of Albany  
P O Box 484  
Albany WA 6331

Dear Cr Evans,

**ALBANY VISIT**

I am writing to thank you and the Councillors and Officers from the City of Albany who kindly met with our group in Albany last week.

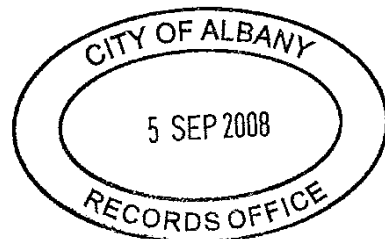
The meeting was most fruitful and certainly assisted us in our visit around the Great Southern region to examine the impact of plantation timber harvesting. There certainly are many similarities between our regions and we learnt much about the employment opportunities and economic growth benefits which the timber industry has brought to your City.

On behalf of the group I thank you for taking the time to meet with us and I would extend an invitation to you to visit us in the Southern Grampians should you be in Western Victoria.

Yours sincerely,

*Marcus Rentsch*

Cr Marcus Rentsch  
Mayor





# ROYAL AUSTRALIAN HMAS DARWIN



City of Albany Records  
Doc No: ICR8066477  
File: REL122  
Date: 24 SEP 2008  
Officer: MAYOR1  
Attach:

1/8/5  
DAR/OUT/2008/342.

**His Worship, Cr Milton Evans, JP**  
Mayor of the City of Albany Council  
PO Box 484  
ALBANY WA 6331

*Dear Mr Mayor,*

Thank you for the hospitality that was extended to my Officers and Sailors in HMAS DARWIN during their recent visit to the City of Albany. This was DARWIN's final port visit in support of the United States Navy Great White Fleet centenary celebration.

DARWIN's time spent in Albany was very relaxing and appreciated by all members of her Ships Company. The attention to detail by yourself and your staff during our stay is greatly appreciated. I thank you and your fellow Councillors for the reception I received at the Town Hall on our arrival and on the success of the march through the streets of Albany on Friday 12 September 2008. The warm welcome from yourself and the people of Albany has left DARWIN with memories I believe will stay with us forever. The opportunity to hold an Open Day and to showcase the navy was greatly appreciated and I hope the people of Albany found it a rewarding experience.

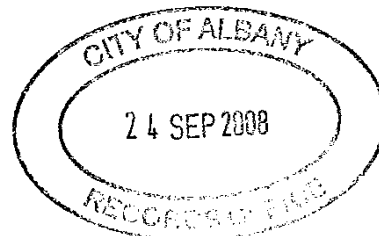
I would particularly like to thank you for the framed 1908 photo of the Great White fleet and the 2008 centenary fleet that you presented to me at a most enjoyable reception at the Princess Royal Yacht club. It is a gift and token of the event that I shall hold dear for years to come.

You and your office have helped to make our visit to Albany a memorable one and I am sure that our warm relationship will continue in the future.

*Yours Sincerely*

**C.A. POWELL**  
Commander, RAN  
Commanding Officer  
HMAS DARWIN

19 September 2008





Doc No: City of Albany Records  
ICR8066580  
File: REL122  
Date: 25 SEP 2008  
Officer: MAYOR1



**ROBERT DAVIS MCCALLUM, JR.**

September 17, 2008

His Worship the Mayor Milton Evans, JP  
City of Albany  
PO Box 484  
Albany WA 6331

Dear Milton:

Thank you for your hospitality during our recent visit to Albany. Mimi and I enjoyed participating with you in the different events celebrating the Centenary of the Great White Fleet. We appreciate your support of the relationship between our two countries.

We will look forward to seeing you again at some point in the future.

Sincerely,

Robert D. McCallum, Jr.