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# ATTACHMENTS

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## **Ordinary Meeting of Council**

**Tuesday 24 March 2015**

6.00pm

City of Albany Council Chambers

ORDINARY COUNCIL MEETING  
ATTACHMENTS –24/03/2015

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## CSRFF Small Grants

### PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please attach copies of council minutes relevant to the project approval.

<b>Name of Local Government Authority:</b> City of Albany
<b>Name of Applicant:</b> Albany Rifle Club

Note: The applicant's name cannot be changed once the application is lodged at DSR.

### SECTION A

The CSRFF principles have been considered and the following assessment is provided:  
(Please include below your assessment of how the applicant has addressed the following criteria)

#### All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### SECTION B

LGA – priority ranking of this project	
Priority ranking of no of applications received	1 of 1 applications received
Is this project consistent with the	<input checked="" type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	N/A

#### Project Rating (Please tick the most appropriate box to describe the project)

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

**LGA comments:** The City of Albany is supportive of this project for the following reasons:

The club has maintained its facilities well over the past 30 years and held its membership at a steady rate.

A dedicated group of volunteers have maintained the facilities and range to high standard. It looks cared for and well used. The kitchen has simply reached the end of its life and requires refurbishment.

With the recent closure of the Swanbourne Facility the club has been identified as an alternate venue to host significant state shooting events and the refurbishment of the kitchen will assist with hosting these events, but more importantly refurbishment of the kitchen will support the club's local activities and make it easier for the many volunteers who support the club and service to the Albany community.

The club has sufficient funds/volunteer support and has planned the project well. It is worthy of support.

Signed

Position

Date

Applications for CSRFF funding must be submitted to your Department of Sport and Recreation office by **4pm on the last working day in March**. Late applications cannot be accepted in any circumstances.

**DSR Offices**

**PERTH OFFICE**  
246 Vincent Street  
Leederville WA 6007  
PO Box 329  
Leederville WA 6903  
Tel: (08) 9492 9700  
Fax: (08) 9492 9711

**PEEL**  
Suite 3  
The Endeavour Centre  
94 Mandurah Terrace  
PO Box 1445  
Mandurah WA 6210  
Tel: (08) 9550 3100  
Fax: (08) 9550 3199

**PILBARA**  
2/3813 Balmoral Road  
PO Box 941  
Karratha WA 6714  
Tel: (08) 9182 2100  
Fax: (08) 9182 2199

**GREAT SOUTHERN**  
22 Collie Street  
Albany WA 6330  
Tel: (08) 9892 0100  
Fax: (08) 9892 0199

**GASCOYNE**  
4 Francis Street  
PO Box 140  
Carnarvon WA 6701  
Tel: (08) 9941 0900  
Fax: (08) 9941 0999

**GOLDFIELDS**  
106 Hannan Street  
PO Box 1036  
Kalgoorlie WA 6430  
Tel: (08) 9022 5800  
Fax: (08) 9022 5899

**KIMBERLEY – Kununurra**  
Government Offices  
Cnr Konkerberry Drive and

**WHEATBELT - NORTHAM**  
298 Fitzgerald Street  
PO Box 55  
Northam WA 6401  
Tel: (08) 9690 2400  
Fax: (08) 9690 2499

**WHEATBELT – NARROGIN**  
Government Offices  
Level 2, 11-13 Park Street  
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Telephone 0429 881 369  
Facsimile (08) 9881 3363

**MID-WEST**  
Mid West Sports House  
77 Marine Terrace  
PO Box 135  
Geraldton WA 6531  
Tel: (08) 9956 2100  
Fax: (08) 9956 2199

**KIMBERLEY – Broome**



## AGENDA ITEM CS018 REFERS

### **SOUTH WEST**

80A Blair Street  
PO Box 2662  
Bunbury WA 6230  
Tel: (08) 9792 6900  
Fax: (08) 9792 6999

Messmate Drive  
PO Box 1127  
Kununurra WA 6743  
Tel: (08) 9166 4900  
Fax: (08) 9166 4999

Unit 2, 23 Coghlan Street  
PO Box 1476  
Broome WA 6725  
Telephone (08) 9195 5750  
Facsimile (08) 9166 4999  
Mobile 0438 916 185

## CSRFF Small Grants

### PROJECT ASSESSMENT SHEET

This page is for the use of the relevant Local Government Authority to be used for both community and LGA projects. Please attach copies of council minutes relevant to the project approval.

<b>Name of Local Government Authority:</b> City of Albany
<b>Name of Applicant:</b> Albany Swim Club

Note: The applicant's name cannot be changed once the application is lodged at DSR.

### SECTION A

The CSRFF principles have been considered and the following assessment is provided:  
(Please include below your assessment of how the applicant has addressed the following criteria)

#### All applications

	Satisfactory	Unsatisfactory	Not relevant
Project justification	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community input	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Management planning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access and opportunity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Design	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Financial viability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-ordination	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Potential to increase Physical activity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#### Development applications only

	Satisfactory	Unsatisfactory	Not relevant
Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sustainability	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Co-Location	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Interest Group	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

### SECTION B

LGA – priority ranking of this project	
Priority ranking of no of applications received	1 of 1 applications received
Is this project consistent with the	<input checked="" type="checkbox"/> Local Plan <input type="checkbox"/> Regional Plan <input type="checkbox"/> State Plan
Have all planning and building approvals been given for this project?	<input type="checkbox"/> Yes <input type="checkbox"/> No
If no, what approvals are still outstanding?	N/A

**Project Rating** (Please tick the most appropriate box to describe the project)

- A Well planned and needed by municipality
- B Well planned and needed by applicant
- C Needed by municipality, more planning required
- D Needed by applicant, more planning required
- E Idea has merit, more planning work needed
- F Not recommended

**LGA comments:** The City of Albany is supportive of this project for the following reasons:

1. The installation of the new platforms will address an identified safety hazard as they are able to be removed when not in use by Albany Swim Club or other groups for racing and/or swim teaching.
2. They reduce the risk of slips & falls when they are being used by swimmers for racing or teaching purposes as they are a non-slip surface
3. They are suitable for use in State sanctioned swim meets and to prepare swimmers for State and National competitions.
4. The club is financially sound and can meet the commitment
5. The timing of the work will coordinate with the refurbishment of the pool concourse, saving time and inconvenience to patrons.

Signed

Position

Date

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## AGENDA ITEM CS018 REFERS

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**City of Albany**  
**MONTHLY FINANCIAL REPORT**  
**For the Period Ended 31st January 2015**

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Note 2 Net Current Funding Position

Note 3 Cash Investments

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Note 5 Capital Acquisitions

City of Albany  
Compilation Report  
For the Period Ended 31st January 2015

**Report Purpose**

This report is prepared to meet the requirements of Local Government (Financial Management) Regulations 1996, Regulation 34 .

**Overview**

One item of significance is noted under note 3, regarding non-adherence to investment policy. An explanation is given in that note.

**Statement of Financial Activity by reporting nature or type**

Is presented on page 3 and shows a surplus For the Period Ended 31st January 2015 of \$18,797,688.

Note: The Statements and accompanying notes are prepared based on all transactions recorded at the time of preparation and may vary.

**Preparation**

Prepared by: S Beech  
Reviewed by: D Olde  
Date prepared: 16/02/2015

REPORT ITEM CSF 147 REFERS

**City of Albany**  
**STATEMENT OF FINANCIAL ACTIVITY**  
**(Nature or Type)**  
**For the Period Ended 31st January 2015**

	Note	Original Annual Budget	Revised Annual Budget	YTD Budget (a)	YTD Actual (b)	Var. \$ (b)-(a)	Var. % (b)-(a)/(b)	
<b>Operating Revenues</b>								
Grants & Subsidies	7	5 254 693	5 507 388	2 860 291	2 949 932	89 641	3.0%	▲
Contributions, Donations & Reimbursements		925 356	1 100 356	581 508	664 168	82 660	12.4%	▲
Profit on Asset Disposal	10	0	0	0	61 874	61 874	100.0%	▲
Fees and Charges		16 639 898	16 639 898	11 988 036	12 314 186	326 150	2.6%	▲
Service Charges		0	0	0	0	0		
Interest Earnings		1 209 085	1 209 085	579 670	786 101	206 431	26.3%	▲
Other Revenue		389 000	389 000	237 962	294 438	56 476	19.2%	▲
<b>Total (Excluding Rates)</b>		<b>24 418 032</b>	<b>24 845 727</b>	<b>16 247 467</b>	<b>17 070 700</b>	<b>823 233</b>		
<b>Operating Expense</b>								
Employee Costs		(22 274 383)	(22 272 383)	(13 092 213)	(12 977 616)	114 597	0.9%	▼
Materials and Contracts		(18 931 907)	(19 241 810)	(11 374 785)	(10 925 143)	449 642	4.1%	▼
Utilities Charges		(1 840 608)	(1 840 608)	(996 980)	(830 576)	166 405	20.0%	▼
Depreciation (Non-Current Assets)		(12 672 381)	(12 672 381)	(7 392 231)	(7 392 231)	0	0.0%	
Interest Expenses		(974 068)	(974 068)	(496 268)	(450 121)	46 147	10.3%	
Insurance Expenses		(792 644)	(792 644)	(792 644)	(770 063)	22 581	2.9%	
Loss on Asset Disposal	10	(305 592)	(305 592)	0	(63 085)	(63 085)	(100.0%)	▲
Other Expenditure		(2 513 073)	(2 575 506)	(1 699 139)	(1 552 396)	146 743	9.5%	▼
Less Allocated to Infrastructure		917 410	922 435	538 087	633 169	95 082	(15.0%)	▲
<b>Total</b>		<b>(59 387 246)</b>	<b>(59 752 557)</b>	<b>(35 306 173)</b>	<b>(34 328 061)</b>	<b>978 112</b>		
<b>Contributions for the Development of Assets</b>								
Grants & Subsidies	7	13 198 927	13 396 767	4 526 113	4 174 295	(351 818)	(8.4%)	▼
Contributions, Donations & Reimbursements		13 150 000	13 228 000	528 000	731 067	203 067	27.8%	▲
<b>Net Operating Result Excluding Rates</b>		<b>(8 620 287)</b>	<b>(8 282 063)</b>	<b>(14 004 593)</b>	<b>(12 352 000)</b>	<b>1 449 527</b>		
<b>Funding Balance Adjustment</b>								
Add Back Depreciation		12 672 381	12 672 381	7 392 231	7 392 231	0	0.0%	
Adjust (Profit)/Loss on Asset Disposal	10	305 592	305 592	0	1 211	1 211	100.0%	
Movement From Current to Non-Current		0	0	0	0	0		
Add back Carrying Value of Investment Land		0	0	0	0	0		
<b>Funds Demanded From Operations</b>		<b>4 357 686</b>	<b>4 695 910</b>	<b>(6 612 362)</b>	<b>(4 958 558)</b>			
<b>Capital Revenues</b>								
Proceeds from Disposal of Assets	10	912 250	912 250	501 143	501 298	155	0.0%	
<b>Total</b>		<b>912 250</b>	<b>912 250</b>	<b>501 143</b>	<b>501 298</b>	<b>155</b>		
<b>Acquisition of Fixed Assets</b>								
Land and Buildings	9	(16 979 242)	(18 063 384)	(3 296 446)	(2 963 250)	333 196	11.2%	▼
Plant and Equipment	9	(4 745 398)	(5 005 968)	(1 537 960)	(1 251 357)	286 603	22.9%	▼
Furniture and Equipment	9	(921 464)	(1 011 464)	(303 034)	(224 509)	78 525	35.0%	▼
Infrastructure Assets - Roads	9	(6 126 682)	(6 141 199)	(2 435 192)	(2 051 212)	383 980	18.7%	▼
Infrastructure Assets - Other	9	(17 757 789)	(18 946 271)	(8 355 387)	(6 538 902)	1 816 485	27.8%	▼
<b>Total</b>		<b>(46 530 575)</b>	<b>(49 168 286)</b>	<b>(15 928 019)</b>	<b>(13 029 229)</b>	<b>2 898 790</b>		
<b>Financing/Borrowing</b>								
Debt Redemption		(1 518 357)	(1 518 357)	(778 032)	(770 033)	7 999	1.0%	
Loan Drawn Down		1 220 000	1 220 000	0	0	0		
Profit on Sale of Investments		0	0	0	0	0		
Self-Supporting Loan Principal		0	0	0	0	0		
Self Supporting Loan Issued		0	0	0	0	0		
<b>Total</b>		<b>(298 357)</b>	<b>(298 357)</b>	<b>(778 032)</b>	<b>(770 033)</b>	<b>7 999</b>		
<b>Demand for Resources</b>		<b>(41 558 996)</b>	<b>(43 858 483)</b>	<b>(22 817 270)</b>	<b>(18 256 523)</b>	<b>2 906 943</b>		
<b>Restricted Funding Movements</b>								
Opening Funding Surplus(Deficit)		3 764 746	4 978 843	4 978 843	5 016 318	37 475	0.7%	
Restricted Cash Utilised - Loan		3 008 924	3 510 182	1 626 519	1 626 519	0	0.0%	
Transfer to Reserves	8	(13 069 934)	(13 069 934)	0	0	0		
Transfer from Reserves	8	17 187 240	17 908 698	0	0	0		
Rate Revenue		30 668 026	30 668 026	30 601 357	30 411 373	(189 984)	(0.6%)	▼
<b>Closing Funding Surplus(Deficit)</b>	3	<b>0</b>	<b>137 326</b>	<b>14 389 449</b>	<b>18 797 688</b>	<b>2 754 435</b>		

# REPORT ITEM CSF 147 REFERS

**City of Albany**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31st January 2015**

**Note 1: EXPLANATION OF MATERIAL VARIANCES IN EXCESS OF \$50,000**

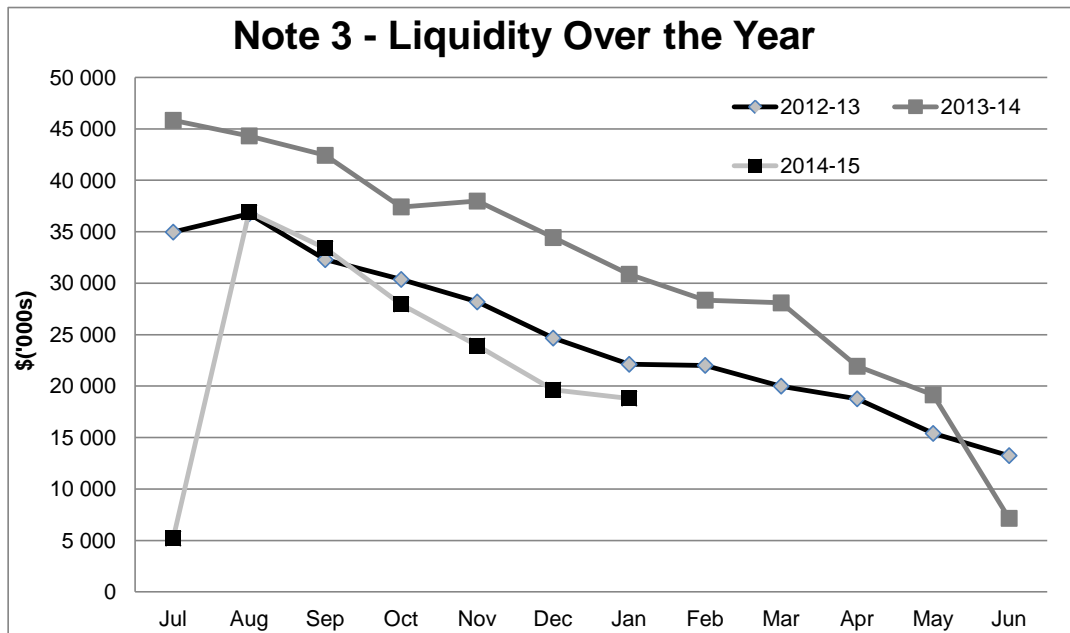
	Var.	Var.	Timing/ Permanent	Explanation of Variance
	\$			
<b>1.1 Operating Revenues</b>				
Grants & Subsidies	89 641	▲	Timing	Primarily receipt of a number of smaller grants (VAC, Library, other Community programs), budgeted late in the year, received now.
Contributions, Donations & Reimbursements	82 660	▲	Timing	Receipt of contribution from State government for Forts/NAC costs.
Profit on Asset Disposal	61 874	▲	Timing	Favourable prices for sale of equipment, compared to budget.
Fees and Charges	326 150	▲	Timing	First receipt of NAC ticket sales, and commission on bookings through AVC. Planning and building also tracking over budget. Subject to budget review.
Interest Earnings	206 431	▲	Timing	Expect interest to be to budget over the whole year. Interest rates for 2015 look to be very low, and anticipate interest earnings to decrease.
Other Revenue	56 476	▲		Primarily private works revenue. Main Roads hire of equipment.
<b>1.2 Operating Expense</b>				
Employee Costs	114 597	▼	Timing	
Materials and Contracts	449 642	▼	Timing	Timing delay in maintenance work on drainage, roads and reserves. As weather improves, work has increased. Invoicing not yet received.
Utilities Charges	166 405	▼	Timing	Timing of receipt of invoices. Expect to be to budget over the whole year.
Depreciation (Non-Current Assets)	0			No material variance.
Interest Expenses	46 147			No material variance.
Insurance Expenses	22 581			No material variance.
Loss on Asset Disposal	(63 085)	▲		Accounting loss on turnover of fire vehicles to DFES. Non-cash.
Other Expenditure	146 743			No significant individual item. Some variance due to cost allocation to other expense types (materials, employee costs), compared to budget.
Less Allocated to Infrastructure	95 082	▲	Timing	Increased allocation of works to capital works.
<b>1.3 Contributions for the Development of Assets</b>				
Grants & Subsidies	(351 818)	▼	Timing	Delay in receipt of funds for various projects. A number of acquittals at final stages, expect to receive funds very shortly.
Contributions, Donations & Reimbursements	203 067	▲	Timing	Timing of receipt for gifted assets.
<b>1.4 Funding Balance Adjustment</b>				
Add Back Depreciation	0			
Adjust (Profit)/Loss on Asset Disposal	1 211			
<b>1.5 Capital Revenues</b>				
Proceeds from Disposal of Assets	155			No material variance.
<b>1.6 Acquisition of Fixed Assets</b>				
Land and Buildings	333 196	▼	Timing	Upgrade to airport hire car car park and other infrastructure. Currently at design and consultation stage.
Plant and Equipment	286 603	▼	Timing	Timing of heavy plant replacement program. High value purchase orders have been issued, invoice and delivery expected over the next 2 months.
Furniture and Equipment	78 525	▼	Timing	IT sundry asset purchases under budget year to date. With VOIP and Window upgrades over the next few months, this would expected to be to budget over the whole year.
Infrastructure Assets - Roads	383 980	▼	Timing	Timing of capital projects. Subject to some budget review items.
Infrastructure Assets - Other	1 816 485	▼	Timing	Construction of major projects (Centennial Park) difficult to phase budget to actual. Multiyear project, timing over a number of months and financial years. Other variances include drainage construction (expect to increase with summer weather), footpath and reserves/parks upgrades. Some items up for budget review.
<b>1.7 Financing/Borrowing</b>				
Debt Redemption	7 999			No material variance.
Loan Drawn Down	0			No material variance.
<b>1.8 Restricted Funding Movements</b>				
Opening Funding Surplus(Deficit)	37 475			No material variance.
Restricted Cash Utilised - Loan	0			
Transfer to Reserves	0			
Transfer from Reserves	0			
Rate Revenue	(189 984)	▼	Timing	Change in methodology in accounting for prepaid rates. Expect to be budget over the whole year.



**City of Albany**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31st January 2015**

**Note 2: NET CURRENT FUNDING POSITION**

	Positive=Surplus (Negative=Deficit)			
	2014-15			
	Note	This Period	Last Period	Same Period Last Year
		\$	\$	\$
<b>Current Assets</b>				
Cash Unrestricted		15 898 498	14 833 344	29 096 003
Cash Restricted		13 249 957	13 248 124	12 840 329
Receivable - Rates and Rubbish	6	5 516 676	9 172 198	4 781 230
Receivables - Other		3 575 276	3 447 477	1 390 031
Investments - LG Unit Trust Shares		232 551	232 551	0
Accrued Income		257 940	208 291	0
Prepaid Expenses		9 012	9 012	28 381
Investment Land		502 954	574 675	812 773
Stock on Hand		745 860	714 732	853 658
		<b>39 988 723</b>	<b>42 440 404</b>	<b>49 802 405</b>
<b>Less: Current Liabilities</b>				
Payables		(2 102 450)	(1 994 484)	(4 114 772)
Accrued Expenses		0	0	0
Income in advance		(38 337)	(38 337)	(288 248)
Provisions		(3 332 133)	(3 410 741)	(2 949 566)
Retentions		(305 409)	(296 302)	(136 415)
		<b>(5 778 329)</b>	<b>(5 739 864)</b>	<b>(7 489 001)</b>
Add Back: Loans		751 904	771 079	2 047 558
Less: Cash Restricted		(13 108 475)	(13 108 475)	(12 679 319)
Utilised - Loan		(1 883 663)	(3 510 182)	0
Investment land		(502 954)	(574 675)	(812 773)
Investments - LG Unit Trust Shares		(232 551)	(232 551)	0
Rates In Advance		(436 967)	(436 967)	0
<b>Net Current Funding Position</b>		<b>18 797 688</b>	<b>19 608 770</b>	<b>30 868 870</b>



**Comments - Net Current Funding Position**

**City of Albany**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31st January 2015**

**Note 3: CASH INVESTMENTS**

Deposit Ref	Institution	Rating	Deposit Date	Term (Days)	Invested Interest rates	Amount Invested	Expected Interest	Amount Invested (Days)			Comparative rate		Budget v Actual					
								0 - 3 Months	3 - 6 Months	6 - 12 Months	Prior Month Interest Rate	Interest Rate at time of Report	Year to Date Budget	Year to Date Actual	Var.\$			
<b>General Municipal</b>																		
TD 6781	ANZ	AA	05/09/2014	180	3.64%	1 000 000	17 951		1 000 000		3.64%	3.64%						
TD 69827	ANZ	AA	03/10/2014	180	3.49%	3 000 000	51 633		3 000 000		3.49%	3.49%						
TD 4814	NAB	AA	01/10/2014	180	3.57%	3 000 000	52 816		3 000 000		3.57%	3.57%						
TD 7633	NAB	AA	06/11/2014	90	3.50%	2 000 000	17 260	2 000 000			3.50%	3.50%						
TD 0793	ME Bank	BBB	26/11/2014	90	3.50%	2 000 000	17 260	2 000 000			3.50%	3.50%						
						<b>Subtotal</b>	<b>11 000 000</b>	<b>156 921</b>	<b>4 000 000</b>	<b>7 000 000</b>	<b>-</b>					270 854	271 398	(544)
<b>Restricted</b>																		
TD 322626	Bank of Queensland	A	06/11/2014	270	3.50%	2 500 000	64 726			2 500 000	3.50%	3.50%						
TD 128398	ING	A	08/09/2014	180	3.56%	2 000 000	35 112		2 000 000		3.56%	3.56%						
TD 69843	ANZ	AA	03/10/2014	180	3.49%	3 000 000	51 633		3 000 000		3.49%	3.49%						
TD 4271047	BankWest	AA	03/12/2014	180	3.50%	2 000 000	34 521		2 000 000		3.50%	3.50%						
TD 3749	NAB	AA	29/08/2014	180	3.63%	2 500 000	44 753		2 500 000		3.63%	3.63%						
						<b>Subtotal</b>	<b>12 000 000</b>	<b>230 745</b>	<b>-</b>	<b>9 500 000</b>	<b>2 500 000</b>					99 169	253 333	(154 164)
						<b>Total Funds Invested</b>	<b>23 000 000</b>	<b>387 666</b>	<b>4 000 000</b>	<b>16 500 000</b>	<b>2 500 000</b>					<b>370 023</b>	<b>524 731</b>	<b>(154 708)</b>

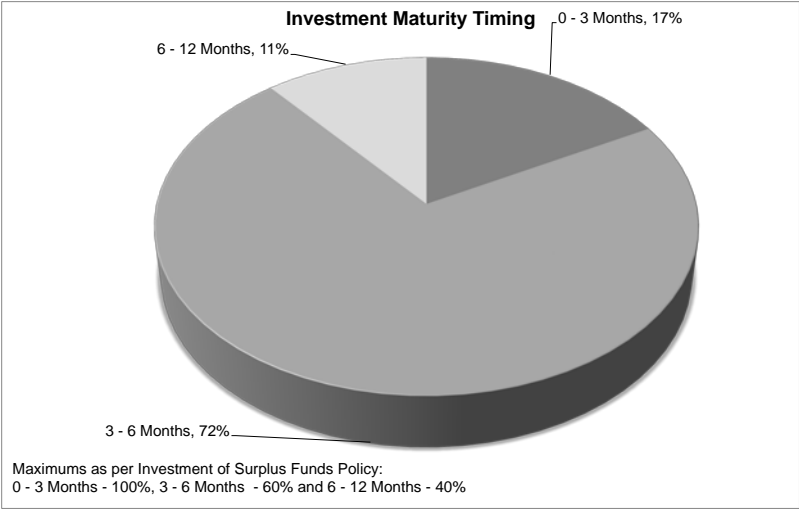
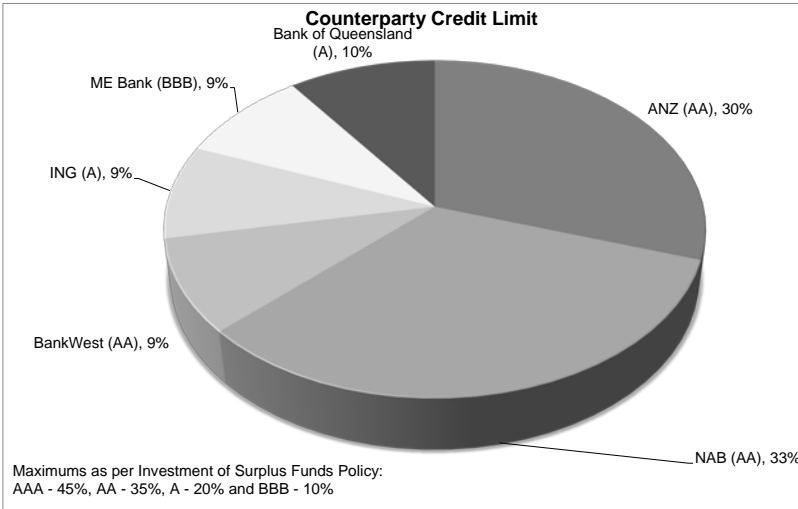
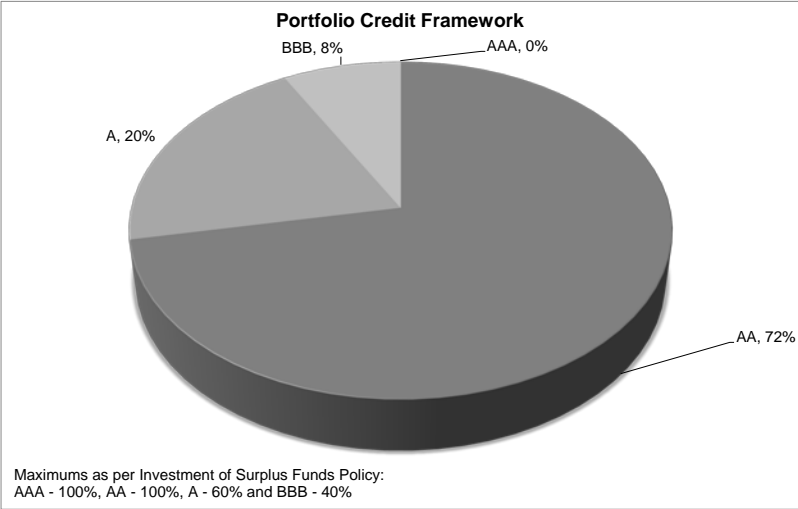
**Comments/Notes - Cash Investments**

The cash investment portfolio is currently out of policy on timing of maturity of investments. This occurred due to falling interest rates, and taking slightly longer term maturity dates on a number of investments, while seeking a higher interest rate.

Due to the timing difference between spending of cash on Anzac events and infrastructure, and receipt of a number of large grants, a number of 30-60 days investments have not been rolled over in the past few months. This has impacted the weighting of the investment portfolio towards 90 - 180 day maturity.

City of Albany  
Monthly Investment Report  
For the Period Ended 31st January 2015

**Note 3A: GRAPHICAL REPRESENTATION - CASH INVESTMENTS**



**City of Albany**  
**NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY**  
**For the Period Ended 31st January 2015**

**Note 4: RECEIVABLES**

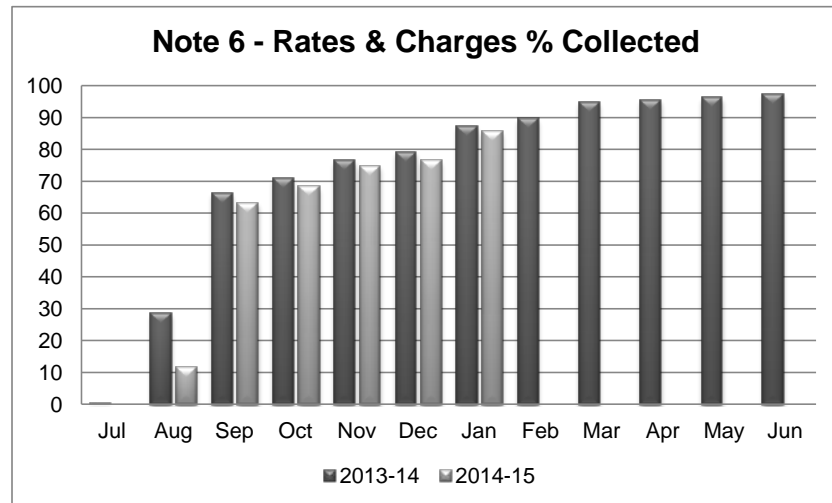
**Receivables - Rates and Refuse**

Opening Arrears Previous Years  
 Rates Levied this year  
 Refuse Levied  
 ESL Levied  
 Other Charges Levied  
 Less Collections to date  
 Equals Current Outstanding

	Current 2014-15	Previous 2013-14	Total
	\$	\$	\$
Opening Arrears Previous Years		1 061 056	1 061 056
Rates Levied this year	30 411 373		30 411 373
Refuse Levied	5 361 930		5 361 930
ESL Levied	2 310 527		2 310 527
Other Charges Levied	345 263		345 263
Less Collections to date	(33 406 886)	(566 587)	(33 973 473)
<b>Equals Current Outstanding</b>	<b>5 022 207</b>	<b>494 469</b>	<b>5 516 676</b>
<b>Total Rates &amp; Charges Collectable</b>			<b>5 516 676</b>
% Collected			86.03%

**Total Rates & Charges Collectable**

% Collected



Comments/Notes - Receivables Rates and Rubbish

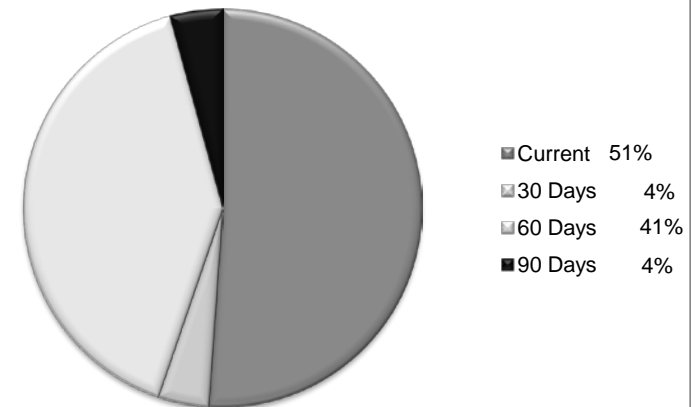
**Receivables - General**

	Current	30 Days	60 Days	90 Days
	\$	\$	\$	\$
	1 603 779	129 635	1 272 246	132 292
<b>Total Outstanding</b>				<b>3 137 952</b>

**Total Outstanding**

Amounts shown above include GST (where applicable)

**Note 6 - Accounts Receivable (non-rates)**



Comments/Notes - Receivables General

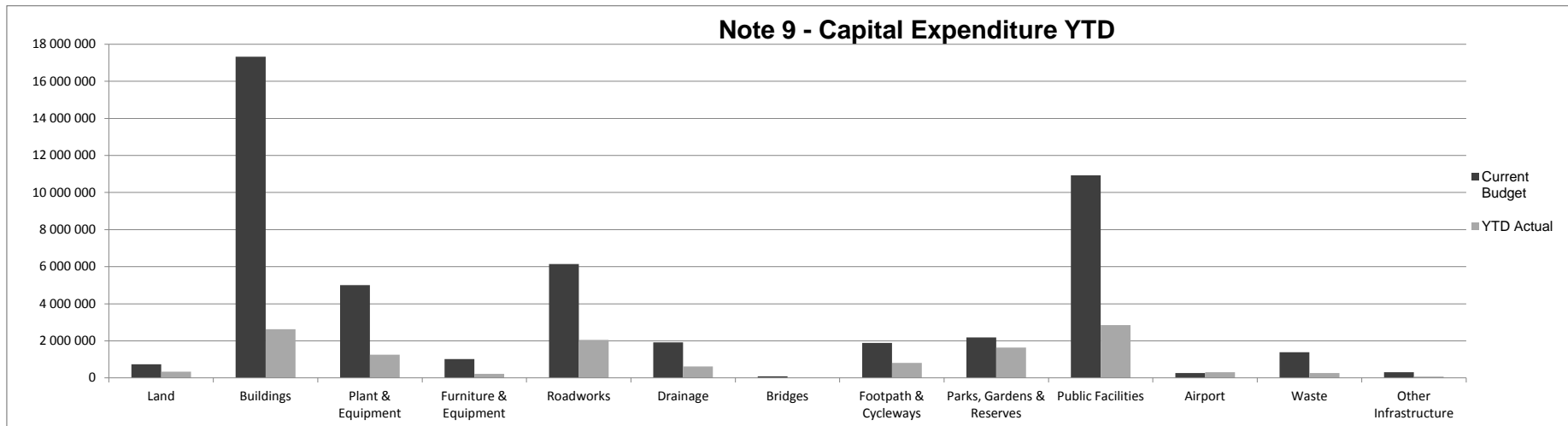
The 60 (\$1 237 500) and 90 (\$55 000) day overdue amounts include grants not yet acquitted, waiting for receipt. Generally grants are not carried in the general receivables amount, however, in this case an invoice from the City was required as part of the acquittal process.

City of Albany  
 NOTES TO THE STATEMENT OF FINANCIAL ACTIVITY  
 For the Period Ended 31st January 2015

Note 5: CAPITAL ACQUISITIONS

Contributions Information					Summary Acquisitions	Original Budget	Current Budget	YTD Budget	Actual	Variance
Grants	Reserves	Borrowing	Restricted	Total		\$			\$	\$
\$	\$	\$		\$	<b>Property, Plant &amp; Equipment</b>					
0	0	0	0	0	Land	398 952	733 486	186 172	330 030	143 858 ▲
11 981 357	964 629	0	515 000	13 460 986	Buildings	16 580 290	17 329 898	3 110 274	2 633 220	(477 054) ▼
0	1 454 455	520 000	0	1 974 455	Plant & Equipment	4 745 398	5 005 968	1 537 960	1 251 357	(286 603) ▼
0	151 710	0	0	151 710	Furniture & Equipment	921 464	1 011 464	303 034	224 509	(78 525) ▼
					<b>Infrastructure</b>					
4 229 698	208 000	0	100 000	4 537 698	Roadworks	6 126 682	6 141 199	2 435 192	2 051 212	(383 980) ▼
0	271 500	0	0	271 500	Drainage	1 608 836	1 910 957	1 396 300	624 106	(772 194) ▼
0	81 000	0	0	81 000	Bridges	81 000	81 000	81 000	0	(81 000) ▼
847 160	0	0	0	847 160	Footpath & Cycleways	1 842 760	1 887 364	1 426 178	802 276	(623 902) ▼
556 698	0	0	400 000	956 698	Parks, Gardens & Reserves	1 845 674	2 184 697	1 888 917	1 631 685	(257 232) ▼
8 603 790	68 858	700 000	1 993 924	11 366 572	Public Facilities	9 783 941	10 933 324	2 991 960	2 846 986	(144 974) ▼
0	371 846	0	0	371 846	Airport	721 846	270 000	110 000	306 423	196 423 ▲
0	1 423 732	0	0	1 423 732	Waste	1 423 732	1 378 329	286 032	259 234	(26 798) ▼
70 000	100 000	0	0	170 000	Other Infrastructure	450 000	300 600	175 000	68 191	(106 809) ▼
<b>26 288 703</b>	<b>5 095 730</b>	<b>1 220 000</b>	<b>3 008 924</b>	<b>35 613 357</b>	<b>Totals</b>	<b>46 530 575</b>	<b>49 168 286</b>	<b>15 928 019</b>	<b>13 029 229</b>	<b>(2 898 790)</b>

Comments - Capital Acquisitions



**Summary - List of Accounts for Payment**

Trust	\$	-
Credit Cards	\$	12 718.29
Payroll	\$	1 143 136.36
Cheques	\$	76 333.46
Electronic Funds Transfer	\$	2 926 949.00
<b>Total</b>	<b>\$</b>	<b>4 159 137.11</b>

TRUST CHEQUES AND ELECTRONICS FUNDS TRANSFER PAYMENTS

REPORT ITEM CSF 148 REFERS

EFT/CHQ	Date	Name	Description	Amount
			<b>Total</b>	<b>\$ -</b>

MASTERCARD TRANSACTIONS - JANUARY 2015

Date	Payee	Description	Amount
6/01/15	Varidesk	3 x Varidesk	1 501.50
7/01/15	Darby Park Serviced	Accommodation - P.Camins, S. Reitsema & J. van der Mescht - Leadership Development	2 760.00
22/01/15	Virgin	Airfare - Albany - Perth - Albany - G.Adams LGMA Professional Development Day	364.53
22/01/15	Waytools	Textblade - Upgrade for smartphones and tablets	643.80
13/01/15	Virgin	Airfare - Perth to Albany and Return - T. Flett and R. Param - Paul Borne Workshop	911.04
15/01/15	Virgin	Airfare - Perth - Albany Return - PLWA/SLWA/ORWG - K. Higgins and P. Nielson	441.52
17/01/15	Hotels.Com	Accommodation - PLWA/SLWA/ORWG - K. Higgins and P. Nielson	278.00
19/01/15	Yardgames	Yard Games - Plastic Chess Set - Town Square	397.40
21/01/15	Arcadia Sunmoon	Accommodation - T. Flett and R. Param - Paul Borne Workshop	259.84
22/01/15	Parkin & Payne	Parkin Payne - GDHPE Stencils With Handles VA Logo and Arrow - Vancouver Art Centre	233.66
15/01/15	Royal on the Park	Accommodation refund for J.A. Gray - Communication and Engagement for Capital Works	-388.14
16/01/15	Virgin	Airfare Albany - Perth - G. Foster - Various Meetings	261.90
16/01/15	Criterion Conference	J.A. Gray - Refund on registration for Communication and Engagement for Capital Works	-2 088.90
20/01/15	Virgin	Airfare - Albany - Perth - Albany - S.Stevens Centennial Park Consultant Meeting	618.43
20/01/15	Virgin	Airfare - Albany - Perth - R.Taylor - Perth - Albany - D.King - Centennial Park Consultant Meeting	569.52
20/01/15	Virgin	Airfare - Albany - Perth - M. Thomson - Centennial Park Consultant Meeting	284.76
20/01/15	Virgin	Airfare - Albany - Perth - D. king - Centennial Park Consultant Meeting	261.90
21/01/15	Ibis Hotel Perth	Accommodation - S. Stevens - Centennial park Consultant Meeting	218.33
22/01/15	Ibis Hotel Perth	Accommodation - D. King - Centennial park Consultant Meeting	226.45
22/01/15	Ibis Hotel Perth	Accommodation - R. Taylor - Centennial park Consultant Meeting	475.22
22/01/15	Ibis Hotel Perth	Accommodation - A. McEwans - Centennial park Consultant Meeting	243.70
22/01/15	Ibis Hotel Perth	Accommodation - M. Thomson - Centennial park Consultant Meeting	487.40
23/01/15	Joop Thai	Meeting - A. Coles - WA Museum	228.50
23/01/15	Virgin	Airfare - Perth - Albany - G. Foster - Various Meetings	294.45
12/01/15	Varidesk	2 x Varidesk	1 001.00
8/01/15	Garrison	Lunch with M. White - Channel 9	471.00
Various	Sundry < \$ 200.00		1 761.48
		<b>Total</b>	<b>\$ 12 718.29</b>

PAYROLL 16/01/2015-15/02/2015

Date	Description	Amount
22/01/2015	Pay	\$ 552 811.07
22/01/2015	Sundry Pay	\$ 321.19
29/01/2015	Sundry Pay	\$ 10 765.46
30/01/2015	Sundry Pay	\$ 3 182.13
03/02/2015	Sundry Pay	\$ 16 910.51
05/02/2015	Pay	\$ 559 146.00
	<b>Total</b>	<b>\$ 1 143 136.36</b>

Chq	Date	Name	Description	REPORT ITEM CSF 148 REFERS	Amount
30392	22/01/2015	Rusty's Marine	Marine Supplies		8.50
30393	22/01/2015	Tyman Jindrich & Simon Blackburn	Crossover Subsidy		217.44
30394	22/01/2015	Peter Havel	Refund For Membership		134.40
30395	22/01/2015	Pocock Building Company	Crossover Subsidy		241.00
30396	22/01/2015	Harvinder Singh	Crossover Subsidy		238.06
30397	22/01/2015	Department Of Transport	Amazing Albany Number Plates		200.00
30398	22/01/2015	Department Of Transport	Vehicle Registration		909.80
30399	22/01/2015	Sensis Pty Ltd	Sensis Value Package - Business Essentials Instalment 2 Of 12		41.80
30400	22/01/2015	Telstra Corporation Limited	Telephone Charges		15 670.86
30401	22/01/2015	Vodafone Pty Ltd	SMS Messaging Services		48.99
30402	22/01/2015	Water Corporation	Water Charges		18 645.50
30403	29/01/2015	Stacey Johnston	Subsidy Payment For Crossover		217.44
30404	29/01/2015	Department Of Transport	Amazing Albany Number Plates 912A		200.00
30405	29/01/2015	Petty Cash - Albany Public Library	Petty Cash Reimbursement		331.10
30406	29/01/2015	Pivotel Satellite Pty Limited	Satellite Phone Charges		84.00
30407	29/01/2015	South Stirling Community Association Inc	Community Financial Assistance		1 785.00
30408	29/01/2015	Water Corporation	Water Consumption		3 320.76
30409	05/02/2015	Clerk Of Courts	Prosecution Fees		188.60
30410	05/02/2015	Alberto Angelo D'Alesio	Rates Refund		806.46
30411	05/02/2015	Petty Cash - Albany Regional Day Care Centre	Petty Cash Reimbursements		196.00
30412	05/02/2015	Petty Cash - Planning And Development Services	Petty Cash Reimbursements		202.00
30413	05/02/2015	Telstra Corporation Limited	Telephone Charges		11 739.51
30414	05/02/2015	Water Corporation	Water Charges		3 743.66
30415	12/02/2015	Eastwell Estate	Wine Purchases		594.00
30416	12/02/2015	Mr R Donovan	Refund Of Freedom Of Information Application		30.00
30417	12/02/2015	L & J Black	Crossover Subsidy		205.66
30418	12/02/2015	Department Of Transport	Amazing Albany Number Plates		200.00
30419	12/02/2015	Department Of Justice - Fines Enforcement	Unpaid Infringements		2 609.60
30420	12/02/2015	Stephanie Morigan	Eap Counselling Services		198.00
30421	12/02/2015	Petty Cash - Visitors Centre	Petty Cash Reimbursements		262.45
30422	12/02/2015	Petty Cash - National Anzac Centre	Petty Cash Reimbursements		184.95
30423	12/02/2015	Salus Wa	Development Of Rtw Programme		4 609.49
30424	12/02/2015	Susan Carol Angwin	Reimbursement For Clear Plastic For Realism And Beyond Series		87.38
30425	12/02/2015	Telstra Corporation Limited	Telephone Charges		179.64
30426	12/02/2015	Water Corporation	Water Charges		8 001.41



EFT	Date	Name	Description	Amount
EFT96951	16/01/2015	Cebas Pty Ltd	Sofas For NAC	1 981.00
EFT96952	22/01/2015	ABA Security	Security Services	319.00
EFT96953	22/01/2015	AD Contractors Pty Ltd	Hire Of Low Loader To Shift Ablution Block	260.00
EFT96954	22/01/2015	Advertiser Print	Anzac Centre Merchandise	1 000.00
EFT96955	22/01/2015	Albany Toyota	Flat Pack Tray Body Heavy Duty Steel For 9125A	3 585.84
EFT96956	22/01/2015	Albany Crane Hire	Being For The Pick Up And Deliveury Of The Transportable Toilets From The Depot To The Race Course	1 498.75
EFT96957	22/01/2015	Albany Industrial Services Pty Ltd	Hours Truck Hire To Cart Seaweed	1 579.05
EFT96958	22/01/2015	Albany Sweep Clean	Sweeping Of Carparks, Pathways And Boardwalks For 2014 As Per Quotation Number C14015	5 368.50
EFT96959	22/01/2015	Albany Stationers	Stationery Supplies	99.45
EFT96960	22/01/2015	Albany Community Hospice	Payroll Deductions	104.00
EFT96961	22/01/2015	Albany Chamber Of Commerce And Industry	ACCI Annual Membership 1/1/2015 - 31/12/2015	336.00
EFT96962	22/01/2015	Albany Refrigeration	Albany Airport - Install 3 Air Conditioners	3 712.50
EFT96963	22/01/2015	Albany Speedway Club Inc	Balance Of Regional Events Sponsorship	15 000.00
EFT96964	22/01/2015	Albany Skips And Waste Services	Hire Of Skip Bin And Tip Fees For December 2014	510.00
EFT96965	22/01/2015	Albany Office Products Depot - North Road	Stationery Supplies	263.65
EFT96966	22/01/2015	Albany Plasterboard Company	Being For The Hire Of The Boom Lift For The Removal Of The Xmas Deco's	1 100.00
EFT96967	22/01/2015	Albany Legal Pty Ltd	Professional Services	877.80
EFT96968	22/01/2015	Albany Community Foundation	Payroll Deductions	50.00
EFT96969	22/01/2015	All Events Prosound Hire	Albany Summer School - Town Hall Theatre	3 895.27
EFT96970	22/01/2015	Ampac Debt Recovery (WA) Pty Ltd	Rates Debt Collection	1 363.00
EFT96971	22/01/2015	Amphibian Plumbing And Gas	Plumbing Repairs/Maintenance	7 712.80
EFT96972	22/01/2015	Paperbark Merchants	Newspapers/Books/Magazines/Stationery	316.10
EFT96973	22/01/2015	Aqua Ice	Ice For Lotterywest Town Square Opening Function	71.50
EFT96974	22/01/2015	Ardest Nursery	Nursery Supplies	149.20
EFT96975	22/01/2015	ATC Work Smart	Casual Staff/Apprentice Fees	10 505.65
EFT96976	22/01/2015	Australian Taxation Office	Payroll Deductions	325 378.15
EFT96977	22/01/2015	Australian Services Union WA Branch	Payroll Deductions	4 036.80
EFT96978	22/01/2015	Badgemate	Staff Name Badges	217.86
EFT96979	22/01/2015	Ball Body Builders	Vehicle Parts/Maintenance	1 247.40
EFT96980	22/01/2015	Battery World	Battery	165.00
EFT96981	22/01/2015	Bertola Hire Services Albany Pty Ltd	4 X Portaloo's And 1 X Lighting Tower	1 077.40
EFT96982	22/01/2015	Albany Bitumen Spraying	Patches To Runway Shoulders	330.00
EFT96983	22/01/2015	Blackwoods	Hardware/Tool Supplies	192.42
EFT96984	22/01/2015	Bookeasy Australia Pty Ltd	Monthly Commission - December 2014	2 681.22
EFT96985	22/01/2015	Bornholm Kronkup Community Centre	Rural Community Funding Support	1 785.00
EFT96986	22/01/2015	Brandnet Pty Ltd T/As Military Shop	Anzac Centre Merchandise	52.50
EFT96987	22/01/2015	Britel Enterprises Pty Ltd	Advertising In WA VFRS Diary 2015	570.00
EFT96988	22/01/2015	Bunnings Group Limited	Materials For Artist In Residence	443.03
EFT96989	22/01/2015	C&C Machinery Centre	Vehicle Maintenance/Parts	1 279.37
EFT96990	22/01/2015	Cabcharge Australia Limited	Cab Charges - Taxi Fares	158.73
EFT96991	22/01/2015	Camlyn Springs Water Distributors	Water Container Refills	28.00
EFT96992	22/01/2015	J & S Castlehew Electrical Services	Electrical Repairs/Maintenance	2 264.79
EFT96993	22/01/2015	Allyson Charles	Site Work - Christmas Pageant	105.00
EFT96994	22/01/2015	Child Support Agency	Payroll Deductions	1 220.12
EFT96995	22/01/2015	BIS Cleanaway Limited	Rubbish Removal Contract	65.01
EFT96996	22/01/2015	Coles Supermarkets Australia Pty Ltd	Groceries	28.94
EFT96997	22/01/2015	Evelyn Collin	Information Consultancy	1 638.23
EFT96998	22/01/2015	Courier Australia	Freight Charges	145.18
EFT96999	22/01/2015	Albany Signs	Supply And Install 10mm Painted Acrylic Logo And 5 X A0 LED Poster Lightboxes To Carousel Wall As Per Concept.	8 563.50
EFT97000	22/01/2015	Covs Parts Pty Ltd	Vehicle Parts	204.12
EFT97001	22/01/2015	Albany Cycling Club	Kid Sport Vouchers	200.00
EFT97002	22/01/2015	D & K Engineering	Repairs To Loader	385.00
EFT97003	22/01/2015	David Gray And Company Pty Ltd	MGB 120lt Grey Wheelie Bins/Freight From Perth To Albany	1 131.68
EFT97004	22/01/2015	Landgate - Property & Valuations	Gross Rental Valuations	3 623.01
EFT97005	22/01/2015	Department Of Transport	Vehicle Search Fees	172.25
EFT97006	22/01/2015	Janine Determes	Fitness Instruction	225.00
EFT97007	22/01/2015	G & M Detergents & Hygiene Services Albany	Hygiene Services December 2014	1 643.53
EFT97008	22/01/2015	DS Events Pty Ltd	City Of Albany Sponsorship Of Albany Half Triathlon	6 600.00
EFT97009	22/01/2015	Easifleet Management	Motor Vehicle Lease Rental/ESP Bureau Fee/Bureau Fee Rebate	7 442.05

EFT	Date	Name	Description	Amount
EFT97010	22/01/2015	Eyerite Signs	Signage Frames For Anzac - Town Hall	2 623.50
EFT97011	22/01/2015	Albany Firebreak And Slashing Co. Pty Ltd	Travel And Slashing - Hogarth Rd Mckail	220.00
EFT97012	22/01/2015	The Fixuppery	Internal And External Clean Of Windows At Mercer Road Depot	676.80
EFT97013	22/01/2015	All Truck Repairs	Vehicle Repairs/Maintenance	203.50
EFT97014	22/01/2015	Carolyn Flett Leadlights	Visitors Centre Merchandise	65.00
EFT97015	22/01/2015	Flips Electrics	Supply And Fit New Control For Aerator At Hatelie Lakes	1 894.20
EFT97016	22/01/2015	Foxtel Management Pty Ltd	Foxtel Business Premium Package Monthly Subscription Fee	340.00
EFT97017	22/01/2015	Peter Fox	Community Leadership Grant 2014/15 For Nicholas Fox	500.00
EFT97018	22/01/2015	Grande Food Service	2 X Cartons 600ML Bottled Water/Box Biscuits - Cream & Buttersnap Portion Control 2 Biscuit Pack	130.80
EFT97019	22/01/2015	Elizabeth Gray	EAP Consultants	260.00
EFT97020	22/01/2015	Carolena Grayson	Artist In Residence School Program	1 920.00
EFT97021	22/01/2015	Great Southern Group Training	Casual Staff Apprentices Fees	2 285.63
EFT97022	22/01/2015	Green Skills Inc	Construction Of Boardwalk At Rushy Point Reserve	12 189.02
EFT97023	22/01/2015	GSP Workforce	Gardening At Lotteries House December 2014	322.40
EFT97024	22/01/2015	Great Southern Sand And Landscaping Supplies	Hours Hire Of Multi Tyre Roller & Float Machine	1 620.00
EFT97025	22/01/2015	Great Southern Packaging Supplies	Cleaning Supplies	297.00
EFT97026	22/01/2015	Gresley Abas Pty Ltd	C13014 Full Service Consultant - Centennial Park Sporting Precinct	216 506.64
EFT97027	22/01/2015	GSM Auto Electrical	Inspections Of Airport Generators	404.25
EFT97028	22/01/2015	GT Bearing And Engineering Supplies	Jockey Wheel Handle	13.00
EFT97029	22/01/2015	GWN Great Southern (Prime Media Group Ltd)	December Branding	2 822.60
EFT97030	22/01/2015	Gym Care	Life Fitness Leg Raise With Bosu Back Support/Delivery	3 003.00
EFT97031	22/01/2015	Protector Fire Services Pty Ltd	Fire Equipment Maintenance	443.80
EFT97032	22/01/2015	HBF Of WA	Payroll Deductions	313.30
EFT97033	22/01/2015	Helen Munt	Provision Of Heritage Advisory Services In Albany	2 695.90
EFT97034	22/01/2015	Hitchcock Panel Beaters & Albany 4 X 4 Accessories	3414470 ARB Commercial Bull Bar 3514080 Under Pan Kit Included For Hilux SR 9204A	1 299.00
EFT97035	22/01/2015	ICS Group Auto Electrical & Air Conditioning Pty Ltd	Vehicle Repairs/Maintenance	960.19
EFT97036	22/01/2015	Jason Signmakers	Signs	264.00
EFT97037	22/01/2015	Jock's Commercial Mowing	Contract Mowing Round January 2015	8 195.00
EFT97038	22/01/2015	John Kinnear And Associates	Reserves Survey Variation Quotation For Purchase Order 74117. Feature Survey For 9 Reserves As Per Quote Qu14162011	3 685.00
EFT97039	22/01/2015	David Anthony Jones	Reimbursement For Cancelled Membership	366.00
EFT97040	22/01/2015	The Lake House Denmark	Merchandise Order	330.00
EFT97041	22/01/2015	Mario Lionetti	Groceries For Daycare	377.52
EFT97042	22/01/2015	M & A Steel Fabrication	Extend Bollard With Sleeve	231.00
EFT97043	22/01/2015	Albany City Motors	Vehicles/Vehicle Parts/Repairs	16.98
EFT97044	22/01/2015	Vicki Michelle Martin	Fitness Instruction	315.00
EFT97045	22/01/2015	Mcleods Barristers & Solicitors	Professional Services	9 779.20
EFT97046	22/01/2015	Metco Farm	Visitors Centre Merchandise	44.00
EFT97047	22/01/2015	Miningoilgas Pty Ltd	Outta Site Magazine 2015.	2 618.00
EFT97048	22/01/2015	Julia Mitchell	Reimbursements For Refershments For Library Event	35.62
EFT97049	22/01/2015	Elamoore Natural Soaps & Cosmetics	Visitors Centre Merchandise	112.50
EFT97050	22/01/2015	Nurrunga Communications	Two Way Radio Repairs/Maint	586.79
EFT97051	22/01/2015	MSS Security	Monthly Fees For Guard Services 1/10/14 - 31/10/14 Albany Airport Security	56 600.76
EFT97052	22/01/2015	Albany News Delivery - ALAC	Newspaper Deliveries 12/1/15-18/1/15	218.37
EFT97053	22/01/2015	Ocean Foods International	Barge Hire - New Years Eve Fireworks 14/15	4 000.00
EFT97054	22/01/2015	OCS Services Pty Ltd	IGH Pressure Clean North Road BBQ Area	330.00
EFT97055	22/01/2015	Okeefe's Paints	Guard For Paint Sprayer Machine Graco 243161/Tip For Paint Sprayer Machine Number 517	233.20
EFT97056	22/01/2015	Opus International Consultants Ltd	Design Of Millbrook Road	13 870.45
EFT97057	22/01/2015	Orica Australia P/L	December 2014 - 2 X 920Kg Cl Gas Cylinder Hire	348.50
EFT97058	22/01/2015	Palmer Earthmoving (Australia) Pty Ltd	Cubic Metres Of Compaction Sand Delivered To Mercer Road Depot	1 089.00
EFT97059	22/01/2015	Symantha Kathryn Parr	Summer In The Square - Stick & Wool Final Payment	446.00
EFT97060	22/01/2015	Penrose Professional Lawncare	Lawn Mowing At VAC	220.00
EFT97061	22/01/2015	Australasian Performing Right Association Limited	Licence Fee 1/1/2015 - 31/12/2015 Albany Town Hall	68.86
EFT97062	22/01/2015	Kristie Porter	Fitness Instruction	315.00
EFT97063	22/01/2015	Jennifer Gwen Powell	Rates Refund	515.20
EFT97064	22/01/2015	Princess Royal Sailing Club	Sailing Sponsorship - Sail Albany	5 500.00
EFT97065	22/01/2015	Raeco International Pty Ltd	CD Core Labels	279.80
EFT97066	22/01/2015	Radiowest Broadcasters Pty Ltd	Branding - 5 Months	2 580.60
EFT97067	22/01/2015	Ricoh	Photocopier Charges	16 621.55
EFT97068	22/01/2015	Road 'N' Field Spanners	Diagnose And Repair Grader Air-Con As Required.	1 092.06
EFT97069	22/01/2015	Child Australia	Workshop - Making The Most Of Indoor & Outdoor Environments	208.00

EFT	Date	Name	Description	Amount
EFT97070	22/01/2015	Safemaster	Checking Of The Anchor Points	3 078.24
EFT97071	22/01/2015	Securepay Pty Ltd	Web Payments Seat Advospr Rpricing Transaction Fee Without Fraudguard	91.08
EFT97072	22/01/2015	G & L Sheetmetal	Timber Supplies	308.00
EFT97073	22/01/2015	Sheilah Ryan	Gardening Services VAC	455.00
EFT97074	22/01/2015	Skill Hire WA Pty Ltd	Casual Staff	410.65
EFT97075	22/01/2015	Southern Tool & Fastener Co	Assorted Chainsaws And Pole Pruners	13 015.55
EFT97076	22/01/2015	Southcoast Security Service	Security Services	176.00
EFT97077	22/01/2015	Southern Edge Arts Inc	Kidsport Vouchers	1 160.00
EFT97078	22/01/2015	South Coast Diving Supplies	The Location And Retrieval Of Ellen Cove Pondtoon Mooring Chains And Deliever To Mercer Road Depot	4 037.50
EFT97079	22/01/2015	South Coast Progress Association	Rural Community Funding Support	1 785.00
EFT97080	22/01/2015	Gary Owen Spence	Lawnmowing At Daycare January 2015	115.00
EFT97081	22/01/2015	Albany Volunteer State Emergency Service Unit Inc	Standard Lggs Allocation January To March 2015	11 526.63
EFT97082	22/01/2015	St John Ambulance Association Wa Inc	First Aid Class	272.00
EFT97083	22/01/2015	Strumalum	Supply And Printing Of T-Shirts	285.00
EFT97084	22/01/2015	Sutton'S Carpet Cleaning	Carpet Cleaning Day Care	330.00
EFT97085	22/01/2015	T & C Supplies	Tools/Hardware Supplies	265.58
EFT97086	22/01/2015	Thinkwater Albany	Irrigation Supplies	1 438.81
EFT97087	22/01/2015	Toll Fast	Freight Charges	442.54
EFT97088	22/01/2015	Caroline Ellen Tompkin	Fitness Instruction	45.00
EFT97089	22/01/2015	WA Tyre Recovery	Pickup And Disposal Of Tyre From The Old Motor Cross Track Lot 7153 Roberts Road	801.10
EFT97090	22/01/2015	Vancouver Waste Services Pty Ltd	8 Cub.mt Soil Conditioner/6 Cub.mt Top Soil	556.00
EFT97091	22/01/2015	IT Vision Australia Pty Ltd	Universe Full Licences & 6 Months Maintenance For - Server Edition	12 650.00
EFT97092	22/01/2015	Julia Warren	Fitness Instruction	225.00
EFT97093	22/01/2015	Watercraft Marine	Rudder Anodes	50.10
EFT97094	22/01/2015	Watch Repair Centre	Being For The Annual Inspection Of The Town Hall And UWA Clocks	1 500.00
EFT97095	22/01/2015	Albany & Great Southern Weekender	Weekender - Carols Wrap Around - Christmas Advert	6 542.36
EFT97096	22/01/2015	West Australian Newspapers Limited - (North Road)	Advertising	414.60
EFT97097	22/01/2015	Westshred Document Disposal	Document Disposal	361.90
EFT97098	22/01/2015	Woolworths Limited	Groceries For Day Care	1 598.48
EFT97099	22/01/2015	Woodlands Distributors And Agencies	X16 Rolls Of Black Oxo Degradable Dog Waste Bags X500 Per Roll	396.00
EFT97100	22/01/2015	Zenith Laundry	Laundry Services/Hire	25.18
EFT97101	29/01/2015	ABA Security	Security Services	510.70
EFT97102	29/01/2015	Advertiser Print	500 Membership Cards	88.00
EFT97103	29/01/2015	Airservices Australia	2014 Oct-Dec Quater ILS/DME Performace Inspection And Maintenance. Contract 9562	46 051.26
EFT97104	29/01/2015	Albany Indoor Plant Hire	Indoor Plant Hire - Various Locations	1 041.92
EFT97105	29/01/2015	Albany Refrigeration	Being For The Quarterly Maintenance Of Nth Rd Admin	2 522.58
EFT97106	29/01/2015	Albany Office Products Depot - North Road	Staionary Supplies - Visitor Centre	829.65
EFT97107	29/01/2015	Albany Independent Carpets	Supply And Fit Vertical Blinds New Office	420.00
EFT97108	29/01/2015	Albany Irrigation & Drilling	Irrigation Supplies	439.95
EFT97109	29/01/2015	Alinta	Gas Usage Charges For 186 Collie Street Albany 10/12/14 To 14/1/15	350.10
EFT97110	29/01/2015	All Events Prosound Hire	Audio - Australia Day	3 447.00
EFT97111	29/01/2015	Amphibian Plumbing And Gas	Plumbing Repairs/Maintenance	448.60
EFT97112	29/01/2015	Andrew Harris	Reimbursement Of Relocation Expenses	2 330.00
EFT97113	29/01/2015	ATC Work Smart	Casual Staff/Apprentice Fees	5 607.50
EFT97114	29/01/2015	Australia'S South West Inc	2015 Holiday Planner Full Page	5 696.00
EFT97115	29/01/2015	Ball Body Builders	Concrete Supplies	19 388.90
EFT97116	29/01/2015	Best Office Systems	Photocopier Charges - Corporate Services	70.00
EFT97117	29/01/2015	Albany Bitumen Spraying	Cost To Carry Out Bitumen Repairs At Albany Airport	770.00
EFT97118	29/01/2015	Blackwoods	Hardware/Tool Supplies	742.46
EFT97119	29/01/2015	Bunnings Group Limited	Hardware/Tool Supplies	43.97
EFT97120	29/01/2015	BWS Consulting	Fee For Mc For The Australia Day Citizenship Ceremony 2015	500.00
EFT97121	29/01/2015	Caltex Australia Petroleum Pty Ltd	Litres Diesel Fuel For Depot	14 725.28
EFT97122	29/01/2015	Camlyn Springs Water Distributors	Water Container Refills - North Road	756.00
EFT97123	29/01/2015	Cardile International Fireworks Pty Ltd	Fireworks Displays - 9PM And 12AM Nye	22 000.00
EFT97124	29/01/2015	J & S Castlehow Electrical Services	Being For The Supply And Installment Of New RCD's For Carlyles.	2 935.63
EFT97125	29/01/2015	CMM Technology	AL-LN-Sd400 Lion Alcolmeter SD400, AL-MP-SD400 Mouth Pieces SD400, Mis-Sundry Security Wall Bracket	4 910.40
EFT97126	29/01/2015	Coles Supermarkets Australia Pty Ltd	Groceries	51.99
EFT97127	29/01/2015	Courier Australia	Freight Fees - Depot	257.76
EFT97128	29/01/2015	Downer EDI Works Pty Ltd	Hotmix	1 055.47

EFT	Date	Name	Description	REPORT ITEM CSF 148 REFERS	Amount
EFT97129	29/01/2015	School Curriculum And Standards Authority	Refund Of Duplicated Invoice 62452 For Wace Prace Exams In Pe Studies		352.00
EFT97130	29/01/2015	Cutting Edges Pty Ltd	Grader Cutting Edges (Blades) 7Ft X 6In With 5/8In Holes		2 552.00
EFT97131	29/01/2015	De Jonge Mechanical Repairs	Mazda 6 10000Km Service		336.00
EFT97132	29/01/2015	De Lage Landen Pty Limited	Payment For Contract 073-140002-001		7 186.30
EFT97133	29/01/2015	Denmark Visitor Centre	Regional Event Sponsorship - Substainable Abany Seafood Festival (Part Of Taste Of The Great Southern 2015)		11 000.00
EFT97134	29/01/2015	Janine Determes	Fitness Instruction		225.00
EFT97135	29/01/2015	Dylans On The Terrace	Centennial Park Design Development Review 16/01/15 27 Rounds Mixed Sandwiches		191.60
EFT97136	29/01/2015	Eyerite Signs	York Street Banners		15 703.60
EFT97137	29/01/2015	The Fixuppery	Clean Windows - Albany Airport		1 199.96
EFT97138	29/01/2015	Flagworld	3 X AA1HF Australian National Flag (Woven) 1800 X 900mm		381.50
EFT97139	29/01/2015	Tammie Flower	Fitness Instruction		540.00
EFT97140	29/01/2015	GB Marine	Oil Filter & Motul 10 W 40 4 Stroke Oil - 5 Litres		113.90
EFT97141	29/01/2015	Geofabrics Australasia Pty Ltd	A29 BIDIM Geofabric 3X150M		950.40
EFT97142	29/01/2015	Great Southern Group Training	Casual Staff Apprentices Fees		6 064.99
EFT97143	29/01/2015	Great Southern Packaging Supplies	Cleaning Supplies		512.40
EFT97144	29/01/2015	Green Arrow Plumbing & Gas	Install 2 Anit-Vandal Hose Taps At The Town Square		200.00
EFT97145	29/01/2015	Hays Specialist Recruitment (Australia) Pty Ltd	Retainer Stage 2 - Senior Building Surveyor		4 176.08
EFT97146	29/01/2015	Bethwyn Anne Hearle	Community Leadership Grant		500.00
EFT97147	29/01/2015	Hitchcock Panel Beaters & Albany 4 X 4 Accessories	3414470 ARB Commercial Bull Bar 3514080 Under Pan Kit Included For 4 Vehicles		5 196.00
EFT97148	29/01/2015	Hot House Flowers	Wreath For J. Betham's Funeral 3 December 2014 At 10.30am.		120.00
EFT97149	29/01/2015	Hyperstage	Supply Staging 7.2M X 3.6M With Skirt, Carpet And Steps For Australia Day Celeberations Monday 26 January 2015		670.00
EFT97150	29/01/2015	ICS Group Auto Electrical & Air Conditioning Pty Ltd	Call Ot To All Trucks To Diagnose And Then Instal Fuel Stop Solenoid To Hatz Pump		198.00
EFT97151	29/01/2015	Jims Test And Tag	Electrical Testing And Tagging		1 282.07
EFT97152	29/01/2015	John Kinnear And Associates	Reserves Survey Variation Quotation For Purchase Order 74117. Feature Survey For 9 Reserves As Per Quote Qu14162011		4 699.75
EFT97153	29/01/2015	Kmart Albany	Cutting Board, Labelling Cartridges, Antibacterial Wipes, Clock		39.00
EFT97154	29/01/2015	Lester Blades Pty Ltd	Initial Consultancy Fee		13 137.65
EFT97155	29/01/2015	Mario Lionetti	Groceries For Day Care Centre		189.96
EFT97156	29/01/2015	LMW Hegney	Valuation Report		990.00
EFT97157	29/01/2015	Lorraine Distributors Pty Ltd	4 X Boxes Hand Towels Tork Xpress Multifold H2 24Cm X 21Cm 185 Sheets 1 Ply		416.50
EFT97158	29/01/2015	Lucas Copper Design	Sale Of Art Pieces		362.05
EFT97159	29/01/2015	Albany City Motors	Vehicles/Vehicle Parts/Repairs		294.25
EFT97160	29/01/2015	Vicki Michelle Martin	Fitness Instruction		315.00
EFT97161	29/01/2015	James Mclean - Sculptural Timber Creations & South Pole Structures	Supply And Installation Of Nature Play Features Within Babies Area As Described Within Accepted Proposal		5 742.00
EFT97162	29/01/2015	Merrifield Real Estate	Rates Refund		839.95
EFT97163	29/01/2015	Airport Security Pty Ltd	Aviation Security Identification Cards		660.00
EFT97164	29/01/2015	Mini Mals Australia	48 X Mini Mals T-Shirts		517.44
EFT97165	29/01/2015	Mount Romance Australia Pty Ltd	National Anzac Centre Merchandise		1 360.71
EFT97166	29/01/2015	Nurrunga Communications	RFI Air Band Mobile Antenna		123.95
EFT97167	29/01/2015	Natalie Radivojevic	Prep For Stitch By Stich Orkshop & Tutoring Stitch By Stitch Workshop		360.00
EFT97168	29/01/2015	Komatsu Australia Pty Ltd	418-926-4540 Windscreen.		728.34
EFT97169	29/01/2015	OCS Services Pty Ltd	Cleaning Services		25 659.43
EFT97170	29/01/2015	Palmer Earthmoving (Australia) Pty Ltd	Tonnes Of Metal Dust Delivered To Mercer Road Depot - 16/1/15		1 584.00
EFT97171	29/01/2015	Kristie Porter	Fitness Instruction		315.00
EFT97172	29/01/2015	Walk Tall International	Presentation Skill Session, Attendance At Council Meeting, De-Brief From Council Meeting, Meetings With Individual Councillors		15 510.44
EFT97173	29/01/2015	Reece Pty Ltd	DWV Bed		90.92
EFT97174	29/01/2015	Rosmech Sales And Service Pty Ltd	Detergent & Spray Jet		190.96
EFT97175	29/01/2015	Serena Mclauchlan	Lino Printing Course 8-12 Yrs & Materials		433.64
EFT97176	29/01/2015	Skill Hire WA Pty Ltd	Casual Staff		3 081.55
EFT97177	29/01/2015	Southway Distributors Pty Ltd	Catering Supplies		86.39
EFT97178	29/01/2015	South West Fire Units	Supply 24V Hatz Solenoid. Order Numver P228		568.40
EFT97179	29/01/2015	Southcoast Security Service	Security Services		1 023.00
EFT97180	29/01/2015	Speedo Australia Pty Ltd	Googles And Equipment For Stock		1 224.85
EFT97181	29/01/2015	State Library Of Queensland	Summer Reading Challenge Merchandise Kits		272.25
EFT97182	29/01/2015	St John Ambulance Association Wa Inc	Enrollment For First Aid - 1 Day Course		563.00
EFT97183	29/01/2015	Albany Lock Service	Locksmith Services,Repairs Etc		52.60
EFT97184	29/01/2015	Synergy	Electricity Supplies		12 793.80
EFT97185	29/01/2015	T & C Supplies	Hardware/Tool Supplies		44.57
EFT97186	29/01/2015	Peter Tanner	Perform Calibration Testing On Depot Diesel Bowsers As Required		770.00
EFT97187	29/01/2015	Naked Bean Coffee Roasters	Coffee Supplies For North Road Staff		160.00
EFT97188	29/01/2015	The Toffee Factory	Visitors Centre Merchandise		1 274.55

EFT	Date	Name	Description	Amount
EFT97189	29/01/2015	Tomo's Earthmoving Contractors	Works At Goode Beach Fire Station	1 083.50
EFT97190	29/01/2015	Top Group (WA) Pty Ltd	Ward Review Community Stand At Dog Rock Shopping Centre	30.00
EFT97191	29/01/2015	UHY Haines Norton (WA) Pty Ltd	Audit Service Provided With Respect To The Year Ended 30 June 2014	30 693.24
EFT97192	29/01/2015	Vancouver Cafe And Store	Governer General Morning Tea- VAC 31 October 2014	640.00
EFT97193	29/01/2015	Gemmy Industries Corporation T/As Varidesk Australia	2 X Varidesk	1 122.00
EFT97194	29/01/2015	Albany Veterinary Hospital Pty Ltd	Puppy Taken To Vets Over Weekend For Suspected Eating Of Rat Bait + Interest & Account Fees	135.20
EFT97195	29/01/2015	Nick Walker	Construction Supervision - Site Meeting Catering	70.60
EFT97196	29/01/2015	Julia Warren	Fitness Instruction	135.00
EFT97197	29/01/2015	Wellstead Progress Association	Rural Support Funding	1 964.00
EFT97198	29/01/2015	Wellstead Community Resource Centre Inc	Meeting Room, Courtyard & BBQ Hire - Debrief For Wellstead & Gnowellen Brigade	33.00
EFT97199	29/01/2015	Zenith Laundry	Laundry Services/Hire	11.68
EFT97200	05/02/2015	ABA Security	Monitoring January To March 2015	1 608.78
EFT97201	05/02/2015	Acorn Trees And Stumps	Works Undertaken On Nanarup Road On The 19th And 20th Of January 2015	9 050.00
EFT97202	05/02/2015	AD Contractors Pty Ltd	Hours Semi Tipper Hire 4 December 2014	920.00
EFT97203	05/02/2015	Advertiser Print	Do You Have An Anzac In Your Family Reprint	3 594.00
EFT97204	05/02/2015	Opteon (Albany And Great Southern WA)	Valuation	330.00
EFT97205	05/02/2015	Albany Soil And Concrete Testing	Millbrook Road - Geotechnical Investigation As Per Quote	6 487.80
EFT97206	05/02/2015	Albany V-Belt And Rubber	XO1-1408 12 Bulk Fuel Service.	9 262.13
EFT97207	05/02/2015	Albany Stationers	Stationery Supplies	66.90
EFT97208	05/02/2015	Coastal Cranes Albany	Set Up Of Ablution Blocks For Temporary Camp Grounds Anzac Commemorations	1 259.50
EFT97209	05/02/2015	Albany Refrigeration	December 2014 - Preventative Maintenance	1 732.50
EFT97210	05/02/2015	Albany Office Products Depot - North Road	Stationery Supplies	393.25
EFT97211	05/02/2015	Albany Kawasaki	Helmet	74.95
EFT97212	05/02/2015	Albany Wallcutting Services	Concrete Coring	440.00
EFT97213	05/02/2015	Albany Milk Distributors	Milk Deliveries To ALAC	11.00
EFT97214	05/02/2015	Albany Mountain Bike Club Inc	2015 Regional Events Funding	20 000.00
EFT97215	05/02/2015	Alinta	Gas Charges 1 Parker Street Lockyer - 21/10/14 - 21/1/15	45.05
EFT97216	05/02/2015	All Events Prosound Hire	Exhibition Focus	68.35
EFT97217	05/02/2015	Amphibian Plumbing And Gas	Plumbing Repairs/Maintenance	2 304.70
EFT97218	05/02/2015	Paperbark Merchants	Newspapers/Books/Magazines/Stationery	2 935.99
EFT97219	05/02/2015	ATC Work Smart	Casual Staff/Apprentice Fees	10 013.18
EFT97220	05/02/2015	Albany Autospark	Vehicle Repairs/Parts	1 947.00
EFT97221	05/02/2015	Badgemate	Staff Name Badges	39.55
EFT97222	05/02/2015	Barnesby Ford	Vehicles/Vehicle Parts/Repairs	29.78
EFT97223	05/02/2015	Barkers Trenching Services	Cable Locating And Other Services	789.00
EFT97224	05/02/2015	Best Office Systems	Fujitsu FI-6670 Colour Document Scanner	8 468.90
EFT97225	05/02/2015	Bewitched Cleaning Services	Cleaning Vancouver Arts Accommodation	429.00
EFT97226	05/02/2015	Mary Birss	Library Sales Of Early Settlers And Reconciliations Of Emu Point Oct-Dec - 3 Copies @ \$14 Each	42.00
EFT97227	05/02/2015	Blackwoods	Hardware/Tool Supplies	834.06
EFT97228	05/02/2015	Bloomin Flowers	Flower Arrangements	180.00
EFT97229	05/02/2015	Browntrout Publishers Pty Ltd	National Anzac Centre Merchandise	1 249.60
EFT97230	05/02/2015	Construction Training Fund	BCITF Levy For The Month Of January 2015 Less Collection Commission	12 369.02
EFT97231	05/02/2015	Building Commission	BSL Levy For The Month Of January 2015 Less Collection Commission	6 952.58
EFT97232	05/02/2015	Bunnings Group Limited	Hardware/Tool Supplies	438.40
EFT97233	05/02/2015	The Bush Fairy	The Bush Fairy - Face Painting X 4 Pax At 3 Hours	990.00
EFT97234	05/02/2015	BWS Consulting	The Provision Of Organisational Culture And Leadership Development Services	330.00
EFT97235	05/02/2015	Caltex Australia Petroleum Pty Ltd	Litres Diesel Fuel For Depot	17 100.15
EFT97236	05/02/2015	J & S Castlehow Electrical Services	Electrical Repairs/Maintenance	1 492.04
EFT97237	05/02/2015	Circus Challenge	Circus Challenge - Entertainment	6 641.80
EFT97238	05/02/2015	CJD Equipment Pty Ltd	Filter	117.33
EFT97239	05/02/2015	CMM Technology	Breathalyser Plus Accessories	924.00
EFT97240	05/02/2015	Coates Hire Operations Pty Limited	Day Hire Of 3 Tonne Excavator Commencing Thurs 08/01/2015 - Mon 12/01/2015	1 022.27
EFT97241	05/02/2015	Sue Codee	Visitors Centre Merchandise	460.60
EFT97242	05/02/2015	Coles Supermarkets Australia Pty Ltd	Groceries - November Creative Exchange	413.55
EFT97243	05/02/2015	Evelyn Collin	Information Consultancy	358.49
EFT97244	05/02/2015	Albany Signs	Signage	187.00
EFT97245	05/02/2015	Covs Parts Pty Ltd	Vehicle Parts	1 963.50
EFT97246	05/02/2015	Samuel Coyne	Sale Of Artwork - Jeerindum Dreaming	130.00
EFT97247	05/02/2015	Crumps Canvas	Repairs To Buckles Pool Blanket Straps & Flotation Aids	112.20
EFT97248	05/02/2015	Al Curnow Hydraulics	Vehicle Parts/Maintenance - Po 36652	64.90

EFT	Date	Name	Description	Amount
EFT97249	05/02/2015	Bronwyn Cutler	EAP Counselling Services	165.00
EFT97250	05/02/2015	Tracey L Morrison - Cyclone Tracee	Band For Australia Day	1 200.00
EFT97251	05/02/2015	D & K Engineering	Fabrication Of Braces For Compactor	286.00
EFT97252	05/02/2015	Discovery Bay Tourism Experience	Amazing Albany Sponsorship Of Discovery Bay	4 000.00
EFT97253	05/02/2015	Easifleet Management	Motor Vehicle Lease Rental/ESP Bureau Fee/Bureau Fee Rebate	7 442.05
EFT97254	05/02/2015	Educating Kids	Day Care Equipment	338.80
EFT97255	05/02/2015	Elleker General Store	Diesel Purchases	72.70
EFT97256	05/02/2015	Flipzone	Kidsport Vouchers	320.00
EFT97257	05/02/2015	Tammie Flower	Fitness Instruction	360.00
EFT97258	05/02/2015	Foodbank Albany Regional Branch	Albany Public Library 2014 Foodbank Art Auction Proceeds	3 130.00
EFT97259	05/02/2015	Foundation Electrical Pty Ltd Incorporating Southern Electrics	Remove & Replace Broken Variable Speed Drive	8 092.15
EFT97260	05/02/2015	Foxtel Management Pty Ltd	Foxtel Business Premium Package Monthly Subscription Fee	340.00
EFT97261	05/02/2015	Glass & Glazing Albany	Repair To 3 Windows That Have Large Fractures In In Windows	907.50
EFT97262	05/02/2015	Grande Food Service	Catering Supplies	52.48
EFT97263	05/02/2015	Great Southern Grammar School	Regional Event Sponsorship	5 500.00
EFT97264	05/02/2015	Great Southern Packaging Supplies	Cleaning Supplies	3 122.85
EFT97265	05/02/2015	Great Southern Services	Clean And Polish Shelves (Removing Surface Rust) In The Cafe	340.00
EFT97266	05/02/2015	Lee Griffith	Australia Day Photography	1 400.00
EFT97267	05/02/2015	International Mowers Pty Ltd	Flails To Suit Reach Mower./Bushes To Suit Flails./Bolts As Required.	1 067.00
EFT97268	05/02/2015	Jack The Chipper	Green Waste Mulching In The 2Nd Yard On The 06/01/2015 As Per Contract.	444.68
EFT97269	05/02/2015	Albany Mapping And Surveying Services	Contour And Feature Survey For Princess Royal Drive Proposed Shared Path As Per Quote 141222	11 247.23
EFT97270	05/02/2015	Jims Test And Tag	Electrical Testing And Tagging	88.00
EFT97271	05/02/2015	Jim Cairns	Reimbursement Of Accommodation Costs For The Screening Of The Ride Documentary	495.00
EFT97272	05/02/2015	JJ's Hiab Services	Hours To Pick Up Drainage Products From Mercer Rd Depot And Deliver To Proudlove Prde	600.60
EFT97273	05/02/2015	John Kinnear And Associates	Reserves Survey Variation Quotation For Purchase Order 74117. Feature Survey For 9 Reserves As Per Quote Qu14162011	9 383.00
EFT97274	05/02/2015	Just A Call Deliveries	Internal Mail Deliveries	1 021.24
EFT97275	05/02/2015	Kandoo Windscreens	Loader Windscreen	330.00
EFT97276	05/02/2015	Katherine Campbell-Pope	Summer In The Square Workshops	700.00
EFT97277	05/02/2015	Kim Angela Tomlinson	EAP Counselling Services	130.00
EFT97278	05/02/2015	David King	CPSP Design Meeting Reimbursements	63.40
EFT97279	05/02/2015	Lynette Barbara Knapp	Sale Of Artwork - Kyoonoruff	750.00
EFT97280	05/02/2015	Knotts Group Pty Ltd	December 2014 - Preventative Maintenance	1 371.25
EFT97281	05/02/2015	Kimberley Ross Krakouer	Great Southern Noongar Exhibition	160.00
EFT97282	05/02/2015	Latro Lawyers	Professional Fees - Rose Gardens Caravan Park Lease	1 546.60
EFT97283	05/02/2015	Lester Blades Pty Ltd	Seek Advertising - CEO	1 020.80
EFT97284	05/02/2015	Mario Lionetti	Groceries For Day Care	219.00
EFT97285	05/02/2015	Local Government Managers Australia, WA Division	Registration For G Adams - 2015 Local Government Finance Professionals Conference - 5-6 March 2015	980.00
EFT97286	05/02/2015	Lorraine Distributors Pty Ltd	Cleaning Supplies	479.80
EFT97287	05/02/2015	M & B Sales Pty Ltd	Assorted Timber Supplies	1 630.60
EFT97288	05/02/2015	Albany Event Hire	Hire - Australia Day	4 977.30
EFT97289	05/02/2015	Marindust Sales & Ace Flagpoles	1 X 4.0 Metre X 60Mm External Halyard Portable Flagpole	401.50
EFT97290	05/02/2015	Vicki Michelle Martin	Fitness Instruction	270.00
EFT97291	05/02/2015	James Mclean - Sculptural Timber Creations & South Pole Structures	Nature Play Supply And Installation	7 392.00
EFT97292	05/02/2015	Metroof Albany	Building Materials	1 006.50
EFT97293	05/02/2015	Midalia Steel Pty Ltd	G113 General Purpose Mesh Galvanised 3000 X 2400 3.15Mm Wire 25Mmx25Mm Galvanised	962.37
EFT97294	05/02/2015	Airport Security Pty Ltd	Aviation Security Identification Card	220.00
EFT97295	05/02/2015	Moir & Co Pty Ltd	Rubbish Removal Cape Riche January 2015	2 464.00
EFT97296	05/02/2015	Moncrieff Technology Solutions Pty Ltd	UVC-Dome UNIFI Video Camera Dome LR/UCC-V3 Ubiquiti Common Controller/Freight	1 222.10
EFT97297	05/02/2015	Motel Le Grande	Rates Refund	15 427.06
EFT97298	05/02/2015	Mount Romance Australia Pty Ltd	Visitors Centre Merchandise	337.05
EFT97299	05/02/2015	Mungart Boodja Art Centre	Sale Of Artworks	4 291.50
EFT97300	05/02/2015	Norman Disney And Young	Lap Pool Project - Concept Design / Schematic	9 487.50
EFT97301	05/02/2015	PN & ER Newman Quality Concrete Products	Assorted Concrete Products	8 924.45
EFT97302	05/02/2015	Albany News Delivery - North Road	Newspaper Deliveries 29/12/2014 - 25/1/2015	125.98
EFT97303	05/02/2015	Albany News Delivery - ALAC	Newspaper Deliveries 19/1/15 - 25/1/15	109.77
EFT97304	05/02/2015	Albany News Delivery - VAC	Newspaper Deliveries 29/12/2014 - 25/1/2015	10.90
EFT97305	05/02/2015	OCS Services Pty Ltd	Cleaning Services	6 832.28
EFT97306	05/02/2015	Officeworks Superstores Pty Ltd	Qpix All-In-One Card Reader	19.79
EFT97307	05/02/2015	Opus International Consultants Ltd	Land Survey To Establish Property Boundary Positions	2 310.00

EFT	Date	Name	Description	Amount
EFT97308	05/02/2015	Origin Energy	Bulk Gas Supplies	7 891.60
EFT97309	05/02/2015	Oyster Harbour Store	Catering Supplies	77.89
EFT97310	05/02/2015	Oyster Harbour Landscape Supplies	Nursery Supplies	140.00
EFT97311	05/02/2015	Palmer Earthmoving (Australia) Pty Ltd	Nissan Truck 1CIQ627 Hire/Cat 966G-2 Loader Hire/Caterpillar D9T Dozer Hire	9 747.38
EFT97312	05/02/2015	Pauls Pet Food	X5 - 3Kgs Alert Cat Biscuits	45.50
EFT97313	05/02/2015	Peerless Jal Pty Ltd	1 X Gymclean - 25L , 2 X Cap-Tap, 1 X Defomer - 5L, Coral Pad - Red (Box Of 6)	256.73
EFT97314	05/02/2015	Perth Safety Products Pty Ltd	Saddle Sand Bags PVC	1 567.50
EFT97315	05/02/2015	Peter Graham And Company Ltd	Purchas Of A 720 Litre Water Tank.	455.00
EFT97316	05/02/2015	Public Libraries Australia Ltd	PLA Econnect Monthly Subscription	209.55
EFT97317	05/02/2015	Pull It Trailer Hire	Supply Of Car Trailer For Transportation Of 9 Pound Field Gun For Ran Ceremonial Sunset Event	100.00
EFT97318	05/02/2015	Quantified Tree Risk Assessment Ltd	QTRA User Registration Renewal From 11/12/14 To 11/12/15	306.90
EFT97319	05/02/2015	Reece Pty Ltd	Supply Lengths Of DWC PVC Pipe 300 X 6Mtr SN4 SWJ	2 310.00
EFT97320	05/02/2015	Ripen	Work On Information Stand 1/11/2014	198.00
EFT97321	05/02/2015	Rural Cinema	Rural Cinema - Outdoor Cinema Eyre Park - Australia Day	2 100.00
EFT97322	05/02/2015	Serena Mclauchlan	Summer In The Square Installations And Take Downs	1 393.50
EFT97323	05/02/2015	Jamie Scally	Stage Shows And Roving	400.00
EFT97324	05/02/2015	Skill Hire WA Pty Ltd	Casual Staff	2 969.74
EFT97325	05/02/2015	Southern Tool & Fastener Co	Assorted Tools/Mowers/Hedge Trimmers	2 395.70
EFT97326	05/02/2015	Southway Distributors Pty Ltd	Catering Supplies	85.72
EFT97327	05/02/2015	Southern Edge Arts Inc	Kidsculture Project	1 495.00
EFT97328	05/02/2015	St John Ambulance Association Wa Inc	St John Ambulance On Site	967.50
EFT97329	05/02/2015	Summer Salt Gifts And Belongings	Merchandise For Albany Visitors Centre	330.00
EFT97330	05/02/2015	Sunny Sign Company	Assorted Signage	2 677.40
EFT97331	05/02/2015	Albany Lock Service	Installation Of Two Carbine Single Cylinder Deadbolt To The Hanrahan Rd Weighbridge Office.	1 161.30
EFT97332	05/02/2015	Synergy	Electricity Supplies	37 593.70
EFT97333	05/02/2015	T & C Supplies	Tools/Hardware Supplies	604.99
EFT97334	05/02/2015	Naked Bean Coffee Roasters	Coffee Supplies	160.00
EFT97335	05/02/2015	Thurby Herb Farm	National Anzac Centre Merchandise	836.87
EFT97336	05/02/2015	The Toffee Factory	National Anzac Centre Merchandise	564.03
EFT97337	05/02/2015	Top Group (WA) Pty Ltd	Ward Review Community Stand At Dog Rock Shopping Centre	300.00
EFT97338	05/02/2015	Traffic Force	Traffic Management - NYE Fireworks	2 400.88
EFT97339	05/02/2015	Uptown Music	Mobile PA System With 2 Wireless Mics, USB And Jack Inputs	399.00
EFT97340	05/02/2015	Julia Warren	Fitness Instruction	135.00
EFT97341	05/02/2015	Tom Wenbourne	Reimbursements State Administrative Tribunal Perth For Appeal Hearing	106.41
EFT97342	05/02/2015	Westerberg Panel Beaters	Collection Of Two Vehicles	280.50
EFT97343	05/02/2015	West Coast Analytical Services	Water Monitoring Services As Per Quotation	3 330.00
EFT97344	05/02/2015	Wangler Investments Pty Ltd (Western Angler)	Advertising Western Angler Issue Dec/Jan	330.00
EFT97345	05/02/2015	Jordan Peter White	Rates Refund	742.75
EFT97346	05/02/2015	Nicolette Williams	Councillor Allowance & Travel Allowance 1/2/2015 - 28/2/2015	1 892.50
EFT97347	05/02/2015	Finnian Williamson	Distribution Of Posters/Flyers/Vac Booklets	150.00
EFT97348	05/02/2015	Woodlands Distributors And Agencies	X16 Rolls Of Black Oxo Degradable Dog Waste Bags X500 Per Roll	396.00
EFT97349	05/02/2015	Wren Oil	Waste Oil Disposal	132.00
EFT97350	05/02/2015	Wurth Australia Pty Ltd	Clips, Clamps & Pins	116.72
EFT97351	05/02/2015	Zenith Laundry	Laundry Services/Hire	22.91
EFT97352	12/02/2015	ABA Security	Security Services	1 567.44
EFT97353	12/02/2015	Donna Adair	Christmas Pageant Bar Services/ Summer School Event Bar Services	175.50
EFT97354	12/02/2015	AD Contractors Pty Ltd	Lake Seppings Laneway	29 111.60
EFT97355	12/02/2015	Aerodrome Management Services Pty Ltd	Annual Technical Inspection	5 482.19
EFT97356	12/02/2015	Albany Crane Hire	Hire Of Kato Crane Hire Of Rigger Hire Of Mancage	1 168.75
EFT97357	12/02/2015	Albany City Lawns	4 Mowings Of Lancaster Park	638.00
EFT97358	12/02/2015	Albany V-Belt And Rubber	Filters/Vehicle Parts	1 059.01
EFT97359	12/02/2015	Albany Refrigeration	January 2015 - Preventative Maintenance	742.50
EFT97360	12/02/2015	Albany Screen Printers	Anzac Centre Merchandise	1 250.00
EFT97361	12/02/2015	Albany Auto 1	Bushranger X Trax Recovery Gear/Bushranger Max Air 3 Compressor/Charge Jumper Cable	750.00
EFT97362	12/02/2015	Albany Office Products Depot - North Road	Stationery Supplies	159.40
EFT97363	12/02/2015	Albany Milk Distributors	Milk Deliveries North Road January 2015	579.94
EFT97364	12/02/2015	Albany Legal Pty Ltd	Professional Services	199.50
EFT97365	12/02/2015	Albany Records Management	Library Services - Storage Of Archive Boxes - Feb 2015	66.00
EFT97366	12/02/2015	Amphibian Plumbing And Gas	Plumbing Repairs/Maintenance	4 409.61

EFT	Date	Name	Description	REPORT ITEM CSF 148 REFERS	Amount
EFT97367	12/02/2015	Ardest Nursery	Nursery Supplies		809.10
EFT97368	12/02/2015	ATC Work Smart	Casual Staff/Apprentice Fees		14 574.97
EFT97369	12/02/2015	Australian Fine Jewellery Pty Ltd	Visitors Centre Merchandise		137.50
EFT97370	12/02/2015	Badgemate	Staff Name Badges		111.05
EFT97371	12/02/2015	Barefoot Clothing Manufacturers	Uniforms		79.15
EFT97372	12/02/2015	Battery World	Battery Testing		33.00
EFT97373	12/02/2015	Bennetts Batteries	200L Drum Of Fleetmaster Extreme Cj/4 15W/40 Engine Oil./200L Drum Of Synplus A5/B5 5W/30 Engine Oil.		2 182.40
EFT97374	12/02/2015	Best Office Systems	Office Supplies		1 012.88
EFT97375	12/02/2015	Blackwoods	Hardware Supplies		791.35
EFT97376	12/02/2015	Bloomin Flowers	Box Flower Arrangement		65.00
EFT97377	12/02/2015	BMT Oceanica Pty Ltd	Provision Of Single Remote Imagery Unit And Secure Web Portal		605.00
EFT97378	12/02/2015	BOC Gases Australia Limited	Container Service Rental		159.29
EFT97379	12/02/2015	Bookmarketing - Gary Speller	Library Local Stock		7.00
EFT97380	12/02/2015	Bunnings Group Limited	Nursery Supplies		379.41
EFT97381	12/02/2015	Albany Business Telephones	Install Cabling For New Rack At The Mount Melville Site		4 950.00
EFT97382	12/02/2015	C&C Machinery Centre	Only Kubota RTV4000 Utility Vehicle		11 000.00
EFT97383	12/02/2015	Calibre Care	Grab Rails		181.00
EFT97384	12/02/2015	Caltex Australia Petroleum Pty Ltd	Litres Diesel Fuel For Depot		21 208.63
EFT97385	12/02/2015	Donna Cameron Design	Promotional Branding For Summer Movies In The Square Event		2 420.55
EFT97386	12/02/2015	Cape Agencies	Supply Of 5 X 9Kg Gas Bottles For Cape Riche		209.00
EFT97387	12/02/2015	J & S Castlehow Electrical Services	Electrical Repairs/Maintenance		1 049.62
EFT97388	12/02/2015	BIS Cleanaway Limited	Rubbish Removal Contract		280 744.76
EFT97389	12/02/2015	Sue Codee	National Anzac Centre Merchandise		916.40
EFT97390	12/02/2015	Coles Supermarkets Australia Pty Ltd	Groceries		101.22
EFT97391	12/02/2015	Courier Australia	Freight Charges		611.72
EFT97392	12/02/2015	Covs Parts Pty Ltd	Vehicle Parts		494.01
EFT97393	12/02/2015	Holcim (Australia) Pty Ltd	Supply M3 Of 25X14X80 Slump Footpath Mix		613.80
EFT97394	12/02/2015	Al Curnow Hydraulics	Vehicle Parts/Maintenance		107.93
EFT97395	12/02/2015	De Jonge Mechanical Repairs	Vehicle Service/Repair		971.00
EFT97396	12/02/2015	Department Of Transport	Vehicle Search Fees		243.75
EFT97397	12/02/2015	Janine Determes	Fitness Instruction		495.00
EFT97398	12/02/2015	Digital Mapping Solutions	Intramaps Subscription Plan Year 1 Of 3 Year Subscription For The Period 19/01/2015 To 18/01/2016		19 360.00
EFT97399	12/02/2015	John Dowson	National Anzac Centre Merchandise		434.15
EFT97400	12/02/2015	Downunder Contracting Pty Ltd	Supply And Install Approx 85M Chain Fencing At Bus Depot On Proudlove Parade New Posts, Concrete And Belly Wires		5 698.00
EFT97401	12/02/2015	Dylans On The Terrace	Catering		513.60
EFT97402	12/02/2015	Ecotech Pty Ltd	Monthly Reporting Costs For Anemometer Installed At Emu Point, Albany. - January 2015 Data Download And External Content Data Feeds.		341.00
EFT97403	12/02/2015	Educational Experience Pty Ltd	Daycare Equipment		118.58
EFT97404	12/02/2015	Albany Engineering Company	Plant Vehicle Repairs		377.30
EFT97405	12/02/2015	Albany Firebreak And Slashing Co. Pty Ltd	Travel And Slash for Infringement Notice 1338		165.00
EFT97406	12/02/2015	Foundation Electrical Pty Ltd Incorporating Southern Electrics	Water Treatment - PMA Jan 2015		4 171.64
EFT97407	12/02/2015	Glass Suppliers	Removal And Replacement Of The Broken Glass Pane In The Entrance Of The North Rd Admin		1 736.00
EFT97408	12/02/2015	Gordon Walmsley Pty Ltd	Supply And Lay M2 Of Black Asphalt/Supply And Lay Tonnes Of Corrector/Supply And Lay Barrier Kerbing		27 342.00
EFT97409	12/02/2015	Great Southern Group Training	Casual Staff Apprentices Fees		5 548.27
EFT97410	12/02/2015	Great Southern Packaging Supplies	Pallet Of Toilet Paper 2 Ply (40 Boxes Per Pallet) & 10Kg Bucket Of Enviro Blocks		3 214.51
EFT97411	12/02/2015	Great Southern Boundaries	Supply And Install Security Chain Wire Gate In Existing Fence To The Rear Of Old BOM Site Same Height As Fence		2 948.00
EFT97412	12/02/2015	Gresley Abas Pty Ltd	C13014 Full Service Consultant - Centennial Park Sporting Precinct		164 299.26
EFT97413	12/02/2015	Protector Fire Services Pty Ltd	Fire Equipment Maintenance		198.00
EFT97414	12/02/2015	Hart Sport	Purchase Mouth Guards For Swim Shop		354.50
EFT97415	12/02/2015	Amanda Harvey	Refund Of Term 1 Swimming Lessons		95.90
EFT97416	12/02/2015	Hitachi Construction Machinery Australia	Cutting Edge, Bolts And Nuts As Required		488.51
EFT97417	12/02/2015	Hot House Flowers	Sheath To Be Delivered To Bethany Funeral Home		60.00
EFT97418	12/02/2015	Ratten & Slater Machinery	Supply Window Glass And Seal As Required.		1 620.32
EFT97419	12/02/2015	Identity Security Pty Ltd	AVMS Subscription From 19/12/14 To 18/12/15		3 033.80
EFT97420	12/02/2015	The Jaffa Room / Artistralia	Copyright Screening Of How To Train Your Dragon 2 On 21/2/2015		462.00
EFT97421	12/02/2015	Albany Mapping And Surveying Services	Supply Survey Works For Lake Seppings Drive Setout And Road Construction		7 968.95
EFT97422	12/02/2015	JCB Construction Equipment Australia	Vehicle Parts		138.17
EFT97423	12/02/2015	Jims Test And Tag	Electrical Testing And Tagging		693.00
EFT97424	12/02/2015	John Kinnear And Associates	Various Surveying Works		8 966.10
EFT97425	12/02/2015	JS Roadside Products Pty Ltd	Steelflex Guide Posts White		15 812.50



EFT	Date	Name	Description	REPORT ITEM CSF 148 REFERS	Amount
EFT97426	12/02/2015	Michelle Kinnear	Fitness Instructor		75.00
EFT97427	12/02/2015	Knotts Group Pty Ltd	January 2015 - Preventative Maintenance		1 371.25
EFT97428	12/02/2015	LA Freegard	Cat Control At Hanrahan Rd Waste Facility		2 990.00
EFT97429	12/02/2015	The Lake House Denmark	Merchandise Order For AVC		90.00
EFT97430	12/02/2015	Cameron Langridge	Merchandise Order For AVC		718.70
EFT97431	12/02/2015	Latro Lawyers	Professional Services		1 123.83
EFT97432	12/02/2015	Lifetime Distributors	Library Local Stock		32.00
EFT97433	12/02/2015	Mario Lionetti	Groceries For Day Care Centre		166.57
EFT97434	12/02/2015	Local Government Managers Australia, WA Division	Registration For G Adams - Professional Development Day		85.00
EFT97435	12/02/2015	Lockeez Lunchbar	Catering		76.50
EFT97436	12/02/2015	The Local Blend	Australia Day Reception		640.00
EFT97437	12/02/2015	M2 Technology Pty Ltd	M2 Customnet On Hold Message - Biannual Invoice		754.03
EFT97438	12/02/2015	M & A Steel Fabrication	Flatbar		44.00
EFT97439	12/02/2015	M & B Sales Pty Ltd	Treated Pine Supplies		173.43
EFT97440	12/02/2015	Main Roads	Provision Of Longitudinal Road Line Marking; Redmond Hay River Road Slk 3.94-8.20; Gull Rock Road Slk 0.00-2.72 0.00		2 659.44
EFT97441	12/02/2015	Soraya Majidi	Library Promotions & Materials		51.00
EFT97442	12/02/2015	South Coast Woodworks Gallery	National Anzac Centre Merchandise		493.33
EFT97443	12/02/2015	Albany City Motors	Vehicles/Vehicle Parts/Repairs		163.09
EFT97444	12/02/2015	Vicki Michelle Martin	Fitness Instruction		315.00
EFT97445	12/02/2015	Metroof Albany	Roofing Materials		51.13
EFT97446	12/02/2015	Metco Farm	19 Military Keys		104.50
EFT97447	12/02/2015	Minorba Grazing Co	Supply Packs Of 150Mm Dia X 1.5 Meter Long Bollards With Dome Top		9 240.00
EFT97448	12/02/2015	Mira Mar Veterinary Services	Disposal Of Animals		92.50
EFT97449	12/02/2015	Nurrunga Communications	GME4800 Radio		765.75
EFT97450	12/02/2015	Lynda Myra Moylan	Artist In Residence School Program		1 846.05
EFT97451	12/02/2015	MSS Security	Monthly Fee For Permanent Guard Services 1/12/14 - 31/12/14		43 354.39
EFT97452	12/02/2015	Kevin Burnie Naylor	Rates Refund		558.00
EFT97453	12/02/2015	PN & ER Newman Quality Concrete Products	Concrete Products		418.00
EFT97454	12/02/2015	Albany News Delivery	Newspaper Deliveries 26/1/2015 -1/2/2015		109.77
EFT97455	12/02/2015	Paul Nielsen	Credit Top Up For Library Mobile Device		50.00
EFT97456	12/02/2015	Albany Community Pharmacy	First Aid Supplies		398.24
EFT97457	12/02/2015	Komatsu Australia Pty Ltd	Supply Cutting Edges, Bolts, Washers And Nuts As Required.		2 160.12
EFT97458	12/02/2015	Sandra O'Doherty	Exhibition Installations		150.00
EFT97459	12/02/2015	Okeefe'sPaints	1 / 10 Litre Aluminium Anti Foul 2 X 4 Litre General Purpose Etch Primer 1 X 1 Litre Anti Foul Thinner		702.23
EFT97460	12/02/2015	Duncan Olde	Airfare Reimbursements		1 178.09
EFT97461	12/02/2015	Origin Energy	Bulk Gas Supplies		2 311.15
EFT97462	12/02/2015	Palmer Earthmoving (Australia) Pty Ltd	Construction Contract C14032 - Princess Avenue (Slk 0.00-1.60) Upgrade		165 332.65
EFT97463	12/02/2015	Pauls Pet Food	3 Bags Of Alert Plus		97.50
EFT97464	12/02/2015	PC Machinery	Vehicle Parts		59.40
EFT97465	12/02/2015	Pelicans Holiday Village	Two Nights Accommodation In An Executive Unit For R. Martins For 25th & 26th January 2015 - Australia Day Ambassador		300.00
EFT97466	12/02/2015	Penrose Professional Lawncare	Mowing At The VAC		308.00
EFT97467	12/02/2015	Australasian Performing Right Association Limited	Licence Fee City Of Albany Events 1/1/2015 - 31/12/2015 Background Music & Live Artist		447.71
EFT97468	12/02/2015	Peter Farr Consultants Australasia Pty Ltd	Telephone System And Services Upgrade For City Of Albany		10 253.41
EFT97469	12/02/2015	Plastics Plus	Purchase Of 6 X 240Ltr Bins Green With Red Lids		485.10
EFT97470	12/02/2015	Kristie Porter	Fitness Instruction		720.00
EFT97471	12/02/2015	Powell Security Services	Security Services		180.29
EFT97472	12/02/2015	Project3 Pty Ltd	Anzac Albany 2015 - Event Contractor Milestone Payments - Payment 1		55 000.00
EFT97473	12/02/2015	Recreation Safety Australia	Playground Safety Audit		8 382.00
EFT97474	12/02/2015	Reece Pty Ltd	Storm Water Supplies		493.36
EFT97475	12/02/2015	Robin Russell	Assisting With The Australia Day Celebrations		165.00
EFT97476	12/02/2015	Serena McLauchlan	VAC Workshops		162.50
EFT97477	12/02/2015	Seymour Legal	Professional Services - General Advice On Constitution Of Club		346.50
EFT97478	12/02/2015	Shiller Images	National Anzac Centre Merchandise		1 012.65
EFT97479	12/02/2015	Skill Hire WA Pty Ltd	Casual Staff		7 023.99
EFT97480	12/02/2015	Smith Constructions Albany Pty Ltd	Concrete Works - Town Square In Accordance With C14016 - Claim 6		9 887.90
EFT97481	12/02/2015	Southern Tool & Fastener Co	Hardware/Tool Supplies		383.39
EFT97482	12/02/2015	Southcoast Security Service	Security Services - Australia Day Celebrations		2 388.10
EFT97483	12/02/2015	South Coast Diving Supplies	To Raise The Vessel Pelican" And Move To Boat Lifter For Removal From Water.		9 092.76
EFT97484	12/02/2015	South Coast Cranes	Hours Hire Of Crane And Kibble		770.00

EFT	Date	Name	Description	Amount
EFT97485	12/02/2015	Gary Owen Spence	Lawnmowing And Maintenance @ Daycare For February	115.00
EFT97486	12/02/2015	Spotlight	Site Dressing Items	43.87
EFT97487	12/02/2015	Star Sales And Service	20 X 5 Litre Tubs Of Linemarking Paint	2 830.00
EFT97488	12/02/2015	Statewide Bearings	Vehicle Parts	6.00
EFT97489	12/02/2015	St John Ambulance Association WA Inc	Enrolment For Basic Emergency Life Support	330.00
EFT97490	12/02/2015	Storm Office National	A0 - Poster International Harry Potter Book Night	21.00
EFT97491	12/02/2015	Sunny Sign Company	Assorted Signage	4 513.96
EFT97492	12/02/2015	Albany Lock Service	Lock Supplies/Services	563.50
EFT97493	12/02/2015	Albany IGA	Groceries For AVC	254.78
EFT97494	12/02/2015	T & C Supplies	Hardware Supplies/Tools	640.70
EFT97495	12/02/2015	T & C Supplies	Fan 500Mm 3 Speed Kingchrome/Absorbent Material - Kitty Litter - 30Litre	145.66
EFT97496	12/02/2015	Telstra Licensed Shop Albany	Iphone 6 64 Gb Outright Purchase	1 008.00
EFT97497	12/02/2015	Caroline Ellen Tompkin	Fitness Instruction	225.00
EFT97498	12/02/2015	Tourism Council Western Australia	Tourism Council WA Media And Public Relations Workshop	55.00
EFT97499	12/02/2015	Trailblazers	Duffle Bag	27.55
EFT97500	12/02/2015	Carolyn Francis Trapnell	Merchandise Order For The NAC	2 084.00
EFT97501	12/02/2015	Albany Tyrepower	Supply And Fit New Bobcat Tyres	3 229.85
EFT97502	12/02/2015	Vancouver Waste Services Pty Ltd	1 Cube 20Mm Aggregate/1.5 Cube Soil Conditioner	296.00
EFT97503	12/02/2015	Vanguard Press	65000 Amazing Albany Visitors Guide 2015 Specifications As Supplied.	34 101.00
EFT97504	12/02/2015	Visit Merchandise Pty Ltd	Merchandise Order - Luggage Tags & Magnets	300.96
EFT97505	12/02/2015	Nick Walker	Tree Inspection Anzac Projects + Construction Site Supervision March - Oct 2014	198.70
EFT97506	12/02/2015	Julia Warren	Fitness Instruction	157.50
EFT97507	12/02/2015	Albany & Great Southern Weekender	Summer Advert	1 522.51
EFT97508	12/02/2015	Wellstead Automotive Services	Vehicle Servicing Kojaneerup 4.4R	1 449.25
EFT97509	12/02/2015	Westrac Equipment Pty Ltd	Vehicle Parts	86.88
EFT97510	12/02/2015	Western Australian Museum	Management Fee Brig Amity	880.00
EFT97511	12/02/2015	West-Oz Web Services	Completed Bookings And Marketing Fee For January 2015 At The AVC	1 195.90
EFT97512	12/02/2015	Whitfield Estate & Picnic In The Paddock	Visitors Centre Merchandise	143.56
EFT97513	12/02/2015	Wignalls Wines	2 X Case Pinot Noir 2013	493.81
EFT97514	12/02/2015	Wilson Machinery	Gearbox To Suit Slasher.	1 126.44
EFT97515	12/02/2015	Wild Eyed Press Pty Ltd	Merchandise Order	124.30
EFT97516	12/02/2015	The Window Washer Man	Window Cleaning VAC January 2015	44.00
EFT97517	12/02/2015	Wizid Pty Ltd	Tyvek Wristbands For ALAC	667.70
EFT97518	12/02/2015	Woolworths Limited	Groceries For Daycare	1 481.58
EFT97519	12/02/2015	Wren Oil	Waste Oil Disposal	165.00
EFT97520	12/02/2015	Margaret Young	National Anzac Centre Merchandise	720.00
EFT97521	12/02/2015	Zenith Laundry	Laundry Services/Hire	97.83
EFT97522	13/02/2015	Roder HTS Hocker GMBH	Deposit Payment - HTS BigTent Complete - Frame & FabricPremium10m x 20m on 3m side height complete in a 40' shipping Container including delivery to Albany	33 594.00
EFT97523	13/02/2015	Cape Grazing Estate Pty Ltd	Rates refund for assessment A181383	1 786.00
EFT97524	13/02/2015	David Graham Chilcott	Rates refund for assessment A21123	379.49
EFT97525	13/02/2015	BIS Cleanaway Limited	Rubbish Removal Contract	7 466.44
EFT97526	13/02/2015	Lynton John Morgan	Rates refund for assessment A36413	1 069.95
EFT97527	13/02/2015	The Royal Life Saving Society Ltd	Inbound Call Centre Services	10 109.81
EFT97528	13/02/2015	The Sunday Times	Tourism Award Feature - Amazing Albany Advertisement	1 217.70
EFT97529	13/02/2015	Synergy	Grouped Electricity Account	24 658.69
DD22069.1	20/01/2015	WA Local Govt Superannuation	Payroll Deductions	71 527.78
DD22069.2	20/01/2015	Colonial First State Firstchoice Personal Super 1	Superannuation Contributions	425.94
DD22069.3	20/01/2015	Wealth Personal Super & Pension Fund (Summit Personal Super)	Superannuation Contributions	45.82
DD22069.4	20/01/2015	Asgard 1	Superannuation Contributions	431.22
DD22069.5	20/01/2015	BT Super For Life 6	Superannuation Contributions	138.73
DD22069.6	20/01/2015	AMP Superannuation Savings (Retirement Savings Account)	Superannuation Contributions	196.20
DD22069.7	20/01/2015	TAL Superannuation Limited	Superannuation Contributions	209.24
DD22069.8	20/01/2015	Wealth Personal Super And Personal Pension 1	Superannuation Contributions	52.33
DD22069.9	20/01/2015	Wealth Personal Super And Personal Pension 3	Superannuation Contributions	16.52
DD22069.10	20/01/2015	North Personal Superannuation & Pension Fund 2	Superannuation Contributions	100.27
DD22069.11	20/01/2015	BT Super For Life 3	Superannuation Contributions	232.16
DD22069.12	20/01/2015	Prime Super	Superannuation Contributions	509.60
DD22069.13	20/01/2015	Maritime Super	Superannuation Contributions	48.55
DD22069.14	20/01/2015	National Mutual Retirement Fund (Retirement Security Plan)	Superannuation Contributions	136.05

EFT	Date	Name	Description	Amount
DD22069.15	20/01/2015	Hostplus Pty Ltd	Payroll Deductions	464.37
DD22069.16	20/01/2015	MLC Masterkey Business Super 1	Superannuation Contributions	259.98
DD22069.17	20/01/2015	Banscott Super Fund	Superannuation Contributions	298.74
DD22069.18	20/01/2015	Superwrap Personal Super Plan1	Superannuation Contributions	400.97
DD22069.19	20/01/2015	Colonial First State Firstchoice Personal Super 2	Superannuation Contributions	494.65
DD22069.20	20/01/2015	BT Super For Life 4	Superannuation Contributions	166.02
DD22069.21	20/01/2015	MLC Masterkey Business Super 3	Superannuation Contributions	205.27
DD22069.22	20/01/2015	IOOF Investment Management Ltd	Superannuation Contributions	277.86
DD22069.23	20/01/2015	Australian Super	Payroll Deductions	4 255.54
DD22069.24	20/01/2015	Oak Tree Superannuation Fund	Superannuation Contributions	49.02
DD22069.25	20/01/2015	First Super	Superannuation Contributions	183.98
DD22069.26	20/01/2015	Abundant Sperannuation Fund	Superannuation Contributions	169.33
DD22069.27	20/01/2015	Care Super Pty Ltd	Superannuation Contributions	185.01
DD22069.28	20/01/2015	First State Super	Superannuation Contributions	447.59
DD22069.29	20/01/2015	BT Super For Life 5	Superannuation Contributions	120.46
DD22069.30	20/01/2015	Water Corporation Superannuation Plan	Superannuation Contributions	220.71
DD22069.31	20/01/2015	Spectrum Super 2	Superannuation Contributions	273.10
DD22069.32	20/01/2015	Superwrap Personal Super Plan2	Superannuation Contributions	227.57
DD22069.33	20/01/2015	Culloton Superannuation Fund	Superannuation Contributions	71.97
DD22069.34	20/01/2015	IOOF Global One (Ex Skandia Global) 7	Superannuation Contributions	159.61
DD22069.35	20/01/2015	North Personal Superannuation & Pension Fund 1	Superannuation Contributions	183.98
DD22069.36	20/01/2015	AJW Superannuation Fund	Superannuation Contributions	229.31
DD22069.37	20/01/2015	MLC Masterkey Superannuation Gold Star	Superannuation Contributions	160.55
DD22069.38	20/01/2015	Plum Nominees P/L Plum Super Fund	Superannuation Contributions	309.03
DD22069.39	20/01/2015	Vision Super	Superannuation Contributions	301.00
DD22069.40	20/01/2015	Kinetic Superannuation	Superannuation Contributions	183.98
DD22069.41	20/01/2015	Bendigo Smartstart Super	Superannuation Contributions	103.48
DD22069.42	20/01/2015	Colonial First State Firstchoice Personal Super 3	Superannuation Contributions	119.31
DD22069.43	20/01/2015	Planet Luck Superannuation Fund	Superannuation Contributions	563.18
DD22069.44	20/01/2015	Sunsuper Superannuation	Superannuation Contributions	123.16
DD22069.45	20/01/2015	AMP Superannuation Savings (Signature Super)	Superannuation Contributions	977.65
DD22069.46	20/01/2015	Local Government Super	Payroll Deductions	501.70
DD22069.47	20/01/2015	IOOF Employee Super	Superannuation Contributions	198.84
DD22069.48	20/01/2015	Asgard 2	Superannuation Contributions	68.40
DD22069.49	20/01/2015	Benjamin A & Michelle A Mckenna ATF The Mckenna Super Fund	Superannuation Contributions	99.75
DD22069.50	20/01/2015	Desmo Superannuation Fund	Superannuation Contributions	133.00
DD22069.51	20/01/2015	Onepath Masterfund	Superannuation Contributions	140.39
DD22069.52	20/01/2015	Hesta Super Fund	Superannuation Contributions	949.18
DD22069.53	20/01/2015	AMP Superannuation Savings (Flexible Lifetime Super Plan)	Superannuation Contributions	1 283.61
DD22069.54	20/01/2015	Rest Superannuation	Payroll Deductions	2 213.25
DD22069.55	20/01/2015	Wealth Personal Super And Personal Pension 2	Payroll Deductions	224.85
DD22069.56	20/01/2015	ING One Answer Personal Super	Superannuation Contributions	248.77
DD22074.1	20/01/2015	Rest Superannuation	Superannuation Contributions	30.51
DD22084.1	20/01/2015	WA Local Govt Superannuation	Superannuation Contributions	520.88
DD22088.1	20/01/2015	Rest Superannuation	Superannuation Contributions	159.07
DD22093.1	20/01/2015	North Personal Superannuation & Pension Fund 2	Superannuation Contributions	745.76
DD22099.1	03/02/2015	WA Local Govt Superannuation	Payroll Deductions	70 499.28
DD22099.2	03/02/2015	Colonial First State Firstchoice Personal Super 1	Superannuation Contributions	425.94
DD22099.3	03/02/2015	Asgard 1	Superannuation Contributions	431.22
DD22099.4	03/02/2015	BT Super For Life 6	Superannuation Contributions	138.73
DD22099.5	03/02/2015	AMP Superannuation Savings (Retirement Savings Account)	Superannuation Contributions	196.20
DD22099.7	03/02/2015	Wealth Personal Super And Personal Pension 1	Superannuation Contributions	45.79
DD22099.8	03/02/2015	Wealth Personal Super And Personal Pension 3	Superannuation Contributions	28.92
DD22099.9	03/02/2015	BT Super For Life 3	Superannuation Contributions	232.16
DD22099.10	03/02/2015	National Mutual Retirement Fund (Retirement Security Plan)	Superannuation Contributions	136.05
DD22099.11	03/02/2015	Hostplus Pty Ltd	Payroll Deductions	610.33
DD22099.12	03/02/2015	Prime Super	Superannuation Contributions	488.04
DD22099.13	03/02/2015	MLC Masterkey Business Super 1	Superannuation Contributions	244.42
DD22099.14	03/02/2015	Banscott Super Fund	Superannuation Contributions	298.74
DD22099.15	03/02/2015	Superwrap Personal Super Plan1	Superannuation Contributions	400.97

EFT	Date	Name	Description	Amount
DD22099.16	03/02/2015	Colonial First State Firstchoice Personal Super 2	Superannuation Contributions	474.82
DD22099.17	03/02/2015	BT Super For Life 4	Superannuation Contributions	145.27
DD22099.18	03/02/2015	MLC Masterkey Business Super 3	Superannuation Contributions	205.27
DD22099.19	03/02/2015	IOOF Investment Management Ltd	Superannuation Contributions	277.86
DD22099.20	03/02/2015	Oak Tree Superannuation Fund	Superannuation Contributions	71.30
DD22099.21	03/02/2015	First Super	Superannuation Contributions	183.98
DD22099.22	03/02/2015	Abundant Sperannuation Fund	Payroll Deductions	383.23
DD22099.23	03/02/2015	Australian Super	Payroll Deductions	4 493.69
DD22099.24	03/02/2015	Care Super Pty Ltd	Superannuation Contributions	180.48
DD22099.25	03/02/2015	First State Super	Superannuation Contributions	454.23
DD22099.26	03/02/2015	Water Corporation Superannuation Plan	Superannuation Contributions	210.42
DD22099.27	03/02/2015	Spectrum Super 2	Superannuation Contributions	299.02
DD22099.28	03/02/2015	Superwrap Personal Super Plan2	Superannuation Contributions	176.66
DD22099.29	03/02/2015	Culloton Superannuation Fund	Superannuation Contributions	77.61
DD22099.30	03/02/2015	North Personal Superannuation & Pension Fund 1	Superannuation Contributions	183.98
DD22099.31	03/02/2015	AJW Superannuation Fund	Superannuation Contributions	229.31
DD22099.32	03/02/2015	Plum Nominees P/L Plum Super Fund	Superannuation Contributions	309.03
DD22099.33	03/02/2015	Vision Super	Superannuation Contributions	301.00
DD22099.34	03/02/2015	IOOF Global One (Ex Skandia Global) 7	Superannuation Contributions	159.61
DD22099.35	03/02/2015	Kinetic Superannuation	Superannuation Contributions	183.98
DD22099.36	03/02/2015	Bendigo Smartstart Super	Superannuation Contributions	59.70
DD22099.37	03/02/2015	Colonial First State Firstchoice Personal Super 3	Superannuation Contributions	139.19
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DD22099.40	03/02/2015	Local Government Super	Payroll Deductions	501.70
DD22099.41	03/02/2015	IOOF Employee Super	Superannuation Contributions	198.84
DD22099.42	03/02/2015	Benjamin A & Michelle A Mckenna ATF The Mckenna Super Fund	Superannuation Contributions	83.74
DD22099.43	03/02/2015	Desmo Superannuation Fund	Superannuation Contributions	165.02
DD22099.44	03/02/2015	Onepath Masterfund	Superannuation Contributions	150.24
DD22099.45	03/02/2015	AMP Superannuation Savings (Signature Super)	Superannuation Contributions	951.49
DD22099.46	03/02/2015	Hesta Super Fund	Superannuation Contributions	944.74
DD22099.47	03/02/2015	AMP Superannuation Savings (Flexible Lifetime Super Plan)	Superannuation Contributions	1 180.97
DD22099.48	03/02/2015	Rest Superannuation	Superannuation Contributions	2 118.19
DD22099.49	03/02/2015	Wealth Personal Super And Personal Pension 2	Payroll Deductions	224.85
DD22099.50	03/02/2015	ING One Answer Personal Super	Superannuation Contributions	279.07
DD22099.6	03/02/2015	TAL Superannuation Limited	Superannuation Contributions	196.54
				0.00
			<b>TOTALS</b>	<b>\$ 2 926 949.00</b>

**Executed Documents and Common Seal Register**

<b>Document Number</b>	<b>Description</b>	<b>Date Sent/Received</b>
EDR1542508	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: PYLON SIGN FOR EMU BEACH HOLIDAY PARK PARTIES: N/A SIGNED BY THE CEO 1 COPY	16/01/2015
EDR1542510	COPY OF EXECUTED DOCUMENT ITEM:OCM 26.08.2014 ITEM CSF109 RE: AWARD OF EQUOTE P14034 - ALBANY HIGHWAY SHARED PATH UPGRADE PARTIES:PALMER EARTHMOVING AUSTRALIA PTY LTD SIGNED BY THE CEO 1 COPY	16/01/2015
EDR1542511	COPY OF EXECUTED DOCUMENT ITEM: N/A RE: APPLICATION FOR GRANT OF PLANNING SCHEME CONSENT RECEIVED FOR TEMPORARY STORAGE FACILITY AT LOT 311 ROBERTS ROAD, ROBINSON. PROPERTY OWNED BY CITY OF ALBANY	16/01/2015
EDR1542647	COPY OF EXECUTED DOCUMENT ITEM:OCM 26.08.2014 ITEM CSF109 RE: PURCHASE OF HOOKLIFT TRUCK FOR WASTE HANDLING AS PER 2014/2015 BUDGET PARTIES:ALBANY CITY ISUZU SIGNED BY THE CEO 3 COPIES	22/01/2015
EDR1542649	COPY OF EXECUTED DOCUMENT ITEM:OCM 15.03.2011 ITEM 4.6 RE: CONDITIONS OF GRANT SCHEDULE ANZAC INFRASTRUCTURE PROJECTS FOR COMMEMORATIVE EVENTS PARTIES: LOTTERYWEST SIGNED BY THE CEO 1 COPY	22/01/2015
EDR1542650	COPY OF EXECUTED DOCUMENT ITEM:N/A RE: APPLICATION FOR EXTENSION TO CAMP KENNEDY'S MANAGER'S COTTAGE AT 359 PERKINS BEACH ROAD, TORBAY PARTIES:N/A SIGNED BY THE CEO 1 COPY	122/01/2015

REPORT ITEM CSF 149 REFERS

EDR1542655	<p>COPY OF EXECUTED DOCUMENT                  ITEM:OCM 26.08.2014 ITEM CSF109                  RE: PURCHASE OF NEW MAINTENANCE                  CATERPILLAR 120M GRADER                  PARTIES:WESTRAC                  SIGNED BY THE CEO 3 COPIES</p>	22/01/2015
EDR1542767	<p>COPY OF EXECUTED DOCUMENT                  ITEM:N/A                  RE: DESTRUCTION SCHEDULE OF                  RECORDS IN ACCORDANCE WITH                  GENERAL DISPOSAL AUTHORITY (GDA-                  RD2010046)                  PARTIES:N/A                  SIGNED BY THE CEO 1 COPY</p>	30/01/2015
EDR1542844	<p>COPY OF EXECUTED DOCUMENT                  ITEM:OCM 18.09.2012 ITEM 1.1                  RE: ANNUAL ENVIRONMENTAL                  REPORTS FOR HANRAHAN ROAD                  LANDFILL, SUBMITTED TO DEPT OF                  ENVIRONMENTAL REGULATION AS                  REQUIRED BY LICENCE CONDITIONS                  PARTIES:DEPARTMENT OF                  ENVIRONMENTAL REGULATION                  SIGNED BY THE CEO 1 COPY</p>	30/01/2015
EDR1542845	<p>COPY OF EXECUTED DOCUMENT                  ITEM:OCM 18.09.2012 ITEM 1.1                  RE: ANNUAL ENVIRONMENTAL                  REPORTS FOR BAKERS JUNCTION                  LANDFILL, SUBMITTED TO DEPT OF                  ENVIRONMENTAL REGULATION AS                  REQUIRED BY LICENCE CONDITIONS                  PARTIES:DEPARTMENT OF                  ENVIRONMENTAL REGULATION                  SIGNED BY THE CEO 1 COPY</p>	30/01/2015
EDR1542941	<p>COPY OF EXECUTED DOCUMENT                  ITEM:OCM 26.08.2014 ITEM CSF109                  RE: AWARD OF EQUOTE P14031 -                  MILLBROOK ROAD WIDENING AND                  RECONSTRUCTION                  PARTIES:PALMER EARTHMOVING                  AUSTRALIA PTY LTD                  SIGNED BY THE CEO 1 COPY</p>	03/02/2015
EDR1543090	<p>COPY OF EXECUTED DOCUMENT                  ITEM:OCM 25.11.2014 ITEM WS057                  RE: INVOICE (PARTIAL PAYMENT) FROM                  PALMER EARTHMOVING FOR                  CONTRACT C14032 - PRINCESS                  AVENUE (SLK0.00-1.60)                  PARTIES:PALMER EARTHMOVING                  AUSTRALIA PTY LTD</p>	13/01/2015

SIGNED BY THE CEO 1 COPY

- |             |   |            |
|-------------|---|------------|
| EDR1543147  | COPY OF EXECUTED DOCUMENT<br>ITEM:N/A<br>RE: SIGNED APPLICATION FOR GRANT<br>OF PLANNING CONSENT FOR<br>LASERSCAPE AT LOT 50 OLD ELLEKER<br>ROAD, GLEDHOW<br>PARTIES: PCYC<br>SIGNED BY THE CEO 1 COPY  | 11/02/2015 |
| EDR1543162  | COPY OF EXECUTED DOCUMENT<br>ITEM:N/A<br>RE: ALBANY AERODROME MANUAL -<br>UPDATED JANUARY 2015 AS PER<br>LEGAL REQUIREMENTS FOR CIVIL<br>AVIATION SAFETY AUTHORITY<br>PARTIES: N/A<br>SIGNED BY THE CEO 3 COPIES                                      | 11/02/2015 |
| EDR1543164  | COPY OF EXECUTED DOCUMENT<br>ITEM:N/A<br>RE: REVIEWED ALBANY AERODROME<br>DRUG AND ALCOHOL MANAGEMENT<br>PLAN (DAMP) IN 7 JANUARY 2015 AS<br>PER LEGAL REQUIREMENT FOR CIVIL<br>AVIATION SAFETY AUTHORITY<br>PARTIES: N/A<br>SIGNED BY THE CEO 1 COPY | 11/02/2015 |
| NCSR1542651 | COPY OF COMMON SEAL<br>ITEM:OCM 19.02.2013 ITEM 5.1<br>RE: SIGNING OF DEED OF ASSIGNMENT<br>FOR C12008 (B) - GREENWASTE -<br>PROCESSING ONLY<br>PARTIES: VANCOUVER WASTE<br>SERVICES PTY LTD; SOIL SOLUTIONS<br>PTY LTD<br>SIGNED BY THE CEO 2 COPIES | 22/01/2015 |
| NCSR1542656 | COPY OF COMMON SEAL<br>ITEM:N/A<br>RE: NOTIFICATION FOR SUBDIVISION<br>APPROVAL 141209 - NOTICE OF<br>SEWERAGE BEING UNAVAILABLE TO<br>LOTS 409,411, 9001<br>PARTIES:STEPHEN JAMES MITCHELL<br>CAROLYN ROSE MITCHELL<br>SIGNED BY THE CEO 1 COPY      | 22/01/2015 |

NCSR1542754	COPY OF COMMON SEAL ITEM:OCM 22.10.2014 ITEM CSF125 OCM 24.06.2014 ITEM CSF094 RE: COUNCIL APPROVAL OF A NEW RETAIL SHOPS LEASE AND VENDING MACHINE LICENCE FOR ALAC KIOSK. DEED REVIEWED BY ALBANY LEGAL PARTIES: NEIL AND SARAH SIMMONDS AS TRUSTEE FOR THE N 7 S SIMMONDS FAMILY TRUST SIGNED BY THE CEO 3 COPIES	29/01/2015
NCSR1542755	COPY OF COMMON SEAL ITEM:OCM 22.04.2014 ITEM CSF071 OCM 24.06.2014 ITEM CSF094 RE: COUNCIL APPROVAL OF ACCESS LICENCE DEED FOR TELSTRA TO ACCESS RESERVE 2681 MT MELVILLE. DEED REVIEWED BY ALBANY LEGAL PARTIES: TELSTRA CORPORATION LIMITED SIGNED BY THE CEO 2 COPIES	29/01/2015
NCSR1542979	COPY OF COMMON SEAL ITEM:OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS FOR P14034 ALBANY HIGHWAY (SLK0.00 - 20.42) SHARED PATH UPGRADE PARTIES: THE TRUSTEE FOR PALMER EARTHMOVING UNIT TRUST TRADING AS PALMER EARTHMOVING ( AUSTRALIA) SIGNED BY THE CEO 1COPY	04/02/2015
NCSR1543126	COPY OF COMMON SEAL ITEM:OCM24.06.2014 ITEM CSF094 RE: RENEWAL OF EXISTING LEASE FOR AIRPORT HANGAR SITE 28 UNDER DELEGATED AUTHORITY NO. 2014:039 PARTIES: JACK SHINER SIGNED BY THE CEO 2 COPIES	10/02/2015
NCSR1543128	COPY OF COMMON SEAL ITEM:OCM 26.08.2014 ITEM CSF109 RE: SIGNING OF CONTRACTS FOR P14031 - MILLBROOK ROAD WIDENING AND RECONSTRUCTION PARTIES: PALMER EARTHMOVING SIGNED BY THE CEO 2 COPIES	10/02/2015



**CITY OF ALBANY****BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2015**

	<b>Page No.</b>
<b>Statement of Budget Review by Nature and Type</b>	1
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<b>Details</b>	
<b>- Budget Review General Works/Variations</b>	3 - 11
Variations of Income and expenditures which are materially different to the adopted Budget require councils endorsement. These variations are detailed in this section of the review.	
<b>- Budget Variations Approved by Council Via Individual Council Items</b>	12
For Councils information only, budget amendments approved by Absolute Majority in a prior Ordinary Council Meeting not recognised in a prior Budget Review.	
<b>- Opening Funds Reconciliation</b>	13
This note demonstrates the calculation in the opening position 1 July 2014.	

**City of Albany REPORT ITEM CSF 150 REFERS**  
**Statement of Budget Review**  
**By Nature and Type**

**For The Period Ending 31 January 2015**

	2014/2015					
	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL	VARIANCE (b) - (a)	VARIANCE
	\$	(a) \$	(b) \$	\$	\$	%
<b>Operating Revenues (Excl Rates)</b>						
Rates	30,668,026	30,668,026	30,668,026	30,411,373	-	
Grants & Subsidies	5,254,693	5,507,388	6,272,808	2,949,932	765,420	13.9
Interest Earnings	1,209,085	1,209,085	1,209,085	786,101	-	
Contributions, Donations & Reimbursements	925,356	1,100,356	1,121,421	664,168	21,065	1.9
Fees & Charges	16,639,898	16,639,898	17,040,244	12,314,186	400,346	2.4
Profit On Sale Of Assets	-	-	-	61,874	-	
Other Revenue	389,000	389,000	389,000	294,438	-	
	55,086,058	55,513,753	56,700,584	47,482,072	1,186,831	
<b>Operating Expenditure</b>						
Employee Costs	(22,274,383)	(22,272,383)	(22,376,599)	(12,977,616)	(104,216)	0.5
Materials & Contracts	(18,931,907)	(19,241,810)	(20,549,262)	(10,925,143)	(1,307,452)	6.8
Utilities (gas, electricity, water, etc.)	(1,840,608)	(1,840,608)	(1,840,608)	(830,576)	-	
Insurance	(792,644)	(792,644)	(792,644)	(770,063)	-	
Interest Expenses	(974,068)	(974,068)	(974,068)	(450,121)	-	
Other Expenses	(2,513,073)	(2,575,506)	(2,475,506)	(1,552,396)	(100,000)	-3.9
Depreciation	(12,672,381)	(12,672,381)	(12,672,381)	(7,392,231)	-	
Loss On Sale Of Assets	(305,592)	(305,592)	(305,592)	(63,085)	-	
Less Allocated to Infrastructure Assets	917,410	922,435	922,435	633,169	-	
	(59,387,246)	(59,752,557)	(61,064,225)	(34,328,062)	(1,311,668)	
<b>Contributions for the Development of Assets</b>						
Grants and Contributions	26,348,927	26,624,767	27,250,503	4,905,362	625,736	2.4
<b>Net Operating Result Excluding Rates</b>	22,047,739	22,385,963	22,886,862	18,059,372	500,899	
<b>Adjustment Non Cash Items</b>						
Write Back Non Cash Items	12,977,973	12,977,973	12,977,973	7,393,442	-	
<b>Funds Demanded From Operations</b>	35,025,712	35,363,936	35,864,835	25,452,814	500,899	
<b>Acquisition of Fixed Assets</b>						
Land & Buildings	(17,329,242)	(18,063,384)	(18,044,384)	(2,963,250)	19,000	-0.1
Plant & Equipment	(4,745,398)	(5,005,968)	(5,344,372)	(1,251,357)	(338,404)	6.8
Furniture & Equipment	(921,464)	(1,011,464)	(1,309,415)	(224,509)	(297,951)	29.5
Infrastructure Assets	(23,534,471)	(25,087,470)	(25,017,017)	(8,590,114)	70,453	-0.3
	(46,530,575)	(49,168,286)	(49,715,188)	(13,029,230)	(546,902)	
<b>Capital Revenue</b>						
Proceeds from Sale of Assets	912,250	912,250	1,162,250	501,298	250,000	27.4
<b>Financing/Borrowing</b>						
Debt Redemption	(1,518,357)	(1,518,357)	(1,518,357)	(770,033)	-	
Loan Drawn Down	1,220,000	1,220,000	1,220,000	-	-	
<b>Demand for Resources</b>	(10,890,970)	(13,190,457)	(12,986,460)	12,154,849	203,997	
<b>Restricted Funding Movements</b>						
Opening Funds	3,764,746	4,978,843	5,016,315	5,016,318	37,472	0.8
Transfer From Restricted Cash Unspent Loans	3,008,924	3,510,182	3,510,182	1,626,519	-	
Transfer to Reserve Transactions	(13,069,934)	(13,069,934)	(13,489,934)	-	(420,000)	3.2
Transfer from Reserves Transactions	17,187,240	17,908,698	18,080,778	-	172,080	1.0
<b>Closing Funds Surplus/(Deficit)</b>	-	137,326	130,877	18,797,686	(6,451)	

**City of Albany REPORT ITEM CSF 150 REFERS**  
**Statement of Budget Review**  
**By Program**

For The Period Ending 31 January 2015

	2014/2015					VARIANCE (b) - (a)	VARIANCE %
	ORIGINAL ANNUAL BUDGET	CURRENT ANNUAL BUDGET	REVISED ANNUAL BUDGET	YTD ACTUAL			
<b>Operating Revenues</b>	\$	(a) \$	(b) \$	\$	\$		
General Purpose Funding	35,974,755	35,974,755	35,974,755	33,320,829	-		
Governance	6,700	6,700	6,700	1,031	-		
Law Order and Public Safety	412,284	339,479	408,879	333,984	69,400	20.4	
Health	77,200	77,200	77,200	98,405	-		
Education and Welfare	1,032,242	1,032,242	1,032,242	599,826	-		
Community Amenities	7,339,056	7,339,056	7,427,056	6,660,728	88,000	1.2	
Recreation and Culture	4,323,885	4,789,385	5,543,842	2,707,086	754,457	15.8	
Transport	3,227,603	3,227,603	3,266,220	1,594,998	38,617	1.2	
Economic Services	1,758,681	1,768,681	2,005,038	1,272,148	236,357	13.4	
Other Property and Services	933,652	958,652	958,652	893,036	-		
	55,086,058	55,513,753	56,700,584	47,482,071	1,186,831		
<b>Operating Expenditure</b>							
General Purpose Funding	(662,669)	(662,669)	(662,669)	(357,562)	-		
Governance	(4,328,765)	(4,328,765)	(4,328,765)	(2,392,433)	-		
Law Order and Public Safety	(1,849,272)	(1,872,086)	(1,872,086)	(1,214,864)	-		
Health	(631,093)	(631,093)	(631,093)	(353,269)	-		
Education and Welfare	(1,460,040)	(1,448,061)	(1,448,061)	(820,581)	-		
Community Amenities	(9,206,699)	(9,181,644)	(9,198,644)	(4,456,579)	(17,000)	0.2	
Recreation and Culture	(14,876,623)	(15,258,292)	(16,379,557)	(10,015,140)	(1,121,265)	7.3	
Transport	(19,938,273)	(19,925,701)	(19,914,093)	(10,985,381)	11,608	-0.1	
Economic Services	(3,434,651)	(3,444,651)	(3,643,008)	(1,964,012)	(198,357)	5.8	
Other Property and Services	(2,999,165)	(2,999,599)	(2,986,253)	(1,768,241)	13,346	-0.4	
	(59,387,250)	(59,752,561)	(61,064,229)	(34,328,062)	(1,311,668)		
<b>Non-Operating Grants, Subsidies And Contributions</b>							
Law Order and Public Safety	-	127,000	403,656	355,782	276,656		
Community Amenities	70,000	35,000	75,000	-	40,000	114.3	
Recreation and Culture	9,176,712	9,455,744	9,701,513	1,060,172	245,769	2.6	
Transport	6,325,858	6,152,666	6,152,666	3,255,369	-		
Economic Services	10,750,000	10,828,000	10,828,000	207,682	-		
Other Property and Services	26,357	26,357	26,357	26,357	-		
	26,348,927	26,624,767	27,250,503	4,905,362	625,736		
<b>Adjustment Non Cash Items</b>							
Write Back Non Cash Items	12,977,973	12,977,973	12,977,973	7,393,442	-		
<b>Funds Demanded From Operations</b>	35,025,708	35,363,932	35,864,831	25,452,813	500,899		
<b>Acquisition of Fixed Assets</b>							
Land & Buildings	(17,329,242)	(18,063,384)	(18,044,384)	(2,963,250)	19,000	-0.1	
Plant & Equipment	(4,745,398)	(5,005,968)	(5,344,372)	(1,251,357)	(338,404)	6.8	
Furniture & Equipment	(921,464)	(1,011,464)	(1,309,415)	(224,509)	(297,951)	29.5	
Infrastructure Assets	(23,534,471)	(25,087,470)	(25,017,017)	(8,590,114)	70,453	-0.3	
	(46,530,575)	(49,168,286)	(49,715,188)	(13,029,230)	(546,902)		
<b>Capital Revenue</b>							
Proceeds from Sale of Assets	912,250	912,250	1,162,250	501,298	250,000	27.4	
<b>Financing/Borrowing</b>							
Debt Redemption	(1,518,357)	(1,518,357)	(1,518,357)	(770,033)	-		
Loan Drawn Down	1,220,000	1,220,000	1,220,000	-	-		
<b>Demand for Resources</b>	(10,890,974)	(13,190,461)	(12,986,464)	12,154,848	203,997		
<b>Restricted Funding Movements</b>							
Opening Funds	3,764,746	4,978,843	5,016,315	5,016,318	37,472	0.8	
Transfer From Restricted Cash Unspent Loans	3,008,924	3,510,182	3,510,182.00	1,626,519	-		
Transfer to Reserve Transactions	(13,069,934)	(13,069,934)	(13,489,934)	-	(420,000)	3.2	
Transfer from Reserves Transactions	17,187,240	17,908,698	18,080,778	-	172,080	1.0	
<b>Closing Funds Surplus/(Deficit)</b>	-	137,326	130,877	18,797,686	(6,451)		

## BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2015

This Review Maintains Council's Budget in a Surplus Position

		\$
<b>GENERAL WORKS/VARIATIONS. (Additional Funds Required)</b>		(2,955,840)
<b>FUNDED BY</b>		
- Reduction in Expenditure	1,097,269	
- Adjustment in Grant/Contributions Funding	1,405,880	
- Adjustment in Revenue	656,687	
- Restricted Cash Adjustments	(247,920)	2,911,916
<b>Balance</b>		<u>(43,924)</u>
- Adjustment to opening funds from forecast to actual 30 June 2014 (Being adjustments at the conclusion of the annual Audit)	37,472	
- Current 14/15 Budgeted closing funds	137,326	
- Amended 14/15 Budgeted closing funds		<u>130,877</u>





## CITY OF ALBANY

## BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2015

SECTION						REQUESTED BY - ANTHONY McEWAN / DEAN LEE		
MAJOR PROJECTS/ALBANY HERITAGE PARK						DIRECTORATE - CEO'S OFFICE		
ALIAS or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
	<b>Major Projects</b>							
3812	Water/Hydraulics Albany Heritage Park	200,000		239,239		39,239		Variations within major projects. These variations were
3322	Anzac Centre Memorial Gardens/Entry	681,545		651,545		(30,000)		necessary for the delivery and preparation of infrastructure
3266	Town Square Development	1,141,402		1,228,744		87,342		improvements dedicated to the Albany Anzac Centenary Event.
71672	Mt Adelaide Development Plan	17,342		-		(17,342)		
76637	Anzac Centenary	12,155		2,916		(9,239)		
3802	Mt Clarence Infrastructure Works	261,068		191,068		(70,000)		
3392	Stirling Tce - from Spencer to York St	138,000		-		(138,000)		Project to be amalgamated with Stirling Tce Upgrade.
3298	Stirling Terrace Upgrade	583,725		721,725		138,000		Recognising total project costs within one account number
	<b>Albany Heritage Park</b>							
16313	NAC - Merchandise Sales		144,818		244,818		100,000	Higher amount of sales than anticipated.
35117	Purchase of Stock	66,906		145,000		78,094		Additional stock required to meet demands.
35102	Cleaning NAC Contract	2,400		38,580		36,180		To provide contract cleaning for this facility.
16563	Corporate Sponsorship		100,000		50,000		(50,000)	In addition to the \$50k cash sponsorship, council received
								\$75k in kind in the way of advertising by Seven West Media.
15042	Salaries	304,917		389,000		84,083		Changed organisational structure.
15043	Gate Sales		631,625		779,982		148,357	Due to higher than expected activity.
	<b>TOTAL :</b>	<b>3,035,237</b>	<b>-</b>	<b>3,035,237</b>	<b>-</b>	<b>198,357</b>	<b>198,357</b>	





## CITY OF ALBANY

## BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2015

SECTION		VARIOUS				REQUESTED BY - CAMERON WOODS DIRECTORATE - COMMUNITY SERVICES		
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
3461	Daycare Centre - Playground Upgrade	-		63,311		63,311		Nature playground upgrade Albany Day Care
15805	Daycare Centre - Playground Upgrade Grant		-		63,311		63,311	Centre - Grant application successful Funded by Lotterywest.
19879	T/F From Capital Seed Funding for Sporting Clubs Reserve		-		24,080		24,080	Transfer \$24k from Reserve leaving a further \$36k for additional sporting club requests.
10194	Capital Seed Funding for Sporting Clubs	75,000		12,782		(62,218)		Redistribution of the Capital Seed Funding for Sporting Clubs \$12,782 to be allocated to the Albany Clay Target Club.
18707	Tennis Courts at the Napier Tennis Club	-		25,495		25,495		Re-surfacing of existing Tennis Courts
74413	Contribution to Sporting Facility		-		14,724		14,724	Contribution from the Napier Tennis Club, Re-surfacing of existing Tennis Courts \$6,272 & DSR \$8,452
13594	ALAC - Capital Improvements	-		148,780		148,780		Upgrade of ALAC Court Facilities (Netball/Basketball)
18395	ALAC - Capital Improvements Grants/Contributions		-		73,253		73,253	Basketball & Netball club contribution of \$28.4k , with a further \$44,876 grant funding from DSR the balance funded by Capital Seed Funding for Sporting Clubs.
36472	Library Building Maintenance	13,046		38,000		24,954		To enhance the aesthetics of town square, the external painting of the library was brought forward one year, savings sought from the north road building maintenance.
33472	North Road Admin. Building Maintenance	76,846		51,892		(24,954)		
10314	Art Work Sculpture (Anzac Spirit)	-		40,000		40,000		The City recognises the contribution made (Anzac Spirit)
10315	Art Work Sculpture (Anzac Spirit) Contribution		-		40,000		40,000	Non cash contribution
	<b>TOTAL :</b>	<b>164,892</b>	<b>-</b>	<b>380,260</b>	<b>215,368</b>	<b>215,368</b>	<b>215,368</b>	

CITY OF ALBANY

BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2015

SECTION						REQUESTED BY - CAMERON WOODS DIRECTORATE - COMMUNITY SERVICES		
ALAC								
JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
16103	Aquatic Membership Income		290,090		224,179		(65,911)	Revising the budget down, due to an inflated original budget.
12763	Ground Hire and Sporting Club Fees		20,000		42,500		22,500	Significant income was received for winter sports registration fees in May and June 2013/14. This was after the 2014/15 budget was formulated. Therefore the budget amount is extremely low.
11107	Health Club Salaries and Wages	217,303		237,436		20,133		Due to delays with a duress alarm system and additional CCTV additional supervision has been required.
34857	Sports Shop Purchase of Stock	45,100		24,850		(20,250)		Due to a review of our stock, bathers will no longer be sold therefore reducing the amount of stock on hand.
31117	Health Club Operations - Leasing	39,395		27,000		(12,395)		Due to outright purchase of gym equipment instead of lease.
4500	ALAC - Heat Reclaim Unit & AHU	923,000		850,000		(73,000)		Replacement of the Heating Ventilation and Air Conditioning (HVAC) system for the Lap Pool hall, new estimates for this project is \$850k.
18395	Pool revitalisation grant funding		-		30,000		30,000	Pool revitalisation grant funding was received from the Department of Sport and Recreation. This funding has been allocated to the HVAC and pool concourse replacement projects.
3420	ALAC Replace pool concourse in both pool halls	163,000		200,000		37,000		New estimated project cost will be closer to \$200k going by cost per square mtr, tenders out by March.
3444	ALAC - Purchase New Gym Equipment		-	85,860		85,860		Purchase gym equipment, to replace existing which is leased.
<b>TOTAL :</b>		<b>1,387,798</b>	<b>310,090</b>	<b>1,425,146</b>	<b>296,679</b>	<b>37,348</b>	<b>(13,411)</b>	

**CITY OF ALBANY**

**BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2015**

<b>SECTION</b>	<b>SPECIAL EVENTS</b>	<b>REQUESTED BY - CAMERON WOODS</b>
		<b>DIRECTORATE - COMMUNITY SERVICES</b>

JOB or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
75982	Anzac Centenary	1,840,000		2,399,207		559,207		Addition funds required net \$82,404 after allowing for additional funding , this was attributed to works and services staff preparing & setting up for the Event.
18213	ANZAC Event Sponsorship		1,259,000		1,472,303		213,303	
74553	Anzac Centenary Live Sites - Income		-		263,500		263,500	
75983	Anzac Centenary RAC Camp Ground Income		-		56,341		56,341	RAC camp ground set up costs far exceeded revenue received.
75987	Anzac Centenary RAC Camp Ground Expenses	-		190,702		190,702		Camp numbers fell well short of expectations.
75962	Anzac Day Events (25th April)	100,000		410,000		310,000		To support the delivery of an enhanced RSL program for 2015 (centenary of Anzac) as well as a complementary City Program (including - Stirling Tce and Town Square activation + communications campaign)
10397	Contribution to Anzac Event (25th April)		-		250,000		250,000	
14544	Marquee Acquisition	-		120,000		120,000		Marquee Acquisition for use with Anzac, Caravan Camping and Albany Show Approximately 400m2
<b>TOTAL :</b>		<b>1,940,000</b>	<b>1,259,000</b>	<b>3,119,909</b>	<b>2,042,144</b>	<b>1,179,909</b>	<b>783,144</b>	

**CITY OF ALBANY**

**BUDGET REVIEW FOR THE PERIOD ENDING 31 JANUARY 2015**

<b>SECTION</b>	<b>VARIOUS</b>	<b>REQUESTED BY - DALE PUTLAND</b> <b>DIRECTORATE - PLANNING AND DEVELOPMENT SERVICES</b>
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ALIAS or GENERAL LEDGER	ACCOUNT DESCRIPTION	BUDGET 2014/15		FORECAST 2014/15		BUDGET REVIEW CONSIDERATION		EXPLANATION
		EXPEND	INCOME	EXPEND	INCOME	EXPEND	INCOME	
15444	Land Tenure Requirements	229,788		212,788		(17,000)		Transferring the strategic portion of land tenure to operating,
73772	Land Tenure Requirements Strategic (Easement benefit database)	0		17,000		17,000		Purchase land information from Landgate (Easements)
14944	Fire Equipment	154,032		209,304		55,272		Additional \$55k to be allocated to Fire Appliances to fit
10975	Fire Equipment Grants & Reimbursements		127,000		167,524		40,524	Curtains and Lagging, 40k to be reimbursed by DEFS \$15k is for Council vehicles.
14944	Fire Equipment (DEFS Contribution)	-		236,132		236,132		DEFS contributed 2 x Landcruisers Bornholm/Elleker
10975	Fire Equipment Grants & Reimbursements		-		236,132		236,132	To account for the non cash contribution
12483	Planning Income		240,000		328,000		88,000	Additional planning fees raised.
14183	Building Licence Fees Income		270,000		308,000		38,000	Additional building licence fees raised.
11103	Animal Dog Registrations		40,000		94,000		54,000	Rate payers taking up the new animal life time registration option.
11113	Animal Pound Fees		15,000		30,400		15,400	Additional animals impounded then budgeted.
	<b>TOTAL :</b>	<b>383,820</b>	<b>692,000</b>	<b>675,224</b>	<b>1,164,056</b>	<b>291,404</b>	<b>472,056</b>	



## RECONCILIATION OF OPENING FUNDS AS AT 1 JULY 2014

	CURRENT BUDGET	REVISED BUDGET	VARIANCE (b) - (a)	VARIANCE %	NOTE
	\$	\$	\$	%	
<b>Net Current Asset Position</b>	<b>20,797,933</b>	<b>21,516,104</b>	<b>718,171</b>	3.5	
<b>Adjustments</b>					
<b>Add back</b>					
Loan Borrowings	1,521,937	1,521,937	-		(a)
<b>Less</b>					
Cash Backed Reserves	13,097,295	13,108,476	11,181	0.1	
Restricted Other - Unspent Loans	3,510,182	3,510,182	-		
Land held for Resale	733,550	733,550	-		
Local Government House Unit Trust Shares	-	232,551	232,551		
Prepaid Rates	-	436,967	436,967		
<b>Opening Funds Surplus/(Deficit)</b>	<b>4,978,843</b>	<b>5,016,315</b>	<b>37,472</b>	0.8	

(a) (Add back loan repayments as they represent a current liability for payments to be made over the next twelve months already reflected as expenditure)

## Council Policy – Community Engagement

### Policy Statement

1. The City of Albany is a proactive organisation which has a willingness to listen to and value what community members have to say. The City seeks to use the ideas, knowledge and skills of the community to enhance decision making.
2. Community engagement assists the City of Albany to provide good governance and strong leadership, delivering better decisions that guide the City’s priorities into the future.
3. The City of Albany is committed to strengthening Albany through effective community engagement to share information, gather views and opinion, develop options, build consensus and make decisions.
4. The following community engagement principles apply to all community engagement undertaken by the City of Albany:

<b>Commitment</b>	Leadership and strong commitment to information, consultation and active participation in policy-making is needed at all levels.
<b>Inclusiveness</b>	<p>Consultation will be planned and undertaken with the aim of engaging all people affected by the activity. Given consideration to the City’s policies, e.g. Access and Inclusion Policy and the Aboriginal Accord Agreement.</p> <p>Affected and interested parties will be given opportunities to participate. Consultation will be sensitive to the needs of particular groups to maximize their ability to contribute.</p>
<b>Clarity</b>	Objectives for and limits to information, consultation and active participation should be well defined from the outset. The respective roles and responsibilities of each stakeholder must be clear to all. ‘Plain English’ will be used wherever practical, with all technical terms explained using simple explanations.
<b>Timing</b>	<p>Community engagement and active participation should be undertaken as early in the process as possible to allow a greater range of solutions to emerge and to raise the chances of best practice outcomes.</p> <p>Adequate time must be available for engagement and consultation to be effective.</p> <p>Communication is needed at all stages of the project cycle.</p>
<b>Transparency</b>	<p>The stakeholders in any consultation process should be clear about why and how the consultation will be undertaken and how much influence the consultation can have in the decision making process and outcomes.</p> <p>Stakeholders should be made aware of the any limitations in the process and if options are restricted. Stakeholders should be updated regularly on the progress and outcome of the consultation.</p>

<p><b>Resources</b></p>	<p>Adequate financial, human and technical resources are needed if public information, consultation and active participation in planning and/or assessment of major planning projects are to be effective.</p> <p>The City must have access to appropriate skills and resources. An organisational culture that supports their efforts is highly important.</p>
<p><b>Accountability</b></p>	<p>The City has an obligation to account for the use they make of community and stakeholder inputs received through feedback, public consultation and active participation.</p> <p>Measures to ensure the process is open, transparent and amenable to external scrutiny and review are crucial to increasing accountability overall.</p>

5. This policy does not negate the need for the City to comply with all statutory obligations.

**Objective**

- 6. The Community Engagement Policy aims to help the City of Albany make better decisions which reflect the interests and concerns of potentially affected people and entities.
- 7. This policy affirms the City of Albany’s commitment to community engagement and the use of associated guidelines and processes, being:
  - a. City of Albany, Community Engagement Communications Staff Toolkit (IG13118676);
  - b. How to engage with residents before your event guide (NG1542481); and
  - c. City of Albany Community Engagement Community Engagement Project Template.

*Note: For Statutory planning matters, Council has adopted a specific policy position that directs how these principles will be applied to community engagement and consultation.*

**Scope**

- 8. The development and review of all Council strategies, business plans, policies, and procedures.

**Legislative and Strategic Context**

- 9. This item relates to the following elements of the City of Albany Strategic Community Plan 2023 and Corporate Business Plan 2014-2018:
  - a. **Key Theme:** 5 Civic Leadership
  - b. **Strategic Objectives:**
    - i. 5.1. To establish and maintain sound business and governance structures
    - ii. 5.3. To engage effectively with our community.
  - c. **Strategic Initiatives:**
    - i. 5.1.2. Develop informed and transparent decision making processes that meet our legal obligations.
    - ii. 5.3.1. Develop structures and processes that engage the community.
    - iii. 5.3.2. Improve community engagement processes and platforms.



**Review Position and Date**

10. This policy is to be reviewed by the document owner annually.

**Associated Documents**

- City of Albany Community Engagement Communications Staff Toolkit (IG13118676)
- City of Albany Communications & Engagement Events Toolkit (NG1542481)

**Definitions**

<b>Corporate Documents</b>	Strategies, policies, procedures, business plans, and associated documents, including guidelines and forms.
<b>Statutory Documents</b>	Corporate documents whose format and layout is guided by legislative requirement i.e. budgets, town planning schemes, annual reports.
<b>Strategy</b>	A plan made in advance of actions that identifies, serves and complements the City’s major strategic goals and objectives.
<b>Policy</b>	A governing principle, set of principles or rules that guides the City’s practices and constrains procedures or delegated functions.
<b>Procedure</b>	A prescription of specific action oriented processes, necessary to achieve strategic or policy objectives.
<b>Business Plan</b>	A plan that forecasts the critical aspects, basic assumptions and financial projections for an existing or proposed City trading enterprise or community service facility.
<b>Guidelines</b>	An operational guide that provides tools to guide staff through a process to undertake a specific function.
<b>The Community</b>	Those who live, work or recreate in Albany.
<b>Community Engagement</b>	Community Engagement is any process that involves the public in problem solving or decision-making and uses public input to make decisions (source IAP2). It may refer to a range of interactions of differing levels of engagement between the City and the community including: <ul style="list-style-type: none"> <li>• Information sharing processes, to keep community informed and promotes understanding.</li> <li>• Consultation processes, to obtain feedback.</li> <li>• Involving community members consistently throughout the process to ensure community concerns and aspirations are understood and considered.</li> <li>• Collaborating with community members in each aspect of the decision making.</li> </ul>

<b>Document Approval</b>			
<b>Document Development Officer:</b>		<b>Document Owner:</b>	
Stakeholder Relations Manager		Chief Executive Officer	
<b>Document Control</b>			
<b>File Number - Document Type:</b>	CM.STD.7 – Policy		
<b>Synergy Reference Number:</b>	(Created when cover sheet is created in Synergy Records Module)		
<b>Meta Data: Key Search Terms</b>	Community, engagement, policy, stakeholder management, community engagement.		
<b>Status of Document:</b>	<b>Council decision:</b> Final Draft		
<b>Document file details:</b>	Location of Document: <a href="#">N:\Corporate Services\Governance and Risk\Corporate Documents</a>		
<b>Quality Assurance:</b>	Executive Management Team Council Committee Council		
<b>Distribution:</b>	Public Document		
<b>Document Revision History</b>			
<b>Version</b>	<b>Author</b>	<b>Version Description</b>	<b>Date Completed</b>
0.1	Stakeholder Relations Manager	Version 1 final draft approved by Executive Management Team (EMT).	27/01/2015
0.2	Stakeholder Relations Manager	Version 2. Minor administrative amendments. Reviewed by Manager Governance & Risk Management. Updated: <ul style="list-style-type: none"> <li>- Reference to Community Strategic Plan and cross referencing to Corporate Plan.</li> <li>- Minor formatting.</li> </ul>	17/02/2015

# Memorandum of Understanding

This document represents an agreement between the **Water Corporation** and **Department of Water** and the **City of Albany**

---

## Purpose

The purpose of this Memorandum of Understanding (MoU) is to detail the organisations' commitment to build a cooperative working relationship so they may more effectively and efficiently service mutual customers while promoting water efficiency.

## Term

This MoU will guide the working relationship between the parties to achieve the MoU's intent for a 3 year period from the date of its signing. At the end of that time, the working relationship between the parties will be reviewed.

## Background

The Water Corporation and the, Department of Water, with support from ICLEI – Local Government for Sustainability, have developed a Waterwise Council program. The aim of this program is to build a cooperative working relationship with local governments to promote sound water management and improve water use efficiency in local government and their communities.

Climate change and predictions of reduced water availability present significant challenges to those planning and managing our water resources. In response, the Water Corporation has embarked on a plan to secure a water future that is climate resilient and ensures sufficient water supplies are maintained, whatever the weather. With support from the Department of Water, we are creating a portfolio of options to meet our future water demands highlighting the importance of water use efficiency and effectiveness.

The partnership with local governments through the Waterwise Council program will be an essential component of the effort to achieve water savings at both corporate and community level in the longer-term. It will assist Councils to improve water management for public open space and to reduce overall water use. It will also support behavioural changes in the community by encouraging participation in waterwise programs and the use of products and services designed to maximise efficient water use.

## Recognition

On completing the Waterwise Council criteria a local government authority will be presented with an official acknowledgement of the Council's achievement – a Waterwise Council certificate.

Additionally, local government authorities achieving the Waterwise Council endorsement will be provided with waterwise branding for use on newsletters, signs and other promotional materials to promote themselves as a Waterwise Council. This can instill further pride in Council's residents and employees who will see the Council's waterwise intentions on display.

## City of Albany Support

The City of Albany will work with the Corporation and Department of Water to support water conservation, take part in appropriate promotional activities and encourage all appropriate staff members to undertake relevant waterwise training.

The City of Albany will recognise the partnerships with the Water Corporation and Department of Water through promotion where appropriate on the City's website, on City's materials and at City events.

## Future Commitments

1. The parties commit to:
  - a) Explore, negotiate and where appropriate enter into legal relations through written agreements to facilitate attainment of the purpose of this MoU.
  - b) Recognise and protect the intellectual property that parties may invest in the preparation of any promotion or offer.
  - c) Ensuring logos used on all promotional materials are used in accordance with the organisation's guidelines and that the appropriate approvals are received prior to use.
  - d) Establish a steering team with representatives of the organisations that will be responsible for overseeing progress towards the purpose of this MoU.
2. The parties will not:
  - a) Disclose, advertise, or publish the details of this MoU without the prior written consent of the other parties, unless required to do so under law.

## No Obligations

The parties agree that in working towards the purpose of this MoU they will deal with each other and conduct themselves in accordance with good commercial business and industrial practice.

The relationship between the parties is limited to carrying out the purpose of the MoU and nothing in this document should be construed as constituting any form of agency or partnership for any purpose whatsoever.

This MoU does not preclude either organisation from developing similar mutually beneficial understandings with other parties.

**For Water Corporation**

By: \_\_\_\_\_

Name: Adele Gismondi

Title: Key Customer and Stakeholder  
Manager

Date:

**For Department of Water**

By: \_\_\_\_\_

Name:

Title:

Date:

**For City of Albany**

By: \_\_\_\_\_

Name:

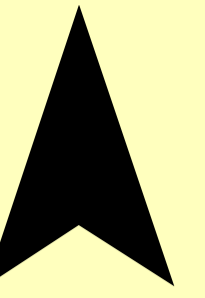
Title:

Date:



# Cheyne Beach Day Use Area

N



## Legend

### Signage

- Coast risk
- Information for Cheyne Beach
- No camping
- No vehicles, no dogs beyond this point

- Highways
- Roads

### Track

- Proposed Footpath
- Gravel access
- Block track
- Gate
- - - Fire break
- - - Post rail

### Improvement Area

#### Control

- Toilet
- Picnic Table
- New BBQ
- Car Park
- No vehicles, No Dogs
- Parking
- Leases\_Boundaries
- City Reserves
- Department of Minerals and Energy
- National Parks
- Property Boundaries



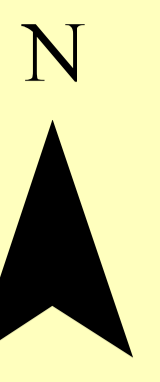
Scale @ A1  
1:1,500

Produced by the City of Albany Reserves Department as an indicative plan for improvements to the facilities at Cheyne Beach. Printed on the 19/02/2015.

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# Cheyne Beach Boat Launch Area



## Legend

### Signage

- Coast risk
- Information for Cheyne Beach
- Marine information
- No camping
- No Vehicles, No Dogs
- No vehicles, no dogs beyond this point

— Roads

### Track

- - - 4X4 Track
- Block Track
- Gravel Access
- Post Rail
- Proposed Footpath

### Amenities

- Car Park
- Car & Boat Trailer Parking
- Boat launch Area
- Toilet
- Renew BBQ
- Picnic Table
- Fish Cleaning Station
- No vehicles, No Dogs
- Leases\_Boundaries
- City Reserves
- National Parks
- Property Boundaries

Scale @ A1  
1:1,000



Produced by the City of Albany Reserves Department as an indicative plan for improvements to the facilities at Cheyne Beach. Printed on the 19/02/2015.

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GSRRG ROAD PROJECT - IMPROVEMENT													
Program	Type	Road Name	Road ID	Locality	Work Required	Section	SLK Start	SLK End	Extent	State Funding	CoA Funding	TOTAL Seal Width	Year
ROAD CONSTRUCTION	Upgrade	MILLBROOK RD	0004	Milbrook	Reconstruct, widen & improve drainage		9.12	10.60	1.50	400,000	200,000	600,000	2015/16
ROAD CONSTRUCTION	Upgrade	NORWOOD RD	0003	Lower King	Reconstruct & widen		0.00	1.80	1.80	300,000	150,000	450,000	2015/16
ROAD CONSTRUCTION	Upgrade	MILLBROOK RD	0004	Milbrook	Reconstruct, widen and improve drainage		10.60	12.20	1.60	400,000	200,000	600,000	2016/17
ROAD CONSTRUCTION	Upgrade	NORWOOD RD	0003	Lower King	Reconstruct & widen		1.80	3.53	1.73	400,000	200,000	600,000	2016/17
ROAD CONSTRUCTION	Upgrade	PFEIFFER RD	0006	Many Peaks	Reconstruct sections showing signs of failure	South Coast Hwy for 7 kms	25.00	27.10	1.10	250,000	125,000	375,000	2016/17
ROAD CONSTRUCTION	Upgrade	MILLBROOK RD	0004	Milbrook	Reconstruct, widen & improve drainage		12.20	14.00	1.80	400,000	200,000	600,000	2017/18
ROAD CONSTRUCTION	Upgrade	MILLBROOK RD	0004	Milbrook	Reconstruct, widen & improve drainage	To Albany Hwy	14.00	16.20	2.20	500,000	250,000	750,000	2018/19
ROAD CONSTRUCTION	Upgrade	NORTH RD	1015	Yakamia	Construct new roundabout	Sanford Rd Intersection	1.62	1.72	0.10	666,667	333,333	1,000,000	2018/19
ROAD CONSTRUCTION	Upgrade	MUELLER ST	1058	Lockyer	Reconstruct & widen		0.00	0.75	0.75	600,667	300,333	901,000	2019/20
ROAD CONSTRUCTION	Upgrade	TOWNSEND ST	1042	Lockyer	Reconstruct & widen		0.00	0.72	0.72	300,000	150,000	450,000	2019/20
ROAD CONSTRUCTION	Upgrade	RUFUS ST	0137	Milpara	Reconstruct, widen & improve drainage		0.00	0.62	0.62	240,000	120,000	360,000	2020/21
ROAD CONSTRUCTION	Upgrade	PALMDALE RD	0010	Kaigan	New seal on gravel road		9.09	11.83	2.74	600,000	300,000	900,000	2020/21
ROAD CONSTRUCTION	Upgrade	LOWER KING RD	0605	Bayonet Head	Reconstruct, widen & improve drainage		1.46	2.15	0.69	333,333	166,667	500,000	2021/22
ROAD CONSTRUCTION	Upgrade	PALMDALE RD	0010	Kaigan	New seal on gravel road		11.83	14.10	2.27	500,000	250,000	750,000	2021/22
ROAD CONSTRUCTION	Upgrade	LOWER KING RD	0605	Collingwood Park	Reconstruct, widen & improve drainage		0.27	1.46	1.19	466,667	233,333	700,000	2022/23
ROAD CONSTRUCTION	Upgrade	PALMDALE RD	0010	Kaigan	New seal on gravel road		14.10	16.35	2.27	500,000	250,000	750,000	2022/23

GSRRG ROAD PROJECT - PRESERVATION													
Program	Type	Road Name	Road ID	Locality	Work Required	Section	SLK Start	SLK End	Extent	State Funding	CoA Funding	TOTAL Seal Width	Year
ROAD PRESERVATION	Renewal	LOCKYER AVE	1009	Albany	200mm Limestone 200mm Gravel	Ped. Crossing to Cockburn Rd	0.72	0.97	0.25	100,000	50,000	150,000	2016/17
ROAD PRESERVATION	Renewal	MIDDLETON RD	1007	Albany	Asphalt overlay with red cycle lane		0.19	1.70	1.51	300,000	150,000	450,000	2016/17
ROAD PRESERVATION	Renewal	ALBANY HWY	1268	Albany	Reconstruct	Wellington Street to Barker St (E)	1.00	1.58	0.58	300,000	150,000	450,000	2016/17
ROAD PRESERVATION	Renewal	MIDDLETON RD	1007	Albany	Asphalt overlay with red cycle lane		1.70	3.17	1.47	300,000	150,000	450,000	2017/18
ROAD PRESERVATION	Renewal	LOWER DENMARK RD	0607	Mt Elphinstone	Reconstruct, improve drainage		0.76	2.02	1.26	400,000	200,000	600,000	2017/18
ROAD PRESERVATION	Renewal	KOJANEERUP WEST RD	0021	South Stirling	Second Coat Seal of primer seal		0.00	13.44	13.44	270,000	135,000	405,000	2017/18
ROAD PRESERVATION	Renewal	PALMDALE RD	0010	Kaigan	Reconstruct sections showing signs of failure		2.4428	2.9448	1.06	300,000	150,000	450,000	2017/18
ROAD PRESERVATION	Renewal	GOLF LINKS RD	1014	Collingwood Park	Reconstruct & asphalt	Troode St to silk	0.00	0.90	0.90	533,334	266,666	800,000	2017/18
ROAD PRESERVATION	Renewal	CAMPBELL RD	1006	Mira Mar	Reconstruct & asphalt	North Rd to Cockburn Rd	0.47	0.57	1.00	400,000	200,000	600,000	2018/19
ROAD PRESERVATION	Renewal	COLLINGWOOD RD	0294	Collingwood Park	Asphalt Overlay	Angove Rd to Troode St	0.40	2.14	1.74	300,000	150,000	450,000	2019/20
ROAD PRESERVATION	Renewal	COLLINGWOOD RD	0294	Collingwood Park	Second Coat Seal of primer seal	Troode St to End	2.14	3.73	1.59	60,000	30,000	90,000	2019/20



ROAD PRESERVATION	Renewal	STIRLING TCE	1003 Albany	Asphalt overlay	Festing St to York St, Spencer St to Bridges	0.00	0.39	0.72	240,000	120,000	360,000	10.8, 8.9	2020/21
ROAD PRESERVATION	Renewal	BRUNSWICK RD	1004 Albany	Asphalt overlay	Stirling Tce to Bolt Tce	0.00	0.38	0.38	100,000	50,000	150,000		2020/21
ROAD PRESERVATION	Renewal	ALBANY HWY	1269 Albany	Reconstruct & asphalt	Jeffries Street to Wellington St (W)	1.00	1.70	0.70	400,000	200,000	600,000	7.5	2021/22
ROAD PRESERVATION	Renewal	ALBANY HWY	1269 Albany	Reconstruct failed sections & asphalt	South Coast Hwy to Wellington St (E & W)	0.00	1.00	1.00	500,000	250,000	750,000	15	2022/23

STATE BLACK SPOT PROJECT

Program	Type	Road Name	Road ID	Locality	Work Required	Section	SLK Start	SLK End	Extent	State Funding	CoA Funding	TOTAL Seal Width	Year
ROAD CONSTRUCTION	Expansion	WARDEN AVE	1215	Spencer Park	Extend footpath to Hospital entrance & install crossing point	Intersection with Hardie Rd	0.55	0.67	0.12	32,000	16,000	48,000	2015/16
ROAD CONSTRUCTION	Upgrade	STEAD RD	1041	Albany	Reprioritise intersection	Intersection with Hymus St	0.58	0.81	0.03	10,000	5,000	15,000	2015/16
ROAD CONSTRUCTION	Upgrade	LION ST	1107	Mt Melville	Close Lion St West at Albany Hwy	Intersection with Albany Hwy	0.48	0.51	0.03	10,000	5,000	15,000	2016/17
ROAD CONSTRUCTION	Upgrade	HUMPHREYS ST	1043	Lockyer	Make Road one-way and provide angle parking	South Coast Hwy to Uglow St	0.00	0.20	0.20	40,000	20,000	60,000	2016/17
ROAD CONSTRUCTION	Upgrade	SERPENTINE ROAD	1017	Albany	Traffic calming / Intersection upgrades	Alicia St to Parade St	0.234	0.24		40,000	20,000	60,000	2017/18
ROAD CONSTRUCTION	Upgrade	HILLMAN ST	1070	Spencer Park	Traffic calming / Intersection upgrades	Intersection with Collingwood Rd	0.00	0.05		20,000	10,000	30,000	2017/18
ROAD CONSTRUCTION	Upgrade	GREY ST EAST	1006	Albany	Traffic calming / Intersection upgrades	Intersection with Hill St	2.69	2.69		30,000	15,000	45,000	2017/18
ROAD CONSTRUCTION	Upgrade			Lockyer	Lockyer Primary School - Local Area Traffic Study						TBA		
ROAD CONSTRUCTION	Upgrade			Mt Clarence	ASH/NASHS - Local Area Traffic Study						TBA		

FEDERAL BLACK SPOT PROJECT

Program	Type	Road Name	Road ID	Locality	Work Required	Section	SLK Start	SLK End	Extent	State Funding	CoA Funding	TOTAL Seal Width	Year
ROAD CONSTRUCTION	Upgrade	PERKINS BEACH RD	0103	Torbay	Realign curves and extend seal	Lower Denmark Rd to Torbay Inlet Rd	0.56	1.73	1.17	375,000	0	375,000	6.4
ROAD CONSTRUCTION	Upgrade	COLLINGWOOD RD	0294	Mira Mar	Intersection upgrades	Intersection with Drew Street	0.85	1.03	0.18	90,000	0	90,000	2015/16

COMMODITY ROUTES SUPPLEMENTARY FUNDING (CRSF)



Program	Type	Road Name	Road ID	Locality	Work Required	Section	SLK Start	SLK End	Extent	State Funding	CoA Funding	TOTAL Seal Width	Year
TBA													





  
**PLAN**  
 SCALE 1:2000 @A3

**LEGEND**

-  NO STANDING AREA
-  4 HOUR PARKING AREA

REV	DESCRIPTION	APPROVED	DATE

  
 102 NORTH ROAD, YAKAMIA WA 6330  
 PO BOX 484 ALBANY WA 6331  
 Tel: (08) 9841 9333  
 Fax: (08) 9841 4099  
 Email: [cityassets@albany.wa.gov.au](mailto:cityassets@albany.wa.gov.au)  
 Website: [www.albany.wa.gov.au](http://www.albany.wa.gov.au)

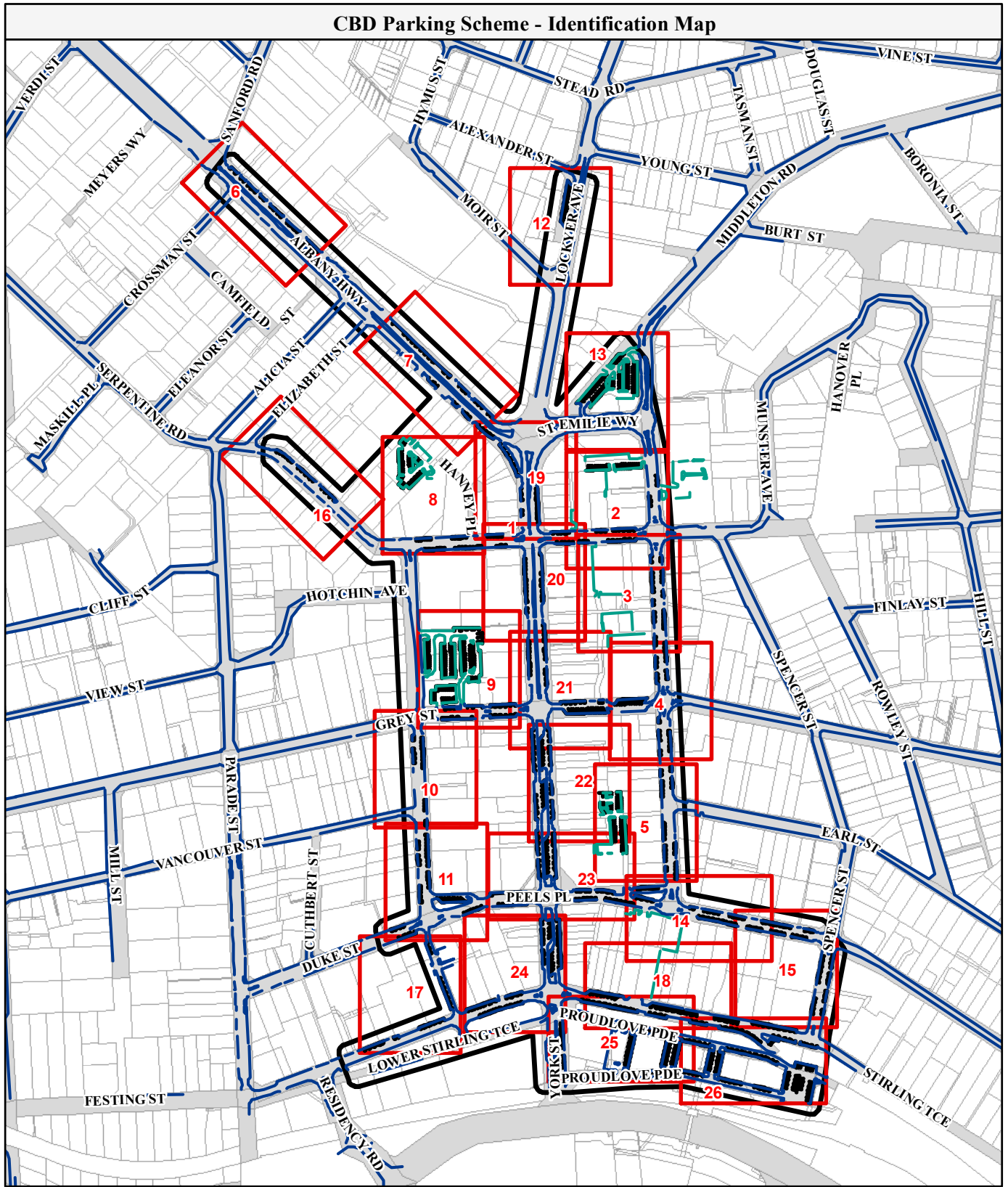
**PRELIMINARY**

AUTHORIZED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DESIGNED BY: \_\_\_\_\_ DRAWN BY: JLP  
 THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS SIGNED AS APPROVED

**ALBANY HEALTH CAMPUS PARKING STRATEGY**  
**WARDEN AVENUE, SPENCER PARK**  
**LAYOUT PLAN**  
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 FILE REF: -  
 JOB NO: -  
 SCALE: 1:2000 @ A3  
 SHEET NO: P-01  
 REV: -

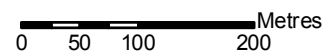
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Overview Map

Map Legend	
	Street Kerbing
	Parking Lots Kerbing
	Parking Bays
	Map Index
	Cadastre
	Roads

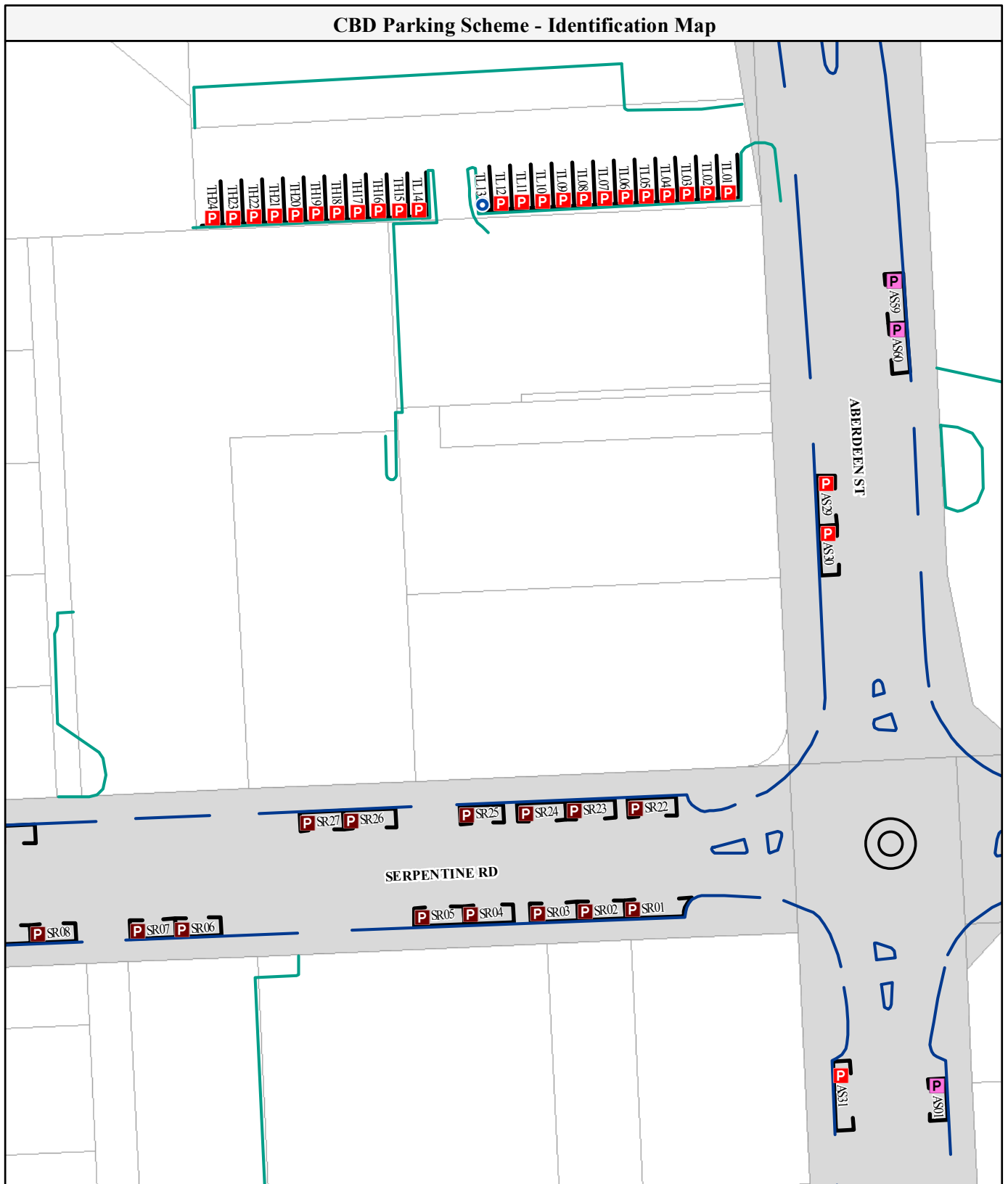


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Parking off Aberdeen St & Serpentine Rd

Map Legend	
5 Minutes	Authorised
10 Minutes	Loading Zone
15 Minutes	No Standing
30 Minutes	Disabled
1 Hour	Bus
2 Hours	Taxi
No Limit	Motorbike
Street Kerbing	Parking Lots Kerbing
Parking Bays	Cadastre
Roads	

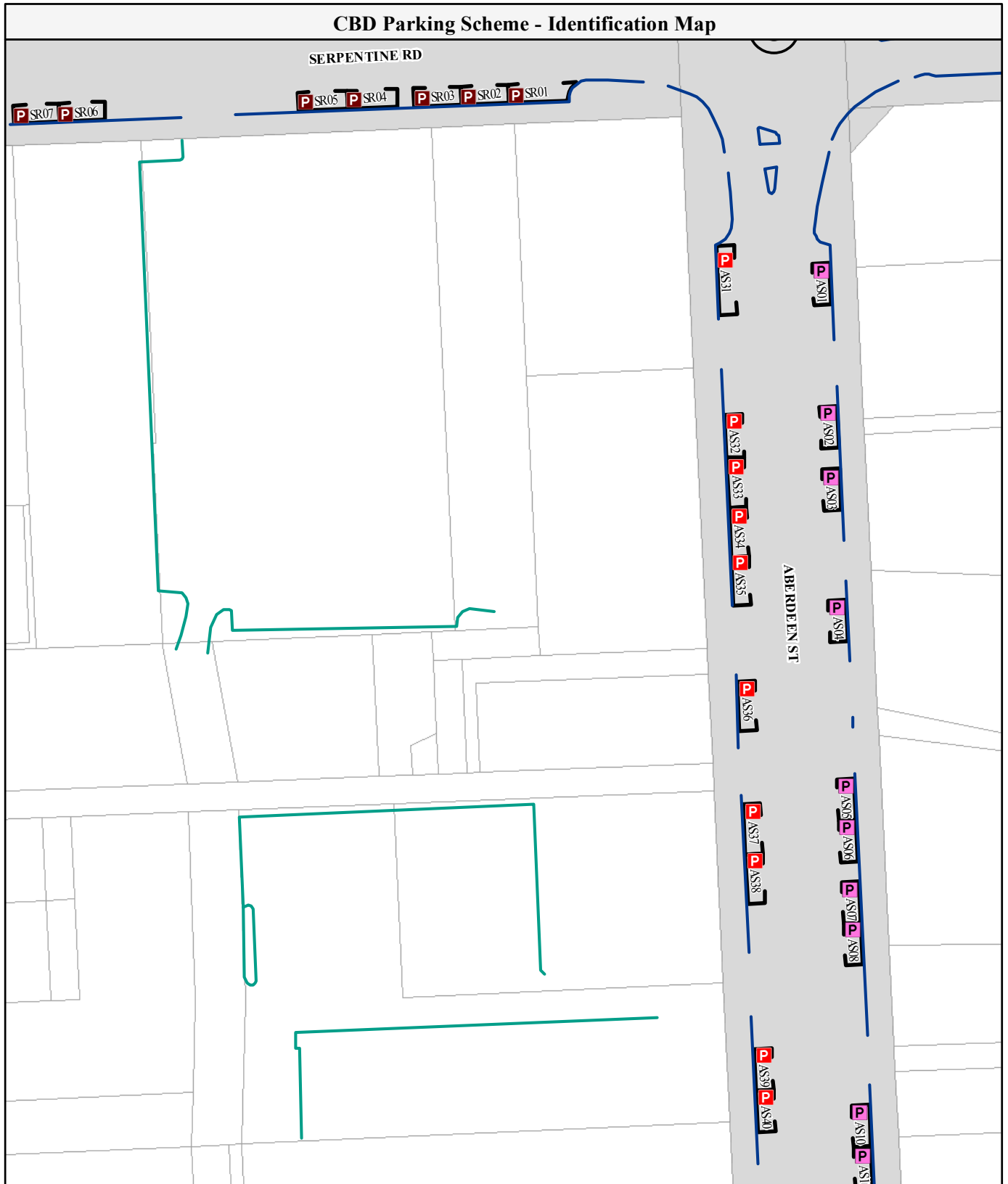


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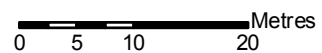
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Aberdeen St - Parking off Serpentine Rd

Map Legend		

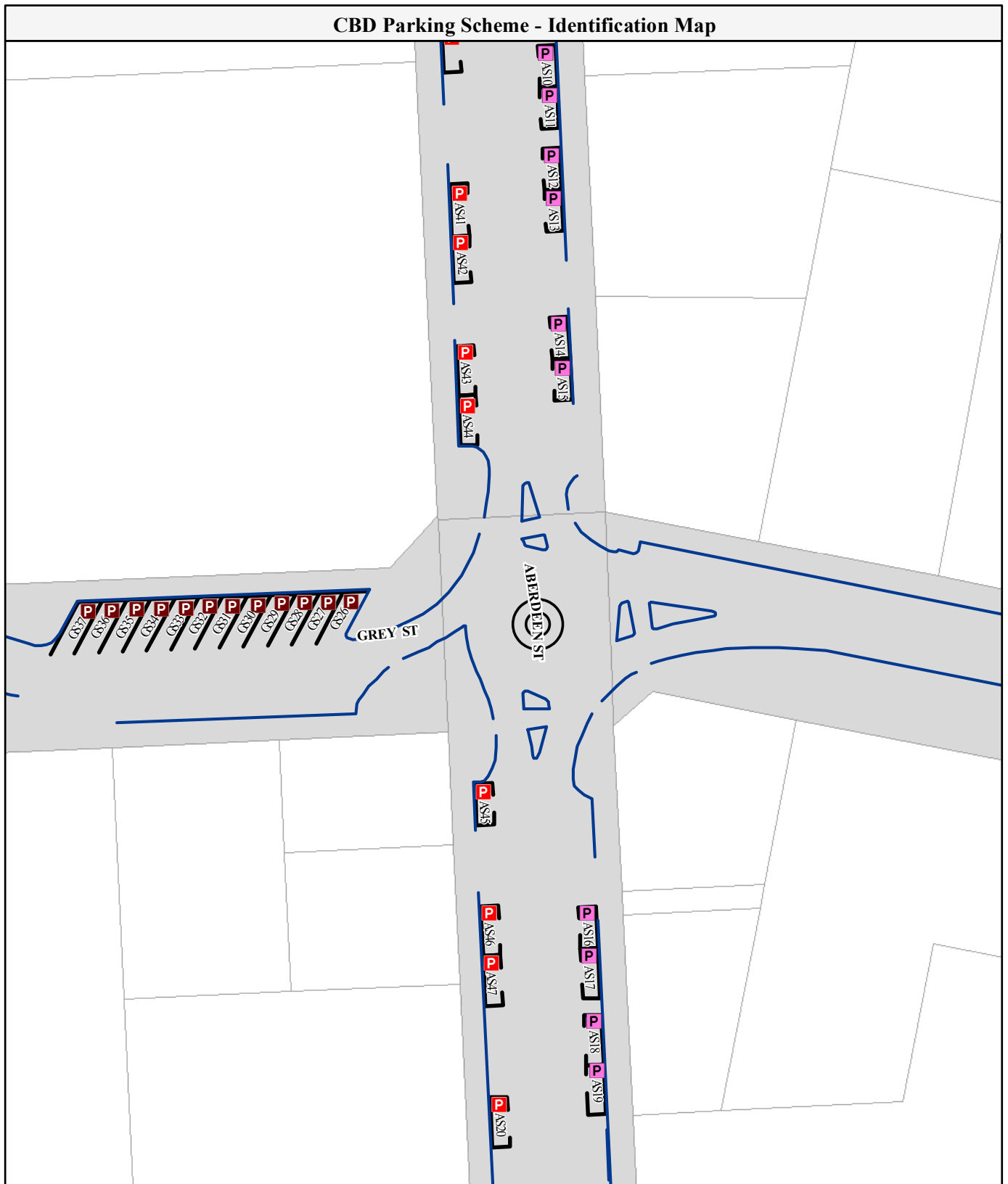


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Aberdeen St at Grey St

Map Legend		

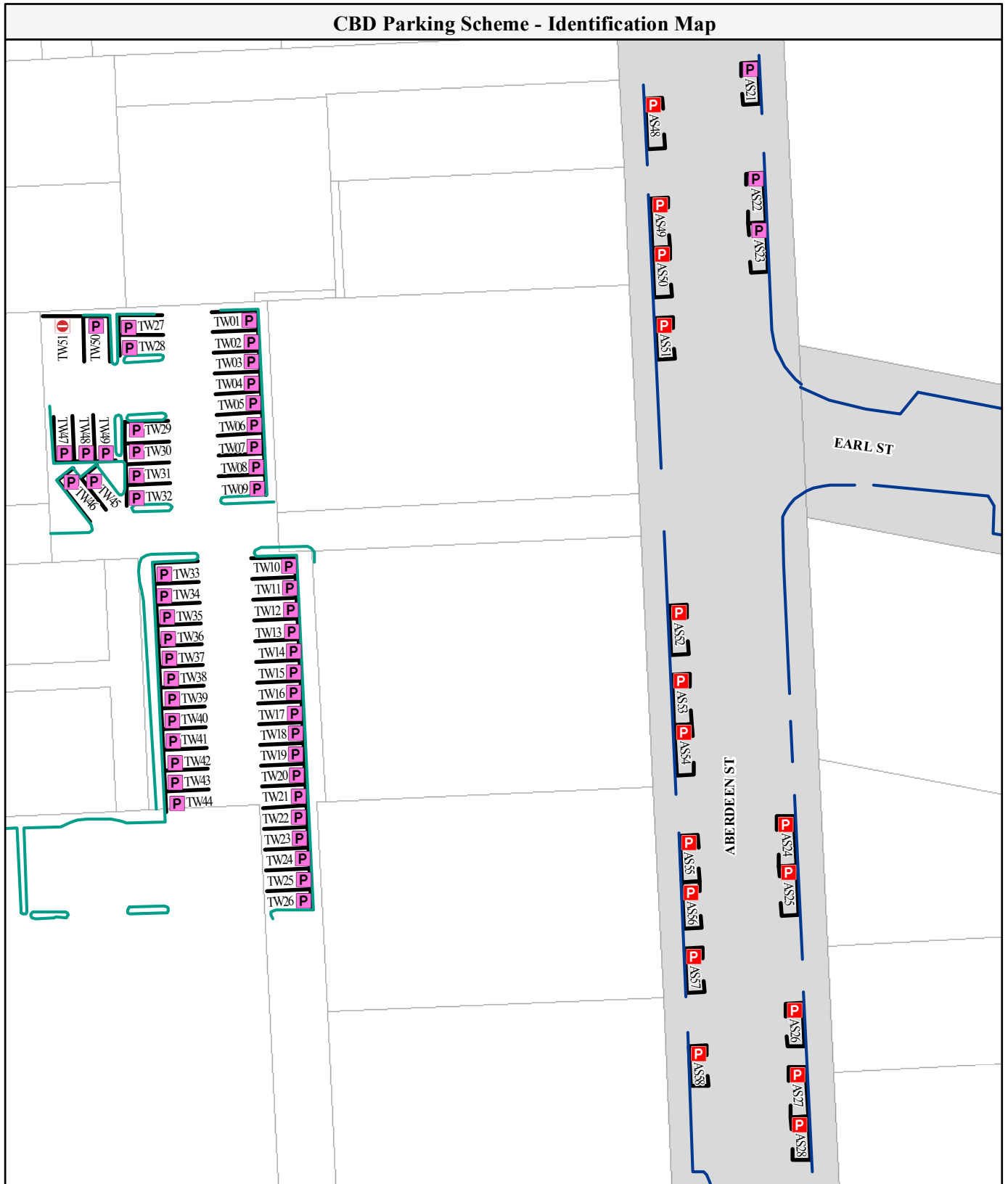


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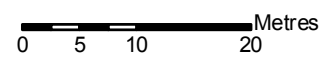
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Aberdeen St - Earl St to Frederick St

Map Legend	
5 Minutes	Authorised
10 Minutes	Loading Zone
15 Minutes	No Standing
30 Minutes	Disabled
1 Hour	Bus
2 Hours	Taxi
No Limit	Motorbike
Street Kerbing	Parking Lots Kerbing
Parking Bays	Cadastre
Roads	



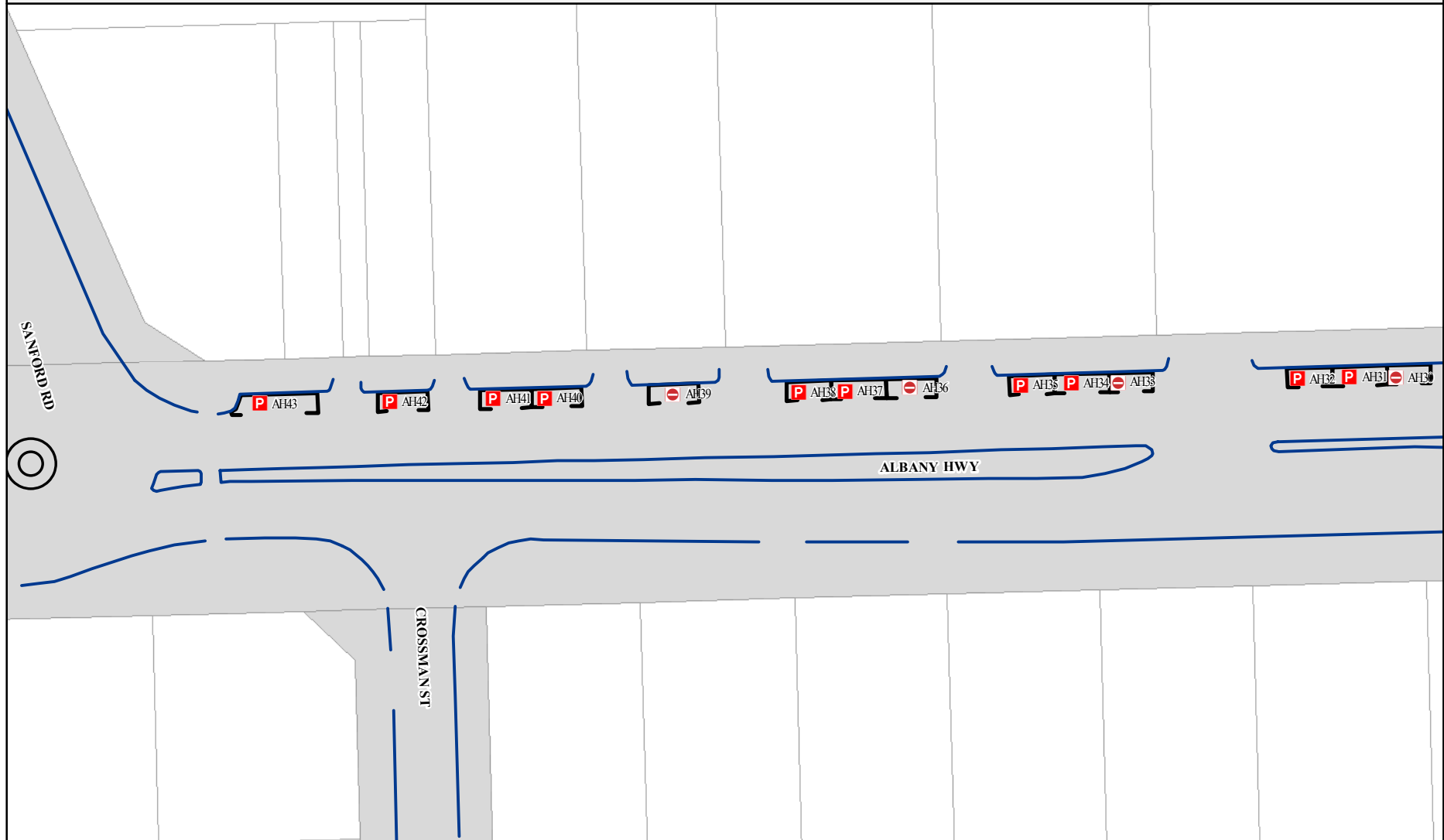
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CBD Parking Scheme - Identification Map

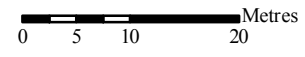


Map Legend		Albany Hwy - Sanford Rd to Camfield St	
5 Minutes	1 Hour	Loading Zone	Taxi
10 Minutes	2 Hours	No Standing	Motorbike
15 Minutes	No Limit	Disabled	Bus
30 Minutes	Authorised	Street Kerbing	Parking Lots Kerbing
		Parking Bays	Cadastre
			Roads



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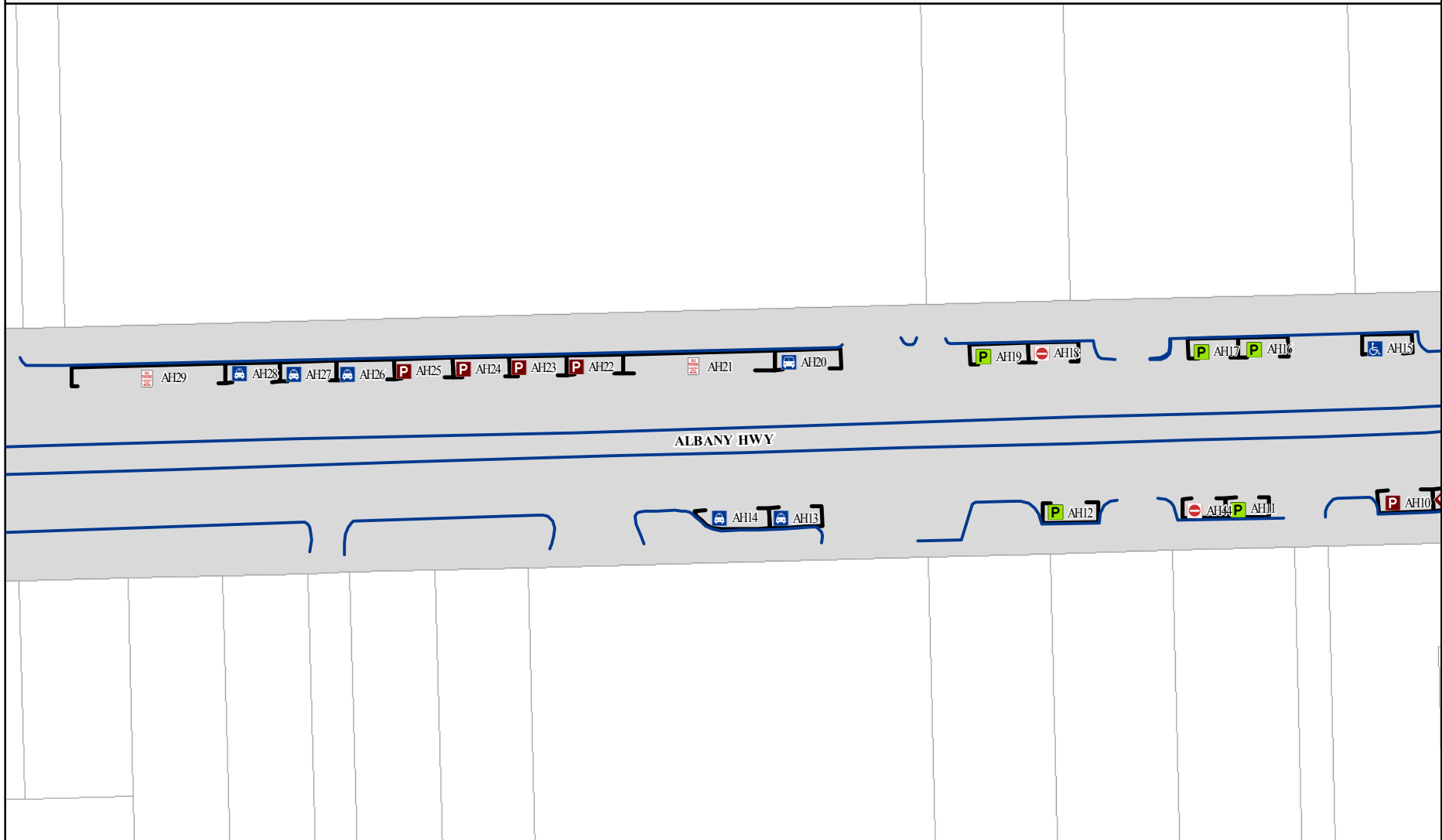
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CBD Parking Scheme - Identification Map

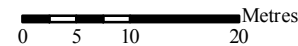


Map Legend		Albany Hwy - Elizabeth St to York St	
	5 Minutes		1 Hour
	10 Minutes		2 Hours
	15 Minutes		No Limit
	30 Minutes		Authorised
	Loading Zone		No Standing
	Taxi		Disabled
	Motorbike		Bus
	Street Kerbing		Cadastral
	Parking Lots Kerbing		Roads
	Parking Bays		

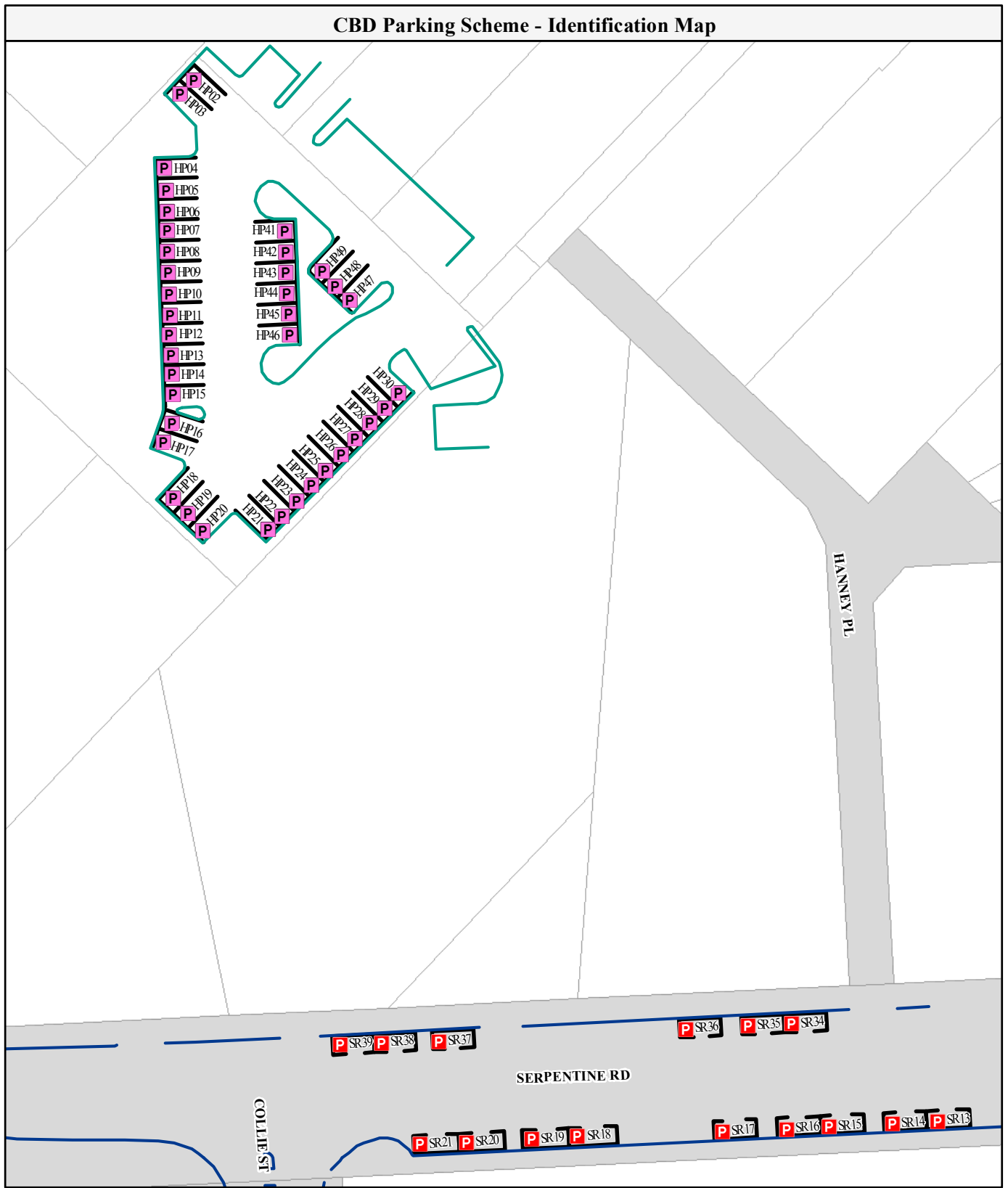


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Parking off Hanney Pl & Serpentine Rd

Map Legend	
5 Minutes	Authorised
10 Minutes	Loading Zone
15 Minutes	No Standing
30 Minutes	Disabled
1 Hour	Bus
2 Hours	Taxi
No Limit	Motorbike
Street Kerbing	Parking Lots Kerbing
No Standing	Parking Bays
Disabled	Cadastre
Bus	Roads
Taxi	
Motorbike	

0 5 10 20 Metres

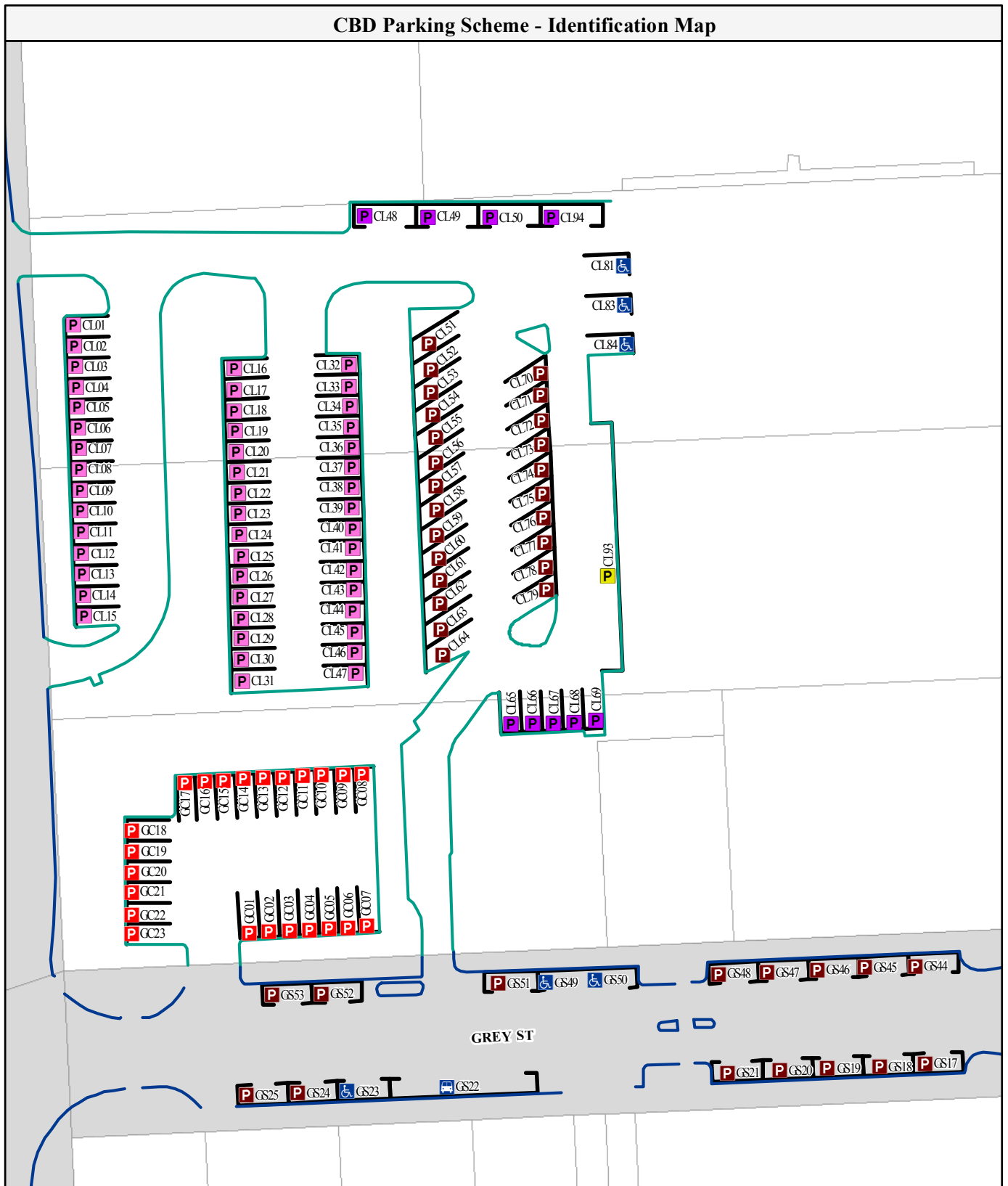


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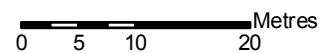
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Parking off Collie St & Grey St

Map Legend					
	5 Minutes		Authorised		Street Kerbing
	10 Minutes		Loading Zone		Parking Lots Kerbing
	15 Minutes		No Standing		Parking Bays
	30 Minutes		Disabled		Cadastre
	1 Hour		Bus		Roads
	2 Hours		Taxi		
	No Limit		Motorbike		

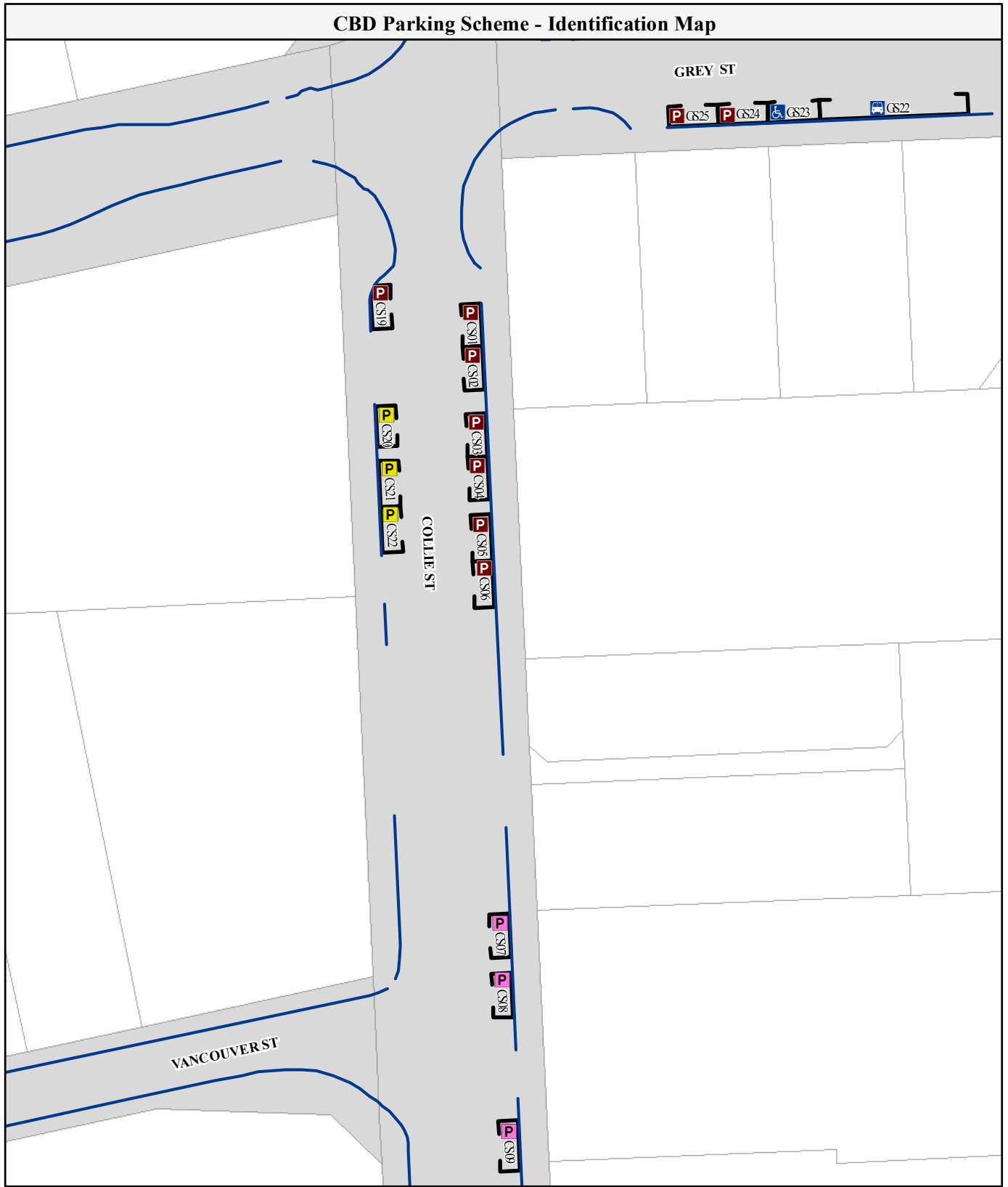


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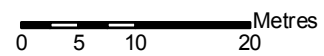
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Collie St - Grey St to Vancouver St

Map Legend		
5 Minutes	Authorised	Street Kerbing
10 Minutes	Loading Zone	Parking Lots Kerbing
15 Minutes	No Standing	Parking Bays
30 Minutes	Disabled	Cadastre
1 Hour	Bus	Roads
2 Hours	Taxi	
No Limit	Motorbike	

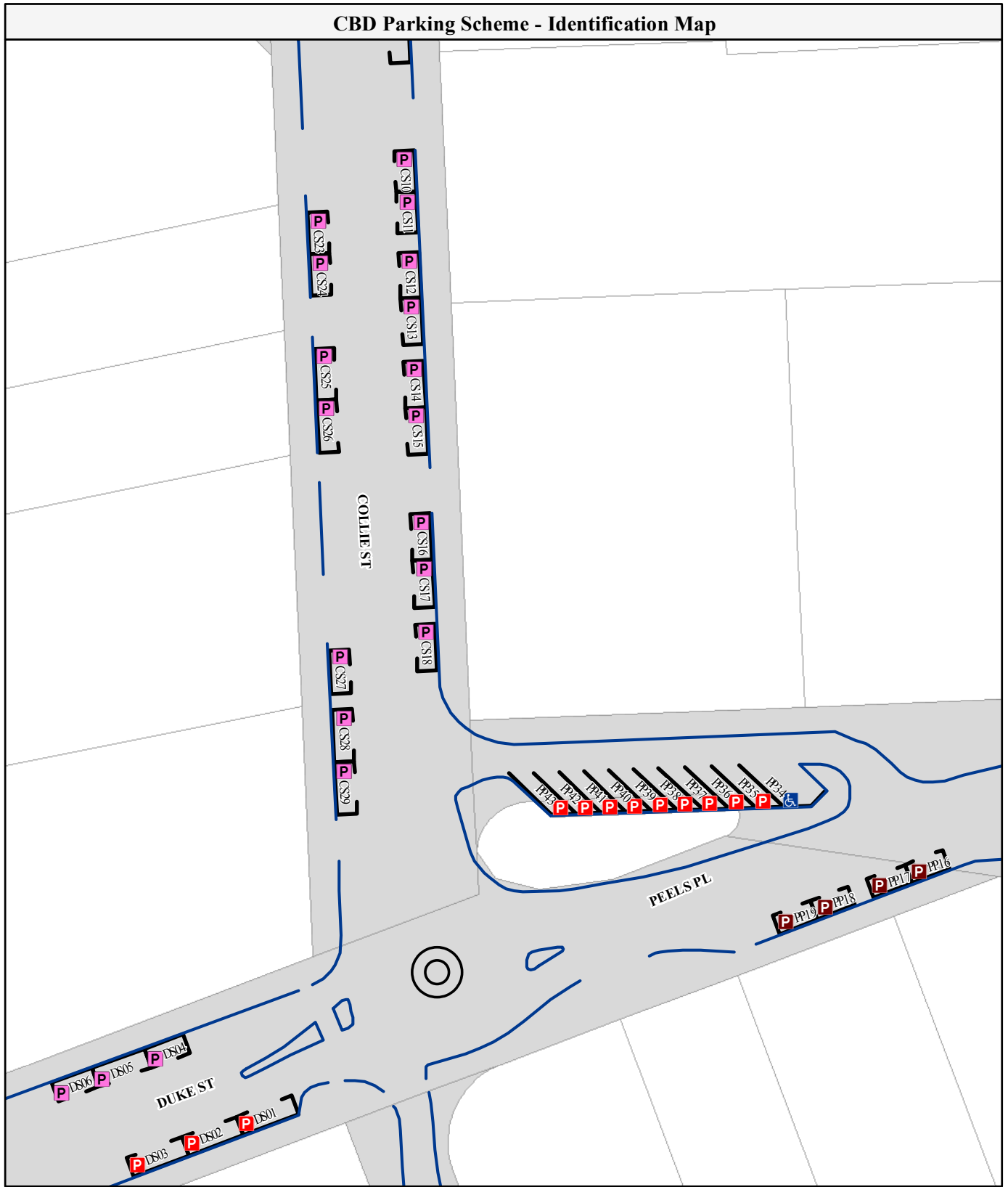


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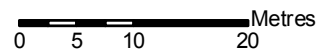
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Collie St - Vancouver St to Duke St

Map Legend		
	5 Minutes	
	10 Minutes	
	15 Minutes	
	30 Minutes	
	1 Hour	
	2 Hours	
	No Limit	
	Authorised	
	Loading Zone	
	No Standing	
	Disabled	
	Bus	
	Taxi	Roads
	Motorbike	
		Street Kerbing
		Parking Lots Kerbing
		Parking Bays
		Cadastre



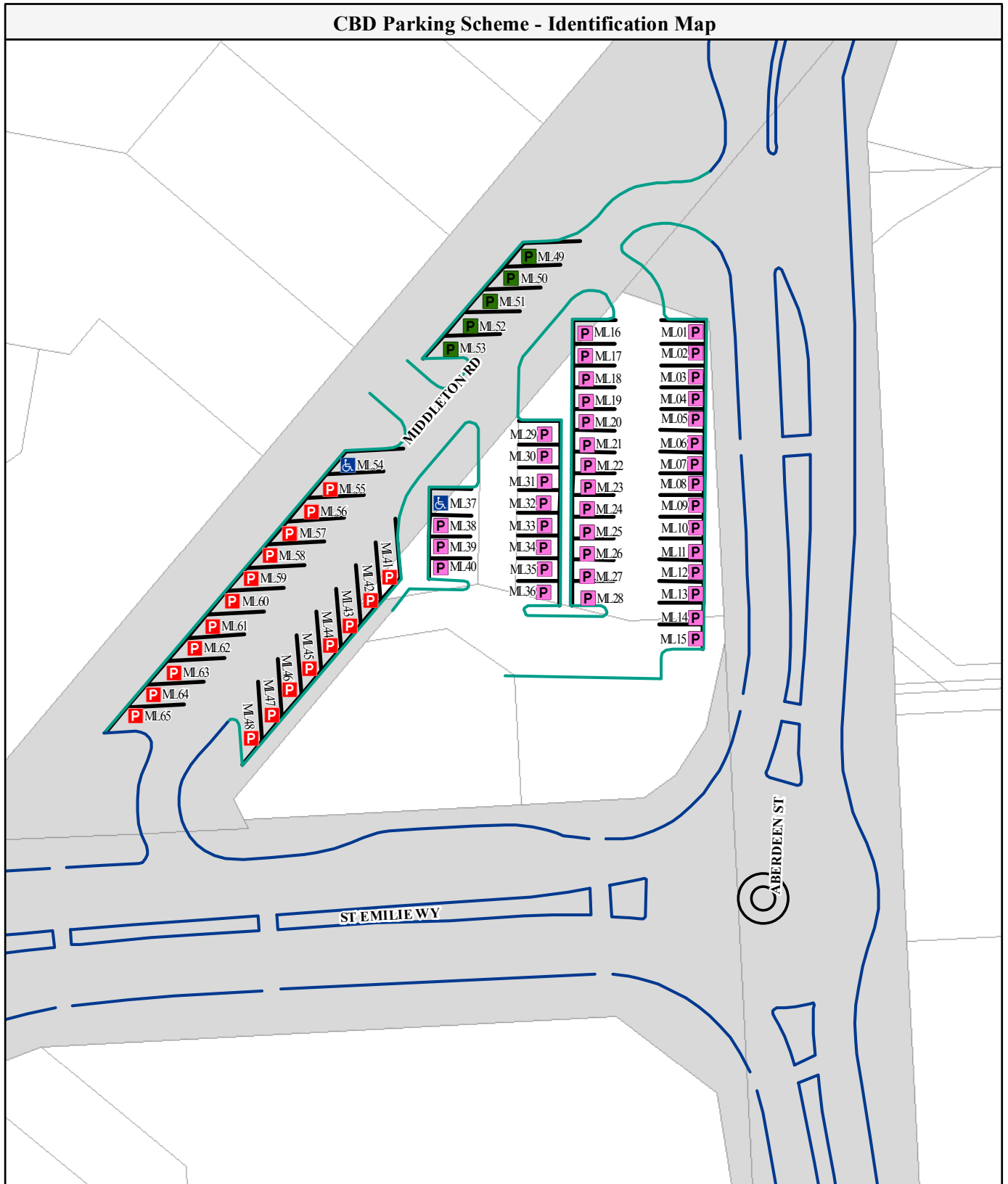
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Middleton Loop Parking

Map Legend	
5 Minutes	Authorised
10 Minutes	Loading Zone
15 Minutes	No Standing
30 Minutes	Disabled
1 Hour	Bus
2 Hours	Taxi
No Limit	Motorbike
Street Kerbing	Parking Lots Kerbing
Parking Bays	Cadastre
Roads	

0 5 10 20 Metres



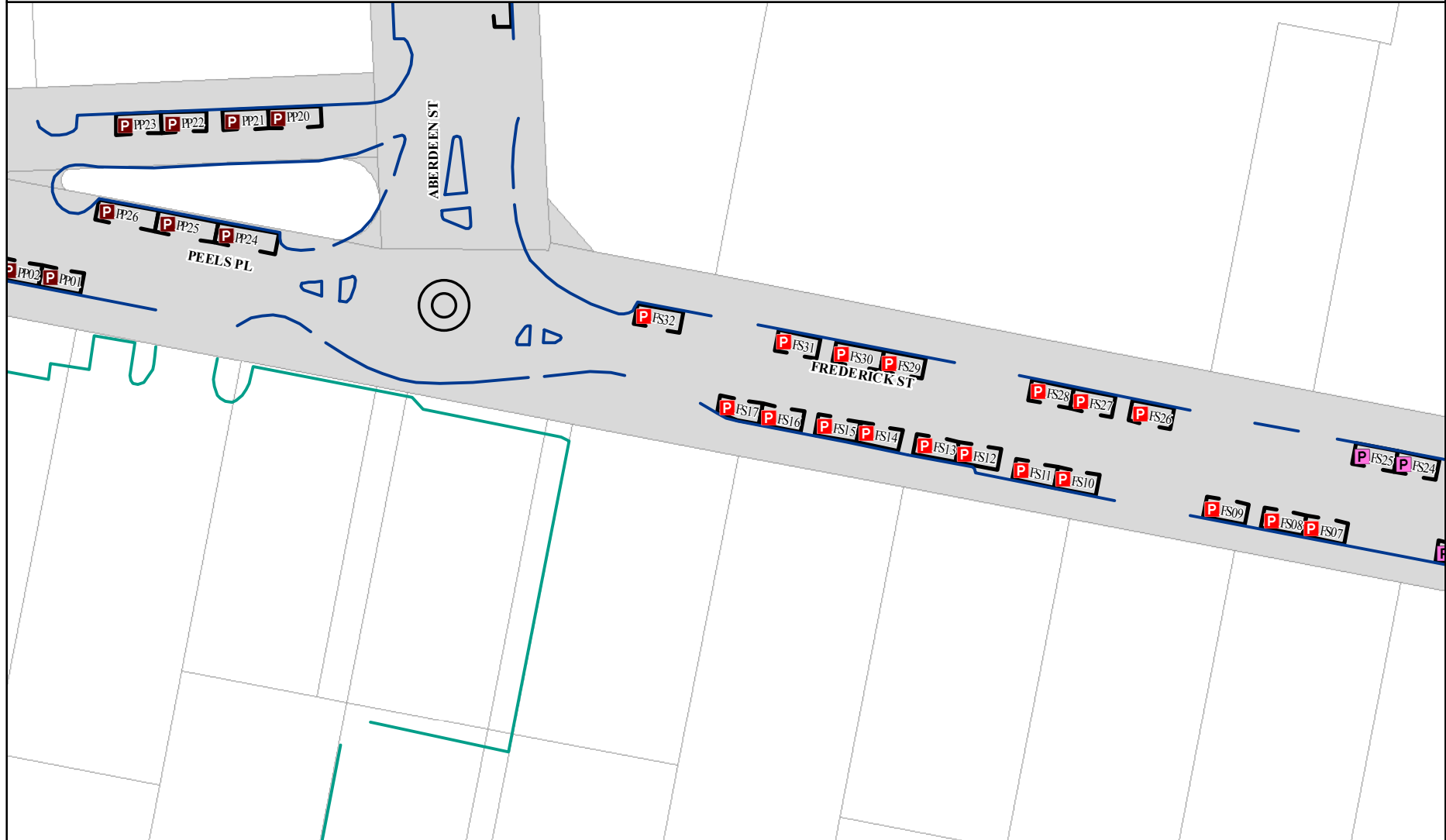
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CBD Parking Scheme - Identification Map

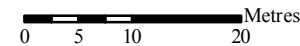


Map Legend		Peel PI & Parking off Peel PI	
5 Minutes	1 Hour	Loading Zone	Taxi
10 Minutes	2 Hours	No Standing	Motorbike
15 Minutes	No Limit	Disabled	Bus
30 Minutes	Authorised	Street Kerbing	Parking Lots Kerbing
		Parking Bays	Cadastre
			Roads



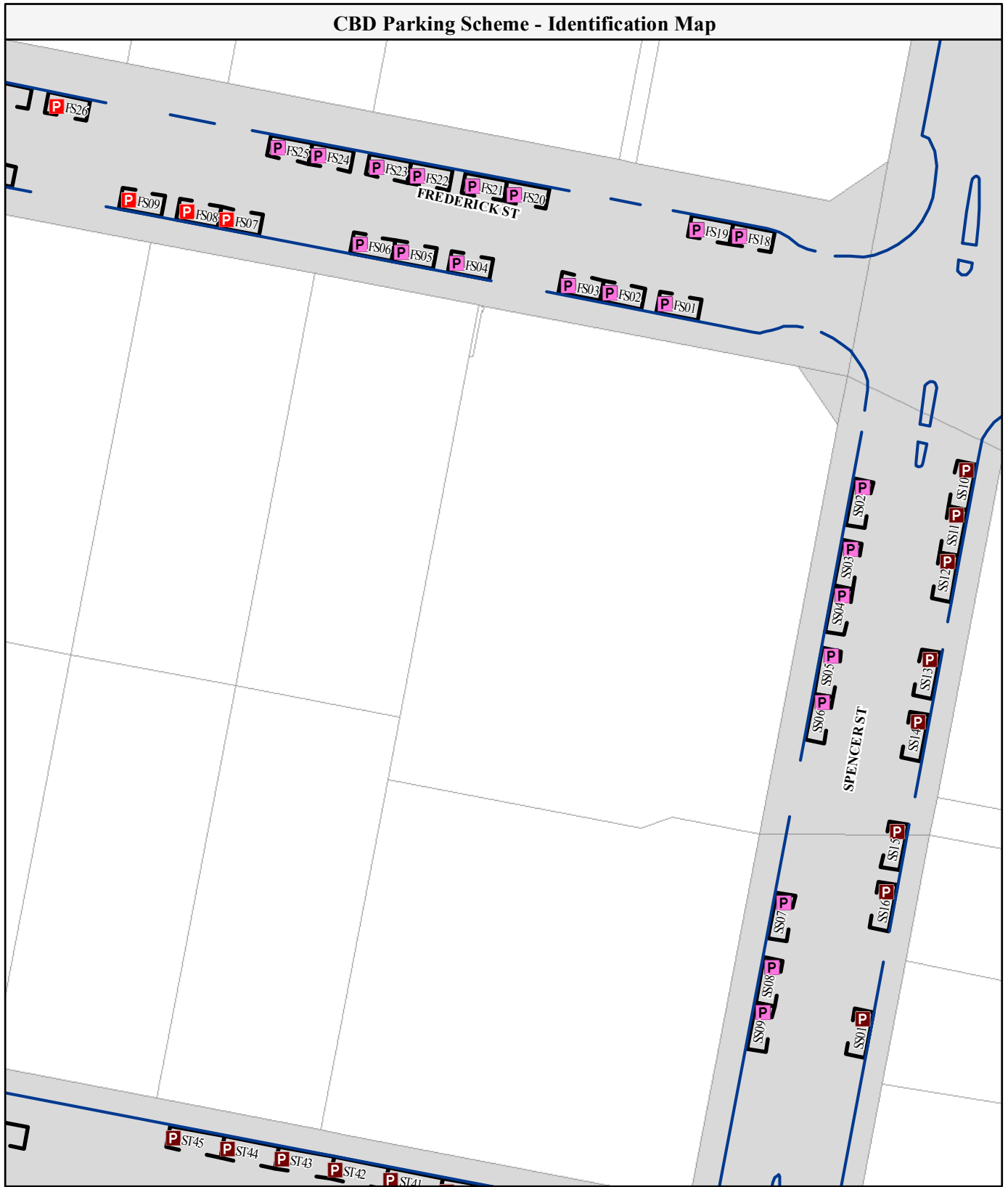
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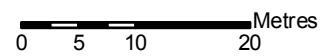
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Spencer St & Frederick St from Aberdeen St

Map Legend	
5 Minutes	Authorised
10 Minutes	Loading Zone
15 Minutes	No Standing
30 Minutes	Disabled
1 Hour	Bus
2 Hours	Taxi
No Limit	Motorbike
Street Kerbing	Parking Lots Kerbing
Parking Bays	Cadastre
Roads	



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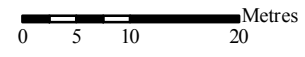
CBD Parking Scheme - Identification Map



Map Legend		Serpentine Rd - Elizabeth St to Collie St	
5 Minutes	1 Hour	Loading Zone	Taxi
10 Minutes	2 Hours	No Standing	Motorbike
15 Minutes	No Limit	Disabled	Street Kerbing
30 Minutes	Authorised	Bus	Parking Lots Kerbing
		Parking Bays	Cadastre
			Roads

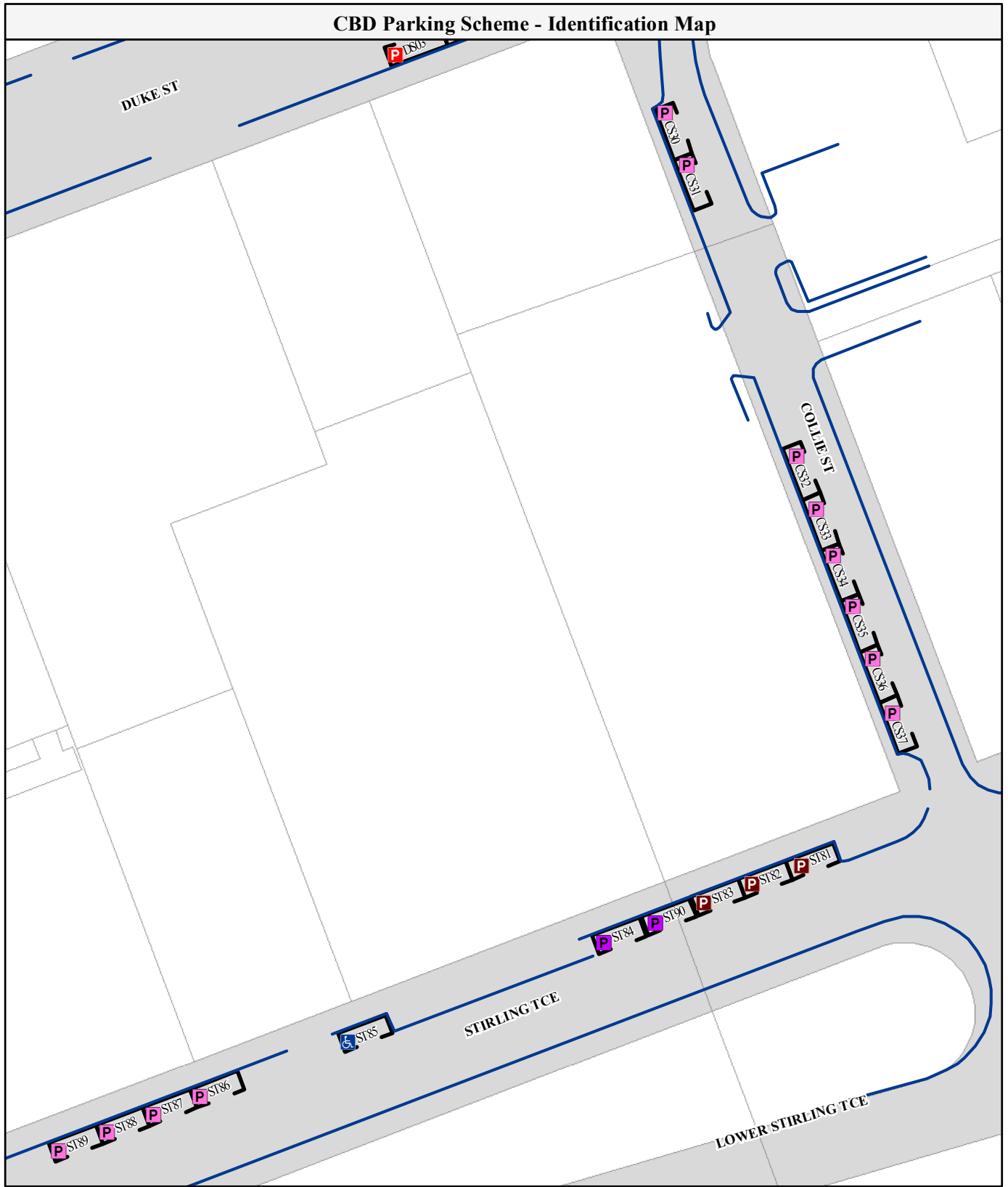


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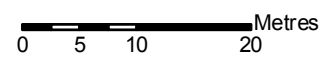
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Sterling Tce & Collie St to Duke St

Map Legend					
	5 Minutes		Authorised		Street Kerbing
	10 Minutes		Loading Zone		Parking Lots Kerbing
	15 Minutes		No Standing		Parking Bays
	30 Minutes		Disabled		Cadastre
	1 Hour		Bus		Roads
	2 Hours		Taxi		
	No Limit		Motorbike		



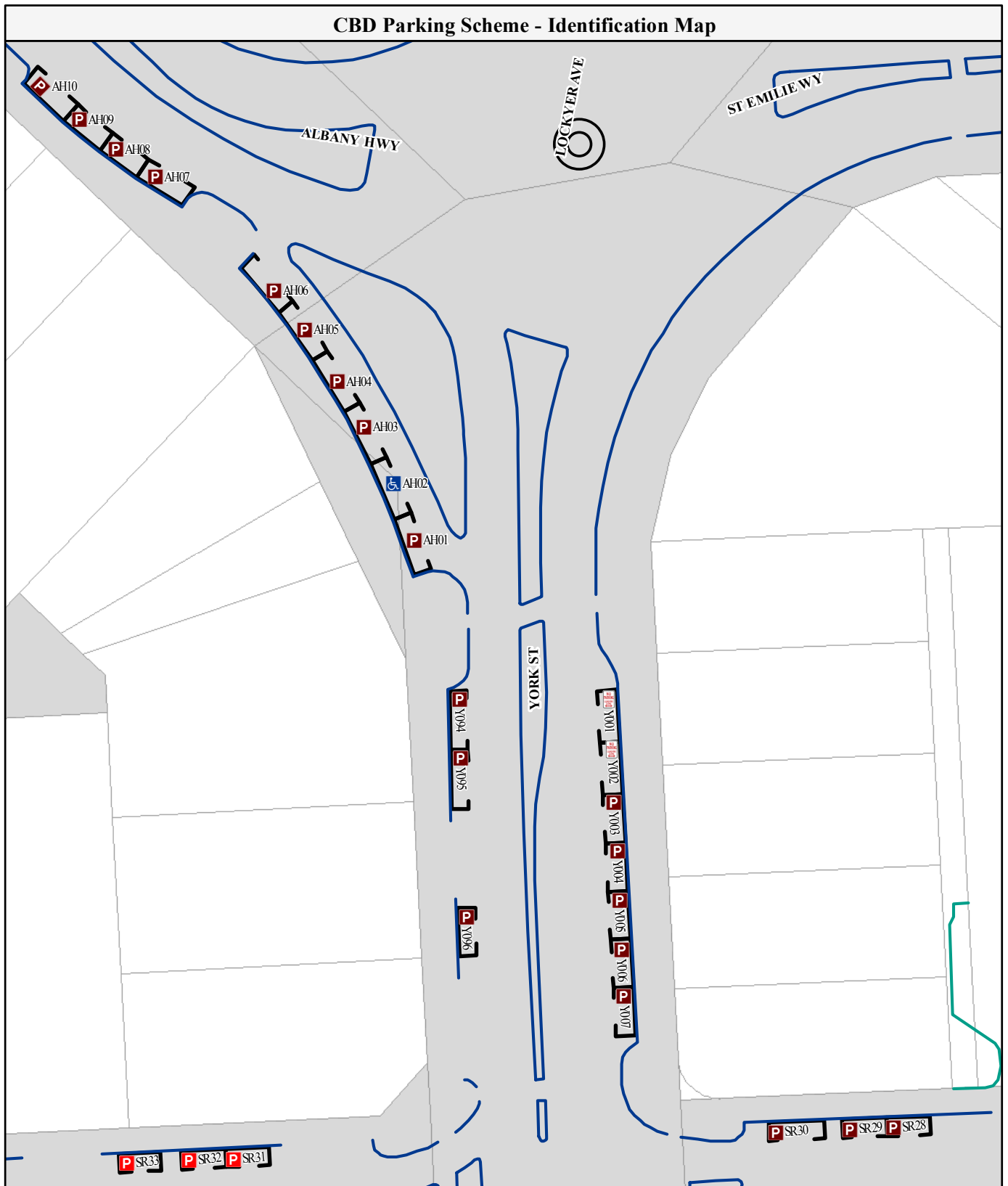
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Yorks St - Albany Hwy to Surpentine Rd

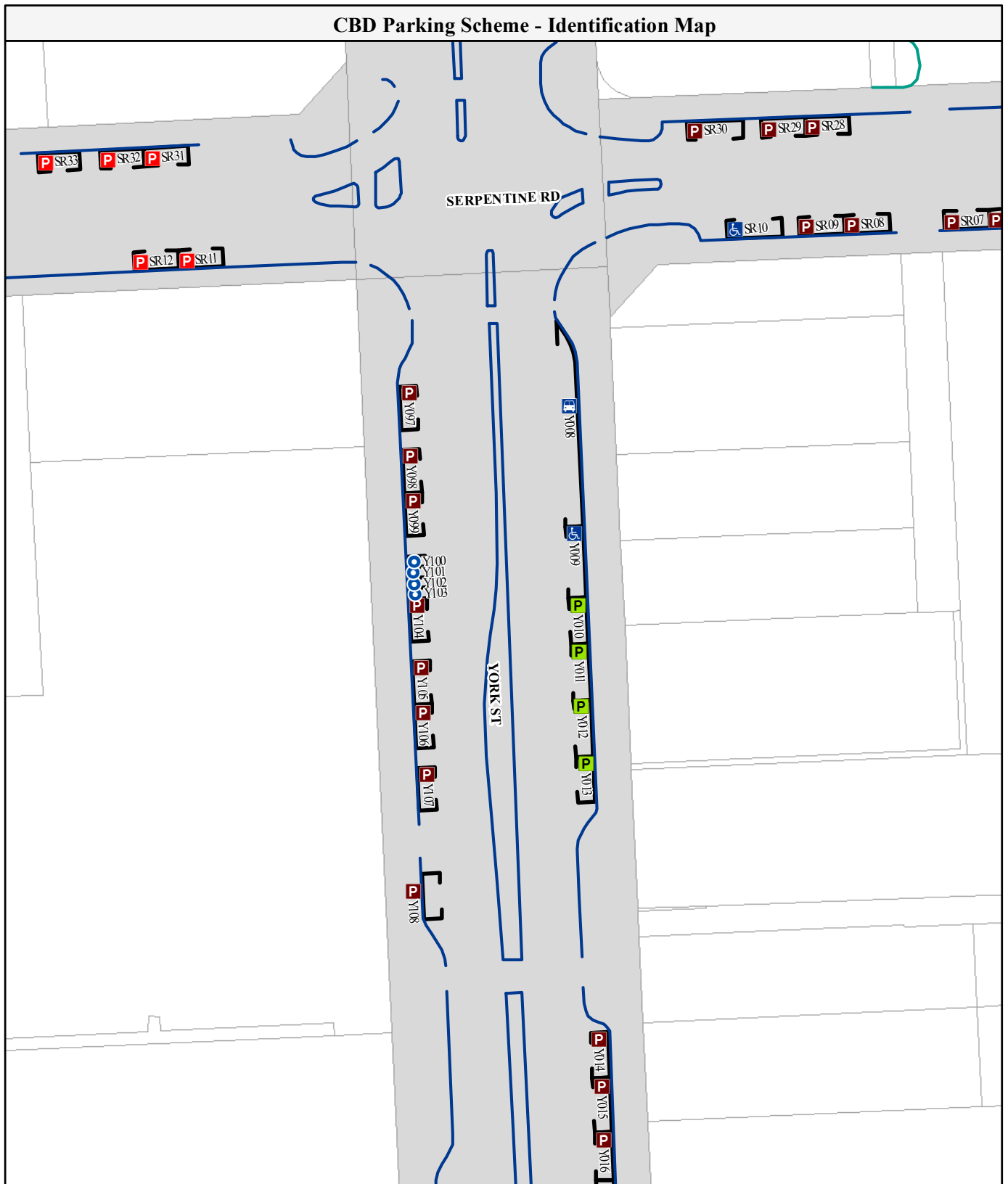
Map Legend	
5 Minutes	Authorised
10 Minutes	Loading Zone
15 Minutes	No Standing
30 Minutes	Disabled
1 Hour	Bus
2 Hours	Taxi
No Limit	Motorbike
Street Kerbing	Parking Lots Kerbing
Parking Bays	Cadastre
Roads	

0 5 10 20 Metres

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York St - Serpentine to Library

Map Legend					
	5 Minutes		Authorized		Street Kerbing
	10 Minutes		Loading Zone		Parking Lots Kerbing
	15 Minutes		No Standing		Parking Bays
	30 Minutes		Disabled		Cadastral
	1 Hour		Bus		Roads
	2 Hours		Taxi		
	No Limit		Motorbike		

0 5 10 20 Metres

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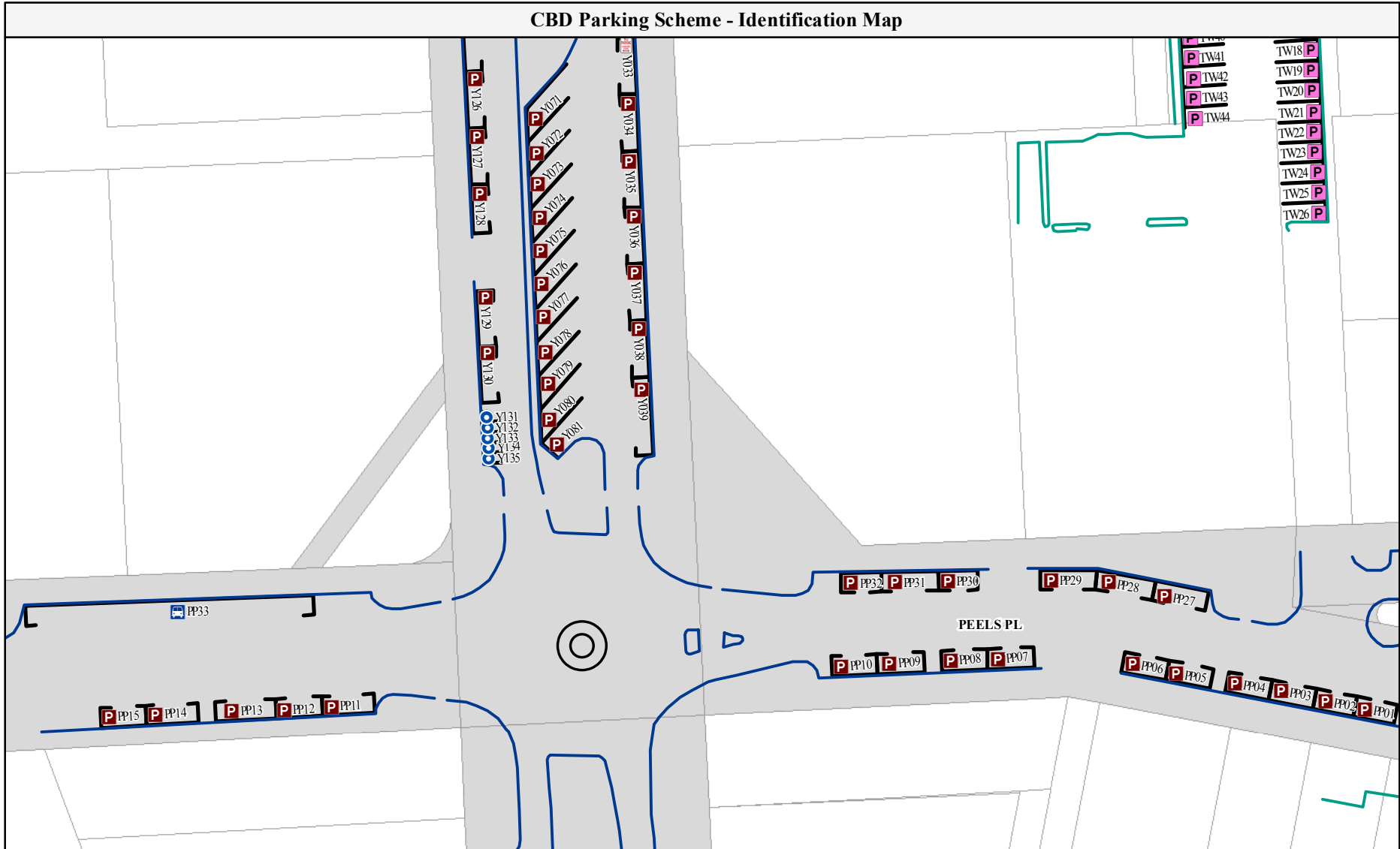
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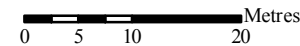
CBD Parking Scheme - Identification Map



Map Legend		York St & Peel Pl to Frederick St	
5 Minutes	1 Hour	Loading Zone	Taxi
10 Minutes	2 Hours	No Standing	Motorbike
15 Minutes	No Limit	Disabled	Street Kerbing
30 Minutes	Authorised	Bus	Parking Lots Kerbing
		Parking Bays	Cadastre
			Roads

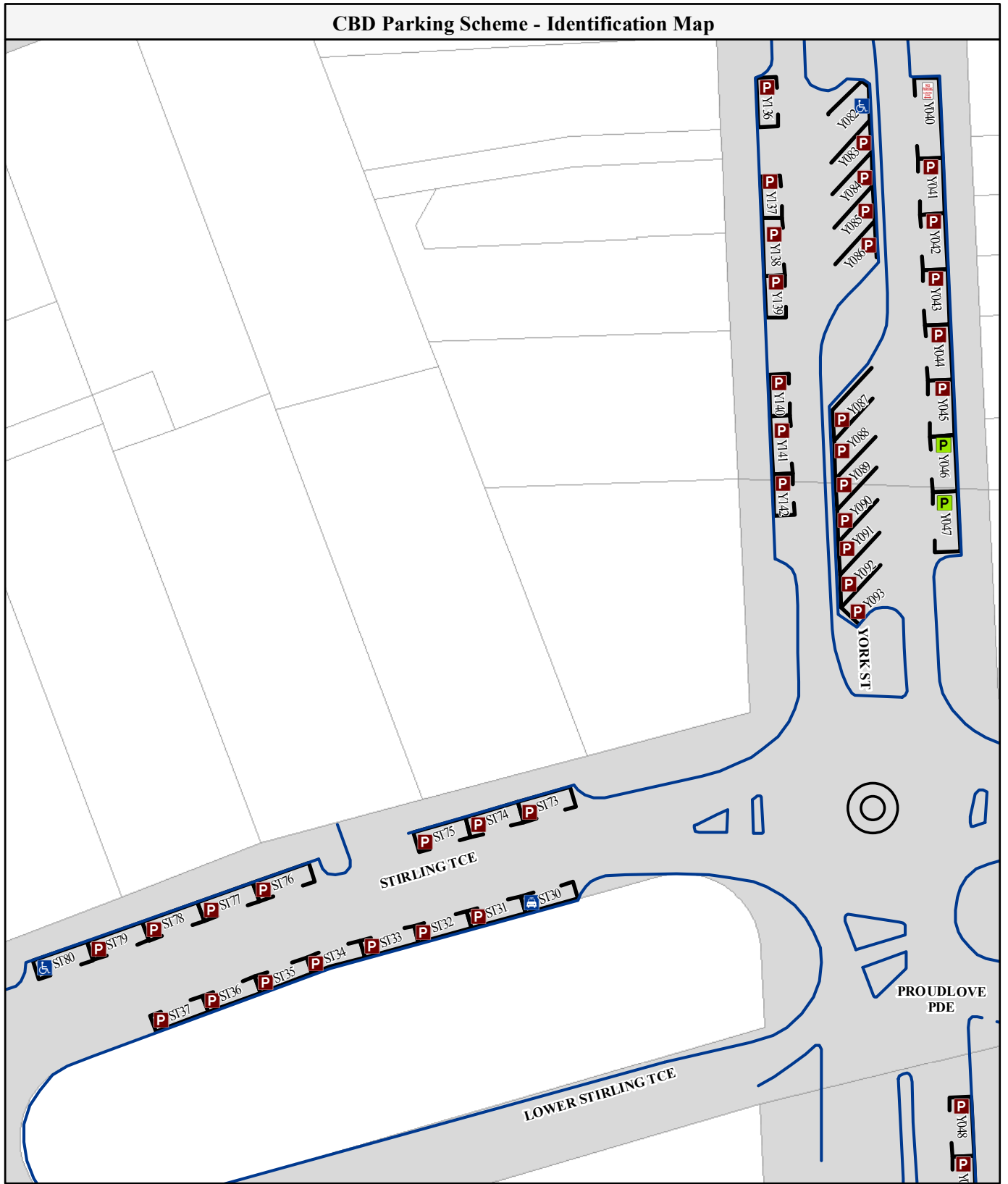


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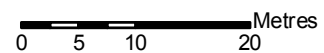
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York St & Sterling Tce

Map Legend					
	5 Minutes		Authorized		Street Kerbing
	10 Minutes		Loading Zone		Parking Lots Kerbing
	15 Minutes		No Standing		Parking Bays
	30 Minutes		Disabled		Cadastral
	1 Hour		Bus		Roads
	2 Hours		Taxi		
	No Limit		Motorbike		



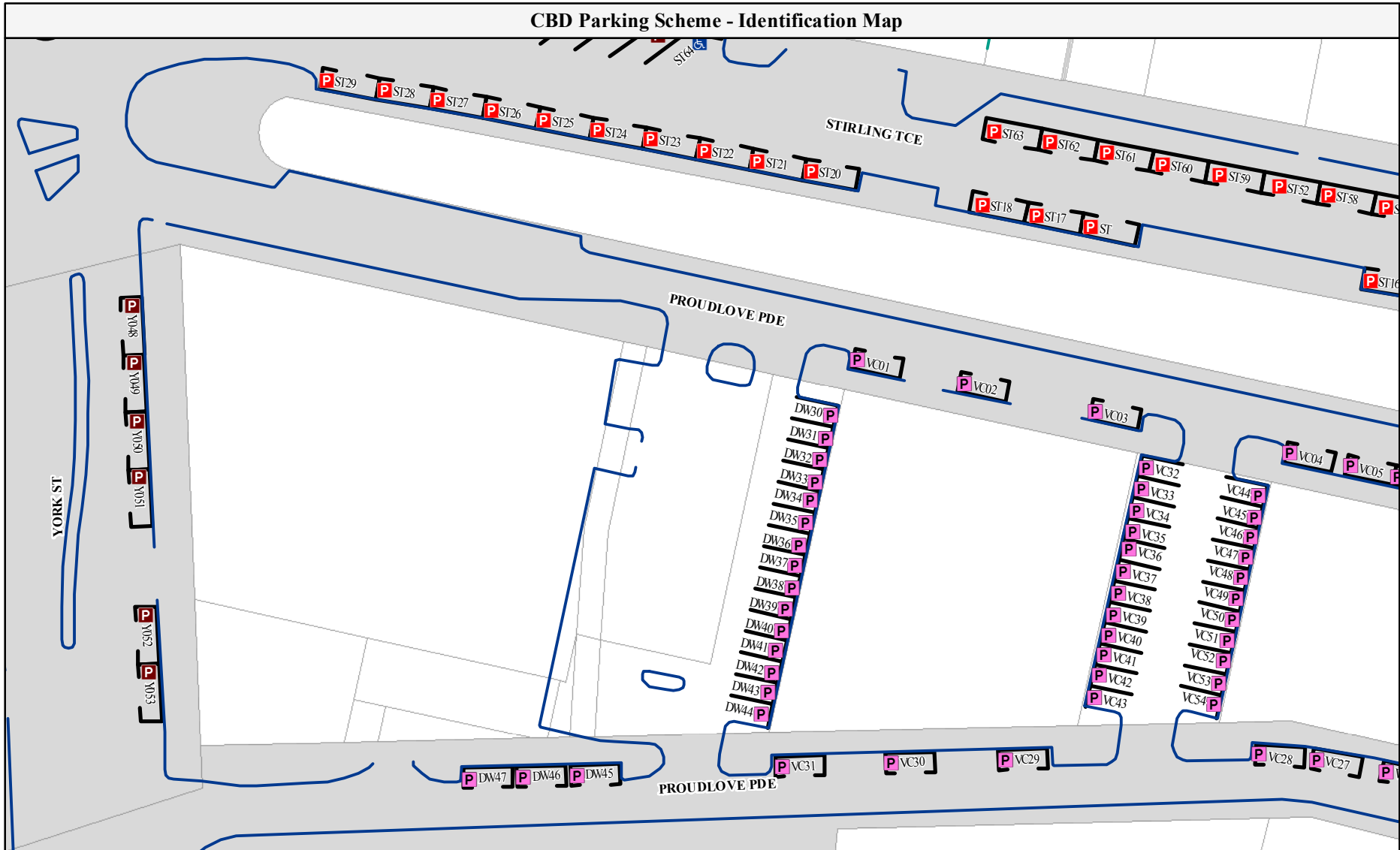
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CBD Parking Scheme - Identification Map

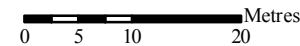


Map Legend		Yorks St & Parking off Proudlove Pde	
5 Minutes	1 Hour	Loading Zone	Taxi
10 Minutes	2 Hours	No Standing	Motorbike
15 Minutes	No Limit	Disabled	Bus
30 Minutes	Authorised	Street Kerbing	Parking Lots Kerbing
		Parking Bays	Cadastre
			Roads

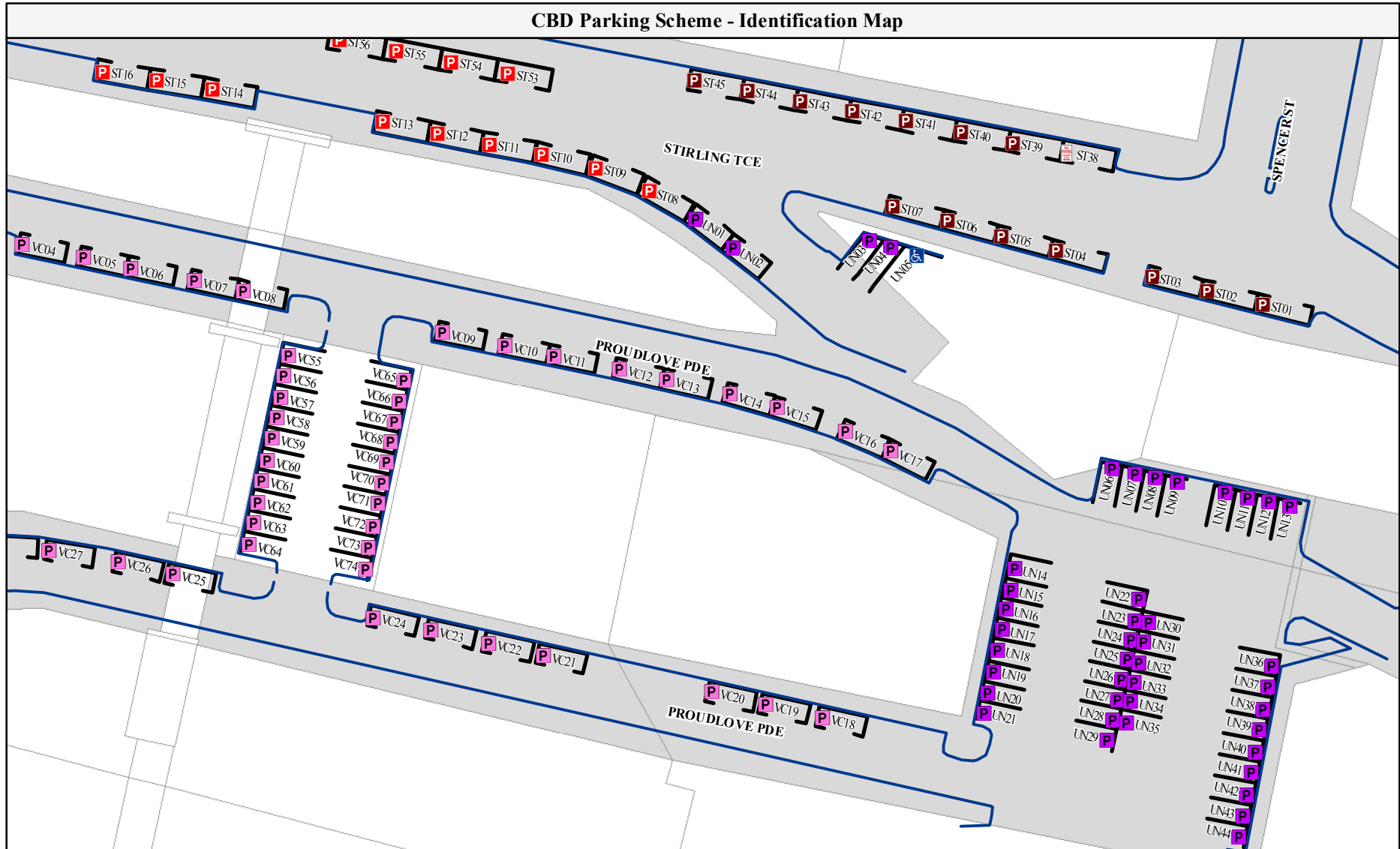


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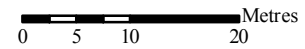
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Map Legend		Proudlove Pde & UWA & Sterling Tce	
5 Minutes	1 Hour	Loading Zone	Taxi
10 Minutes	2 Hours	No Standing	Motorbike
15 Minutes	No Limit	Disabled	Street Kerbing
30 Minutes	Authorised	Bus	Parking Lots Kerbing
		Cadastral	Roads
			Parking Bays



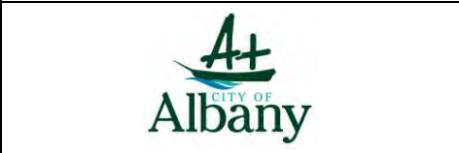
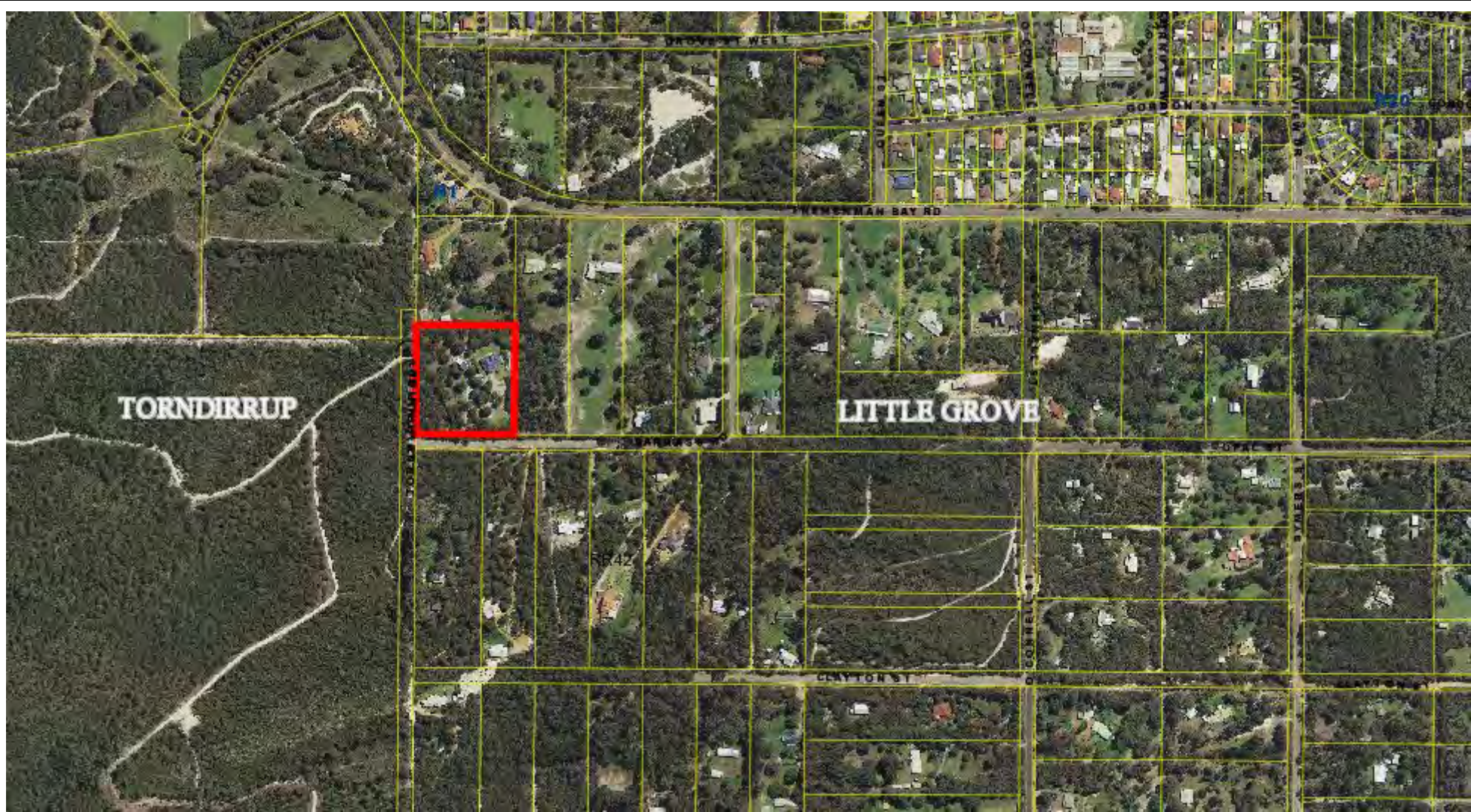
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Area Plan

1:7500



**Local Planning Scheme No. 1**  
**Application: P2130445**  
**Proposal: Telecommunciation Infrastrucutre**  
**Schedule of Submissions for 64 Barrass Road, Little Grove WA 6330**

No.	Submission	Officer Comment
1.	<ol style="list-style-type: none"> <li>1. The proposal is inconsistent with 4.5.2 of ALPS – <i>“Maintain the outstanding visual amenity and public view scapes and iconic elements”</i></li> <li>2. If approved the proposal would significantly impact views</li> <li>3. The tower would be significantly taller and out of character to other infrastructure in the precinct.</li> <li>4. The application contains a number of errors               <ul style="list-style-type: none"> <li>- Existing vegetation will screen the tower</li> <li>- Surrounding streetscape description does not represent the area</li> </ul> </li> <li>5. The proposal will negatively impact property and rental prices.</li> <li>6. Will approval create precedent for the addition of additional antennae to the tower</li> <li>7. There are sites within the area with a ground elevation of 70m which would be more suitable.</li> <li>8. Rejection of NBN towers is not without precedent , primarily in relation to impacts on views</li> </ol>	<ol style="list-style-type: none"> <li>1. ALPSs is a strategic document, the objectives are passed through into statutory control through Local Planning Scheme No. 1 (LSP1). Concerns regarding the issue are noted.</li> <li>2. Concerns noted. Views are identified as a factor to be assessed within WA Planning Commission (WAPC) State Planning Policy 5.2.</li> <li>3. It is acknowledged that there is no other telecommunications infrastructure within the immediate area of Barrass rd</li> <li>4. The City of Albany contacted the applicant in order to clarify these observations. Firstly, the screening of the tower is primarily referring to screening the base and equipment from street level. In relation to streetscape element, the applicant has advised that the description refers to the much wider area of Frenchman Bay Rd and Little Grove. While the clarification is noted, the City has not used such a wide area to assess amenity and has consequently not used these components e.g. rail in assessing the application.</li> </ol>

No.	Submission	Officer Comment
		<p>5. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</p> <p>6. Additional infrastructure would be subject to a separate process. If it is of a minor nature it would not be subject to a City of Albany planning application. It is however subject to a process of advertising and comment under the <i>Telecommunications (Low impact Facilities) Determination 1997</i>.</p> <p>7. In response to concerns raised the City of Albany contacted NBN regarding the potential to revisit sites or review alternate locations. NBN advised that this site met technical parameters and that access had been secured. On this basis they advised that they would be proceeding with the subject site. The City does not have the statutory authority to make NBN review other sites. An application cannot be refused on the basis that there may be more suitable sites.</p> <p>8. Noted. The City has reviewed applications determined at other Local Governments.</p>
2.	<p>1. <b>The visual impact will affect the natural and historical heritage of the Torindirrup Coastal reserve</b></p> <p>2. <b>The coastal reserve needs protecting at all costs</b></p>	<p>1. Concerns noted. It is acknowledged that the subject site adjoins a National Park. In terms of heritage the City of Albany utilises its MHI to determine any</p>

No.	Submission	Officer Comment
		<p>heritage sites within the area.</p> <p>2. Noted.</p>
3.	<p><b>1. The tower would detract from the scenic landscape and goes against the already stringent conditions to blend into the hillside.</b></p> <p><b>2. Property devaluation</b></p> <p><b>3. Health risks associated with living near a telecommunication tower</b></p>	<p>1. The impact of the proposed tower on the landscape of the area is a matter of assessment.</p> <p>2. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</p> <p>3. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</p>
4.	<p><b>1. The proposal would be more appropriate in an industrial area</b></p>	<p>1. Given the operational requirements of the proposed infrastructure it would not be possible to locate within an existing industrial area and still services the little grove area.</p>
5.	<p><b>1. Highly concerned about the proposed site</b></p>	<p>1. Concerns noted</p>



No.	Submission	Officer Comment
	<p>2. <b>The tower would detract from the scenic landscape and goes against the already stringent conditions to blend into the hillside.</b></p> <p>3. <b>Health risks associated with living near a telecommunication tower</b></p>	<p>2. The impact of the proposed tower on the landscape of the area is a matter of assessment under WA Planning Commission (WAPC) State Planning Policy 5.2.</p> <p>3. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</p>
6.	<p>1. <b>Proposed structure is incompatible with the City’s visual management policy. The structure will be visible from neighbourhood, Frenchmans bay rd and the City.</b></p> <p>2. <b>The structure is incompatible with the immediately adjacent Torndirrup National park</b></p> <p>3. <b>The structure is incompatible with the Dept of Water ‘Groundwater Land Use Controls’ which prohibits any commercial activity</b></p>	<p>1. Concerns noted. WA Planning Commission (WAPC) State Planning Policy 5.2.</p> <p>2. Concerns noted. The amenity and landscape issues of the proposal are discussed within the report and are assessed against State Planning Policy 5.2.</p> <p>3. The proposal does not interfere with groundwater any more than a dwelling. Telecommunications infrastructure is listed as a compatible use under the</p>

No.	Submission	Officer Comment
	<ul style="list-style-type: none"> <li>4. <b>Property will become devalued an unsellable</b></li> <li>5. <b>Did not receive a invitation to attended the NBN Co public forum</b></li> <li>6. <b>Numerous comments regarding water quality</b></li> <li>7. <b>Numerous comments regarding misuse of the internet service created as a result of the proposal.</b></li> </ul>	<p>land use controls.</p> <ul style="list-style-type: none"> <li>4. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</li> <li>5. Noted. The community consultation undertaken by the applicant has no statutory standing in the scope of this report.</li> <li>6. Water quality is addressed within LPS1 through water protection areas. The Telecommunications infrastructure is listed as a compatible use under the land use controls. Any other groundwater concerns will need to be direct to Department of Water.</li> <li>7. The misuse of the internet is not a planning consideration and as is not within the scope of assessment.</li> </ul>
7.	<ul style="list-style-type: none"> <li>1. <b>Inadequate public consultation has been undertaken</b></li> <li>2. <b>Visual impact is significant and has not been meaningfully addressed by the applicant</b></li> <li>3. <b>The tower is not appropriate for the rural setting and inconsistent with the development conditions placed on property owners</b></li> <li>4. <b>The tower will detrimentally impact property values</b></li> <li>5. <b>The proposal will significantly impact views which were a significant fact when buying/ designing properties.</b></li> </ul>	<ul style="list-style-type: none"> <li>1. City of Albany consultation has been undertaken in accordance with LPS1. The area and time of consultation was extended beyond the regular statutory limits in this instance. The community consultation undertaken by the applicant has no statutory standing in the scope of this report.</li> <li>2. Concerns noted. Visual impact is subject to assessment against the provisions of LPS1, Local Rural Strategy and State Planning Policy 5.2.</li> </ul>

No.	Submission	Officer Comment
	<p>6. <b>Proposed Tower location is a Bushfire risk</b></p> <p>7. <b>Health risks associated with living near a telecommunication tower</b></p>	<p>3. Concerns noted. Visual impact is subject to assessment against the provisions of LPS1, Local Rural Strategy and State Planning Policy 5.2.</p> <p>4. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</p> <p>5. Impacts on views are subject to assessment within State Planning Policy 5.2.</p> <p>6. While the area would generally be considered a bushfire risk, the proposal is not classified as vulnerable structure.</p> <p>7. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</p>
8.	<p>1. <b>There has been little effective community consultation</b></p> <p>2. <b>The visual impact assessment provided by the proponents is significantly lacking in detail the proposal will have a</b></p>	<p>1. City of Albany consultation has been undertaken in accordance with LPS1. The area and time of consultation was extended beyond the regular</p>

No.	Submission	Officer Comment
	<p>detrimental impact of the visual amenity of the landscape. Further assessment should be subject to a visual impact assessment – this assessment should be made available to those affected.</p> <ol style="list-style-type: none"> <li>3. The proposal is inappropriate for the rural lifestyle setting</li> <li>4. The proponent has been selective in addressing the objectives of the Rural residential Zone</li> <li>5. The tower is inconsistent with the planning restrictions placed on landowners in the area</li> <li>6. The application is inaccurate in describing the surrounding landscape and infrastructure of the area e.g. street lights, rail infrastructure.</li> <li>7. Guidelines for minimising visual impact states that towers should be located where similar infrastructure is available</li> <li>8. The proposal is inconsistent with the planning scheme and zoning</li> <li>9. The applicant has promoted the economic benefits and is silent on the social impacts for landowners.</li> <li>10. The tower will detrimentally impact property values</li> <li>11. The aerial power supply to the tower are vulnerable to bushfires.</li> <li>12. Management of the national park should not be compromised by the proposed location of the tower.</li> <li>13. If the tower proceeds owners will likely plant more screening vegetation and consequently impact bushfire protection considerations within building protection areas.</li> <li>14. Potential for additional antennae to be added to the proposed</li> </ol>	<p>statutory limits. Concerns from the community regarding the NBN consultation are noted.</p> <ol style="list-style-type: none"> <li>2. Concerns noted. Visual impact is subject to assessment against the provisions of LPS1, Local Rural Strategy and State Planning Policy 5.2.</li> <li>3. Concerns noted.</li> <li>4. Scheme controls relating to the area specifically primarily relate to the establishment of a single dwelling and associated outbuildings. The proposal is subject additional controls under State Planning Policy 5.2.</li> <li>5. As above.</li> <li>6. The City of Albany contacted the applicant in order to clarify these observations. Firstly, the screening of the tower is primarily referring to screening the base and equipment from street level. In relation to streetscape element, the applicant has advised that the description refers to the much wider area of Frenchman Bay Rd and Little Grove. While the clarification is noted, the City has not used such a wide area to assess amenity and has consequently not used these components e.g. rail in assessing the application.</li> <li>7. In this instance there is no exiting infrastructure to facilitate co – location.</li> <li>8. Concerns noted. Telecommunications infrastructure</li> </ol>

No.	Submission	Officer Comment
	<p>tower.</p> <p><b>15. The EME levels are not placed within the context of electronic equipment.</b></p> <p><b>16. Outcome of search of heritage registers is not provided</b></p> <p><b>17. Referenced flora and fauna study is not provided</b></p> <p><b>18. Alternative locations which will have minimal impact should be investigated.</b></p>	<p>is classified as 'A' use and is assessed against LPS1 and pertinent statutory documents within the report.</p> <p>9. Concerns noted.</p> <p>10. Property values are not an applicable planning consideration in the assessment of the application.</p> <p>11. Concerns noted. The same obligations for landowners apply vegetation in the vicinity to poles.</p> <p>12. While the proximity to the national Park is acknowledged, there is no additional burden which would be placed upon the management of the park.</p> <p>13. Additional screening would be at least 80m from the dwelling on the lot. Planting can be undertaken in without impacting the building bushfire compliance.</p> <p>14. Concern noted and identified as a risk within report. Additional infrastructure could potential be classified as a low impact addition and not require City of Albany development approval. Notwithstanding this, any addition would be subject to public advertising.</p> <p>15. There is information on the Australian Radiation Protection and Nuclear Safety Agency website for EME levels. A Australian Centre for Radio Frequency Bioeffects Research states that a microwave within a house typical has an output level of 4.4% of the maximum exposure limit.</p> <p>16. Applicant has provided document. City of Albany has access to State, Aboriginal and Municipal heritage</p>

No.	Submission	Officer Comment
		<p>registers and checks application against these databases.</p> <p>17. Applicant has provided document. City has reviewed the database results.</p> <p>18. In response to concerns raised the City of Albany contacted NBN regarding the potential to revisit sites or review alternate locations. NBN advised that this site met technical parameters and that access had been secured. On this basis they advised that they would be proceeding with the subject site. The City does not have the statutory authority to make NBN review other sites. An application cannot be refused on the basis that there may be more suitable sites.</p>
9.	<ol style="list-style-type: none"> <li>1. <b>Property devaluation</b></li> <li>2. <b>There must be better sites than on the edge of the Torinderrup national Park</b></li> <li>3. <b>Not fully aware of health issues</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</li> <li>2. The City of Albany contacted NBN regarding the potential to revisit sites or review alternate locations. NBN advised that this site met technical parameters and that access had been secured.</li> <li>3. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the</li> </ol>

No.	Submission	Officer Comment
		<p>Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</p>
10.	<ol style="list-style-type: none"> <li>1. <b>Not comfortable living in the vicinity of such structures. There is not enough evidence either way to suggest it is safe.</b></li> <li>2. <b>The proposal is inconsistent with the character of the area</b></li> <li>3. <b>Property devaluation</b></li> </ol>	<ol style="list-style-type: none"> <li>1. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</li> <li>2. Concerns noted. Visual impact is subject to assessment against the provisions of LPS1, Local Rural Strategy and State Planning Policy 5.2.</li> <li>3. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</li> </ol>

No.	Submission	Officer Comment
11.	<ol style="list-style-type: none"> <li>1. <b>No definitive evidence regarding potential health issues</b></li> <li>2. <b>Detrimental impact on property values</b></li> <li>3. <b>Quality of the applicants public consultation forum</b></li> </ol>	<ol style="list-style-type: none"> <li>1. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</li> <li>2. Concerns noted. Visual impact is subject to assessment against the provisions of LPS1, Local Rural Strategy and State Planning Policy 5.2.</li> <li>3. Concerns noted.</li> </ol>
12.	<ol style="list-style-type: none"> <li>1. <b>The proposal is unsuitable for the area including the tourist drive of Frenchman Bay rd and the nearby National park</b></li> <li>2. <b>Health concerns</b></li> <li>3. <b>Question the necessity of such a structure when compromises are made on other services when moving into the area.</b></li> <li>4. <b>Property devaluation</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Concerns noted</li> <li>2. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from</li> </ol>



No.	Submission	Officer Comment
		<p>the site will be 0.028% of the maximum public exposure level.</p> <p>3. Other services mentions are suitably replaced by either water tanks or septic systems. Given the larger lot sizes of the area it is not feasible to connect each dwelling to cable internet.</p> <p>4. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</p>
13.	<ol style="list-style-type: none"> <li>1. <b>The proposal represents a visual eyesore which is not compatible with the existing amenity and nearby national park.</b></li> <li>2. <b>There are errors in the applicants report regarding the surrounding landscape features e.g. rail infrastructure.</b></li> <li>3. <b>The proposal does not comply with the Local Rural Strategy</b></li> <li>4. <b>Quality of the applicants public consultation forum</b></li> <li>5. <b>Future additions could potentially be approved</b></li> <li>6. <b>This tower has been rejected in other areas of Little and Big Grove</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Concerns noted. Visual impact is subject to assessment against the provisions of LPS1, Local Rural Strategy and State Planning Policy 5.2. Surrounding amenity is established using WAPC landscape planning manual. The provisions from this document are also within SPP 5.2.</li> <li>2. In response to concerns raised the City of Albany contacted NBN regarding the potential to revisit sites or review alternate locations. NBN advised that this site met technical parameters and that access had been secured. On this basis they advised that they would be proceeding with the subject site. The City does not have the statutory authority to make NBN review other sites. An application cannot be refused on the basis that there may be more suitable sites.</li> </ol>

No.	Submission	Officer Comment
		<p>3. ALPSs is a strategic document, the objectives are passed through into statutory control through Local Planning Scheme No. 1 (LSP1). Concerns regarding the issue are noted.</p> <p>4. Concerns noted. The City was not part of the applicant's community consultation. This consultation did not form part of the City of Albany assessment.</p>
14.	<p>1. <b>Support the proposal</b></p>	<p>1. Noted.</p>
15.	<p>1. <b>Object to the proposal</b></p> <p>2. <b>The proposal should be relocated to an industrial area.</b></p>	<p>1. Objection noted.</p> <p>2. Given the operational requirements of the proposed infrastructure it would not be possible to locate within an existing industrial area and still services the little grove area.</p>
16.	<p>1. <b>Are there alternative locations being considered</b></p> <p>2. <b>Has the site been established already – am I wasting my time</b></p> <p>3. <b>Is NBN Co and Council able to give assurances regarding health affects</b></p>	<p>1. The City of Albany contacted NBN regarding the potential to revisit sites or review alternate locations. NBN advised that this site met technical parameters and that access had been secured.</p> <p>2. No approvals have been issued. The current application is before the City of Albany and is being assessed against the statutory framework.</p> <p>3. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally</p>

No.	Submission	Officer Comment
		<p>established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</p>
17.	<ol style="list-style-type: none"> <li>1. Concerns regarding health</li> <li>2. Property devaluation</li> </ol>	<ol style="list-style-type: none"> <li>1. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</li> <li>2. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</li> </ol>
18.	<ol style="list-style-type: none"> <li>1. Oppose the application</li> </ol>	<ol style="list-style-type: none"> <li>1. Opposition noted.</li> </ol>

No.	Submission	Officer Comment
	<ul style="list-style-type: none"> <li>2. Significant property devaluation</li> <li>3. The proposal will detrimentally affect the rural secluded nature of the area</li> <li>4. Incorrect statements within the proposal;                             <ul style="list-style-type: none"> <li>a. The National Park being identified as an appropriate back drop for the facility.</li> <li>b. Notion that existing vegetation will screen the tower</li> <li>c. Incorrect/ misleading description of existing landscape infrastructure for the area.</li> <li>d. The proposal only mentioned the positive economic impacts, not the negative</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>2. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</li> <li>3. Concerns noted. Visual amenity impact is subject to assessment against the provisions of LPS1, Local Rural Strategy and State Planning Policy 5.2. Surrounding amenity is establish using WAPC landscape planning manual.</li> <li>4. The City of Albany contacted the applicant in order to clarify these observations. Firstly, the screening of the tower is primarily referring to screening the base and equipment from street level. In relation to streetscape element, the applicant has advised that the description refers to the much wider area of Frenchman Bay Rd and Little Grove. While the clarification is noted, the City has not used such a wide area to assess amenity and has consequently not used these components e.g. rail in assessing the application.</li> </ul>
19.	<ul style="list-style-type: none"> <li>1. Proposal conflicts with the ALPS – specifically 4.5.2 Visual Amenity.</li> <li>2. The proposal will directly impact views, be out of character and</li> </ul>	<ul style="list-style-type: none"> <li>1. ALPSs is a strategic document, the objectives are passed through into statutory control through Local Planning Scheme No. 1 (LSP1). Concerns regarding</li> </ul>

No.	Submission	Officer Comment
	<p>dominate the landscape</p> <ol style="list-style-type: none"> <li>3. Ask the City to consider the community submissions</li> <li>4. Request the NBN to search for an alternative location</li> <li>5. The proposal will negatively impact property values</li> <li>6. Incorrect statements within the proposal;               <ol style="list-style-type: none"> <li>e. Notion that existing vegetation will screen the tower</li> <li>f. Incorrect/ misleading description of existing landscape infrastructure for the area.</li> </ol> </li> <li>7. Ask the City to Request the applicant to review where tenure could not be secured or where commercial terms could not be reached.</li> <li>8. Ask the City to request why other sites within Little Grove were not considered</li> <li>9. Ask the City to request the NBN co policy and rationale for pursuing private tenure</li> <li>10. What does the City have in place to prevent residents from soliciting the co-location of additional telecommunications infrastructure.</li> <li>11. Can the City provide a policy which will ensure decommissioning of these towers if they become obsolete.</li> <li>12. If approved, will the application create a precedent for approval</li> <li>13. Sites with a ground elevation of up to 70 metres exist within 70m of the proposed tower</li> <li>14. Rejection of a NBN tower in Australia is not without precedent.</li> <li>15. Numerous points regarding issues and deficiencies with the consultation undertaken by the applicant prior to submission of</li> </ol>	<p>the issue are noted.</p> <ol style="list-style-type: none"> <li>2. Visual impact is subject to assessment against the provisions of LPS1, Local Rural Strategy and State Planning Policy 5.2. Surrounding amenity is established using WAPC landscape planning manual.</li> <li>3. The matters to be considered of LPS1 include community comments received during consultation.</li> <li>4. The City of Albany contacted NBN regarding the potential to revisit sites or review alternate locations. NBN advised that this site met technical parameters and that access had been secured.</li> <li>5. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</li> <li>6. The City of Albany contacted the applicant in order to clarify these observations. Firstly, the screening of the tower is primarily referring to screening the base and equipment from street level. In relation to streetscape element, the applicant has advised that the description refers to the much wider area of Frenchman Bay Rd and Little Grove. While the clarification is noted, the City has not used such a wide area to assess amenity and has consequently not used these components e.g. rail in assessing the application.</li> <li>7. The City requested the applicant to review sites. The</li> </ol>

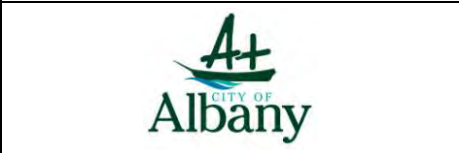
No.	Submission	Officer Comment
	<p>the application.</p> <p><b>16. Ask the City to request the lease documentation for the proposal. What is proposed when the lease expires.</b></p> <p><b>17. Noise generated from the proposal in the operation phase</b></p> <p><b>18. Potential detrimental health issues.</b></p> <p><b>19. Ask the City to request NBN co to develop a partnership with community groups who are objecting to NBN sites to enable communities to employ independent contractors to identify alternative sites.</b></p>	<p>applicant stated they wish to proceed with the selected site. The City of Albany does not have the statutory authority to enforce a review.</p> <p>8. As above.</p> <p>9. The City of Albany has not request these details from the NBN co. There are a number of instances where infrastructure services are located on both public and private land. The tenure does not alter the statutory assessment framework.</p> <p>10. Concern noted and identified as a risk within report. Additional infrastructure could potential be classified as a low impact addition and not require City of Albany development approval. Notwithstanding this, any addition would be subject to public advertising.</p> <p>11. It is expected that if the proposed tower were to be obsolete that it would be removed. The City could potentially apply this as a condition.</p> <p>12. In terms of planning law, specific terms must be addressed in order to justify that precedent be relevant to any future applications. Therefore, in this case, risks of unwanted precedent occurring is minimal.</p> <p>13. As mentioned previously, the city contact NBN requesting sites to be reviewed. NBN advised that they would be proceeding with the selected site.</p> <p>14. Noted. The City has reviewed and researched</p>

No.	Submission	Officer Comment
		<p>proposals of a similar nature.</p> <p>15. Noted. The community consultation undertaken by the applicant has no statutory standing in the scope of this report.</p> <p>16. Lease documentation is not considered to be a planning consideration. The documentation has not been requested.</p> <p>17. The City contacted NBN co in respect to noise from the site. It is advised that a air conditioner operated in the cabinets when required. The operation is cycled and only occurs when necessary. Decibel information has been received. It is advised that the noise is equal to or less a household air conditioning system.</p> <p>18. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</p> <p>19. As mentioned previously, the City of a Albany contacted NBN and were advised that they wish to proceed with the current site.</p>

No.	Submission	Officer Comment
20.	<ol style="list-style-type: none"> <li>1. <b>The consultation undertaken the proponent was misrepresentative</b></li> <li>2. <b>There are a number of other sites which would allow for a smaller pole</b></li> <li>3. <b>The application is misleading when it states that;</b> <ol style="list-style-type: none"> <li>a. <b>that existing vegetation will screen the tower</b></li> <li>b. <b>Incorrect/ misleading description of existing landscape infrastructure for the area.</b></li> </ol> </li> <li>4. <b>That the points of the guidelines have not been suitably addressed.</b></li> <li>5. <b>There is no certainty that additional antennae will not be added to the infrastructure.</b></li> <li>6. <b>The proposal incorrectly states that fire and ground water contamination are not issues</b></li> <li>7. <b>Consider the mental health impact that the proposal is having on residents.</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Noted. The community consultation undertaken by the applicant has no statutory standing in the scope of this report.</li> <li>2. The City of Albany contacted NBN regarding the potential to revisit sites or review alternate locations. NBN advised that this site met technical parameters and that access had been secured.</li> <li>3. The City of Albany contacted the applicant in order to clarify these observations. Firstly, the screening of the tower is primarily referring to screening the base and equipment from street level. In relation to streetscape element, the applicant has advised that the description refers to the much wider area of Frenchman Bay Rd and Little Grove. While the clarification is noted, the City has not used such a wide area to assess amenity and has consequently not used these components e.g. rail in assessing the application.</li> <li>4. Concerns noted. In assessing the application, the City of Albany has independently assessed the proposal against and State Planning Policy 5.2.</li> <li>5. Concern noted and identified as a risk within report. Additional infrastructure could potential be classified</li> </ol>



No.	Submission	Officer Comment
		<p>as a low impact addition and not require City of Albany development approval. Notwithstanding this, any addition would be subject to public advertising.</p> <p>6. The proposal does not interfere with groundwater any more than a dwelling. Telecommunications infrastructure is listed as a compatible use under the Department of Water Land Use Controls.</p> <p>7. While the area would generally be considered a bushfire risk, the proposal is not classified as vulnerable structure.</p>



Area Plan

1:8000



**Local Planning Scheme No. 1**  
**Application: P2130446**  
**Proposal: Telecommuniacion Infrastrucutre**  
**Schedule of Submissions for 241 Robinson Road, Robinson WA 6330**

No.	Submission	Officer Comment
1.	<ol style="list-style-type: none"> <li>1. <b>The proposal will negatively impact on the existing level of amenity of the area and will be highly visible.</b></li> <li>2. <b>Concerns regarding vegetation removal.</b></li> <li>3. <b>The proposal has the potential to cause negative health effects.</b></li> <li>4. <b>The proposal risks negatively impacting on property values.</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Concerns noted. The impact on amenity is specifically assessed within the statutory framework. Amenity and views are identified as a factor to be assessed within WA Planning Commission (WAPC) State Planning Policy 5.2. The WAPC landscape planning manual is used in reference to determining landscape values.</li> <li>2. There are no additional vegetation controls on the site other than those contained within LPS1. The applicant has obligations under to the Department of Environmental Regulation for a clearing permit if required. The vegetation proposed to be removed is minimal and considered appropriate.</li> <li>3. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from</li> </ol>

No.	Submission	Officer Comment
		<p>the site will be 0.028% of the maximum public exposure level.</p> <p>4. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</p>
2.	<ol style="list-style-type: none"> <li>1. <b>Oppose the application</b></li> <li>2. <b>Did not receive an invitation to attend the NBN Co public forum, the NBN consultation has not contacted us.</b></li> <li>3. <b>The proposal will negatively impact visual amenity.</b></li> <li>4. <b>Negative impact on property values.</b></li> <li>5. <b>Health risks associated with living near a telecommunication tower</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Opposition noted.</li> <li>2. Noted. The community consultation undertaken by the applicant has no statutory standing in the scope of this report.</li> <li>3. The amenity and landscape issues of the proposal are discussed within the report and are assessed against State Planning Policy 5.2.</li> <li>4. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</li> <li>5. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforces the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public</li> </ol>

No.	Submission	Officer Comment
		exposure level.
3.	<ol style="list-style-type: none"> <li>1. <b>Did not receive an invitation to attended the NBN Co public forum, the NBN consultation has not contact us.</b></li> <li>2. <b>The proposed tower does not fit with the special rural zoning and will negatively impact visual amenity.</b></li> <li>3. <b>Property devaluation</b></li> <li>4. <b>Potential of negative health impacts.</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Noted. The community consultation undertaken by the applicant has no statutory standing in the scope of this report.</li> <li>2. Telecommunication infrastructure is an "A" use under LPS1. The impact of the proposed tower on the landscape of the area is a matter of assessment under WA Planning Commission (WAPC) State Planning Policy 5.2. The WAPC landscape planning manual is used in reference to determining landscape values.</li> <li>3. Concerns noted. Property values are not an applicable planning consideration in the assessment of the application.</li> <li>4. The City is not a regulatory body in respect to electromagnetic energy (EME). The Federally established Australian Radiation Protection and Nuclear Safety Agency (ARPANSA) enforce the Radiation Protection Standard for Maximum Exposure Levels to Radiofrequency Fields – 3kHz to 300GHz. The EME report submitted by the applicant states that the maximum calculated EME level from the site will be 0.028% of the maximum public exposure level.</li> </ol>

No.	Submission	Officer Comment
5.	<ol style="list-style-type: none"> <li>1. <b>Oppose the application</b></li> <li>2. <b>Refer to State Planning policy 5.2</b></li> <li>3. <b>The Karri is unique to the area and do not need to be disturbed by bulldozers and vehicles.</b></li> <li>4. <b>Robinson rd was once referred to as the old bean track and is one of the first market garden areas.</b></li> <li>5. <b>The City is required to have due regard to State Planning Policy.</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Concerns noted</li> <li>2. The proposal is subject to an assessment against the City of Albany statutory framework. This includes assessment against WA Planning Commission (WAPC) State Planning Policy 5.2.</li> <li>3. It is proposed to minimise all clearing. A condition requirement the submission of a construction management plan has been applied. The applicant has obligations under to the Department of Environmental Regulation for a clearing permit if required. The vegetation proposed to be removed is minimal and considered appropriate.</li> <li>4. Noted. The City of Albany Local Planning Scheme requires reference to State and Local heritage listings. There are no listings for the site.</li> <li>5. Noted, the City of Albany adheres to these requirements. In the instance State Planning Policy 5.2 is the applicable policy.</li> </ol>
6.	<ol style="list-style-type: none"> <li>1. <b>Express strong disapproval for the proposed site.</b></li> <li>2. <b>Construction would destroy the historical significance of the area.</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Opposition noted.</li> <li>2. Noted. The City of Albany Local Planning Scheme requires reference to State and Local heritage</li> </ol>

No.	Submission	Officer Comment
	3. Will detrimentally affect the amenity of the area.	listings. There are no listings for the site. 3. The amenity and landscape issues of the proposal are discussed within the report and are assessed against State Planning Policy 5.2. The WAPC landscape planning manual is used in reference to determining landscape values.
7.	1. Support the proposal	Support noted.
8.	<p>1. Did not receive correspondence from the City of Albany on the matter.</p> <p>2. Request for further consultation.</p>	<p>1. Noted. Letters were sent out within a 1km radius from the site. The respondent's property is just outside of this radius. The 1km radius was used to compensate for the larger lot size in the area.</p> <p>2. City of Albany consultation has been undertaken in accordance with LPS1. The area and time of consultation was extended beyond the regular statutory limits in this instance. The community consultation undertaken by the applicant has no statutory standing in the scope of this report.</p> <p>3. of the proposal are discussed within the report and are assessed against State Planning Policy 5.2.</p> <p>4. The proposal does not interfere with groundwater any more than a dwelling. Telecommunications infrastructure is listed as a compatible use under the land use controls.</p> <p>4. Concerns noted. Property values are not an</p>

No.	Submission	Officer Comment
		<p>applicable planning consideration in the assessment of the application.</p> <p>5. Noted. The community consultation undertaken by the applicant has no statutory standing in the scope of this report.</p> <p>6. Water quality is addressed within LPS1 through water protection areas. The Telecommunications infrastructure is listed as a compatible use under the land use controls. Any other groundwater concerns will need to be direct to Department of Water.</p> <p>7. The misuse of the internet is not a planning consideration and as is not within the scope of assessment.</p>
<p>9. (Petition 89 signatures)</p>	<ol style="list-style-type: none"> <li>1. <b>Oppose the application</b></li> <li>2. <b>The area is historical important previously Robinson Rd was referred to as the 'old bean track'</b></li> <li>3. <b>The area has a high level of visual amenity. The proposal will negatively impact the current level of visual amenity. The proposal will be clearly visible from Mt Melville and Robinson Rd.</b></li> <li>4. <b>The lowered visual amenity would impact on the perception of the Robinson rd area would impact on the tourism values of the area.</b></li> <li>5. <b>Potential access issues for adjoining properties during</b></li> </ol>	<ol style="list-style-type: none"> <li>1. Opposition noted</li> <li>2. Noted. The City of Albany Local Planning Scheme requires reference to State and Local heritage listings. There are no listings for the site.</li> <li>3. The proposal is subject to an assessment against the City of Albany statutory framework. This includes assessment against WA Planning Commission (WAPC) State Planning Policy 5.2. The WAPC landscape planning manual is used in reference to determining landscape values.</li> <li>4. Concerns relating to tourism values are noted.</li> </ol>



No.	Submission	Officer Comment
	<p>construction.</p> <p>6. <b>The proposal is located in close proximity to residences. The health effects of the proposal cannot be guaranteed. The proposal risks negatively affecting property values within the area.</b></p> <p>7. <b>The proposal is not consistent with State Planning Policy 5.2.</b></p> <p>8. <b>There are more suitable locations for the proposal in less significant locations.</b></p>	<p>5. If supported, a condition requiring a construction management plan has been recommended.</p> <p>6. Concerns regarding property values noted. Property values are not an applicable planning consideration in the assessment of the application.</p> <p>7. Noted. The proposal has been assessed by the City of Albany against State Planning Policy 5.2.</p> <p>8. In response to concerns raised the City of Albany contacted NBN regarding the potential to revisit sites or review alternate locations. NBN advised that this site met technical parameters and that access had been secured. On this basis they advised that they would be proceeding with the subject site.</p>



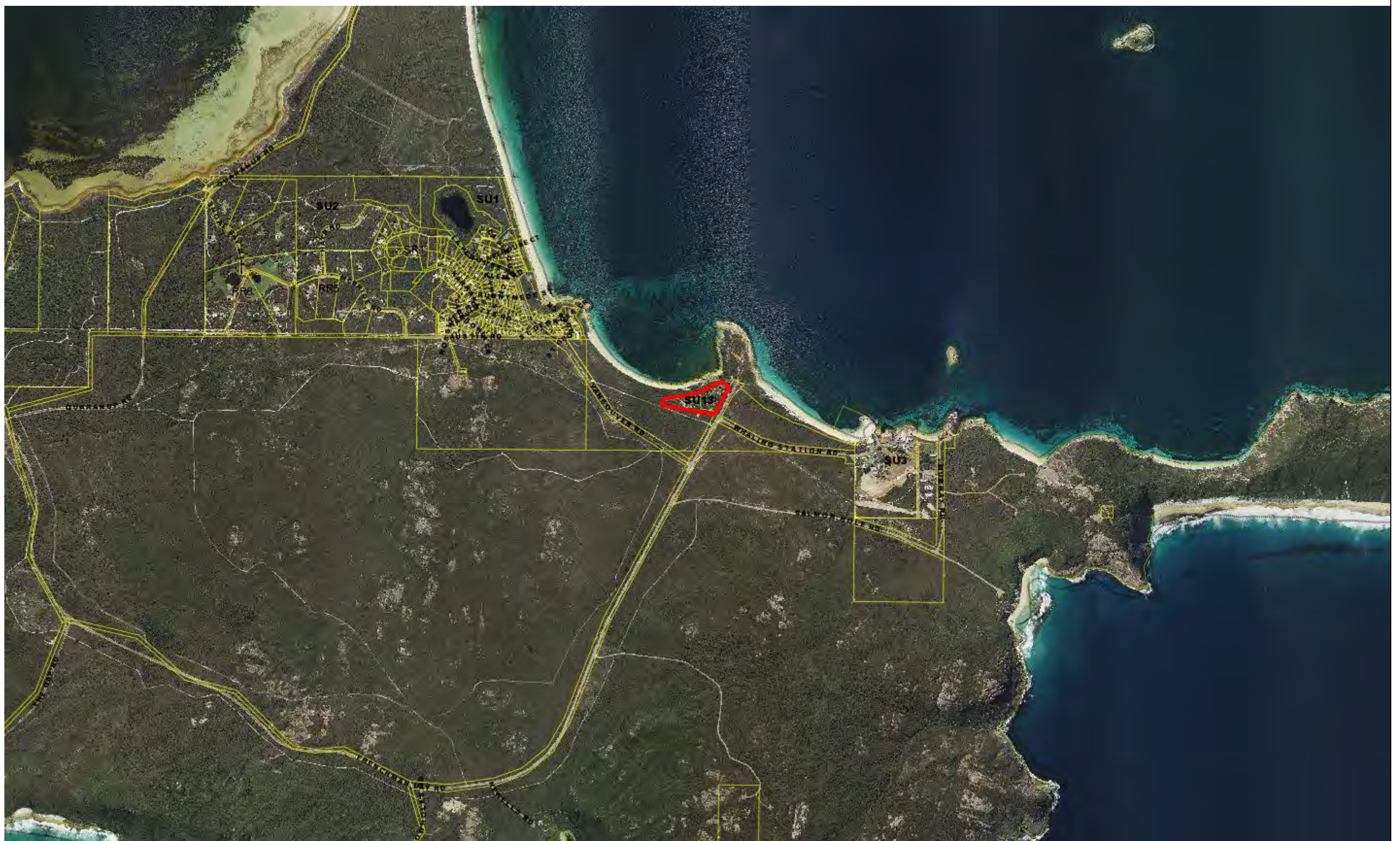


Site Plan

1:2000







Location Plan

1:20000







# Harley Dykstra

PLANNING & SURVEY SOLUTIONS

## Application for Development Guide Plan

Lots 1 & 2 Frenchman Bay Road, Frenchman Bay

Prepared by Harley Dykstra Pty Ltd for MTK Ventures Pty Ltd

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## DOCUMENT CONTROL

Control Version	DATE	Status	Distribution	Comment
A	14.10.14	Draft	Client	Draft for Comment and Approval
B	22.10.14	Final	Client and City of Albany	Final for Lodgement with City of Albany
C				
D				
E				

Prepared for: MTK Ventures Pty Ltd

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Version: B

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## 1 INTRODUCTION & PROPOSAL

This Development Guide Plan and supporting report has been prepared by Harley Dykstra on behalf of MTK Ventures Pty Ltd, the landowner of Lots 1 and 2 (No.1823) Frenchman Bay Road, Frenchman Bay, herein referred to as the 'site'. It relates to the adoption of a Development Guide Plan over the site previously occupied by the Frenchman Bay Caravan Park and identified as Special Use Site No.13 of the City of Albany Local Planning Scheme No.1. It is proposed to name the development 'Frenchman Bay Retreat'.

It is proposed for the development to comprise:

- 20 holiday accommodation units;
- 10 permanent residential units;
- A reception/kiosk/café and caretakers building;
- A communal landscape central area comprising gazebo and barbeque facilities and a playground; and
- A boat parking facility.

The design has been composed based upon the previous studies and works undertaken with previous proposals presented to Council. Information has been sourced from the previously prepared reports of:

- Bowman Bishaw Gorman – Environmental Management Consultants
- Bayley Environmental Services
- Ross McDonald – Architects Pty Ltd
- Jonathon Riley – Traffic Consultant
- Dykstra Planning - Town Planning Design
- BPA Engineering

Compared with previous designs proposed to the land, the proposed development is low key and seeks to provide a solution for the development of the subject land which is consistent with the landscape and environment, whilst still capitalizing the prime tourism nature of the property. The proposed development will significantly promote and stimulate tourism facilities and attractions in the Frenchman Bay area. The development will also create employment, resulting in economic benefit to the City of Albany.



## 2 LOCATION AND EXISTING USES

### 2.1 Site Overview

Lots 1 and 2 Frenchman Bay Road have a combined area of approximately 3.26 hectares, with frontage to Whalers Beach, within Frenchman Bay. The road frontage of the site is adjacent to the intersection of Whaling Station Road and Frenchman Bay Road (Refer to Figure 1 and 2).

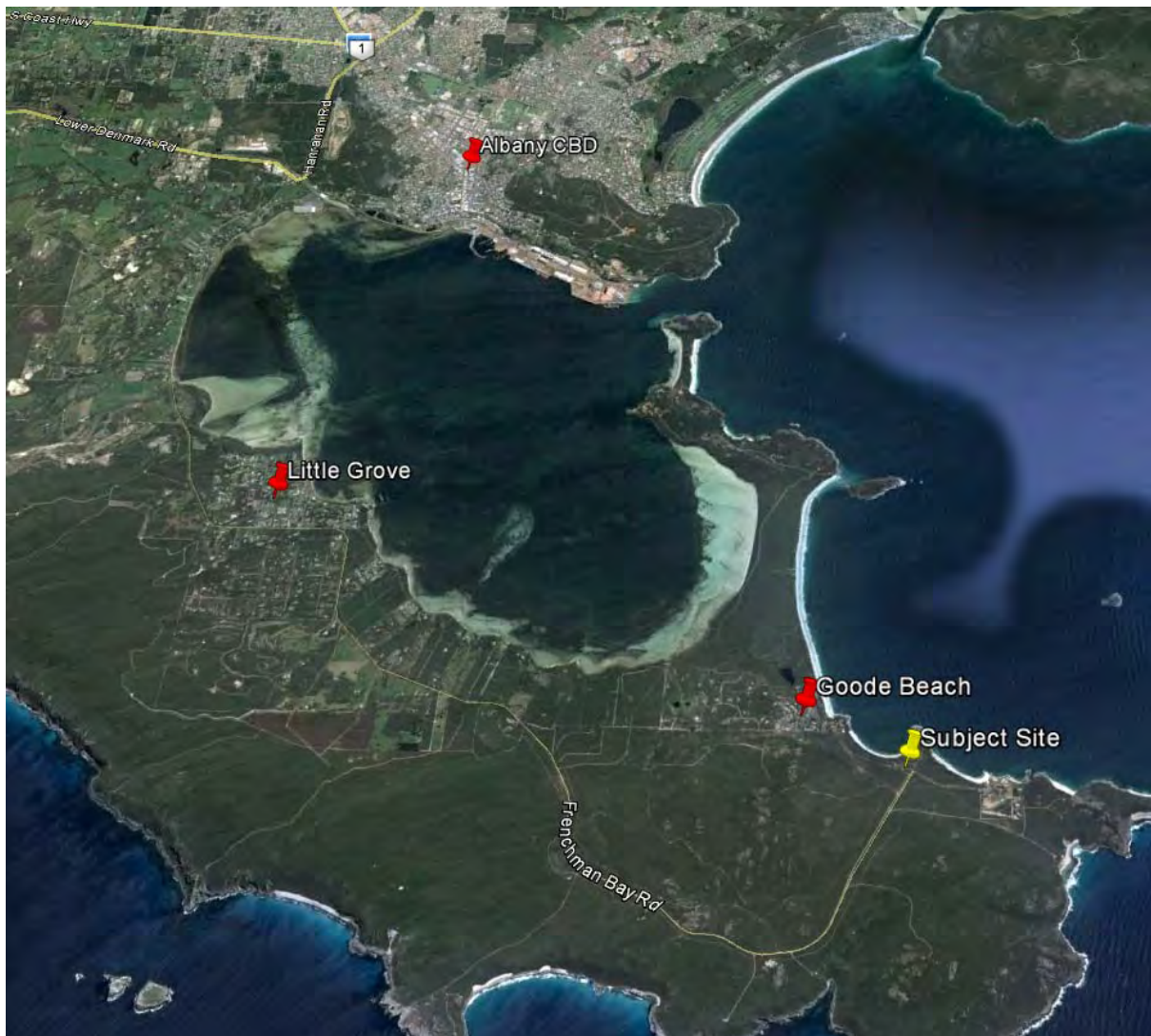


Figure 1: Location Plan

[Source: Google Earth]



Figure 2: Aerial Site View

[Source: Landgate]

Surrounding uses in the precinct include fishing and tourism with beaches, museums, the Bibbulmun Track and Torndirrup National Park nearby. Views of King George Sound and the Southern Ocean are accessible from the site.

The site has previously accommodated a Caravan Park, Tea Rooms, ablution blocks and a caretakers cottage, all of which have been removed from the site. During its operation, the Caravan Park has been licensed for 45 Caravan sites.

## 2.2 Legal Description

The subject site comprises two lots, being Lots 1 (No.1823) and 2 Frenchman Bay Road, Frenchman Bay. The total site area is 3.2594ha.

## 2.3 Physical Description

### 2.3.1 Landform, Geology and Soils

The subject site is situated on the western side of Waterbay Point, located east of the Vancouver Peninsula in Frenchman Bay. The site lies on the north-facing slope of a large granite headland overlain by sand.

The subject site generally slopes from south to north, from a high point of 26m AHD on the southern boundary to 14m AHD at the north-east corner. Limited cut and fill has been carried out in developing the caravan park, leaving broad (25-50m) flat areas separated by banks 1-3m high.

Immediately outside the northern boundary the land falls steeply about 15m down to the foreshore at about 1m AHD.

The soils of the site are mapped by Churchward et al. (1988) as follows:

- Soils on the coastal edge of the site are mapped as part of the Meerup unit, with podzols over calcareous sand. These podzols generally have a grey surface, bleached A2 horizon and brown or yellow-brown B horizon, with calcareous sand appearing in the profile at 1.5m–2m depth.
- Within 100m of the coast, the soils are mapped as part of the Gardner unit, with leached sands and podzols and also some granite outcrops. Iron podzols are most frequent in this unit and have a grey surface.

Site investigation and test pitting at five locations within the site confirm the general soil mapping, with deep leached grey sands occupying about the eastern half of the site and grey sands over yellow sands with an iron-enriched hardpan at about 2m depth occurring in the west. The depth to clay or hard rock is greater than 3m and is probably in the order of 10-15m.

Soil samples collected at 0.6-1.0m and 2-2.5m intervals in the test pits were analysed for Phosphorus Retention Index (PRI), an indication of the soils' ability to retain phosphorus and other ionic contaminants. The analyses showed PRI of less than 0.1 at all sites except Site 5 (PRI 0.3 and 1.8), indicating that the soils have very little ability to retain these contaminants. PRI values of less than 2 are generally regarded as very low, while PRIs of 10-20 are regarded as moderate and PRI >100 is regarded as high.

### 2.3.2 Hydrology

Given the sandy soils and generally low slopes on the site, there is no defined surface drainage.

Groundwater beneath the subject site would be limited to seepage above the clay or granite, probably in the order of 10m below ground level. Groundwater was not encountered in any of the 3m deep test pits dug on the site.

A bore located at the foot of the slope north-west of the site supplies water to the caravan park and nearby council-owned toilet in the lookout car park. The depth of this bore is unknown but, given its proximity to the ocean, it is likely to be less than 10m deep, collecting water from the shallow fresh water lens above the salt water interface. The bore appears to be outside of the site, and the availability of continued access is unclear. The quality of water supplied by the bore is unknown.

### 2.3.3 Vegetation

The subject land comprises mostly parkland cleared vegetation, a remnant of its previous use as a caravan park.



### 3 REGIONAL AND LOCAL CONTEXT

Frenchman Bay is located 430 kms south of Perth and 20km south of the Albany CBD, accessible from the tourist drive along Frenchman Bay Road. The site is located on the eastern side of Vancouver Peninsula and is sheltered on the westerly side by Waterbay point. Historically, Frenchman Bay operated as a whaling station, primarily by Norwegian whalers during the early 1900's. Albany was the last whaling port in Australasia, closing the Frenchman Bay station of the Cheynes Beach Whaling Company in 1978. In recent years Frenchman Bay has functioned primarily as an iconic tourist destination. Coastal recreation opportunities include fishing and tourism, with strong economic and social benefits to the local community.

The Frenchman Bay area is serviced with a reticulated scheme water supply and it has a limited sewerage system. Any future development at the site will require a major upgrade of facilities, both in the provision of water as well as effluent disposal.

The site is adjacent to Whaling Station Road and fronts Frenchman Bay Road, both of which are sealed roads of good construction. Frenchman Bay Road is on the major tourist route south of Albany, ending in a loop road nearby. The beach area is developed for recreational uses and is located within proximity of residential development, although this is sited adjacent to Vancouver Point and Goode Beach, a short distance away. A local site context aerial view is included below in Figure 3.



Figure 3: Subject Site Context in Frenchman Bay/Goode Beach Locality.

[Source: Landgate]

## 4 PLANNING AND STRATEGIC CONTEXT

### 4.1 City of Albany Local Planning Scheme No.1

The site is zoned *Special Use* by the City of Albany Local Planning Scheme No.1 and identified as *Special Use Site No.13* within the Scheme. The purpose of this application is to submit and have approved a Development Guide Plan for the site, to comply with Condition 1 applicable to the site zoning. Other conditions applicable to the development of the site include:

- A shop, office and café only being accommodated within the northern portion of the site;
- All development being setback 75m from the horizontal setback datum (coast);
- All development being setback 65m from catchment of Vancouver Spring;
- A Foreshore Management Plan being prepared for the site;
- Memorials being placed on title referring to the site being subject to coast erosion;
- The site being serviced by reticulated sewer, or a suitable alternative system;
- A reticulated water supply being connected;
- A Fauna Management Plan and Fire Management Plan being prepared prior to the development of the land;
- The public coastal reserve being ceded free of cost to the Crown and clearly demarcated on the site;
- Development being subject to any other planning policies of the City of Albany;
- Single storey development only being permitted within 15m of the 75m coastal setback; and
- Double storey development being permitted beyond 90m of the coastal setback.

The Development Guide Plan complies with the conditions of Special Use Site No.13, as evidenced by the following:

- It is proposed for a café/kiosk/ reception and caretakers residence to be located in the northern portion of the development;
- The coastal setback of 75m has been indicated on the Development Guide Plan and the proposed development complies with this setback;
- The 65m setback to Vancouver Spring has been mapped and no development is proposed within this setback;
- Memorials can be placed on future titles of the land advising that it may be subject to coastal erosion;
- The site is serviced by an on-site effluent disposal system. Given the size of the development and the remoteness from a reticulated sewer system, the possibility of connecting reticulated sewer would make the project unviable . As evidenced within this

report, the site is capable of on-site effluent disposal in accordance with requirements of the Department of Health Western Australia;

- A reticulated water supply is not proposed to be connected. However, a suitable on-site supply has been determined and demonstrated as a viable source of water within this report and will be reticulated throughout the development;
- A Fauna Management Plan and Fire Management Plan can be prepared for the land prior to development. It is noted that fire management has been addressed on the Development Guide Plan and within this report; and
- All development, with the exception of a lookout and footpath, has been excluded from the single storey development area. All of the proposed units are to be double storey and setback a minimum of 90m from the coast, as required within by Special Use Site No.13 and various other policies of the City of Albany.

The proposal is consistent with the conditions of Special Use Site No.13 of the City of Albany Local Planning Scheme No.1 and specifically fulfils condition 1 requiring a Development Guide Plan to be adopted prior to the development of the land.

## 4.2 Albany Local Planning Strategy

The Albany Local Planning Strategy (ALPS) identifies the subject site as a *Tourist Accommodation Node* on Map 9B Urban. The following is also mentioned within the Albany Local Planning Strategy text regarding the site specifically:

*“The ALPS supports, in principle, the development of fully serviced tourism accommodation sites in...Frenchman Bay (caravan park). These locations are shown as tourist accommodation nodes on Map 9B.”*

ALPS also has the following Actions relating to tourism:

*“Encourage the development of sustainable tourism uses and proposals that integrate with the City’s unique natural and man-made landscape and heritage values.”*

The following Planning Principle’s relating to Tourism are noted:

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

*“To retain existing and facilitate new tourism developments which are sympathetic to community and environmental considerations.”*

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

The proposed Development Guide Plan has been developed with the following key principles:

- That the tourism development of the site is of foremost importance, with tourism units being located on the beach frontage and forming the majority of the units in the future development;
- That all servicing (excepting power) is to be provided onsite, a key sustainability initiative;
- That future development is to minimize its footprint and impact on the environment; and
- To provide a local convenience node for the Frenchman Bay community, reinstating the functions of the previous tea rooms and convenience store provided on the site.

It is believed that the proposal complies with the various requirements for tourism listed within the Albany Local Planning Strategy.

#### 4.3 City of Albany Local Planning Schemes 1A and 3 Policy Manual – Significant Tourist Accommodation Sites

The site is identified as Site No.9 of the Significant Tourist Accommodation Sites policy of the City of Albany Local Planning Schemes 1A & 3 Policy Manual. The purpose of the policy is to identify tourism sites around Albany, their importance and identify guide the location of permanent residential components on these tourism sites.

The policy refers to no permanent residential development being supported on the site, and further guidance on the site being available in Council's Frenchman Bay Tourist Development Site Policy (refer Section 4.4).

Prior to the presentation of this Development Guide Plan to Council for determination, a number of meetings have occurred with the City of Albany regarding the site including a component of permanent residential accommodation. Whilst the City's policy does specifically preclude permanent residential development, it is believed that the mix of accommodation achieved by the Development Guide Plan will make the development more sustainable in the long-term, as evidenced by the following:

- Albany's main tourist season occurs throughout the late spring/summer months, extending to the long weekend in Easter. Whilst holiday accommodation closer to the Albany town centre benefits from use by tradepersons, visiting business professionals, etc, it is believed that a development such as this, located some distance from the Albany town centre would not be as desirable, given the travel times to Albany for visitors;
- A permanent residential component would ensure that the development is occupied year round, improving security, maintenance and vibrancy of the development;
- Strata-titling arrangements (as explained further in Section 5.5) can be developed to ensure that there is not further pressure for more of the units to be converted to permanent residential accommodation and also ensure that the units are available for use for holiday accommodation to tourists year round; and
- A development comprising 100 percent tourism accommodation is not seen as viable, explaining why this site has remained vacant for many years following the removal of the Frenchman Bay Caravan Park.



It is believed that the proposal to include one-third of the units for permanent residential development will ensure that the development is viable, secure, vibrant and provide availability for holiday accommodation in this highly desirable location.

#### 4.4 City of Albany Local Planning Schemes 1A and 3 Policy Manual – Frenchman Bay Tourist Development Site

The purpose of the Frenchman Bay Tourist Development Site policy is to outline the options and restrictions for the development of the site. These include:

- 75m coastal development setback (referred to on the Development Guide Plan as Physical Processes Setback Line);
- 15m setback of double storey development from the coastal development setback (90m total);
- Vancouver Spring setback;
- Foreshore boundary delineation;
- The identification of an area for a small convenience store/commercial component;
- Restriction on building heights; and
- Details for any application to be submitted to Council.

An excerpt of the plan accompanying the policy is included in Figure 4 below.



Figure 4: Excerpt from Appendix A – Frenchman Bay Tourist Development Site Policy [Source: Landgate]

The proposed Development Guide Plan complies with the requirements of the policy for the Frenchman Bay Tourist Development Site, as all of the above has been taken into consideration and implemented on the proposed Development Guide Plan.



#### 4.5 Draft Country Sewerage Policy

The draft Country Sewerage Policy set out the requirements. As previously identified within this report, the subject site is located remote from a reticulated sewer connection, which is located in the locality of Little Grove, approximately 7 km from the site. As such, the Discretionary Provisions listed in Section 5 of the Policy are applicable.

Policy 5.3 of the Policy states that:

***“Remote and Isolated Subdivision or Remote and Isolated Residential Development***

*Proposals in remote and isolated locations may be supported, depending on the nature of the site and the wastewater disposal arrangement chosen, and subject to:*

- *The development being a maximum density of R10 and no more than 25 lots or dwelling units in total;*
- *The overall objectives of the policy not being compromised; and*
- *The statutory authority being satisfied, after considering the advice of consultative authorities, that the intended wastewater disposal arrangements are acceptable.”*

The Development Guide Plan complies with the draft Country Sewerage Policy, as evidenced by the following:

- Although 31 total dwelling units are proposed to be developed on the site, when considering the total breakdown of units, twenty (20) of the units are for tourism accommodation. Loadings from tourism accommodation are deemed to be approximately 70% from those of permanent residential housing. Therefore, this is equivalent to fourteen (14) units at full loading. In addition to ten (10) permanent units and one caretakers dwelling, this take the total equivalent of units on the site to 25;
- The soil types of the site are conducive to receiving treated wastewater. Method of on-site effluent disposal is to be via an Alternative Treatment Unit (ATU) or Aerobic Wastewater Treatment System (AWTS), with irrigation incorporated into landscaping around the development;
- Suitable setbacks from disposal areas to water sources and bodies adjacent to the site can be achieved; and
- The site is likely to be developed with a communal wastewater treatment system, rather than individual systems for units. The details of the system to be used are to be determined at the time of Development Application.

Further detail on on-site effluent disposal is included within Section 5.4.3 of this report.

#### 4.6 Whalers Beach Landscape Plan

The Whalers Beach Landscape Plan seeks to provide protection to the sensitive and unique environment within the area of Frenchman Bay. The Plan encompasses the management and protection of the area addressing elements such as: beach erosion, sand stabilisation and run – off. The Plan also addresses aspects of human interaction within the area including the cleaning of fish, steps to the Caravan Park, parking, the provision and placement of picnic tables, signage and rubbish bins. Also included in the Plan is the intent to restrict vehicular access to the beach in order to protect the environmental constraints within the site.

## 5 THE PROPOSAL

### 5.1 Overview of Proposal

This application for adoption of the Development Guide Plan contrasts from the previous proposals presented for the land. It represents a significantly lower key holiday accommodation retreat, with limited facilities, a subdued built form, on-site effluent disposal treatment. A copy of the Development Guide Plan is included in **Appendix A**.

A low key holiday accommodation facility that includes the following key development attributes is proposed:

- Twenty (20) two storey beach front holiday units, each with a double carport accessing a central driveway system;
- Ten (10) two storey permanent residential units accessing the southern driveway, also serviced by double carports;
- A caretaker's dwelling incorporating kiosk and café, with a reception office strategically positioned at the entrance to the complex;
- A central landscaped open space area incorporating playground and gazebo/barbeque facilities; uncovered parking bays throughout the subject site to accommodate visitors parking;
- A separate boat parking compound; and
- A path network circulating around the development and connecting to the stairway to Whalers Beach.

### 5.2 Site Layout and Design

The Frenchman Bay Retreat will cater for three different types of land uses including:

- Holiday Accommodation Units as the primary use;
- Permanent Residential Units as a secondary use; and
- Kiosk/Café Facilities for convenience and to service the local population and tourists.

These land uses as well as passive recreation areas and the beach will accommodate a number of interconnected and compatible land uses which will blend harmoniously to ensure good utilisation of space. A large proportion of the space will remain as landscaped open space, which provide for an holiday accommodation environment, whilst also improving the stormwater and wastewater management of the site.

### 5.3 Architecture and Built Form

The purpose of the Development Guide Plan is to provide a broad outline of the concept for the development of the land. Whilst specific architectural design of the site is yet to be undertaken, the concept does demonstrate indicative building footprints for the type of unit to be proposed on

the site, as well indicating that the units will be two storey in height. Detailed designs indicating floor plans and elevations of the proposed development will be provided with a subsequent Application for Planning Scheme Consent lodged for the site.

## 5.4 Servicing

### 5.4.1 Water

Currently there is an operating bore and tank on site which previously serviced the 45 site caravan park and services the City of Albany ablution facilities at the termination of Frenchman Bay Road. This bore pump and tank will be upgraded to include multiple tanks with suitable pressure pumps and water treatment devices to provide potable supply to each of the units, and also to provide suitable firefighting supplies.

During the preparation of this application, the client has undertaken detailed investigation with the Water Corporation and engineering designs and found that a viable reticulated water supply solution is not available to the property.

At the time of development, suitable applications will be made to the relevant authority for the extraction, treatment and use of a bore water supply for the proposed development.

### 5.4.2 Drainage

Given the porous sandy soils of the area, disposal of stormwater drainage by infiltration is expected to be relatively straightforward. As per the standard requirements of the City of Albany, stormwater attenuation and infiltration provision for a 1:10 year ARI event will be made on-site. Suitable flood routes will be mapped through the site for larger rainfall events, as per the requirements of the City of Albany. It is envisaged that drainage facilities will be considerably upgraded to minimise run – off and erosion whilst aiding sand stabilisation in the development as detailed in the Whalers Beach Landscape Plan.

### 5.4.3 Effluent Disposal

Due to the site's proximity from the ocean, as well as ensuring best practice in effluent management, all units and facilities will incorporate secondary and/or tertiary treatment systems. The aim of these systems is to minimise contaminants such as phosphorus and nitrogen.

To inform the design process and the likely maximum yield of the site compliant with the Draft Country Sewerage Policy, a review of the average occupancy rate for tourism accommodation in the Albany Region was undertaken. The 'Albany - Overnight Visitor Fact Sheet – Years Ending December 2010/11/12' prepared by Tourism WA indicates that the highest occupancy rate occurs in January, where an occupancy rate of 69.1% is achieved. An overall average throughout the year of 57.8% occupancy is achieved.

When calculating effluent loading, the following assumptions have been made:

- Holiday Accommodation Units will 'at most' be occupied for up to 70% of the time, therefore, the daily effluent loading for each unit is equivalent to 70% of a permanent residential unit;
- A residential unit is assumed to generate an average of 540L/day of wastewater; and
- A holiday accommodation units will therefore generate on average 378L/day of wastewater.

As mentioned earlier in this report, the draft Country Sewerage Policy allows for isolated developments to accommodate up to 25 dwellings without connection to a reticulated water supply, should a reticulated sewer supply be remote or unavailable. When calculating the total equivalent number of units on the site, the following was equated:

20 holiday accommodation units @ 70% occupancy:	14 residential equivalent units
10 permanent residential units @100% occupancy:	10 residential equivalent units
1 caretakers unit @ 100% occupancy:	1 residential equivalent units
<b>Total Residential Equivalent Units</b>	<b>25 residential equivalent units</b>

The other factor to consider when determining the ability for on-site effluent disposal is that landform conditions are conducive to receiving on-site effluent disposal. As previously outlined in this report, the soils conditions are conducive to on-site effluent disposal. A summary of the main soil characteristics, as extracted from RPS Bowman Bishaw Gorham Drainage and Effluent Management Plan, are as follows:

- Soils consist of the Meerup and Gardner units, generally consisting of podzols over leached and calcareous sands within 2m of the grounds surface;
- Phosphorous Retention Index (PRI) levels across the site are generally regarded as very low, identified as being less than 0.1 at all but one site; and
- Depth to rock or clay soils profiles is in excess of 3m of the surface and generally considered to be between 10m-15m below ground surface.

The final factor is the type of unit to accommodate on-site effluent disposal. Whilst the details of this arrangement are yet to be finalised, the assessment prepared by RPS Bowman Bishaw Gorham suggested that to achieve contaminant levels of the Health Department of Western Australia recommended that a system incorporating tertiary treatment would be required. This is likely to be in the form of a package treatment plant, consisting of Alternative Treatment Unit (ATU) of Aerobic Wastewater Treatment System (AWTS). Some of these systems require on-site irrigation, with a general presumption of 150m<sup>2</sup> subsurface irrigation field required per one unit residential equivalent. Therefore, if a system with an irrigation area is required, the site would need to accommodate an area of 3,750m<sup>2</sup>. This area which is easily achieved within the developments recreation/open space areas (north of permanent residential units and north of holiday accommodation units).

The proposed Development Guide Plan and unit yield has demonstrated that it can comply with the requirements of the draft Country Sewerage Policy and Health Department of Western Australia in accommodating on-site effluent disposal, without detriment to the environment.

#### 5.4.4 Power/Telecommunications

Power and Telecommunications infrastructure are supplied within the vicinity of the subject land and are able to service the proposed development.

#### 5.4.5 Roads and Parking

The holiday accommodation units, permanent residential units, and caretakers/reception/kiosk/café will be serviced by an internal driveway system connected to Frenchman Bay Road via a single entry. Frenchman Bay Road is a major sealed tourist road, in good condition. Frenchman Bay Road will provide a safe point of access to the development and presently accommodates significant tourist traffic.

A secondary emergency access/egress driveway has been provided connecting the internal driveway to Frenchman Bay Road in the south of the development, providing alternative access in the event of an emergency. Given the low scale of the development and low volume of likely traffic, a Traffic Impact Assessment assessing the likely impacts of the proposed development has not been prepared.

Internal roads consist of a 6m driveway corridor identified on the Development Guide Plan. The exact engineering specifications of the roads are yet to be determined, but may include a pedestrian component. A total of nineteen (19) car parking bays have been provided throughout the development, with six (6) bays located directly adjacent to the kiosk/café to provide customer parking. In addition to the formal visitor parking, permanent residential units will be provided with a visitor parking in the driveway connecting to the carport/garage.

In the western extent of the development, a Boat Parking compound area has been identified, providing permanent residents and tourists with a suitable area to store either boats, caravans or other towed vehicles.

#### 5.4.6 Service and Refuse Vehicles

The internal driveway design provides sufficient turning area and circulation to allow smaller “Cleanaway” refuse trucks to collect bins internally.

#### 5.4.7 Fire Management

As shown on the aerial photography, the land surrounding the site is vegetated and was determined in an assessment prepared by FirePlan WA to be rated as ‘Moderate’ to ‘Extreme’ hazard.

In accordance with Planning for Bushfire Protection Edition 2 (2010), a 20m Building Protection Zone setback is included on the Development Guide Plan. This setback has been demarcated from the following:

- On the southern, eastern and northeast boundaries, from the lot boundaries;

- On the western boundary, from the 65m Vancouver Spring setback, which will remain vegetated;
- On the northern boundary, from the new foreshore boundary, which will presumably remain vegetated.

In addition to the above, the following measures will be included to ensure the fire management of the site remains utmost priority:

- Construction standards in accordance with AS 3959-2009 Construction of buildings in bushfire prone areas;
- Water supply points throughout the development for fire fighting water supply in the event of a fire emergency;
- Dual access and egress to the development from Frenchman Bay Road;
- Ensuring the internal access network is of a suitable standard for access by emergency vehicles; and
- Ensuring the Building Protection Zone is kept in a low fuel state at all times (i.e. 8 tonnes p/ha total fuel load).

All of the above measures will identified in a future Fire Management Plan to be developed for the site.

## 5.5 Strata Titling and Management

It is intended for the entire development to be managed as a strata-titled retreat (built strata), which provides individuals with the ability to invest in the retreat. This will exclude the caretakers building, which is required to be on common property as per normal procedure. A number of these strata-titled developments have been developed throughout Western Australia, being predominantly located in the south-west.

Upon completion of the development, a built strata plan and strata management statement will be lodged with the necessary authorities for approval. Any management statement applicable to the development will be required to include provision that all holiday accommodation units be used only for holiday accommodation in perpetuity, with indicative conditions applicable including:

*“A requirement for residential buildings on lots X, X and X to be used only for short stay accommodation in accordance with the length of stay restrictions (if any) under the Town Planning Scheme, any relevant development approvals issued by the shire or the Western Australian Planning Commission and any other applicable planning conditions.”*

*“Entry to units, including by landowners, is controlled by the facility manager/operator with the management agreement providing that all tourist use units will be available only for tourist use, including owners use, unless subject to maintenance.”*

*“Any changes to the management statement affecting the matters identified above are to require approval by the Local Government and the Western Australian Planning Commission in consultation with Tourism Western Australia.”*

This reduces the risk of the holiday accommodation units being converted to permanent residential in the future. Such a strata management statement can also ensure that the holiday accommodation units are rented out when not occupied by the owners, instead of owners securing the unit for their benefit only, whilst only occupying it for a small proportion of the year.

Strata Titling of a development by way of “built strata” is a common practice in Western Australia and used as a tool to secure investment in the development and long-term ongoing ownership. When secured by an appropriate Strata Management Statement, it can lead to a well-managed and operating development for the benefit of the individual title holders and tourists alike.

## 5.6 Foreshore Management

In accordance with the requirements of the City of Albany policy manual, the foreshore area will be ceded free of cost and is delineated on the Development Guide Plan. At the time of Planning Scheme Consent, a Foreshore Management Plan will be prepared detailing the requirements applicable to foreshore land and the interface between the proposed development and the foreshore area. At this time, no development has been depicted on the foreshore area by the Development Guide Plan.

The proponent is willing to assist in the implementation of various improvements that Council may be seeking in the adjoining Whalers Beach reserve area. A number of such improvements have been identified in the Whalers Beach Landscape Plan (2002), and some of these upgrades could in fact be implemented simultaneously with the development.

# 6 PLANNING AND ENVIRONMENTAL ISSUES

## 6.1 Environmental Sensitivity

As demonstrated throughout this report, all of the environmental parameters, including foreshore protection, coastal erosion setback, setback to the Vancouver Spring and the like have been met by the proposed Development Guide Plan. Future development is proposed to be of a low-scale to ensure the environmental integrity of the site and its surrounding are not compromised.

## 6.2 On-Site Water Supply and Effluent Disposal

As demonstrated throughout this report, both on-site water supply and effluent disposal are achievable, with further details to be completed as part of an Application for Planning Scheme Consent to be lodged with the City of Albany. A summary of compliance is indicated below.



- Soil profiles are well draining, but not conducive of phosphorous/nitrate retention, therefore tertiary treatment options are likely to be required, with sub-surface irrigation fields integrated throughout the development; and
- The site was previously occupied by the Frenchman Bay Caravan Park, comprising 45 sites which was supplied by an on-site water supply from treated bore water. If an occupancy average of 70% was applied, this would be equivalent to 31 residential equivalent units, therefore water supply is likely to be sufficient.

The proposed Development Guide Plan and this supporting report has demonstrated that on-site water supply and effluent disposal will be able to support the proposed development.

### 6.3 Holiday and Permanent Accommodation Mix

The Development Guide Plan proposes a mix of holiday accommodation and permanent residential units. When discussing the proposal with officers from the City of Albany, although permanent residential was not immediately supported, it was indicated that careful design of the integration of the two uses would have to occur. The key principles have eventuated:

- Given the primary tourism nature of the development, all of the holiday accommodation units have been located in a beach front location, as this is considered the prime tourism land;
- All of the permanent residential units, whilst still having views facing north, are located in the southern portion of the site. It was considered a key design element that the permanent residential units have some form of separation from the holiday accommodation component, hence the reasoning for the placement of the main landscaped open space of the development;
- Access to the permanent residential units will be separate to the holiday accommodation units, therefore, it is less likely for traffic conflict to occur between the two uses; and
- The indicative unit design shown (subject to further detail), shows all units will face toward the ocean, with living areas/balconies likely to be located on the second storey to take advantage of the view, therefore, no units will be facing one-another.

The proposed Development Guide Plan achieves a well-integrated tourism and residential development, ensuring these uses are clearly separated within the development and reducing the likelihood of nuisances occurring between the respective land uses.

### 6.4 Future Built Strata Titling Arrangements

When preliminary discussions were held with the City of Albany regarding the proposal, it was identified that the strata-titling of holiday accommodation units may undermine the future use of the development for holiday accommodation. It was outlined that owners of individual units may seek to live on-site permanently or withhold their units from being used for holiday accommodation, choosing them to sit vacant for their personal use three (3) months of the year.

However, this is a proposition that can be dealt with in any well-worded Strata Management Statement applicable to the built strata, which can include statements such as:

*“A requirement for residential buildings on lots X, X and X to be used only for short stay accommodation in accordance with the length of stay restrictions (if any) under the Town Planning Scheme, any relevant development approvals issued by the shire or the Western Australian Planning Commission and any other applicable planning conditions.”*

*“Entry to units, including by landowners, is controlled by the facility manager/operator with the management agreement providing that all tourist use units will be available only for tourist use, including owners use, unless subject to maintenance.”*

*“Any changes to the management statement affecting the matters identified above are to require approval by the Local Government and the Western Australian Planning Commission in consultation with Tourism Western Australia.”*

As evidenced by the above, a Strata Management Statement applicable to a proposed tourism development has ample methods of ensuring that the tourism use of the property continues in perpetuity. By requiring the approval of the Local Government and Western Australian Planning Commission, this provides an element of security ensuring the units will remain for holiday accommodation and will not convert to permanent residential.

It is believed that the strata titling of the proposed development will not pose future issue nor pressure the twenty (20) holiday accommodation units to be used for permanent residential accommodation.

## 7 CONCLUSION

The proposed Development Guide Plan and this supporting report provide the relevant details and rationale in support of a new plan for a low key holiday and permanent residential retreat with limited facilities, subdued built form, and on-site water supply and effluent disposal.

In view of the research and investigation that has taken place previously, the landowners have concluded that they need to examine an alternative holiday accommodation/permanent residential proposal that is not resort style but more a low-key retreat. Succinctly, the proposal comprises twenty (20) holiday accommodation units, ten (10) permanent residential units, a caretaker's dwelling/kiosk/café/reception and supporting facilities and infrastructure. A key to making this a more feasible development option is the proposal to be exempt from a reticulated sewerage and water connection requirements and the reduced infrastructure and building costs associated with a low key built form.

This application has been supported by previous technical reports that have previously been thoroughly assessed by Government Departments, and hence it is not envisaged that any government department will assess any new issues that would impact upon the proposed Development Guide Plan.

On the basis of the supporting town planning and environmental rationale detailed within this report, it is respectfully requested that favourable consideration be given to the proposed Frenchman Bay Retreat at Frenchman Bay as detailed in the Development Guide Plan included within this submission.

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## APPENDIX A – DEVELOPMENT GUIDE PLAN




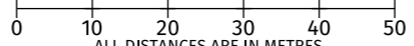


# FRENCHMAN BAY RETREAT

## Development Guide Plan

Lot 1 & 2 on Diagram 77269  
 Frenchman Bay Road  
 FRENCHMAN BAY

  
**Harley Dykstra**  
 PLANNING & SURVEY SOLUTIONS

DRAWN SDP 19/02/2015	CHECKED 19/02/2015	DRAWING No 20164-03G.dgn
SCALE AT A3 1:1000		
		
ALL DISTANCES ARE IN METRES		

143

**LEGEND**

- 20m Wide Fire Setback
- Single Story Development Setback
- Foreshore Boundary
- Physical Processes Setback Line
- 65m Vancouver Spring Setback
- Restricted Stay Units (Two Storey)
- Unrestricted Stay Units (Two Storey)
- 2m Wide Dual-Use Path
- Unencumbered Development Area
- Reception / Caretaker / Kiosk / Restaurant / Alfresco

**ALBANY OFFICE:**  
 116 Serpentine Road, ALBANY WA 6330  
 T: 08 9841 7333 F: 08 9841 3643  
 E: albany@harleydykstra.com.au  
 W: www.harleydykstra.com.au  
 Offices also at Bunbury, Busselton, Kelmescott and Perth

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**NOTE:**  
 This plan has been prepared for planning purposes. Areas, Contours and Dimensions shown are subject to survey.









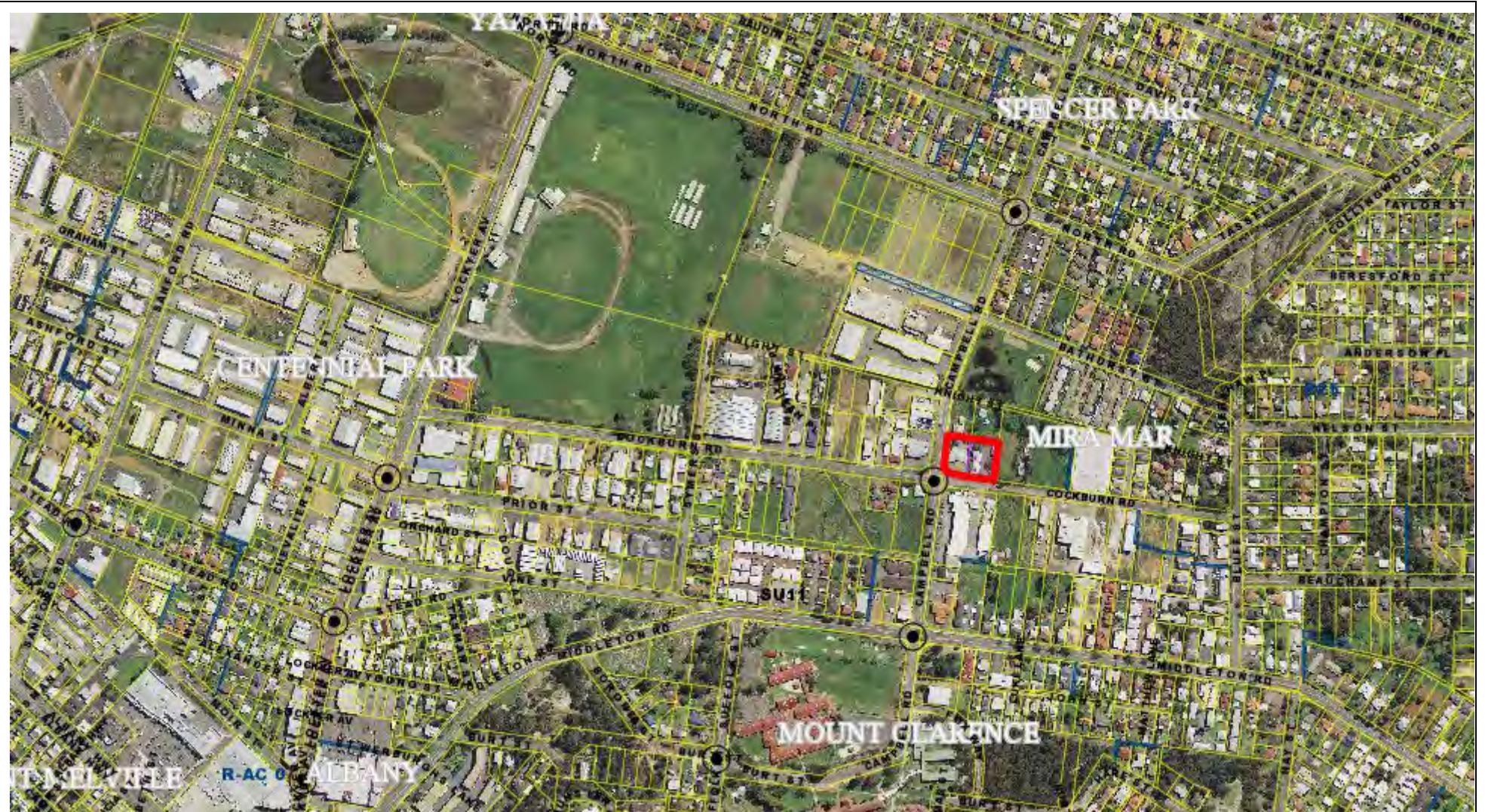
Site Plan

2015

1:500







Location Plan

1:8000





1184230



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

City of Albany Records  
 Doc No: ICR14158802  
 File: LAMD8  
 Date: 18 NOV 2014  
 Officer: AOP1;MPS;PLAN18

Attach:  
 3ox:  
 Vol:  
 3ox+Vol:

Attention: Craig McMurtrie

Dear Craig

**Scheme Amendment No. 8 to the City of Albany Local Planning Scheme No. 1 - Lot 103 Cockburn Road and Lot 104 Campbell Road, Mira Mar**

I refer to recent correspondence and discussions regarding the above.

On behalf of our client, Rob & Lizzi Stockdale, Edge Planning & Property seek the Council's adoption of an amendment to the City of Albany Local Planning Scheme No. 1 for our client's land (Lot 103 Cockburn Road) from "Residential R30" to "Regional Centre Mixed Business". Our client has also arranged the support of the owner of Lot 104 Campbell Road, T&O Management Pty Ltd, to rezone their property from "Residential R30" with "Additional Use AU17 Medical Centre" to "Regional Centre Mixed Business".

In support of the request, please find attached scheme amendment documentation which complements the electronic version recently provided. I have also attached a cheque for \$3200 for City's scheme amendment processing fee.

Please contact me on 0409107336 or [steve@edgeplanning.com.au](mailto:steve@edgeplanning.com.au) should you have any questions, seek clarification or require additional information.

On behalf of our client, Edge Planning & Property trust you will positively consider the request and we look forward to Council's adoption of the amendment.

Yours sincerely

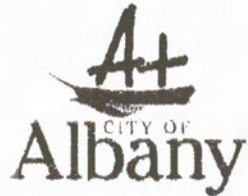
Steve Thompson  
**PARTNER**

17 November 2014



134 Hare Street, Mount Clarence, Albany, WA 6330  
 Mobile: 0409107336 Email: [steve@edgeplanning.com.au](mailto:steve@edgeplanning.com.au) [www.edgeplanning.com.au](http://www.edgeplanning.com.au)  
 ABN: 51 473 192 534





102 North Rd  
 Yakamia WA 6330  
 Phone .. 9841 9333  
 Email .. staff@albany.wa.gov.au

TAX INVOICE  
 ABN 94 717 875 167  
 SD & CN THOMPSON

Receipt Number: 354853

Receipt Date : 18.11.14

Receipt Type	Amount
Detail	
Miscellaneous	\$3,200.00
SD & CN THOMPSON T/AS EDGE	
PLANNING & PROPERTY	
SAR NO. 8 LOT 103 COCKBURN	
RD & LOT 104 CAMPBELL RD	
Account: 0124230	

* GST Exclusive Charge	\$3,200.00	
* GST	\$0.00	
Cash	Cheque	Other
\$0.00	\$3,200.00	\$0.00
<b>Total</b>	<b>\$3,200.00</b>	
Tendered	\$3,200.00	
Change Given	\$0.00	
Bank	066-504	
Branch	BRIDGETOWN	
Cashier	NS	

**City of Albany  
Local Planning Scheme No. 1  
Scheme Amendment No. 8**

**Lot 103 Cockburn Road and  
Lot 104 Campbell Road  
Mira Mar**



**November 2014**

Prepared by



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

**PLANNING AND DEVELOPMENT ACT 2005****RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME****CITY OF ALBANY LOCAL PLANNING SCHEME NO. 1****AMENDMENT No. 8**

Resolved that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, amends the above local planning scheme by:

1. Rezoning Lot 103 Cockburn Road, Mira Mar on Deposited Plan 300002 from "Residential R30" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.
2. Rezoning Lot 104 Campbell Road, Mira Mar on Deposited Plan 300002 from "Residential R30" with "Additional Use AU17 Medical Centre" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.
3. Amending the Scheme Map accordingly.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2014

\_\_\_\_\_  
Chief Executive Officer

\_\_\_\_\_  
Date

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**PROPOSAL TO AMEND A LOCAL PLANNING SCHEME**

- |   |  |
|---|--|
| <b>1. LOCAL AUTHORITY:</b>                      | City of Albany   |
| <b>2. DESCRIPTION OF LOCAL PLANNING SCHEME:</b> | Local Planning Scheme No. 1  |
| <b>3. TYPE OF SCHEME:</b>                       | Local Planning Scheme  |
| <b>4. SERIAL NUMBER OF AMENDMENT:</b>           | 8  |
| <b>5. PROPOSAL:</b>                             | <ol style="list-style-type: none"> <li>1. Rezone Lot 103 Cockburn Road, Mira Mar on Deposited Plan 300002 from "Residential R30" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.</li> <li>2. Rezone Lot 104 Campbell Road, Mira Mar on Deposited Plan 300002 from "Residential R30" with "Additional Use AU17 Medical Centre" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.</li> <li>3. Amend the Scheme Map accordingly.</li> </ol> |

## REPORT BY THE CITY OF ALBANY

### 1. INTRODUCTION

The City of Albany seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to:

1. Rezone Lot 103 Cockburn Road, Mira Mar on Deposited Plan 300002 from "Residential R30" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.
2. Rezone Lot 104 Campbell Road, Mira Mar on Deposited Plan 300002 from "Residential R30" with "Additional Use AU17 Medical Centre" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.
3. Amend the Scheme Map accordingly.

The purpose of this report and associated plans are to explain the proposal and set out the planning merits of rezoning Lot 103 Cockburn Road and Lot 104 Campbell Road (the site) to Regional Centre Mixed Business.

The site's proximity to the Albany city centre and other facilities (outlined in Figure 1) and that it is adjacent to commercial development (Figure 2) highlight its suitability for mixed business use. The scheme amendment will address as historic anomaly in the zoning of Lot 103. Lot 103 has previously being used for commercial purposes (including labour hire and training services). The generous parking, the large building size and the internal layout of the main building all suggest Lot 103 is suitable for commercial development. Amending the zoning on Lot 104 will ensure there is a consistent approach to the zoning of the site and for commercial development in the area. A medical centre use is a "D" (discretionary use) in the Regional Centre Mixed Business zone.

### 2. BACKGROUND

#### 2.1 Cadastral details

Cadastral details for the site are summarised below:

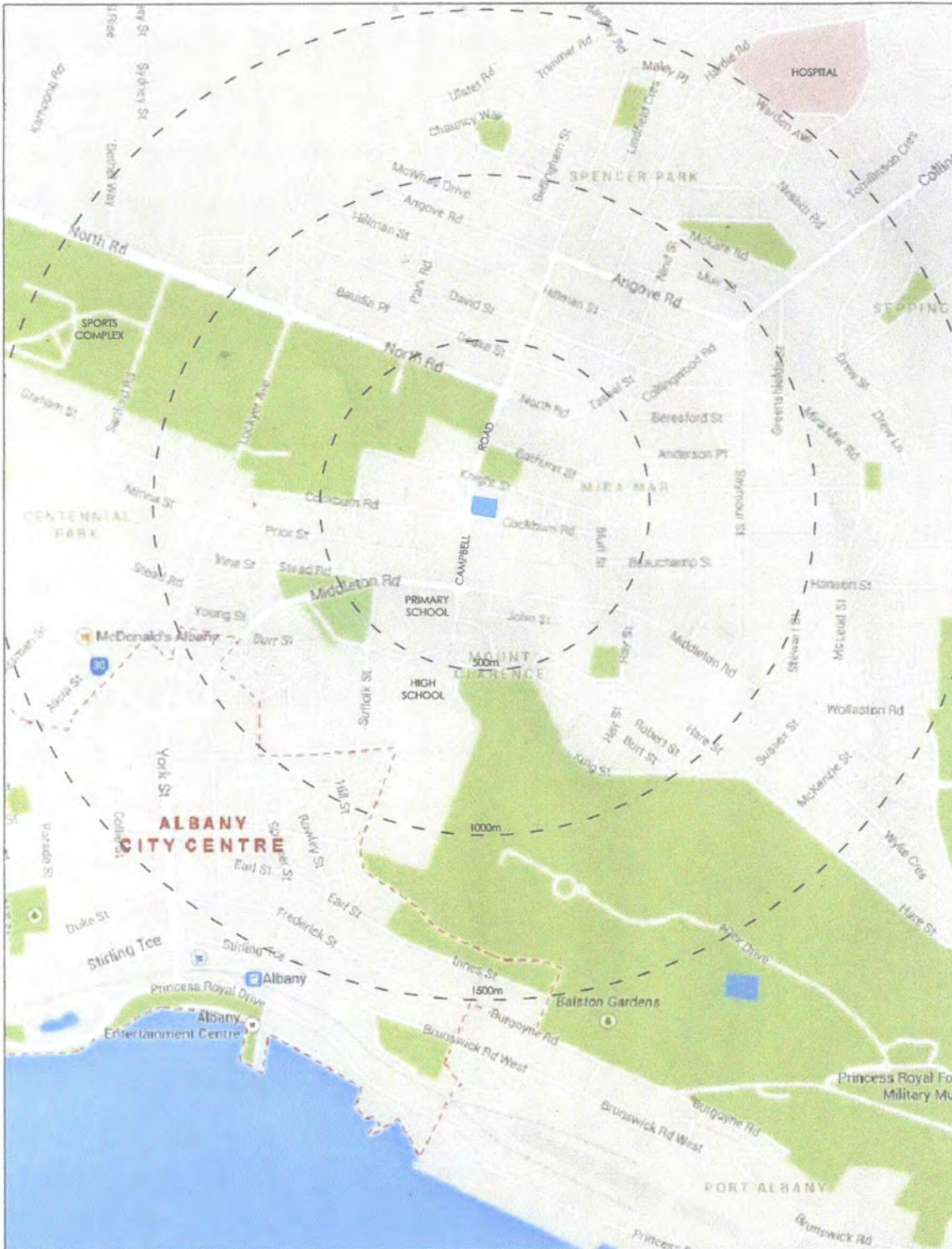
Lot	Deposited Plan	Volume	Folio	Area
Lot 103 Cockburn Road, Mira Mar	300002	1954	992	2054m <sup>2</sup>
Lot 104 Campbell Road, Mira Mar	300002	1416	88	1700m <sup>2</sup>

The registered proprietor of Lot 103 is Robert and Lizzi Stockdale, while T&O Management Pty Ltd own Lot 104. Copies of the current Certificate of Titles are included in Attachment 1.

#### 2.2 Regional context

The site is situated in the City of Albany which is located 409 kilometres south-east of Perth. Albany is the regional centre for the Great Southern Region. The city provides a wide range of services and facilities to residents and visitors.





**LOCATION PLAN**

Lot 103 Cockburn Road and Lot 104 Campbell Road  
Mira Mar  
Albany

scale 1 : 15,000 @ A4



Edge Planning & Property  
134 Hope Street, Mount Clarence  
ALBANY WA 6170  
E: d.stevenson@edgeplanning.com.au  
M: 0829 107 336

**Figure 1**

### 2.3 Local Context

The site is located approximately 1.5 kilometres north-east of the Albany city centre (see Figure 1). The site adjoins and is surrounded by a wide range of uses (see Figure 2). This includes low and medium density residential development, commercial development, light industry along with medical practices and consulting room uses.

Cull Park is nearby and is proposed to be enhanced.

The current *City of Albany Local Planning Scheme No.1* (LPS1) zonings surrounding the amendment site are shown in the existing zoning map. Land to the north and east of the amendment site is land zoned Residential with a density coding of R30. Land to the east of the site along Cockburn Road (north side) is gradually undergoing consolidation for grouped dwellings.

Land to the west, south-west and south of the site is land zoned Regional Centre Mixed Business. Nearby commercial businesses include Reeves on Campbell, Retravision and Campbell Road Motors. Land to the south-east of the site is zoned Light Industry.

It is understood that there are proposals to seek City support to change the zoning of land to the south-west of the site (west of Campbell Road) from Residential R30 to a commercial zoning.

### 2.4 Physical Characteristics

The site has the following characteristics and features:

- it has a combined area of 3754m<sup>2</sup>;
- Lot 103 contains a large building which has in the past been used for commercial purposes including as an office for labour hire and training services. The buildings are currently not occupied. Lot 103 also contains an outbuilding in the north-east section;
- Lot 104 contains a medical clinic or more specifically the Albany Dental Centre. A planning approval has been issued by the City for the medical clinic;
- vehicular access to Lot 103 and Lot 104 are from Cockburn Road;
- the land is virtually flat with an approximate height of 23m AHD;
- it is cleared of native vegetation. Open areas are a mix of grass and replanted native vegetation and exotics;
- the soil landscape covering the site is coded as 242KgS7f, named "Minor Valleys S7 Floor Phase", described as "footslopes and swampy valley floors of minor valleys" with the soil type being predominantly semi-wet soils with deep sands/sandy duplexes as set out in the *Soil Landscape Mapping of South-Western Australia* (1987) by the Department of Agriculture and Food Western Australia; and
- it is not classified as a contaminated site.

The amendment site is shown in Figure 3.



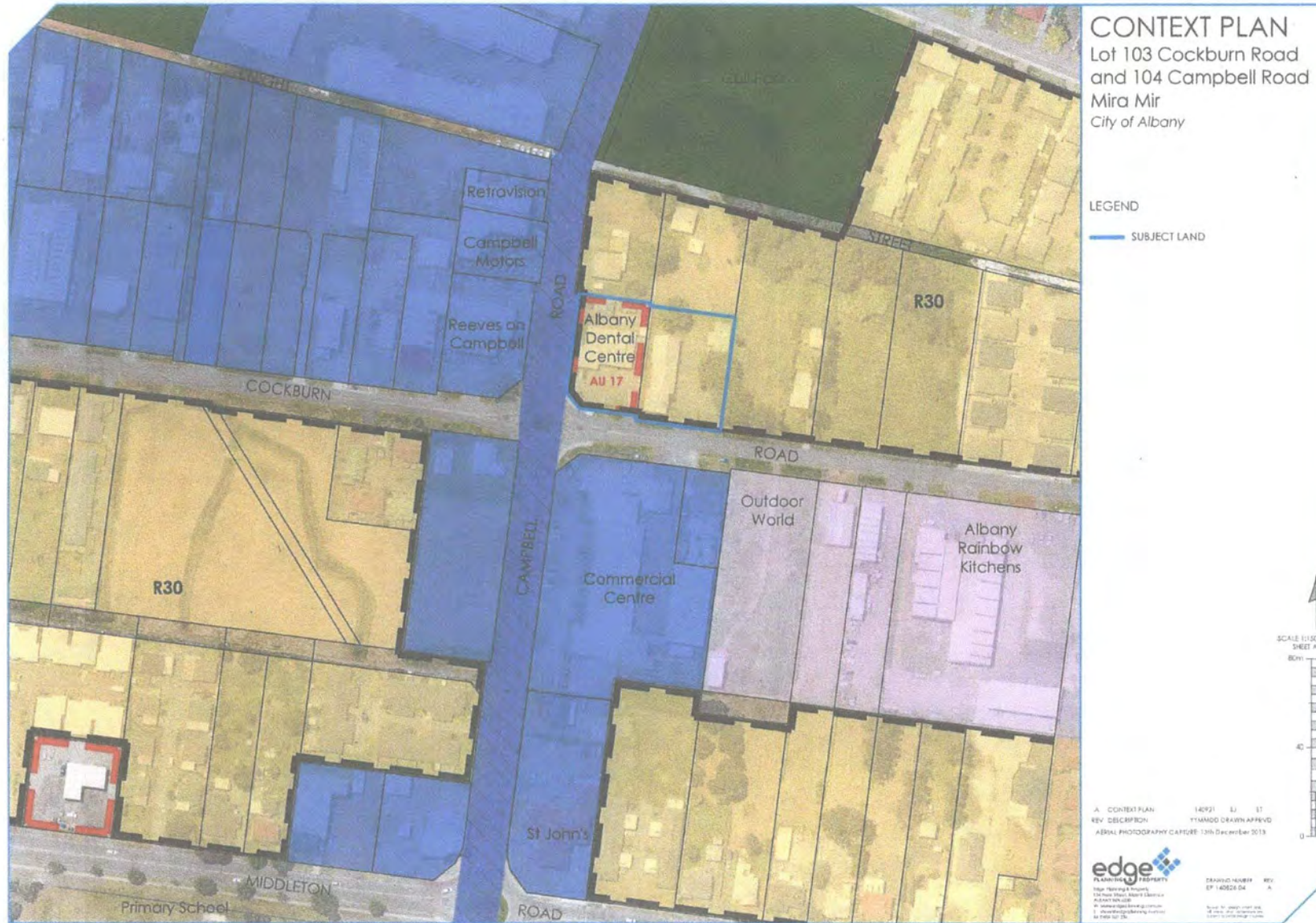


Figure 2

Amendment 8 to the City of Albany Local Planning Scheme No. 1





## 2.5 Existing Services

### 2.5.1 Roads

Vehicular access to Lots 103 and 104 are via Cockburn Road. Vehicular access to Lot 103 is set back from the roundabout at the intersection of Cockburn Road and Campbell Road. Campbell Road is classified as a "priority road" in LPS1.

A footpath adjoins the site on the Campbell Road frontage.

### 2.5.2 Drainage

The site is connected to the City's stormwater (drainage) network.

### 2.5.3 Water supply

The site is connected to the reticulated water system operated by Water Corporation.

### 2.5.4 Wastewater disposal

The site is connected to the reticulated sewerage operated by Water Corporation.

### 2.5.5 Power and telecommunications

Power and telephone services are connected to the site.

## 2.6 Heritage

The Department of Aboriginal Affairs' Aboriginal Heritage Inquiry System shows no known sites of Aboriginal significance on the amendment site. Additionally, the site does not contain any structure or place of heritage significance on the *City of Albany Municipal Heritage Inventory*.





### 3. PLANNING FRAMEWORK

#### 3.1 Overview

The following section outlines how the proposed Regional Centre Mixed Business zoning suitably addresses the planning framework. In summary, the scheme amendment request is considered consistent with the planning framework.

#### 2.6 Assessment of Scheme amendment request against planning framework

Planning document	Consistency with planning document and implications for scheme amendment request
<p><b>State Planning Strategy 2050 (2014)</b></p> <p>The Strategy classifies Albany as a regional centre. The Strategy encourages urban intensification and economic development.</p>	<p>The requested scheme amendment is considered consistent with the Strategy given it promotes appropriate employment land, centrally located, in a regional centre.</p>
<p><b>State Planning Policy No. 3 – Urban Growth and Settlement (2006)</b></p> <p>This Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The policy promotes a sustainable settlement pattern, supports building on existing communities, and seeks convenient access to employment and services.</p>	<p>The requested scheme amendment is consistent with SPP 3 given the site is close to the city centre, provides opportunities for employment and can enhance the provision of services to the local community. The site is highly accessible by walking, cycling, public transport and car.</p>
<p><b>Albany Local Planning Strategy (2010)</b></p> <p>A planning principle of the Strategy (page 71) is to "Facilitate opportunities for local employment and economic growth by providing appropriate locations for establishing and growing business" while a strategic objective (page 151) is to "Promote economic development and encourage local employment opportunities."</p> <p>Strategic Plan: Urban (Map 9B) identifies the site as "City Centre" which reflects the site's current and former commercial uses. Figure 8, in comparison shows the site opposite the regional (town centre) with the boundary being Campbell Road. Overall, the Strategy promotes a transition to mixed-use activities which enhance the area's amenity.</p>	<p>The requested scheme amendment is considered consistent with the strategic direction set out in the <i>Albany Local Planning Strategy</i> given it is classified as City Centre.</p> <p>The site is located in an area that has a wide range of commercial development. This area is highly accessible including to the elderly, as it is serviced by a bus route and is near medium density housing which promotes access by walking or cycling.</p>
<p><b>City of Albany Activity Centres Planning Strategy (2010)</b></p> <p>The Strategy Plan identifies the site as "existing commercial complex" with nearby areas also with this classification along with "existing industrial complex".</p>	<p>The requested scheme amendment is considered consistent with the Strategy given the site is recognised as commercial. The site forms part of the Centennial Park district which is part of the regional (City) centre.</p>



<p>The Strategy identifies the regional centre as the York Street and Centennial Park districts (Figure 15) and has deliberately not included a hard boundary.</p> <p>Figure 32 shows the site bordering the regional (town) centre. Page 50 states "it would be inappropriate for the town centre precincts defined under this ACPS to be hard-bounded." The Strategy is to be used as a guide for assessing development applications both within and in the immediate context of the regional centre.</p>	
<p><b>City of Albany Local Planning Scheme No. 1 (2014)</b></p> <p>The site is zoned "Residential R30" and "Residential R30" with "Additional Use AU17 Medical Centre". In terms of the requested Regional Centre Mixed Business Zone, the objectives for the zone are set out in Clause 4.2.9 which state:</p> <ul style="list-style-type: none"> <li>(a) Provide for the development of offices, service industries, trades, wholesaling, showrooms, bulky goods outlets and other large-format retail in conjunction with limited residential uses;</li> <li>(b) Preclude 'Main Street' style developments and confine retailing to bulky goods and large-format stand alone category based outlets which, by reason of their scale, character, operational or land requirements, are not generally appropriate in, or cannot be conveniently or economically accommodated in other commercial or industrial related zones;</li> <li>(c) Preclude development of those main-street retail uses which would normally be located in the Regional Centre zone by prescribing minimum floor areas and restricting retail developments to larger format stand-alone businesses;</li> <li>(d) Ensure that the built form of site development is robust, to enable future adaptability and re-use;</li> <li>(e) Ensure new development presents an attractive street façade to enhance the visual amenity of surrounding areas;</li> <li>(f) Ensure the cumulative off site impacts of new residential, commercial and industrial development, particularly noise, traffic and parking impacts, are appropriately managed so that the area continues to provide a high quality living environment; and</li> <li>(g) Preclude the establishment of new uses which would clearly conflict with existing or approved residential uses.</li> </ul> <p>Clause 5.5.7 sets out additional requirements relating to the Regional Centre Mixed Business Zone.</p>	<p>The scheme amendment request is considered consistent with LPS1 requirements including relating to the objectives of the Regional Centre Mixed Business Zone. In particular:</p> <ul style="list-style-type: none"> <li>• it will provide employment opportunities in a manner that will not conflict with adjoining residential uses;</li> <li>• development will not compete with the City centre but will rather complement it;</li> <li>• the site contains existing development which is consistent with the area's character; and</li> <li>• car parking can be contained on site.</li> </ul> <p>The scheme amendment addresses as historic anomaly in the zoning of Lot 103 which has previously being used for commercial purposes (including labour hire and training services). The generous parking, the large building size and the internal layout of the main building all suggest Lot 103 is suitable for commercial development.</p> <p>Amending the zoning on Lot 104 will ensure there is a consistent approach to the zoning of the site and for commercial development in the area. A medical centre use is a "D" (discretionary use) in the Regional Centre Mixed Business zone.</p>
<p><b>Lower Great Southern Strategy (2007)</b></p> <p>Albany is classified as a regional centre which offers</p>	<p>The requested scheme amendment is considered consistent with the strategy</p>

<p>a wide range of services, facilities and employment opportunities. A key issue is protecting the city centre from commercial development on the outskirts of Albany. There is a preference to build on existing communities.</p>	<p>including that it will not impact the city centre.</p>
---	---

**3.3 Planning context implications for scheme amendment request**

The requested Regional Centre Mixed Business zoning is considered consistent with the planning framework. This includes that employment generation and economic growth is encouraged, Albany is classified as a regional centre and the *Albany Local Planning Strategy* identifies the site as part of the city centre. Given Lot 103 has previously used for commercial purposes, the amendment will not harm the viability of the Albany City Centre but will rather support the local community and local economy.





## 4. AMENDMENT PROPOSAL

### 4.1 Proposed scheme amendment

The intent of the scheme amendment request is to:

1. Rezone Lot 103 Cockburn Road, Mira Mar on Deposited Plan 300002 from "Residential R30" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.
2. Rezone Lot 104 Campbell Road, Mira Mar on Deposited Plan 300002 from "Residential R30" with "Additional Use AU17 Medical Centre" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.
3. Amend the Scheme Map accordingly.

### 4.2 Scheme Provisions

Future development and land use will be controlled by LPS1 provisions.



## 5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

### 5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the requested zoning for the site.

The buildings on Lot 103 are currently vacant and have had a low occupancy rate in recent years with the Residential zoning limiting the range of uses. Lot 103 is poorly used in its current state which indicates that the Residential Zone is not financially viable for commercial development. Given the size and internal layout of the building and the availability of parking, the site is suitable for re-use without major capital outlay.

### 5.2 Suitability of the site for Regional Centre Mixed Business Zoning

The site is considered suitable for the requested Regional Centre Mixed Business zoning for reasons including:

- the use is consistent with the planning framework;
- Lot 104 is currently a commercial site (medical centre) while Lot 103 has previously been used for commercial purposes. The generous car parking and the large size and the internal layout of the main building on Lot 103 are commercial in nature;
- the area contains a significant number of existing commercial development and the site is opposite an area zoned as Regional Centre Mixed Business. The amendment "rounds off" Regional Centre Mixed Business zoning in the area;
- the site is well located for the proposed land uses. This is evidenced by the location of a number of businesses in close proximity to the site (Figure 2). This locality has been well established with businesses for many years;
- the zoning will complement and not conflict with nearby land uses;
- the site is centrally located and has high levels of accessibility from throughout Albany;
- is located on an existing bus route (Campbell Road) and is conveniently located at the intersection of a priority road and a district level road;
- the site contains no environmental assets and the requested zoning is unlikely to create adverse environmental impacts;
- the site is not subject to heritage or landscape constraints;
- it is appropriately serviced; and
- traffic impacts are manageable and car parking can be contained on-site.

The requested zoning is considered consistent with the principles of orderly and proper planning.

### 5.3 Environmental Impact

It is expected that the requested scheme amendment will have limited environmental impacts. The reasons include:



- the site contains existing development and there is no remnant native vegetation;
- the site is connected to the reticulated sewerage system and the City's stormwater system;
- the site is close to the city centre limiting the need for motorised transport and providing opportunities for journeys to be made by cycling and walking; and
- it is not a contaminated site.

#### **5.4 Compatibility with adjoining and nearby land uses**

The site is near a range of businesses in an area containing a wide mix of uses (Figure 2). The proposed use is considered compatible with adjoining and nearby land uses/development which includes commercial, industrial and residential uses. There is considered to be minimal risk of land use conflict resulting from low-key commercial development use on Lot 103 adjacent to dwellings to the east and north of the site.

The proposed Regional Centre Mixed Business zoning will retain and/or enhance the area's character and amenity given there is existing commercial development on Lot 104 and Lot 103 has previously been used for commercial development. Accordingly, it is considered that the requested Regional Centre Mixed Business zoning represents a logical and sound planning outcome for the site.

#### **5.5 Vehicular access and car parking**

Vehicular access to both Lot 103 and Lot 104 is from Cockburn Road. Vehicular access to Lot 103 is appropriate and complies with sight distance standards which will facilitate safety for road users. Additionally, the site is highly accessible and it is centrally located.

Both Cockburn Road and Campbell Road can readily accommodate the expected traffic generated by a change of use on Lot 103 to facilitate commercial development.

The car parking is already sealed and vehicular access to the sites is via sealed crossovers. On-site car parking is considered to be sufficient for staff and clients. Should the Regional Centre Mixed Business zoning be approved by the Minister for Planning and gazetted, a change of use on Lot 103 will require separate planning consent from the City. Depending on the nature of the development, car parking number can be determined at the Planning Application stage.

#### **5.6 Servicing**

The sites are appropriately serviced and connected to reticulated water, reticulated sewer, power and telecommunications. It is not envisaged that upgrading of services is required to facilitate the re-use on Lot 103.

#### **5.7 Building design**

The existing buildings are compatible with surrounding development including in size, setbacks to boundaries and character.

The building containing the medical centre (dental practice) is relatively new. The external appearance of the buildings on Lot 103 is not proposed to change in the short term. Finalisation of the amendment should in time encourage investment in the buildings on Lot 103 Cockburn Road.

### **5.8 Supporting the local economy and community**

As previously outlined, the proposed Regional Centre Mixed Business zoning is consistent with the planning framework and reflects that Lot 103 was previously used for commercial purposes. Should the scheme amendment be gazetted, it is expected to assist in encouraging upgrading and additional investment on Lot 103.

The formalisation of the zoning to facilitate commercial uses on Lot 103 will assist with job creation which will have various economic and community benefits. This includes it will support local employment and assist in a more sustainable local economy and it will add to Albany's overall viability, vitality and prosperity in accordance with the planning framework. Additionally, it will build onto an existing community with established facilities, services and infrastructure and assist to strengthen and sustain local businesses.

### **5.9 Planning Justification**

In summary, the planning justification for the requested Regional Centre Mixed Business zoning is set out below:

- the proposal is consistent with the planning framework;
- it will address an historic anomaly of the zoning of Lot 103 which has been used for commercial purposes;
- it will result in a complementary approach to zoning of Lots 103 and 104;
- the proposed zoning is considered compatible with adjoining and nearby uses;
- the site is appropriately serviced and car parking can be contained on-site;
- the site contains no environmental assets and will not create adverse environmental impacts;
- the site is not subject to heritage or landscape constraints; and
- the proposal will assist in enhancing Albany as a regional centre and assist in creating jobs in a highly accessible location.

Given the above, the scheme amendment request is considered consistent with the principles of orderly and proper planning.

## 6. CONCLUSION

This report confirms that the scheme amendment request is consistent with the planning framework and that Lot 103 Cockburn Road, Mira Mar is considered to be both suitable and capable for accommodating mixed business use. The modifications to the zoning on Lot 104 simply formalises the existing commercial use and it provides a consistent approach to the zoning of Lots 103 and 104 which rounds of the Regional Centre Mixed Business zoning in the precinct.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the scheme amendment to rezone Lot 103 Cockburn Road, Mira Mar from "Residential R30" to "Regional Centre Mixed Business" and to rezone Lot 104 Campbell Road, Mira Mar from "Residential R30" with "Additional Use AU17 Medical Centre" to "Regional Centre Mixed Business".

**PLANNING AND DEVELOPMENT ACT 2005****CITY OF ALBANY****LOCAL PLANNING SCHEME No. 1****AMENDMENT No. 8**

That the Council, under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Local Planning Scheme by:

1. Rezoning Lot 103 Cockburn Road, Mira Mar on Deposited Plan 300002 from "Residential R30" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.
2. Rezoning Lot 104 Campbell Road, Mira Mar on Deposited Plan 300002 from "Residential R30" with "Additional Use AU17 Medical Centre" to "Regional Centre Mixed Business" in accordance with the Scheme Amendment Map.
3. Amending the Scheme Map accordingly.



# City of Albany

## Local Planning Scheme No. 1

### Amendment No. 8

LEGEND

RESERVES

 PARKS & RECREATION

 PRIORITY ROAD

ZONES

 RESIDENTIAL

 REGIONAL CENTRE MIXED BUSINESS

 LIGHT INDUSTRY

OTHER

 RCODE BOUNDARY

 ADDITIONAL USE  
(SEE SCHEME TEXT)

 CADASTRE



Existing Zoning Map



Scheme Amendment Map

**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF ALBANY**

**LOCAL PLANNING SCHEME No. 1**

**AMENDMENT No. 8**

**ADOPTION**

Adopted by resolution of the Council of the City of Albany at the meeting of the Council held on \_\_\_\_\_

\_\_\_\_\_  
MAYOR Date

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER Date

**FINAL ADOPTION**

Adopted by Resolution of the City of Albany at the meeting of the Council held on the \_\_\_\_\_, and pursuant to that Resolution was hereunto affixed by the authority of a resolution of the Council in the presence of:

\_\_\_\_\_  
MAYOR Date

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER Date

**RECOMMENDED/SUBMITTED FOR FINAL APPROVAL**

\_\_\_\_\_  
DELEGATED UNDER S.16 OF THE  
PLANNING AND DEVELOPMENT  
ACT 2005 Date

**FINAL APPROVAL GRANTED**

MINISTER FOR PLANNING  
\_\_\_\_\_  
Date

WESTERN



AUSTRALIA

REGISTER NUMBER <b>103/DP300002</b>	
DUPLICATE EDITION <b>N/A</b>	DATE DUPLICATE ISSUED <b>N/A</b>

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

VOLUME **1954** FOLIO **992**

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

  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 103 ON DEPOSITED PLAN 300002

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

ROBERT GRAEME STOCKDALE  
LIZZI MARIE STOCKDALE  
BOTH OF POST OFFICE BOX 1742, ALBANY  
AS JOINT TENANTS

(T G049698 ) REGISTERED 8 DECEMBER 1995

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

1. G049699 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD REGISTERED 8.12.1995.

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

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

**STATEMENTS:**

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

SKETCH OF LAND: 1954-992 (103/DP300002).  
PREVIOUS TITLE: 1696-484.  
PROPERTY STREET ADDRESS: 36 COCKBURN RD, MIRA MAR.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

NOTE 1: L454984 LAND DESCRIPTION AMENDED ON ORIGINAL CERTIFICATE OF TITLE - BUT NOT SHOWN ON CURRENT EDITION OF THE DUPLICATE.  
NOTE 2: SKETCH ON ORIGINAL SUPERCEDED PAPER TITLE AMENDED - BUT NOT SHOWN ON CURRENT EDITION OF THE DUPLICATE.  
NOTE 3: DEPOSITED PLAN 300002 HAS YET TO BE PRODUCED.

LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Dec 11 13:24:55 2012 JOB 40684833

Superseded - Copy for Sketch Only

Page 1 (of 2 pages) 1954 FOL. 992

ORIGINAL—NOT TO BE REMOVED FROM OFFICE OF TITLES

LT. 37

Sundry Document F138787  
Volume 1696 Folio 484

WESTERN



AUSTRALIA

REGISTER BOOK  
VOL. FOL.

CT 1954 992

### CERTIFICATE OF TITLE

UNDER THE "TRANSFER OF LAND ACT, 1983" AS AMENDED

I certify that the person described in the First Schedule hereto is the registered proprietor of the undermentioned estate in the undermentioned land subject to the easements and encumbrances shown in the Second Schedule hereto.

Dated 24th February, 1993

*S. Mulecby*



REGISTRAR OF TITLES

#### ESTATE AND LAND REFERRED TO

Estate in fee simple in portion of Albany Suburban Lot 72, and being lot 103 on DP 300002, delineated on the map in the Third Schedule hereto.

#### FIRST SCHEDULE (continued overleaf)

~~Helen Elizabeth Ford of 36 Cockburn Road, Albany~~

#### SECOND SCHEDULE (continued overleaf)

- MORTGAGE F118445 to R & I Bank of Western Australia Ltd. Registered 24.2.93 at 8.07.  
Discharged G49697 8.12.95

#### THIRD SCHEDULE



The Deposited Plan for this Certificate of Title is yet to be produced. The Plan and Lot number have been allocated as an interim measure to enable issue of a Digital Certificate of Title. Please refer to this Title for the sketch of the land.

Land Parcel Identifier amended - Regulation 6 of Transfer of Land (Surveys) Regulations 1995 Corr. 1775-2000-01  
Date: 10/9/04 *AC*

NOTE: ENTRIES MAY BE AFFECTED BY SUBSEQUENT ENDORSEMENTS.

167590/3/89-206-1/8664

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
Amendment 8 to the City of Albany Local Planning Scheme No. 1



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Page 2 (of 2 pages)

# Superseded - Copy for Sketch Only

LT. 37

REGISTERED PROPRIETOR		INSTRUMENT		REGISTERED	TIME	SEAL	CERT. OFFICER
NATURE	NUMBER	REGISTERED	TIME				
Robert Graeme Stockdale and Lizzi Marie Stockdale both of Post Office Box 1742, Albany as joint tenants.		Transfer	G49698	8.12.95	8.12		

INSTRUMENT		PARTICULARS	REGISTERED	TIME	SEAL	CERT. OFFICER	CANCELLATION	NUMBER	REGISTERED OR LODGED	SEAL	CERT. OFFICER
NATURE	NUMBER										
Mortgage	G49699	to National Australia Bank Ltd.	8.12.95	8.12							

CERTIFICATE OF TITLE VOL-1954 FOL992

WESTERN AUSTRALIA



REGISTER NUMBER <b>104/DP300002</b>	
DUPLICATE EDITION <b>4</b>	DATE DUPLICATE ISSUED <b>5/10/2010</b>

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

VOLUME **1416** FOLIO **88**

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

  
REGISTRAR OF TITLES 

**LAND DESCRIPTION:**

LOT 104 ON DEPOSITED PLAN 300002

**REGISTERED PROPRIETOR:**  
(FIRST SCHEDULE)

T & O MANAGEMENT PTY LTD OF 22 VISCOUNT HEIGHTS, ALBANY  
(T L051906 ) REGISTERED 25 AUGUST 2009

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

1. L430630 MORTGAGE TO INVESTEC EXPERIEN PTY LTD REGISTERED 17.9.2010.

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

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

**STATEMENTS:**

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

SKETCH OF LAND: 1416-88 (104/DP300002).  
PREVIOUS TITLE: 445-91.  
PROPERTY STREET ADDRESS: 26 CAMPBELL RD, MIRA MAR.  
LOCAL GOVERNMENT AREA: CITY OF ALBANY.

LANDGATE COPY OF ORIGINAL NOT TO SCALE Tue Sep 23 14:07:37 2014 JOB 45725294

  
Landgate  
www.landgate.wa.gov.au





Local Planning Scheme Amendment Location Plan

1:5000









## **Attachment 1 – Albany Local Planning Strategy Excerpts**

### **Section 5.2 Commerce**

Section 5.2 *Commerce* of the *Albany Local Planning Strategy 2010* (ALPS) sets the following planning principle:

*“Albany to remain the commercial centre of the Lower Great Southern, supported by neighbourhood and local centres”.*

It expands on this by stating that:

*“As the regional centre of the Great Southern, Albany will continue to provide services for a broad range of activities including retailing, administration, government and social, cultural, tourist-related and inner-city residential living needs. The regional centre is supported by neighbourhood centres catering for bulk shopping, residential service needs, office accommodation and medical and welfare services. Local centres provide smaller-scale shopping, convenience retailing and service needs.”*

### **Section 6.4.5 Health**

Section 8.5.4 *Tourism* of the ALPS sets the following strategic objective:

*“To provide and promote health care facilities to cater for community needs and be located within or near major centres and connected to a major public transport system”.*

It expands on the matter of health as follows:

*“Albany’s rising number of middle-aged and senior residents needs a corresponding increase in aged and specialist care. Developers have responded to this demographic shift by proposing and providing a number of aged-care units. A key health aim is the encouragement of a network of private clinics and health facilities throughout Albany to improve access to healthcare providers”.*

# City of Albany Local Planning Scheme No. 1 Scheme Amendment No. 11

**Lots 312 & 1315 Cockburn Road  
Mira Mar**

December 2014



Prepared by



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

**PLANNING AND DEVELOPMENT ACT 2005****RESOLUTION DECIDING TO AMEND A LOCAL PLANNING SCHEME****CITY OF ALBANY LOCAL PLANNING SCHEME NO. 1****AMENDMENT No. 11**

Resolved that the Council, in pursuance of Section 75 of the *Planning and Development Act 2005*, amends the above local planning scheme by:

1. Rezoning Lot 312 on Deposited Plan 144712 and Lot 1315 on Deposited Plan 400795 Cockburn Road, Mira Mar from "Residential R30" to "Special Use (SU25)" in accordance with the Scheme Amendment Map.
2. Adding provisions to Schedule 4 "Special Use Zones" to the Scheme Text for SU25.
3. Amending the Scheme Map accordingly.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2015

\_\_\_\_\_  
Chief Executive Officer

\_\_\_\_\_  
Date

Amendment 11 to the City of Albany Local Planning Scheme No. 1



## Contents

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1	Certificates of Title	
2	Geotechnical Investigations	
3	Local Water Management Strategy	
4	Traffic Impact Assessment	

**PROPOSAL TO AMEND A LOCAL PLANNING SCHEME**

- 1. LOCAL AUTHORITY:** City of Albany
- 2. DESCRIPTION OF LOCAL PLANNING SCHEME:** Local Planning Scheme No. 1
- 3. TYPE OF SCHEME:** Local Planning Scheme
- 4. SERIAL NUMBER OF AMENDMENT:** 11
- 5. PROPOSAL:**
1. Rezoning Lot 312 on Deposited Plan 144712 and Lot 1315 on Deposited Plan 400795 Cockburn Road, Mira Mar from "Residential R30" to "Special Use (SU25)" in accordance with the Scheme Amendment Map.
  2. Adding provisions to Schedule 4 "Special Use Zones" to the Scheme Text for SU25.
  3. Amending the Scheme Map accordingly.

## REPORT BY THE CITY OF ALBANY

### 1. INTRODUCTION

The City of Albany seeks the support of the Western Australian Planning Commission (WAPC) and the approval of the Hon. Minister for Planning to amend the *City of Albany Local Planning Scheme No. 1 (LPS1)* by:

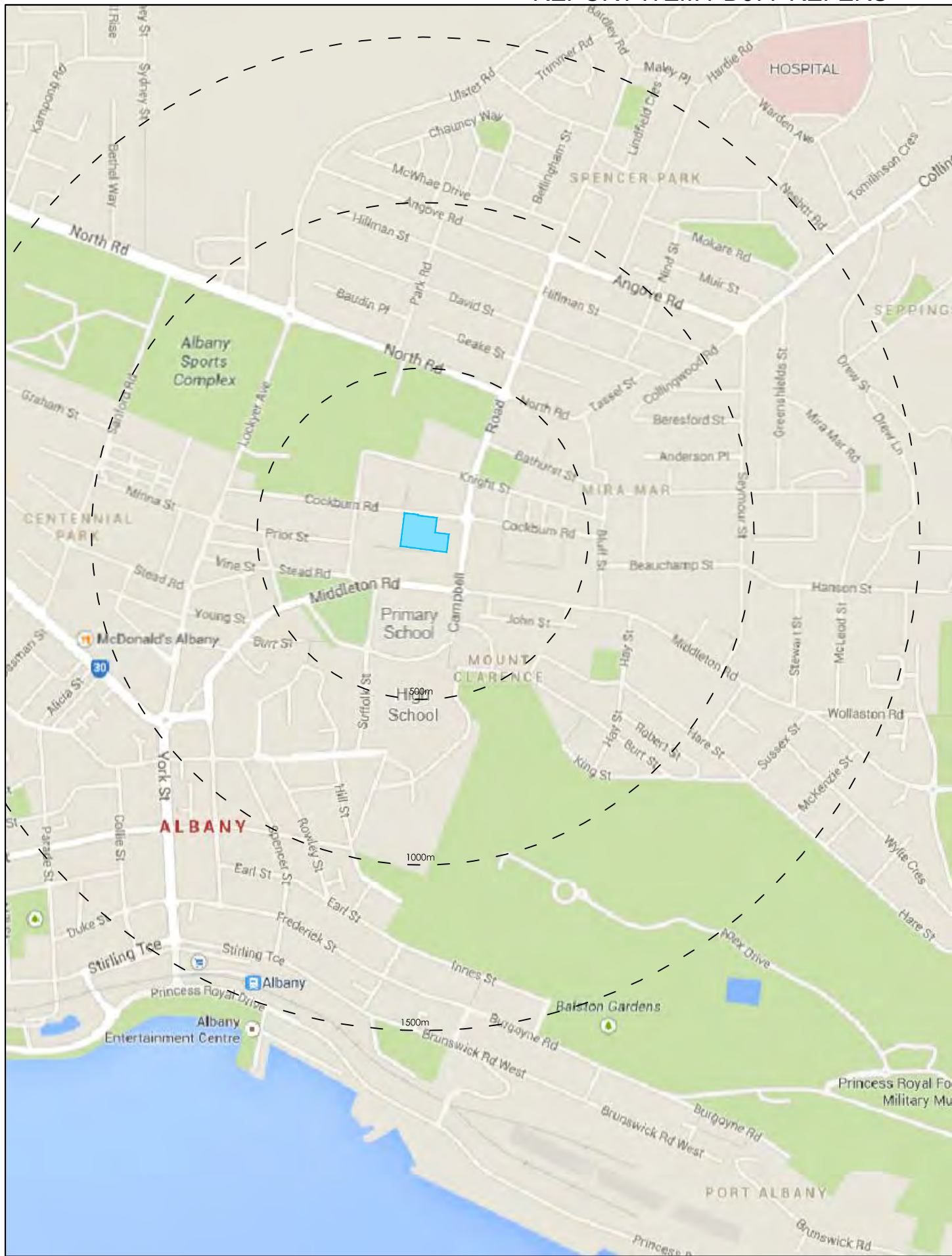
1. Rezoning Lot 312 on Deposited Plan 144712 and Lot 1315 on Deposited Plan 400795 Cockburn Road, Mira Mar from "Residential R30" to "Special Use (SU25)" in accordance with the Scheme Amendment Map.
2. Adding provisions to Schedule 4 "Special Use Zones" to the Scheme Text for SU25.
3. Amending the Scheme Map accordingly.

The purpose of this report and associated plans are to explain the proposal and set out the planning merits of rezoning Lots 312 and 1315 Cockburn Road to Special Use to facilitate the development of a health precinct along with complementary and ancillary uses.

The site's proximity to the Albany city centre, Albany Regional Hospital and other facilities (outlined in Figure 1) and that it is adjacent to commercial development (Figure 2) highlight its suitability for the proposed health precinct use.







# LOCATION PLAN

Lots 312 and 1315 Cockburn Road  
Mira Mar  
Albany

scale 1 : 15,000 @ A4



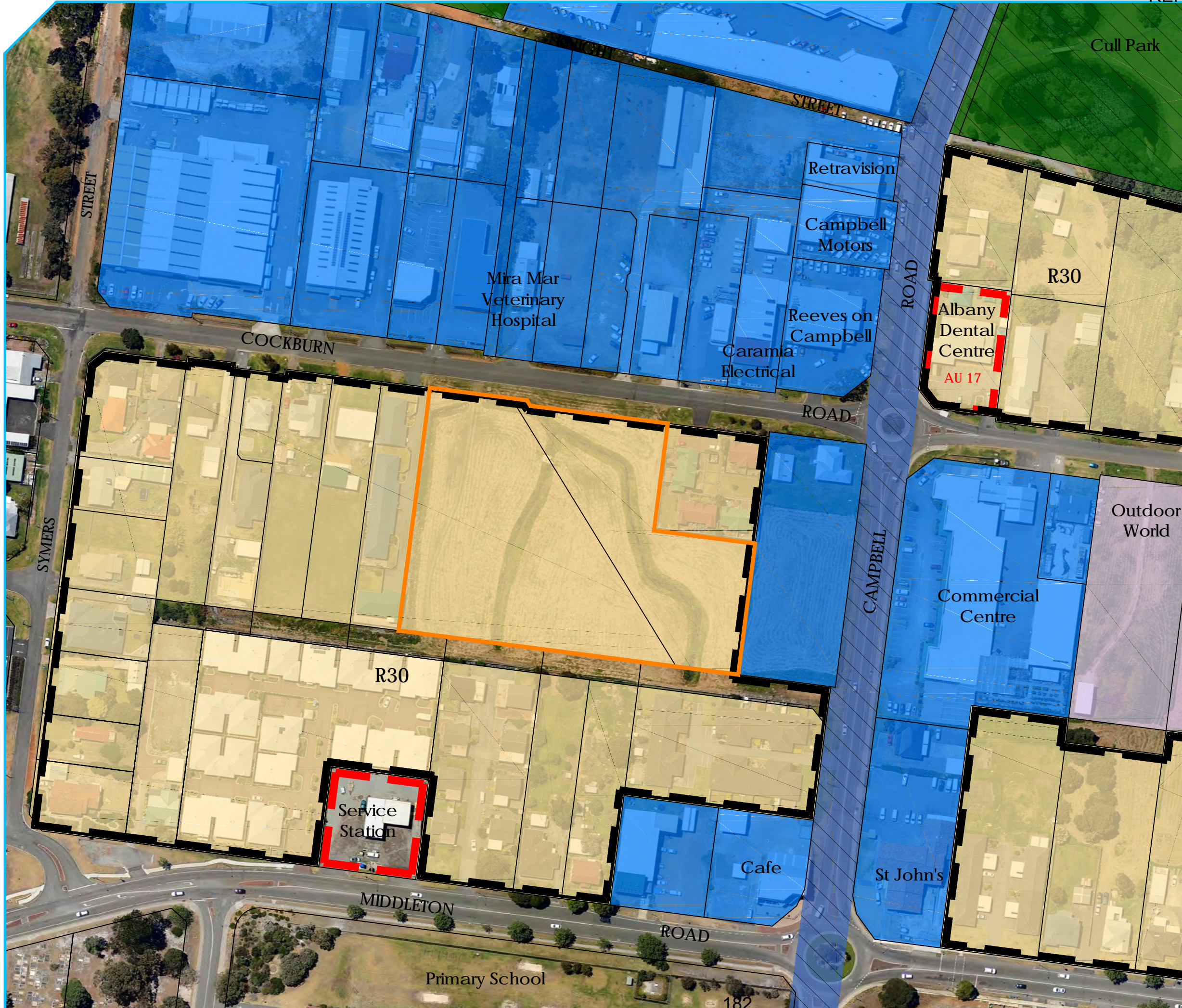
**edge**  
PLANNING & PROPERTY

Edge Planning & Property  
134 Hare Street, Mount Clarence  
ALBANY WA 6330  
W www.edgeplanning.com.au  
E steve@edgeplanning.com.au  
M 0409 107 336



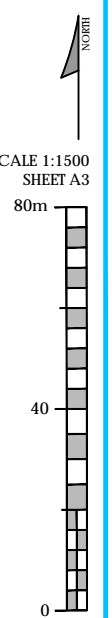
# CONTEXT PLAN

Lots 312 and 1315  
Cockburn Road  
Mira Mar  
City of Albany



## LEGEND

- SUBJECT LAND
- REGIONAL CENTRE
- SPECIAL USE / ADDITIONAL USE
- LIGHT INDUSTRY
- RESIDENTIAL
- PARKS & RECREATION
- PRIORITY ROAD



B	MINOR MODIFICATIONS	141117	SJ	ST
A	CONTEXT PLAN	141116	SJ	ST
REV	DESCRIPTION	YYMMDD DRAWN APPRVD		
AERIAL PHOTOGRAPHY CAPTURE: 13th December 2013				

**edge**  
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134 Hare Street, Mount Clarence  
ALBANY WA 6330  
W www.edgeplanning.com.au  
E steve@edgeplanning.com.au  
M 0409 107 336

DRAWING NUMBER REV  
EP 140827 04 B

Issued for design intent only.  
All areas and dimensions are  
subject to detail design + survey.



## 2. BACKGROUND

### 2.1 Cadastral details

Cadastral details for the site are summarised below:

<i>Lot</i>	<i>Deposited Plan</i>	<i>Volume</i>	<i>Folio</i>	<i>Area</i>
Lot 312 Cockburn Road, Mira Mar	144712	2822	517	7546m <sup>2</sup>
Lot 1315 Cockburn Road, Mira Mar	400795	2822	517	4656m <sup>2</sup>

The registered proprietor of both lots is Three of a Kind Pty Ltd. Copies of the current Certificate of Titles are included in Attachment 1.

### 2.2 Regional context

The site is situated in the City of Albany which is located 409 kilometres south-east of Perth. Albany is the regional centre for the Great Southern Region. The city provides a wide range of services and facilities to residents and visitors including the regional hospital.

### 2.3 Local context

The site is located approximately 1.5 kilometres north-east of the Albany city centre (see Figure 1). The site adjoins and is surrounded by a wide range of uses (see Figure 2). This includes medium density residential development, commercial development and light industry along with nearby medical practices and consulting room uses.

The current LPS1 zonings surrounding the amendment site are shown in the existing zoning map. Land to the west, south and east of the amendment site is land zoned Residential with a density coding of R30. Land to the north and slightly east of the site is zoned Regional Centre Mixed Business.

### 2.4 Physical characteristics

The site has the following characteristics and features:

- it has a combined area of 12202m<sup>2</sup> (1.22 hectares);
- it is vacant (contains no buildings). It is likely that the land was cleared in the past for farming activities such as grazing;
- the land is gently sloping ranging from 23 metres AHD (Australian Height Datum) on the northern boundary to 26 metres AHD in the south-east section;
- it is cleared of native vegetation with the site covered in kikuyu;
- the soil landscape is coded as 242KgS7f, named "Minor Valleys S7 Floor Phase", described as "footslopes and swampy valley floors of minor valleys" with the soil type being predominantly semi-wet soils with deep sands/sandy duplexes as set out in the *Soil Landscape Mapping of South-Western Australia* (1987) by the Department of Agriculture and Food Western Australia. Further details are set out in Attachments 2 and 3; and
- it is not classified as a contaminated site.

The amendment site is shown in Figure 3.



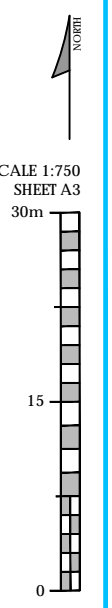
# AMENDMENT SITE

20  
 Lots 312 and 1315  
 Cockburn Road, Mira Mar  
 City of Albany



### LEGEND

- SUBJECT LAND
- EXISTING LOT DETAILS
- CONTOURS
- U/GROUND SEWER PIPE
- U/GROUND WATER PIPE



B	AMENDMENT SITE	141117	SJ	ST
A	BASE PLAN	140827	SJ	ST
REV	DESCRIPTION	YYMMDD DRAWN APPRVD		
AERIAL PHOTOGRAPHY CAPTURE: 13th December 2013				

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DRAWING NUMBER REV  
 EP 140827 01 B

based for design intent only.  
 All areas and dimensions are  
 subject to detail design + survey.



## **2.5 Existing services**

### *2.5.1 Roads*

Vehicular access to the site is via Cockburn Road. Vehicular access to the site is well separated from the roundabout at the intersection of Cockburn Road and Campbell Road.

No footpath adjoins the site.

### *2.5.2 Drainage*

There are currently open drains that dissent the site as well as an open drain within the Cockburn Road reserve. The site can be readily connected to the City's stormwater (drainage) network.

### *2.5.3 Water supply*

The site can be readily connected to the reticulated water system operated by Water Corporation.

### *2.5.4 Wastewater disposal*

The site can be readily connected to the reticulated sewerage operated by Water Corporation.

### *2.5.5 Power and telecommunications*

Power and telephone services can readily be connected to the site.

## **2.6 Heritage**

The Department of Aboriginal Affairs Aboriginal Heritage Inquiry System shows no known sites of Aboriginal significance on the amendment site. The *Aboriginal Heritage Act 1972* provides for the protection and preservation of Aboriginal heritage and culture throughout Western Australia, including places and objects that are of significance to Aboriginal people.

The site does not contain any structure or place of heritage significance on the *City of Albany Municipal Heritage Inventory*.

### **3. PLANNING FRAMEWORK**

#### **3.1 Overview**

The following section outlines how the proposed Special Use (SU) zoning, to facilitate the development of a health precinct, suitably addresses the planning framework. In summary, the scheme amendment request is considered consistent with the planning framework.

#### **3.2 State Planning Strategy 2050 (2014)**

The Strategy classifies Albany as a regional centre. The Strategy encourages urban intensification and economic development along with a range of public, private and not-for-profit health providers, facilities and services (page 98).

The requested scheme amendment is considered consistent with the Strategy given it promotes appropriate employment land and enhanced health facilities, centrally located, in a regional centre.

#### **3.3 State Planning Policy No. 2.9 Water Resources (2006)**

The State's water resources are subject to wide ranging impacts and demands. Effective planning should contribute to the protection and wise management of water resources by ensuring planning strategies, schemes, structure plans, subdivisions and other proposals adopt a sustainable approach.

The Policy supports an integrated approach, taking account of the total water cycle management, supporting water sensitive urban design principles and provides guidance on appropriate buffers to watercourses and waterways. The objectives of the Policy are to:

- protect, conserve and enhance water resources that are identified as having significant economic, social, cultural and/or environmental values;
- assist in ensuring the availability of suitable water resources to maintain essential requirements for human and all other biological life with attention to maintaining or improving the quality and quantity of water resources; and
- promote and assist in the management and sustainable use of water resources.

To address the requirements of SPP 2.9, a Local Water Management Strategy is provided in Attachment 3.

#### **3.4 State Planning Policy No. 3 – Urban Growth and Settlement (2006)**

This Policy sets out the principles and considerations which apply for urban growth and settlement in Western Australia. The policy promotes a sustainable settlement pattern, supports building on existing communities, and seeks convenient access to employment and services.

The requested scheme amendment is considered consistent with SPP 3 given the site is close to the city centre, provides opportunities for employment and can enhance



the provision of services to the local community. The site is highly accessible by walking, cycling, public transport and car.

### **3.5 State Planning Policy No. 3.1 Residential Design Codes (2013)**

The site is currently zoned "Residential R30". The requested SU25 zoning incorporates a mix of uses including a residential component. Future residential development will be guided by the R Codes including setbacks, site planning and design, vehicular access and car parking.

### **3.6 Liveable Neighbourhoods (2007 with updates)**

Liveable Neighbourhoods promotes walkable neighbourhoods, mixed uses, the provision of a range of housing types and lot sizes, to efficiently use land and to effectively manage stormwater. While particularly related to large master planned subdivisions, key elements can be applied for infill developments. Future development will incorporate various elements of Liveable Neighbourhoods including promoting mix use development in a centrally located area and effectively managing stormwater.

### **3.7 Lower Great Southern Strategy (2007)**

Albany is classified as a regional centre which offers a wide range of services including health/medical, facilities and employment opportunities. A key issue is protecting the city centre from commercial development on the outskirts of Albany. There is a preference to build on existing communities.

The Strategy notes that there will be increased demands from increasing numbers of elderly residents and retirees who "will require improved aged care facilities, medical services and specialists. Incentive schemes are required for the recruitment and retention of health care professionals and specialists" (page 64).

The requested scheme amendment is considered consistent with the Strategy including that it will complement rather than impact the city centre and it will assist to enhance health services for a growing and aging population.

### **3.8 Albany Local Planning Strategy (2010)**

A planning principle of the Strategy (page 71) is to "Facilitate opportunities for local employment and economic growth by providing appropriate locations for establishing and growing business" while a strategic objective (page 151) is to "Promote economic development and encourage local employment opportunities."

Strategic Plan: Urban (Map 9B) identifies the site as "City Centre" and Figure 8 shows the site as regional (town centre). Overall, the Strategy promotes a transition to mixed-use activities in the locality to enhance its amenity.

Relevant planning objectives include:

"Provide appropriate locations for establishing and growing business activity."

(section 5.2.2)

*"To provide and promote health care facilities to cater for community needs and be located within or near major centres and connected to a major public transport system." (section 6.4.5).*

The requested scheme amendment is considered consistent with the strategic direction set out in the *Albany Local Planning Strategy* given it is classified as City Centre.

### **3.9 City of Albany Activity Centres Planning Strategy (2010)**

The Strategy identifies the regional centre as the York Street and Centennial Park districts (Figure 15), while Figure 32 shows the site within the regional (town) centre. The Strategy is intended to be used as a guide for assessing development applications both within and in the immediate context of the regional centre.

The requested scheme amendment is considered consistent with the Strategy given the site forms part of the Centennial Park district which is part of the regional (City) centre. The development will not compete with the City centre but will rather complement it. This is supported by a proposed SU25 condition which states "The retail use shall be limited and incidental to the predominant use of the property as determined by the Local Government."

### **3.10 City of Albany Local Planning Scheme No. 1 (2014)**

Clause 1.6 "Aims of the Scheme" of LPS1 includes the following aims:

- “(a) Implement the findings of the *Albany Local Planning Strategy* (ALPS) within the City.
- (k) Provide for increased population growth within the City by establishing controls for the co-ordinated planning and development of land to be used for residential purposes allowing for complimentary uses to provide a range of services to meet the needs of the local residents.
- (m) Respond to the changing needs of the City through the provision of social, administrative and land use initiatives which support the retention and growth of rural townsites, the urban population and advance sustainable land use practices.
- (o) Promote opportunities for new and value-added industries and businesses, particularly those industrial and business activities that create synergies with existing activities.”

The site is currently zoned "Residential R30". The requested Special Use (SU25) zoning is intended to create a health precinct. The requested scheme amendment refines uses that are available in the Residential Zone along with those in the adjoining Regional Centre Mixed Business Zone. Uses that are incompatible with the health precinct such as Industry Light, Industry Service, Motor Vehicle, Boat or Caravan Sales, Motor Vehicle Repair, Motor Vehicle Wash, Showroom and Warehouse are proposed to be "X" uses (not permitted) in SU25.

Clause 4.7 of LPS1 states the following:

Amendment 11 to the City of Albany Local Planning Scheme No. 1

“4.7.1 Special Use zones are set out in Schedule 4 and are in addition to the zones in the Zoning Table.

4.7.2 A person must not use any land, or any structure or buildings on land, in a Special Use zone except for the purpose set out against that land in Schedule 4 and subject to compliance with any conditions set out in Schedule 4 with respect to that land.

*Note: Special Use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme.”*

The following is an extract from Table 5 Car and Bicycle Parking Requirements from LPS1:

Land Use	Car Parking	Bicycle Parking
Aged or Dependent Persons' Dwellings	As per R-Codes	
Consulting Rooms	3 per practitioner + 1 per 3 employees	1 per 10 car bays
Grouped Dwelling	As per R-Codes	
Hospital	1 per 4 beds plus 1 per employee	
Medical Centre	As per Consulting Room	1 per 10 car bays

The requested SU25 zoning proposes to use the standards of the Regional Centre Mixed Business Zone, unless otherwise set out in the special provisions, for non-residential development. Table 7 Site Requirements of LPS1 sets out the following for the Regional Centre Mixed Business Zone:

- maximum plot ratio – 0.8;
- front setback – 3 metres;
- rear setback – nil; and
- side setback – nil.

Land to the south of the site is reserved as “Local Road” in LPS1.

The scheme amendment request is considered consistent with LPS1 requirements. This includes it will provide employment opportunities in a manner that will not conflict with adjoining residential uses and development will not compete with the City centre but will rather complement it. Additionally, the site is located in an area that has a wide range of commercial development, the area is highly accessible including to the elderly, as it is serviced by a nearby bus route and is near medium density housing which promotes access by walking or cycling.

### **3.11 City of Albany Community Strategic Plan 2023 (2014)**

The City’s vision is “To be Western Australia’s most sought-after and unique regional City to work, live and visit”. Key themes include a “Smart, Prosperous & Growing” and “A Sense of Community”. Associated outcomes include diversifying the



economy, growing local employment, the provision of accessible support and services and improved community health and wellbeing.

The development of a health precinct is considered consistent with the Community Strategic Plan including that it provides opportunities for training and research, diversifying the local economy, improving access to health services and assisting to improve community health and wellbeing.

### **3.12 City of Albany Economic Development Strategy 2013-2017 (2013)**

Strategic objectives include "To strengthen and diversify our economic base" and "To foster links between education training and employment that support our economic growth and development." The Strategy notes Albany is well placed to facilitate research in various areas including studies related to rural environments such as health and education.

The development of a health precinct is considered complementary with the City's objectives of developing a Science and Technology Park and Regional University and becoming a Learning City.

### **3.13 Planning framework implications for the scheme amendment request**

Common themes of the policies, strategies, plans and LPS1 and their implications for the scheme amendment request include promoting economic development, promoting enhanced provision of community services/facilities including health services, promoting infill development, addressing stormwater management and the need for appropriate servicing.

The requested Special Use (SU25) zoning is considered consistent with the planning framework. This includes that employment generation, economic growth and enhanced health services are encouraged, Albany is classified as a regional centre and the *Albany Local Planning Strategy* identifies the site as part of the city centre. Given the intent to create a health precinct, the requested amendment will not harm the viability of the Albany City Centre but will rather support the local community and local economy.

## **4. AMENDMENT PROPOSAL**

### **4.1 Proposed scheme amendment**

The intent of the scheme amendment request is:

1. Rezoning Lot 312 on Deposited Plan 144712 and Lot 1315 on Deposited Plan 400795 Cockburn Road, Mira Mar from "Residential R30" to "Special Use (SU25)" in accordance with the Scheme Amendment Map.
2. Adding provisions to Schedule 4 "Special Use Zones" to the Scheme Text for SU25.
3. Amending the Scheme Map accordingly.

### **4.2 Scheme provisions**

Future development and land use will be controlled by site specific provisions added to Schedule 4 of LPS1.

The proposed Special Use zoning is considered the most appropriate zoning to facilitate the development of a health precinct. As set out in clause 4.7 of LPS1, "Special Use zones apply to special categories of land use which do not comfortably sit within any other zone in the Scheme."

### **4.3 Proposed health precinct**

The requested zoning will create a health precinct with supporting complementary and ancillary uses. The expected health related uses include a day or general hospital, medical centre, health practitioner offices and complementary uses such as a pharmacy and a cafe.

It is envisaged that there would be a component of residential development which borders existing residential units in the western portion of the site. The residential uses may include providing short-stay accommodation for visiting health specialists, nurses and others along with the provision of accommodation for palliative/respite care.

The development of a health precinct is considered to be a "good fit" for Albany in terms of community health benefits and to support sustainable job creation. The site's central location is close to the city centre, hospital, and other health providers and is highly accessible.

The concept is to complement the Albany Regional Hospital and existing health services and not to compete with the city centre. It is not intended to develop offices unless they are complementary with the health industry.

#### 4.4 Development Guide Plan

In support of the requested scheme amendment, a Development Guide Plan (DGP) is provided in Figure 4 which broadly shows how the site can be developed. The DGP is indicative only and will be subject to detailed design at the Development Application and Building Permit stages. The DGP has been designed to provide for the orderly and proper planning in terms of land use and design.

The DGP responds to the site's opportunities and constraints and the planning framework. In particular, key planning and design elements of the DGP include:

- managing water resources and the recommendations set out in the Local Water Management Strategy (Attachment 3);
- the Traffic Impact Assessment (Attachment 4);
- widening Cockburn Road;
- the potential for a road link between the site and Campbell Road on the southern boundary;
- enhancing pedestrian links to the site;
- land use compatibility; and
- providing sufficient flexibility to account for more detailed feasibility and detailed design.

The DGP shows:

- indicative development areas with the key use expected to be a day/general hospital with associated consulting rooms and ancillary uses, along with residential units which have the potential for health related office uses;
- indicative landscaping and open space which will include landscaping on the Cockburn Road frontage;
- two road connections to Cockburn Road and key internal vehicular access;
- the potential for a road link between the site and Campbell Road on the southern boundary;
- an anticipated service delivery area;
- road widening for a portion of Cockburn Road;
- enhanced pedestrian links;
- flood routes; and
- key development requirements.

It is highlighted that the indicative development areas are not intended to be "wall to wall" buildings but will also include open space and parking.

While noting that there is a need for detailed feasibility and design, including confirming land requirements, the total health related floor space for the day/general hospital; medical centre and support facilities could be in the order of 6000m<sup>2</sup>. At this stage, it is expected that in the order of 15 residential units will be constructed.

It is expected there would be a mix of 1 – 3 storey buildings complemented by a high standard of landscaping.



The proposed development will consist of sealed access ways and car parking, full servicing, upgraded fire management measures, enhanced stormwater management and landscaping.

The DGP seeks to provide sufficient guidance while also providing the opportunity for appropriate flexibility to accommodate the needs of specialist health providers over the coming years. Variations may be permitted to the DGP by the Local Government after following the procedures in Clause 9.4 of the Scheme.















# 20 DEVELOPMENT GUIDE PLAN

Lots 312 and 1315 Cockburn Road, Mira Mar  
City of Albany

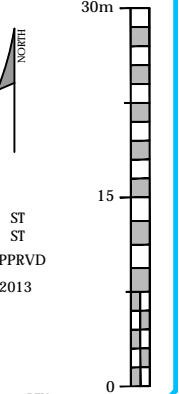
### LEGEND

-  SUBJECT LAND
-  312 EXISTING LOT DETAILS
-  INDICATIVE DEVELOPMENT AREAS
-  INDICATIVE LANDSCAPING AND OPEN SPACE
-  KEY INTERNAL VEHICULAR ACCESS
-  FUTURE ROAD RESERVE
-  KEY PEDESTRIAN LINKS
-  LAND CEDED FOR ROAD WIDENING
-  ANTICIPATED SERVICE DELIVERY AREA
-  FLOOD ROUTE

### DEVELOPMENT REQUIREMENTS

1. The development will create a health precinct with supporting complementary and ancillary uses.
2. The Development Guide Plan is indicative only and will be subject to detailed design at the Development Application and Building Permit stages.
3. Current lot boundaries will be modified to accommodate development stages.
4. Land will be ceded free of cost to the City for widening Cockburn Road as shown on the Development Guide Plan.
5. Subject to the City securing appropriate land tenure, the developer will construct a road between the site and Campbell Road on the site's southern boundary.
6. The day hospital will orientate towards Cockburn Road.
7. Most buildings are expected to be two - three storeys and will accommodate ground level or basement parking.

SCALE 1:750  
SHEET A3

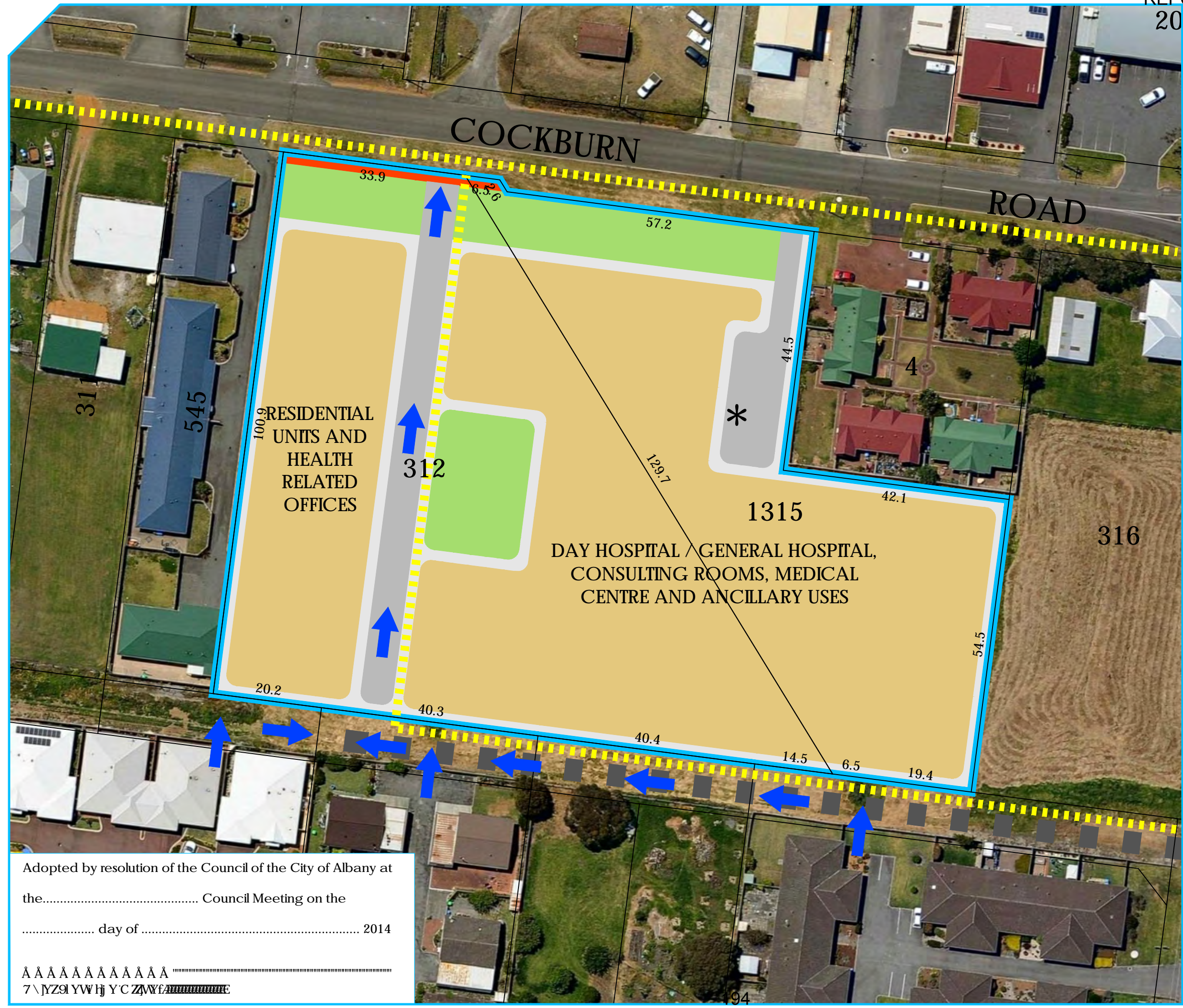


B	MODIFICATIONS	141117	SJ	ST
A	DGP	141021	SJ	ST
REV	DESCRIPTION	YYMMDD DRAWN APPRVD		
AERIAL PHOTOGRAPHY CAPTURE: 13th December 2013				

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DRAWING NUMBER REV  
EP 140827 03 B

based for design intent only.  
All areas and dimensions are  
subject to detail design + survey.



Adopted by resolution of the Council of the City of Albany at  
the..... Council Meeting on the  
..... day of ..... 2014

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## 5. PLANNING CONSIDERATIONS AND PLANNING JUSTIFICATION

### 5.1 Overview

This section brings together an assessment of the site's attributes and the planning framework in considering key planning matters and justifying the requested zoning for the site.

### 5.2 Suitability of the site for the proposed health precinct

There are considered to be limited opportunities for the development of a centrally located health precinct in Albany. Key criteria include a large and relatively flat site with access to local distributor or main roads.

The site is considered suitable for the requested Special Use (SU25) zoning to facilitate the proposed health precinct for reasons including:

- the use is consistent with the planning framework;
- the site is well located for the proposed land use. This is evidenced by the location of a number of businesses in close proximity to the site (Figure 2). The locality contains a number of consulting rooms, health practitioners and other businesses. The site is also opposite an area zoned as Regional Centre Mixed Business;
- the zoning will complement and not conflict with nearby land uses;
- the site is centrally located and has high levels of accessibility from throughout Albany;
- the site is located near an existing bus route (Campbell Road) and is conveniently located near the intersection of a priority road and a district level road;
- that traffic impacts are manageable and will have negligible impacts on the functioning of Cockburn Road, Campbell Road or nearby intersections;
- the site's large size enables car parking to be retained on site;
- it promotes infill development on a vacant site;
- the site is capable of being fully serviced;
- the site contains no environmental assets and future development is unlikely to create adverse environmental impacts;
- the site is not subject to heritage or landscape constraints; and
- the site is flat to gently sloping making it particularly attractive to elderly people and health service clients.

Accordingly, the requested zoning is considered consistent with the principles of orderly and proper planning. Development of the health precinct will provide significant additional health services for Albany and Great Southern residents.

### 5.3 Environmental impact

It is expected that the requested scheme amendment will have limited environmental impacts. The reasons include:

- the site contains no remnant native vegetation;
- the site will be connected to the reticulated sewerage system;



- stormwater will be effectively managed in accordance with the Local Water Management Strategy (Attachment 3);
- the site is close to the city centre limiting the need for motorised transport and providing opportunities for journeys to be made by cycling and walking; and
- it is not a contaminated site.

#### **5.4 Geotechnical report**

A Geotechnical Report (soil and groundwater investigation) has been prepared for the site by Albany Soil & Concrete Testing which is set out in Attachment 2. This investigation included excavation of 10 boreholes to 1500mm below ground level to log the soil profile and groundwater level (if intercepted).

The findings of this investigation identified grey sand with silt with some gravel across the majority of the site with small areas containing black sand with silt and organic matter from between 700mm – 1400mm over grey/ dark grey sand with silt. Onsite investigations identified groundwater in some locations which lie generally in the middle of the site, in a north-south direction, at between 900mm and 1100mm below ground level.

Site works and required servicing will ensure that proposed development is physically capable. As part of this, there is a need to manage acid sulfate soils in portions of the site and to ensure that stormwater is effectively managed. It is recognised that there will be a need for engineering design and implementation to meet the requirements of the City and other State Government departments.

#### **5.5 Acid sulfate soils**

The majority of the site is located in an area of High Risk of Actual Acid Sulfate Soil (AASS) or Potential Acid Sulfate Soils (PASS) as set out in the WAPC's Albany-Torbay Acid Sulfate Soils mapping.

During the onsite investigation undertaken by Albany Soil & Concrete Testing on 18 November 2011, four soil samples of black silty sand with high organic matter were collected from locations 5, 7, 8 and 10. The soil samples were analysed by BioScience. The laboratory testing by BioScience revealed that none of the samples had a field pH less than 4, therefore were not Actual Acid Sulfate Soils (AASS). The results of the soil samples analysed indicate that the black silty sand on the site is likely to be Potential Acid Sulfate Soil (PASS). It is recommended that PASS is managed as per Department of Environment Regulation requirements.

Prior to building, it is expected that relevant existing soil will be removed and backfilled with clean compacted sand fill to required levels for the development.

#### **5.6 Water management**

A Local Water Management Strategy (LWMS) has been prepared for the site by Opus International Consultants (Australia) Pty Ltd as outlined in Attachment 3. The LWMS provide an overview of water resources at the site and presents a recommended approach for total water cycle management, with an emphasis placed on water sensitive design.

Key recommendations of the LWMS include:

- treatment of the 1:1 year ARI post development stormwater events is required as per the Faculty for Advancing Water Biofiltration guideline of a treatment area based on 2% of constructed impervious area within the development area (only);
- the 1:10 year post development ARI stormwater runoff from within the development area (only) are proposed to be attenuated and released from the site as per predevelopment stormwater flows;
- stormwater runoff from the upstream catchment is required to be conveyed through the development via an appropriately sized pipe network to accommodate the 1:5 year ARI event. There is no requirement for the developer to treat the 1:1 year ARI event or attenuate 1:10 year ARI stormwater runoff from the upstream catchment, within the development area; and
- at the detailed design stage consideration is made for 1:100 year ARI event flood routing as per the Stormwater Management Strategy and Catchment Plan. The City will require that this flood route also accommodates the surface water runoff from the upstream catchment.

There is a need to ensure that stormwater from the development is effectively managed to the requirements of the City. The stormwater design is required to limit development run-off through promoting at source infiltration through the use of measures including swales, soak wells and revegetating/landscaping parts of the site. While noting this, given Albany's rainfall and the site's soil types, stormwater in major rainfall events will be directed to a legal point of discharge into the City's drainage system.

Stormwater is required to be designed and provided in accordance with the endorsed Local Water Management Strategy.

### **5.7 Vehicular access**

The site is highly accessible being centrally located. Vehicular access to the site is currently from Cockburn Road. Cockburn Road, which links Lockyer Avenue and Campbell Road, is classified as a local distributor.

As set out on the DGP, the key vehicular access to and from the proposed health precinct will be from Cockburn Road, with access limited to two access points. To complement this, the DGP also states that "Land will be ceded free of cost to the City for widening Cockburn Road".

In addition to the above and subject to the City securing appropriate land tenure, the developer will construct a road between the site and Campbell Road on the site's southern boundary. The road will not be required as part of the stage 1 development, but is expected to be provided in future stages. Details will be addressed at the Development Application stage.

To support the scheme amendment request, Wood & Grieve Engineers were commissioned to prepare a Traffic Impact Assessment (TIA) which is set out in Attachment 4. The TIA considers the expected impacts of increased traffic volumes

generated from the development and its effect on Middleton Road/Campbell Road and Cockburn Road/Campbell Road roundabouts. The report concludes:

“This report provides guidance to the existing and long-term performance of the existing roundabouts of Middleton Road/Campbell Road, and Cockburn Road/Campbell Road. After modelling each of the roundabouts using SIDRA Intersection, the current and long term performance of these roundabouts are expected to provide an acceptable level of service, with the impact of the traffic generated from the development considered to be negligible.”

Both Cockburn Road and Campbell Road can readily accommodate the expected traffic generated by the health precinct and complementary uses.

Proposed vehicular access will comply with sight distance standards which will facilitate safety for road users. Access ways will be designed to allow two-way traffic at low speed, with details confirmed at the Development Application stage.

### **5.8 Car parking**

Car parking design will be determined at the Planning Application stage. The numbers of car parking bays, including special purpose bays, which will depend on the nature and scale of the development and associated staging. While noting this, some preliminary principles are outlined below:

- car parking will be provided on site in accordance with clause 5.8.5 of LPS1. This includes consideration of shared/combined parking areas where justified by the applicant;
- car parking spaces will be provided for clients, visitors, health practitioners, support staff and for people with disabilities;
- there will be coordinated parking areas and access/egress points;
- vehicles will be able to enter and leave the site in a forward gear;
- a drop off/pick up area will be provided which will greatly assist clients who are often expected to be aged or have walking difficulties;
- vehicular access, parking and manoeuvring areas will be constructed, drained and sealed to the satisfaction of the City;
- some of the parking will be accommodated at ground level or basement parking, with a component of open parking; and
- car parking will be positioned behind the buildings fronting Cockburn Road.

### **5.9 Access from other forms of transport**

The site's central location provides realistic opportunities for various journeys to be made by walking, cycling and public transport. Promoting more sustainable journeys, especially by walking and cycling, is consistent with the objectives of creating a healthy community and developing a health precinct. To assist:

- bicycle parking/racks will be provided to at least meet LPS1 standards;
- it is expected that showers and change rooms will be provided as part of the day hospital/general hospital or as part of the common facilities;
- residential units will have storage areas to accommodate bicycles;



- the developer will contribute to a dual use path on the site's Cockburn Road frontage;
- subject to securing appropriate land tenure, there are opportunities for a dual use path on the southern boundary of the site to connect with Campbell Road;
- the development will promote universal access including wheelchair access between buildings and car parks and within buildings. The site's flat to gentle slopes will assist; and
- there is an opportunity for a future bus bay to be located on the site's Cockburn Road frontage.

### **5.10 Servicing**

The site can be readily serviced and connected to reticulated water, reticulated sewer, power and telecommunications. Increases in capacity of these services will be required in the normal manner at the time of development.

Additionally, to support the development of a health precinct, there will be a need for an appropriate fire service (e.g. hydrants, pumps and possible water tank), back-up power and specialist equipment such as a bulk storage oxygen vessel.

### **5.11 Compatibility with adjoining and nearby land uses**

The site is located in an area containing a wide mix of uses including commercial, industrial and residential uses (Figure 2). The proposed health precinct is considered compatible with adjoining and nearby land uses/development.

The requested zoning refines uses that are available in the Residential Zone and the adjoining Regional Centre Mixed Business Zone. Uses that are incompatible with the health precinct such as Industry Light, Industry Service, Motor Vehicle, Boat or Caravan Sales, Motor Vehicle Repair, Motor Vehicle Wash, Showroom and Warehouse are proposed to be "X" uses (not permitted) in SU25. Not permitting these uses will further minimise the potential for land use impacts with adjoining and nearby properties.

A number of proposed SU25 conditions will assist to minimise land use impacts.

It is expected that a caretaker/site manager will be based on the site or live nearby. The caretaker/site manager will assist to ensure there is effective management of facilities and can address issues with neighbours.

The proposed health precinct is expected to enhance the area's character and amenity along with enhancing services. Accordingly, it is considered that the requested Special Use (SU25) zoning represents a logical and sound planning outcome for the site.

### **5.12 Building development and design**

It is proposed to create a health precinct with supporting complementary and ancillary uses. At this early stage of the design process, it is expected that the total health related floor space for the day/general hospital, medical centre and support

facilities could be in the order of 6000m<sup>2</sup>. It is also expected that in the order of 15 residential units will be constructed.

A number of proposed SU25 conditions will assist with guiding the design and ensuring there is appropriate consideration of adjoining and nearby development.

The DGP is indicative only and will be subject to detailed design at the Development Application and Building Permit stages based on detailed feasibility and design, including confirming land requirements. It is highlighted that the indicative development areas shown on the DGP are not intended to be "wall to wall" buildings but will also include open space and parking.

Design will be determined at the Planning Application and Building Permit stages. While noting this, some preliminary principles are outlined below:

- there will be a mix of 1 – 3 storey buildings complemented by a high standard of landscaping;
- buildings will not generally exceed 12 metres in height to the top of the pitched roof or have a wall height which exceeds 9 metres, which is measured vertically from the natural ground level, unless set out in design guidelines which have been approved by the local government;
- the buildings and site are to be designed to provide an attractive streetscape with coordinated parking areas and access/egress points;
- development to the R30 residential density code standard is permitted;
- development to the R60 residential density code standard may be permitted by the local government subject to the preparation of design guidelines to the local government's satisfaction;
- all setbacks for residential uses shall be as per the Residential Design Codes which will address matters including visual privacy;
- setbacks for non-residential uses shall be as per the Regional Centre Mixed Business Zone along with any variations as may be approved by the local government;
- the retail use shall be limited and incidental to the predominant use of the property as determined by the local government;
- the day hospital will orientate towards Cockburn Road;
- there will be an increased setback to Cockburn Road to accommodate landscaping and expected entry statement;
- the building walls are expected to be predominantly rendered with some feature brick, stone or other materials. It is expected that building's roofs will be colourbond;
- internal storage areas will be provided for each dwelling and storage areas provided for rubbish bins which are screened from the street;
- plant room equipment will be appropriately located and insulated to minimise noise;
- fencing and landscape screening will assist to minimise off-site impacts; and
- the proposed development will consist of sealed access ways and car parking, full servicing and enhanced stormwater management.

Given the site is essential flat, it will assist to minimise visual impact compared to a sloping block.

At the detailed design stage will need to be given to ensure external features such as solar collectors, aerials antennae, satellite dishes and pipes are integrated into the design and are not visually obtrusive from the street or neighbouring properties.

The development of the health precinct will enhance the area's character and amenity given the building design will be of a high standard.

### **5.13 Landscaping**

Given the site has been completely cleared; required landscaping will enhance the amenity of the site and the area. A Landscape Plan is required to be prepared, approved by the City and then appropriately implemented at the Building Permit stage. The preliminary concept includes:

- it is expected that at least 10% of the site will be landscaped as guided by Table 8 of LPS1 for the Regional Centre Mixed Business Zone;
- particular emphasis will be placed on landscaping adjacent to the northern boundary and providing a central meeting area. The landscaping and open space will create an attractive environment for visitors and those working on the site;
- to use a mixture of local native and water-wise exotic species that are appropriate in an urban setting; and
- to complement the effective management of stormwater.

There may be opportunities for innovations including vertical gardens and internal courtyards/atriums which can be further discussed with health service providers.

### **5.14 Detailed feasibility, detailed design and staging**

It is highlighted there is a need for more detailed feasibility and design which is intended to be progressively undertaken as relevant approvals are obtained. It is also highlighted that development is expected to be staged over a number of years. While noting this, the SU25 provisions and the DGP provide sufficient guidance.

The current lot boundaries will be modified through the development process to accommodate development stages.

### **5.15 Supporting the local economy and community**

The proposed health precinct will result in job creation which will have various economic and community benefits. This includes:

- it will improve the service Albany and Great Southern residents have in conveniently access specialist services without the requirement to travel to Perth;
- the health precinct will provide a valuable enhanced health service for Albany and Great Southern residents;
- the proposed investment will further enhance the range of services offered in Albany and will support training, research and a Learning City;
- it will support local employment (direct and indirect jobs) and assist in a more sustainable local economy;



- it will add to Albany's overall viability, vitality and prosperity in accordance with the Local Planning Strategy and other documents; and
- it will build onto an existing community with established facilities, services and infrastructure and assist to strengthen and sustain local businesses.

### 5.16 Planning justification

In summary, the planning justification for the requested Special Use (SU25) zoning to facilitate a health precinct is set out below:

- the proposal is consistent with the planning framework;
- the site is well located for the proposed land use;
- the proposed zoning is considered compatible with adjoining and nearby uses;
- traffic impacts are negligible;
- the site can be appropriately serviced and car parking will be contained on-site;
- it promotes infill development on a vacant site;
- the site contains no environmental assets and will not create adverse environmental impacts;
- the site is not subject to heritage or landscape constraints;
- it will benefit local residents through enhanced and conveniently accessible health services; and
- the proposal will assist in enhancing Albany as a regional centre and assist in creating jobs in a highly accessible location.

Given the above, the scheme amendment request is considered consistent with the principles of orderly and proper planning.



## 6. CONCLUSION

This report confirms that the scheme amendment request is consistent with the planning framework and that the site is considered to be both suitable and capable of accommodating a health precinct.

The support of the WAPC and the Hon. Minister for Planning is requested to approve the scheme amendment to rezone Lots 312 and 1315 Cockburn Road, Mira Mar from "Residential R30" to "Special Use (SU25)".

**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF ALBANY**

**LOCAL PLANNING SCHEME No. 1**

**AMENDMENT No. 11**

That the Council, under and by virtue of the powers conferred upon it in that behalf by the *Planning and Development Act 2005*, hereby amends the above Local Planning Scheme by:

1. Rezoning Lot 312 on Deposited Plan 144712 and Lot 1315 on Deposited Plan 400795 Cockburn Road, Mira Mar from "Residential R30" to "Special Use (SU25)" in accordance with the Scheme Amendment Map.
2. Adding the following to Schedule 4 "Special Use Zones" to the Scheme Text:

No.	Description of Land	Special Use	Conditions
SU25	Lots 312 and 1315 Cockburn Road, Mira Mar	<p>All uses permissible in the Regional Centre Mixed Business Zone, as set out in the Table 1 – Zoning Table, along with the following variations with associated permissibility:</p> <p>Aged or Dependent Persons' Dwelling: "D"</p> <p>Aged Persons' Village: "A"</p> <p>Ancillary Accommodation: "D"</p> <p>Boarding/Guest/Lodging House: "D"</p> <p>Caretaker's Dwelling: "D"</p> <p>Chalet/Cottage Unit: "D"</p> <p>Civic Use: "A"</p>	<p><b>1. Purpose</b></p> <p>1.1 The purpose of Special Use Zone SU25 is to create a health precinct with supporting complementary and ancillary uses.</p> <p><b>2. Development Guide Plan</b></p> <p>2.1 Development shall be generally in accordance with the Development Guide Plan endorsed by the CEO.</p> <p>2.2 Variations may be permitted to the Development Guide Plan by the Local Government after following the procedures in Clause 9.4 of the Scheme.</p> <p><b>3. General</b></p> <p>3.1 Buildings shall not generally exceed 12.0 metres in height to the top of the pitched roof or have a wall height which exceeds 9.0 metres, which is measured vertically from the natural ground level, unless set out in design guidelines which have been approved by the Local Government.</p> <p>3.2 The buildings and site are to be</p>



		<p>Convenience Store: "A"</p> <p>Family Day Care: "A"</p> <p>Grouped Dwelling: "D"</p> <p>Holiday Accommodation: "D"</p> <p>Home Business: "D"</p> <p>Hospital: "A"</p> <p>Industry Light: "X"</p> <p>Industry Service: "X"</p> <p>Motor Vehicle, Boat or Caravan Sales: "X"</p> <p>Motor Vehicle Repair: "X"</p> <p>Motor Vehicle Wash: "X"</p> <p>Multiple Dwelling: "D"</p> <p>Nursing Home: "A"</p> <p>Residential Building: "A"</p> <p>Restaurant: "A"</p> <p>Showroom: "X"</p> <p>Warehouse: "X"</p> <p>Other ancillary health and support uses approved by the Local Government.</p>	<p>designed to provide an attractive streetscape with coordinated parking areas and access/egress points.</p> <p><b>4. Residential Density and Use</b></p> <p>4.1 Development to the R30 residential density code standard is permitted.</p> <p>4.2 Development to the R60 residential density code standard may be permitted by the Local Government subject to the preparation of design guidelines to the Local Government's satisfaction.</p> <p>4.3 All setbacks for residential uses shall be as per the Residential Design Codes.</p> <p><b>5. Other Uses</b></p> <p>5.1 Setbacks for non-residential uses shall be as per the Regional Centre Mixed Business Zone along with any variations as may be approved by the Local Government.</p> <p>5.2 The retail use shall be limited and incidental to the predominant use of the property as determined by the Local Government.</p> <p><b>6. Car Parking</b></p> <p>6.1 On site car parking to be provided in accordance with the Local Government's car parking requirements as set out in clause 5.8.5 of the Scheme. This includes consideration of shared/combined parking areas where justified by the applicant.</p> <p><b>7. Stormwater Management</b></p> <p>7.1 Stormwater shall generally be accommodated in accordance with the endorsed Local Water Management Strategy.</p>
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3. Amending the Scheme Map accordingly.

# City of Albany

## Local Planning Scheme No. 1

### Amendment No. 11

LEGEND

RESERVES

 PRIORITY ROAD

ZONES

 RESIDENTIAL

 REGIONAL CENTRE MIXED BUSINESS

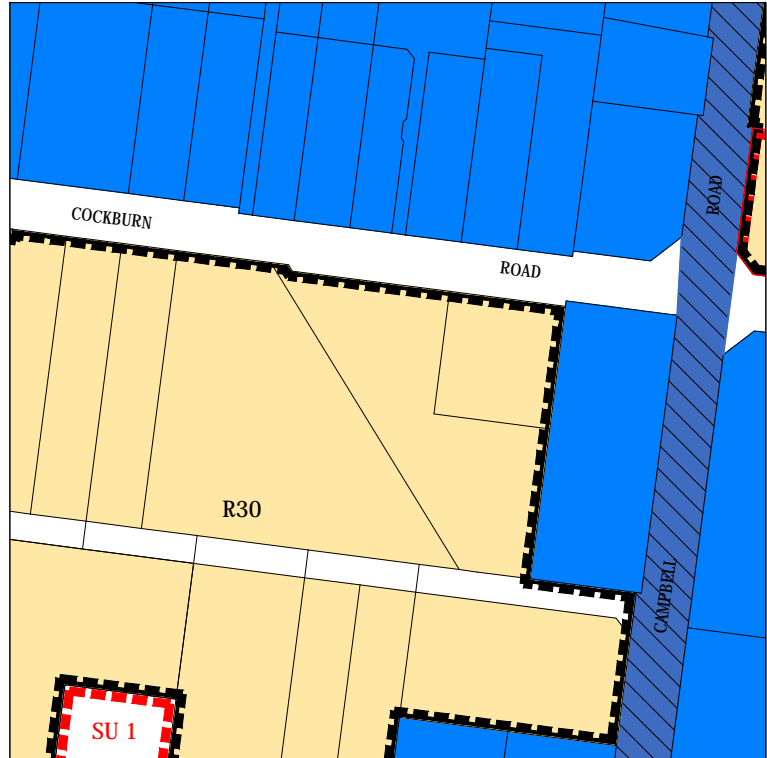
OTHER

 RCODE BOUNDARY

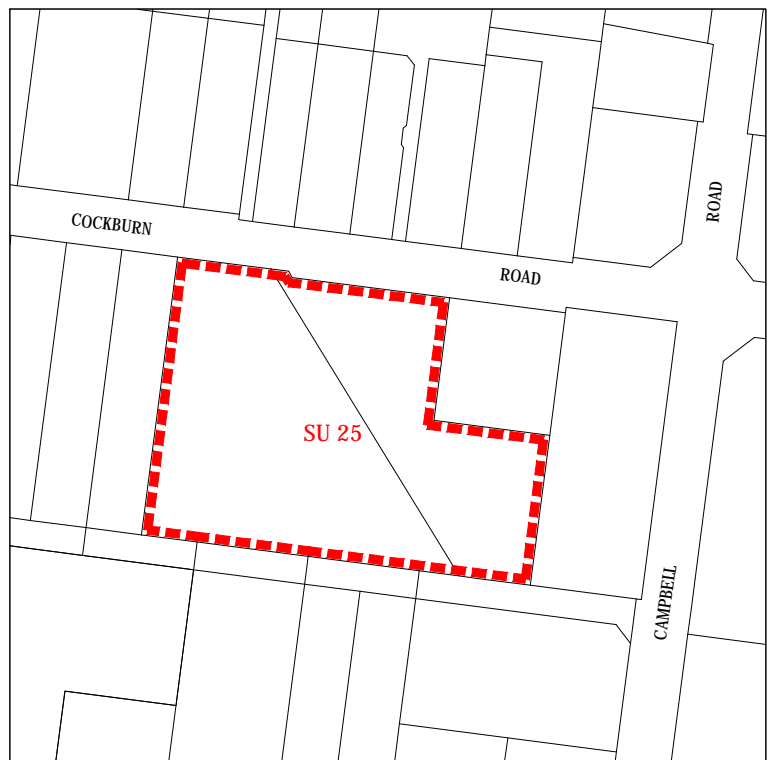
 SPECIAL USE  
(SEE SCHEME TEXT)

 LOCAL ROAD

 CADASTRE



Existing Zoning Map



Scheme Amendment Map

**PLANNING AND DEVELOPMENT ACT 2005**

**CITY OF ALBANY**

**LOCAL PLANNING SCHEME No. 1**

**AMENDMENT No. 11**

**ADOPTION**

Adopted by resolution of the Council of the City of Albany at the meeting of the Council held on \_\_\_\_\_

\_\_\_\_\_  
MAYOR Date

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER Date

**FINAL ADOPTION**

Adopted by Resolution of the City of Albany at the meeting of the Council held on the \_\_\_\_\_, and pursuant to that Resolution was hereunto affixed by the authority of a resolution of the Council in the presence of:

\_\_\_\_\_  
MAYOR Date

\_\_\_\_\_  
CHIEF EXECUTIVE OFFICER Date

**RECOMMENDED/SUBMITTED FOR FINAL APPROVAL**

\_\_\_\_\_  
DELEGATED UNDER S.16 OF THE  
PLANNING AND DEVELOPMENT ACT  
2005 Date

**FINAL APPROVAL GRANTED**

MINISTER FOR PLANNING  
\_\_\_\_\_  
Date



**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Planning  
Subject : Planning Scheme Consents – February 2015  
Date : 3<sup>rd</sup> March 2015

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1. The attached report shows Planning Scheme Consents issued under delegation by a planning officer for the month of February 2015.
2. Within this period 50 Planning Scheme Consent applications were determined, of these;
  - 47 Planning Scheme Consent applications were approved under delegated authority;
  - 3 Planning Scheme Consent applications were withdrawn.



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**Kandi Smith**  
Administration Officer – Planning

**PLANNING SCHEME CONSENTS ISSUED UNDER DELEGATED AUTHORITY**

Applications determined for FEBRUARY 2015

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2150019	19/01/2015	AJ Corbett	Lockyer Avenue	Albany	Change of Use - Office	Delegate Approved	6/02/2015	Alex Bott
P2150036	29/01/2015	South Coast Sheds	Melville Street	Albany	Single House - Outbouding (Setback Variation)	Delegate Approved	4/02/2015	Alex Bott
P2150044	2/02/2015	W Fyvie	Serpentine Road	Albany	Single House - Additions (Rear Deck) - Design Codes Assessment	Delegate Approved	13/02/2015	Taylor Gunn
P2140493	27/10/2014	Opus International Consultants Ltd	Amity Quays	Albany	Development - Earthworks	Delegate Approved	5/02/2015	Alex Bott
P2150014	16/01/2015	Vrban Homes	The Outlook	Bayonet Head	Single House (Design Codes Assessment)	Delegate Approved	9/02/2015	Taylor Gunn
P2150049	3/02/2015	Koster's Outdoor Pty Ltd	Lamont Grange	Bayonet Head	Single House - Additions (Patio & Outbuilding) - Design Codes Assessment	Delegate Approved	13/02/2015	Taylor Gunn
P2150057	6/02/2015	Ryde Building Company Pty Ltd	Green Island Crescent	Bayonet Head	Single House - Design Codes Assessment	Delegate Approved	16/02/2015	Jessica Anderson
P2150087	20/02/2015	J Sharpe	Green Island Crescent	Bayonet Head	Single House	Withdrawn	26/02/2015	
P2150041	2/02/2015	A Reed	Pioneer Road	Centennial Park	Single House - Addition (Carport) - Design Codes Relaxation	Delegate Approved	10/02/2015	Jessica Anderson
P2140500	29/10/2014	K Brooksbank & A Jones	Frederick Street	Gledhow	Chalet - Extension	Delegate Approved	27/02/2015	Alex Bott
P2140605	23/12/2014	A Thompson	St Georges Crescent	Goode Beach	Change of Use - Holiday Accommodation	Delegate Approved	5/02/2015	Taylor Gunn
P2150032	29/01/2015	H+H Architects	Gull Rock Road	Kalgan	Single House - Additions (Carport & Laundry)	Delegate Approved	6/02/2015	Taylor Gunn
P2150031	28/01/2015	Home Group WA Great Southern	Bagnall Parkway	Lange	Single House - Design Codes Assessment	Delegate Approved	6/02/2015	Taylor Gunn
P2150023	22/01/2015	Home Group WA Great Southern	Jeffcott Street	Little Grove	Single House - Earthworks Exceeding 600mm & Retaining Wall in Front Setback	Delegate Approved	20/02/2015	Alex Bott
P2150034	29/01/2015	B Tiller	Frenchman Bay Road	Little Grove	Bed and Breakfast	Delegate Approved	24/02/2015	Alex Bott

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2140547	26/11/2014	J Piper	Blackswan Court	Little Grove	Development - Earthworks in Excess of 600mm (Retaining Wall)	Delegate Approved	3/02/2015	Alex Bott
P2140589	15/12/2014	J Pamplin	Albert Street	Little Grove	Single House and Outbuilding (Design Codes Assessment)	Delegate Approved	2/02/2015	Alex Bott
P2150033	29/01/2015	F Davies	Lower King Road	Lower King	Single House - Outbuilding (Design Codes Assessment)	Delegate Approved	13/02/2015	Alex Bott
P2150067	13/02/2015	J N Grigorez	Bushby Road	Lower King	Single House	Withdrawn	20/02/2015	
P2150098	26/02/2015	B & K Churchill	Slater Street	Lower King	Single House - Addition to Existing Patio (Design Codes Assessment)	Delegate Approved	27/02/2015	Alex Bott
P2150010	15/01/2015	D Byers	Francis Road	Lowlands	Ancillary Accommodation and Outbuilding	Delegate Approved	2/02/2015	Taylor Gunn
P2150042	2/02/2015	D Bojcun	Lowanna Drive	Marbelup	Single House - Additions (Patio)	Delegate Approved	12/02/2015	Jan Van Der Mescht
P2150062	10/02/2015	D Arney	Lowanna Drive	Marbelup	Single House - Additions (Patio) and Outbuilding - Addition	Delegate Approved	13/02/2015	Taylor Gunn
P2150027	27/01/2015	WA Country Builders	Bylund Way	Mckail	Single House	Delegate Approved	17/02/2015	Alex Bott
P2150029	28/01/2015	M Gunn	Bylund Way	Mckail	Single House - Outbuilding & Rainwater Tank	Delegate Approved	3/02/2015	Jessica Anderson
P2150074	16/02/2015	J & KS Ramachenderan	Stoddart Corner	Mckail	Single House - Retaining Wall	Delegate Approved	24/02/2015	Jessica Anderson
P2150078	17/02/2015	J Eichner	Mcgonnell Road	Mckail	Single House - Outbuilding (Design Codes Assessment)	Delegate Approved	25/02/2015	Taylor Gunn
P2150086	20/02/2015	C Pearson	Lancaster Road	Mckail	Single House - Swimming Pool (Earthworks greater than 600mm)	Delegate Approved	27/02/2015	Alex Bott
P2150088	20/02/2015	J Sharpe	Goddard Way	Mckail	Single House	Withdrawn	26/02/2015	
P2140593	16/12/2014	Concept Building Design And Drafting	Hare Street	Middleton Beach	Single House (Design Codes Assessment)	Delegate Approved	23/02/2015	Alex Bott
P2150020	20/01/2015	C Tonkinson & E Taylor	Rufus Street	Milpara	Single House (Relocated Dwelling) Outbuilding & Rainwater Tank	Delegate Approved	3/02/2015	Taylor Gunn
P2150059	6/02/2015	Albany L V Dohnt And Company Pty Ltd	Charles Street	Milpara	Light Industry (Storage & Repairs/Maintenance of Forestry Equipment)	Delegate Approved	13/02/2015	Alex Bott
P2150063	9/02/2015	Ryde Building Company Pty Ltd	Woollahra Street	Milpara	Single House - Outbuilding (Policy Variation)	Delegate Approved	23/02/2015	Taylor Gunn



REPORT ITEM PD 078 REFERS

Application Number	Application Date	Applicant	Street Address	Locality	Description of Application	Decision	Decision Date	Assessing Officer
P2150025	23/01/2015	Benson Design	Henley Grove	Mira Mar	Single House (Design Codes Assessment)	Delegate Approved	9/02/2015	Jessica Anderson
P2150047	3/02/2015	A O'brien	Miramar Road	Mira Mar	Single House - Addition (Carport) - Design Codes Assessment	Delegate Approved	12/02/2015	Jessica Anderson
P2150056	5/02/2015	Powerhouse Architectural Drafting	Beauchamp Street	Mira Mar	Single House - Design Codes Assessment	Delegate Approved	17/02/2015	Jessica Anderson
P2150060	9/02/2015	T Whitton	North Road	Mira Mar	Single House - Design Codes Assessment	Delegate Approved	18/02/2015	Taylor Gunn
P2150021	20/01/2015	S Thwaites	Grey Street West	Mount Melville	Single House - Outbuilding (Carport - Policy Variation)	Delegate Approved	12/02/2015	Taylor Gunn
P2150028	28/01/2015	Insight Project Services Pty Ltd	Albany Highway	Orana	Development - Signs	Delegate Approved	19/02/2015	Alex Bott
P2150051	4/02/2015	Puls Patios	Abercorn Street	Orana	Single House - Addition (Carport) - Design Codes Assessment	Delegate Approved	9/02/2015	Jessica Anderson
P2150009	15/01/2015	D White	Roberts Road	Robinson	Animal Establishment - Addition (Manure Storage Facility)	Delegate Approved	2/02/2015	Alex Bott
P2150046	2/02/2015	G Spaanderman	Allmore Drive	Robinson	Single House - Additions (Unattached Games/Guest Room)	Delegate Approved	19/02/2015	Jan Van Der Mescht
P2150038	30/01/2015	J Hamment	Deloraine Drive	rrenup	Single House - Outbuilding	Delegate Approved	4/02/2015	Taylor Gunn
P2150065	11/02/2015	Zac Caramia Homes	Deloraine Drive	rrenup	Single House - Outbuilding & Water Tank	Delegate Approved	17/02/2015	Taylor Gunn
P2140564	4/12/2014	Koster's Outdoor Pty Ltd	Albany Highway	rrenup	Single House - Outbuilding (Design Code Assessment)	Delegate Approved	9/02/2015	Jessica Anderson
P2150035	29/01/2015	N Delpport	Mudge Retreat	Spencer Park	Single House - Additions (Design Codes Assessment)	Delegate Approved	3/02/2015	Taylor Gunn
P2150071	13/02/2015	Koster's Outdoor Pty Ltd	Geake Street	Spencer Park	Single House - Addition (Patio/Deck)	Delegate Approved	20/02/2015	Taylor Gunn
P2150026	27/01/2015	L Black	Perkins Beach Road	Torbay	Youth Camp (Additions to	Delegate	12/02/2015	Alex Bott
P2140608	2/01/2015	J Trigwell	Kelty View	Willyung	Bed and Breakfast	Delegate Approved	3/02/2015	Jessica Anderson
P2150030	28/01/2015	Pocock Building Company	Greenwood Drive	Willyung	Single House - Outbuilding & Rain Water Tanks (Boundary Setback Relaxation)	Delegate Approved	11/02/2015	Taylor Gunn

**CITY OF ALBANY**

**REPORT**

To : His Worship the Mayor and Councillors  
From : Administration Officer - Development  
Subject : Building Activity – February 2015  
Date : 5 March 2015

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1. In February, 2015 one hundred and seven(107) building permits were issued for building activity worth \$19,902,826, this includes one (1) demolition licence.

It is brought to Council's attention that these figures included building licence: 141114 for a grouped dwelling (31 Units); estimated value \$6,200,000. Building licence 141087 for student accommodation and caretakers residence; estimated value \$3,542,710.

2. The two (2) attached graphs compare the current City activity with the past three (3) fiscal years. One compares the value of activity, while the other compares the number of dwelling units.
3. A breakdown of building activity into various categories is provided in the Building Construction Statistics form.
4. Attached are the details of the permits issued for February 2015, the eighth month of activity in the City of Albany for the financial year 2014/2015.

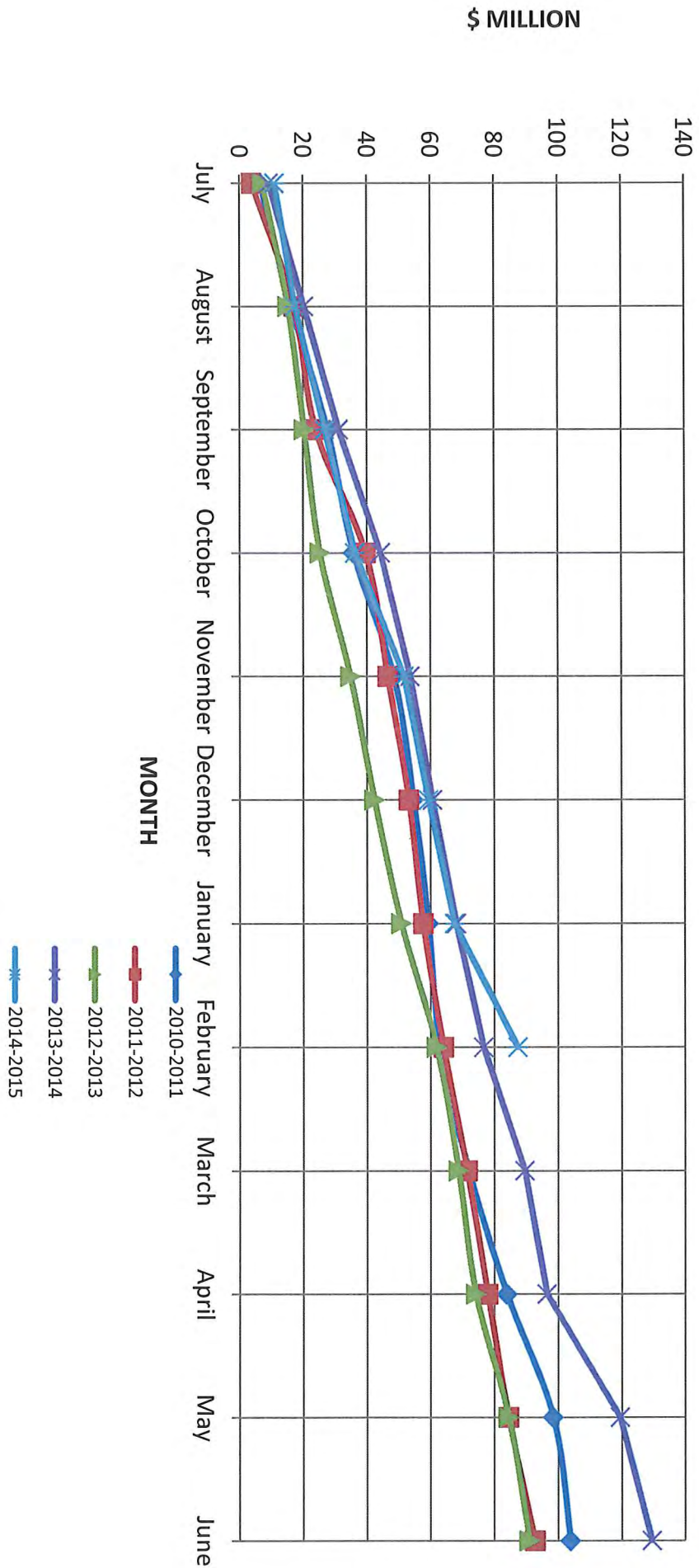
  
\_\_\_\_\_  
Kandi Smith  
**Administration Officer – Development**

CITY OF ALBANY

BUILDING CONSTRUCTION STATISTICS FOR 2014 - 2015

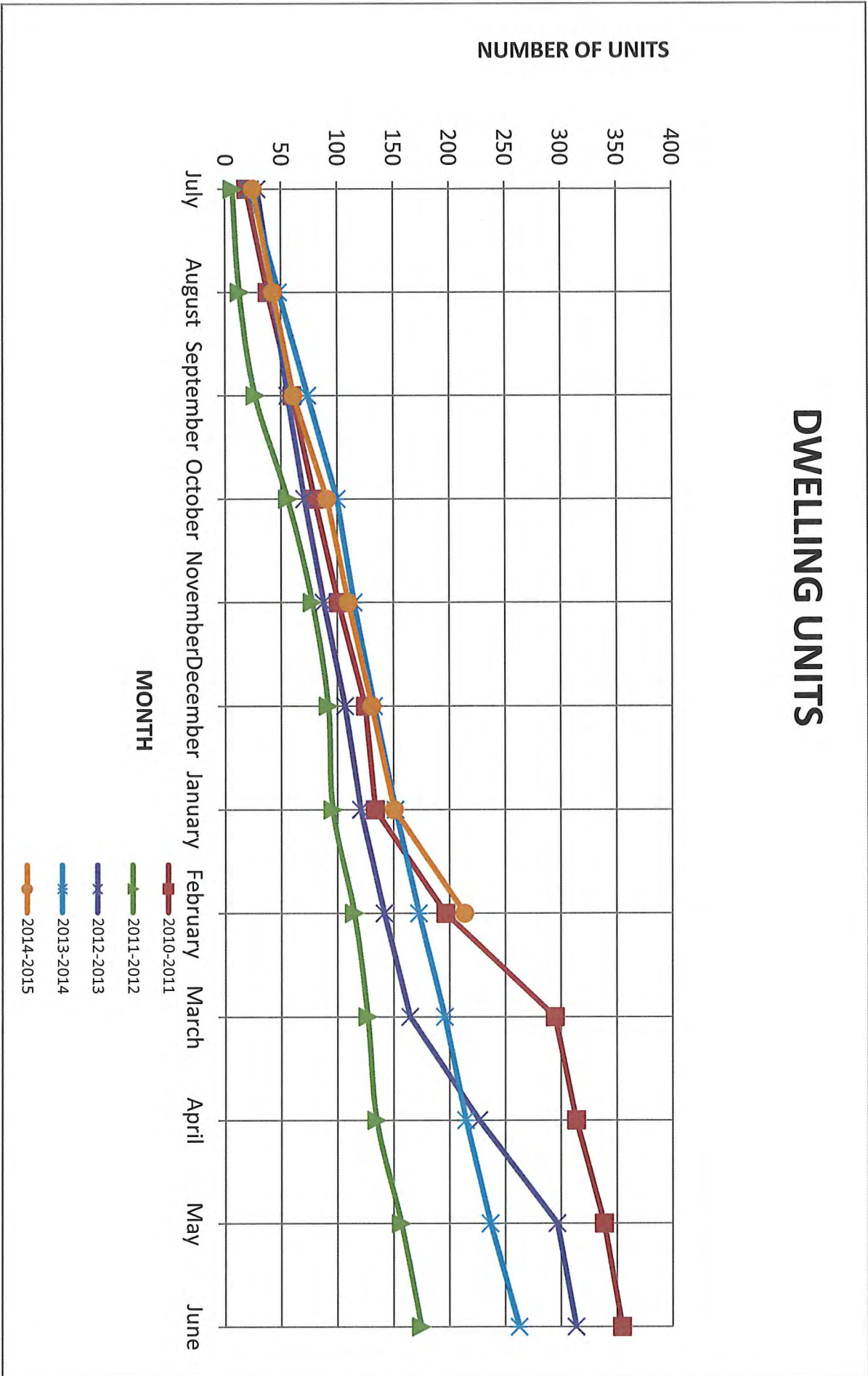
2014-2015	SINGLE DWELLING		GROUP DWELLING		TOTAL No	DOMESTIC/ OUTBUILDINGS		ADDITIONS/ DWELLINGS		HOTEL/ MOTEL		NEW COMMERCIAL		ADDITIONS/ COMMERCIAL		OTHER		TOTAL \$ VALUE	
	No	\$ Value	No	\$ Value		No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value	No	\$ Value		
JULY	24	6,129,910	1	275,000	25	452,292	19	316,435	34	916,879	0	0	2	4,392,677	9	1,273,004	17	712,190	11,151,952
AUGUST	18	4,891,437	0	0	18	316,435	16	215,747	19	215,747	0	0	1	310,000	4	279,820	7	353,555	6,366,994
SEPTEMBER	18	5,917,349	0	0	18	272,242	16	1,359,029	30	1,359,029	0	0	1	550,000	14	1,215,237	7	99,075	9,412,932
OCTOBER	26	5,897,038	4	692,803	30	495,380	20	715,239	27	715,239	0	0	1	680,826	5	888,594	6	128,200	9,498,140
NOVEMBER	17	6,207,864	2	2,723,700	19	382,564	15	1,045,029	28	1,045,029	0	0	2	4,789,494	5	267,632	2	11,000	15,427,283
DECEMBER	21	6,539,198	0	0	21	125,950	10	695,609	20	695,609	0	0	0	0	2	55,100	11	238,660	7,654,517
JANUARY	20	5,925,396	0	0	20	270,767	14	921,542	30	921,542	0	0	1	200,000	6	621,719	10	129,079	8,068,503
FEBRUARY	28	7,416,904	35	7,699,311	32	245,251	12	933,900	26	933,900	0	0	1	3,542,710	1	24,500	3	40,250	19,902,826
MARCH																			
APRIL																			
MAY																			
JUNE																			
TOTALS TO DATE	172	48,925,096	42	11,390,814	214	2,560,881	122	6,803,034	214	6,803,034	0	0	9	11,465,707	46	4,625,606	63	1,712,009	87,483,147

# BUILDING ACTIVITY \$M Value





# DWELLING UNITS



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

Applications determined for February 2015

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141090	RWE ROBINSON & SONS PTY LTD	ALTERATIONS/ADDITIONS TO EXISTING RESIDENCE EXTENSION OF EXISTING GARAGE - UNCERTIFIED PATIO AND CARPORT -	25 Lot 6		MILL STREET	ALBANY
141121	SOUTH COAST SHEDS	UNCERTIFIED	34 Lot 251		MELVILLE STREET	ALBANY
141131	AUSCAN CONSTRUCTION	UNCERTIFIED	5 Lot 1		SERPENTINE EAST ROAD	ALBANY
141137	RANBILD GREAT SOUTHERN	PATIO - UNCERTIFIED	151 Lot 806		GRESHAM TERRACE	BAYONET HEAD
141153	AIKEN PTY LTD	NEW DWELLING - CERTIFIED	33 Lot 567		THE OUTLOOK	BAYONET HEAD
141147	KOSTERS OUTDOOR PTY LTD	UNCERTIFIED	1 Lot 763		LAMONT GRANGE	BAYONET HEAD
141149	ECOFIT HOMES	PARK HOME - SITE 48 - UNCERTIFIED	20 Lot 501 Site 48		ALISON PARADE	BAYONET HEAD
141150	ECOFIT HOMES	UNCERTIFIED OUTDOOR LIVING/PORCH/CARPORT	20 Lot 501 Site 48		ALISON PARADE	BAYONET HEAD
141156	HOME GROUP WA GREAT SOUTHERN	SITE 48 - UNCERTIFIED NEW DWELLING -	Lot 62		ALBATROSS DRIVE	BAYONET HEAD
141168	POCOCK BUILDING PTY LTD	UNCERTIFIED NEW DWELLING -	6 Lot 716		DYER COURT	BAYONET HEAD
141106	COMPANY PTY LTD MA NORMAN	UNCERTIFIED ANGLIARY ACCOMMODATION -	18 Lot 35		MOIR STREET	CENTENNIAL
141133	PLUNKETT HOMES	UNCERTIFIED NEW DWELLING -	50 Lot 5		LION STREET	PARK CENTENNIAL
141157	REALFORCE PTY LTD	UNCERTIFIED AMENDMENT TO ORIGINAL BP 140802 FOR CHANGE OF CLASSIFICATION	130-138 Lot 103		LOCKYER AVENUE	PARK CENTENNIAL
141163	OWNER BUILDER	CARPORT - UNCERTIFIED	31 Lot 13		PIONEER ROAD	PARK CENTENNIAL

REPORT ITEM PD 078 REFERS

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141111	RANBULD GREAT	REPLACE EXISTING	197	Lot 33	COLLINGWOOD ROAD	COLLINGWOOD
141124	SOUTHERN PULS PATIOS	PATIO - UNCERTIFIED PATIO - UNCERTIFIED	41	Lot 185	ECLIPSE DRIVE	HEIGHTS COLLINGWOOD HEIGHTS
141119	SW & KM BARKER	NEW DWELLING -	215-219	Lot 30	ULSTER ROAD	COLLINGWOOD
141129	DEKA ROOFING	CHALET - UNCERTIFIED PATIO - UNCERTIFIED	173	Location 5693 Lot 5	GUNN ROAD	HEIGHTS DROME
141112	WISHART HOMES PTY LTD	NEW DWELLING & SHED - CERTIFIED	109	Lot 608	LA PEROUSE ROAD	GOODE BEACH
141087	BAROVEN PTY LTD	STUDENT ACCOMMODATION & CARETAKERS ALTERATIONS/ADDITIONS TO EXISTING RESIDENCE	244	Lot 14	NANARUP ROAD	KALGAN
141123	SE & BM HAWKER	UNCERTIFIED BUILDING APPROVAL GREENHOUSE TO DWELL	112	Location 568/1237 Lot 1	MITCHELL ROAD	KRONKUP
141139	BUILDING APPROVAL	CERTIFICATE - CONVERT	189	Lot 400	COOMBS ROAD	KRONKUP
302121	IL BOSTON	CHANGE OF CLASSIFICATION FROM CLASS 10A TO 1A	189	Lot 400	COOMBS ROAD	KRONKUP
141103	RYDE BUILDING	NEW DWELLING -	16	Lot 94	STIRLING VIEW DRIVE	LANGSE
141110	COMPANY PTY LTD HOME GROUP WA GREAT SOUTHERN	UNCERTIFIED NEW DWELLING -	5	Lot 239	BAGNALL PARKWAY	LANGSE
141122	HOME GROUP WA GREAT SOUTHERN	UNCERTIFIED NEW DWELLING -	9	Lot 241	BAGNALL PARKWAY	LANGSE
141140	POCOCK BUILDING	UNCERTIFIED NEW DWELLING -	15	Lot 244	BAGNALL PARKWAY	LANGSE
141151	COMPANY PTY LTD HOME GROUP WA GREAT SOUTHERN	UNCERTIFIED NEW DWELLING -	8	Lot 233	BAGNALL PARKWAY	LANGSE
	PTV LTD	UNCERTIFIED				

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141109	OWNER BUILDER	REATINING WALL - UNCERTIFIED	151	Lot 224	BLACKSWAN COURT	LITTLE GROVE
140884	HOME GROUP WA GREAT SOUTHERN PTY LTD	NEW DWELLING - UNCERTIFIED	25	Lot 249	JEFFCOTT STREET	LITTLE GROVE
141091	S BRISTOW-BAOHM PTY LTD	UNCERTIFIED CARPORT - UNCERTIFIED	32	Lot 17	MCKEOWN AVENUE	LOCKYER
141085	DUNKELD CONSTRUCTION PTY LTD	GARAGE - UNCERTIFIED	13	Lot 64	VISCOUNT HEIGHTS	LOWER KING
141055	KAJ & EVELYN MARGARET PATRICIA NIELSEN	ALTERATION/ADDITIONS TO EXISTING RESIDENCE - NEW DWELLING & SHED -	27	Lot 513	NAMBUCCA RISE	LOWER KING
141098	STEWART	UNCERTIFIED FRONT PORCH -	21	Lot 111	ELIZABETH STREET	LOWER KING
141126	MD PHILIP	UNCERTIFIED DWELLING ADDITIONS GARAGE & ALFRESCO -	322	Lot 301	BON ACCORD ROAD	LOWER KING
141086	OWNER BUILDER LTD	UNCERTIFIED SHED - UNCERTIFIED	233	Location 985 Lot 13	PIGGOT MARTIN ROAD	LOWLANDS
141117	PLUNKETT HOMES (1903) PTY LTD	NEW DWELLING AND BED & BREAKFAST - 280000L RAINWATER	217	Location 6621 Lot 12	HUNWICK ROAD	MARBELUP
141128	B BELL	TANK - UNCERTIFIED GROUPED DWELLING X 2	9	Lot 282	WEBB STREET	MCKAIL
141045	PLUNKETT HOMES (1903) PTY LTD	UNCERTIFIED GROUPED DWELLING X 3	5	Lot 622	TRIO CRESCENT	MCKAIL
141101	REALFORCE PTY LTD	UNCERTIFIED NEW DWELLING -	26	Lot 627	TRIO CRESCENT	MCKAIL
141113	PLUNKETT HOMES (1903) PTY LTD	UNCERTIFIED NEW DWELLING -	18	Lot 33	SCORPIO DRIVE	MCKAIL
141105	RYDE BUILDING COMPANY PTY LTD	UNCERTIFIED SHED - UNCERTIFIED	15	Lot 33	SALISBURY ROAD	MCKAIL



Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141132	RYDE BUILDING COMPANY PTY LTD	NEW DWELLING - UNCERTIFIED NEW DWELLING -	15	Lot 656	CRISPE WAY	MCKAIL
141082	JR GOMMI COMPANY PTY LTD	UNCERTIFIED BUILDING APPROVAL CERTIFICATE - FOR VARIATION FROM ORIGINAL NEW DWELLING -	12	Lot 142	GARDEN STREET	MIDDLETON BEACH
141156	BUILDING APPROVAL	UNCERTIFIED BUILDING APPROVAL CERTIFICATE - FOR VARIATION FROM ORIGINAL NEW DWELLING -	9A	Lot 153	HAZZARD ROAD	MILLBROOK
141060	POCOCK BUILDING CERTIFICATE	UNCERTIFIED NEW DWELLING -	2	Lot 153	MCLEOD STREET	MIRA MAR
141088	COMPANY PTY LTD PIVOT WAY PTY LTD	UNCERTIFIED NEW DWELLING - TRANSPORTABLE -	37	Lot 216	LAKE SEPPINGS DRIVE	MIRA MAR
141114	DALY & SHAW	UNCERTIFIED 31 X RESIDENTIAL UNITS	26	Lot 252	COCKBURN ROAD	MIRA MAR
141138	BUILDING PTY LTD RYDE BUILDING	CERTIFIED NEW DWELLING -	12A	Lot 2	STEWART STREET	MIRA MAR
141144	COMPANY PTY LTD TM STEEL CONSTRUCTION &	UNCERTIFIED SHED - UNCERTIFIED	61	Lot 1	SEYMOUR STREET	MIRA MAR
141152	BJ & SL BURNS CONTRACTING P/L	RESTRUCTURING OF EXISTING RESIDENCE - UNCERTIFIED	71	Lot 10	CHAMPION STREET	MIRA MAR
141108	MD PHILIP	UNCERTIFIED CARPORT - UNCERTIFIED	88	Lot 86	SOUTH COAST HIGHWAY	ORANA
141107	R JACKSON	CHANGE OF CLASSIFICATION FROM CLASS 1A TO CLASS 9B - PLACE O	64	Lot 10	SOUTH COAST HIGHWAY	ORANA
141134	PULS PATIOS	UNCERTIFIED CARPORT - UNCERTIFIED	22	Lot 111	ABERCORN STREET	ORANA
141145	BUILDING APPROVAL	BUILDING APPROVAL CERTIFICATE - STRATA	57	Lot 119	MINOR ROAD	ORANA
141162	BUILDING APPROVAL	CERTIFICATE - STRATA STEEL FRAMED PATIO & TIMBER DECK - BUILDING APPROVAL CERTIFICATE	12	Lot 38	MINOR ROAD	ORANA

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141097	OWNER BUILDER	ALTERATION/ADDITION - EXTENSION ONTO EXISTING GAZEBO -	260	Lot 150	FRENCHMAN BAY ROAD	ROBINSON
141092	MATSON FABRICATIONS	CERTI SHED - UNCERTIFIED	22	Lot 672	ROGERS ROAD	SPENCER PARK
141130	AUSCAN CONSTRUCTION	PATIO - UNCERTIFIED	103B	Lot 2	HILLMAN STREET	SPENCER PARK
141116	KOSTERS OUTDOOR PTY LTD	PATIO - UNCERTIFIED	29	Lot 49	GEAKE STREET	SPENCER PARK
141166	R & D CEKEREVAC	NEW 2 STOREY DWELLING - CERTIFIED ALTERATIONS/ADDITIONS	120	Lot 651	LANGOVE ROAD	SPENCER PARK
141161	BUILDING APPROVAL	ALTERATIONS/ADDITIONS	34	Lot 36	PREMIER CIRCLE	SPENCER PARK
141091	CERTIFICATE ELECTRONICS CONSTRUCTIONS	APPROVAL CERTIFICATE SHED - UNCERTIFIED	259	Lot 69	PERKINS BEACH ROAD	TORBAY
141177	CREATIVE CHOICE GROUP PTY LTD	ASBESTOS ROOF - DEMOLITION	1235	Location 49/46 Lot 3	HUNWICK ROAD	TORBAY
141125	KOSTERS OUTDOOR PTY LTD	SHED - UNCERTIFIED	624	Lot 2	ALBANY HIGHWAY	WARRENUP
141141	MCB CONSTRUCTION PTY LTD	SHED - UNCERTIFIED	57	Lot 232	WARRENUP PLACE	WARRENUP
141136	OWNER BUILDER	SHED - UNCERTIFIED	126	Lot 313	DELOIRINE DRIVE	WARRENUP
141073	J & TW DEKKER PTY LTD	NEW DWELLING AND SHED - UNCERTIFIED		Lot 810	WESTON RIDGE	WILLYUNG
141135	POCOCK BUILDING LTD	NEW DWELLING - UNCERTIFIED	204	Lot 204	GREENWOOD DRIVE	WILLYUNG
141095	OWNER BUILDER	UNCERTIFIED SHED - UNCERTIFIED	19	Lot 120	MEARS ROAD	YAKAMIA
141164	MAD MCGONNELL	NEW DWELLING - CERTIFIED	103	Lot 701	ULSTER ROAD	YAKAMIA

REPORT ITEM PD 078 REFERS

Application Number	Builder	Description of Application	Street #	Property Description	Street Address	Suburb
141165	BUILDING APPROVAL	CHANGE OF CLASSIFICATION FROM CLASS 10A TO CLASS 1A	383	Location 1926	EDEN ROAD	YOUNGS SIDING
141148	CERTIFICATE	DWELLING CERTIFICATE OF DESIGN COMPLIANCE - LOT 993		Lot 993	FORTESCUE AVE	
	CERTIFICATE	FORTESCUE AVENUE				

REPORT ITEM PD 078 REFERS

No.	SINGLE DWELLING	GROUP DWELLING	DOMESTIC/ OUTBUILDINGS	ADDITIONS/ DWELLINGS	HOTEL/ MOTEL	NEW COMMERCIAL	ADDITIONS/ COMMERCIAL	OTHER
1	\$ 281,958.00	\$ 489,311.00	\$ 19,421.00	\$ 120,000.00		\$ 3,542,710.00	\$ 24,500.00	\$ 16,000.00
2	\$ 240,000.00	\$ 660,000.00	\$ 18,700.00	\$ 4,000.00				\$ 6,000.00
3	\$ 305,000.00	\$ 6,200,000.00	\$ 15,500.00	\$ 520,000.00				\$ 18,250.00
4	\$ 60,000.00		\$ 12,450.00	\$ 40,000.00				
5	\$ 330,000.00		\$ 54,220.00	\$ 10,000.00				
6	\$ 204,920.00		\$ 4,000.00	\$ 10,582.00				
7	\$ 286,606.00		\$ 26,970.00	\$ 19,000.00				
8	\$ 227,965.00		\$ 14,000.00	\$ 76,800.00				
9	\$ 460,000.00		\$ 38,990.00	\$ 8,000.00				
10	\$ 299,500.00		\$ 10,000.00	\$ 7,300.00				
11	\$ 472,702.00		\$ 17,000.00	\$ 5,780.00				
12	\$ 220,000.00		\$ 14,000.00	\$ 800.00				
13	\$ 230,112.00			\$ 33,000.00				
14	\$ 100,000.00			\$ 11,100.00				
15	\$ 305,800.00			\$ 2,000.00				
16	\$ 338,670.00			\$ 8,000.00				
17	\$ 278,500.00			\$ 2,000.00				
18	\$ 331,395.00			\$ 8,950.00				
19	\$ 663,247.00			\$ 15,000.00				
20	\$ 229,800.00			\$ 7,900.00				
21	\$ 189,080.00			\$ 11,335.00				
22	\$ 340,000.00			\$ 2,353.00				
23	\$ 350,000.00			\$ 5,000.00				
24	\$ 217,500.00			\$ 5,000.00				
25	\$ 238,000.00			\$ -				
26	\$ 181,149.00			\$ -				
27	\$ 20,000.00			\$ -				
28	\$ 15,000.00			\$ -				
29	\$ 350,000.00			\$ -				
Total	\$ 7,766,904.00	\$ 7,349,311.00	\$ 245,251.00	\$ 933,900.00	0	\$ 3,542,710.00	\$ 24,500.00	\$ 40,250.00
<b>Grand Total</b>		<b>\$ 19,902,826.00</b>						

N.B Red font denotes Park Home Licence