

SMITHSON PLANNING

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ABSTRACT

2 February, 2004

RAINBOW 2000[©] - a Regional Planning Strategy for Albany & the Great Southern

Smithson Planning of Albany, consultants in Organisational Management, Town Planning and Environmental Assessment, prepared and documented under copyright in November 1997 a conceptual approach to the review of future planning for the amalgamated Albany City Council and the Great Southern Region of Western Australia.

The Rainbow 2000[©] regional strategy comprises six main elements being :

- ❖ An overall planning policy statement (framework for financial programs)
- ❖ Great Southern Region planning initiatives statement
- ❖ Metropolitan Albany planning initiatives statement
- ❖ Albany Central Business District planning initiatives statement
- ❖ Albany 2014-18 Re-enactment[©] – a major event (marketing strategy).
- ❖ Albany 2026[©] – a Bicentennial Celebration of European Settlement in Western Australia.

Submission No: 28

Date Received: 30 April 04

Secretary: *[Signature]*

The regional strategy addresses economic, social and ecological considerations at a variety of planning levels, but has evolved from (but not based on) the Western Australian State Planning Strategy adopted in December 1997 by the State Government, and which covers a thirty (30) year time frame to Year 2029.

Following the amalgamation of the Albany Town and Shire Councils in 1998, the timing is right under the new Albany City Council to bring forward all the potential ideas that should be considered in the regional review process (including sea port relocation).

Albany is a city with great potential at the heart of a diverse region, and it is reasonable that the next thirty (30) years could be likened to a renaissance period for development as new urban forms emerge, changing rural industries and other cosmopolitan characters of society evolve in the new technology century.

Some of the main aspects of the regional strategy include a population by Year 2029 of 250,000 permanent residents spread across Albany (150,000), Denmark (30,000), Mt.Barker (30,000), Bremer Bay (30,000) and Cranbrook (10,000), representing a conservative annual population growth rate of 5% in the region.

The proposals were developed by business for business and in discussion with the community (but implicitly not government), and the strategy reflects what could happen in Albany and the region over the next 30 years.

The motive is simple and relates to maximising environmental opportunity. The bottom line of Rainbow 2000[©] is regional economic development, and proposals that roughly equate to \$5.0 billion in investment and the creation of 30,000 jobs. If adopted, this would mean major cultural change in the Great Southern Region.

It was necessary in the context of Albany to address simultaneously all three spatial levels of planning analysis (ie. Regional, Metropolitan and CBD), and it is only when you do so that the inherent conflict between land uses is capable of resolution.

For twenty years, the port and city (through the former Shire and Town councils) have remained at logger-heads over how to use and develop the foreshore area adjoining the city without restricting port expansion.

There are 17 examples around Australia where sea ports have had to relocate due to urban encroachment, and about 60 regional cities where the big new shopping centre on the edge of town has had a significant detrimental impact on the traditional main street central business district.

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7th Australasian Urban History / Planning History Conference – 2004
11 to 14 February 2004 – Deakin University – Geelong, Victoria

RAINBOW 2000[©] - A REGIONAL PLANNING STRATEGY FOR ALBANY & THE GREAT SOUTHERN (Western Australia) Presented by Neil Smithson, Managing Director, Smithson Planning

1. EXPORT TONNAGE – DOUBLES & 5 FOLD INCREASE IN VOLUME

The Port of Albany currently transfers about 3.2 million tonnes of commodities. There has been substantial investment in the Plantation Timber industry over the last 6 years, and with harvesting commencing in 2003, is now ramping up to an additional 3.0 million t/a of woodchip exports anticipated in 2007-08 (woodchips is a 3:1 volume ratio relative to grain).

- ❖ Recent average total tonnage – 3.2 million
- ❖ Grain – 2.2 million but building to 5.5 million through technology
- ❖ Woodchips – starting at 200,000t but building to 3.0 Mt p.a.
- ❖ Mineral Sands, Silica Sands, Fuel Bunkering, Processed Foods
- ❖ Container handling (refrigerated and general)
- ❖ Bulk commodity exports (bauxite, lignite, haematite, coal)
- ❖ Marine industry construction and services (mechanised and tall ship)
- ❖ Military naval base for visiting ships, operations and vessel / crew service
- ❖ Commercial Sea Transit Passenger Liners
- ❖ Bulk import commodities (eg. Acid, Fertilisers & Fuels).

2. THE CENTRAL PROBLEM

There has been no shortage of discussion regarding the transport problems facing the Port of Albany relative to the CBD, the city foreshore, tourism / commercial / residential development, and the marina / small boat harbour proposal.

At the City of Albany Mayoral candidates' presentations on 7 April 2003 to the Albany Residents' & Ratepayers' Association, all candidates committed to the marina project and effective community participation in the planning process.

One Mayoral candidate supported and two opposed WA MLC Dr Christine Sharp's appeal for a formal level of assessment by the WA Environmental Protection Authority into woodchip transport, and the cumulative impact of Port development.

Most recently, the WA Environmental Protection Authority has again recommended to the Minister an Informal level of assessment for the expansion of woodchip export via road freight (yet to commence) from 300,000 t/a to 1,000,000 t/a.

In 1997, the Port of Albany published a development plan that showed three parallel rail lines servicing access along the foreshore. That action would require partial demolition of either the 'Old Gaol' or 'Residency Museum', both of which are listed on the register of the National Estate. It would also require reconstruction of the Melville Point road / rail bridge, and interim alternative port access during construction.

The WA EPA level of assessment was referred to the Federal Minister for the Environment under the Commonwealth Environmental Protection & Biodiversity Conservation (EPBC) Act 1999. The Dept Environment & Heritage have declined to recommend to the Minister to act on the matter due to a lack of legal jurisdiction.

There are currently no Australian Heritage Nationally Environmentally Significant (NES) sites, despite the 'Old Gaol' and 'Residency Museum' constituting the oldest European Heritage precinct in Western Australia, and both having been registered for twenty-plus years under the Australian Heritage Commission Act 1975.

With Albany Anzac 2014 looming closer and the Albany 2026 Bicentenary of European settlement only twenty years away, contrast the City of Perth where grand plans are developing to re-establish links between the City and the Waterfront in this the Year of the Built Environment (clearly, Perth is preparing for the next twenty-years).

At the Albany Councillors presentations on 9 April 2003, a question particularly to the two candidates for the Frederickstown Ward but also to each of the other councillor candidates was will you support construction of a second or third railway line and the realignment of Princess Royal Drive to provide the level of long-term access required for the Port of Albany to remain where it is ? The councillor response was a deafening silence, and the two Frederickstown Ward candidates indicated emphatically no.

3. PORT ACCESS

A port access solution comprising two rail lines and a four-lane grade separated controlled access road is the minimum acceptable risk management standard to any industrial port in Australia. Based on this expectation, there are several specific constraint points between travel modes that will require short or long-term traffic management solutions, but in the mean time pose a risk management threat.

If the State Government continue to support Road Transport B-Trains and Triples and introduce Quads, it should be self-evident that given the nature of some of the volatile products, there is substantial potential for a even a minor accident to give rise to a major transport incident with attendant need for emergency management.

4. ANZAC / BICENTENNIAL

What is the single most significant event in Australian political and military history that has and continues to define our national character

Presents an image to the world of the Australian spirit generally, but more particularly on the battlefield of strength and courage in the face of adversity

That is celebrated annually by more than 10 million Australians in over a thousand locations world-wide, but most particularly for Albanians is remembered at Mt. Clarence, Mt. Adelaide & the foreshore

And lastly, started right here in Albany on King George Sound and Princess Royal Harbour nearly 100 years ago (2014-18), directly in front of the Rotary Lookout on Marine Drive ?

It is of course Anzac – arguably the most culturally significant event in Australia's brief 200 years of history post European settlement.

5. SUMMATION

We can ask the State & Federal Governments to spend millions of dollars to make a bad location workable, but why should they – Albany is the original hard rock and a wall.

If the Port / Foreshore development issue is to be resolved, it must be at the direction of the community of Albany & the Great Southern via referendum such that no State government of either political persuasion can simply ignore the mandate.

The current score 17-0 in favour of the City over the Port - Relocated Ports in Australia :

- | | | | |
|--------------------|----------------------|----------------------|-------------------------|
| ❖ Bunbury | ❖ Fremantle | ❖ Geraldton | ❖ Dampier |
| ❖ Port Hedland | ❖ Darwin | ❖ Cairns | ❖ Innisfail (Mourilyan) |
| ❖ Ingham (Lucinda) | ❖ Rockhampton (Alma) | ❖ Gladstone (Curtis) | ❖ Brisbane |
| ❖ Port Macquarie | ❖ Newcastle | ❖ Port Botany | ❖ Port Kembla |
| ❖ Melbourne | ❖ Port Adelaide | | |

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Our Ref : W97-0100

Financial Statement

Monday, 2 February 2004

To whom it may concern

Rainbow 2000[®] - A Regional Planning Strategy for Albany & the Great Southern

In response to your question, the financials behind the project were detailed on 19 February 1999 as :

- ❖ Partial privatisation (60%) of the Albany Port Corporation (Sea & Airport) - \$400 million
- ❖ Foreshore (Port) redevelopment - \$900 million (91 hectares)
- ❖ Commonwealth Albany EDZ Capital Works Development Funding Program - \$40 million p.a. (FYE 2005 – 2010)
- ❖ Albany City Metropolitan Development Funding Program - \$10 million p.a.
- ❖ State Government's Albany Ring Road - \$20 million
- ❖ City of Albany General Rate Revenue – No increase in overall rate revenue per household – probable % reduction
- ❖ State Land Tax on property transfers – impossible to predict demand for land and value of tax input.

There is no consideration for increased volume of throughput (sea or air) in this equation, or associated fees & charges – plausible to achieve relative budget savings (income exceeds expenditure through improved resource productivity).

I believe \$10.0 million / hectare (\$1.0m penthouse suites) on top of R60 / R80 average density residential development is achievable, given the overall dynamic position of the Rainbow project, commercial hotel development by tender, the Anzac / Bicentennial events, the lifestyle, the amenities, the location, the views, and the anticipated demand.

To relocate the industrial port to a working position on Vancouver Peninsula will require about \$500 million for infrastructure and \$500 million for existing lessee re-establishment (CPI variation expected to apply equally to income & expenditure).

That still leaves a healthy margin for variation, but a probable financial return to the State and Local Government in the order of \$300 million over thirty years – that surplus should fund the gas pipeline from Bunbury to Ravensthorpe to enhance further industry development opportunities in the region.

I still consider port relocation commercially viable and technically feasible – it remains to be seen whether it is politically realistic. However, a mandate by referendum is the only way the port could be moved, which will once and for all time resolve the port / foreshore debate for the future of Albany and the region.

On the other hand, you are welcome to develop your own financial equation that makes Port Relocation plausible to any other location under any range of circumstances – not an easy proposition.

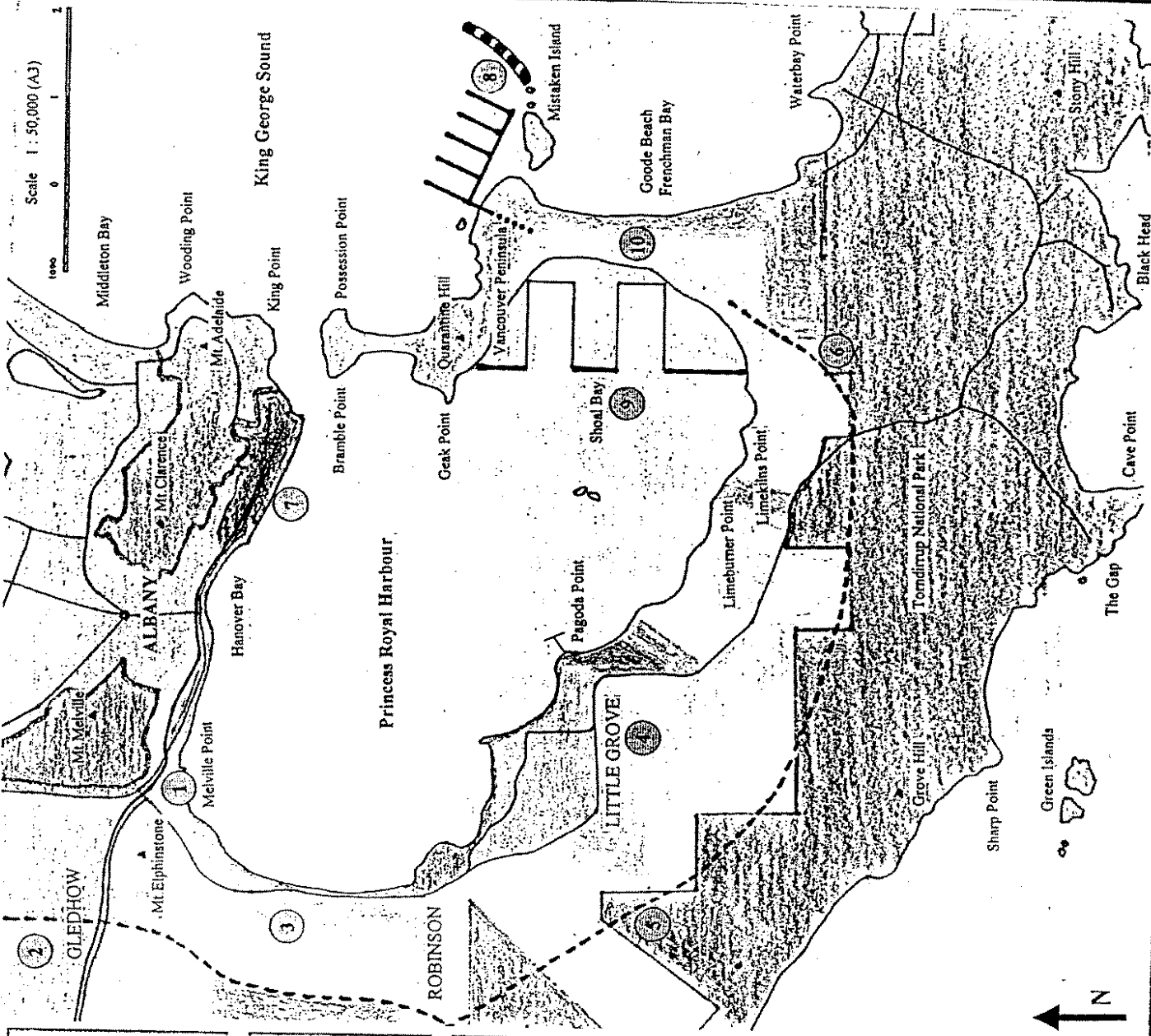
Alternatively, the State Government (via both Elected Representation and Public Sector DMAs), the Albany Port Authority and the City of Albany, individually and collectively accept corporate responsibility for environmental risk management, with attendant transfer of insurance liability to both industry and community.

Once again, thank you for listening.

Yours sincerely,
SMITHSON PLANNING

Neil Smithson

NEIL R. SMITHSON
Managing Director
PIA, EIANZ, NELA, LGPA, AAPC, NTWA, FDI



1 Woolstores – redevelopment to support major commercial tourism complex, includes:

- ❖ Four star hotel
- ❖ Casino
- ❖ Entertainment centre
- ❖ Convention centre
- ❖ Small boat marina.

2 Gledhow – expansion of industrial park to take advantage of railway location and interchange between transport services associated with grain, wood chip, mineral sands and container handling.

3 Robinson – combination of residential estates featuring golf course and canal / marina / commercial developments.

4 Little Grove – urban village - residential release area for 15,000 people (port housing) incorporating commercial service centre and other community facilities.

5 Road / rail link to separate the conservation area from urban area, and promote reciprocal management opportunities.

6 Flinders Gateway – combined road (4 lane) / rail (2 lines) transport route grade separated and 110 km speed limit for direct access to port handling facilities – also serves public transit to Albany from Little Grove, and outer ring road to Albany Airport.

7 Albany (Port) Foreshore – redevelopment of existing facilities to support major commercial tourism complex:

- ❖ Five star hotels (grain silos)
- ❖ Casino & exhibition centre
- ❖ Entertainment centre
- ❖ Convention centre
- ❖ Cultural centre
- ❖ Large boat marina.

8 Mistaken Island – outer harbour (10-15m draft) on north-eastern side of Vancouver Peninsula working from piers and ship loading / unloading facilities, and protected by rock groyne from south-east swells through heads.

9 Shoal Bay – inner harbour (~ 10m draft) on western side Vancouver Peninsula suitable for ship loading / unloading and marine service industry, and location for HMAS Armit as a naval base (vessel services & crew training facility).

10 Vancouver port handling area – establish minimum setback from Goode Beach; no impact on Camp Quarantup or Whaling Cove.

Client : SDC Consortium
 Report : Rainbow 2000 - Regional Strategy

Title : Albany Port Concept Plan
 Scale : 1 : 50,000 (A3)
 Date : 5 January, 2000 11:08
 Source : Smithson Planning © 1998

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Figure No. **X.5**

Town Planning & Environmental Assessment

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1 [Σ] RAINBOW 2000[©] - a Regional Planning Strategy for Albany & the Great Southern

Neil Smithson, Managing Director, Smithson Planning

SMITHSON PLANNING

2 [Σ] Is Planning the antithesis of Politics ?

- 2 [Σ] • VISION
- LEADERSHIP
- ECONOMY
- ECOLOGY
- SOCIOLOGY
- POLITICS / TIMING
- RISK MANAGEMENT
- DECISION MAKING

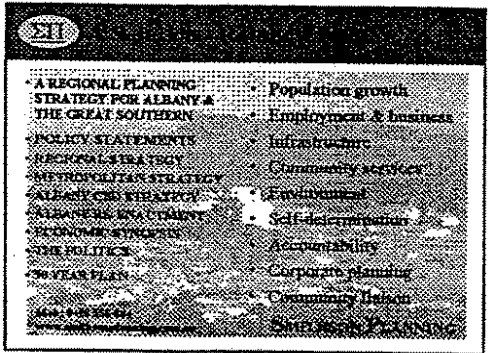
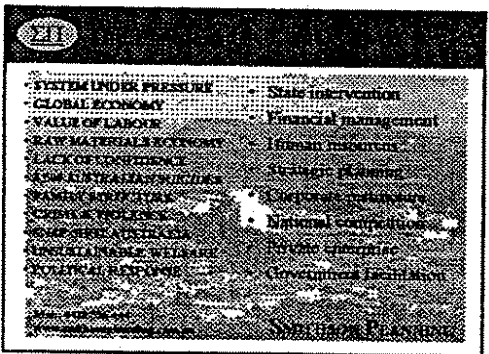
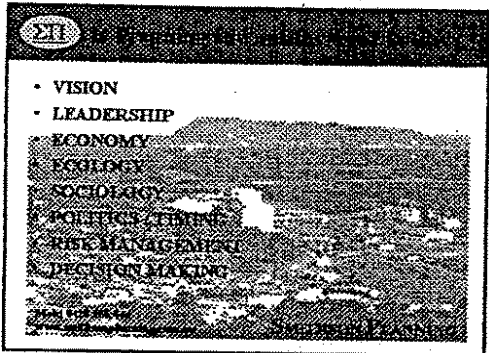
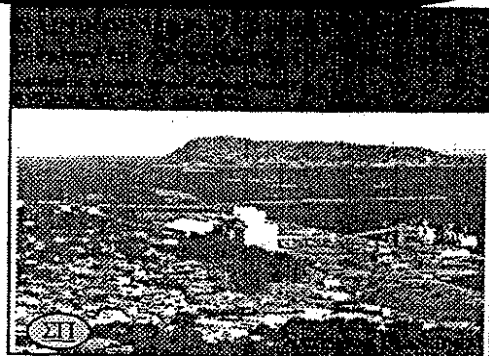
3 [Σ] The Problem

- 3 [Σ] 1 [Σ] • SYSTEM UNDER PRESSURE
- GLOBAL ECONOMY
- VALUE OF LABOUR
- RAW MATERIALS ECONOMY
- LACK OF CONFIDENCE
- 2.5M AUSTRALIAN SUICIDES
- FAMILY STRUCTURE
- CRIME & VIOLENCE
- SNAP-SHOT AUSTRALIA
- UNSUSTAINABLE WELFARE
- POLITICAL RESPONSE

- 2 [Σ] • State intervention
- Financial management
- Human resources
- Strategic planning
- Corporate restructure
- National competition
- Private enterprise
- Government facilitation

4 [Σ] A Solution - Rainbow 2000[©]

- 4 [Σ] 1 [Σ] • A REGIONAL PLANNING STRATEGY FOR ALBANY & THE GREAT SOUTHERN
- POLICY STATEMENTS
- REGIONAL STRATEGY
- METROPOLITAN STRATEGY
- ALBANY CBD STRATEGY
- ALBANY RE-ENACTMENT
- ECONOMIC SYNOPSIS
- THE POLITICS
- 30 YEAR PLAN
- 2 [Σ] • Population growth
- Employment & business
- Infrastructure
- Community services
- Environment
- Self-determination
- Accountability
- Corporate planning
- Community liaison



- 5 [a] **Rainbow Strategies**
- 6 [a] **Sea Port Re-location**
- 7 [a] **Air Port Expansion**
- 8 [a] **National Investment Growth Path**

- 2 • SUSTAINABLE IGP (\$5 Billion)
- INFRASTRUCTURE DEVELOPMENT
- ASSET PRIVATISATION - Air & Sea Ports
- MULTIPLE INDUSTRY TARGETS
- BASED ON REAL & LIKELY OPPORTUNITIES
- EMPLOYMENT FOCUSED (30,000 jobs)
- REGIONAL DEVELOPMENT IS
AUSTRALIA'S FUTURE

9 [a] **An Opportunity for Social Change**

- PHASE OUT THE DOLE OVER 5 YEARS (20% p.a.)
- REPLACE WITH REDUNDANCY INSURANCE
- OPTIONAL NATIONAL & COMMUNITY SERVICE PROGRAMS
- TERTIARY TRAINING & DEVELOPMENT PROGRAMS
- DIRECT ENTRY TO WORKFORCE
- ESTABLISH INDIGENOUS DEVELOPMENT COMMISSION
- SAY SORRY & EXTINGUISH NATIVE TITLE
- 5% OF COMPANY TAX BASED ON STAFFING COSTS
- FUND IDC ECONOMIC STRATEGY

10 [a] **Albany Anzac Festival**

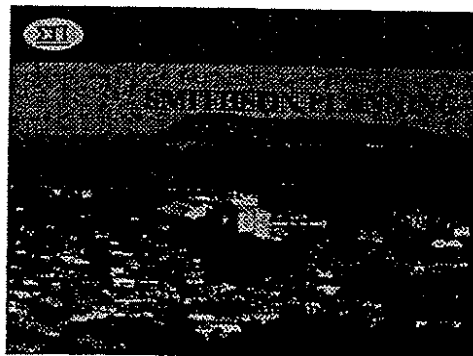
- 2 • Anzac Day 2014-2018 (celebrating 100 years)
- An act of remembrance for the youth of tomorrow
- Albany is the Australian counterpart to Gallipoli
- Great fleet - multi national affair
- Original dawn service
- Parade of ships, airshow, tattoo, officers' ball
- Civic receptions & Rock the rock concert
- Icon event to showcase Albany & Grt Southern

11 [a] **Bottom Line - New Start**

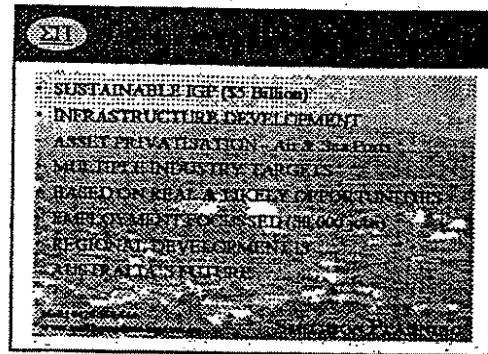
- 2 • MODEL FOR REGIONAL DEVELOPMENT
- RURAL AUSTRALIAN OUTLOOK
- CULTURAL CHANGE
- GROWTH PATH (PLANNING RISK)
- RENAISSANCE PERIOD
- SELF-DETERMINATION
- WELLNESS EMPOWERMENT
- COMMUNITY REFERENDUM

12 [a] **RAINBOW 2000® - Watch this space.**

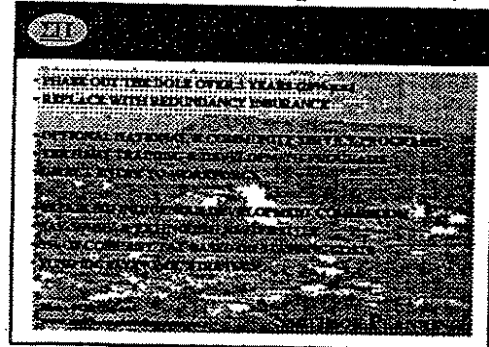
12 [a]



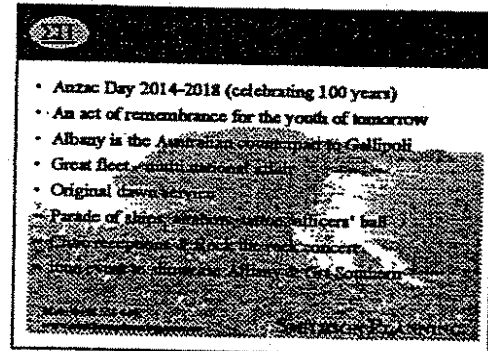
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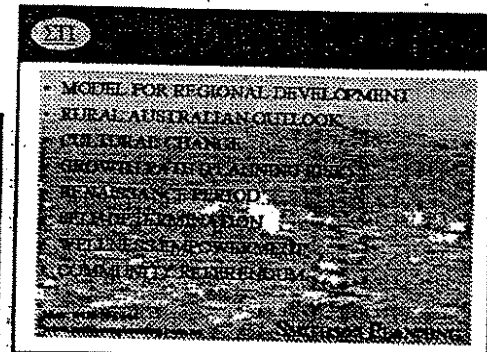
8 [a]



9 [a]



10 [a]



11 [a]

Yours sincerely,
SMITHSON PLANNING

Neil Smithson

NEIL R. SMITHSON

Managing Director

PIA, EIANZ, NELA, LGPA, AAPC, NTWA, FDI

Note : A general disclaimer does apply to this material – don't assume – please ask.

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Our Ref: W97-0100
Your Ref:

«Title» «First» «Surname»
«Position»
«Organisation»
«Postal Address»
«POSTAL SUBURB» «STATE» «Postcode»

Dear «First»

5 March 2004

***RAINBOW 2000[©] – a Regional Planning Strategy for Albany & the Great Southern
ALBANY 2014-18 RE-ENACTMENT[©] – a Major Event promoting the Anzac Tradition
ALBANY 2026[©] – a Bicentennial Celebration of European Settlement in Western Australia***

It is six years since the Rainbow 2000[©] Project was first published, and there have now been more than 600 actions supporting community participation in the planning process, including my recent attendance at HRH Duke of Edinburgh's Commonwealth Study Conference 2003.

The bottom line of Rainbow 2000[©] (the development strategy) is approximately \$5.0 Billion in investment and the creation of 30,000 jobs for 150,000 people in Albany.

The Albany 2014-18 Re-enactment[©] is a \$6.0 Million marketing strategy to promote the City of Albany, the Albany Port Corporation and the Great Southern Region to the world, as the precursor to the WA bicentennial in what should be a great 20-years for tourism in the State.

For a briefing on the Rainbow 2000[©] Project, download a conference paper recently presented to the 7th Australasian Urban History Planning History Conference held at Deakin University, Geelong (Victoria) available at www.smithsonplanning.com.au (UHPH 2004).

Albany & the Great Southern will require your assistance to initiate and support a regional referendum on port relocation, and perhaps more importantly to abide by the direction of the community as to the outcome – I would urge you to familiarise yourself with the issues.

I trust this information is useful, and if you require further assistance please call.

Yours faithfully,
SMITHSON PLANNING

NEIL R. SMITHSON

Managing Director
PIA, EIANZ, NELA, LGPA, NTWA, AAPC, FDI

Albany ADVERTISER

Multi-million dollar local, State and Federal talks

Development boom

By AINSLIE CHANDLER

BACKERS of industrial projects worth an estimated \$500 million and 190 jobs for Albany will today meet with local, State and Federal officials in Albany to discuss the developments' future.

The projects, two power plants and timber strand plant mooted for Down Road in the Mirrambeena Industrial Estate, are based on Albany's burgeoning plantation timber and woodchip industry.

The first power plant and strand plant could be running by 2006.

Department of Industry and Resources project manager Dr Reinhold Hart said the developments were sustainable and environmentally-friendly, feeding off each other's waste products and creating no pollution.

Dr Hart said it was important that the proponents of the projects met with Albany and Government officials to find out what help and advice they could offer.

Albany consultant and city councillor Bob Emery said the meetings

would serve as an update for involved parties and help them to understand where the projects stood from environmental, regional development and planning perspectives.

Beacons Consulting International is proposing two bio-mass power stations totalling 30MW, burning leaf and branch waste from Albany's plantation timber companies and using grey water from a nearby Water Corporation sewerage plant. The first could be operational by 2006 and the second by 2008, depending on growth in the woodchip industry.

Community and business leaders have expressed support for the power plant, hoping a reliable power source will attract more industry to the area.

Lignor is proposing a \$150 million Australian-first blue gum lumber strand plant, ideally using heat from the power station to dry the strands.

Though the two would work as stand-alone operations, the companies are keen to co-locate.

The Albany City Council has given in-principle approval to the rezoning of the land.

Lignor director Peter Burton said

the company hoped to order the plant this year and to have it operational by early 2006. The project had been in development for three years. The company was excited at the prospect of developing Australia's first blue gum strand plant.

Albany Chamber of Commerce and Industry president David Juers said the value-adding aspect of the proposed projects was good for the region. The projects would create jobs directly and indirectly. The companies' idea to share infrastructure was also to be applauded.

Green power city

Albany could lead Australia in renewable energy

By AINSLIE CHANDLER

ALBANY could be the first Australian city to be powered entirely by renewable energy if two proposed biomass power stations come to fruition.

Beacons Consulting International chief executive Cliff Jones said his company's \$150 million plan to build two biomass stations in Albany over the next four years would power 48,000 homes.

Enough green power would be made at the stations and at Albany's Wind Farm to sell power back into the Western Power's interconnected South West System.

Mr Jones made the comments at a meeting of local, State and Federal project stakeholders in Albany on Tuesday.

Mr Jones announced the two power stations, to run off green waste from nearby woodchip and plantation operations, would no longer be 30MW each but 36MW.

The proponent of a \$350 million lumber strand plant mooted for co-location with the power stations at Down Road, in the Mirrambeena Industrial Estate, also announced its project would be bigger than first anticipated.

The expanded power and lumber projects were likely to create about 270 direct, permanent jobs and

hundreds of more indirect jobs in construction and support industries.

Strand plant proponent Lignor director Peter Burton said the plant was a world-first using bluegum. The United States and Germany had used similar technology on softer woods.

The power plant and strand plant would feed off each other's waste products and produce no pollution, according to Department of Industry and Resources project manager Dr Reinhold Hart.

Dr Hart anticipated no problems in getting environmental approvals for the project.

Mr Jones said he was confident of securing financial backing for the

project after planning approvals were granted later this year.

He had strongly supportive letters from three banks on the project and was in negotiations with three major potential backers.

A committee will meet monthly to discuss the progress of the projects.

Great Southern Development Commission chief executive Bruce Manning said the projects had strong backing from the State Government.

Mr Manning said the projects would diversify the region's economic base, removing some of the area's reliance on the traditional agriculture sector.

"It broadens the focus of our

product base so when adverse seasons happen, we won't all catch a cold," Mr Manning said.

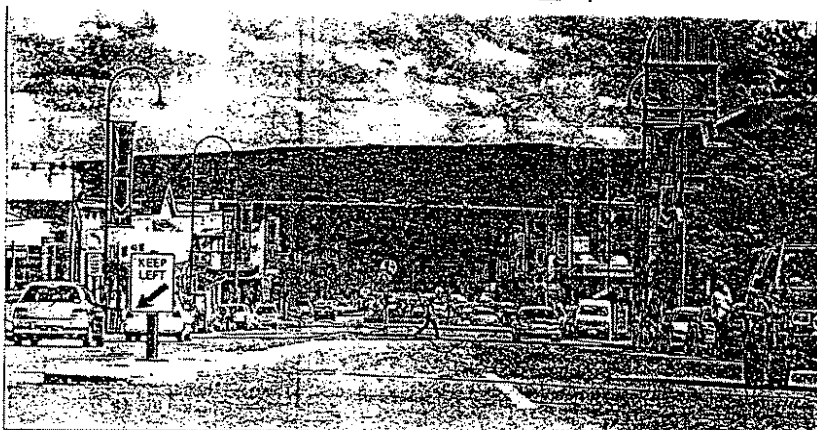
Albany Chamber of Commerce and Industry president David Juers said the Albany community had always embraced sustainable projects. The projects would create real jobs for the region and were a big step in the right direction for Albany.

Timber 2020's Julia Levinson called on the State Government to invest in plantation timber to ensure the long-term future of the timber projects.

She said Albany's projects would serve as a blueprint for the rest of regional Australia.

Great expectations

Albany MLA Peter Watson



FUTURE PROSPERITY: What will 2004 bring for the community in Albany?

Bruce Manning
Great Southern
Development
Commission
chief executive

BARRING extreme weather conditions, the 2004 calendar year will start with the completion of a bumper harvest which will provide great fuel for the economy. This will be complemented by the cultural side of the calendar with the annual Great Southern in Albany.

woodchip industry will develop further with some 700,000 tonnes of woodchips expected through the port in 2004.

Further, other value-adding opportunities are emerging, with a strand lumber plant and a bio-energy plant expected at the Mirrambeena industrial estate.

Tourism icons are further on the move, with the Yongernow Ecotourism Centre at Ongerup expected to be completed and the concept plans for the Stirling Range Visitor Centre at Bluff Knoll released.

The major project to impact on the region for the year will



plans in March/April for the development of the Albany

prehensive community input. This development should be a major fillip for the fishing, light industry and tourism industries.

The region will also have an influx of visitors of another type, with a March Parliamentary sitting in Albany.

On the technology side, Synergy call centre will open its doors early in the year, ultimately creating more than 100 jobs.

Another major initiative to be auspiced by the Commission is the Noongar Arts Marketing Network, based in Katanning to coordinate the development of

RECORD levels of Government and private investment fueling a surge in business activity and jobs made 2003 a great year for Albany.

There was also announcements of major private sector initiatives such as the \$50 million Brooks Gardens retirement village and shopping complex and the \$70 million Beacons biomass electricity plant at Down Road.

Businesses do not decide to invest many millions of dollars without knowing they are putting their money into something that is going to give them a good return.

The year ahead looks brighter. After the first bumper grain harvest in some years, many of the businesses that rely on farmers spending money will see an upsurge.

The building industry will be busy with projects such as the \$20 million Police and Justice Complex, retirement villages, retail development and other commercial and domestic construction. Up to 120 new jobs will be created when the call centre is operational and work on the \$12 million dollar boat harbour will start to gather pace.

The first ever sitting of the WA Parliament in a regional area will be a highlight. From March 21-25, Albany will be the first community to take Parliament to the people and will also be an outstanding opportunity to showcase what a great city and community we have.

Other things I will be pushing hard for are a convention centre, a footbridge to the new boat harbour and a new day therapy centre to take some of the pressure off bed space at Albany Regional Hospital.

Albany people have a great sense of pride in their community and generous openness for the future and I am confident that

