

7 December 2023

Paul King  
Frenchmans Bay Albany Pty Ltd  
PO Box 518  
SUBIACO WA 6904

Dear Paul

**VANCOUVER SPRINGS CATCHMENT AND DEVELOPMENT EXCLUSION AREA – PROPOSED DEVELOPMENT OF LOTS 1 AND 2 FRENCHMAN BAY ROAD, FRENCHMAN BAY**

**BACKGROUND**

Frenchmans Bay Albany Pty Ltd is planning to construct a tourism development on Lots 1 and 2 Frenchman Bay Road, Frenchman Bay (the Site). The Site comprises Lot 1 (1.8987 ha) and Lot 2 (1.3607 ha). The landowner has developed a site plan for a development application which is included in Attachment A.

The approved local development plan (LDP; Attachment B) indicated a 65m Vancouver Spring setback, the western portion of which did not have any identified development except for a circular laneway/emergency access track. However, an updated Bushfire Management Plan indicates that parkland clearing of the area will be required and it is proposed to install three potable and fire fighting water tanks as shown in Attachment A. The area will also include an emergency access track, similar to the LDP (Attachment B).

The Department of Water and Environmental Regulation (DWER) raised the following matters:

*The Frenchman Bay Tourist Development Site local planning policy states that ‘no development is to encroach into the spring catchment boundary unless, having regard to technical information concerning the potential impact of development on the Vancouver Springs catchment’. The proponent needs to demonstrate that there will be no detrimental impact on the Vancouver Springs catchment area as a result of development.*

*Considerations:*

- *It is recommended that excavation is restricted within the Vancouver Springs catchment boundary.*
- *The storage capacity of the tanks should be adequate based on the catchment area. Overflow from the tanks should be collected and stored to reduce potential for run-off and erosion. Overflow from the tanks should be directed away from the springs catchment boundary along with any stormwater run-off.*
- *Vegetation screening of the tanks may also be required.*

- *The access road and tanks should be located to minimise the development footprint and need for clearing within the springs catchment area.*
- *It is recommended that the Reserves team at the City are contacted with regard to advice on best practice with road base materials for dieback management.*
- *The tanks should be located away from any water monitoring sites within the springs catchment area.*

This letter examines the characteristics of the site, responds to the queries above and addressed the management of potential risks associated with development within the 65m Vancouver Spring setback area. Information has been derived from:

- Biodiverse Solutions (2022) Lots 1 and 2 Frenchman Bay Rd, Frenchman Bay WA - Water Management Plan. 11 November 2022; and
- Prichard Francis Civil Design Drawing (2023) C8-DG-02 Rev A (Attachment C).

### **VANCOUVER AND LITTLE SPRINGS CATCHMENT**

Two natural springs (Vancouver Spring and Small Spring) are located approximately 65m and 40m respectively, from the north-west corner of the Site. Under existing conditions, no surface water leaves the Site, but approximately 1,100 m<sup>2</sup> of the western corner of the Site captures ground water that flows towards the springs (Biodiverse Solutions, 2022).

Any development in the catchment of the springs must be managed to ensure that no contaminants (e.g. nutrients, metals or hydrocarbons) are likely to impact these historic features.

The springs' catchment area contains approximately 530 m<sup>2</sup> of native vegetation with *Agonis flexuosa* (peppermint), *Adenanthos sericeus* (Albany woolly bush), *Lepidosperma gladiatum* (sword sedge) and *Ficinia nodosa* (club rush). The vegetation is in Modified (VAST)/ Very Good condition (Keighery) as described in Department of Environment and Conservation (2009)<sup>1</sup>.

### **PROPOSAL AND RISK MITIGATION**

The development proposal within the Vancouver and Little springs catchment includes the installation of three water tanks and vehicular emergency access.

The three proposed water tanks (two Rainchaser RC140 231,620Lt tanks and one Rainchaser RC80 122,730Lt tank; Attachment A) will contain rainwater from the roofs of the lodge, garage, alfresco and great room areas. The water will be used for potable and other uses including emergency firefighting. Although significant overflow from these systems is not expected, the water quality will be fresh and of good quality. The installation and use of the tanks poses a negligible risk to the springs, even if water overflows from the tanks. Overflow water will be directed to the access track which drains to the east of the spring catchment area.

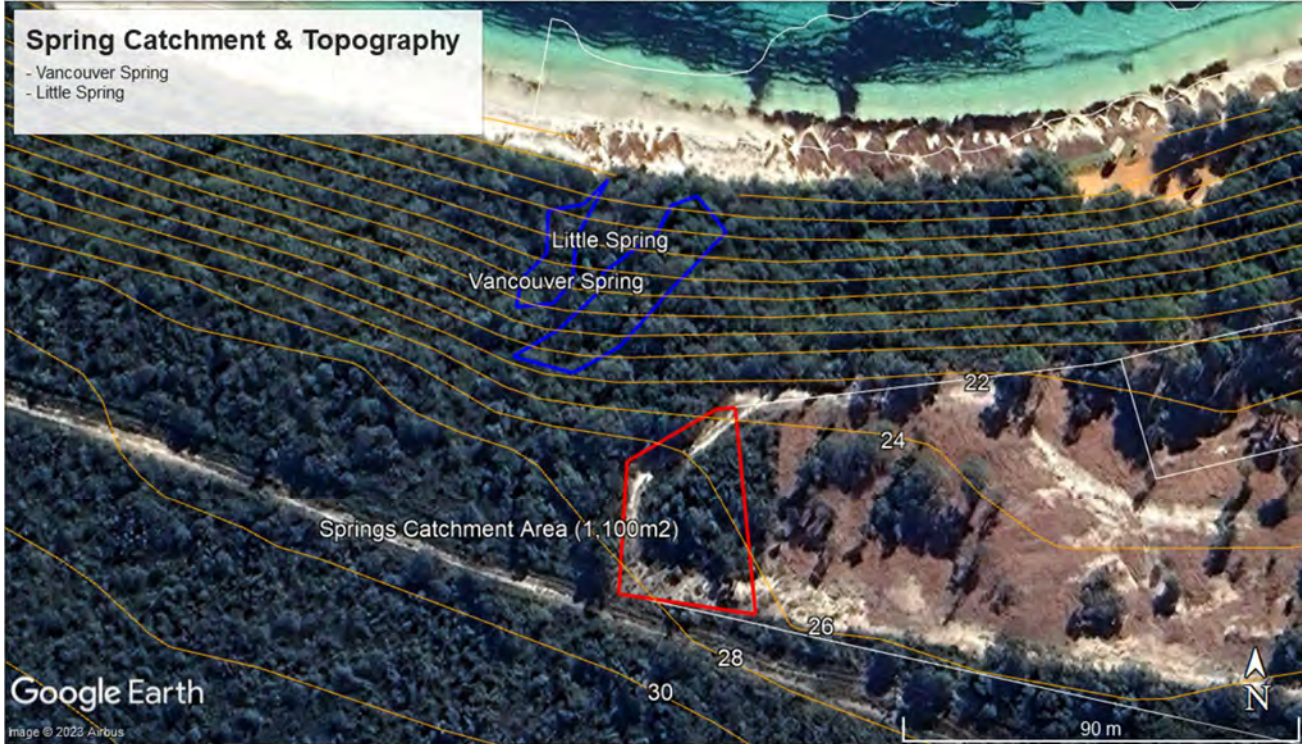
The laneway/ emergency vehicle access area is consistent with the LDP (Attachment B) and is not considered to significantly contribute to risk of discharge to the springs. Stormwater from the paved access will be directed out of the spring catchment area to the east (Attachment C). Therefore, the minor risk of fuel spill or similar

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<sup>1</sup> Department of Environment and Conservation (2009) Native Vegetation Condition Assessment and Monitoring Manual for Western Australia <https://library.dbca.wa.gov.au/static/FullTextFiles/926887.pdf>

from vehicles can be contained outside the spring catchment area in an infiltration swale. The risk of contamination from the access track is considered to be negligible.

**FIGURE 1: SPRING CATCHMENT AND TOPOGRAPHY**



**MATTERS RAISED**

Matters raised by DWER and responses from the project team are included in Table 1.

**TABLE 1: RESPONSES TO DWER**

| MATTERS RAISED   | PROJECT TEAM RESPONSE  |
|--|--|
| <i>It is recommended that excavation is restricted within the Vancouver Springs catchment boundary.</i>  | Other than levelling the area for installation of the tanks and access, no excavation is proposed.   |
| <i>The storage capacity of the tanks should be adequate based on the catchment area. Overflow from the tanks should be collected and stored to reduce potential for run-off and erosion. Overflow from the tanks should be directed away from the springs' catchment boundary along with any stormwater run-off.</i> | The tanks have been sized to maximise storage of potable and fire fighting water. This will minimise overflow from the tanks.<br><br>Overflow from the tanks will be directed to the east, outside the springs' catchment area (Appendix C).   |
| <i>Vegetation screening of the tanks may also be required.</i>   | A landscape plan for the area will be prepared and will include screening of the tanks. Retention of some of the vegetation may be possible where it is consistent with the Bushfire Management Plan. This will need to be considered when the site is levelled for installation of the water tanks. |

|   |  |
|---|--|
| <i>The access road and tanks should be located to minimise the development footprint and need for clearing within the springs' catchment area.</i>                | The footprint of the tanks and access road has been minimised. Creation of a low fuel area in the spring's catchment is required as part of the bushfire management plan.                |
| <i>It is recommended that the Reserves team at the City are contacted with regard to advice on best practice with road base materials for dieback management.</i> | Aurora Environmental recommends that limestone and or lime sand is used as the base for the access track. Limestone or lime sand should also be used to line drainage swales and basins. |
| <i>The tanks should be located away from any water monitoring sites within the springs catchment area.</i>  | The tanks are not within 40 m of existing or proposed monitoring sites.  |

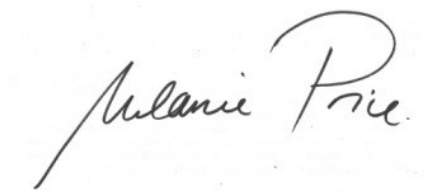
## CONCLUSION

Installation of the water tanks and access track are not considered to be a significant risk to the water quality of the Vancouver and Little springs.

Vegetation in the 1,100 m<sup>2</sup> catchment area is required to be parkland cleared as part of the Site's bushfire management plan. Some of the vegetation may be retained, where it is consistent with the Bushfire Management Plan and where levels of the water tanks allows.

If you have any queries regarding this assessment, please contact the undersigned on 0447 446 343 or [melanie.price@auroraenvironmental.com.au](mailto:melanie.price@auroraenvironmental.com.au).

For and on behalf of Aurora Environmental



Melanie Price

Principal Environmental Scientist (Director)

## Attachments

- A. Lots 1 and 2 Frenchman Bay Road, Frenchman Bay – Site Plan
- B. Lots 1 and 2 Frenchman Bay Road, Frenchman Bay – LDP
- C. Prichard Francis Civil and Water Management Plan

**ATTACHMENT A**

**LOTS 1 AND 2 FRENCHMAN BAY ROAD, FRENCHMAN BAY –  
SITE PLAN**

| BUILDING TYPES    | FOOT PRINT        | NO. OF UNITS |
|-------------------|-------------------|--------------|
| 1. LODGE          | 300m <sup>2</sup> | 1            |
| 2. GARAGE         | 80m <sup>2</sup>  | 1            |
| 3. ALFRESCO       | 80m <sup>2</sup>  | 1            |
| 4. GREAT ROOM     | 200m <sup>2</sup> | 1            |
| 5. 2 STORY PODS   | 30m <sup>2</sup>  | 6            |
| 6. BBR            | 200m <sup>2</sup> | 2            |
| 7. SHED           | 200m <sup>2</sup> | 1            |
| 8. GLAMPING TENTS | 72m <sup>2</sup>  | 6            |
| 9. REFUGE         | 96m <sup>2</sup>  | 1            |

NO. OF PEOPLE 48  
 NO. OF BEDS 24  
 NO. OF PARKING BAYS 34

- BUILDINGS
- DECK
- WATER TANKS No. 2x RC140 3xRC80 TOTAL 831,430Lt
- FIRE WATER TANKS No. 1x RC80 1xRC20 TOTAL 144,474Lt
- WALK PATHS
- ROADS
- Vancouver springs setback
- - - Vancouver springs 100m area
- 2061 Coastal Erosion hazard line
- 75m Horizontal setback datum
- - - Single story development setback
- - - Lot Boundary realignment
- - - Refuge area



| Rev | Description | Date |
|-----|-------------|------|
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|--------|-------------------------|
| CODE   | SUITABILITY DESCRIPTION |
| STATUS | PURPOSE OF ISSUE        |

PROJECT

1823 FRENCHMAN BAY ROAD,  
 FRENCHMANS BAY

TITLE  
 DEVELOPMENT SITE PLAN STAGE  
 1

CLIENT  
 HUB PROPERTY GROUP

|                          |                       |                    |
|--------------------------|-----------------------|--------------------|
| DRAWN BY<br>TYSON HARRIS | CHECKED BY<br>Checker | DATE<br>22/11/2023 |
|--------------------------|-----------------------|--------------------|

|                          |                                  |
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| SCALE (@ A1)<br>1 : 1000 | PROJECT NUMBER<br>Project Number |
|--------------------------|----------------------------------|

|                        |                         |
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| DRAWING NUMBER<br>A100 | REV<br>DA<br>Submission |
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**ATTACHMENT B**

**LOTS 1 AND 2 FRENCHMAN BAY ROAD, FRENCHMAN BAY –  
LDP**

Our Ref: A6136/PA114168/P2230026  
Cross Ref: EF23482815  
Enquiries: Dylan Ashboth Planning Officer

19 May 2023

Ayton Planning  
PO Box 5476  
Albany WA 6332

Dear Sir/Madam

**PROPOSED TOURIST DEVELOPMENT (STORAGE AND MAINTENANCE SHED)  
AT LOT 2 FRENCHMAN BAY ROAD FRENCHMAN BAY WA 6330**

I am pleased to advise that your application for Tourist Development (Storage and Maintenance Shed) has been approved, subject to compliance with the conditions detailed on the attached notice of determination.

You are advised that prior to commencing construction works, any relevant planning conditions must be fulfilled and a building permit obtained. Please note that your proposal may be required to comply with:

- The *Building Code of Australia*;
- *Australian Standard 1428 – Design for access and mobility*; and
- The *Disability (Access to Premises – Buildings) Standards 2010*.

Development is also required to comply with all relevant environmental health regulations. Please see the attached information sheet for further detail.

Should you have any queries or wish to discuss this matter, please do not hesitate to contact me on 6820 3061 or via email [planning@albany.wa.gov.au](mailto:planning@albany.wa.gov.au).

Yours faithfully

A handwritten signature in blue ink, appearing to read 'D. Ashboth'.

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Dylan Ashboth  
Planning Officer





## ***Planning and Development Act 2005***

### **City of Albany**

#### **Notice of determination on application for development approval**

|                   |  |               |            |
|-------------------|--|---------------|------------|
| Location:         | Lot 2 Frenchman Bay Road Frenchman Bay WA 6330 |               |            |
| Lot:              | 2  | Plan/Diagram: | D77269     |
| Vol. No:          | 1883   | Folio No:     | 427        |
| Application date: | 21/09/2022                                     | Received on:  | 27/01/2023 |

Description of proposed development:

Tourist Development (Storage And Maintenance Shed)

The application for development approval is approved subject to the following conditions.

Conditions:

1. All development shall occur in accordance with the stamped, approved plans referenced P2230026 and dated 17 May 2023, unless varied by a condition of approval or a minor amendment, to the satisfaction of the City of Albany.
2. If the development, the subject of this approval, is not substantially commenced within a period of 2 years from the date of approval, the approval shall lapse and be of no further effect.
3. The proposal is to comply with any details and/or amendments marked in red on the stamped, approved plans.
4. Stormwater from the lot shall be managed to the satisfaction of the City of Albany.

Advice:

- *Stormwater to be contained onsite.*
  - *Stormwater management is to be designed in accordance with the 'City of Albany's Subdivision and Development Guidelines'.*
5. Prior to occupation, new crossover/s shall be constructed to the specifications, levels and satisfaction of the City of Albany.

Advice:

- A 'Permit for Vehicle Crossover Construction' from the City of Albany is required prior to any work being carried out within the road reserve, which shall be in accordance with drawing nos. STD-05-01 – STD-05-03 (refer to the City of Albany's Subdivision and Development Guidelines).
  - The applicant should explore if additional approval may be required given the potential presence of threatened vegetation in the vicinity.
6. The development shall be in accordance with the colour schedule indicated on the approved plans, unless otherwise agreed in writing by the City of Albany.
  7. Notwithstanding any of the submitted application detail, the use of lighter or highly reflective roof materials/finishes, including unpainted zincalume, white and off white colours are prohibited for the development hereby approved.
  8. Mounting of large satellite dishes on the roof of the development is not permitted.
  9. Prior to occupation, the approved fuel load management proposed to achieve a construction level of BAL-29 shall be implemented and maintained thereafter, to the satisfaction of the City of Albany.

Advice:

*The approved fuel load management requires compliance with the following:*

- Fuel management shall only occur to a BAL-29 rating and to a parkland cleared/low fuel state. Clearing in excess of what is required will result in compliance action.
  - A BAL assessment certifying the reduce BAL level is required prior to the issue of a Building Permit.
10. Prior to occupation, a suitable asset protection zone of at least 20m shall be provided and maintained around the approved development in accordance with the City's Fire Management Notice, to the satisfaction of the City of Albany.
  11. Prior to occupation, a dedicated static water supply for fire-fighting purposes of at least 10,000 litres with a 75mm male 'camlock' fitting shall be provided and maintained thereafter on site, to the satisfaction of the City of Albany.

Advice:

- Any above-ground tank and associated stand should be constructed of non-combustible material.
  - Polycarbonate is not considered a non-combustible material.
12. The bulk storage of 'high risk' materials is not permitted within the subject site unless otherwise approved by the City of Albany.

Advice:

- A high-risk material is considered any material, which may lead to the potential ignition, prolonged duration and/ or increased intensity of a bushfire.
  - For more information on what may be considered 'bulk storage' or a 'high risk material' please contact Dylan Ashboth at the City of Albany on 6820 3061.
13. Prior to occupancy of the development, an approved alternative effluent disposal

system designed for long term usage shall be installed for the development, to the satisfaction of the City of Albany.

14. Prior to occupancy of the development, a sufficient potable water supply shall be provided and connected to the development hereby approved, to the satisfaction of the City of Albany.

Advice:

- *Where reticulated water is not available, development shall be provided with a sustainable potable water supply with a minimum capacity of 92,000 litres, to the satisfaction of the City of Albany.*

15. The development hereby approved shall not be used for human habitation or occupied as a caretakers dwelling, unless otherwise agreed to in writing by the City of Albany.

16. The pergola indicated in red on the stamped approved plans, shall not intrude into the 75m horizontal setback datum.

17. A 100mm high bunding shall be installed across the portion of the development used for maintenance and storage purposes (excludes office and amenities). All maintenance works and chemical storage shall occur within this fully bunded area.

18. This approval is valid for a period of 5 years from 19/05/2023 to 19/05/2028. At the end of this period:
- a) the development hereby approved should be removed from site and the land rehabilitated to its pre-development condition; or
  - b) A new development application shall be submitted to the City of Albany for consideration.

Advice:

- *This approval has been granted to support future tourist development on the lots.*
- *The City will consider whether plans for the tourist development have substantially progressed (construction commenced) when considering any new application for the development hereby approved.*
- *If approval is unable to be obtained, the development shall be removed from site and the land rehabilitated to its pre-development condition.*

*Advice Note: Separate time limitations apply to the development approval as a result of coastal processes. Please refer to provisions 27 and 28 of the Local Development Plan applicable to the site for more information.*

*Advice Note: The applicant is advised that the subject site is at risk of coastal erosion and/or inundation over the next 100 years as indicated in the Coastal Hazard Assessment and CHRMAP prepared for the site.*

*Advice Note: The City of Albany has no obligation to protect against coastal hazards, and is not liable for any harm caused by coastal hazards.*

Date of determination: 19 May 2023

- Note 1: If the development the subject of this approval is not substantially commenced within a period of 2 years, or another period specified in the approval after the date of determination, the approval will lapse and be of no further effect.
- Note 2: Where an approval has so lapsed, no development must be carried out without the further approval of the local government having first been sought and obtained.
- Note 3: If an applicant or owner is aggrieved by this determination there is a right of review by the State Administrative Tribunal in accordance with the *Planning and Development Act 2005* Part 14. An application must be made within 28 days of the determination.

Signed:

Dated:



19 May 2023

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for and on behalf of the City of Albany.

## ENVIRONMENTAL HEALTH CONDITIONS

Application No. P2230026

Date: 1 February 2023

Proposal: Storage

Assess No. A6136

(Lot) 2

(Loc)

(Property) Lot 2 Frenchman Bay Road  
FRENCHMAN BAY WA 6330



### Recommendation

Approve – No Conditions \_\_\_\_\_

Approve – With Conditions \_\_\_\_\_

Refuse \_\_\_\_\_

Deferral – Pending more information \_\_\_\_\_

### HEALTH

#### SANITATION

H1 A properly constructed sanitary convenience is to be provided on site prior to any work being commenced.

#### SEPTIC SYSTEM

M3 All on-site wastewater systems are to comply with relevant Health Regulations, Government Sewerage Policy 2019, and Health (Miscellaneous Provisions) Act 1911 Health (Treatment of Sewage and Disposal of Effluent and Liquid Waste) Regulations 1974

An appropriate effluent disposal system that is designed for long term usage shall be installed for the development hereby approved, to the satisfaction of the City of Albany.

The Department of Health recommends that a site assessment be sourced by the applicant and submitted for consideration. The information in the report is to include:

- Soil profile to a depth of 2.0 metres
- Soil permeability
- Water table encountered to a depth of 2.0 metres
- Site topography and any other constraining features such as rock outcrops, water courses, water bodies and steep slopes
- Type and location of the proposed wastewater system
- Site contamination and proximity to wetlands or mosquito prone area or conflicting land uses (for residential development)

The site investigation must be conducted either under winter conditions (July/August) or late winter conditions (September/October) as determined by the Local Government Environmental Health Officer, and at high tide if in a tidal influenced area.

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

If an assessment has already been completed, please provide a copy of this or a reference so we can view a copy.

**NOTE:** If the preliminary report indicates that there will be failure on any of these matters the proponent may decide to either remove any development from the problem area or initiate a detailed Geotechnical Assessment to determine if the block can meet these requirements.

## **REFUSE**

Besides the approved 'inert material', no other rubbish or refuse is to be deposited on this property. This is as per the requirements of section 4.2.8 of the City of Albany Health Local Laws, which states:

### ***Deposit of Refuse***

*4.2.8 A person shall not deposit or cause or permit to be deposited any rubbish or refuse in or on any street or on any land other than a refuse disposal site.*

## **MOSQUITO MANAGEMENT**

M1 The subject land is in a region that experiences significant problems with nuisance and disease carrying mosquitoes. The design, construction and maintenance of this development are to be completed so as to ensure that no additional mosquito breeding sites are produced.

## **WASTE DISPOSAL**

WD1 Rubbish receptacles are kept clean and tightly sealed at all times except when refuse is being deposited or emptied, so as to avoid nuisance from smells or attracting pests / rodents.

## **REFUSE STORAGE AREA**

H2 An enclosure for refuse receptacles shall be provided and be -

- of sufficient size to accommodate all receptacles used on the premises;
- constructed of brick, concrete, etc., in compliance with Town Planning requirements;
- having walls a minimum of 1.5 metres high, access way a minimum of 1.0 metre wide and fitted with a self-closing gate;
- contain a smooth, impervious, non-slip floor a minimum of 75mm thick and evenly graded to the sewerage system;
- easily accessible; and
- provided with a tap connected to an adequate water supply.

## **ENVIRONMENTAL**

E1 Where petrol, benzene or other inflammable or explosive substances or grease, oil or greasy/oily matter is likely to be discharged, it shall be discharged to a sealed area and an approved Class 1 separation system (in accordance with EN858-1) shall be installed prior to connection to the sites stormwater system.

The Class 1 separator system must be maintained in accordance with the manufacturers operation and maintenance manual with a manifest recording all maintenance

operations kept on site at all times. Maintenance to be performed every 6 months or whenever the early alert probe is activated.'

- E2 Prevention of dust and sand blowing causing a nuisance to adjoining landowners, by the installation of sprinklers (only with Water Corps Approval), utilisation of water tankers, mulching, hydro-mulching (Spray on Lawns) or by the adoption and implementation of any other suitable land management system in accordance with the Department of Environmental Protection's Dust Control Guidelines and the City of Albany Prevention and Abatement of Sand Drift Local Law 2009.
- E3 Management of the property being undertaken in such a manner as to prevent denudation, erosion or pollution of the environment.
- E5 Any lighting device is to be so positioned and shielded so as not to cause any direct, reflected or incidental light to encroach beyond the property boundaries (in accordance with Australian Standard AS4282/1997).
- E6 No processes being conducted in the approved structure or machinery, installed, that may cause a detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- E7 The level of noise emanating from the premises not exceeding that prescribed in the Environmental Protection Act 1986, and the Environmental Protection (Noise) Regulations 1997.
- E8 The level of noise emanating from the site must comply with good construction noise control practises as per the Environmental Protection (Noise) Regulations 1997.
- E9 The location of external fans, compressors, pumps, air conditioning apparatus, swimming pool motors and the like being installed to prevent loss of amenity to the area by its noise, emission or otherwise and in accordance with the Environmental Protection Act 1986, and Environmental Protection (Noise) Regulations 1997.

#### **DRINKING WATER (Accommodation on Tank water)**

- DW2** Please note that untreated water taken from the environment can be considered to be unsafe for **human consumption**. Both groundwater and surface water will generally contain dissolved minerals and chemicals, and sometimes microbes, some of which may pose a risk to your health and comfort, or be unfit for an intended use. You have to obtain your drinking water from a safe source (treated and tested) where its quality continuously meet health-related drinking water criteria. If you are in doubt, you need to take appropriate precautions by testing your water supply and getting expert advice.

Rainwater collected from roofs will sometimes contain pathogens such as E. coli, rendering the water unfit for human consumption.

The owner of the property where the water supply is drawn from a rain water tank shall –

- (a) Maintain in a clean condition
  - (i) The roof forming the catchment for the tank; and
  - (ii) The guttering and downpipes appurtenant to the roof;

(b) ensure that each rain water tank is fitted with a tight-fitting mosquito proof cover which shall not be removed at any time except for the purpose of cleaning, repairing or maintaining the tank;

(c) Annually clean any tank which is used to store water for human consumption;

(d) When directed by an Environmental Health Officer, empty, clean and disinfect any tank upon the premises, used to store water for human consumption.

*Erika Vorster*

Erika Vorster

Coordinator Health Services

**\*\* DISCLAIMER \*\***

*This information contained in this document is a guide only. It is the applicant's responsibility to refer to City of Albany Local Laws as well as relevant Acts & Regulations, Planning Schemes, and other relevant documents for detailed information relevant to this application.*

*The City of Albany accepts no responsibility for errors or omissions.*



## PRELIMINARY BUILDING ASSESSMENT

|                         |   |
|-------------------------|---|
| PROPOSAL:               | Storage / Office                                  |
| ADDRESS OF DEVELOPMENT: | LOT 2 FRENCHMAN BAY ROAD<br>FRENCHMAN BAY WA 6330 |
| ASSESSED BY:            | Madeline Winton                                   |
| DATE ASSESSED:          | 31/01/2023  |

## GENERAL REQUIREMENTS

|   |   |
|---|---|
| Uncertified or Certified Application for a Building Permit is required.   |   |
| Certified Application for a Building Permit is required for Class 5 / 7b Storage Building with Office   | ✓ |
| Certified Application for Re-Classification is required.  |   |
| No objection to proposal.   | ✓ |
| An Occupancy Permit shall be obtained from the City of Albany prior to occupying the building   | ✓ |
| Note: Voluntary inclusion of Class 4 compliance requirements in proposed Storage/Office Building is recommended to facilitate future inclusion of Caretaker's Dwelling within the building at a later stage (recommendation only) | ✓ |

## BUILDING APPLICATION REQUIRED TO COMPLY WITH:

|  |   |
|--|---|
| BUILDING ACT 2011  | ✓ |
| BUILDING REGULATIONS 2012                                  | ✓ |
| BUILDING CODE OF AUSTRALIA                                 | ✓ |
| HEALTH (PUBLIC BUILDINGS) REGULATIONS 1992                 |   |
| DISABILITY (ACCESS TO PREMISES – BUILDINGS) STANDARDS 2010 | ✓ |
| AUSTRALIAN STANDARD 1428 – DESIGN FOR ACCESS AND MOBILITY  | ✓ |

ALL AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

**CITY OF ALBANY  
PLEASE NOTE**  
THIS APPROVAL DOES NOT OVERRIDE OR REMOVE THE LEGAL REQUIREMENTS SHOWN ON THE TITLES OF THE PROPERTY.

**NOTICE**  
THIS IS NOT A BUILDING LICENSE AND DOES NOT GIVE AUTHORITY TO COMMENCE CONSTRUCTION. A BUILDING LICENSE IS REQUIRED TO BE OBTAINED FROM COUNCIL PRIOR TO CONSTRUCTION

FRENCHMAN BAY

301  
VCL

300  
Reserve 21337  
35.7978ha

Water tanks - refer to condition 14.

Vancouver Spring  
Setback

75m Horizontal Setback Datum

PROPOSED SHED  
10m x 24m

Lot 2

Lot 1

Existing Water Tank

FRENCHMAN BAY ROAD

WHALING  
STATION  
ROAD

**CITY OF ALBANY  
DEVELOPMENT APPROVAL**

Is hereby granted under the provisions of the City of Albany,  
Local Planning Scheme No.1 (as amended) subject to  
compliance with the conditions on the attached notice.

TOWN PLANNER

No. P2230026

Date: 19/05/2023

# PROPOSED SHED: SITE PLAN

Lot 2 Frenchman Bay Road,  
Frenchman Bay, City of Albany

**AYTON PLANNING**

POBox 5476, ALBANY WA 6332  
Ph 9842 2304



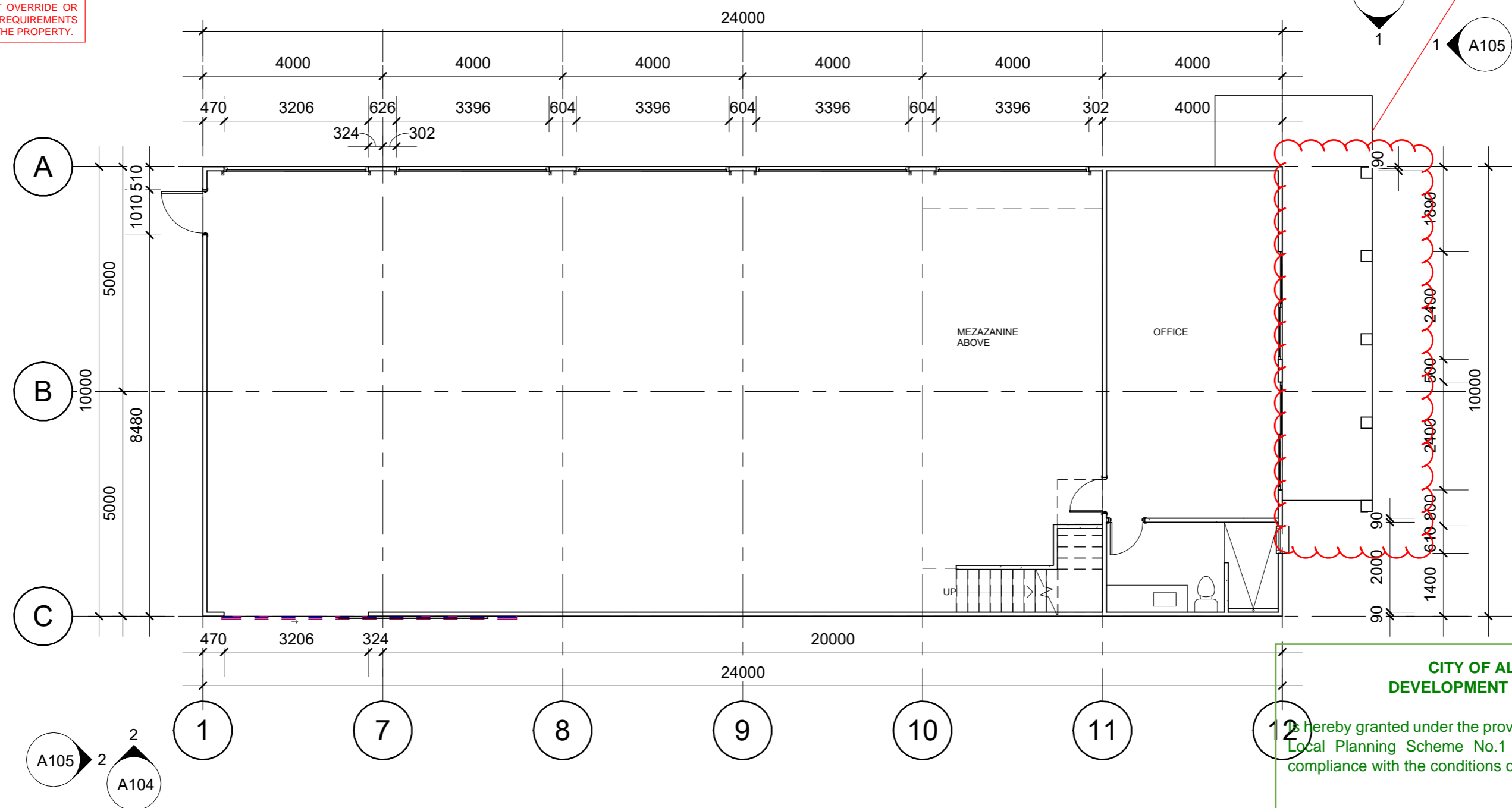
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19-17-SP-(b)

**NOTICE**  
 THIS IS NOT A BUILDING LICENSE AND DOES NOT GIVE AUTHORITY TO COMMENCE CONSTRUCTION. A BUILDING LICENSE IS REQUIRED TO BE OBTAINED FROM COUNCIL PRIOR TO CONSTRUCTION

Refer to condition 16

**CITY OF ALBANY PLEASE NOTE**  
 THIS APPROVAL DOES NOT OVERRIDE OR REMOVE THE LEGAL REQUIREMENTS SHOWN ON THE TITLES OF THE PROPERTY.



**CITY OF ALBANY DEVELOPMENT APPROVAL**  
 is hereby granted under the provisions of the City of Albany, Local Planning Scheme No.1 (as amended) subject to compliance with the conditions on the attached notice.

TOWN PLANNER  
 No. P2230026 Date: 19/05/2023

**GROUND**  
 1 : 100

| No. | Description | Date |
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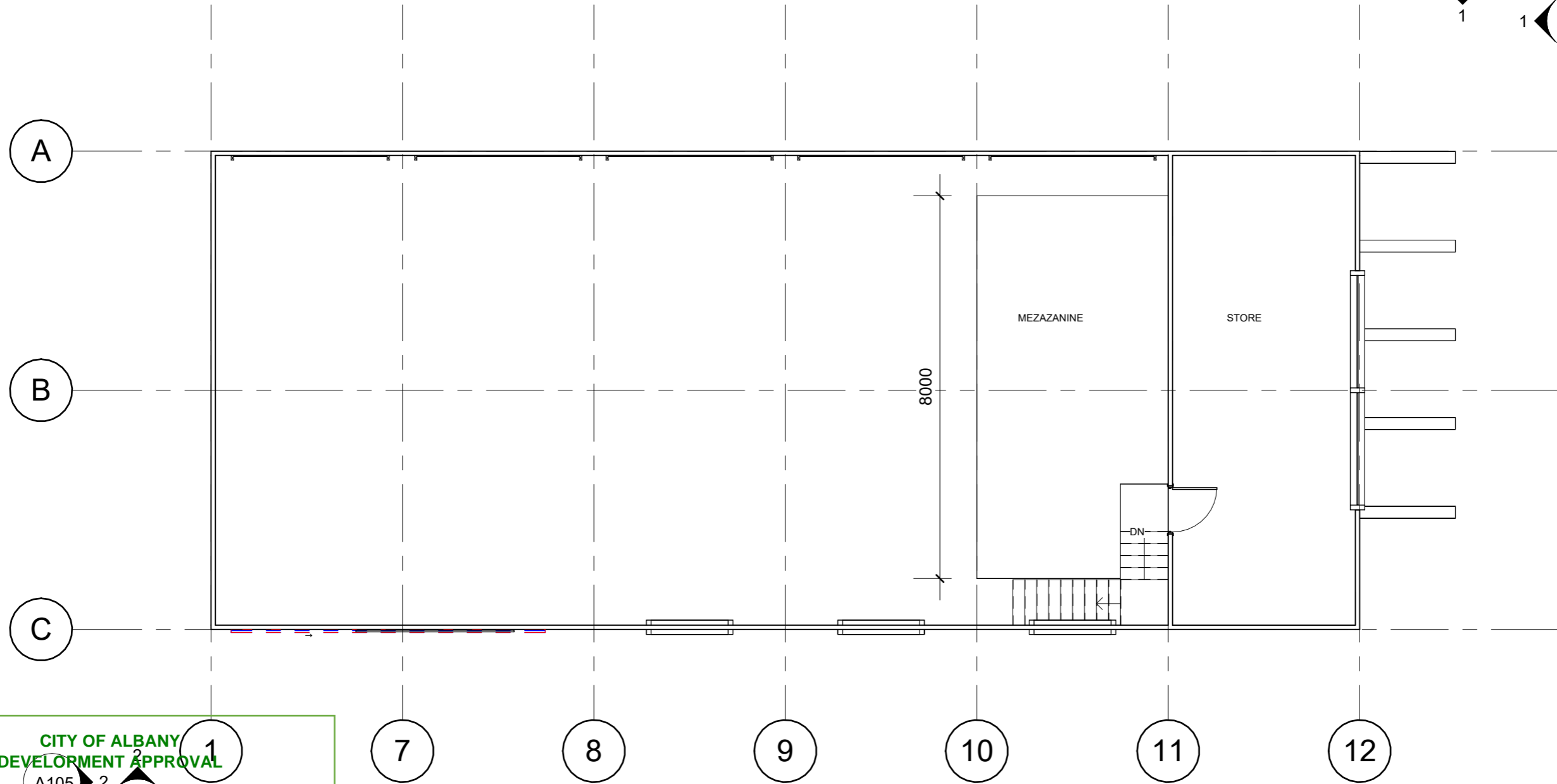
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|-------------------------------|------------------------|---|-----|
| PROJECT<br><b>ALBANY SHED</b> |                        | CLIENT<br><b>FRENCHMANS BAY ALBANY PLTD</b> |     |
| Date<br>4.01.2023             | Project number<br>001  | Scale (@ A3)<br>1 : 100                     |     |
| Drawn by<br>TYSON HARRIS      | DRAWING NUMBER<br>A102 |   | REV |
| Checked by<br>PAUL KING       |                        |   |     |

**CITY OF ALBANY  
PLEASE NOTE**

THIS APPROVAL DOES NOT OVERRIDE OR REMOVE THE LEGAL REQUIREMENTS SHOWN ON THE TITLES OF THE PROPERTY.

**NOTICE**

THIS IS NOT A BUILDING LICENSE AND DOES NOT GIVE AUTHORITY TO COMMENCE CONSTRUCTION. A BUILDING LICENSE IS REQUIRED TO BE OBTAINED FROM COUNCIL PRIOR TO CONSTRUCTION



**CITY OF ALBANY  
DEVELOPMENT APPROVAL**

A105 2

Is hereby granted under the provisions of the City of Albany, Local Planning Scheme No.1 (as amended) subject to compliance with the conditions on the attached notice.

**LEVEL 1**

TOWN PLANNER  
1:100

No. P2230026 Date: 19/05/2023

| No. | Description | Date |
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**Mandira creative**  
Concepts to Completion

|                               |  |   |                        |
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| PROJECT<br><b>ALBANY SHED</b> |  | CLIENT<br><b>FRENCHMANS BAY ALBANY PLTD</b> |                        |
| SHEET<br><b>LEVEL 1</b>       |  | Date<br>4.01.2023                           | Project number<br>001  |
|                               |  | Scale (@ A3)<br>1 : 100                     |                        |
|                               |  | Drawn by<br>TYSON HARRIS                    | DRWAING NUMBER<br>A103 |
|                               |  | Checked by<br>PAUL KING                     | REV                    |

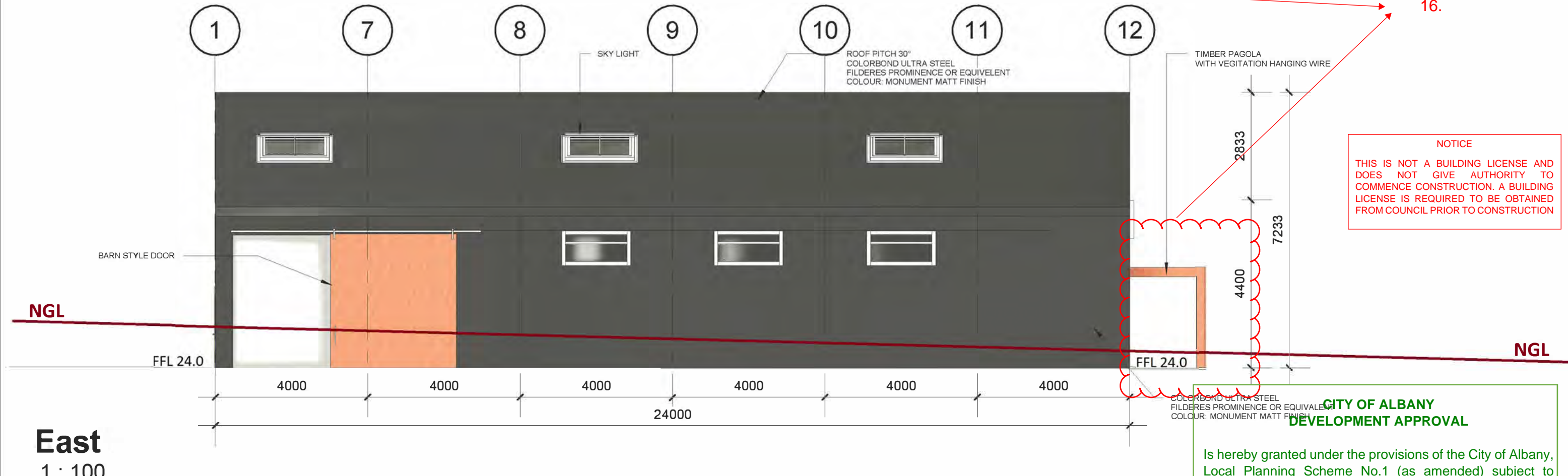
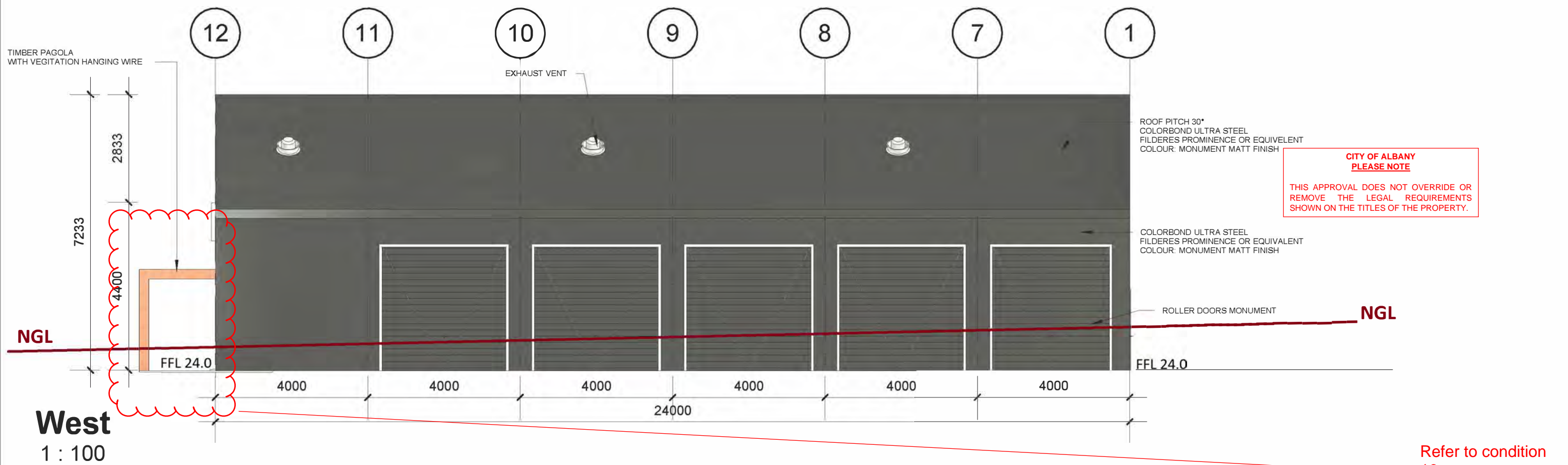


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Concepts to Completion

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| PROJECT | ALBANY SHED |  |
| SHEET   | ELEVATIONS  |  |

**CITY OF ALBANY  
DEVELOPMENT APPROVAL**

Is hereby granted under the provisions of the City of Albany, Local Planning Scheme No.1 (as amended) subject to compliance with the conditions on the attached notice.

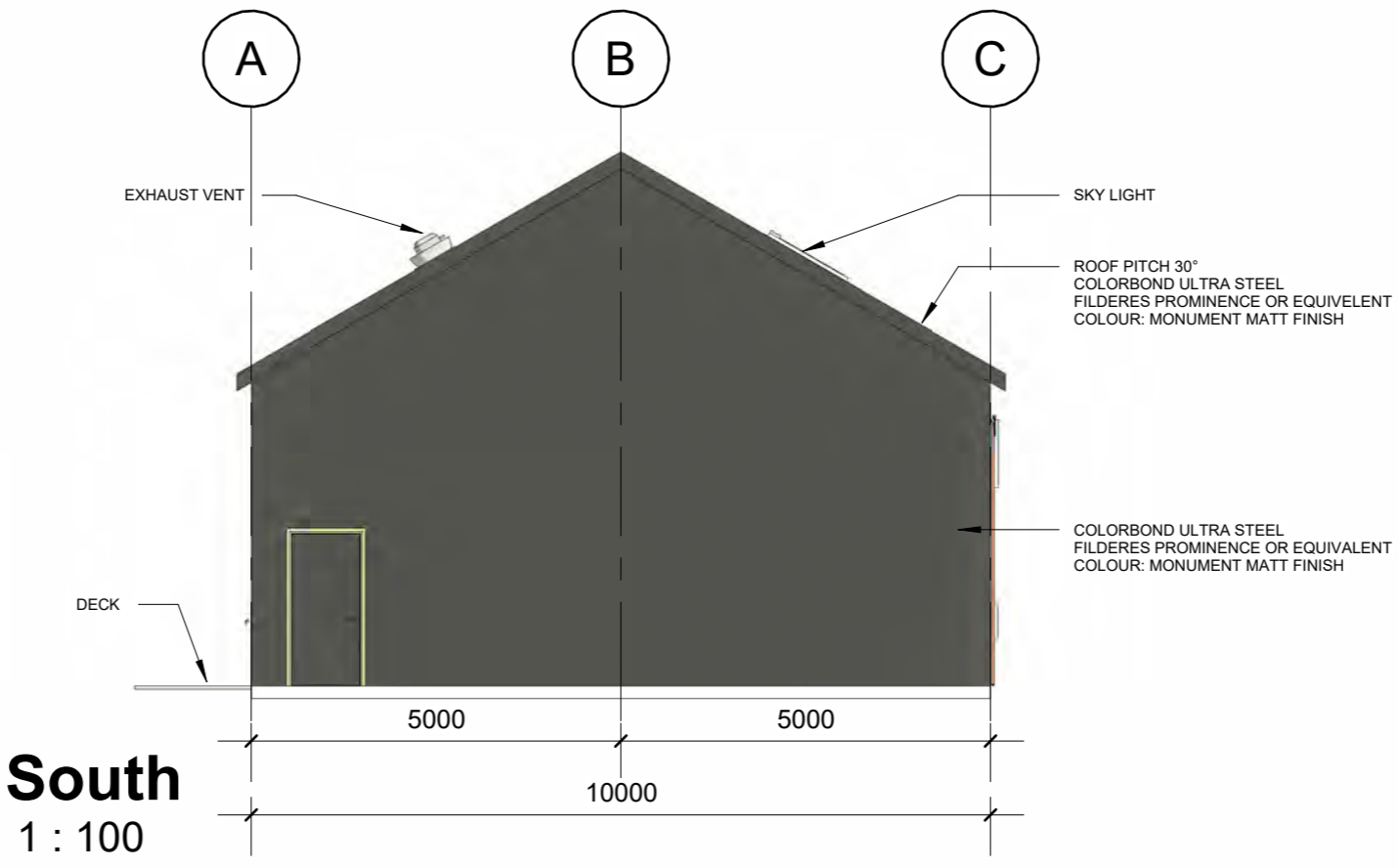
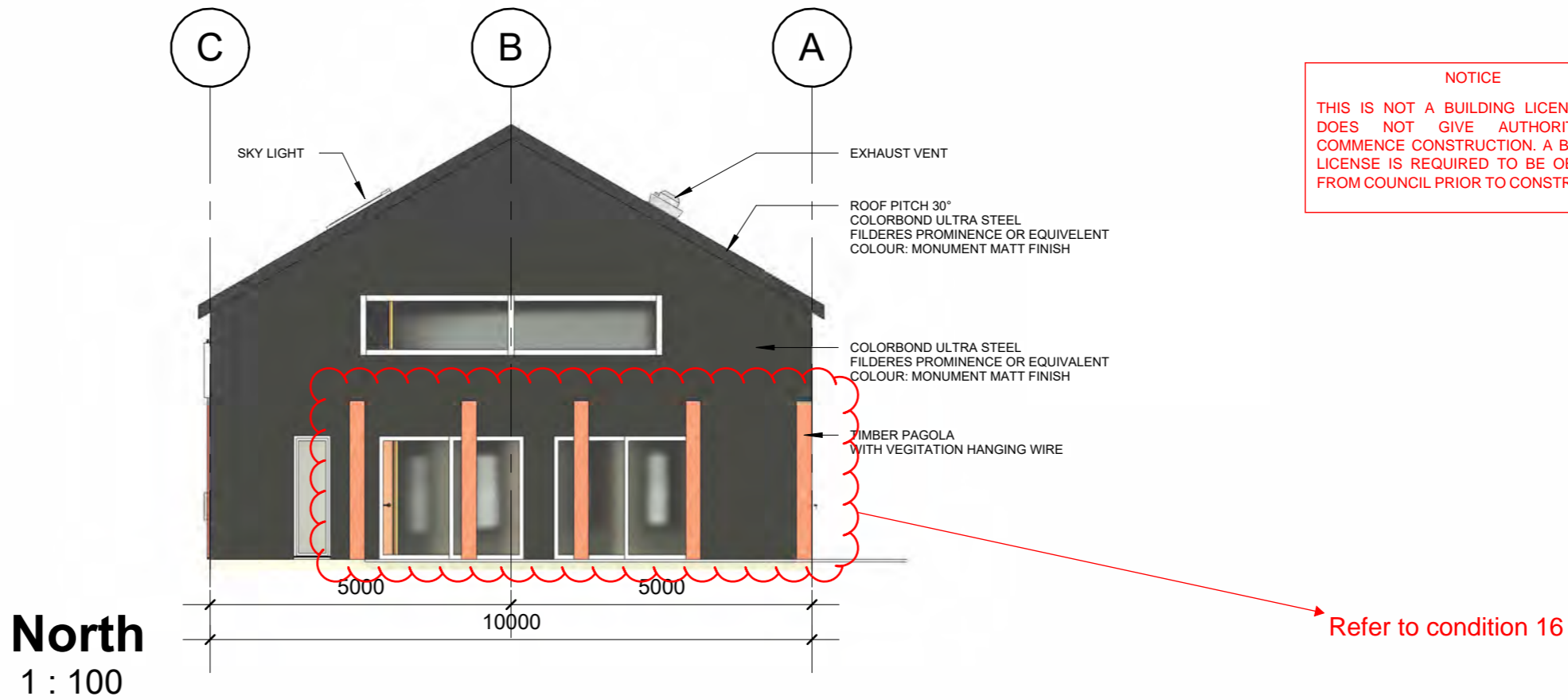
**FRENCHMANS BAY ALBANY PLTD**

|              |                |                  |
|--------------|----------------|------------------|
| Date         | Project number | Scale (A3)       |
| TOWN PLANNER | 001            | 1 : 100          |
| Drawn by     | DRAWING NUMBER | REV              |
| No. P2230026 | A104           | Date: 19/05/2023 |
| Checked by   |                |                  |
| PAUL KING    |                |                  |



**CITY OF ALBANY  
PLEASE NOTE**  
THIS APPROVAL DOES NOT OVERRIDE OR REMOVE THE LEGAL REQUIREMENTS SHOWN ON THE TITLES OF THE PROPERTY.

**NOTICE**  
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**CITY OF ALBANY  
DEVELOPMENT APPROVAL**

Is hereby granted under the provisions of the City of Albany, Local Planning Scheme No.1 (as amended) subject to compliance with the conditions on the attached notice.

TOWN PLANNER

No. P2230026 Date: 19/05/2023

| No. | Description | Date |
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**ALBANY SHED**

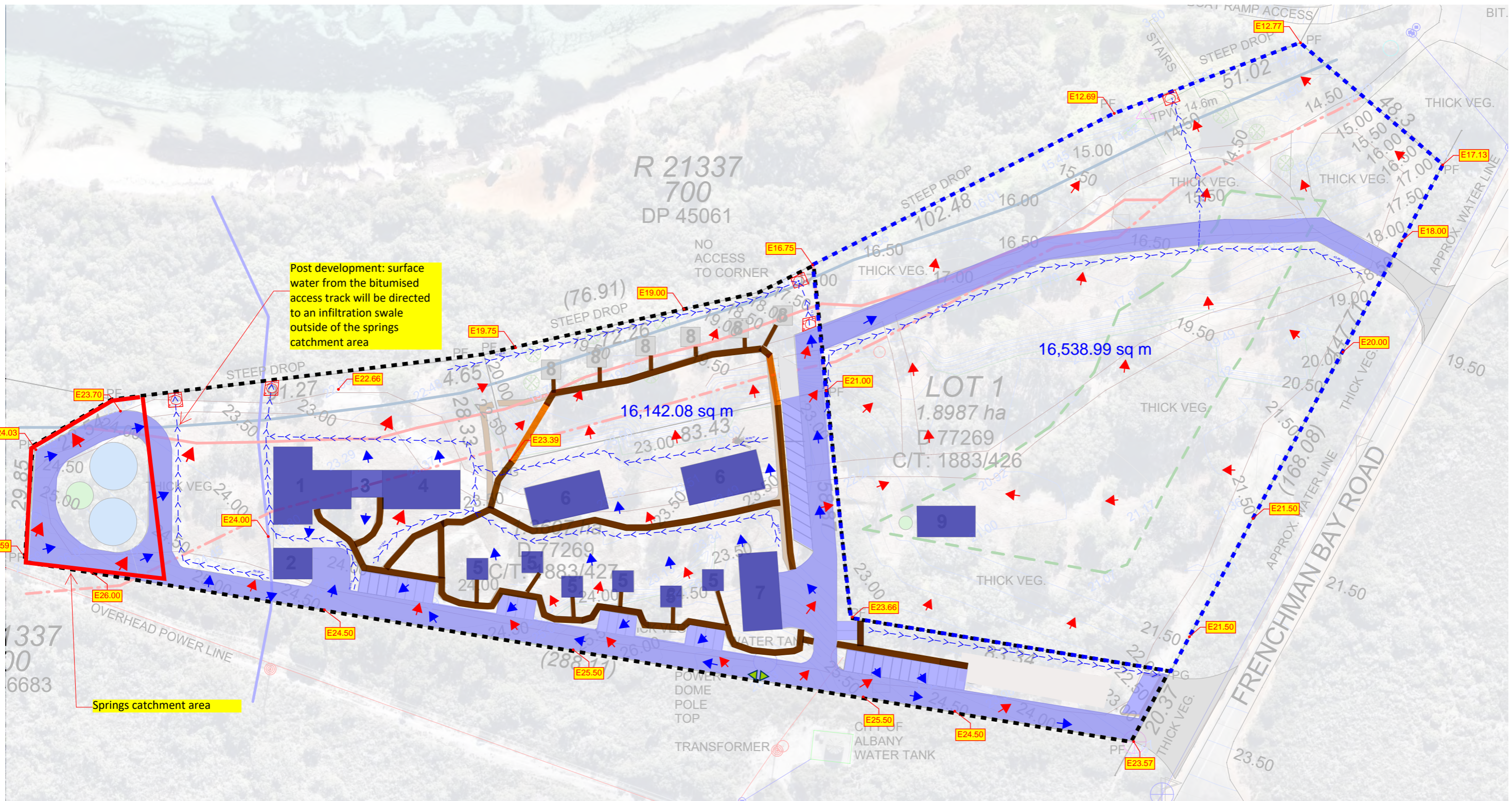
**ELEVATIONS**

Concepts to Completion

|              |                |                            |     |
|--------------|----------------|----------------------------|-----|
| PROJECT      |                | CLIENT                     |     |
| ALBANY SHED  |                | FRENCHMANS BAY ALBANY PLTD |     |
| Date         | Project number | Scale (@ A3)               |     |
| 4.01.2023    | 001            | 1 : 100                    |     |
| Drawn by     | DRAWING NUMBER |                            | REV |
| TYSON HARRIS | A105           |                            |     |
| Checked by   |                |                            |     |
| PAUL KING    |                |                            |     |

**ATTACHMENT C**

**PRICHARD FRANCIS CIVIL PLAN**



**LOT 1 - IMPERVIOUS AREAS**  
 TOTAL BUILDING : 120m<sup>2</sup>  
 TOTAL ROADS : 916m<sup>2</sup>

**STORMWATER CALCULATIONS**

SITE AREA = 16,539m<sup>2</sup>  
 POST DEVELOPMENT IMPERVIOUS AREA = 1,036m<sup>2</sup>  
 RUNOFF COEFFICIENT = 0.9  
 EQUIVALENT IMPERVIOUS AREA = 932m<sup>2</sup>

**REQUIRED STORAGE**

CITY OF ALBANY REQUIREMENT TO CONTAIN 1 IN 5 YR STORM  
 DETENTION VOLUME PROVIDED = 5m<sup>3</sup> FROM BUILDING ROOF CATCHMENT

**LOT 2 - IMPERVIOUS AREAS**  
 TOTAL BUILDING : 1,421m<sup>2</sup>  
 TOTAL ROADS : 3,748m<sup>2</sup>  
 TOTAL PATH : 826m<sup>2</sup>

**STORMWATER CALCULATIONS**

SITE AREA = 16,142m<sup>2</sup>  
 POST DEVELOPMENT IMPERVIOUS AREA = 6,040m<sup>2</sup>  
 RUNOFF COEFFICIENT = 0.9  
 EQUIVALENT IMPERVIOUS AREA = 5,436m<sup>2</sup>

**REQUIRED STORAGE**

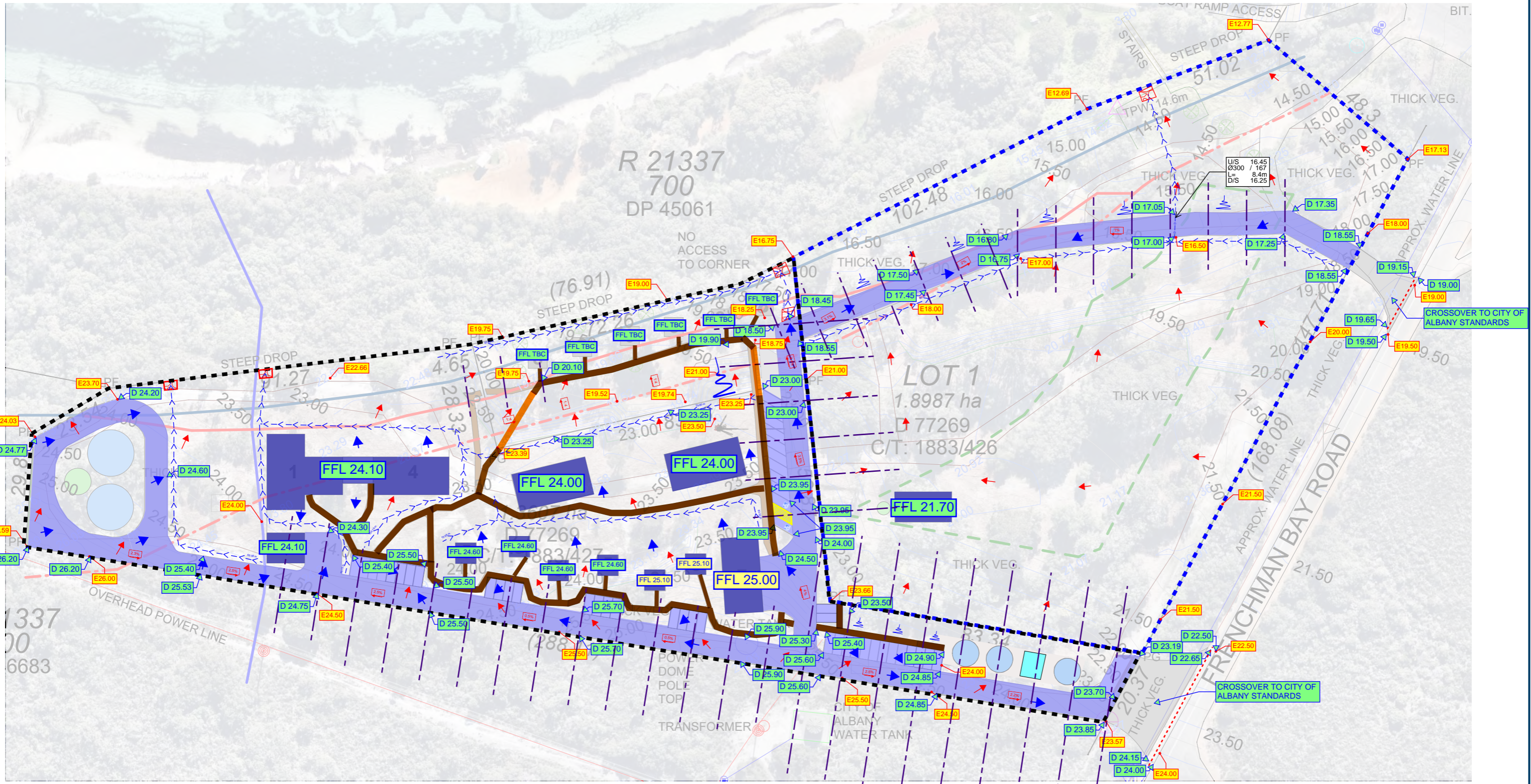
CITY OF ALBANY REQUIREMENT TO CONTAIN 1 IN 5 YR STORM  
 DETENTION VOLUME PROVIDED = 32m<sup>3</sup> FROM BUILDING ROOF CATCHMENT

**LEGEND**

- AREA LIMITS
- IMPERMEABLE AREA - PROPOSED ROAD
- IMPERMEABLE AREA - PROPOSED BUILDING
- IMPERMEABLE AREA - PROPOSED PATH
- EXISTING FLOW
- PROPOSED OVERLAND FLOW
- PROPOSED DRAINAGE CHANNEL
- PROPOSED ROCK PROTECTION



|                                     |                     |                |
|-------------------------------------|---------------------|----------------|
| CLIENT HUB                          |                     |                |
| PROJECT<br>LOT 1 & 2 FRENCHMAN BAY  |                     |                |
| TITLE<br>STORMWATER MANAGEMENT PLAN |                     |                |
| SCALE<br>1:1000 @ A3                | DATE                | DESIGNED<br>PH |
| JOB No.<br>23-343                   | DRG No.<br>C8-DG-01 | REV<br>A       |



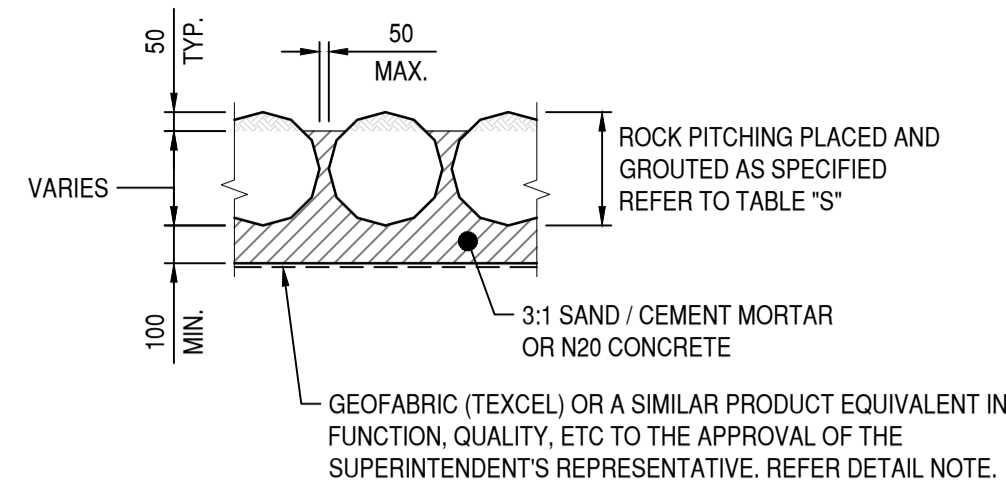
**LEGEND**

-  AREA LIMITS
-  EXISTING FLOW
-  PROPOSED ROAD- ASPHALT & KERB
-  PROPOSED PATH - GRAVEL
-  PROPOSED DRAINAGE SWALE
-  PROPOSED OVERLAND FLOW
-  EXISTING LEVELS
-  DESIGN LEVELS
-  FINISHED FLOOR LEVELS

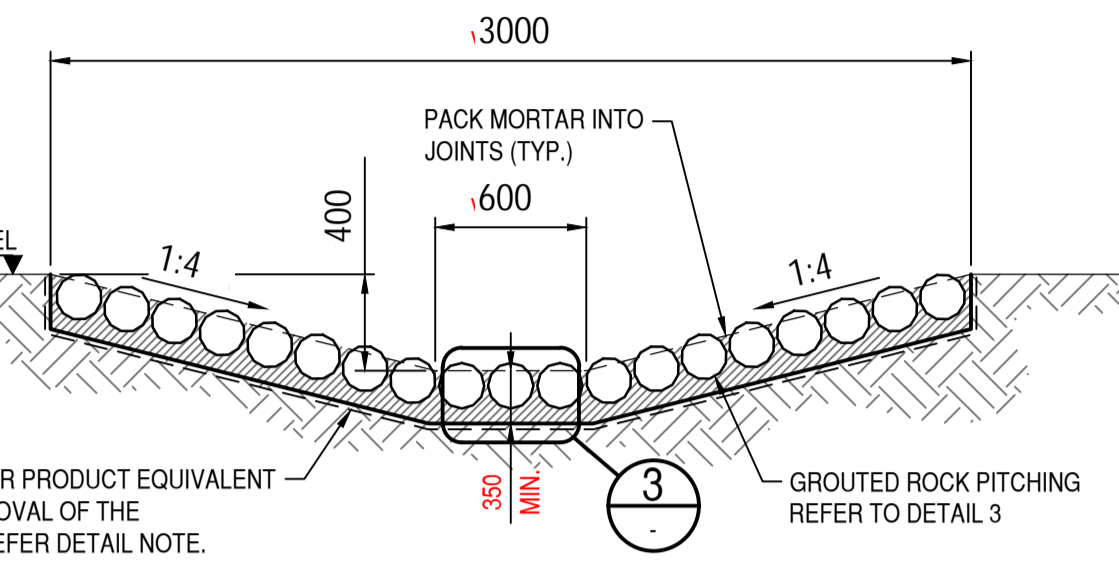
**pritchard francis**  
civil and structural engineering consultants  
Level 1, 450 Roberts Road  
Subiaco WA 6008  
PO Box 2160  
Subiaco WA 6004  
Telephone: (08) 9382 5111  
skfr@prfrancis.com.au

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| CLIENT<br>HUB                      |                     |                |
| PROJECT<br>LOT 1 & 2 FRENCHMAN BAY |                     |                |
| TITLE<br>CIVIL DESIGN              |                     |                |
| SCALE<br>1:1000 @ A3               | DATE                | DESIGNED<br>PH |
| JOB No.<br>23-343                  | DRG No.<br>C8-DG-02 | REV<br>A       |

| TABLE "S"                                    |              |
|--|--------------|
| ROCK PITCHING SPALL GRADING                  |              |
| MINIMUM DIMENSIONS OF INDIVIDUAL SPALLS (mm) | SIZING RATIO |
| >200 to <300                                 | 45 - 60%     |
| 100 to 200                                   | 25 - 40%     |
| >50 to <100                                  | 10 - 20%     |



**DETAIL 3**  
SCALE 1:20 0m 200mm 400mm



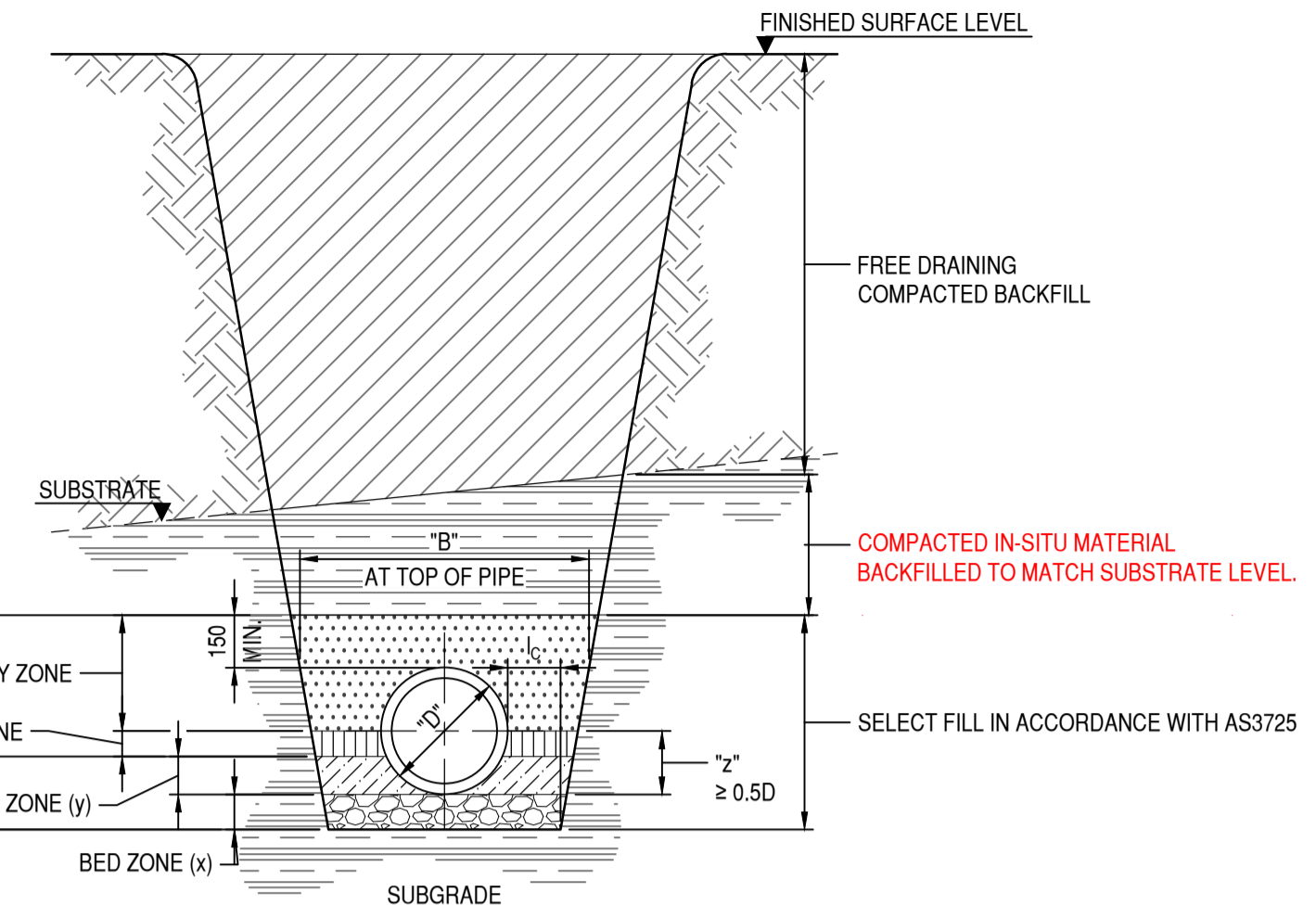
**TYPICAL DRAINAGE SWALE - SCOUR PROTECTION**  
SCALE 1:50 0m 1m 2m

NOTE  
GEOFABRIC (TEXCEL) FABRIC OR A SIMILAR PRODUCT EQUIVALENT IN FUNCTION, QUALITY, ETC TO THE APPROVAL OF THE SUPERINTENDENT'S REPRESENTATIVE TO EXTEND UP EDGE OF ROCK PITCHING WORK AND FINISH 20mm BELOW SURFACE LEVEL (TYP.).

**C3-M-03**  
AS SHOWN

**TYPICAL DRAINAGE SWALE**  
SCALE 1:50 0m 1m 2m

- TRENCH DETAIL NOTES**
- ALL PIPE TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AS3725 - DESIGN FOR INSTALLATION OF BURIED CONCRETE PIPES. SHOULD DISCREPANCIES EXIST, AS3725 TAKES PRECEDENCE.
  - BEDDING CONDITION SHALL BE CARRIED PAST ALL MANHOLES, GULLIES & OTHER DRAINAGE STRUCTURES DOWNSTREAM.
  - WHERE PIPES HAVE PROTRUDING SOCKETS, SUITABLE RECESSES SHALL BE PROVIDED IN THE SUPPORTING MATERIALS TO ENSURE THAT THE PIPES DO NOT BEAR ON THE SOCKETS (TYP.)

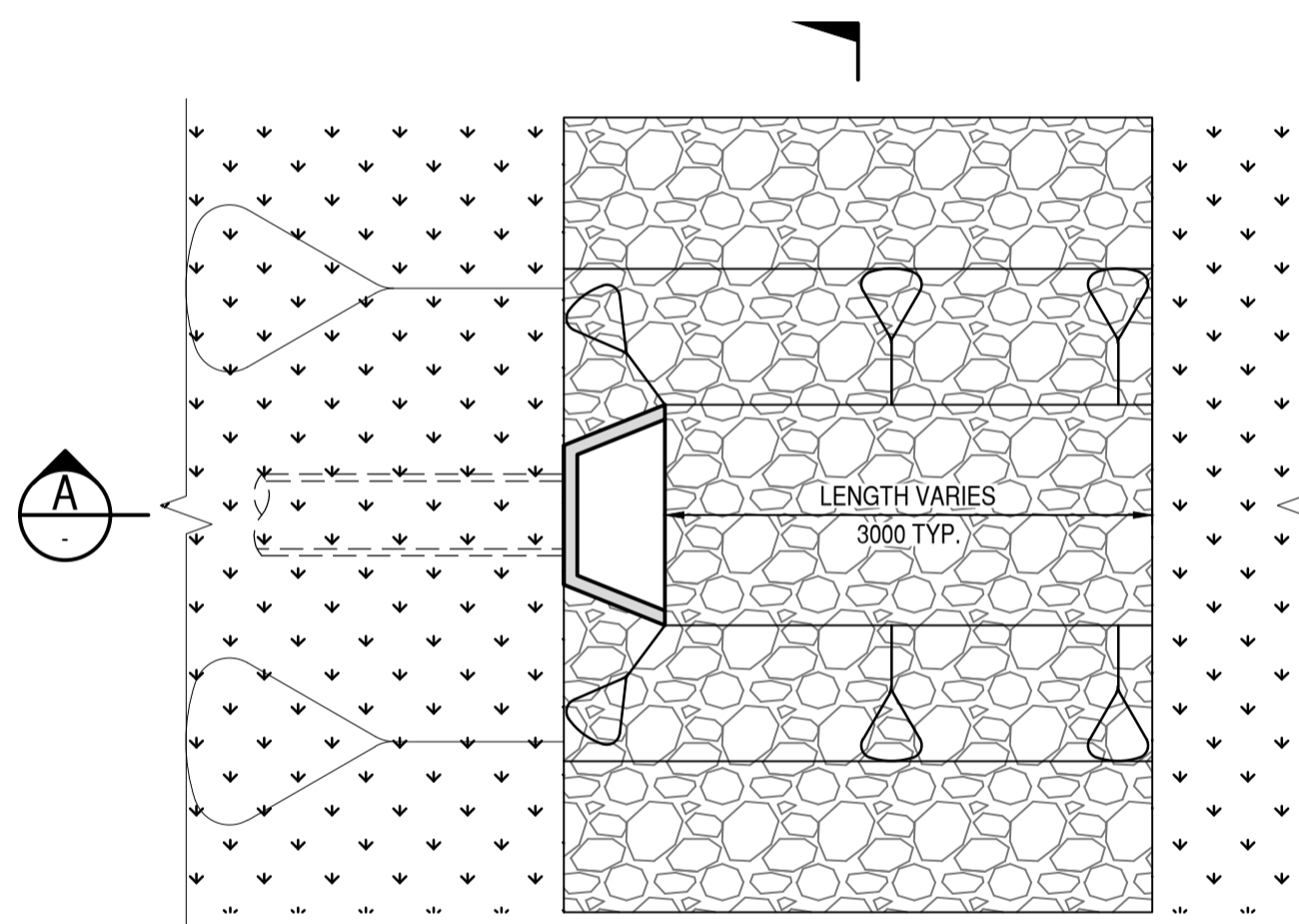


| "H" AND "HS" PIPE TRENCH DETAILS |                    |                               |                             |            |                        |                        |                    |                             |     |
|----------------------------------|--------------------|-------------------------------|-----------------------------|------------|------------------------|------------------------|--------------------|-----------------------------|-----|
| PIPE I.D. (mm)                   | PIPE O.D. (mm) "D" | MINIMUM TRENCH WIDTH "B" (mm) | MINIMUM BED ZONE DEPTHS "x" |            |                        | mm                     |                    | MINIMUM SIDE CLEARANCE "lc" |     |
|                                  |                    |                               | SUPPORT TYPE                | DEPTH (mm) | HAUNCH ZONE "y" = 0.1D | HAUNCH ZONE "y" = 0.3D | BEDDING "z" ≥ 0.5D | PIPE DIAMETER               | lc  |
| 300                              | 362                | 650                           | H / HS ≤ 0.1500             | 100        | 37                     | 109                    | 185                | ≤600                        | 150 |
| 375                              | 445                | 750                           |                             |            | 45                     | 134                    | 225                |                             |     |
| 450                              | 534                | 850                           |                             |            | 54                     | 161                    | 270                |                             |     |
| 525                              | 616                | 900                           |                             |            | 62                     | 185                    | 310                |                             |     |
| 600                              | 698                | 1000                          |                             |            | 70                     | 210                    | 350                | >600 - ≤1200                | 200 |

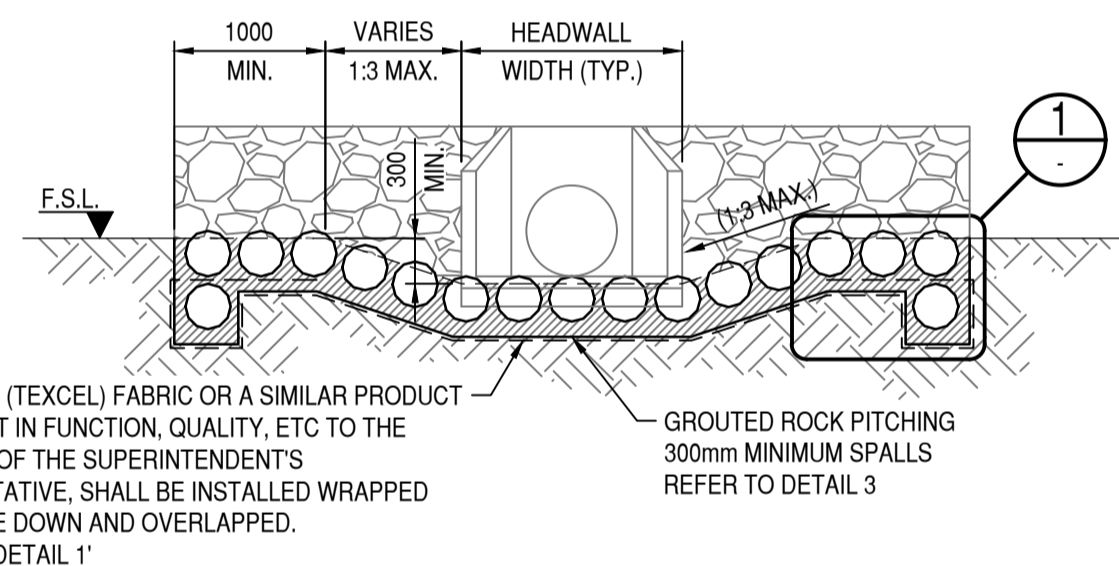
NOTE: THE MINIMUM VALUES SHALL ONLY BE USED WHERE NECESSARY COMPACTION VALUES CAN BE ASSURED.

**TYPICAL CONCRETE PIPE TRENCH DETAILS (SUPPORT TYPE "H" AND "HS")**  
SCALE 1:20 0m 400mm 800mm

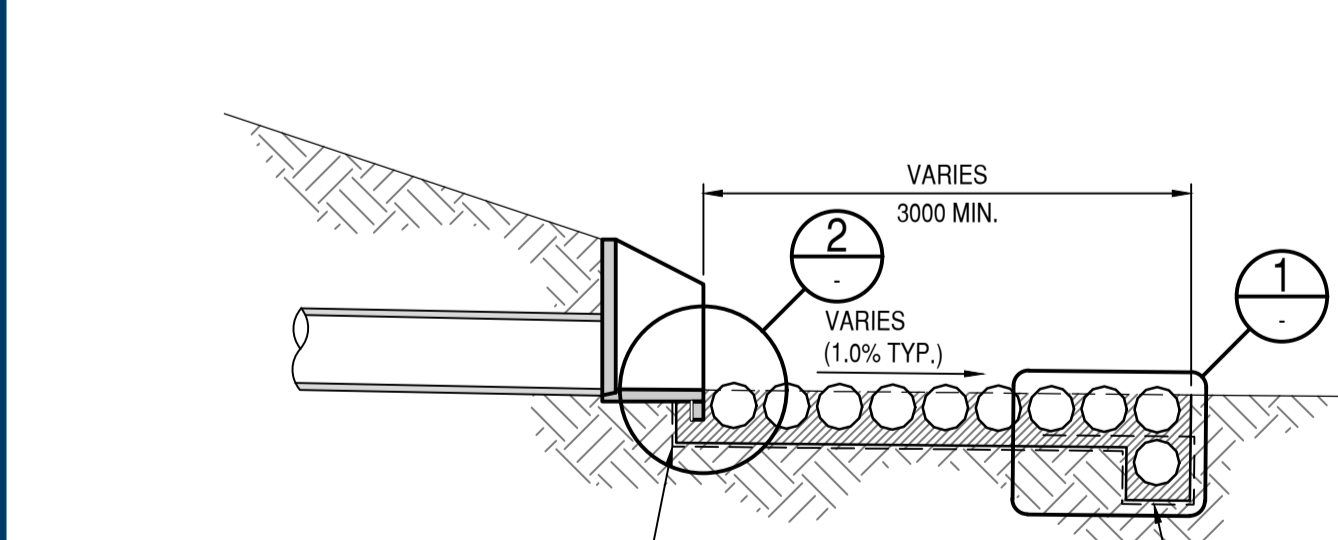
**C3-A-02**  
AS SHOWN



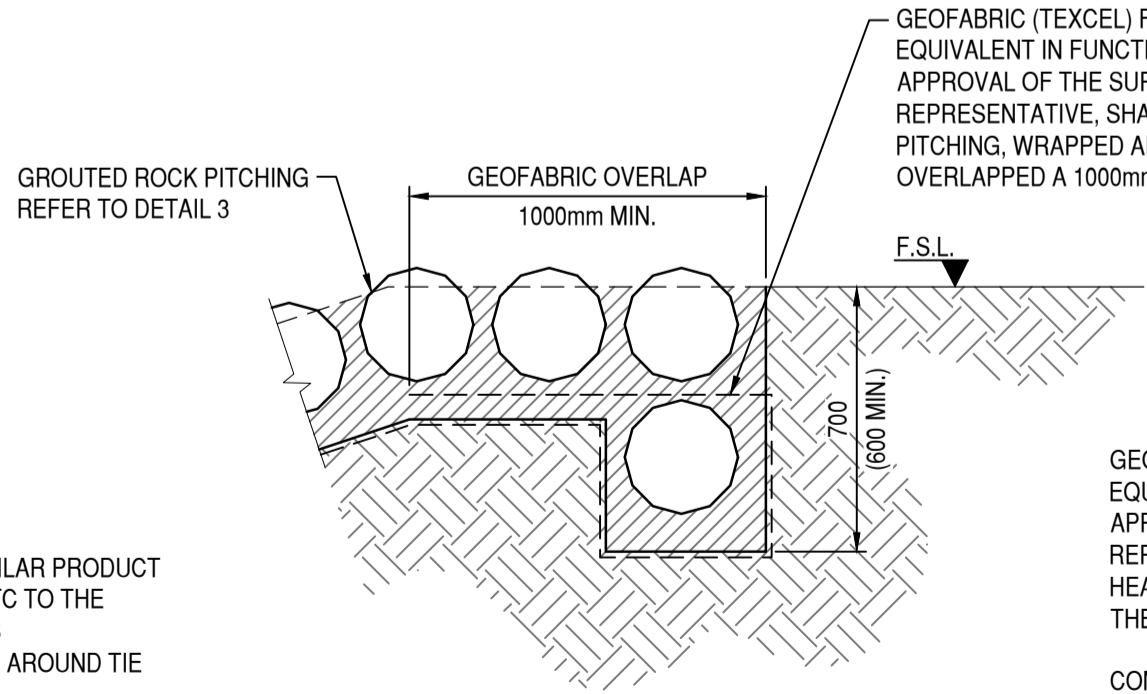
**HEADWALL DISCHARGING TO SWALE DRAIN**



**SECTION B**  
SCALE 1:50 0m 0.5m 1m



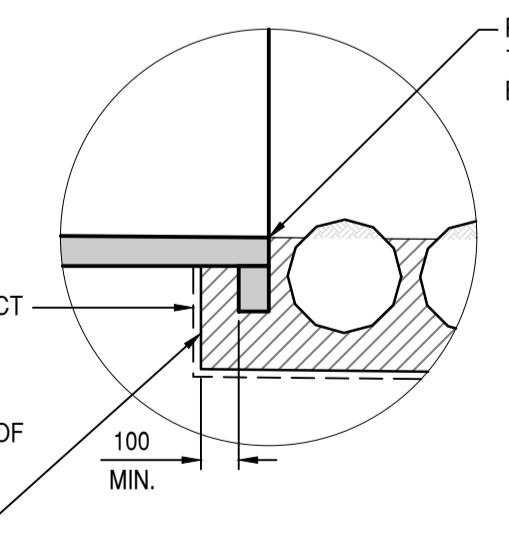
**SECTION A**  
SCALE 1:50 0m 0.5m 1m



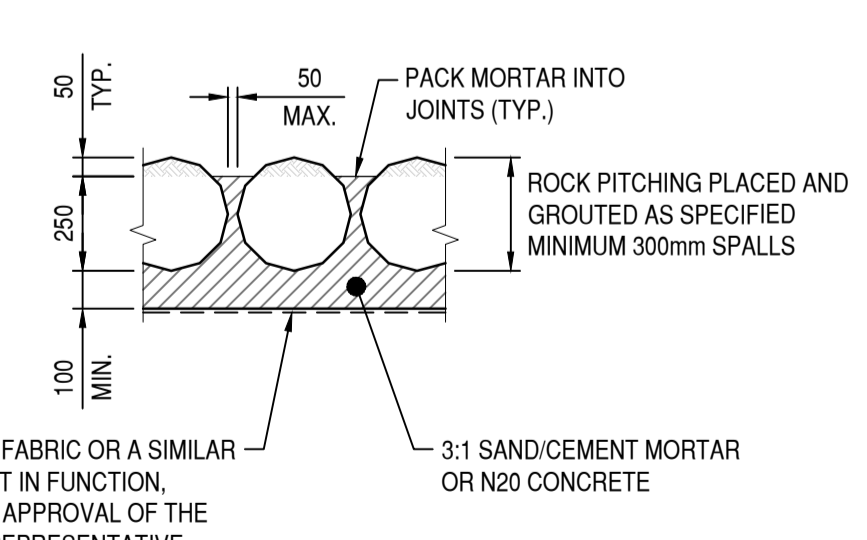
**DETAIL 1**  
SCALE 1:20 0m 200mm 400mm

GEOFABRIC (TEXCEL) FABRIC OR A SIMILAR PRODUCT EQUIVALENT IN FUNCTION, QUALITY, ETC TO THE APPROVAL OF THE SUPERINTENDENT'S REPRESENTATIVE. SHALL BE INSTALLED UNDER HEADWALL AS SHOWN. PRIOR TO THE PLACEMENT OF THE MORTARED ROCK PITCHING (TYP.).

CONTRACTOR TO EXTEND ROCK PITCHING MORTAR UNDER HEADWALL 100mm (MIN.) BEHIND HEADWALL TURNDOWN (TYP.). WHERE THE HEADWALL DOES NOT HAVE A TURNDOWN, THE CONTRACTOR SHALL EXTEND THE MORTAR 200mm UNDER THE HEADWALL.



**DETAIL 2**  
SCALE 1:20 0m 200mm 400mm



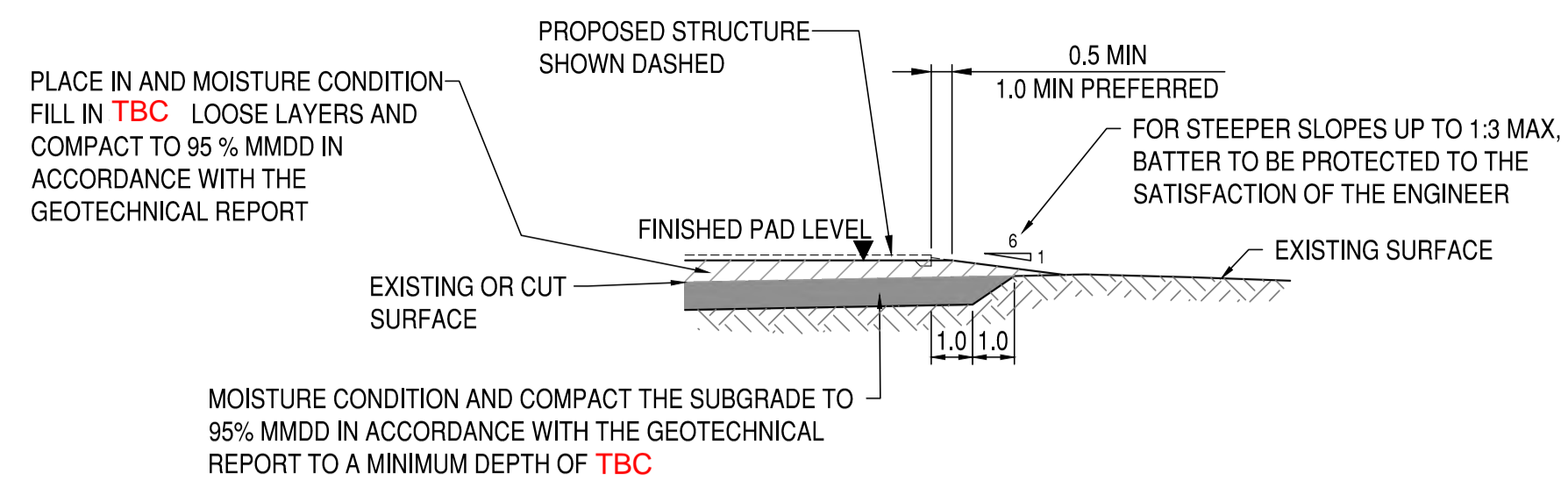
**DETAIL 3**  
SCALE 1:20 0m 200mm 400mm

**TYPICAL HEADWALL ROCK PITCHING DETAILS**

**C3-C-03**  
AS SHOWN

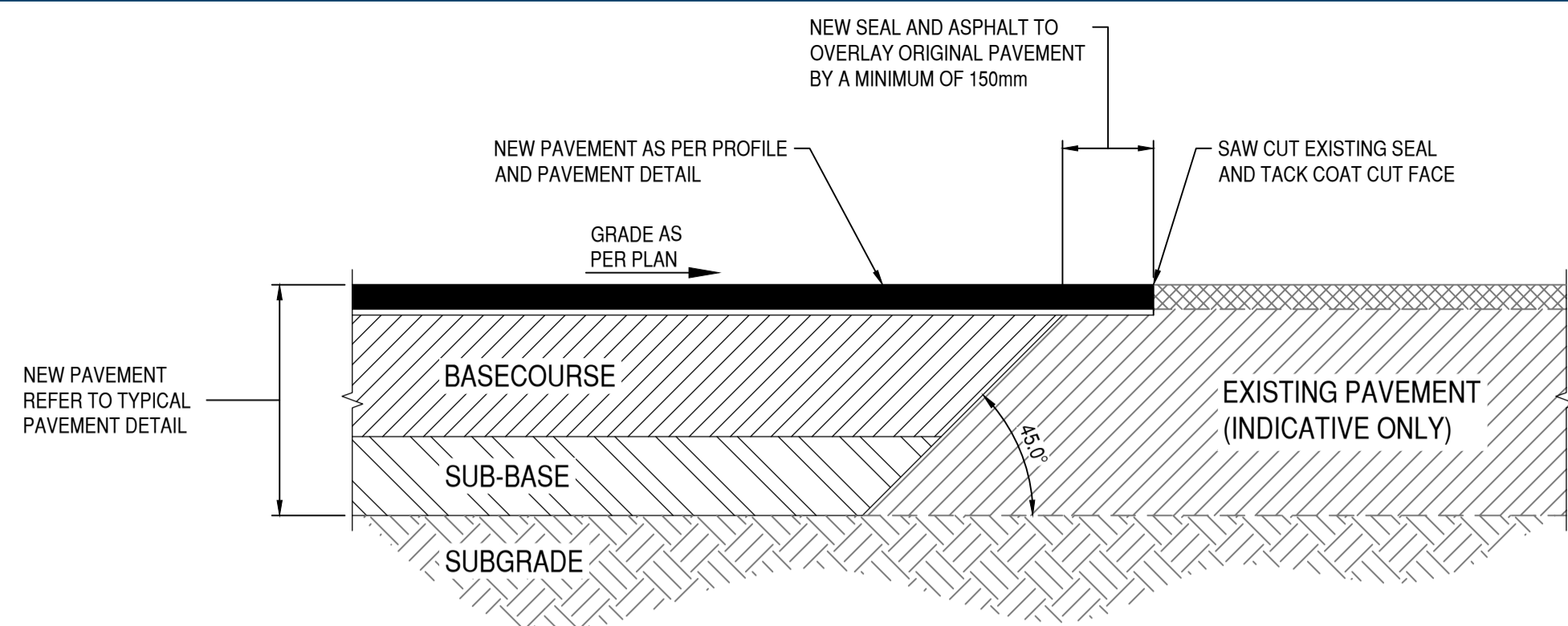


|  |                      |                    |
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| <b>CLIENT</b> HUB                      |                      |                    |
| <b>PROJECT</b> LOT 1 & 2 FRENCHMAN BAY |                      |                    |
| <b>TITLE</b> CIVIL DETAILS             |                      |                    |
| <b>SCALE</b> NTS @ A1                  | <b>DATE</b>          | <b>DESIGNED</b> PH |
| <b>JOB No.</b> 22-343                  | <b>DRG No.</b> C8-DG | <b>REV</b> A       |

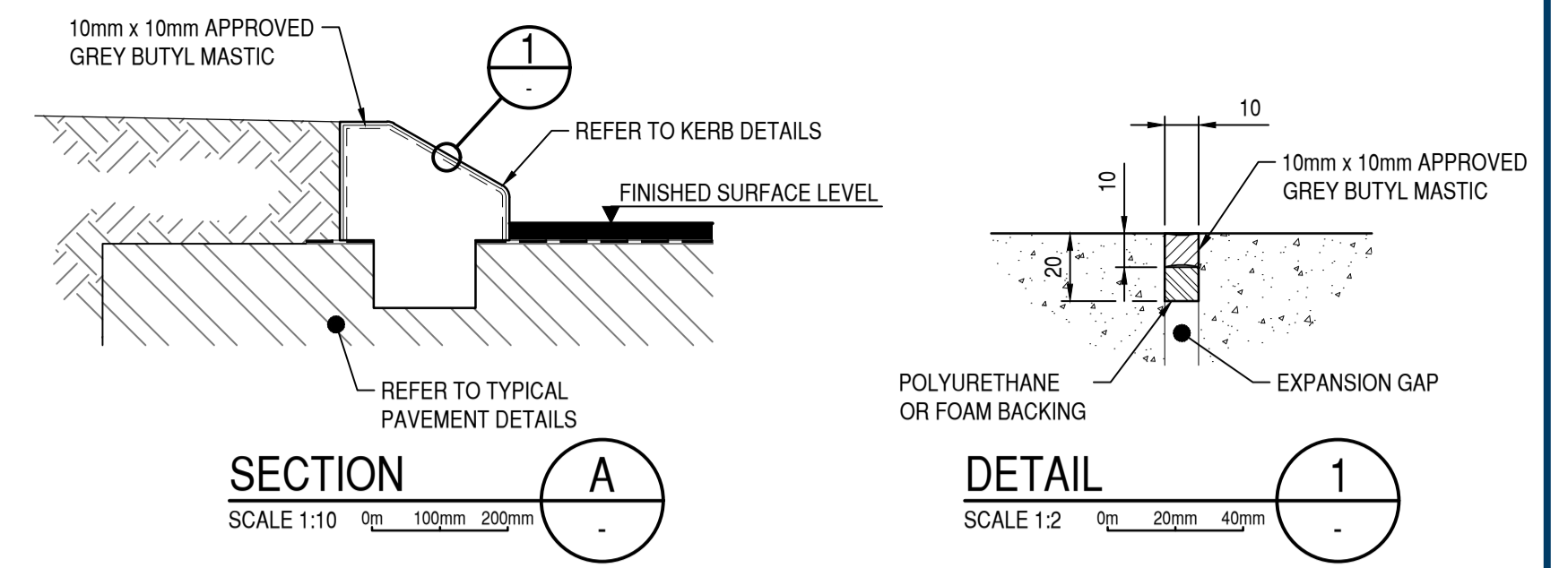


TYPICAL EARTHWORKS SECTION

**NOTE:**  
THE CONTRACTOR SHALL EXCAVATE THE EXISTING SURFACE OR CUT LEVEL AND MOISTURE CONDITION AND COMPACT THE SUBGRADE AND BACKFILL AS SHOWN IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE CONTRACTOR SHALL CONFIRM THE SUBGRADE PREPARATION WITH THE SUPERINTENDENT.



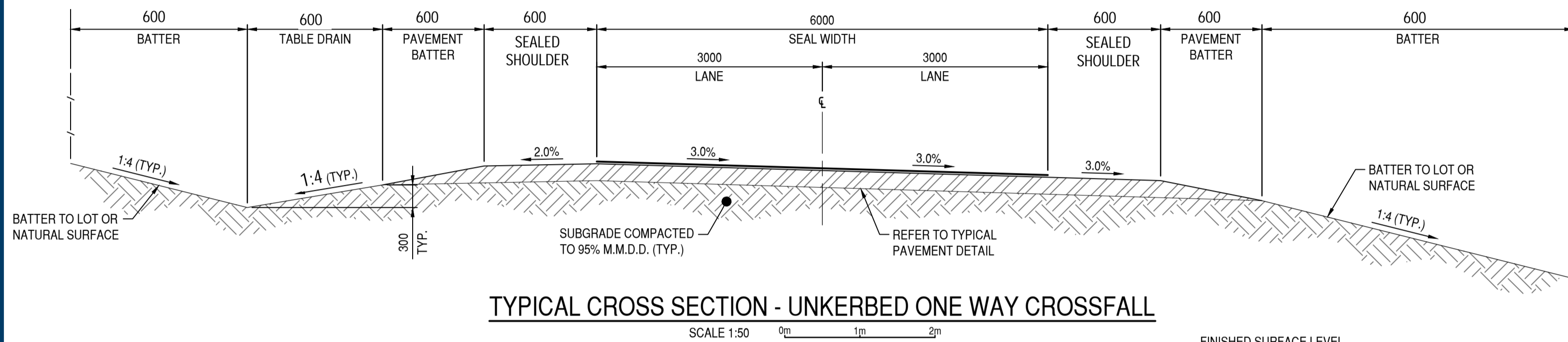
TYPICAL SAW CUT DETAIL



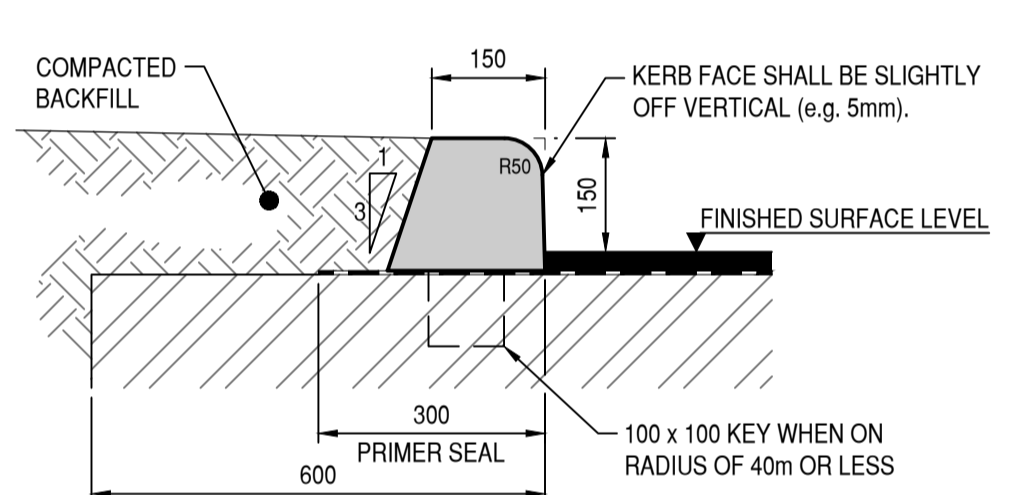
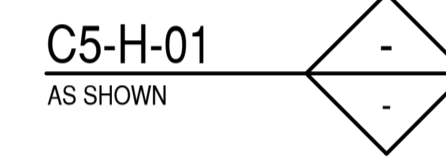
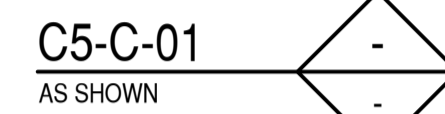
KERB EXPANSION JOINT NOTES

- EXPANSION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH THE SPECIFICATION.
- KEYS SHALL BE INSTALLED FOR ALL RADII LESS THAN OR EQUAL TO 40m
- KERBING ALONG WITH EXPANSION AND CONTRACTION JOINTS SHALL BE CONSTRUCTED PRIOR TO LAYING OF ANY BRICK PAVING.
- BACKFILL BEHIND KERB SHALL BE COMPACTED TO 90% M.M.D.D. IN ACCORDANCE WITH THE SPECIFICATION
- WHERE PATHS ARE CONSTRUCTED DIRECTLY BEHIND THE KERB, EXPANSION AND CONTRACTION JOINTS IN THE PATH AND KERB SHALL BE ALIGNED

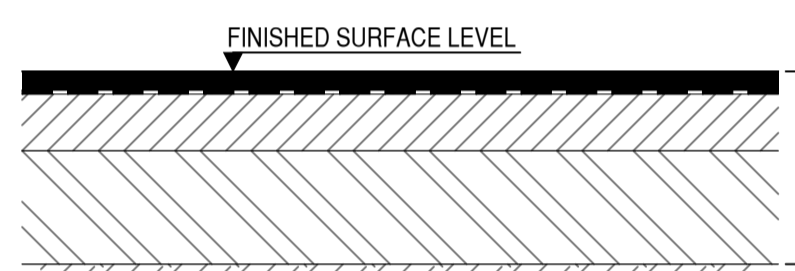
KERB EXPANSION JOINT AND CRACK CONTROL DETAILS



TYPICAL CROSS SECTION - UNKERBED ONE WAY CROSSFALL

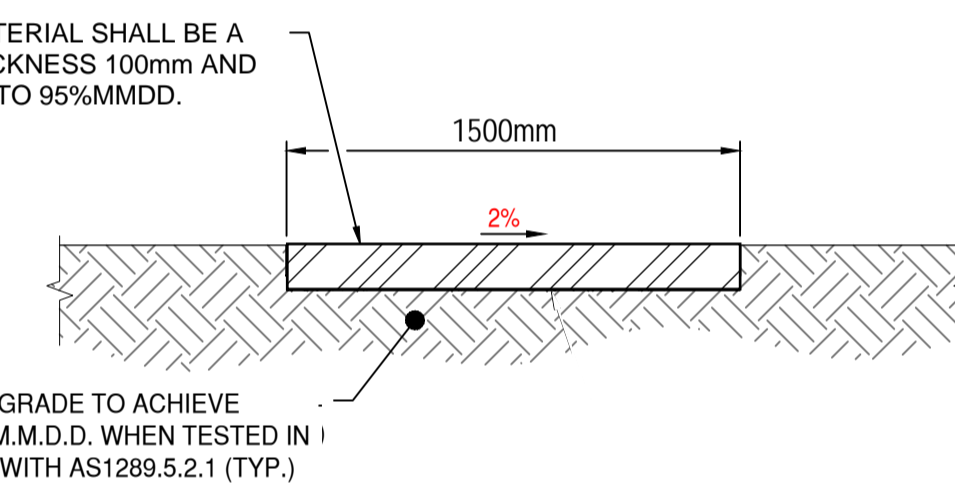


TYPICAL KERB DETAIL - BARRIER

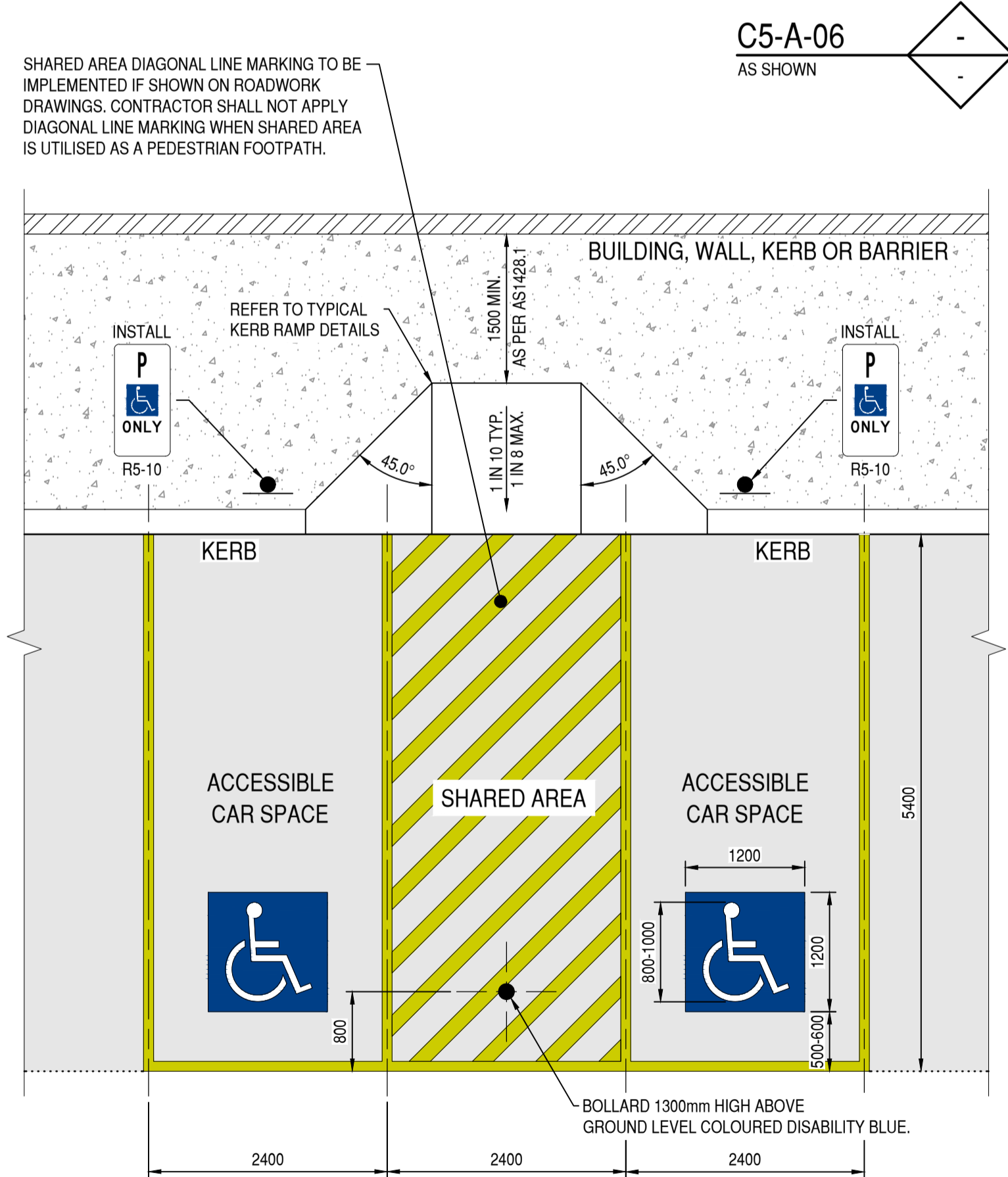


TYPICAL ROAD PAVEMENT DETAIL

**NOTE:**  
THE CONTRACTOR SHALL CONSTRUCT PAVEMENT IN ACCORDANCE WITH AS2150 AND CIVIL SPECIFICATIONS AND DETAILS



GRAVEL PATH SECTION



PERPENDICULAR ACCESSIBLE CAR PARKING SPACES

ACCESSIBLE PARKING SPACE NOTES

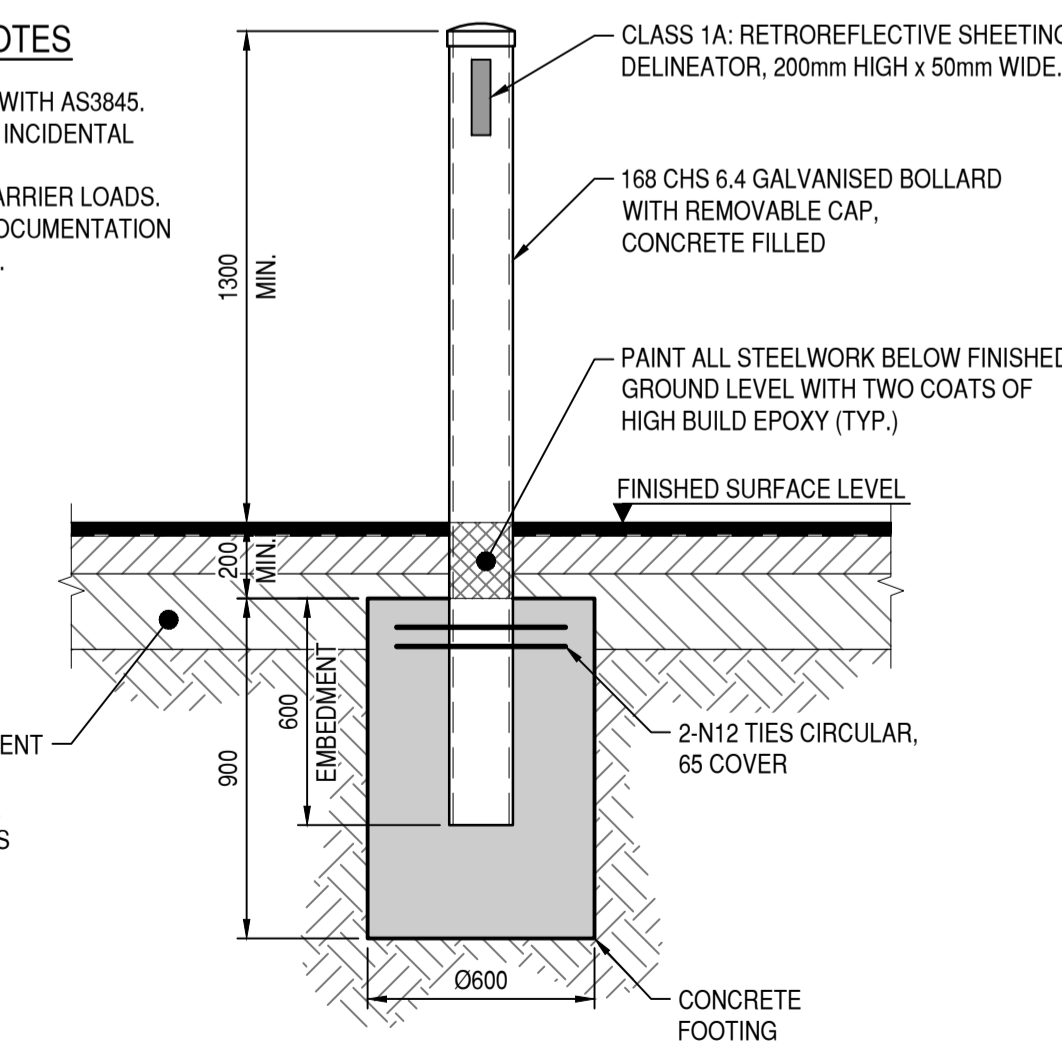
**SPACE IDENTIFICATION**  
EACH DEDICATED SPACE SHALL BE IDENTIFIED BY MEANS OF A WHITE SYMBOL OF ACCESS IN ACCORDANCE WITH AS1428.1 BETWEEN 800mm AND 1000mm HIGH PLACED ON A BLUE RECTANGLE WITH NO SIDE MORE THAN 1200mm, PLACED AS A PAVEMENT MARKING IN THE CENTRE OF THE SPACE BETWEEN 500mm AND 600mm FROM ITS ENTRY POINT AS ILLUSTRATED.

**SPACE DELINEATION**  
PAVEMENT MARKINGS SPECIFIED IN ITEMS (A) AND (B) OF THIS CLAUSE SHALL BE YELLOW AND SHALL HAVE A SLIP RESISTANT SURFACE. RAISED PAVEMENT MARKERS SHALL NOT BE USED FOR SPACE DELINEATION.

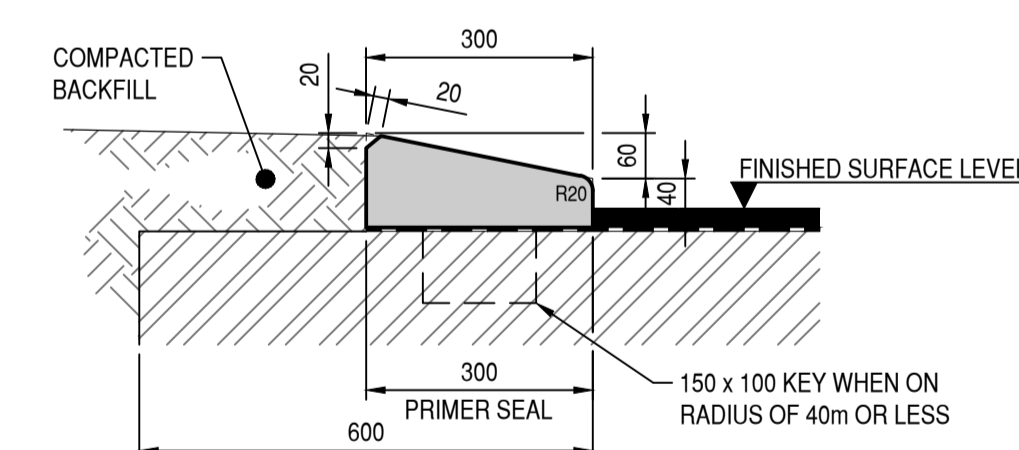
- PAVEMENT MARKINGS SHALL BE PROVIDED AS FOLLOWS:
- LINEMARKING:
    - DEDICATED PARKING SPACES SHALL BE OUTLINED WITH UNBROKEN LINES 80 TO 100mm WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
    - SHARED AREAS SHALL BE MARKED AS FOLLOWS:
      - WALKWAYS WITHIN OR PARTLY WITHIN A SHARED AREA SHALL BE MARKED WITH UNBROKEN LONGITUDINAL LINES ON BOTH SIDES OF THE WALKWAY EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL.
      - OTHER VACANT NON-TRAFFICKED AREAS, WHICH MAY BE INTENTIONALLY OR UNINTENTIONALLY OBSTRUCTED (E.G. BY UNINTENDED PARKING), SHALL BE OUTLINED WITH UNBROKEN LINES 80mm TO 100mm WIDE ON ALL SIDES EXCEPTING ANY SIDE DELINEATED BY A KERB, BARRIER OR WALL, AND MARKED WITH DIAGONAL STRIPES 150mm WIDE WITH SPACES 300mm BETWEEN STRIPES. THE STRIPES SHALL BE AT AN ANGLE OF 45° TO THE SIDE OF THE SPACE.
    - NO SHARED AREA MARKINGS SHALL BE PLACED IN TRAFFICKED AREAS.
    - ALL LINEMARKING MUST BE NON SLIP.
  - BOLLARDS:
    - MINIMUM HEIGHT 1300mm.
    - RECOMMENDED COLOUR BLUE TO CONTRAST AGAINST YELLOW LINE MARKING.

BOLLARD IN ASPHALT NOTES

- THE BOLLARD SHALL COMPLY WITH AS3945.
- BOLLARD DESIGNED FOR 10kN INCIDENTAL LOAD ONLY.
- NOT DESIGNED TO AS1170.1 BARRIER LOADS.
- REFER TO THE ARCHITECTS DOCUMENTATION FOR LOCATIONS AND HEIGHTS.

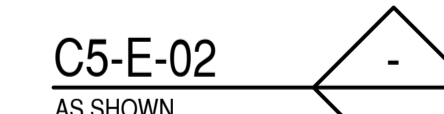


TYPICAL BOLLARD IN ASPHALT PAVEMENT DETAIL

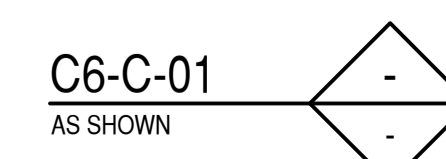
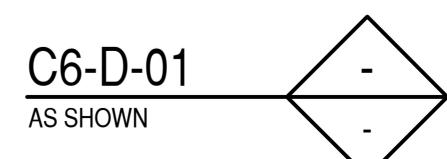


TYPICAL KERB DETAIL - MOUNTABLE

**NOTE:** ALL RADII ARE 20mm U.S.O.



ACCESSIBLE CAR PARKING SPACES IN ACCORDANCE WITH AS2890.6



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civil and structural engineering consultants  
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Subiaco WA 6008  
PO Box 2150  
Subiaco WA 6904  
Telephone: (08) 9382 5111  
admin@pfrang.com.au

|                                    |                  |                |
|------------------------------------|------------------|----------------|
| CLIENT HUB                         |                  |                |
| PROJECT<br>LOT 1 & 2 FRENCHMAN BAY |                  |                |
| TITLE<br>CIVIL DETAILS             |                  |                |
| SCALE<br>NTS @ A1                  | DATE             | DESIGNED<br>PH |
| JOB No.<br>22-343                  | DRG No.<br>C8-DG | REV<br>A       |